

PB# 87-52

Buckner Oil Service

37-1-10

- BUCKNER OIL SERVICE 87-52
Garage & Office Bldg. *Approved 4-23-68*

General Receipt

9104

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

July 14, 1987

Received of Paul V. Cuomo \$ 25.00

Twenty Five and 00/100 DOLLARS

For Application Fee 87-52

DISTRIBUTION

FUND	CODE	AMOUNT
	CR-#	1461
		25.00

By Pauline G. Townsend
Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

9814

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

May 11 1988

Received of Buckner Waste Oil Ser + Industrial Tank Cleaning, Inc. \$ 168.00

One Hundred Sixty-eight $\frac{00}{100}$ DOLLARS

For Site Plan App fee - \$100.00, Engineering fee - \$68.00

DISTRIBUTION

FUND	CODE	AMOUNT
CR-#	1805	168.00

By Pauline G. Townsend
Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 753 1/3

**TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET**

PROJECT NAME: Buckner Oil Service
 PROJECT NO. : 87-52
 TYPE OF PROJECT: Subdivision Site Plan _____
 Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	<u>Date App'd</u>	<u>Date Not App'd</u>	<u>Not Required</u>
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu#.Fire Prev.	_____	_____	_____
Sewer	<input checked="" type="checkbox"/>	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
 Determination _____
 EAF Short _____ Long _____ Submitted _____ Accepted _____
 Proxy: Filed _____ Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
 Other _____
 (* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date _____ + 30 days = Action Date _____
 Preliminary P/H Date _____ + 45 days = Action Date _____
 Preliminary App'l Date _____ + 6 months = Final Resub. Date _____
 Final Plan Date _____ + 45 days = Final App'l Date _____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date _____ + 6 months = Submittal Date _____
 First Meeting Date _____ + 90 days = Final App'l Date _____

~~BUCKNER OFF~~

4-13-88

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Scheible: Last night we went down there and there is a couple of questions that came up. I have Mr. Buckner here to answer questions as well as myself.

Ron Buckner: My name is Ron Buckner and I live at 21 Stonecrest Drive, New Windsor.

Mr. Scheible: The question I have in mind, this map I am seeing, there is four lines around it. Where is the access?

Mr. Cuomo: Over here.

Mr. Scheible: Where is your access?

Mr. Cuomo: In here like that.

Mr. Scheible: Who owns this?

Mr. Buckner: There is a right-of-way that comes in here. Central Hudson uses this, I use this.

Mr. Scheible: We'd have to see that in your deed.

Mr. Buckner: It is there.

Mr. Cuomo: This is the survey and it says here, "Existing dirt road used for access".

Mr. Scheible: For what? It says Central Hudson.

Mr. Buckner: They are supposed to use this right here.

Mr. Scheible: Nowhere does it show that this is a right-of-way.

Mr. Cuomo: Over here.

Mr. Schiefer: On the little insert it says so.

Mr. Lander: We are still going to use the gravel driveway, we are using for access now.

Mr. Cuomo: Yes, still going to use it. The idea being we are going to put a garage with just a storage area and the garage and the bathroom and telephone and that is it.

Mr. Lander: Two storage areas?

Mr. Cuomo: No, offices.

Mr. Schiefer: I make a motion that the Town of New Windsor Planning Board approve the Buckner Waste Oil Service site plan subject to approval by Orange County Department of Planning.

Mr. McCarville: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

Mr. Roncs: Was this site plan ever submitted to the Orange County Department of Planning by any chance?

Mr. Scheible: We have no reports back from the county.

Mr. Roncs: As long as 30 days have gone by and it was sent out, you are all right.

Mr. Scheible: No, there is no indication it was sent to Orange County.

Mr. Roncs: They are going to have to do it subject to, assuming you want to give him subject to.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ~~BUCKNER~~ **SITE PLAN**
PROJECT LOCATION: OFF SLOOP HILL ROAD
NEW WINDSOR #: 87-52
13 APRIL 1988

1). The Applicant has submitted a Site Plan for review for development of a .27 +/- acre parcel with a garage/office building and associated parking. The plan was previously reviewed at the 18 November 1987 Planning Board meeting.

