

PB# 89-35

EUGENE HECHT

3-1-21

Approved 9/27/89

General Receipt 10861

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

Sept 6 19 89

Received of E. Hecht \$ 25.00

Twenty-five and 00 DOLLARS

For #89-35 P.B. App. Fee 100

DISTRIBUTION

FUND	CODE	AMOUNT
CK #94		25.00

By Pauline D. Townsend
Town Clerk
Title

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

General Receipt 10862

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

Sept 6 19 89

Received of Town Clerk \$ 750.00

Seven Hundred fifty and 00 DOLLARS

For Planning Board #89-35 Site Plan 100

DISTRIBUTION

FUND	CODE	AMOUNT
CK #93		750.00

By J. L. Caprell
Caprell
Title

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

General Receipt 10907

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

September 26, 19 89

Received of Eugene Hecht \$ 100.00

One hundred and 00/100 DOLLARS

For Site Plan Approval Fee (#89-35)

DISTRIBUTION

FUND	CODE	AMOUNT
Cash		\$100.00

By Pauline D. Townsend
Town Clerk
Title

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



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4618
Fax: (845) 563-4695

OFFICE OF THE BUILDING INSPECTOR

June 14, 2000

Mr. and Mrs. Bruce E. Furbeck
2 Dara Ct.
Monroe, NY 10950

SUBJECT: 15-17 SILVER SPRING ROAD (TAX MAP #3-1-22.1)

Dear Mr. And Mrs. Furbeck:

We are in receipt of your letter dated June 13, 2000 requesting information for subject property. In response to your inquiries, the following is the answers to your questions in the order in which they appear in your letter:

1. The property is located in an NC Zone. For further definition of an NC Zone, please contact a Building Inspector at 563-4618 for this information.
2. For all answers to questions 2-A,B & C please contact Patricia Corsetti, the Zoning Board Secretary at 563-4630.
3. A - It is not a permissible use as an overflow lot for storage of motor vehicles.
B - The Zoning Board has not issued a permit for storage use of the fenced lot.
C - The Planning Board has not issued a permit for the use as a storage facility.
D - No a storage lot is not a permissible use in the NC Zone.

You should be aware that the Town of New Windsor is now on notice of a possible zoning violation at the site and may take enforcement action. I also note that your fax transmission states at the top of the page "Bruce's Service Inc."

attachments to this correspondence in Bldg. Permit file #3-1-22.1

We hope this satisfactorily answers your questions with regard to this property.

Very truly yours,

Michael Babcock

Michael Babcock,
Building & Zoning Inspector

MLB:mlm



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

May 29, 1992

New York State Dept. of Motor Vehicles
Bureau of Consumer and Facility Services
P.O. Box 2700 - ESP
Albany, NY 12220-0700

SUBJECT: SCOTT HECHT, INC.
D/B/A/ ECONO TOWING
TOWN OF NEW WINDSOR TAX LOT #3-1-21 & 22
23 SILVER STREAM ROAD
NEW WINDSOR, NY 12553

Dear Sir:

Please be aware that on September 13, 1989 the Town of New Windsor Planning Board granted approval to subject property for a towing and storage facility to be located on Silver Stream Road in the Town of New Windsor.

Further be aware, there are no additional permits or licenses required by this office.

We are hopeful that the above is satisfactory and if you should have any additional questions in the interim, please contact our office.

Very truly yours,



Michael L. Babcock,
Building Inspector

MLB:mlm

cc: P.B. File #89-35



**STATE OF NEW YORK
DEPARTMENT OF MOT**

Division of Vehicle Safety Services, The Governor Not



PATRICIA B. ADDUCI
Commissioner

JACOB J. FERRO
Deputy Commissioner
for Transportation Safety

9/13/89

To: All Repair Shop Applicants

Subject: Repair Shop Zoning

Chapter 63 of the Laws of 1989 amended Section 398-c of the Vehicle and Traffic Law by requiring a repair shop to obtain appropriate documentation showing compliance with applicable zoning and planning regulations, fire regulations and building codes from the municipality where they are located. This new law took effect on October 18, 1989.

