

PB# 01-62

**Jocosa
(LLC)**

20-2-41

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 9-23-04



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

21 March 2002

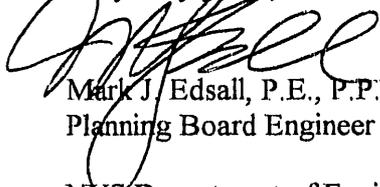
SUBJECT: JOCOSA LLC SITE PLAN
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 01-62)

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the Jocosa LLC project, located off River Road (a State Highway) within the Town. The project involves, in general, the construction of bulk storage facilities for waste oil and a transfer facility. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 567-3100.

Very truly yours,



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

NYS Department of Environmental Conservation, New Paltz
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
George J. Meyers, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Orange County Department of Planning
Myra Mason, Planning Board Secretary
Planning Board Attorney (w/o encl)
Applicant (w/o encl)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/28/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/23/2004	PLANS STAMPED	APPROVED
05/26/2004	P.B. APPEARANCE . REAPPROVAL OF PROJECT	LA:ND WVE PH APPR
04/24/2002	P.B. APPEARANCE . NEED COST ESTIMATE - . APPROVED CONDITIONALLY	LA:ND APPROVE COND - ADDRESS MARK'S COMMENTS OF 4/24/02
04/10/2002	P.B. APPEARANCE	PUT ON NEXT AGENDA
11/14/2001	P.B. APPEARANCE . NEED D.O.T. APPROVAL	AUTH COORD LETR - JANUARY PUBLIC HEARING

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/28/2004

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/14/2001	EAF SUBMITTED	/ /	WITH APPLIC
ORIG	11/14/2001	CIRCULATE TO INVOLVED AGENCIES . AUTHORIZED COORDINATION LETTER TO BE SENT	03/22/0201	SENT LETR
ORIG	11/14/2001	LEAD AGENCY DECLARED	04/24/2002	TOOK LA
ORIG	11/14/2001	DECLARATION (POS/NEG)	04/24/2002	DECL NEG DEC
ORIG	11/14/2001	SCHEDULE PUBLIC HEARING	11/14/2001	SCHED PH
ORIG	11/14/2001	PUBLIC HEARING HELD	04/10/2002	CLOSED PH
ORIG	11/14/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	11/14/2001	AGRICULTURAL NOTICES	/ /	
ORIG	11/14/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/15/2004	2%/77,919. CST EST-INSPEC	CHG	1558.00		
09/20/2004	REC. CK. #1033	PAID		1558.00	
		TOTAL:	1558.00	1558.00	0.00

fr
9/22/04

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
05/26/0404	P.B. ATTY. FEE	CHG	35.00		
11/05/2001	REC. CK. #4619	PAID		750.00	
11/14/2001	P.B. ATTY. FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	27.00		
04/10/2002	P.B. ATTY. FEE	CHG	35.00		
04/10/2002	P.B. MINUTES	CHG	18.00		
04/24/2002	P.B. ATTY FEE	CHG	35.00		
04/24/2002	P.B. MINUTES	CHG	13.50		
05/26/2004	P.B. MINUTES	CHG	22.00		
09/22/2004	RET. TO APPLICANT	CHG	311.70		
09/14/2005	P.B. ENGINEER	CHG	217.80		
		TOTAL:	750.00	750.00	0.00

9/22/04
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/2004

PAGE: 1

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09/20/2004	REC. CK. #1033	PAID		1558.00	
		TOTAL:	1558.00	1558.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/2004

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APPROVAL

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/15/2004	P.B. APPROVAL FEE	CHG	125.00		
09/20/2004	REC. CK. #1032	PAID		125.00	
		TOTAL:	125.00	125.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

September 15, 2004

Jocosa LLC
River Road
New Windsor, NY 12553

ATTN: STEVE AFFRON

SUBJECT: P.B. #01-62 FEES DUE

Dear Mr. Affron:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - 2% of \$77,919.00 (cost estimate) inspection fee	\$	1558.00

Upon receipt of these checks and ten (10) sets of plans, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/15/2004

PAGE: 1

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APPROVAL

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--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/15/2004	P.B. APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/15/2004

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4% FEE

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
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09/15/2004	2%/77,919. CST EST-INSPEC	CHG	1558.00		
			-----	-----	-----
		TOTAL:	1558.00	0.00	1558.00

PLANNING BOARD
TOWN OF NEW WINDSOR

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11/05/2001	REC. CK. #4619	PAID		750.00	
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05/26/2004	P.B. MINUTES	CHG	22.00		
09/14/2005	P.B. ENGINEER	CHG	217.80		
		TOTAL:	438.30	750.00	-311.70

PLANNING BOARD
TOWN OF NEW WINDSOR

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		TOTAL:	438.30	750.00	-311.70

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

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

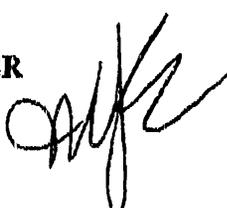
WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

MEMORANDUM

(via fax)

15 September 2004

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: JOCOSA SITE PLAN
PLANNING BOARD APPLICATION NO. 01-62



Our office has reviewed the cost estimates submitted for the subject application. The project includes private site improvements.

Based on our review, the estimate submitted required some minor corrections, a marked up copy is attached.

We recommend that the Private site improvement estimate be established at \$77,919. The inspection fee associated with this bond amount is \$1558.

Our time printout for the project is attached.

Contact me if you have any questions regarding the above.

NW01-62-Closure Memo 09-15-04
MJE/et

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2785 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

AS OF: 09/15/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWTN - TOWN OF NEW WINDSOR

TASK: 1- 62

FOR WORK DONE PRIOR TO: 09/15/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
1-62	249508	06/19/04	TIME	MJE	WS AFFRON/JOCOSA S/P	99.00	0.40	39.60				
1-62	249511	06/22/04	TIME	MJE	MC JOCOSA/AFFRON S/P	99.00	0.50	49.50				
1-62	250502	06/26/04	TIME	MJE	MM Jocosa Reapproved	99.00	0.10	9.90				
1-62	254470	06/16/04	TIME	MJE	MC JOCOSA CLOSEOUT	99.00	0.30	29.70				
								128.70				
1-62	256372	06/30/04			BILL 04-687						-128.70	
											-128.70	
1-62	266818	09/15/04	TIME	BMM	MC Cost est reveiw	99.00	0.50	49.50				
1-62	265819	09/16/04	TIME	MJE	MC Closeout	99.00	0.40	39.60				
					TASK TOTAL			217.80	0.00	-128.70	89.10	
					GRAND TOTAL			217.80	0.00	-128.70	89.10	



Private Improvements & Site Plan Unit Prices
 Jocoas, LLC.

01-62

ITEM	Acres	Factor	Factor Amount	Cost Per Factor	Est. Project Cost
<u>ROADWAY & PARKING LOT IMPROVEMENTS</u>					
Dbl Yellow Steel Bar Traffic Control Sign	Fr Ea	25 1	1	.35 10 \$0.00	9. 10 \$275.00
Concrete Curbing	±Lin. Ft.	780		\$4.75	\$3,705.00
Concrete Sidewalk	±Lin. Ft.	50		36	1,800.-
Timber Curbing Curb (Precast Bumpers)	Each	3		\$50.00	\$150.00
<u>DRAINAGE IMPROVEMENTS</u>					
Catch Basin	Each	5		\$300.00	\$1,500.00
Connection to Existing Catch Basin	Each	1		\$0.00	\$50.00
Stormwater Pipe (10")	±Lin. Ft.	118		\$5.00 10	\$595.00 1190
Stormwater Pipe (12")	±Lin. Ft.	228		\$6.00 15	\$1,374.00 3435
End Section	Each	3		\$80.00 250	\$240.00 750
<u>DRAINAGE IMPROVEMENTS (cont.)</u>					
Rip Rap Drainage Channel	±Lin. Ft.	60		\$20.00 5	\$1,200.00 300
<u>UTILITIES</u>					
Sewer Manholes	Each	1		\$489.00 1300	\$489.00 1300
<u>Misc. Site Improvements</u>					
Landscaping Grass	1/2 acre	x2		\$75.00	\$150.00 434
Chain Link Fence	±Lin. Ft.	860		\$8.00 10	\$7,740.00 8,600
Signage		1			\$375.00
Building Mtd. Light	Each	4		\$275.00 500	\$1,100.00 2000

24205 @ 1/54

Kiosk	Each	1		\$11,272.00
Gravel Roadway	Sq.Ft	22,400 = 250 sq a t	\$0.45	\$10,080.00 (15,000)
Canopy	Each	1	\$0.00	\$12,463.97
Concrete Tank Containment Area	±Sq. Ft.	2,700	\$2.16	\$5,832.00
Concrete Truck Off-Loading Area	±Sq. Ft.	1,417.50	\$2.16	\$3,061.80

Total est cost ~~\$61,652.77~~
 77918.77
 say \$80 k

(B) 9/14/04

P.B. #01-62

Sept 7, 2004

Mr. Mark Edsall
Town of New Windsor Planning Board
555 Union Ave.
New Windsor, NY 12553
Re: Josoca LLC. Project Cost Estimate

Dear Mr. Edsall,

Jocosa LLC. Would like to present below for your consideration our construction estimate for the site improvements for the above referenced project. The work in general is to erect a oil transfer station. Improvements would consist of a loading rack set on a concrete containment pad, equipped with controlled drainage and protected by a canopy. The facility will utilize a small kiosk office. The yard will have a gravel surface with a concrete curb. One telephone pole will be moved to accommodate the new access way. A modest sign and a small degree of landscaping will be done to improve the sites appearance. Surrounding the facility will be 860 Ft of chain link fence. Upon permitting, our corporation would complete this site work.