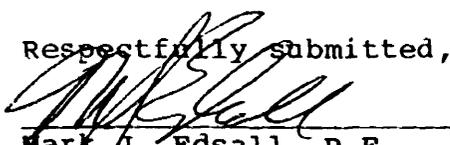
2). At the time when comments were prepared for this meeting, no updated plan had been received for this project. My concerns as indicated in my previous comment sheet remain as follows:

- a. Any variances granted should be indicated on the plan.
- b. Orange County Department of Planning Review may be required.
- c. I am concerned regarding the construction in the steep sloped areas "under" the railroad right-of-way.
- d. The exact use as proposed should be shown on the plan.
- e. The access to the property should be clarified.
- f. The Board should verify that the application is complete, including a Proxy for Applicant representation.

3). Based on the previous review at the 18 November 1987 meeting, the revised plan should include indication of tank capacities. In addition, the Applicant agreed to submit testing information as approved by the New York State Department of Environmental Conservation for the storage tank.

4). At such time that an updated plan is received and additional information is discussed with the Planning Board, engineering review will continue.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

March 31, 1988

Mr. and Mrs. Ronald Buckner
21 Stonecrest Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCES
#88-8

Mr. and Mrs. Buckner:

This is to confirm that the Zoning Board of Appeals at its March 28, 1988 meeting voted to grant your above application for variances.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA A. BARNHART
Secretary

/pab

Enclosure

cc: ~~Town Planning Board~~
Michael Babcock, B. I.
Paul V. Cuomo, P. E.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Ronald & Harriet Buckner

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 July 1987.

The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Lined area for providing reasons for disapproval.

SIGNED: Richard [Signature]
CHAIRMAN

3-28-88

NEW WINDSOR ZONING BOARD OF APPEALS

(ZBA #4-032888.ZBA)

AGENDA:

7:30 p.m. ROLL CALL

Motion to accept the 2/22/88 and 3/14/88 minutes as written.

PRELIMINARY MEETING:

CA SHOULD COME IN

1. EGA ASSOCS./PARTY STOP - Request for sign on building located at Waldbaum's, Vails Gate in C zone. Present: Allen Ortner.

10 HOUSE BUILD A OFFICE

2. LANGANKE, HERBERT - SECOND PRELIMINARY MEETING - Request for use and (1) 18,861 s.f. lot area, (2) 52 ft. lot width, (3) 15 ft. frontyard, (4) 15/10 ft. sideyard, (5) 2 ft. 6 in. building height variances to construct one-family residential dwelling in PI zone at 34 Route 207.

SETUP PIT

3. SORRENTINO, ROBERT - Request for 10,495 s.f. lot area variance and 35 ft. street frontage to construct a one-family dwelling on Weather Oak Hill Road in R-3 zone.

PUBLIC HEARINGS:

APP GO TO PLANNING BOARD

4. PIRNIK, DAVID - Request for 22,660 s.f. lot area variance to construct one-family dwelling on northside of Mt. Airy Road in R-3 zone.

APP

THREE

5. PAOLA, ELIZABETH - Request for ~~two~~-lot subdivision each lot requiring 10.75 ft. sideyard at Union Avenue in R-4 zone. 87-50

APP

6. BUCKNER OIL SERVICE - Request for use, extension of 87-52 nonconforming use, accessory building and area variances (1) 19,727 s.f. lot area, (2) 200.02 ft. lot width, (3) 21.5 ft. front yard, (4) 94/171 ft. side yard, (5) 98 ft. rear yard, and (6) 100 ft. street frontage for purposes of construction of garage in R-3 zone off Sloop Hill Drive. Present: Paul V. Cuomo, P. E. and Ronald Buckner.

48
20

* * *

8. FORMAL DECISIONS - (1) KWG REALTY/GALLAGHER
(2) CIRELLI/FOSTER

Adjournment

Pat 565-8550 (o)
562-7107 (h)

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 89-52

Date 1-20-88

To: BUCKNER Oil Service
21 Stonecrest Drive
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 7-10-87
for (Subdivision - Site Plan) Site Plan
located at Sloop Hill Drive
37-1-10

is returned herewith and disapproved for the following reasons.