Therefore, any application received on or after October 18, 1989 must be accompanied by a Certificate of Occupancy or a copy of the local license, or a letter from the local authority stating that the repair shop may operate at the location stated on the application and that no local license is required.

The letter must be on the municipal letterhead and contain the following: full name and address of the business, type of business, a statement that your business may operate at the location and that no local license or permit is required, the written signature, printed name and title of the official preparing the letter (i.e., Town Supervisor, City Manager, etc.) and the date.

In addition, repair shop applicants in the City of New York must submit: Fire Department permit and a Certificate of Occupancy from the Department of Buildings stating that the building can be used as an automobile repair shop.

Failure to include these documents with your application will result in your application being rejected.

If you have any questions, please call 518-474-0919.

SCOTT HECHT INC.
D/B/A ECONO TOWING
23 Silver Stream RD
New Windsor NY 12553

Bureau of Consumer and Facility Services
P.O. Box 2700 - ESP
Albany, New York 12220-0700

APPLICATION RETURN NOTICE

We are returning your recently-submitted application for the following reason(s):

- ~~You failed to properly complete the application. Please fill in where noted.~~
- You failed to include the filing receipt issued by the Secretary of State's office.
- As a corporation with a DBA, you must submit a photocopy of the Certificate of Assumed Name issued by Secretary of State's office (518) 474-6200.
- [Illegible]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-35

NAME: HECHT, EUGENE
APPLICANT: HECHT, EUGENE

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/06/89	APPLICATION FEE	CHG	25.00		
09/06/89	APPLICATION FEE	PAID		25.00	
09/25/89	SITE PLAN APPROVAL	CHG	100.00		
		TOTAL:	125.00	25.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-35

NAME: HECHT, EUGENE
APPLICANT: HECHT, EUGENE

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/06/89	SITE PLAN MINIMUM	PAID		750.00	
09/25/89	ENGINEER FEE	CHG	123.50		
		TOTAL:	123.50	750.00	-626.50

Have copy to Larry Reis to reimburse \$626.50 Escrow. 9/25/89 @m



RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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New Jersey and Pennsylvania

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NEW WINDSOR, NEW YORK 12550

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE** *new*

TOWN OF NEW WINDSOR P/B # _____

WORK SESSION DATE: 15 AUG 1989 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Gene Hecht -

COMPLETE APPLICATION ON FILE NEW OLD _____

REPRESENTATIVE PRESENT: _____

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/B ENGR. X
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Garage (resid) being converted to office
- Show zone line (AP & NC)
- verify matches appl't Palazzo sub.
- front dist of R look wrong
- Problem 2 apts w/ commercial site, one non-connected.
- may want to change to office into main building.
- Provide - proposed vehicle storage area.

~~_____~~
Mr. Gene Hecht came before the Board representing this proposal.

Mr. Hecht: Basically all I want is a piece of property that I am purchasing--

Mr. Ronos: Gentlemen, I just want to mention for the record that Mr. Hecht is purchasing this property from a client of mine, Mr. Palazzo (Phonetic) so you will have to take my opinions on that matter with a grain of salt.

Mr. Hecht: This piece of property is located on Silver Stream Road directly behind the telephone company property which is the intersection of 207, 207 and Silver Stream Road. The telephone property would be directly in front which would be located right here. The telephone company building is right here. There is a transmission place on one corner and a body shop on the other corner and equipment place.

Mr. Pagano: Wasn't long ago we subdivided this piece?

Mr. VanLeewen: The son lives next door.

Mr. Hecht: Right. We are going to occupy the premises ourselves. The only thing I am asking for is a parking lot to park 20 cars just an overflow from my existing building. Everything will be licensed.

Mr. Pagano: You are not starting a church?

