

PB# 99-11

**Citgo Mini Mart
(Site Plan)**

23-1-1

99-11

CITGO MINI-MART SITE PLAN
RT. 94 & UNION
(KOUSTOPOLIS)

Approved 6-22-99

DATE May 7, 1999 RECEIPT 99-11 N U M B E R

RECEIVED FROM Naralambos Kostopoulos

Address 228 Strawtown Road - New City, N.Y. 10956

Seven Hundred Fifty 00/100 DOLLARS \$ 750.00

FOR Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	
BALANCE DUE	00	MONEY ORDER	

BY Mary Mason, Secretary

© Wilson Jones, 1989

DATE May 7, 1999 RECEIPT 039250

RECEIVED FROM Naralambos Kostopoulos

Address Nelen Kostopoulos

One Hundred 00/100 DOLLARS \$ 100.00

FOR P.B. #99-11

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

BY Town Clerk

Dorothy H. Hansen

© Wilson Jones, 1989

DATE June 22, 1999 RECEIPT 99-11 N U M B E R

RECEIVED FROM Naralambos Kostopoulos

Address 228 Strawtown Road - New City, N.Y. 10956

Three Hundred Twenty-Eight 00/100 DOLLARS \$ 328.00

FOR 2% of \$16,400.00 - Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	328 -	CASH	
AMOUNT PAID	328 -	CHECK	#3527
BALANCE DUE	00	MONEY ORDER	

BY Mary Mason, Secretary

© Wilson Jones, 1989

DATE 6/22/99 RECEIPT 039393

RECEIVED FROM Naralambos Kostopoulos

Wilson Jones - Caro

© Wilson Jones, 1989

ACCOUNT		
BEGINNING BALANCE	750 00	CASH
AMOUNT PAID	750 00	CHECK
BALANCE DUE	-0-	MONEY ORDER

BY *Mura Mason, Secretary*

Wilson Jones - Carbonless - S1854-NCR Duplicate - S1657N-CL Tripartite

© Wilson Jones, 1989

DATE May 7, 1999 RECEIPT 039250
 RECEIVED FROM Haralambos Kostopoulos
 Address Helen Kostopoulos
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B # 99-11

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk
 BY Dorothy H. Hansen

Wilson Jones - Carbonless - S1854-NCR Duplicate - S1657N-CL Tripartite

© Wilson Jones, 1989

DATE June 22, 1999 RECEIPT 99-11 NUMBER
 RECEIVED FROM Haralambos Kostopoulos
 Address 228 Strawtown Road - New City, N.Y. 10956
Three Hundred Twenty-Eight 00/100 DOLLARS \$ 328.00
 FOR 2% of \$16,400.00 - Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	328 -	CASH	
AMOUNT PAID	328 -	CHECK	#3527
BALANCE DUE	-0-	MONEY ORDER	

BY Susan Zappala
Mura Mason, Secretary

Wilson Jones - Carbonless - S1854-NCR Duplicate - S1657N-CL Tripartite

© Wilson Jones, 1989

DATE 6/22/99 RECEIPT 039393
 RECEIVED FROM Haralambos Kostopoulos
 Address
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B # 99-11

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

Town Clerk

Map Number 138-99 99-11
 Section 3 Block 1 Lot 1819
 City [] Town [X] Village [] New Windsor

Title: Helen F. Stellwag + T/b New Windsor

Dated: 4-2-99 Filed 6-22-99

Approved by Edward Stent
 on 6-11-99

Record Owner Helen F. Stellwag

Lot line change

DONNA L. BENSON
 Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/23/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-11

NAME: CITGO MINI-MART

APPLICANT: KOSTOPOULOUS, HARALAMBOS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/22/1999	PLANS STAMPED	APPROVED
05/12/1999	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. ENTIRE AREA TO BE REPAVED	
	. BUILDING WILL BE REPAINTED AND IMPROVE LANDSCAPING -	SUBMIT
	. BOND ESTIMATE	
04/21/1999	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/23/1999

