

PB# 94-3

Verla International Ltd.

4-3-13.1

Kt. 300 - Addition to Existing Bldg.

Approved 2-5-94

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-3

January 20, 1994

RECEIVED FROM Verla International, Ltd.

Seven Hundred Fifty ⁰⁰/₁₀₀ DOLLARS

Site Plan Minimum Escrow

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ -0-

Dei, Comptroller
Myna Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR		GENERAL RECEIPT		19 <u>94</u>
555 Union Avenue New Windsor, NY 12550				<u>Jan. 20</u> 19 <u>93</u>
Received of <u>Verla International</u>				\$ <u>150.00</u>
<u>One Hundred Fifty</u>				<u>00</u> / ₁₀₀ DOLLARS
For <u>P.B. # 94-3 App. Fee</u>				
DISTRIBUTION				By <u>Dorothy Hansen</u>
FUND	CODE	AMOUNT		<u>Town Clerk</u>
<u>CR 001156</u>		<u>150.00</u>		Title

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TOWN OF NEW WINDSOR		GENERAL RECEIPT		19 <u>94</u>
555 Union Avenue New Windsor, NY 12550				<u>2/3</u> 19 <u>94</u>
Received of <u>Verla International</u>				\$ <u>150.00</u>
<u>One Hundred Fifty</u>				<u>00</u> / ₁₀₀ DOLLARS
For <u>P.B. # 94-3 Approval Fee</u>				
DISTRIBUTION				By <u>Dorothy Hansen</u>
FUND	CODE	AMOUNT		<u>Town Clerk</u>
<u>CR 001198</u>		<u>150.00</u>		Title

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Planning Board
Town Hall
555 Union Ave.

NO. 94-3

February 7 1994

Balance Due \$ -0-

Myna Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT 12 11

Jan. 20 19 93

Received of Verli International \$ 150.00

One Hundred Fifty 00 DOLLARS

For P.B. # 94-3 App. Fee 100

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR 001150</u>		<u>150.00</u>

By Dorothy Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT 12 11

2/3 19 94

Received of Verli International \$ 150.00

One Hundred Fifty 00 DOLLARS

For P.B. # 94-3 Approval Fee 100

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR 001198</u>		<u>150.00</u>

By Dorothy Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551

NO. 94-3

February 2, 19 94

RECEIVED FROM Verli International, Ltd.

One Thousand 00/100 DOLLARS

4% of \$35,000.00 Inspector Fee

Account Total \$ 1,000.00

CR 1199
Amount Paid \$ 1,000.00

Balance Due \$ -0-

Myna Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

11/31/94
Eng Fee \$ 126.00

VERLA INTERNATIONAL, LTD. RD# 2 BOX 315 • TEMPLE HILL ROAD • NEW WINDSOR, NEW YORK 12553

INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
	2/01/94	BUILDING APPROVAL	\$150.00		
CHECK NUMBER	1198	TOTALS	\$150.00		

VERLA INTERNATIONAL, LTD. RD# 2 BOX 315 • TEMPLE HILL ROAD • NEW WINDSOR, NEW YORK 12553

INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
	2/01/94	INSPECTION FEE	\$1000.00		
CHECK NUMBER	1199	TOTALS	\$1000.00		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/94

PAGE:

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-3

NAME: VERLA INTERNATIONAL, LTD. - SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

---DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-I
01/20/94	SITE PLAN MINIMUM	PAID		750.00	
01/26/94	P.B. ATTY. FEE	CHG	35.00		
01/26/94	P.B. MINUTES	CHG	31.50		
02/01/94	P.B. ENGINEER FEE	CHG	126.00		
02/02/94	RETURN TO APPLICANT	CHG	557.50		
		TOTAL:	750.00	750.00	0.

*Please issue a check in the amount
of \$557.50 to:*

*Verla International, Ltd.
RD #2 Box 315
Temple Hill Road
New Windsor, NY 12553*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 94-3

NAME: VERLA INTERNATIONAL, LTD. - SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/03/94	PLANS STAMPED	APPROVED
01/26/94	P.B. APPEARANCE	LA:ND-WVE PH-APPROVE
01/19/94	WORK SHOP APPEARANCE	REVISE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-3

NAME: VERLA INTERNATIONAL, LTD. - SITE PLAN
APPLICANT: VERLA INTERNATIONAL, LTD.