Mr. Hecht: No, no church, not yet, synagogue maybe but not a church. That is basically where it is, just parking to park. I have no existing room where I am now so it is existing overflow. My son is going to occupy the house that is basically it. We are not doing any changes to any structures, everything is pre-existing.

Mr. Pagano: It is not commercial?

Mr. Hecht: It is commercial.

Mr. Soukup: What is the use of the front building?

Mr. Hecht: Private residence.

Mr. Babcock: It is an NC zone, it was subdivided as an NC zone, three lot subdivision.

Mr. Pagano: It is primarily--you can't have a dual purpose piece of property, it is residential or commercial, it is in a commercial zone but--

Mr. VanLeeuwen: You can have a house in a commercial zone.

Mr. Pagano: As far as I know--

Mr. Babcock: I am not saying--

Mr. Edsall: My first comment was that you should consider it and make decision obviously the question comes down to a residential lot ever restricted from having more than one car parked on it as long as they are legally registered. We couldn't find it, that is why we are here.

Mr. VanLeeuwen: Is this such a big deal? We have to make a mess out of it?

Mr. Hecht: I want to park some cars, no changes, everything is pre-existing.

Mr. Soukup: How much fill are you going to have to bring in?

Mr. Hecht: None. Everything is right there, no change in grade whatsoever.

Mr. Pagano: License plates?

Mr. Hecht: Yes, they are brand new vehicles.

Mr. Pagano: A lot of guests are going to be in the house?

Mr. Hecht: My son, daughter-in-law and two kids, a lot of guests in the house. We have another apartment which is pre-existing on the property so it is parking for those cars. I don't want them parking in the front being there is commercial businesses across the street. There is trucks pulling in, body shop pulling in, I prefer the parking in back of the house rather than in front.

Mr. VanLeeuwen: I'd like to make a motion that we take lead agency in the SEQR process.

Mr. Pagano: I will second it.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

Mr. Schiefer: Type of access?

Mr. VanLeeuwen: I make a motion that we declare a negative declaration in the SEQR process.

Mr. Pagano: I will second that.

Mr. Schiefer: There is not going to be any excavation?

Mr. Hecht: Nothing whatsoever.

ROLL CALL:

Mr. VanLeeuwen Aye
 Mr. Pagano Aye
 Mr. Soukup Aye
 Mr. Schiefer Aye

Mr. Schiefer: Mr. Ronese is still trying to check, can we do this.

Mr. Ronese: I don't see anything that says that you can't do it.

Mr. VanLeeuwen: I make a motion that we approve it and only thing we have to do is make this subject to a site plan bond being posted.

Mr. Pagano: I will go along with it only if we approve it subject to research into legality into the whole thing. I mean this is the first time.

Mr. VanLeeuwen: It is legal, will you keep quiet. Our legal eagle says it is.

Mr. Pagano: He hasn't told me any reason why it is legal.

Mr. Ronese: You are asking if you are asking the question for a matter of interpretation.

Mr. Pagano: Half full or half empty.

Mr. Ronese: Matter of interpretation of the zoning ordinance, when you have a site of this sort, if you really look for an interpretation, it is the Zoning Board of Appeals that has got to give you that interpretation so in answer to the question, do you see anything that is illegal about it, I didn't see anything that prohibits it but I can't answer the question beyond that.

Mr. Pagano: The word illegal is not what we are trying to do, whether it is an allowable type of action.

Mr. VanLeeuwen: John, since our attorney is involved with this, I suggest you ask our town engineer.

Mr. Edsall: I think the difficulty for this application is that you have a residential use in a commercial zone so it is a nonconforming existing use that then wants to develop a parking area which is questionably commercial because with any residential use, you can have as long as you don't exceed the bulk requirements for maximum development coverage, you will be able to put any shale parking area you wanted in so in fact as an accessory to a residence as long as they don't exceed coverage, that is not a problem. You have got probably the worst mix of possibilities that makes it, I think, very discretionary for this Board.