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-11
NAME: CITGO MINI-MART
APPLICANT: KOSTOPOULOUS, HARALAMBOS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/07/1999	EAF SUBMITTED	05/07/1999	WITH APPLICATION
ORIG	05/07/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/07/1999	LEAD AGENCY DECLARED	05/12/1999	TOOK LA
ORIG	05/07/1999	DECLARATION (POS/NEG)	05/12/1999	DECL. NEG DEC
ORIG	05/07/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/07/1999	PUBLIC HEARING HELD	/ /	
ORIG	05/07/1999	WAIVE PUBLIC HEARING	05/12/1999	WAIVED PH
ORIG	05/07/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-11
NAME: CITGO MINI-MART
APPLICANT: KOSTOPOULOUS, HARALAMBOS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/07/1999	RECEIVED CHECK #3423	PAID		750.00	
05/12/1999	P.B. ATTY. FEE	CHG	35.00		
05/12/1999	P.B. MINUTES	CHG	27.00		
06/09/1999	P.B. ENGINEER FEE	CHG	179.00		
06/22/1999	RET. TO APPLICANT	CHG	509.00		
		TOTAL:	750.00	750.00	0.00

L.R. 6/22/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 99-11
NAME: CITGO MINI-MART
APPLICANT: KOSTOPOULOUS, HARALAMBOS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/21/1999	SITE PLAN APPROVAL FEE	CHG	100.00		
06/22/1999	REC. CK. #3526	PAID		100.00	
		TOTAL:	----- 100.00	----- 100.00	----- 0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 99-11
NAME: CITGO MINI-MART
APPLICANT: KOSTOPOULOUS, HARALAMBOS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/21/1999	2% OF COST EST INSPEC. FE	CHG	328.00		
06/22/1999	REC. CK. #3527	PAID		328.00	
		TOTAL:	328.00	328.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
 WILLIAM J. HAUSER, P.E.
 MARK J. EDSALL, P.E.
 JAMES M. FARR, P.E.

- Main Office**
 45 Quassaick Ave. (Route 9W)
 New Windsor, New York 12553
 (914) 562-8640
- Branch Office**
 507 Broad Street
 Milford, Pennsylvania 18337
 (570) 296-2765

MEMORANDUM
9 June 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: CITGO MINI-MART (KOSTOPOULOS) SITE PLAN
 NWPB NO. 99-11**

I have reviewed the revised plan for the subject application as prepared by James Dillin, PLS. Please note the following comments:

1. In my comments to the Planning Board dated 12 May 1999 I noted that the bulk tables required correction. All these corrections **have not** been accomplished. Please note the attached mark-up of the bulk table I have prepared to help the surveyor correct the table. A revised plan is required.
2. The balance of the corrections requested on the plans have been successfully accomplished.
3. Regarding the cost estimate, I have made some corrections and the revised amount is noted on the attached sheet.

I have included a printout of the billing for our office for this project. If you need any additional information regarding this project, please contact me.

6/21/99

Checked new plans submitted - all changes made - Mark said jist to check it when they come in.

*Need 2 Checks:
 \$ 328.00 Inspect.
 100.00 Approval*

(Signature)