Sincerely,



Stephen Affron

SA/ac

V. Pres.

REGULAR ITEMS:

REAPPROVAL OF JOCOSA, INC. (01-62)

Mr. Steve Affron appeared before the board for this proposal.

MR. PETRO: The board previously held a public hearing in April, 2002, assume the position of lead agency and a negative dec for the application. The application received conditional approval on 4/24/02 which has since expired. You have been seeking approval from the New York State DEC for the facility.

MR. AFFRON: Correct.

MR. PETRO: It's taken a little longer than you had hoped, therefore the expiration you just want to get a re-approval?

MR. AFFRON: Exactly.

MR. ARGENIO: Anything changed in the plan?

MR. AFFRON: Not any major differences. There's now a fence, 187 foot of fence, spill prevention plan, it was very thorough, the DEC is--

MR. PETRO: Mark, this is very procedural, correct? We're here procedurally to just get a reapproval?

MR. EDSALL: I would say and I think step wise you should at least discuss whether or not you feel you need to have a new public hearing. My suggestion would be that you don't because it is virtually identical to the other plan with just the minor changes that DEC required.

MR. BABCOCK: Why are we getting new plans tonight? We know we're getting new plans tonight.

MR. EDSALL: Yes, I looked at the plans, I had a copy, I just asked him to run copies for the board to look at.

MR. ARGENIO: So you reviewed them?

MR. EDSALL: Yes, where he discussed it at the workshop, I had a full set of plans which outlined many of the construction features.

MR. PETRO: We'll go through the entire process here anyway just to bring it up to be current. So entertain a motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Jocosa site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: As far as public hearing goes, I would agree with Mr. Edsall, I think the plan has changed in such a minor fashion that it's not necessary to have another public hearing so I'll entertain a motion to waive the public hearing.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Jocosa site plan on River Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Entertain a motion for negative dec.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Jocosa site plan on River Road. Any further discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Planning board should require that a bond estimate be submitted for the site plan in accordance with Chapter 19 of the Town Code. You understand that's the same as it would be last time?

MR. AFFRON: Certainly.

MR. EDSALL: The only other thing I don't know that we

have a copy of the actual permit or approval letter so that should be on file with Myra before--

MR. AFFRON: From DEC?

MR. EDSALL: --before the plan's stamped.

MR. AFFRON: I don't have it, it's--

MR. EDSALL: Before the plan is stamped.

MR. AFFRON: Okay.

MR. PETRO: Motion for final approval.

MR. ARGENIO: Make the motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final re-approval to the Jocossa site plan on River Road, of course subject to our having a copy of the DEC--any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Thank you for coming in.



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: JOCOSA (AFFRON) SITE PLAN
PROJECT LOCATION: RIVER ROAD
SECTION 20 – BLOCK 2 – LOT 41
PROJECT NUMBER: 01-62
DATE: 26 MAY 2004
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A WASTE OIL COLLECTION FACILITY ON THE EXISTING LOT ON THE EAST SIDE OF RIVER ROAD. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 NOVEMBER 2002, 10 APRIL 2002 AND 24 APRIL 2002 PLANNING BOARD MEETINGS.

1. All requested corrections were previously added to the plans. The Planning Board previously held a Public Hearing in April 2002. The Board previously assumed the position of Lead Agency and declared a "neg dec" for the application. The application received conditional approval on 4-24-02 (which has since expired).

The applicant has been busy seeking approval from the NYSDEC for the facility. Resultant from the approximate two years of review, some minor revisions have been made to the plan, as required for DEC approval. It is my opinion, after a review of the plan, that these revisions are minor in nature and the plan is still in an approvable form.

2. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.
3. I recommend re-approval of the site plan.

Respectfully Submitted,


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

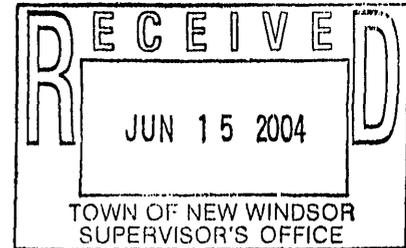
THIS IS NOT A PERMIT

1- NEW WINDSOR SUPERVISOR

New York State Department of Environmental Conservation
Notice of Complete Application

Date: 06/10/2004

Applicant: JOCOSA LLC
PO BOX 67
NEWBURGH, NY 12551-0067



Facility: JOCOSA LLC WASTE OIL RECYCLING FACILITY
RIVER ROAD NORTH OF SILVER SPRING RD
NEW WINDSOR, NY

Application ID: 3-3348-00206/00001

Permits(s) Applied for: 1 - Article 27 Title 7 Solid Waste Management

Project is located: in NEW WINDSOR in ORANGE COUNTY

Project Description:

The applicant has applied for a Part 360 permit to construct and operate a waste oil reprocessing facility to manage up to 14,500 gal. per day and up to 3,370,000 gal. per year of waste oils. The waste oil would be stored in one 14,000 gal. and in two 30,000 gal. above ground double-walls tanks with associated unloading and loading racks. The waste oils consist of automotive oils (crankcase and gear oils) and tank bottoms & fuel oil contaminated with water, dirt and sediments. The treatment process would consist of filtering out impurities and storing the waste oil long enough to allow bottom sediment and water to separate from the oils. All incoming waste oils and the material processed out of it will be shipped offsite for reuse or disposal. There will be no on-site disposal.

The facility would be located on approximately 2 acres on the west side of River Road in the Town of the Windsor, Orange County, New York.

State Environmental Quality Review (SEQR) Determination

Project is an Unlisted Action and will not have a significant impact on the environment. A Negative Declaration is on file. A coordinated review was performed.

SEQR Lead Agency New Windsor Town Planning Board

State Historic Preservation Act (SHPA) Determination

Cultural resource lists and map have been checked. No registered, eligible or inventoried archaeological sites or historic structures were identified at the project location. No further review in accordance with SHPA is required.

Coastal Management

This project is located in a Coastal Management area and is subject to the Waterfront Revitalization and Coastal Resources Act.

Availability For Public Comment
Comments on this project must be
submitted in writing to the Contact
Person no later than 07/02/2004

Contact Person
MICHAEL D MERRIMAN *MDM*
NYSDEC
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561-1696
(845) 256-3054

CC List for Complete Notice

Chief Executive Officer
JOCOSA LLC
P. MEHTA, DSHM
K. GRZYB, DSHM
J. SARCHINO, PE, OF JOHN MEYER CONSULTING
ENB
File



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
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Writer's E-mail Address:
nje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 01.62

WORK SESSION DATE: 19 MAY 2007 PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: _____ RESUB. REQ'D: _____

PROJECT NAME: Affron / Jacosa

REPRESENTATIVES PRESENT: Steve Affron

MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED: River Rd.

STND CHECKLIST: PROJECT TYPE
DRAINAGE _____ SITE PLAN _____
DUMPSTER _____ SPEC PERMIT _____
SCREENING _____ L L CHG. _____
LIGHTING _____ SUBDIVISION _____
(Streetlights) LANDSCAPING _____ OTHER _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

— Substantially same as prev. plan - review, per P&C
— in view of P&C permit pending.
— need reappraisal.
— 5 sets for mtg.

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y _____ N
Recommended Mtg Date 5/26

Rec 5/26
MAH

RESULTS OF P.B. MEETING OF: April 24 2002

PROJECT: Jessa

P.B.# 01-62

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) L S) B VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y N__

CARRIED: YES NO__

M) B S) A VOTE: A 5 N 0

CARRIED: YES NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ 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) L S) A VOTE: A 5 N 0 APPROVED CONDITIONALLY: 4-24-02

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need Cost Estimate</u>
<u>Mark's Comments</u>

JOCOSA (01-62)

Mr. Dillin appeared before the board for this proposal.