Mr. VanLeeuwen: It is not going to hurt anything in the area.

Mr. Edsall: You are not making extensive grade changes if the site was sold subsequently, it is only a shale area, you could put top soil over and seed over it.

Mr. Soukup: For the record, explain again the purpose and the use of the proposed shale parking area?

Mr. Hecht: For parking vehicles in the rear of the property rather than parking it in the front of the property.

Mr. Soukup: What vehicles?

Mr. Hecht: My vehicles, my son's vehicle, my daughter's, they are all registered vehicles, personally owned.

Mr. Soukup: No business or commercial?

Mr. Hecht: No business or commercial.

Mr. Soukup: Are they personally owned vehicles by the parties that reside there?

Mr. Hecht: No, not necessarily so--

Mr. Soukup: Where are they from?

Mr. Hecht: You visited me and your vehicle would be there, I would not own the vehicle.

Mr. Soukup: Would they be there for a commercial business?

Mr. Hecht: No commercial business done, no work, there are all commercial businesses across the street.

Mr. Soukup: What do you need such a big parking lot for?

Mr. Hecht: I have seven cars of my own, all registered, I am trying to sell them and I still haven't so unfortunately--

Mr. Soukup: Are you going to sell cars from that lot?

Mr. Hecht: I am not a dealer, I don't have a license. I have no intentions.

Mr. Pagano: Lights, how are you going to eliminate these valuable cars?

Mr. Hecht: I am not going to put any lights up, other than what is pre-existing, just the lights that is on the house now.

Mr. Pagano: That is fine. Fencing, are you going to put up a fence?

Mr. Hecht: No.

Mr. Soukup: Ten (10) to 14?

Mr. Hecht: I have 7 in my driveway.

Mr. Soukup: You are going to have 20 cars sitting in the back yard?

Mr. Hecht: Maybe a maximum. I don't know.

Mr. Soukup: We just had an argument about a man parking 20 cars over more than two days.

Mr. Hecht: You are talking about something that is being for commercial business.

Mr. VanLeeuwen: There is residential houses, there is no residential houses except the one right next door and a couple quite a ways up the road.

Mr. Hecht: Everything else across the street is.

Mr. Soukup: Lot #2 is owned by who?

Mr. Hecht: The people that I am buying the property from, Palazzo which is if you look is construction equipment there. Lot #3 is all construction equipment.

Mr. Pagano: I don't see it downgrading the neighborhood. What I want to do is make sure we cover as much as possible. This is nothing personal on you is that I feel as a Board member that we have to just discuss this and bring out any problems.

Mr. Soukup: What our intentions are and what three parties down the road might be are different so it is clear for the record what the use is, when it is approved and it is basically for yours and relatives of yours personal vehicles.

Mr. Hecht: To be parked in back.

Mr. Soukup: Not to exceed 15 or 20. All of your vehicles have licenses?

Mr. Hecht: All of my vehicles are licensed.

Mr. Soukup: No unlicensed cars, no wrecks, no wrecks, no repairs on the property, nothing else? No used cars, car sales going on as a commercial business?

Mr. Hecht: Correct.

Mr. Schiefer: They are not personal vehicles, they are all licensed in somebody's name but not in his family's?

Mr. Hecht: All the ones I have now are in my name.

Mr. Schiefer: You came in here and said you wanted parking spaces for the overflow from your business.

Mr. Hecht: I have my cars parked all over on Temple Hill Road. I want to put them in one place.

Mr. Schiefer: You are misleading us, I have no objection to what you want to do.

Mr. VanLeeuwen: I made a motion.

Mr. Pagano: I still would like to say subject to research any research that may show that it is not an allowable use.

Mr. VanLeeuwen: The town engineer already said.

Mr. Schiefer: Both the town engineer and lawyer have given us an opinion. There is no rule against it.