Bobby Kastopoulos

site

207 QUASSIACK RD.

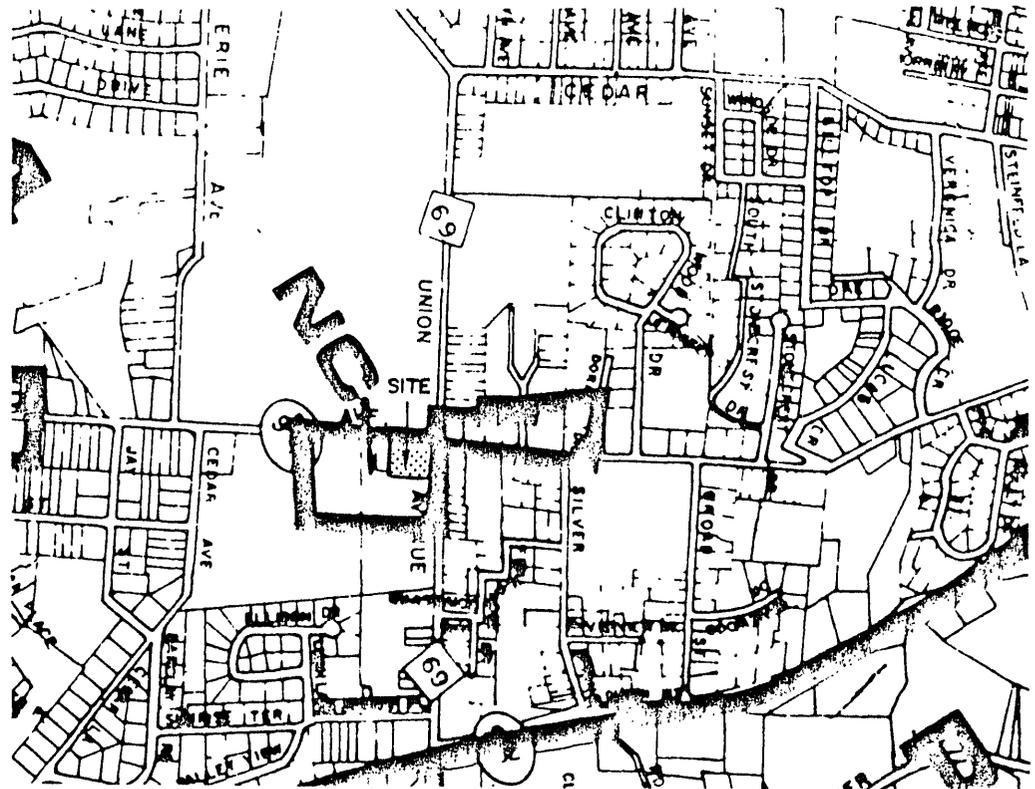
NEW WINDSOR N.Y.

Block Top	14,000 # 20,700
LANDSCAPING	# 2,150
HANDICAP SIGN	150 350
STRIPING PAINT	100 300 1800
TOTAL	# 25,300 16,400

FEE \$ 328

myk
6/9/99

VICINITY MAP:

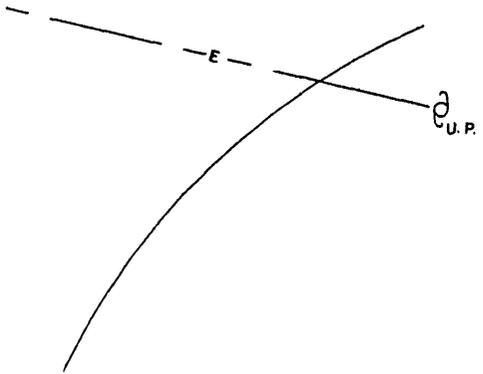
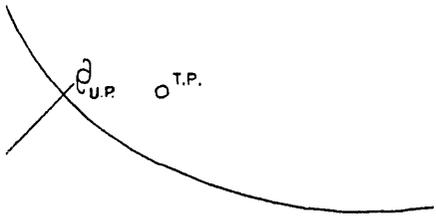
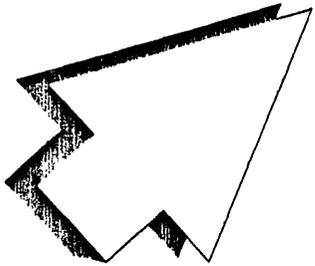