MR. PETRO: This application proposes construction of a waste oil collection facility on the existing lot on the east side of River Road. This plan was previously reviewed at the 14 November 2002, 10 April 2002 planning board meetings. A public hearing was held at the last meeting with no issues of concern identified. The holdup is a 30 day period for lead agency. This period has expired. We have received responses since Mark's comments and DOT says no objection to the town as lead agency, if the traffic study is prepared, please forward to DOT which we're not doing cause you don't need a highway work permit, you're not doing a new curb cut.

MR. DILLIN: We're redoing it.

MR. PETRO: Highway work permit then.

MR. DILLIN: Yes.

MR. PETRO: Orange County Planning, no objection to the town as lead agency, so we've heard back from both. Motion for lead agency?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board assume the role of lead agency for the Jocosa site plan on River Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We had the public hearing, as it says earlier, there was no concerns to be identified. I'll take a motion for negative dec under the SEQRA process.

MR. BRESNAN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Jocosa site plan on River Road.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Planning board will require that a bond estimate be submitted for the site plan in accordance with Chapter 19 of the Town Code. I'm aware of no reason why final approval cannot be considered at this time.

MR. LANDER: Except DOT.

MR. PETRO: He'd have to get a work permit from DOT.

MR. EDSALL: If you make it subject to number 4 and just require them to get a permit, you're all set.

MR. PETRO: You want to say anything?

MR. DILLIN: No, I think you've said everything.

MR. LANDER: I wouldn't say a word.

MR. PETRO: Motion for final approval.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Jocosa site plan on River Road subject to the bond estimate to the site plan in accordance with Chapter 19 of the Town Code and we require that you get a work permit from New York State DOT. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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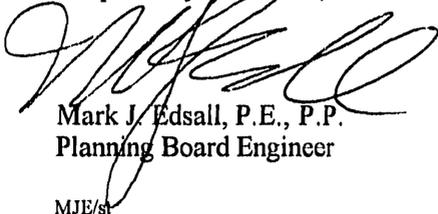
**TOWN OF NEW WINDSOR
PLANNING BOARD - REVIEW COMMENTS**

PROJECT NAME: JOCOSA (AFFRON) SITE PLAN
PROJECT LOCATION: RIVER ROAD
SECTION 20 – BLOCK 2 – LOT 41
PROJECT NUMBER: 01-62
DATE: 24 APRIL 2002
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A WASTE OIL COLLECTION FACILITY ON THE EXISTING LOT ON THE EAST SIDE OF RIVER ROAD. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 NOVEMBER 2002 AND 10 APRIL 2002 PLANNING BOARD MEETINGS.

1. All corrections requested have been completed on the plan. The Public Hearing was held at the last meeting, with no issues of concern identified.

The only holdup was expiration of the 30-day period to assume Lead Agency. This period has expired, and we have also received a response from NYSDOT.
2. I recommend that the Board formally assume the role of Lead Agency under SEQRA at this meeting.
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 estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.
5. I am aware of no reason why final approval could not be considered.

Respectfully Submitted,



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

MJE/s
NW01-62-24Apr02.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/24/2002

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	04/19/2002	MUNICIPAL HIGHWAY	/ /	
REV2	04/19/2002	MUNICIPAL WATER	/ /	
REV2	04/19/2002	MUNICIPAL SEWER	/ /	
REV2	04/19/2002	MUNICIPAL FIRE	04/22/2002	APPROVED
REV2	04/19/2002	NYS DOT . NO OBJECTION TO TOWN AS LEAD AGENCY - IF TRAFFIC STUDY IS . PREPARED, PLEASE FORWARD TO DOT - NEED HIGHWAY WORK PERMIT	04/15/2002	LOCAL DETERM
REV1	04/19/2002	MUNICIPAL FIRE	/ /	
ORIG	04/19/2002	O.C. PLANNING . NO OBJECTION TO TOWN AS LEAD AGENCY	04/24/2002	LOCAL DETERM
REV1	03/07/2002	MUNICIPAL HIGHWAY	04/19/2002	SUPERSEDED BY REV2
REV1	03/07/2002	MUNICIPAL WATER	04/19/2002	SUPERSEDED BY REV2
REV1	03/07/2002	MUNICIPAL SEWER	04/19/2002	SUPERSEDED BY REV2
REV1	03/07/2002	MUNICIPAL FIRE . PLEASE HAVE DEVELOPER CONTACT FIRE INSPECTOR'S OFFICE	03/12/2002	APPROVED
REV1	03/07/2002	NYS DOT . NO OBJECTION TO TOWN AS LEAD AGENCY - IF TRAFFIC STUDY IS . PREPARED, PLEASE FORWARD A COPY TO D.O.T. - NEED HIGHWAY . WORK PERMIT	04/10/2002	APPROVED
ORIG	11/05/2001	MUNICIPAL HIGHWAY . NEED D.O.T. APPROVAL . & . *	11/14/2001	N/A
ORIG	11/05/2001	MUNICIPAL WATER	11/08/2001	APPROVED
ORIG	11/05/2001	MUNICIPAL SEWER	03/07/2002	SUPERSEDED BY REV1
ORIG	11/05/2001	MUNICIPAL FIRE	11/14/2001	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/24/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/10/2002	P.B. APPEARANCE	PUT ON NEXT AGENDA
11/14/2001	P.B. APPEARANCE	AUTH COORD LETR . NEED D.O.T. APPROVAL - JANUARY PUBLIC HEARING

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/24/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	11/14/2001	EAF SUBMITTED	/ /	WITH APPLIC
ORIG	11/14/2001	CIRCULATE TO INVOLVED AGENCIES . AUTHORIZED COORDINATION LETTER TO BE SENT	03/22/0201	SENT LETR
ORIG	11/14/2001	LEAD AGENCY DECLARED	/ /	
ORIG	11/14/2001	DECLARATION (POS/NEG)	/ /	
ORIG	11/14/2001	SCHEDULE PUBLIC HEARING	11/14/2001	SCHED PH
ORIG	11/14/2001	PUBLIC HEARING HELD	04/10/2002	CLOSED PH
ORIG	11/14/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	11/14/2001	AGRICULTURAL NOTICES	/ /	
ORIG	11/14/2001	BUILDING DEPT REFER NUMBER	/ /	

MR. AFFRON: Yes, there's Affron terminal, then across the street, there were two freestanding tanks. This operation will be where those two freestanding tanks were, right across the street from Lightron, I think there's a excavator right there, then there's a big parcel of property, a couple houses, then Silver Springs Road, but there's two tanks there before with dike walls and they were--

MRS. OSTNER: On the left side of the highway?

MR. ARGENIO: There's an area map on this plan right here, if you'd like to come forward and take a look at it.

MR. AFFRON: Main bulk of the terminal was on the east side, large tank that we have right here, green tank has Affron on it, we had it removed five years ago.

MRS. OSTNER: What is it you want to put in there?

MR. AFFRON: Two 30,000 gallon dike tanks, there's no heating, there's no processing, what it really is it's separation by gravity and then it gets certified and gets taken off premises, so we're not going to be doing any recycling so to speak, really transfer of waste oil to be used.

MRS. OSTNER: Where is it's going after it leaves there?

MR. AFFRON: Whichever industry can use it for four or six oil substitute.

MRS. OSTNER: There's going to be residue at the bottom, what are you going to do with that? It will accumulate.

MR. AFFRON: The first tank is the tank that will be holding off specification that has to be within DEC guidelines, such as Buckner Waste Oil, he's licensed to dispose of off specification waste oil. The only thing I can sell is non-specification, there will be an accumulation, it's a very simple process done by gravity.

MRS. OSTNER: I understand that, I just wondered what happens to what you can't use and Buckner's going to get rid of it?

MR. AFFRON: Buckner, yes.

MRS. OSTNER: What's he going to do with it?

MR. AFFRON: How he does it, I don't know. I know he's licensed to do it.

MR. PETRO: Is that all, Mrs. Ostner?

MRS. OSTNER: Yes.

MR. PETRO: Anyone else like to speak? Motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for Jocosa LLC site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: There's a note that the bulk table is incorrect, I would suggest you get a copy of Mark's comments, 110 foot side yard, correct that.

MR. EDSALL: Yeah, just the one correction, Mr. Chairman.

MR. PETRO: Secondly, we cannot move my further tonight because our lead coordination letter was mailed out March 21, 30 days has not elapsed therefore we cannot

April 10, 2002

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go any further. But you'll be on the next agenda if you want to be as long as the 30 days elapsed, we can take action. We can't take action if I wanted to so--

MR. DILLIN: Okay.

MR. AFFRON: You're moving a lot faster than the DEC is anyway.

MR. ARGENIO: What percentage of the 30,000 gallons does the DEC require you to capture in the event of a rupture, 100%, 50%?

MR. AFFRON: Eighty percent. You mean in the--

MR. EDSALL: It's 110, bulk storage is 110, it's over 110.