IT IS AN R3 ZONE ~~AND~~ GARAGE AND
OFFICE BLDG NOT use Variance required

Henry Scheible *md*
 Planning Board Chairman

USE R3 ZONE

PI ZONE

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>80,000</u>	<u>11,891</u>	<u>68,109</u>
Min. Lot Width <u>200'</u>	<u>199.98</u>	<u>100'.2</u>
Req'd Front Yd. <u>100</u>	<u>78.5</u>	<u>21.5</u>
Req'd. Side Yd. <u>50/100</u>	<u>24/5</u>	<u>26/55</u>
Req'd. Rear Yd. <u>50</u>	<u>2'</u>	<u>48'</u>
Req'd. Street Frontage* <u>NA</u>		
Max. Bldg. Hgt. <u>4" PER FOOT (8")</u>	<u>13 ft</u>	<u>12 ft 4 inch</u>
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		
<u>SIGN</u>	<u>4'x5'</u> <u>20 sqft.</u>	<u>20 SQ FT</u>
* Residential Districts only		
** Non-residential Districts only		
<u>PARKING 10</u>	<u>8</u>	<u>2</u>

① SET UP FOR PH 3-14-88

② PH 3-28-88 APP

REVISED AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept the minutes of the February 8, 1988 meeting as written.

PRELIMINARY MEETING:

P.H. 1. GALLAGHER TRUCKING - Matter referred from Planning Board. Conceptual approval given pending ZBA approval for use in PI zone and/or extension of non-conforming use. Present: Greg Shaw, P.E., Shaw Engineering.

P.H. 2. KULLBERG, KARL - Request for (1) 4,530 s.f. area variance for lot #1 and (2) 4,400 s.f. lot area variance for lot #2 - two lot subdivision referred by Planning Board. Location: Off Ash Street in R-3 zone. (No town water available-sewer is available).

P.H. 3. PAOLA, BETTY - Request referred by Planning Board for two lot subdivision - Lot #1 requires 10.75 ft. sideyard and Lot #2 requires 10.75 ft. sideyard, also. Location: Union Avenue off Mac Nary Lane in R-4 zone.

TO SHOW 4. FREEDOM ROAD REALTY - SECOND PRELIMINARY - Applicant is seeking two front yard variances for two additions located on northside and southside of Insulpane building - 335 Temple Hill Road in PI zone. ZBA requested additional information, i.e. original building permit, architectural renderings, etc. Present: Pat Kennedy.

TABLE 5. DUFFER'S HIDEAWAY - Referred by Planning Board for variances for construction of a batting cage addition to golf driving range located on Route 3. within a PI zone.

PUBLIC HEARING:

IS APPROVED ROTWEIN, PERRY - Matter referred by Planning Board for area variances. Applicant plans to subdivide property into two lots located on southside of Little Britain Road. Pat Kennedy present representing applicant. Variances required:

- Lot #1- (1) 35 ft. lot width;
- (2) 11 ft. sideyard;
- Lot #2- (3) 1 ft. 7 in. side yard
- (4) 11 ft. rear yard

6. FORMAL DECISION - KUBICH, RANDALL.

ADJOURNMENT



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Buckner Oil Service
PROJECT NUMBER: 87-52

Completed Application Form	<u>✓</u>
Notarized Endorsement on Application	<u>✓</u>
Application Fee	<u>✓</u>
Proxy Statement	<u>NO</u>
Environmental Assessment Form	<u>✓</u>
Completed Checklist	<u>NO</u>
Fourteen (14) Sets of Submittal Plans	<u>10 Copies</u>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	<u>Disapproved</u>	Building Inspector	
Planning Board Engineer		Water Department	<u>Approved</u>
Orange County Planning*		Highway Department	
Bureau of Fire Prevention	<u>7-21-87</u>	NYS DOT*	

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

* O/C Planning and DOT as required.

Mr. Van Leeuwen: We should have a letter from the owner stating that.

Mr. Kartiganer: Thank you.

BUCKNER OIL SITE PLAN (87-52)

Mr. Paul Cuomo: We have a site plan here in a residential zone and we have an old, we have 3 tanks like an old oil depot it is in just for about forty years.

Mr. Scheible: Where is this?