Mr. Ronas: If you need anything more definitive than that or an interpretation beyond that, the ordinance provides that it is the Zoning Board that is the agency to interpret the ordinance so--

Mr. Soukup: Limited use and personal vehicle use I approve, we approve the site plan for a parking lot.

Mr. VanLeeuwen: I approve.

Mr. Schiefer: What do you mean personal?

Mr. Soukup: Oh, I will second the motion.

Mr. VanLeeuwen: Did you set a bond figure?

Mr. Edsall: Comment #4 can be disregarded, that is something that is being adopted in the revisions in the town code any time a site plan is reviewed and approved, a bond amount can be set in advance in case they don't finish the work. That is inappropriate and I intended to delete that one.

Mr. Pagano: I agree.

Mr. VanLeeuwen: I move the Chairman--

Mr. Pagano: No banners for cars that say cars for sale?

Mr. Schiefer: There will be no sales, no wrecks, I know what he is doing but those restrictions apply no sales, no banners. Vote to approve the site plan without any restrictions?

Mr. Soukup: I will second it.

Mr. Schiefer: No subject to's.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

TELEPHONE (914) 562-8640
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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

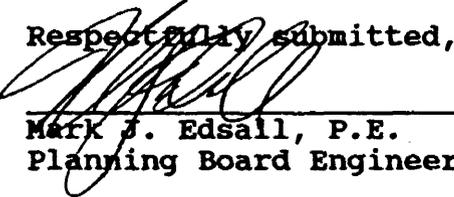
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Eugene Hecht Site Plan
PROJECT LOCATION: Silver Stream Road
PROJECT NUMBER: 89-35
DATE: 13 September 1989
DESCRIPTION: The Applicant has submitted a plan which request approval for a twenty (20) space shale parking area behind an existing garage/apartment on the property.

1. The Board should discuss this Application and verify that same complies with the provisions of the NC Zone.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. The Planning Board should require that a bond be posted for this Site Plan in accordance with Paragraph 48-19.C (11) of the Town Zoning Local Law.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


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

MJEnje

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/15/89

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-35
NAME: HECHT, EUGENE
APPLICANT: HECHT, EUGENE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/01/89	WORK SESSION	CORRECTIONS NEEDED
09/05/89	WORK SESSION APPEARANCE	READY FOR P.B. APP.
09/13/89	P.B. APPEARANCE	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/06/89

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-35

NAME: HECHT, EUGENE

APPLICANT: HECHT, EUGENE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/01/89	WORK SESSION	CORRECTIONS NEEDED
09/05/89	WORK SESSION APPEARANCE	READY FOR P.B. APP.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/06/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-35

NAME: HECHT, EUGENE
APPLICANT: HECHT, EUGENE

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/06/89	APPLICATION FEE	CHG	25.00		
09/06/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/06/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-35

NAME: HECHT, EUGENE
APPLICANT: HECHT, EUGENE

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/06/89	SITE PLAN MINIMUM	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ████████ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of

Palazzo has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

Will only bring water to Palazzo Prop.
Facing Silver Stream Rd. Any piping North
of his prop. is not in water District -

HIGHWAY SUPERINTENDENT

Steve Diodoro
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

PB.IOC
HECHT

INTER OFFICE CORRESPONDENCE

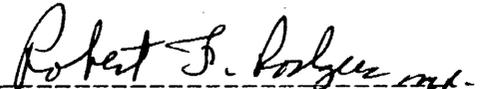
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 13 September 1989
SUBJECT: Hecht Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-89-35
DATED: 5 September 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-077

A review of the above referenced site plan was conducted this date.
This site plan is found acceptable.

PLANS DATED: 15 August 1989 Revision 2.