MR. AFFRON: Dike walls are made by the company that supplies the tank and yeah, he's right, 80 wouldn't make sense. It's been a while since I had to figure those figures.

MR. PETRO: Please contact the fire inspector's office, it's approved, but they want to go over something with you, so get in touch with someone in that office and we'll see you in two weeks.



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

PROJECT NAME: JOCOSA (AFFRON) SITE PLAN
PROJECT LOCATION: RIVER ROAD
SECTION 20 - BLOCK 2 - LOT 41
PROJECT NUMBER: 01-62
DATE: 10 APRIL 2002
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A WASTE OIL COLLECTION FACILITY ON THE EXISTING LOT ON THE EAST SIDE OF RIVER ROAD. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 NOVEMBER 2002 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The application involves construction of two 30,000 gallon waste oil tanks with related facilities. An access driveway is provided off River Road. This is a special permit in the PI zoning district.
2. As previously noted, the bulk table includes an error. The total side yard value, which should be 110 ft. The table should be corrected, as was requested in November.
3. A lead agency coordination letter was issued on March 21st. As such, unless all the other involved agencies have responded, the Board can not assume lead agency at this meeting (the 30 days has not expired).
4. If any concerns are raised at the Public Hearing, I will be pleased to review same, as deemed appropriate by the Board.

Respectfully Submitted,



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

MJE/st
NW01-62-10Apr02.doc

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York on April 10, 2002 at 7:30 P.M. on the approval of the proposed SPECIAL PERMIT approval for the Site Plan for Jocosa, L.L.C. located on the westerly boundary of River Road (New York State Route 980), Tax Map Number: Section 20 Block 2 Lot 41. Map of the project is on file and may be inspected at the PLANNING BOARD OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public Hearing.

Dated: March-21, 2002

By Order of:

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

October 1, 2001

Affron Fuel Oil, Inc.
P.O.Box 67
Newburgh, NY 12551

Re: 20-2-4

Dear Sir/Madam:

According to our records, the attached list of property owners within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in cursive script, appearing to read "L. Cook". The signature is enclosed within a circular scribble or flourish.

Leslie Cook
Sole Assessor

LC/srr

CC:Myra Mason, PB

9-1-88.2
Dorothy Toback & Roxanne Crawley
248 Carter Avenue
Newburgh, NY 12550 ✓

20-1-12
Edward & Elizabeth Kirwan
15 Queen Street
New Windsor, NY 12553 ✓

20-2-45.2
Joseph Dellaflora & Drapun Blanche
42 Frost Lane
Cornwall, NY 12518 ✓

9-1-90.2 9-1-95
Warex Terminals Corp a NY Coporroration
1 South Water Street
Newburgh, NY 12550 ✓

20-1-13
Duane & Patricia Damanda
11 Queen Street
New Windsor, NY 12553 ✓

20-2-47
Philip & Yvette Sayles
12 Silver Spring Road
New Windsor, NY 12553 ✓

9-1-91
Greg & Cristina Fischer
3126 Rte 9 W South
New Windsor, NY 12553 ✓

20-2-33.31
Richard Ostner
82 Bethlehem Road
New Windsor, NY 12553 ✓

20-2-48
James & Susan Krieger
Route 94 Rd# 2 Box 101
New Windsor, NY 12553 ✓

9-1-92 20-2-40
Daniel Searing
6 Bellevue Road
Newburgh, NY 12550 ✓

20-2-33.32
Michael Shramek
D/b/a Home Tech Builders
8 Ashwood Terrace
Newburgh, NY 12550 ✓

George Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

9-1-96.1
Littman Industries, Inc.
1126 River Road
New Windsor, NY 12553 ✓

20-2-34 20-2-35
William & Jean Tubbs
29 Silver Spring Road
New Windsor, NY 12553 ✓

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

9-1-97
LOC Realty Corp.
1116 River Road
New Windsor, NY 12553 ✓

20-2-36
Ian Vanderessen
Box 367
Vails Gate, NY 12584 ✓

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553 ✓

9-1-99
New York Central Lines, LLC C/O CSX
500 Water Street (J-910)
Jacksonville, Fl 32202 ✓

20-2-38
Presbyterian Church Cemetary
3124 NYS Rte 9W
New Windsor, NY 12553 ✓

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553 ✓

17-4-17
Ersilia Sidoli
3115 NYS Rte 9W
New Windsor, NY 12553 ✓

20-2-42.1
Horace Steven & Clarrissa Berkhan
40 Silver Spring Road
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
33 Airport Center Drive Suite 202
New Windsor, NY 12553 ✓

17-4-18
Hugo & Louise Dubaldi
3111 NYS Rte 9W
New Windsor, NY 12553 ✓

20-2-42.2
Jerome Affron
Grand Avenue
Newburgh, NY 12550 ✓

17-4-19
Lester & Carmella Johnson
2 Broad Street
New Windsor, NY 12553 ✓

20-2-43 20-2-44
Richard & Lance Roos
1137 River Road
New Windsor, NY 12553 ✓

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RESULTS OF P.B. MEETING OF: November 14, 2001

PROJECT: Jacosa L.L.C. P.B.# 01-62

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N
2. TAKE LEAD AGENCY: Y N

M) S) VOTE: A N
CARRIED: YES NO

M) B S) A VOTE: A 5 N 0
CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N 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) S) VOTE: A N APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

<i>This is a special permit.</i>
<i>Need D.O.T.</i>
<i>January P.H.</i>

JOCOSA LLC SITE PLAN (01-62)

Mr. James Dillin and Mr. Steve Affron appeared before the board for this proposal.

MR. PETRO: Proposed bulk storage for oil with loading station for distribution. That's something different for River Road.

MR. KARNAVEZOS: This is waste oil?

MR. DILLIN: Yes.

MR. PETRO: This application proposes construction of waste oil construction facility on the existing lot on the east side of River Road. This plan was reviewed on a concept basis only. Construction of two 30,000 gallon waste oil tanks with related facilities and access drive as is provided. How much does DEC have to get involved with this, Mark, that it's waste oil?

MR. EDSALL: That's one of the open issues they may need to be permitted by DEC but that as well as all the DEC permits really are something we coordinate under SEQRA but it's their obligation to get the permits.

MR. PETRO: We can proceed with an application and an approval if we got that far and it's up to them to be licensed by the DEC to operate it?

MR. EDSALL: Yes, but under SEQRA, we're going to coordinate with DEC, so they'll let us know what permits will be needed.

MR. LANDER: Where is this lot located? What's next to it?

MR. DILLIN: I'm James Dillin and Steve Affron. Why don't you explain where it is.

MR. AFFRON: Actually, it's directly, it's a cross the street from Lightron, nearest road is River Road and Silver Springs Road. The property Silver Springs Road travels up here, up to 9W and at that, that's where the property is and there's a construction company right

here.

MR. PETRO: Is that that Boone (phonetic) next to you?

MR. AFFRON: I don't know what his name is.

MR. PETRO: Dan Searing, you don't know him?

MR. AFFRON: I don't know him and there's two houses.

MR. PETRO: The one that's to the north is the little green house with some garages?

MR. AFFRON: Yes.

MR. AFFRON: I think it might be pertinent that we had up to I think 1997 a two million and one million gallon tank on the same property that were torn down.

MR. DILLIN: That's why these contours, this is the diking that used to be there.

MR. PETRO: A swale around the whole tank but these tanks, they have the diked walls going around them anyway, they're in a tank in a bathtub, basically.

MR. DILLIN: Right.

MR. KARNAVEZOS: Lightron is right here.

MR. AFFRON: Lightron is on the east side of River Road so if you go across the street.

MR. PETRO: Mike, are we treating these tanks as a structure?

MR. BABCOCK: Yes.

MR. PETRO: So they're structures basically?

MR. BABCOCK: Yes.

MR. PETRO: So our setbacks, although it doesn't look like they have a problem with it.

MR. BABCOCK: No.

MR. DILLIN: In a work session, we labeled the yards as storage tanks, that's what we're giving the separations from front yard, side yard.

MR. PETRO: Parking spaces provided are for what purpose, just for workers to come do maintenance? There's no actual offices there, is there?

MR. DILLIN: No, just for the--

MR. PETRO: You're going to bring a truck in, offload the oil into these tanks?

MR. AFFRON: Yes.

MR. PETRO: What kind of waste oil, from where, from gas stations, what else, where would you get waste oil from?

MR. AFFRON: Gas stations, truck centers.

MR. PETRO: Jiffy Lube's oil, motor oil and transmission fuel?

MR. BRESNAN: What do you do?

MR. AFFRON: It's separated by gravity. At that point, it has to be certified either on, it's certified on specification, it can be used as a 4 oil substitute which pretty much mimics 4 oil a little bit better viscosity wise and people that use heavy oil in industry get a permit to burn to specify on specification waste oil and it's about half the price.

MR. ARGENIO: What is it separated into, number 4 oil and what else?