Mr. Cuomo: Around Sloop Hill Road off 9W as you go to Cornwall you take a right up the hill instead of going along River Road there you take a sharp right going up the hill.

Mr. Scheible: Behind NYMA and it is tucked into this hill area.

Mr. Cuomo: And Mr. Buckner would like to put a garage here a service garage with an office for his business up against in the bank here. I don't know if it's been reviewed by Mark Edsall yet but there is probably some variances. I have two foot year yard. Something in the ordinance I haven't been able to dig it out but hopefully if we are up against railroad tracks you can go that close.

Mr. Babcock: There is a waiver of yard requirements if you abutt a railroad track.

Mr. Mc Carville: What zone?

Mr. Cuomo: This is in a residential zone this is non-conformance use he was in business before the zoning.

Mr. Scheible: You don't intend on having any storage tanks or anything?

Mr. Buckner: They have been here.

Mr. Scheible: I mean in addition.

Mr. Cuomo: No, they are all burried, they are all DEC approved.

Mr. Van Leeuwen: How long have you been there?

Mr. Buckner: I have been there 15 years.

Mr. Van Leeuwen: There is a building where the garage is now?

Mr. Buckner: No, just a dirt bank.

Mr. Rones: No buildings on the lot.

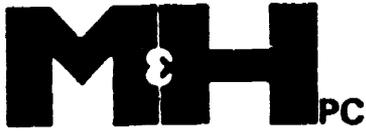
Mr. Buckner: No.

Mr. Mc Carville: You are going to need a variance.

Mr. Schiefer: I make a motion we approve the Buckner Oil Site Plan.

Mr. Mc Carville: I will second that motion.

MR. VAN LEEUWEN	NAY
MR. SCHIEFER	NAY
MR. MC CARVILLE	NAY
MR. JONES	NAY
MR. LANDER	NAY
MR. SCHEIBLE	NAY



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
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TELEPHONE (914) 562-8640
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RICHARD D. McGOEY, P.E.
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Associate

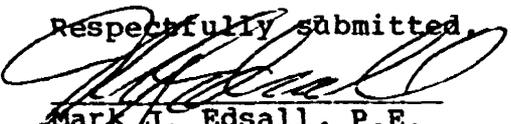
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Buckner Site Plan
PROJECT LOCATION: Off Sloop Hill Drive
NEW WINDSOR #: 87-52
18 November 1987

1. The Applicant has submitted a Site Plan for review for development of a .27 +/- acre parcel with a garage/office building and associated parking.
2. As the use is not a use listed by Right or by Special Permit under the R-3 Zone, a referral to the Zoning Board of Appeals may be required. If such action is taken, it is recommended that the Planning Board request a clarification from that Board regarding what Bulk Table Guidelines should be followed if a variance is granted.
3. Submittal of this Plan to the Orange County Department of Planning may be required relative to its location.
4. The Board may wish to note that the location of the building as shown on the Plan requires construction of such structure on a hill with slopes between 20% and 35%, all being immediately above the O & W Lines, Inc. property.
5. The Planning Board may wish to discuss the exact type of use proposed for this Site.
6. The Board may wish to inquire regarding additional clarification regarding the access to this property. The Plan as submitted is unclear.
7. Future submittals should include all additional information as required by the Town of New Windsor Site Plan Checklist, as included in the Town of New Windsor Application Package. Upon submittal of a complete Plan, additional comments will be presented.
8. If the Owner is not present at the meetings, the Board may wish to require submittal of a Proxy Statement, which has not been submitted to date.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJENJE

87-52

BUILDING INSPECTOR, P.B. ENGINEER,
~~SEWER~~ SEWER, HIGHWAY - REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Ceromo for the building or subdivision of
Ronald & Harriet Buckner has been
reviewed by me and is approved
disapproved _____.

~~If disapproved, please list reason.~~

HIGHWAY SUPERINTENDENT

Jane D. [Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Ronald & Harriet Buckner

1763

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 July 1987.

The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Lined area for providing reasons for disapproval.