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.
9/13/89



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new

TOWN OF New Windsor

P/B # 89 - 35

WORK SESSION DATE: 5 Sept 89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Gene Hecht

PROJECT STATUS: NEW OLD _____

REPRESENTATIVE PRESENT: _____

TOWN REPS PRESENT:	BLDG INSP.	<u>vac.</u>
	FIRE INSP.	<u>vac.</u>
	ENGINEER	<u>X</u>
	PLANNER	_____
	P/B CHMN.	_____
	OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

not change, to office - continue non-co

vehicle storage area proposed -

shale?

Set for Agenda
of 9/13/89



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89 - 35

WORK SESSION DATE: 1 Aug 89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes

PROJECT NAME: Heck (Scott)

COMPLETE APPLICATION ON FILE NEW OLD

REPRESENTATIVE PRESENT: PVC

TOWN REPS PRESENT: BLDG INSP. JRE
FIRE INSP. X
P/B ENGR. X
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Old Palumbo Prop - (south lot) Silver stream
road
on left
up hill

- need elevator - big costs -

whole building up to code -

- may need 2nd -

- PVC states big drainage ditch east to west

toward Acorns - ?

- drainage eval. - drain area etc.

what's there?

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

(This is a two-sided form)

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

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

1. Name of Project _____
2. Name of Applicant Eugene Hecht Phone 562-3488
Address 13 ONA Lane New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Chester Palozzo Phone 804-460-0600
Address 2333 BAYLAKE ROAD Virginia Beach VA 23455
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul Cuomo Phone 561-0448
Address Union Ave New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Wm Karlin III Phone _____
Address Route 171C Newburgh NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Eugene Hecht Phone 562-3488
(Name)
7. Location: On the West side of Silver Stream Road (Street)
300 feet North (Direction)
of Route 207 (Street)
8. Acreage of Parcel 1 4 9. Zoning District NC
10. Tax Map Designation: Section 3 Block 1 Lot 21
11. This application is for SPECIAL PERMIT

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. 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

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Eugene Beck 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

11th day of August 1989

Helene Gossett
Notary Public

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

(Title)

HELENE GOSETT
Notary Public, State of New York
Qualified in Orange County
Reg. No. 477310B
Commission Expires March 30, 1991

* Contract Vendee -
see owner proxy

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

(This is a two-sided form)

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

APPLICATION FOR SPECIAL PERMIT

1. Name of Project _____
2. Name of Applicant Eugene Hecht Phone 562-3488
Address 13 ONA LANE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Chester Palazzo Phone 804 460-0600
Address 2333 BAYLAKE RD VIRGINIA BEACH VA 23455
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Eugene Hecht Phone 562-3488
Address 13 ONA LANE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Wm Larkin Jr. Phone 562-3366
Address 34 Rte 17k Newburgh NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting EUGENE HECHT Phone 561-2200
(Name)
7. Location: On the West side of Silver Stream Rd
300 feet North
(Street)
of Route 207
(Street)
8. Acreage of Parcel 1.4
9. Zoning District NC
10. Tax Map Designation: Section 3 Block 1 Lot 21
11. Describe proposed use in detail: PARKING LOT

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

12. Other Property Information:

- a.) Is the proposed use in or adjacent to a Residential District? _____
- b.) Is a pending sale or lease subject to Planning Board approval of this application? Yes
- c.) When was property purchased by present owner? 1957
- d.) Has property been subdivided previously? Yes When? 1988
- e.) Has property been subject of special permit previously? No. When? _____
- f.) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- g.) Is there any outside storage at the property now or is any proposed? Describe in detail: Yes - Parking for rental cars

13. Attach a proposed plan showing the size and location of the Lot and location of all buildings and proposed facilities, including access drives, parking areas and all streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

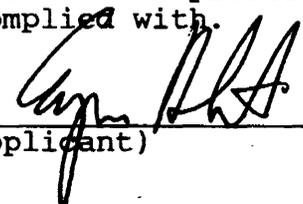
Date: 8-11-89

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.