MR. AFFRON: No, no, it's separated from on and off specification.

MR. ARGENIO: What's off specification?

MR. AFFRON: That would mean that the elements in it

would exceed what the DEC permits being used by the special.

MR. ARGENIO: What do you do with that?

MR. AFFRON: That has to be brought over to Buckner Waste Oil and disposed of properly, I can't dispose of off specification oil.

MR. PETRO: The road going in is gravel, I don't have a problem, there's no public going here, there's no retail, there's nobody going in, just gravel turnaround area for the trucks going in, offloading, coming back out and one to come in and pick it up.

MR. EDSALL: They're paving in to a point passed the concrete pad for the truck unloading, it's the cul-de-sac that's not paved. The advantage there was I thought we didn't want dust and not tracking gravel out onto the road. I'm sure DOT would want that anyway. Jim, in the workshop, we discussed the parking spaces really are not required parking spaces based on any building but more a car can pull off.

MR. PETRO: You're not putting, how about ADA with this, would you not need a handicapped parking spot in case you have a handicapped employee?

MR. EDSALL: My understanding these two spaces were going to be a graveled pulloff area, not striped, not paved, they don't constitute a real parking space but just a space where you can pull a car off a paved road.

MR. PETRO: We're counting the tanks?

MR. EDSALL: For setbacks.

MR. PETRO: Again, with the ADA, I say where can the handicapped park, how is he going to get--

MR. EDSALL: I would first ask why the general public would want to go to a fuel tank.

MR. PETRO: Handicapped employee, I'm only being an advocate here for the ADA, but I agree with you that

you really don't need it.

MR. KARNAVEZOS: The only people that will be pulling in are the trucks loading and unloading.

MR. EDSALL: I don't think there's any ADA requirement to provide access or parking for equipment, there's no building here, purely talking about equipment.

MR. PETRO: You're telling me we don't need it?

MR. EDSALL: We're opening a can of worms and setting a precedent we don't want to set.

MR. PETRO: Next deal, what's the little tank that says CB, there's a little tank CB tank catch basin?

MR. DILLIN: Yeah, that's a catch basin.

MR. PETRO: What's the tank? It's a separate tank because that tank I see you have a minimum setback line but that tank is forward of it, why isn't that tank a truck structure, also, why is it on this side of the setback line?

MR. DILLIN: That's underneath the ground, underneath the concrete.

MR. EDSALL: Probably an oil water separator.

MR. PETRO: And the well is just an existing well?

MR. EDSALL: Probably a test well.

MR. DILLIN: Probably a test well, yes.

MR. LANDER: You need a DOT permit, right, there's an existing curb cut there now.

MR. DILLIN: We're proposing a new entrance, there's really nothing there, we're proposing curbing.

MR. PETRO: We need DOT approval. I'll take a motion for lead agency coordination letter to be sent out.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize circulation of the lead agency coordination letter. Is there any further discussion? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: A public hearing is mandatory for this application since this is a special use permit. Board will need to determine whether the hearing can be authorized for, well, in order to have a public hearing, we should hear back when the 30 days expired for the lead coordination letter. It's going to have to be January for the public hearing, you're not going to start this, you're not going to hear anything back from the DOT, not that quick. We'll get the letter out for the lead agency, get everybody else involved. I would suggest come back to the first meeting in January and at that time, we can go over the correspondence that we've had with any lead agencies and we can authorize the public hearing at that time. You don't have to come back for a third meeting, I don't see anything, I mean, the plan's fine, nobody's going to have any problem. Am I speaking for anybody? This is pretty straightforward. Thank you.



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

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

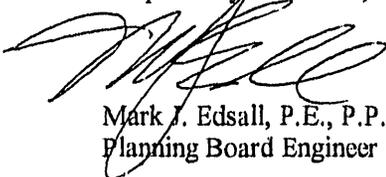
PROJECT NAME: JOCOSA (AFFRON) SITE PLAN
PROJECT LOCATION: RIVER ROAD
SECTION 20 -- BLOCK 2 -- LOT 41
PROJECT NUMBER: 01-62
DATE: 14 NOVEMBER 2001
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A WASTE OIL
COLLECTION FACILITY ON THE EXISTING LOT ON THE EAST SIDE OF
RIVER ROAD. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The application involves construction of two 30,000 gallon waste oil tanks with related facilities. An access driveway is provided off River Road.

The property is in the PI zoning district. The application would appear to be for use B-5 of the Zoning Bulk Tables. The "required" bulk information appears correct, with the exception of the total side yard value, which should be 110 ft. The application appears to comply with all the minimum requirements.

2. The Board should discuss the operation with the applicant to determine the scope of the operation. Truck trips per day, hours of operation should be discussed. Determine if the operation is just storage, or any treatment, etc. Is adequate staging available based on the frequency of truck delivery?
3. This application should be forwarded to the NYSDOT, who has jurisdiction for River Road.
4. The Planning Board may wish to authorize circulation of a Lead Agency coordination letter under the SEQRA review process. The applicant should be directed to submit eight (8) copies of the updated plan, with a Full EAF providing all the information noted above, additional information which may be requested by the Board, and other pertinent information for this application.
5. A Public Hearing is mandatory for this application, since this is a Special Permit use. The Board will need to determine when the hearing can be authorized for.

Respectfully Submitted,



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

MJE/st
NW01-62-14Nov01.doc

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1119-2001

12/04/2001

PB # 01-62. (Special Permit Fee)
Iocosa LLC
P O Box 67
Newburgh, NY 12553

Received \$200.00 for Planning Board Fees on 12/04/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-62
NAME: JOCOSA LLC
APPLICANT: AFFRON JEROME

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	REC. CK. #4619	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00





COUNTY OF ORANGE

DEPARTMENT OF PLANNING

EDWARD A. DIANA
COUNTY EXECUTIVE

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533

CHRISTOPHER J. DUNLEAVY
ACTING COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: *Town of New Windsor Planning Board*

Reference No.: *NWT 3-02M*

County I.D. No: *20-2-41*

Applicant: *Jocosa LLC.*

Proposed Action: *Lead Agency Coordination: Bulk Storage Tanks in PI Zone.*

State, County, Inter-municipal Basis for Review: *SEQR*

Comments: *We have no objection to the Town of New Windsor Planning Board becoming Lead Agency under SEQR.*

Related Reviews and Permits:

County Action: Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: *April 19, 2002*
RECEIVED
TOWN OF NEW WINDSOR
APR 23 2002
ENGINEER & PLANNING

Acting Commissioner of Planning



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

April 11, 2002

Mr. Mark J. Edsall, P.E., Planning Board Engineer
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 10956

Dear Members,

RE: STATE ENVIRONMENTAL QUALITY REVIEW
Jocosa LLC Site Plan
New Windsor, Orange County



This Department has no objection to the Town of New Windsor Planning Board assuming the role of lead agency for this action.



We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be accurate.



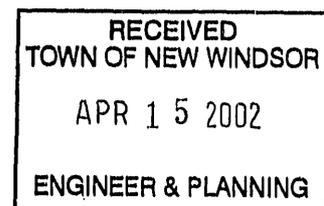
If a traffic study is prepared for the proposed project, please forward a copy to us for review.



Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work within any NYS Route right-of-way.

Very Truly Yours,


Adrienne G. Bautista
Civil Engineer I



cc: M.E.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 22, 2002

SUBJECT: Jocosa L.L.C.

Planning Board Reference Number: PB-01-62

Dated: 19 April 2002

Fire Prevention Reference Number: FPS-02-024

A review of the above referenced subject site plan was conducted on 22 April 2002.

This site plan is acceptable.

Plans Dated: 1 November 2001


Robert F. Rodgers

RFR/dh

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: March 12, 2002

SUBJECT: Jocosa LLC

Planning Board Reference Number: PB-01-62

Dated: 7 March 2002

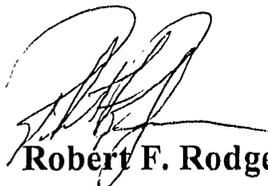
Fire Prevention Reference Number: FPS-02-013

A review of the above referenced subject subdivision plan was conducted on 12 March 2002.

This subdivision plan is acceptable.

Please have developer contact my office.

Plans Dated: November 1, 2001


Robert F. Rodgers



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR, WATER DEPT.,
SEWER DEPT., HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
MAR - 7 2002
ENGINEER & PLANNING

P.B. FILE # 01-82 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 3/30/02

THE MAPS AND/OR PLANS FOR:

Jocasa LLC
Applicant or Project Name

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: [Signature] Reviewed by: _____ Date: 12 March 02

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 14 November 2001

SUBJECT: JOCOSA, LLC

Planning Board Reference Number: PB-01-62

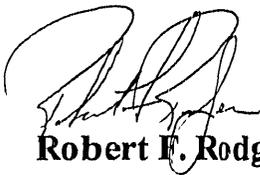
Dated: 5 November 2001

Fire Prevention Reference Number: FPS-01-062

A review of the above referenced subject site plan was conducted on 14 November 2001.