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 01/20/94	MUNICIPAL HIGHWAY	/ /	
ORIG 01/20/94	MUNICIPAL WATER	01/20/94	APPROVED
ORIG 01/20/94	MUNICIPAL SEWER	/ /	
ORIG 01/20/94	MUNICIPAL SANITARY	/ /	
ORIG 01/20/94	MUNICIPAL FIRE	01/24/94	APPROVED
ORIG 01/20/94	PLANNING BOARD ENGINEER	/ /	

AS OF: 01 26/94

PAGE: 1

ETHNOLOGICAL JOB STATUS REPORT

JOB: 57-55 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

ISS: 94- 7

FOR WORK DONE PRIOR TO: 01-31-94

JOB NO	REC	--DATE--	TRAM	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
94-1	88958	01 19/94	TIME	NJE	WS VERLA IND S/P	70.00	0.40	28.00			
94-3	88967	01 26/94	TIME	NJE	CL VERLA REV COMMENTS	28.00	0.50	14.00			
94-7	88968	01/26/94	TIME	NJE	MC VERLA	70.00	0.70	49.00			
94-5	88972	01 26/94	TIME	NJE	MM S/P APPROVAL	70.00	0.10	7.00			
94-3	88969	01 27/94	TIME	NJE	MC VERLA	70.00	0.40	28.00			
								=====	=====	=====	=====
TAS: TOTAL								126.00	0.00	0.00	126.00
								=====	=====	=====	=====
GRAND TOTAL								126.00	0.00	0.00	126.00 ✓

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)		\$ <u>150.00</u> Pd
PLAN REVIEW FEE: (APPROVAL)		
PLAN REVIEW FEE (MULTI-FAMILY):	A. \$150.00	
PLUS \$25.00/UNIT	B. <u> </u>	\$ <u>150.00</u> (1)
	TOTAL OF A & B:	<u> </u> ABOVE (1)
SITE IMPROVEMENT COST ESTIMATE:	\$ <u>25,000.00</u>	
A. 4% OF FIRST \$50,000.00	A. <u>\$1,000.00</u>	
B. 2% OF REMAINDER	B. <u> </u>	
	TOTAL OF A & B:	<u>\$1,000.00</u> (2)

2-194:

Spoke to Bob Roth of Verla Int.
 He said he would take care of
 paying the fees immediately.

REGULAR ITEMS:

VERLA INTERNATIONAL, LTD. SITE PLAN (94-3) RT. 300

William Hildreth of Grevas & Hildreth appeared before the board for this proposal.

MR. HILDRETH: I'll wait on this for a decision.

MR. PETRO: We can go forward a little bit.

MR. HILDRETH: This property is located on the westerly inside of Temple Hill Road. It's the old Elger Plumbing building, consists of 5.99 acres, in a PI zone. Currently, it's Verla International, Ltd.

MR. PETRO: Pretty close to 6 acres, isn't it?

MR. HILDRETH: Yes, it is. It's not six. Currently it's a manufacturing warehouse use, there's a 52,800 square foot building and they would, they are proposing an addition of 20,250 square feet. Building is 90 by 250, it would be one story. Mike, what is that, a Duben (phonetic) steel building.

MR. BABCOCK: Yes.

MR. HILDRETH: It's a warehouse, essentially a big closet. They need space to expand their inventory.

MR. PETRO: They are aware that is going to have to be sprinklered.

MR. HILDRETH: Yes, they are aware of it and they will.

MR. VAN LEEUWEN: I think the big building is sprinklered, isn't it, Mike?

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: Are they going to put any people to work here, Bill?

MR. HILDRETH: Right now, they have maximum 80 employees. They don't have, I don't think so because

they are not increasing their manufacturing. It's just warehouse space. Whether they need more people to handle the shipments, I don't know. What I did is size the parking based on a maximum. We'll get into that later. Essentially, this has been placed in an unused portion of the lot so all of the traffic patterns for truck deliveries have been preserved, nothing has to be changed there. Also have to add some parking along with this to accommodate the requirements for the increased square footage. There's existing parking lot up front between the building and the road. We're going to expand that and pave it. We're going to have a total of I believe 43 paved spaces out front, that will provide parking for the employees based on one for each two employees out front. The balance of the required parking is being placed in an existing, we have room in the existing graveled area back here where the trucks pull in and we have to make a new small parking lot for 30 spaces out at the end of Industrial Road in order to comply.

MR. VAN LEEUWEN: He busses most of his people out of the City of Newburgh.

MR. HILDRETH: They come by taxi. I was there to get the application papers signed, I don't think there's ten cars out front and there's nobody out back.

MR. VAN LEEUWEN: There's a school bus that goes down through Newburgh and brings them in.

MR. HILDRETH: We have to comply with the parking but they'll never park back there but we have to comply with the requirements for the number of spaces.