ZONE: NC

PROP USE : A-6: RETAIL STORE B-7: GAS STATION
NEIGHBORHOOD COMMERCIAL
REQUIRED

	A-6	B-7	SUPPLIED
MINIMUM LOT AREA	10,000 sq	15,000 sq	41,100 sq
MINIMUM LOT WIDTH	100 FT.	125 FT.	175 FT.
MINIMUM FRONT YARD.....	40 FT.	40 FT.	54.7 FT.
MINIMUM ONE SIDE YARD.....	15 FT.	15 FT.	78.4 FT
MINIMUM BOTH SIDE YARDS.....	35 FT.	30 FT.	187.3 FT
MINIMUM REAR YARD	15 FT.	15 FT.	74.0 FT.
MINIMUM STREET FRONTAGE.....	N/A	—	385.47 FT.
MAXIMUM BUILDING HEIGHT.....	35 FT.	23 FT.	14 FT.
FLOOR AREA RATIO	1	.5	.04
MAXIMUM DEVELOPMENT COVERAGE	N/A	N/A	N/A

78.46
108.9
N/A
OK



AS OF: 06/09/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99- 11

FOR WORK DONE PRIOR TO: 06/09/99

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
99-11	145480	03/17/99	TIME	MJE	WS KOSTAPOLUS	75.00	0.40	30.00			
99-11	147479	04/21/99	TIME	MJE	WS CITGO S/P	75.00	0.40	30.00			
99-11	148881	05/11/99	TIME	MJE	MC CITGO S/P	75.00	0.40	30.00			
99-11	148341	05/12/99	TIME	MJE	MM CITGO/KOUST.. S/P AP	75.00	0.10	7.50			
99-11	148547	05/12/99	TIME	SAS	CL KOST VS MINI/TRC	28.00	0.50	14.00			
99-11	148891	05/12/99	TIME	MJE	MC CITGO S/P	75.00	0.20	15.00			
99-11	150917	06/09/99	TIME	MJE	MC Final Plan & Est	75.00	0.70	52.50			
TASK TOTAL								179.00	0.00	0.00	179.00
GRAND TOTAL								179.00	0.00	0.00	179.00

RESULTS OF B. MEETING OF: May, 1999

PROJECT: City Mini - Mart (Koussyolow) P.B.# 99-11

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) A S) S VOTE: A 3 N 0

2. TAKE LEAD AGENCY: Y N__

CARRIED: YES NO__

M) S S) A VOTE: A 3 N 0

CARRIED: YES NO__

WAIVE PUBLIC HEARING: M) S S) A VOTE: A 3 N 0 WAIVED: Y N__

SCHEDULE P.H. Y__ N

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M) __ S) __ VOTE: A __ N __

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) __ S) __ VOTE: A __ N __ APPROVED: _____

M) A S) S VOTE: A 3 N 0 APPROVED CONDITIONALLY: 5-12-99

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Entire Area to be repaved</i>
<i>Building will be repainted & improve landscaping</i>
<i>Send estimates</i>

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 11, 1999

SUBJECT: Citgo Mini Mart

Planning Board Reference Number: PB-99-11

Dated: 7 May 1999

Fire Prevention Reference Number: FPS-99-020

A review of the above referenced subject site plan was conducted on 7 May 1999.

This site plan is acceptable.

Plans Dated: 28 March 1999.


Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-11

DATE PLAN RECEIVED: RECEIVED MAY - 7 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

City mini-mat _____ has been

reviewed by me and is approved L _____,

disapproved _____.

~~If disapproved, please list reason~~ _____

Currently being serviced by Town Water.
Any change in service - notify water
dept.