This site plan is acceptable.

Plans Dated: 1 November 2001.



Robert F. Rodgers



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

RECEIVED

NOV 07 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 01-62

DATE PLAN RECEIVED: _____

RECEIVED

NOV - 5 2001

Please return
by 11/12/01

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 _____

DOT approval Required

Henry Kroll 11/14/01
HIGHWAY SUPERINTENDENT DATE

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: 01-62

DATE PLAN RECEIVED: RECEIVED
NOV - 5 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Jocosa _____ has been

reviewed by me and is approved L

~~disapproved~~ _____

~~if disapproved, please list reason~~ _____

town water is available for project-

HIGHWAY SUPERINTENDENT DATE

Steve D'Is 11-8-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

P. B. #01-62
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1058-2001

11/07/2001

Oil, Affron Fuel

Received \$ 100.00 for Planning Board Fees on 11/07/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



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
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # _____
WORK SESSION DATE: 19 SEPT 01 APPLICANT RESUB.
REQUIRED:
REAPPEARANCE AT W/S REQUESTED: _____
PROJECT NAME: Affion 5/P
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Jr. Dillon / Steve Affon
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

PI Spec Int #5 add "provided"
add divmt M/A.
side total 110
Waste Oil storage
add pks - area.
gravel for turnaround.
DOT refer get plans from
tblr "with integral spill containment"
req'd PH - wash 10/10

X CLOSING STATUS
Set for agenda 10/10
possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJE98



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
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 3 Jan 01 APPLICANT RESUB. REQUIRED: Full later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Affron SP

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Steve affron

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL: wants 2 306 tanks waste oil PI

*off
River Rd
on border
Silverden*

- scavenger → processor → storage
- all vacant lot - former tanker gone
- setback from R for code
- 50' side 100' front setback
- forward for truck
- Plan by Low Carbon
- 51' of single lot
- Special Permit

CLOSING STATUS

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

pbwsform 10MJE98

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ___ Lot Line Change ___ Site Plan Special Permit ___

Tax Map Designation: Sec. 20 Block 2 Lot 41

BUILDING DEPARTMENT PERMIT NUMBER PA 2000 - 1214

1. Name of Project JOCOSA LLC

2. Owner of Record Jerome Affron Phone (845) 562-0440

Address: Grand Ave. Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant (same) Phone _____

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

4. Person Preparing Plan John Meyer Consulting Phone 914-273-5225
(Anthony Nestor)

Address: 120 Bedford Rd. Armonk, NY 10504
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Mark C. Taylor Esq. Phone (845) 562-9100

Address P.O. Box 2280 Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

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

~~Steve Affron, Anthony Nestor~~ (845) 562-0440 (845) 562-1410
(Name) Mr. Taylor (Phone) (fax)

7. Project Location: On the westerly side of River Road
(Direction) (Street)

8. Project Data: Acreage 2.5012 Zone PI School Dist. Newburgh

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. Detailed description of Project: (Use, Size, Number of Lots, etc.) Buld storage of oil with loading station for distribution.

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

IF THIS APPLICATION IS SIGNED 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:

17 DAY OF May 2004

Jerome S. Alford
(OWNER'S SIGNATURE)

[Signature]
(AGENT'S SIGNATURE)

Sharon J. Smith
Notary Public St. New York
No. 4618999
NOTARY PUBLIC
Qualified in Orange County
Commission Expires Jan 31, 2006

Please Print Agent's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Jerome Affron, deposes and says that he resides
(OWNER)
at Grand Ave. , Newburgh, NY in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. Block Lot)
designation number (Sec. 20 Block 2 Lot 41) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)
In Stephen Affron 61Harvey way, Newburgh, N.Y. 12550
Anthony Nestor 120 Bedford Road, Armonk, NY 10504
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.

SWORN BEFORE ME THIS:

** Jerome S. Affron
Owner's Signature (MUST BE NOTARIZED)

17 DAY OF May 20)

Agent's Signature (If Applicable)

Sharon J. Smith
NOTARY PUBLIC
Sharon J. Smith
Notary Public St. New York
No. 4618899
Qualified in Orange County
Commission Expires Jan 31, 2026

Professional Representative's Signature

** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

TOWN OF NEW WINDSOR

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

RECEIVED

NOV 06 2001

PLANNING BOARD APPLICATION

BUILDING DEPARTMENT

TYPE OF APPLICATION (check appropriate item):

Subdivision ___ Lot Line Change ___ Site Plan X Special Permit ___

Tax Map Designation: Sec. 20 Block 2 Lot 41

BUILDING DEPARTMENT REFERRAL NUMBER PA2000 - 1214

1. Name of Project Jocosa LLC

2. Owner of Record Jerome Affron Phone (845) 562-0440

Address: Grand Avenue Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant (same) Phone _____

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

4. Person Preparing Plan James A. Dillin, PLS Phone (845) 294-9086

Address: 38 Scotchtown Avenue Goshen, New York 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Mark C. Taylor, Esq. Phone (845) 562-9100

Address P.O. Box 2280 Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)

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

Mr. Affron, Mr. Dillin & (845) 562-0440
(Name) (Phone)

7. Project Location: On the westerly side of River Road 300 feet
(Direction) (Street) (No.)
north of Silver Spring Road
(Direction) (Street)

8. Project Data: Acreage 2.5012 Zone PI School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

01-62

RECEIVED

NOV - 5 2001

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.) Bulk storage of oil with loading station for distribution.

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:

2ND DAY OF October 192001

Jerome Affron
APPLICANT'S SIGNATURE

Virginia Smith
NOTARY PUBLIC
VIRGINIA SMITH
No. 4969547
Notary Public, State of New York
Qualified in Orange County
My Commission Expires 07/16/02

Jerome Affron
Please Print Applicant's Name as Signed

TOWN USE ONLY: I V E D

NOV - 5 2001

DATE APPLICATION RECEIVED

01-62

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Jerome Affron, deposes and says that he resides
(OWNER)

at Grand Avenue, Newburgh in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. Block Lot)
designation number (Sec. 20 Block 2 Lot 41) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

James A. Dillin, PLS 38 Scotchtown Ave. Goshen, New York 10924
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 10/2/01

Vuyr Smk
Witness' Signature

Jerome Affron
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.**

RECEIVED
NOV - 5 2001

01-62

PROJECT I.D. NUMBER

617.21

SEQR

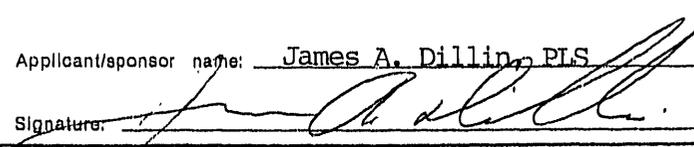
Appendix C

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 <u>Jerome Affron</u> <u>Jocosa LLC</u>	2. PROJECT NAME <u>Site Plan for Jocosa LLC</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Westerly side of River Road</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Bulk storage of oil with loading station for distribution.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.5012</u> acres Ultimately <u>2.5012</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 checked="" type="checkbox"/> Industrial <input 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	
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: <u>James A. Dillin, PLS</u>	Date: <u>11/5/01</u>
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

 OVER
 1

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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:

Town of New Windsor Planning Board
Name of Lead Agency

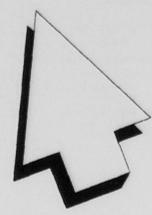
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date



N\F
GREG & CHRISTINA FISCHER
3126 RTE 9W SOUTH
NEW WINDSOR, NY 12553
SECTION 9 BLOCK 1 LOT 91

N\F
DANIEL SEARING
6 BELLEVUE ROAD
NEWBURGH, NY 12550
SECTION 20 BLOCK 2 LOT 40

N\F
PRESBYTERIAN CHURCH CEMETERY
3124 NYS RTE 9W
NEW WINDSOR, NY 12553
SECTION 20 BLOCK 2 LOT 38

N\F
IAN VANDERESSEN
BOX 367
VAILS GATE, NY 12584
SECTION 20 BLOCK 2 LOT 36

N\F
HORACE, STEVEN & CLARRISSA BERKHAN
40 SILVER SPRING ROAD
NEW WINDSOR, NY 12553
SECTION 20 BLOCK 2 LOT 42.1
LOT #1 F.M.4617

N\F
JEROME AFFRON
GRAND AVENUE
NEWBURGH, NY 12550
SECTION 20 BLOCK 2 LOT 42.2
LOT #2 F.M.4617

N\F
RICHARD & LANCE ROOS
1137 RIVER ROAD
NEW WINDSOR, NY 12553
SECTION 20 BLOCK 2 LOT 43

VICINITY MAP:



ZONE: PI (PLANNED INDUSTRIAL)

	REQUIRED	SUPPLIED
MINIMUM LOT AREA	80,000 SQ.FT.	2,5012 ACS.
MINIMUM LOT WIDTH	200 FT.	238 FT.
MINIMUM FRONT YARD (STORAGE TANK)	100 FT.	100 FT.
MINIMUM ONE SIDE YARD (STORAGE TANK)	50 FT.	88 FT.
MINIMUM BOTH SIDE YARDS (STORAGE TANK)	100 FT.	170 FT.
MINIMUM REAR YARD (STORAGE TANK)	50 FT.	368 FT.
MINIMUM SREET FRONTAGE	100 FT.	233 FT.
MAXIMUM BUILDING HEIGHT	12' FT FROM NEAREST LOT LINE	15'
FLOOR AREA RATIO	0.1	N.A.
DEVELOPMENT COVERAGE	N.A.	N.A.