MR. PETRO: There's going to be shale. How are you going to delineate?

MR. HILDRETH: We can't put lines on it but the parking lot that I have shown is sized for 10 by 20 spaces so it will be built to that size. Obviously you can't stripe shale.

MR. PETRO: Only employee parking, there's no retail out of this building?

MR. HILDRETH: No. But this is to show that you have the spaces available. This out front and will be paved so the paving, the striping, the handicapped all that will be taken care of out front.

MR. VAN LEEUWEN: I've passed there many times, I've never seen any cars.

MR. HILDRETH: You'll see a dozen or so out front. That is it.

MR. PETRO: Bob Rogers looked at this on 1/20/94 and it was approved as shown. You have three feet from the property line on the north side?

MR. HILDRETH: Correct, the addition is 36.8, the building height at that point is going to be 15 feet 8 inches.

MR. PETRO: So you don't need a variance for height?

MR. HILDRETH: No, the height requirement is six inches based on that offset, I can have a building of 18.4 feet height and it's only 15.

MR. PETRO: Six inches, is that the new height?

MR. EDSALL: That is the current regulations. I believe it might be changing to 8.

MR. HILDRETH: There's also a 4.

MR. EDSALL: Four will be going to 6 and I believe some 4 will be going also to 8.

MR. PETRO: That would alleviate the need for some variances.

MR. HILDRETH: In a lot of cases.

MR. VAN LEEUWEN: Doesn't he own the property to the north and back of the building? He owns that, doesn't he?

MR. HILDRETH: The 6 acre piece, forgive me Mr. Chairman, is the only one he owns.

MR. VAN LEEUWEN: He owns the back and the side in the back unless he sold it.

MR. HILDRETH: Unless it's under something other than Verla in the back. It's Carlex Realty.

MR. VAN LEEUWEN: That is them also. I know that he, when that came up for sale, I looked at that and told me that Bob Roth and his partner bought it.

MR. PETRO: How about the drainage on the paved parking in the front there?

MR. HILDRETH: There are no drainage structures out there, the site drains overland and everything either goes into the stream or down in the back. It's all contained in the site. There's no catch basins out there.

MR. PETRO: It is now 8:07, Mr. Dubaldi has arrived and we can continue as a full Planning Board. We just started to review this and took no action on anything.

MR. HILDRETH: At this point, if you wish to go back to the order, I don't mind sitting down.

MR. PETRO: Let's finish this up.

MR. VAN LEEUWEN: I don't see any big problems here. He doesn't need any zoning variances.

MR. HILDRETH: No use compliance, setback compliance.

MR. VAN LEEUWEN: This concrete stoop, does that come out, Bill, is the building going to be the same level it is now?

MR. HILDRETH: Right here no, this is a higher roof. There's going to be a one story building and it will butt up against the side. I see, yeah, I'm sure that will come out. There's a doorway there, if you'll notice, Hank, let me back up a little bit. You see the

115 foot dimension, he had an architect look at this and he told me to set this addition on there 115 feet back to the corner so he is taking I'm sure that entrance into account and whatever else they want to do inside and that is why he set that there.

MR. PETRO: Bill, would you explain to Mr. Dubaldi where this is and what building this is?

MR. HILDRETH: Elger Plumbing building right now they have existing manufacturing warehouse building here and they want to put on for warehouse, it's a big closet essentially, a little bit of proposed additional parking to comply.

MR. PETRO: 20 foot width drainage easement on the north side, I know there's a thick culvert that goes under 32. I see it there and the water just lets out into a basically it's a ditch that goes through there, is this parking or is this development going to infringe or hamper that in any way?

MR. HILDRETH: I don't think so. If you can see the existing edge of parking to the north, that is going to remain the same and basically the building is a projection of that line.

MR. PETRO: Curb cut is already existing?

MR. HILDRETH: It's already there. There's going to be a need for some fill at the northwest end of the addition but you can see that it's already on a fill site and it will just be pushed out to the west. They have plenty of room to expand out that way and I don't see how it's going to, they are not going to fill the stream in.

MR. VAN LEEUWEN: Motion that the Planning Board be lead agency.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency in the Verla International site plan on Temple Hill Road. Any

further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. VAN LEEUWEN: Do we need a public hearing? I make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under discretionary judgment of 4819.3 of the Town Zoning Law. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. DUBALDI: I just have a question. Are you concerned about how steep that slope is going to be in the back or--

MR. EDSALL: It would be a concern if there was going to be vehicle movement around that back corner but in Bob Rogers review of the plan, he was satisfied with access from two directions so I would not anticipate the need to move around that corner. So it really shouldn't be a problem.