HIGHWAY SUPERINTENDENT DATE

John D. Du - 5-10-99

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-11

DATE PLAN RECEIVED: RECEIVED MAY -- 7 1999

RECEIVED

MAY 07 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved

disapproved

If disapproved, please list reason _____

W. James Pulla 5/7/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B 99-11

WORK SESSION DATE: 21 April 99 APPLICANT RESUB. REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: CitGo Mini-Mart

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Bob Kostapalos

MUNIC REPS PRESENT: BLDG INSP. _____
 FIRE INSP. _____
 ENGINEER _____
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Gross 57 x 29 = 1653
- add pkg calc - note retail area = 470 SF
pkg 470/150 = 3 min
- bulk show A-6, B-7 + proposed
- approval box
- low ground cover only in islands

CLOSING STATUS

- Set for agenda
- possible agenda item
- Discussion item for agenda
- ZBA referral on agenda

pbwsform 10MJE98



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan Special Permit _____

Tax Map Designation: Sec. 23 Block 1 Lot 1

1. Name of Project SITE PLAN FOR CITGO MINI-MART.

2. Owner of Record HARALAMBOS KOSTOPOULOS Phone 356-6286

Address: 292 NORTH MAIN ST. SPRING VALLEY N.Y.
(Street Name & Number) (Post Office) (State) (Zip) 10977

3. Name of Applicant SAME Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan JAMES A. DILLIN Phone 294-9086

Address: 38 SCOTCHTOWN AVE GOSHEN N.Y. 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

OWNER (Name) SAME (Phone)

7. Project Location:

On the SE side of ROUTE 94 AT feet
(Direction) (Street) (No.)
CORNER of UNION AVE
(Direction) (Street)

8. Project Data: Acreage .9435 Zone NC. School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) CONVERT GAS STATION BAYS TO MINI-MART.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

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 AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

27 DAY OF April 19 99

APPLICANT'S SIGNATURE

NOTARY PUBLIC

JANE C. SCHULTZEL
Notary Public, State of New York
No. 01SC5028558

Haralambos Kostopoulos
Please Print Applicant's Name as Signed

***** Registered in Orange County Commission Expires May 31, 2000 *****

TOWN USE ONLY:

99-11

DATE APPLICATION RECEIVED

APPLICATION NUMBER

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 <i>HARALAMBO KOSTOPOULOUS</i>	2. PROJECT NAME <i>SITE PLAN FOR CITGO MINI-MART</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>CORNER OF ROUTE 94 AND UNION AVENUE.</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>EXISTING GAS STATION TO HAVE THE BAYS CONVERTED TO A MINI-MART.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>0.9435</i> acres Ultimately <i>0.9435</i> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>BUILDING PERMIT / TOWN OF NEW WINDSOR</i>	
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 checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>JAMES A. DILLON</i>	Date: <i>4/27/99</i>
Signature: <i>[Handwritten Signature]</i>	

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

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 with 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:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

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:

TOWN OF NEW WINDSOR PLANNING BOARD.

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

PROJECT I.D. NUMBER

617.21
Appendix

SEQR ✓

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 <i>HARALAMBOS KOSTOPOULOS</i>	2. PROJECT NAME <i>CITRA MINIMANT</i>
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR</i> County <i>DANFEE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>209 QUASSIACK RD.</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>CHANGE GASTATION BAY TO MINIMANT.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>.30</i> acres Ultimately _____ 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>DEC</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>HARALAMBOS KOSTOPOULOS</i>	Date: <i>4-26-99</i>
Signature: 	

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

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:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

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

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

HARALAMBOS KOSTOPOULOS, deposes and says that he resides
(OWNER)

at 228 STRAWTOWN RD in the County of ROCKLAND
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 23 Block 1 Lot 1)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

SHILEH, MUSTAFA, Y PO BOX 263 MONTICELLO
(Applicant Name & Address, if different from owner) NY 12701