OWNER & APPLICANT:

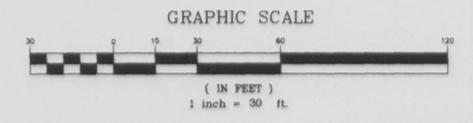
JEROME AFFRON
AFFRON FUEL OIL, INC.
NEWBURGH NY

NOTES:

- TAX MAP DESIGNATION : TOWN OF NEW WINDSOR , SECTION 20, BLOCK 2 LOT 41
- WATER SUPPLY : NONE REQUIRED
- SEWAGE DISPOSAL SYSTEM : NONE REQUIRED
- REFERENCE: BEING PARCEL #3 ON MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR BIG 'S' OIL COMPANY, INC." BY GARRISON W. SCOTT, P.L.S. DATED MARCH 7, 1985.
- VERTICAL DATUM FROM USGS CORNWALL QUADRANGLE.
- 15' X 70' CONCRETE PAD, GRADED TO C.B.W/ 2000 GALLON BURIED SEPTIC TANK TO CONTAIN ANY OIL DISCHARGES. PROVIDE ROOF WITH 3' OVERHANG EACH SIDE.
- CONSTRUCTION OF ENTRANCE WILL ENHANCE SIGHT DISTANCE.
- AREA LIGHTING AS REQUIRED, 250W EACH LIGHT. LIGHT FIXTURE TO BE DIRECTED AS TO NOT CAUSE AN INAPPROPRIATE GLARE TO ADJOINING PROPERTIES.

SITE PLAN FOR JOCOSA L.L.C.

TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.
SCALE: 1"=30' AREA= 2.5012 ACRES
NOVEMBER 1, 2001



Louis J. Cascino, PE
LOUIS J. CASCINO, PE LIC 47764
35 ALDER DRIVE
NEW WINDSOR, NEW YORK



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

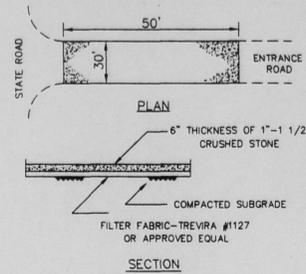
SEQUENCE OF CONSTRUCTION :

1. PROVIDED STABILIZED 30' X 50' CONSTRUCTION PAD ENTRANCE AT LOCATION SHOWN.
2. CONSTRUCT SEDIMENT BARRIERS AS SHOWN AND/OR AS REQUIRED.
3. BEGIN BUILDING CONSTRUCTION.
4. INSTALL SITE IMPROVEMENTS SUCH AS WALLS AND NEW DRIVEWAY BASE AS DEVELOPMENT PROGRESSES. SPREAD TOP SOIL (MINIMUM 4") AND SEED, STABILIZE ALL OPEN AREAS WITH SEED AND MULCHING REQUIREMENTS.
5. AFTER PERMANENT PLANTING AND SEED HAVE BECOME ESTABLISHED, REMOVE SEDIMENT BARRIERS AND PERMANENTLY SEED DISTURBED AREAS, DRIVEWAY PAVEMENT CAN BE INSTALLED WHEN REQUIRED.

SOIL EROSION and SEDIMENT CONTROL NOTES :

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PRECIPITATION TEMPORARILY SEEDING THE DISTURBED AREA WILL BE MULCHED WITH SALT MIX OR THE EQUIVALENT AND BOUND.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER THE FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.
4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROCK GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRES.
5. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT VEGETATIVE COVER.
6. THE SITE SHALL, AT ALL TIMES, BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
8. A CRUSHED STONE, VEHICLE STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED AS SHOWN ON THE PLANS.
9. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

STABILIZED CONSTRUCTION ENTRANCE



NOTE: ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS

ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1"-1 1/2" CRUSHED STONE. WILL BE AT LEAST 30' X 100' AND SHOULD BE PLACED ON COMPACTED SUBGRADE AND SHALL BE MAINTAINED.

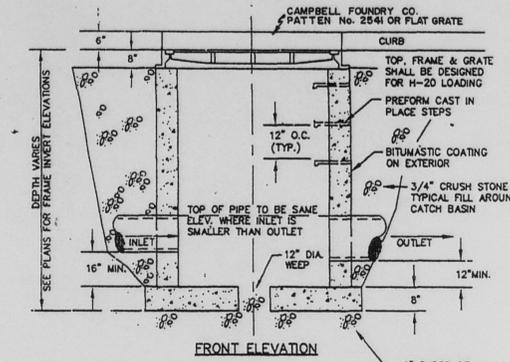
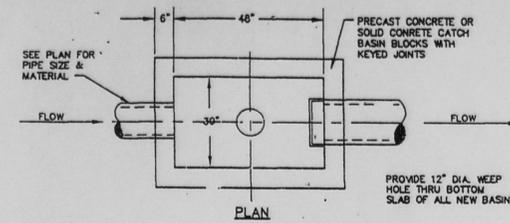
ALL DRIVEWAYS MUST BE STABILIZED WITH 1"-1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.

PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSH STONE OR HAYBALE FILTER (FILTER DETAILS APPEAR ON PLAN).

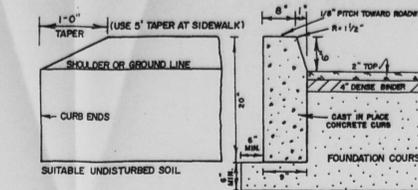
ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN.



TYPICAL CATCH BASIN DETAIL

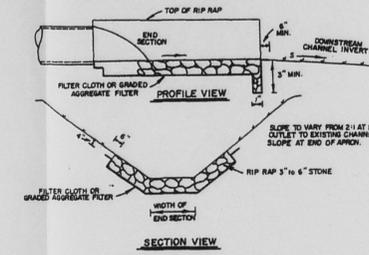
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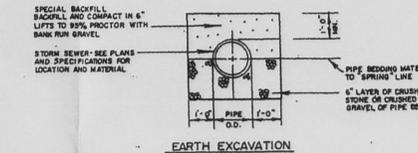
NEW YORK STATE CURB DETAIL

TYPE BB (TYPICAL)

1. SHOULDER PAVING - 4" ASPHALT CONCRETE ON 8" GRAVEL. ROADWAY PAVING - 2" TOP, 4" DENSE BINDER ON 8" GRAVEL.
2. PROVIDE CONTRACTION JOINTS IN CURBING AT APPROXIMATELY 10' INTERVALS.
3. PLACE SUITABLE FILL BEHIND CURB AND TOPSOIL AND SEED OR PAVE (2" DEEP)

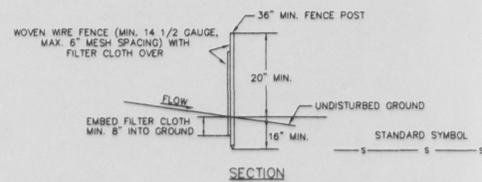
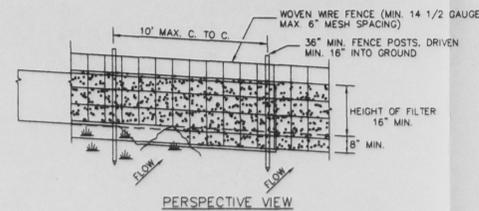