MR. VAN LEEUWEN: I make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Verla International site plan. Any further discussion

from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. VAN LEEUWEN: I make a motion to approve.

MR. DUBALDI: Second it.

MR. VAN LEEUWEN: The Town can use businesses like this.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant approval to the Verla International site plan on Temple Hill Road.

MR. EDSALL: Town has executed the agreement with the County relative to referrals.

MR. DUBALDI: Second the motion.

MR. PETRO: Motion has been seconded. Any further discussion?

ROLL CALL

MR. VAN LEEUWEN AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. HILDRETH: I'll have to provide the improvement estimate. I usually wait until I get approval.

MR. PETRO: You have to do the bond estimate in accordance with A1G, Chapter 19 of the Town Code.

MR. HILDRETH: Thank you very much.



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**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VERLA INTERNATIONAL SITE PLAN
PROJECT LOCATION: TEMPLE HILL ROAD AND INDUSTRIAL WAY
SECTION 4-BLOCK 3-LOT 13.1
PROJECT NUMBER: 94-3
DATE: 26 JANUARY 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED ADDITION TO
THE EXISTING FACILITY LOCATED AT THE CORNER OF
TEMPLE HILL ROAD AND INDUSTRIAL WAY. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the PI Zoning District; the indicated A-15 use appears appropriate for the proposed operation and addition.

The site, as proposed, appears to easily comply with the minimum bulk requirements for the zone and indicated use.

2. The plan includes a parking requirements calculation table which indicates a total required number of spaces of 93. This total is provided, with 44 spaces being indicated as paved and the remainder of 49 being shale or gravel parking spaces.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. 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.

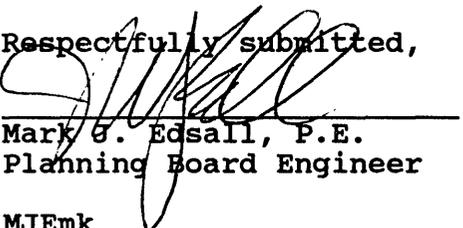
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: VERLA INTERNATIONAL SITE PLAN
PROJECT LOCATION: TEMPLE HILL ROAD AND INDUSTRIAL WAY
SECTION 4-BLOCK 3-LOT 13.1
PROJECT NUMBER: 94-3
DATE: 26 JANUARY 1994

6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

A:VERLA.mk

RESULTS OF P.B. MEETING

DATE: January 30, 1994

PROJECT NAME: Woods Int., Ltd. PROJECT NUMBER 94-3

LEAD AGENCY: * NEGATIVE DEC:
*
M) Y S) D VOTE: A 3 N 0 * M) Y S) D VOTE: A 3 N 0
*

CARRIED: YES ✓ NO _____ * CARRIED: YES: ✓ NO _____
*

PUBLIC HEARING: M) Y S) D VOTE: A 3 N 0

WAIVED: YES ✓ NO _____

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) Y S) D VOTE: A 3 N 0 APPROVED: 1-26-94

M) S) VOTE: A N APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Site improvement estimate

P.B. # 94-3 Application Fee

94-3

Verli
international, Ltd.

561-2440
RD# 2 BOX 315
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12553



MARINE MIDLAND BANK, N.A.
VAILS GATE OFFICE VAILS GATE, NEW YORK 12584

1-108
280

001156

CHECK DATE	CHECK NO.
1/19/94	1156

CHECK AMOUNT
*****\$150.00

ONE HUNDRED FIFTY AND 00/100**

TO THE ORDER OF TOWN OF NEW WINDSOR

⑈001156⑈ ⑆028001081⑆ 078⑈74718⑈8⑈

P.B. # 94-3 Example

Verli
international, Ltd.

561-2440
RD# 2 BOX 315
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12553



MARINE MIDLAND BANK, N.A.
VAILS GATE OFFICE VAILS GATE, NEW YORK 12584

1-108
280

001157

CHECK DATE	CHECK NO.
1/19/94	1157

CHECK AMOUNT
*****\$750.00

SEVEN HUNDRED FIFTY AND 00/100**

TO THE ORDER OF TOWN OF NEW WINDSOR

⑈001157⑈ ⑆028001081⑆ 078⑈74718⑈8⑈



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: 94-3 *Verla Int.*

DATE PLAN RECEIVED: RECEIVED JAN 20 1994 *Orig.*

The maps and plans for the Site Approval VERLA INT.