(Applicant)

Sworn to before me this
11th day of August, 1989
Helene Gossett
(Notary)

HELENE GOSSETT
Notary Public, State of New York
Qualified in Orange County
Reg. No. 4773108
Commission Expires March 30, 1991

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

89 - 35

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Water Supply |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| | of Total Area) |
| | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| | Ft.) |
| | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| | of Total Area) |
| | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

PROPOSED IMPROVEMENTS

- 22. Landscaping
- 23. Exterior Lighting
- 24. Screening
- 25. Access & Egress
- 26. Parking Areas
- 27. Loading Areas
- 28. Paving Details
(Items 25-27)

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul T. Rosma
Licensed Professional

Date: 8-11-89

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Eugene Hecht		2. PROJECT NAME	
3. PROJECT LOCATION: Municipality _____ County ORANGE			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) SILVER STREAM ROAD APPROX 200' North of Route 207 on West side of ROAD			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Construction of a building Proposed parking lot			
7. AMOUNT OF LAND AFFECTED: Initially <u>3/4</u> acres Ultimately <u>3/4</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No NA			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: Eugene Hecht		Date: 7-27-89	
Signature: Eugene Hecht			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
NO

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

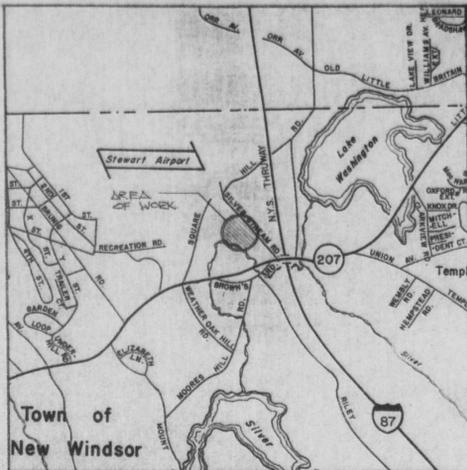
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date



LOCATION MAP
SCALE: 1"=2000'

ZONING DISTRICT - NC
LOT SHOWN IS AN EXISTING NON-CONFORMING USE (RESIDENTIAL)