SIGNED: Richard Hotaling
CHAIRMAN

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-side form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project BUCKNER OIL SERVICE - Sloop Hill
2. Name of Applicant RONALD BUCKNER Phone 562-2268
Address 21 Stonecrest Drive, New Windsor, N. Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record RONALD BUCKNER Phone 562-2268
Address same
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL V. CUOMO, P.E. Phone 561-0448
Address 571 Union Avenue, New Windsor, N. Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Jerald Fiedelholtz, Esq. Phone 562-4630
Address 270 Quassaick Avenue, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Sloop Hill Rd.
_____ feet _____ (Street)
_____ (Direction)
of _____
_____ (Street)
7. Acreage of Parcel 0.273 acre 8. Zoning District R-3
9. Tax Map Designation: Section 37 Block 1 Lot 10
10. This application is for Erection of garage and office bldg.
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? no

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

RONALD BUCKNER being duly sworn, deposes and says that he resides at 21 Stonecrest Drive in the County of Orange and State of New York and that he is (the owner in fee) of BUCKNER OIL SERVICE
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Paul V. Cuomo, P. E. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Ronald H. Buckner
(Owner's Signature)

9th day of July 1987

BUCKNER OIL SERVICE
By: _____
(Applicant's Signature)
Ronald Buckner,
President
(Title)

Pauline G. Townsend
Notary Public
PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692
Appointed in Orange County
My commission expires Mar. 30, 1989
12/31/89

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: BUCKNER OIL SERVICE

Location: SLOOP HILL ROAD

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

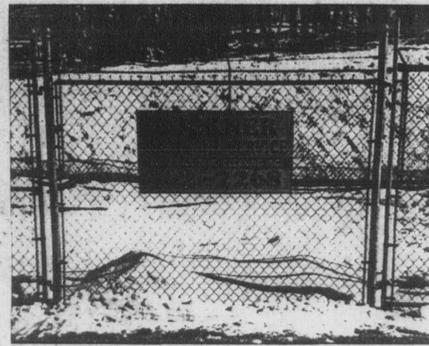
ENVIRONMENTAL ASSESSMENT		YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

FOR AGENCY USE ONLY

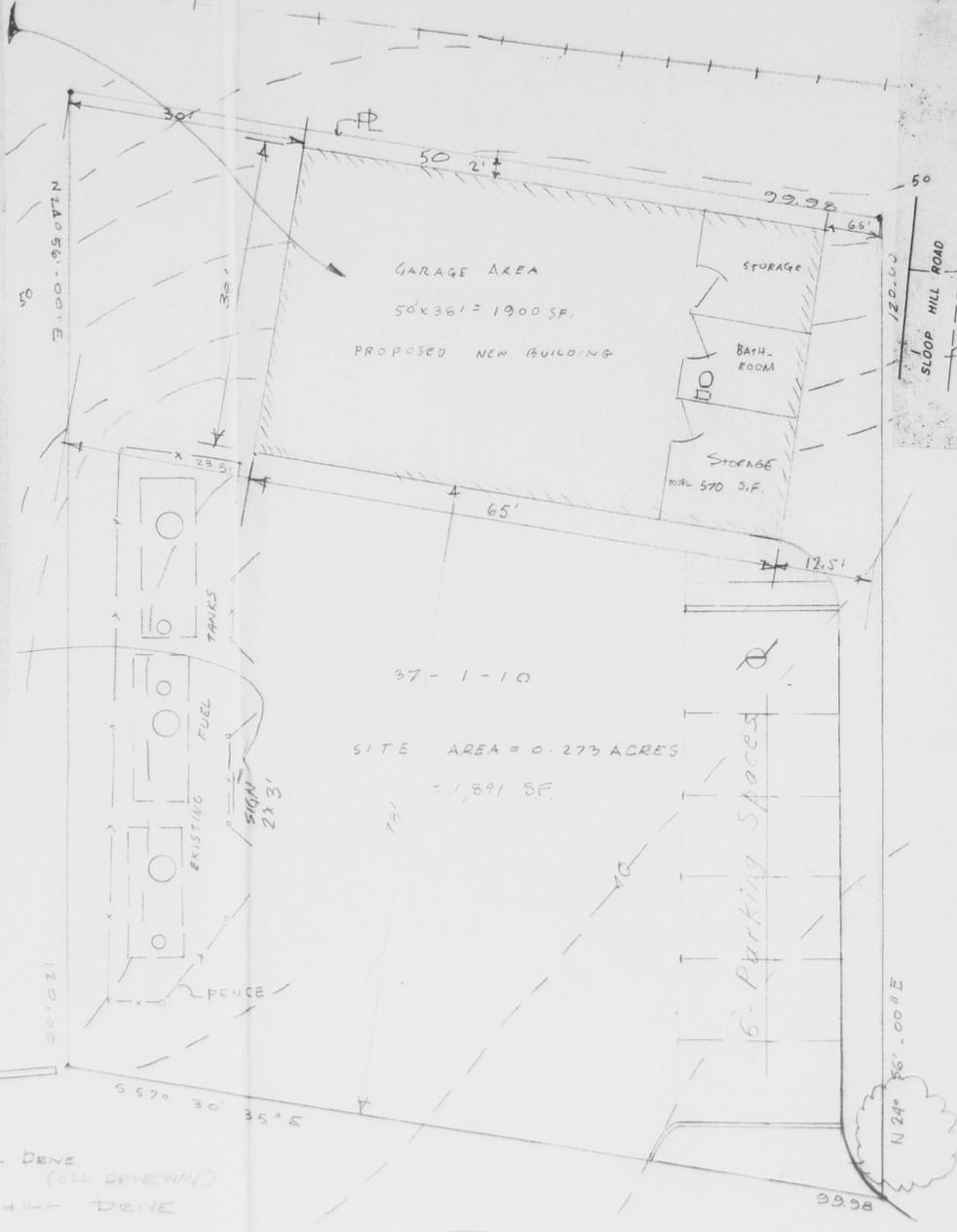
Preparer's Signature: Paul V. Cuomo Date: July 9, 1987