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4-27-99

[Signature]
Witness Signature

[Signature]
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. Site Plan Title
2. Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. Applicant's Name(s)
4. Applicant's Address
5. Site Plan Preparer's Name
6. Site Plan Preparer's Address
7. Drawing Date
8. Revision Dates
9. Area Map Inset and Site Designation
10. Properties within 500' of site
11. Property Owners (Item #10)
12. Plot Plan
13. Scale (1" = 50' or lesser)
14. Metes and Bounds
15. Zoning Designation
16. North Arrow
17. Abutting Property Owners
18. Existing Building Locations
19. Existing Paved Areas
20. Existing Vegetation
21. Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. Landscaping
- 23. Exterior Lighting
- 24. Screening
- 25. Access & Egress
- 26. Parking Areas
- 27. Loading Areas
- 28. Paving Details (Items 25 - 27)
- 29. Curbing Locations
- 30. Curbing through section
- 31. Catch Basin Locations
- 32. Catch Basin Through Section
- 33. Storm Drainage
- 34. Refuse Storage
- 35. Other Outdoor Storage
- 36. Water Supply
- 37. Sanitary Disposal System
- 38. Fire Hydrants
- 39. Building Locations
- 40. Building Setbacks
- 41. Front Building Elevations
- 42. Divisions of Occupancy
- 43. Sign Details
- 44. Bulk Table Inset
- 45. Property Area (Nearest 100 sq. ft.)
- 46. Building Coverage (sq. ft.)
- 47. Building Coverage (% of total area)
- 48. Pavement Coverage (sq. ft.)
- 49. Pavement Coverage (% of total area)
- 50. Open Space (sq. ft.)
- 51. Open Space (% of total area)
- 52. 8 No. of parking spaces proposed
- 53. 3 No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A. Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. - A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

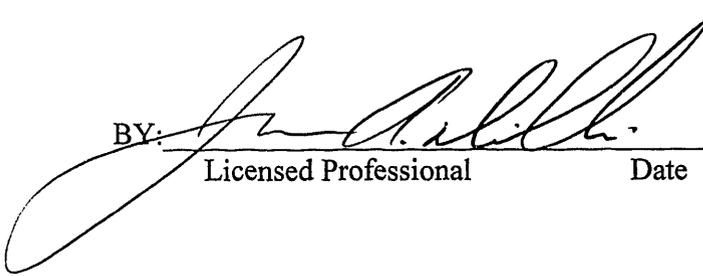
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

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 ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  5/4/99.
Licensed Professional Date

ATTACHMENTS

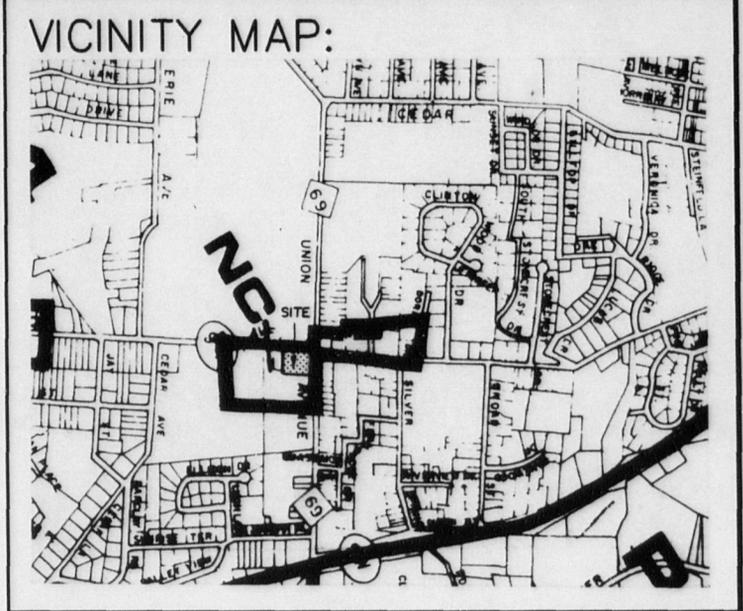
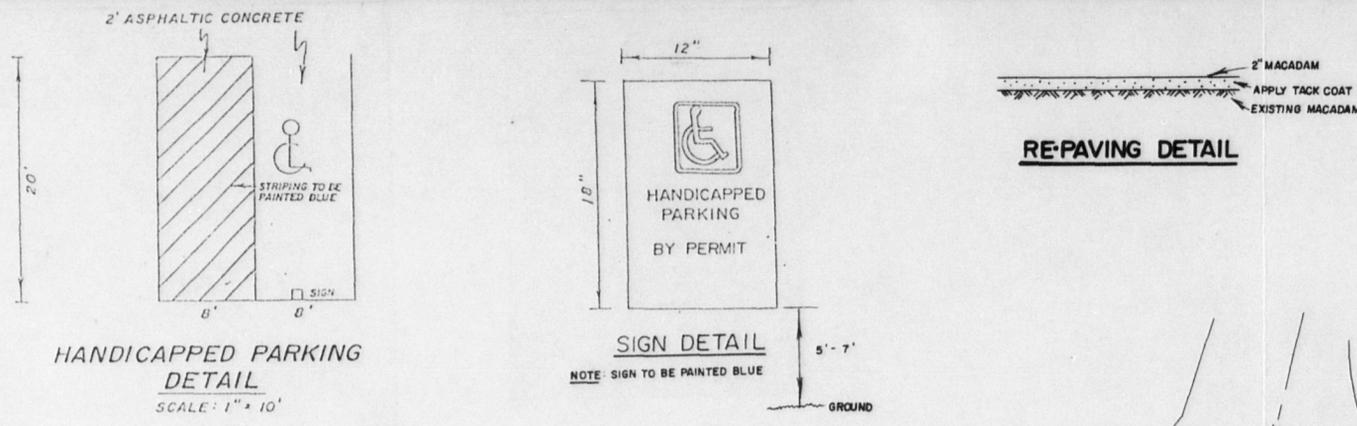
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ✓