OUTLET PROTECTION AND END SECTION



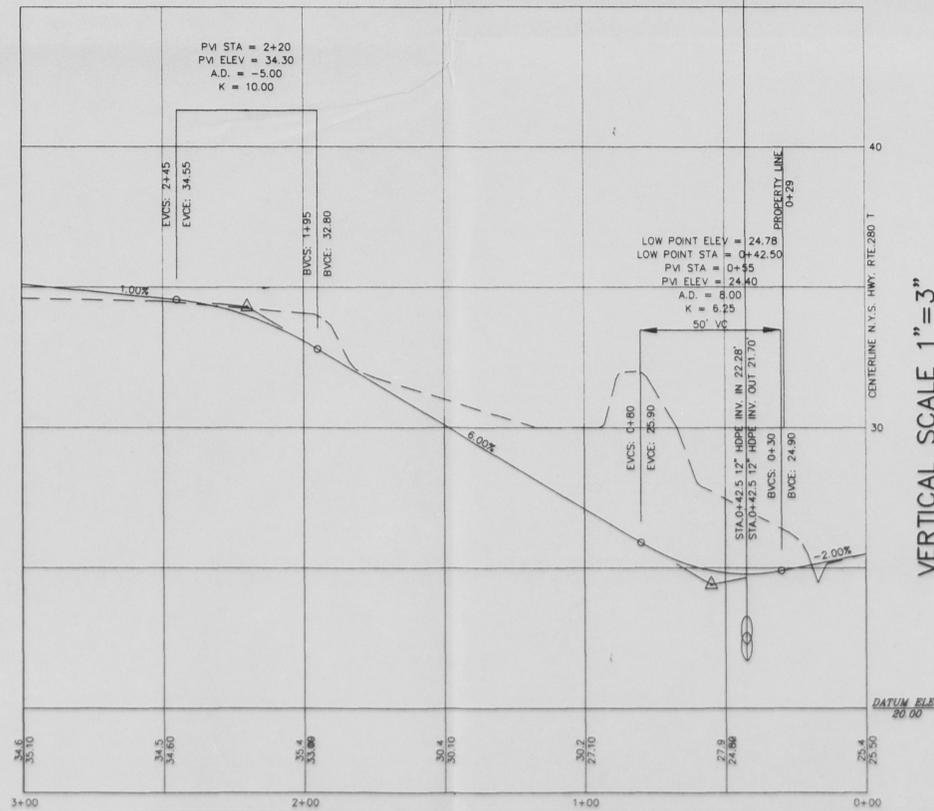
PIPE INSTALLATION DETAIL

SILT FENCE DETAILS



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. FILTER CLOTH: FILTER X, MIRAFL 100X, STABILINKA T140N OR APPROVED EQUAL.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



DRIVEWAY PROFILE
HORIZONTAL SCALE 1"=30'

VERTICAL SCALE 1"=3'

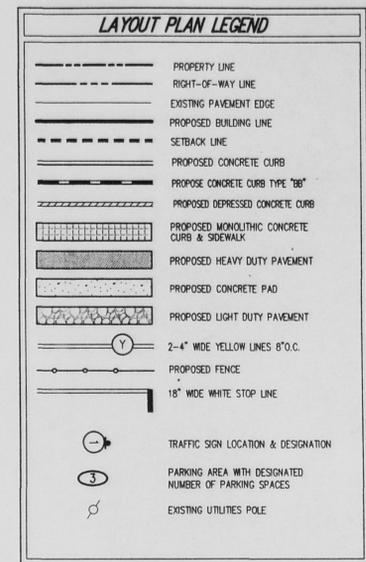
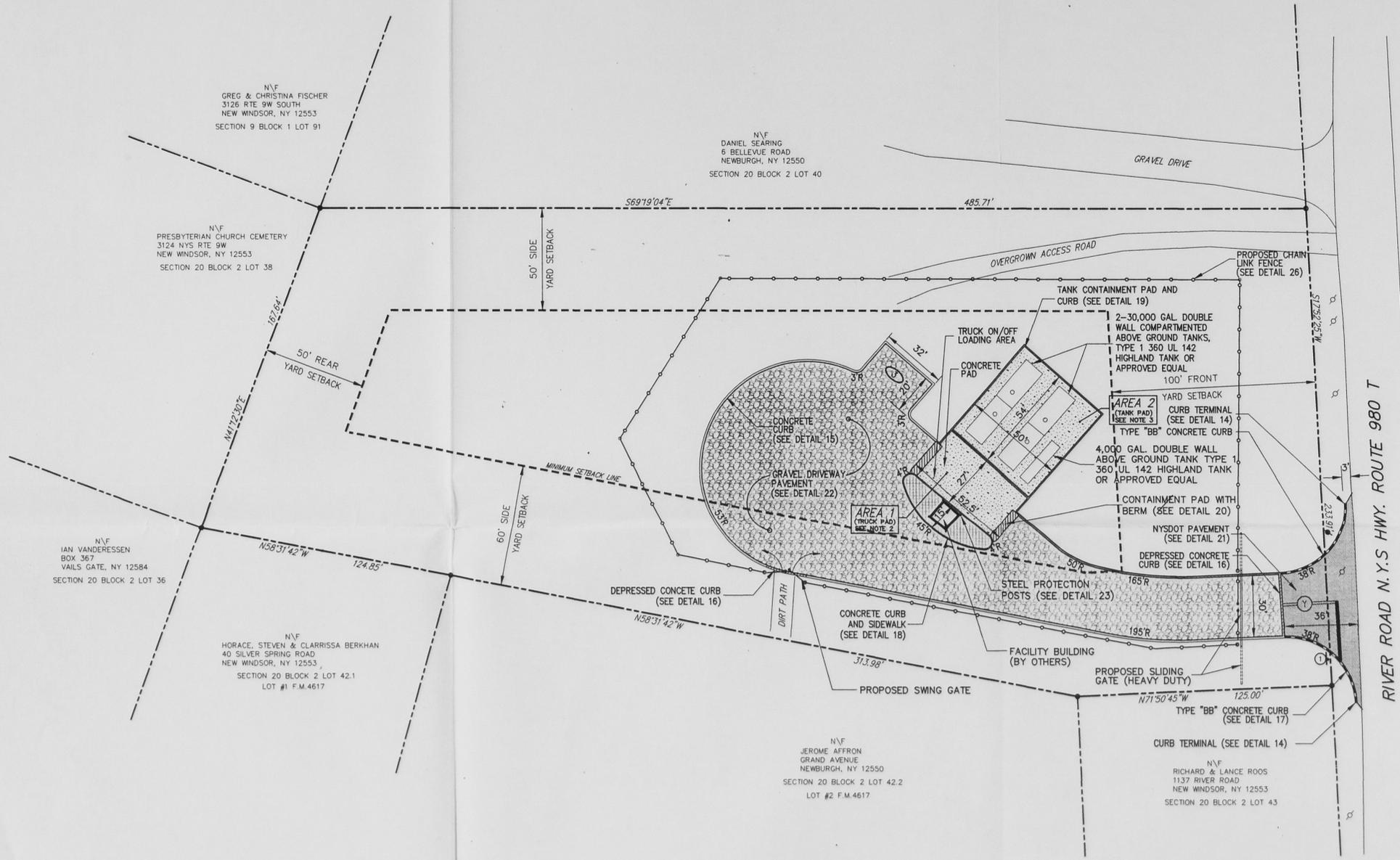
DETAIL SHEET FOR
JOCOSA L.L.C.

PROFESSIONAL ENGINEER
NEW YORK STATE
HEUIS & ASSOCIATES, P.E.
35 ALBANY DRIVE
NEW WINDSOR, NEW YORK

REVISIONS	DESCRIPTION
BY DATE	

DATE: 11/1/01
SCALE: A.S.
DRAWN: J.M.D.
CHECKED: L.J.C.
JOB No: 9922

SHEET
2
OF 2 SHEETS



NOTE:

1. SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY JAMES A. DILLIN PLS, DATED 02/25/2002.
2. AREA 1 CONTAINMENT DATA
 AREA = 52.5' x 27.0' = 1,417.5 SF
 1,417.5 SF x 0.5' (CURB HT.) x 7.48 (1GAL./CF.) = 5,301.45 GAL.
3. AREA 2 CONTAINMENT DATA
 AREA = 54.0' x 50.0' = 2,700 SF
 2,700 SF x 1.68' (CURB HT.) x 7.48 (1GAL./CF.) = 33,525.36 GAL.
 VOLUME OF DRUMS (BELOW CURB HT.) = 216 GAL.
 TOTAL ADJUSTED VOLUME = 33,309.36 GAL.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
1		30"x30"	WHITE ON RED	METAL POST	7'	REG	X

JOCOSA LIMITED, LLC
 P.O. BOX 67
 NEW WINDSOR, NY 12551

120 Bedford Road
 Armonk, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 mail@johnmeyerconsulting.com

JMC
 JOHN MEYER CONSULTING



LAYOUT PLAN
 USED OIL TRANSFER STATION
 RIVER ROAD
 TOWN OF NEW WINDSOR, NY

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 SEP 23 2004
 By: *James Petro, Jr.*
 Esq.

NO.	REVISION	DATE	DRW	KR	APPROVED	JM
1.	ADDED CONTAINMENT AREA INFORMATION.	12/09/2003				

SCALE: 1"=30'
 DATE: 06/24/2003
 PROJ. NO: 2135
 SITE.DWG: SP-1AB LAY.DWG
 DRAWING NO: **SP-1**

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