Preparer's Title: PAUL V. CUOMO, P.E.

Agency: _____



N/F SAN GIACOMO CO.
OF ORANGE
(37-1-4.4.2)



37-1-10
SITE AREA = 0.273 ACRES
= 11,891 SF.

SIGN 2'x3'

NOTE: It is planned to use TOWN WATER with Internal SEPTIC Field.

Requirements ***	Proposed or Available	Variance * Request
Min. Lot Area	0.073 A	19.929
Min. Lot Width	99.98 Ft	200.02 Ft
Req'd Front Yd.	78.5 Ft	21.5 Ft
Req'd. Side Yd.	6.729	94.171 Ft
Req'd. Rear Yd.	3 Ft	98 Ft
Req'd. Street Frontage*	0 Ft	100 Ft
Max. Bldg. Hgt.	13 Ft *	N/A
Min. Floor Area*	N/A	N/A
Dev. Coverage*	N/A	N/A
Floor Area Ratio	N/A	N/A

PROPOSED SITE PLAN
1" = 10'-0"

PARKING:
Number of employees - 3
Number of Spaces Provided - 6

*** Residential Districts only
** Non-residential Districts only
*** Based on Most Restrictive Bulk Reg's for Zone of District.

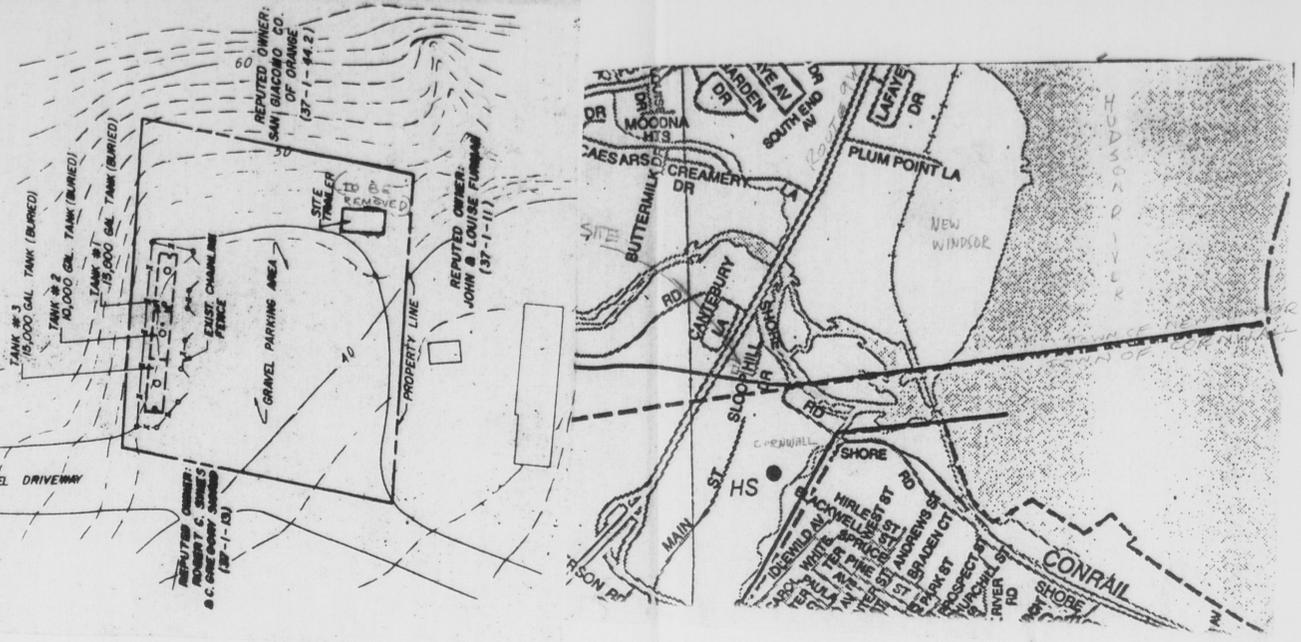
* Variance granted by Town of New Windsor April 11 1998

EXISTING SITE AT 1" = 30' SCALE

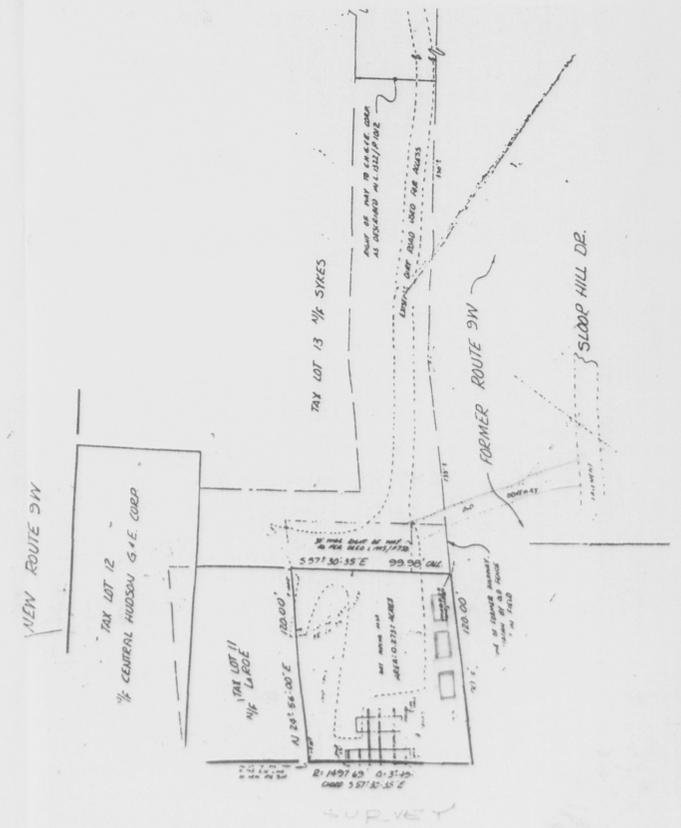


JOHN AND LOUISE FURMAN
37-1-11

EXISTING T.M.C.



LOCATION MAP
N.T.S.



SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 12/15/1998

BY Lawrence Jones SECRETARY

TOLERANCES EXCEPT AS NOTED		REVISIONS		BUCKNER WASTE OIL SERVICE NEW WINDSOR, NY	
DECIMAL	FRACTIONAL	NO.	DATE	BY	
1/32"	1/64"	1	2/13/98	MJS	
1/16"	1/32"	2	3/24/98	PVL	
1/8"	1/16"	3	4/14/98	PVL	

SCALE: AS SHOWN

DATE: 2/17/98

APP'D: [Signature]

DRAWING NUMBER: 1011