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

CC M.E

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 January 1994
SUBJECT: Verla International, LTD.

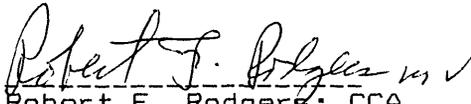
Planning Board Reference Number: PB-94-3
Date: 20 January 1994

Fire Prevention Reference Number: FPS-94-005

A review of the above referenced site plan was conducted on 20 January 1994.

This site plan is acceptable.

PLANS DATED: 20 January 1994.


Robert F. Rodgers; CCA

RFR:mr

CC: H.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 19 Jan 94 APPLICANT RESUB. REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME: Verly International Ltd.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT:

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- (old Hje bldg) ; A-15 OK.
 - move flammage storage room to another area to blowout wall another area
 - need 3 @ ; see 2 @ front, 1 side
 - Q - 1000 / vs 1400
 - warehouse man/obc
 - need parking recalc
 - show # loading docks
- possible 2BA

RECEIVED JAN 20 1994

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

(This is a two-sided form)

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

1. Name of Project VERLA INTERNATIONAL, LTD. SITE PLAN
2. Name of Applicant VERLA INTERNATIONAL, LTD Phone 561-2440
Address 315 TEMPLE HILL ROAD NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone (SAME)
Address (SAME)
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, LS, PC Phone 562-8667
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney / Phone /
Address /
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, LS, PC Phone 562-8667
(Name)
7. Location: On the WEST side of TEMPLE HILL ROAD
AT THE NORTHWEST INTERSECTION of INDUSTRIAL WAY
~~feet~~ ~~(Direction)~~ (Street) (Street)
8. Acreage of Parcel 5.99 9. Zone PI, 9A. School Dist NEWBURGH
- 9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement.
10. Tax Map Designation: Section 4 Block 3 Lot 13.1
11. This application is for SITE PLAN APPROVAL FOR
20,250 SQ. FT. ADDITION

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

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

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

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

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

MARIO MAFFEI being duly sworn, deposes and says that he resides at 26 STILES LANE in the ^{TOWNSHIP} county of GREENWICH and State of CONNECTICUT and that he is (~~the owner in fee~~) of PRESIDENT (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized GREVAS & HILDRETH, L.S., P.C. to make the foregoing application for ~~Special Use~~ SITE PLAN Approval as described herein.

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

Sworn before me this

[Signature]
(Owner's Signature)

19th day of January, 1989
(Applicant's Signature)

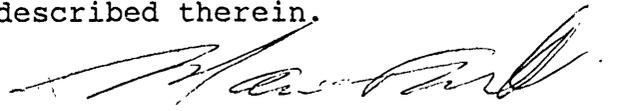
Beverly L. Maffei
Notary Public

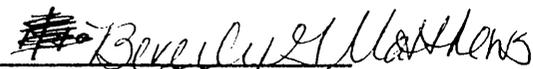
PRESIDENT
(Title)

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

MARIO MAFFEI, deposes and says that he
resides at ZU STILES LANE
(Owner's Address)
in the ^{TOWN} county of GREENICH
and State of CONNECTICUT
and that he is the ~~owner in fee~~ of VERLA INTERNATIONAL, LTD; OWNER
OF TAX MAP SECTION 4 BLOCK 3 LOT 13.1
which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDRETH, L.S., P.C.
to make the foregoing application as described therein.

Date: 1/19/94


(Owner's Signature)


(Witness' 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.

PROJECT I.D. NUMBER

94-3

617.21

Appendix C

RECEIVED JAN 20 1994

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 <u>VERLA INTERNATIONAL, LTD.</u>	2. PROJECT NAME <u>VERLA INTERNATIONAL, LTD SITE PLAN</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>315 TEMPLE HILL ROAD, NEW WINDSOR</u> <u>TAX MAP SECTION 4 BLOCK 3 LOT 13.1</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>CONSTRUCTION OF 20,250 SQ.FT. ADDITION TO EXISTING</u> <u>52,800 SQ.FT. MANUFACTURING/WAREHOUSE BUILDING</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>5.99</u> acres Ultimately <u>5.99</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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>VERLA INTERNATIONAL, LTD</u>	Date: <u>1/19/94</u>
Signature: <u>[Signature]</u>	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 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

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

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

PROPOSED IMPROVEMENTS

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

NONE PROPOSED - ALL EXISTING
TO REMAIN WHERE POSSIBLE

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

PREPARER'S ACKNOWLEDGEMENT:

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

By: William P. Hildner
Licensed Professional

Date: 1/19/94