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

NOT IN A FLOOD
ZONE





ZONE: NC PROP USE: A-6: RETAIL STORE B-7: GAS STATION
NEIGHBORHOOD COMMERCIAL

	REQUIRED		SUPPLIED
	A-6	B-7	
MINIMUM LOT AREA	10,000 sq	15,000 sq	41,100 sq
MINIMUM LOT WIDTH	100 FT.	125 FT.	175 FT.
MINIMUM FRONT YARD	40 FT.	40 FT.	54.7/78.46 FT.
MINIMUM ONE SIDE YARD	15 FT.	15 FT.	108.9 FT.
MINIMUM BOTH SIDE YARDS	35 FT.	30 FT.	N/A FT.
MINIMUM REAR YARD	15 FT.	15 FT.	74.0 FT.
MINIMUM STREET FRONTAGE	N/A	—	385.47 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	23 FT.	14 FT.
FLOOR AREA RATIO	1	.5	.04
MAXIMUM DEVELOPMENT COVERAGE	N/A	N/A	N/A

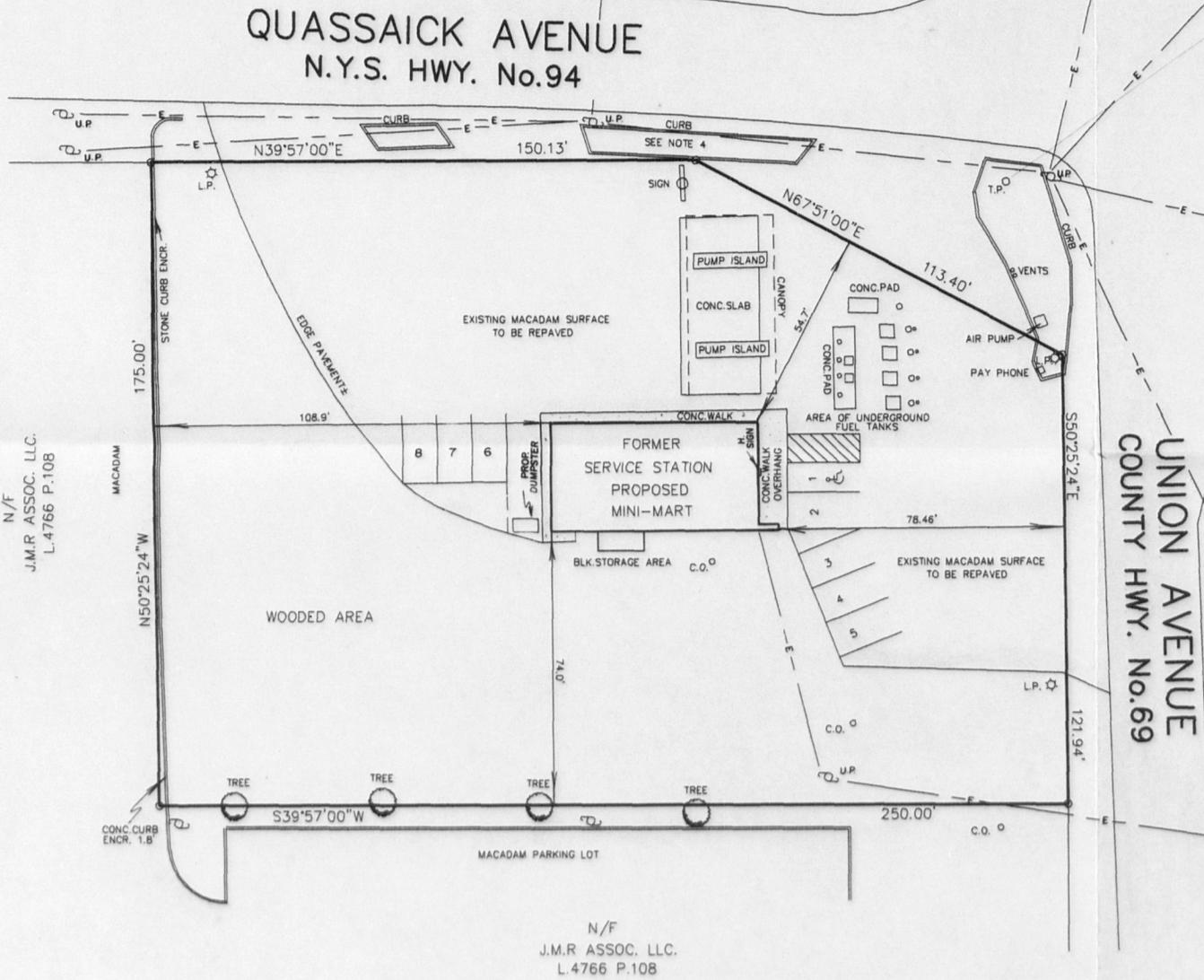
OWNER & APPLICANT:

HARALAMBOS KOSTOPOULOS
292 NORTH MAIN STREET
SPRING VALLEY N.Y. 10977

NOTES:

- TAX MAP DESIGNATION: TOWN OF NEW WINDSOR SECTION 23 BLOCK 1 LOT 1
- WATER SUPPLY: MUNICIPAL
- SEWAGE DISPOSAL: MUNICIPAL
- THREE CURB ISLANDS TO BE LANDSCAPED (LOW GROUND COVER ONLY) LANDSCAPING IS SUBJECT TO NYS.D.O.T. APPROVAL
- ESTIMATED RETAIL AREA: 450 SQ. FT.; PARKING REQUIRED = $\frac{450}{150} = 3$ MINIMUM 150 8 SUPPLIED

SITE PLAN FOR
CITGO MINI-MART
TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.
SCALE: 1" = 30' AREA = 0.9435 ACS.
MARCH 28, 1999



- LEGEND:**
- C.O. CLEANOUT
 - L.P. LIGHT POST
 - U.P. UTILITY POLE

PLANNING BOARD APPROVAL:

WASTE PLAN SUBDIVISION/LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUN 22 1999

PLANNING BOARD ON
BY: *[Signature]*
ED STENT, SECRETARY

LIC. 49087
JAMES A. DILLMAN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK

REVISED 6/11/99
REVISED 5/14/99
REVISED 4/23/99
OR99-26