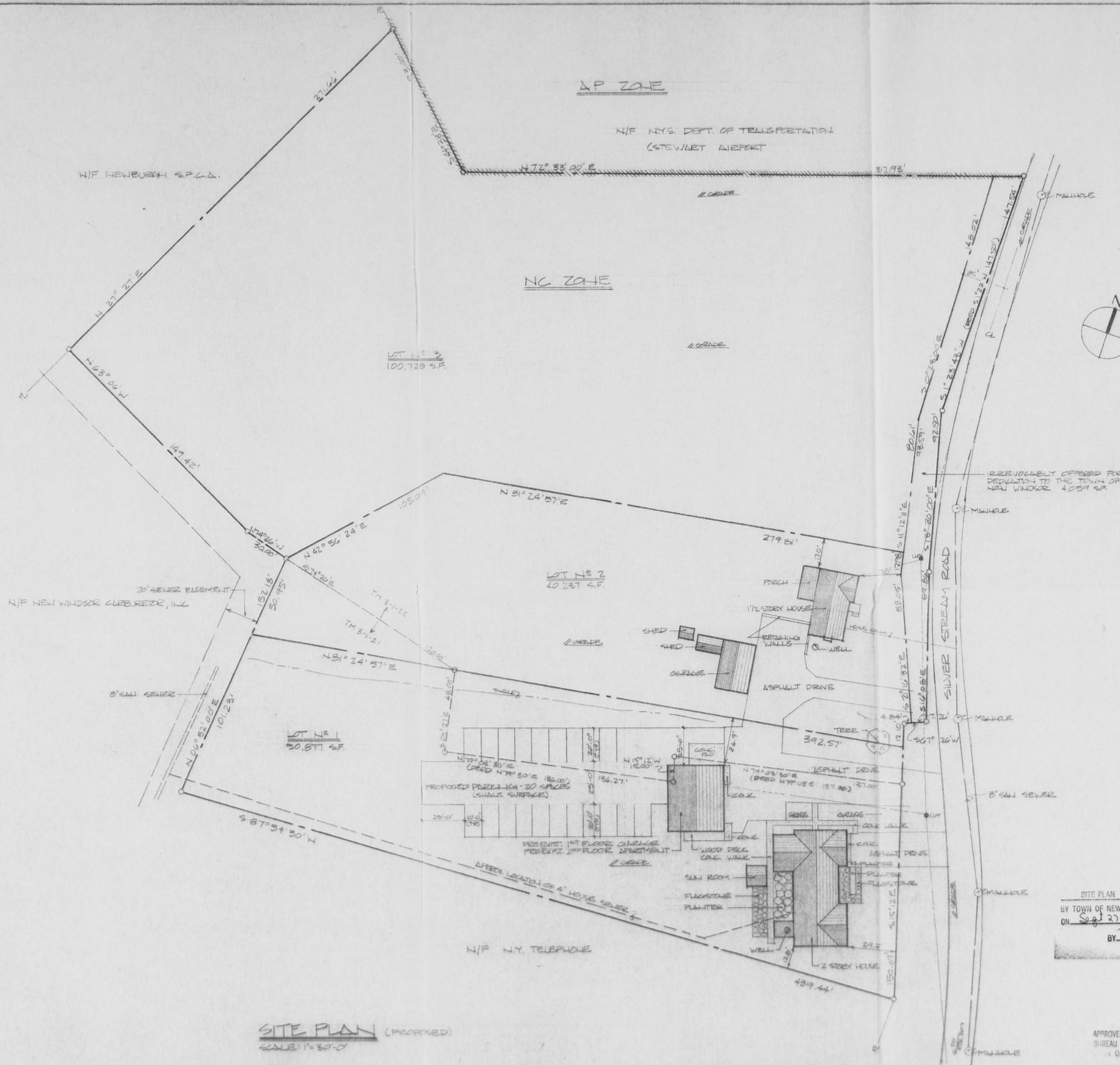
OWNER: CHESTER & CLEMENTINE PALAZZO
SILVER STREAM ROAD
NEW WINDSOR, N.Y.

APPLICANT: EUGENIE HECHT
13 ONE LAKE
NEW WINDSOR, N.Y.

DEED REFERENCES: L 1438 Pg. 231
L 1744 Pg. 255
L 2196 Pg. 16

TAX PARCELS: SECT 3 BLOCK 1 LOT 21
SECT 3 BLOCK 1 LOT 22
3 LOTS TOTAL

NOTE: ALL BUILDINGS SHOWN ARE EXISTING
INFO SHOWN TAKEN FROM A SURVEY BY JOHN
J. DRAGH, L.S. NYS L.S. NO. 49170 DATED
SEPT. 27, 1987 & FEB. 13, 1988



SITE PLAN (PROPOSED)
SCALE: 1"=30'-0"

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON Sept 27, 1989
BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

APPROVED BY THE
BUREAU OF FIRE PREVENTION
OF NEW WINDSOR, N. Y.
DATE Sept 27, 1989 SIGNATURE [Signature]

PAUL V. CUOMO P.E. 418 UNION AVE., NEW WINDSOR, N.Y. 12550 (914) 561-0418 REGISTERED PROFESSIONAL ENGINEER SITE PLAN		PROPOSED VEHICLE STORAGE AREA	
---	--	--------------------------------------	--

LEGEND	
	PROPERTY LINE
	OVERHEAD UTILITY LINES
	UTILITY POLE
	SWALE
	DRIVE/ALLY LINE (TH 3-21 & 3-22)
	SANITARY WASTE LINE
	ZONE DIVISION LINE

	DATE <u>August 11, 1989</u> DRAWN BY <u>P.M.C.R.</u> CHECKED BY SCALE <u>AS NOTED</u>	SP-1 SHEET 1 OF 1
--	--	-----------------------------