

**PB# 03-15**

**Stevenson Lumber**

**9-1-45.1 & 45.2**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY**

DATE: 7-31-03

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Appl No: 3-15

File Date:06/17/2003

SEC-BLK-LOT:9-1-45-1

Project Name:STEVENSON LUMBER -STORAGE BLDG. PA2003-0494

Type:3

Owner's Name:MASH REALTY, LLC

Phone:(203) 261-2555

Address:42 ARGENIO DRIVE - NEW WINDSOR, NY 12553

Applicant's Name:STEVENSON LUMBER COMPANY, INC.

Phone:(203) 261-2555

Address:P.O. BOX 123 - STEVENSON, CT 06491

Preparer's Name:CHAZEN COMPANIES

Phone:(845) 567-1133

Address:263 RT. 17K - NEWBURGH, NY

Proxy/Attny's Name:

Phone:

Address:

Notify:WILLIAM DODGE

Phone:(845) 567-1925

Location:WINDSOR HIGHWAY (9-1-45.1 & 45.2)

Acreage	Zoned	Prop-Class	Stage	Status
8.930	PI	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
08/01/2003	NEWB			

Appl for:CONSTRUCTION OF 1-STORY STEEL STORAGE BUILDING ON LOT 45.2

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/01/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-15

NAME: STEVENSON LUMBER -STORAGE BLDG. PA2003-0494

APPLICANT: STEVENSON LUMBER COMPANY, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/31/2003	PLANS STAMPED	APPROVED
06/25/2003	P.B. APPEARANCE	LA:ND, WVE PH APPR
06/05/2003	WORK SESSION	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/01/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-15

NAME: STEVENSON LUMBER -STORAGE BLDG. PA2003-0494

APPLICANT: STEVENSON LUMBER COMPANY, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/2003	EAF SUBMITTED	06/17/2003	WITH APPLIC
ORIG	06/18/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/18/2003	LEAD AGENCY DECLARED	06/25/2003	TOOK LA
ORIG	06/18/2003	DECLARATION (POS/NEG)	06/25/2003	DECL NEG DEC
ORIG	06/18/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/18/2003	PUBLIC HEARING HELD	/ /	
ORIG	06/18/2003	WAIVE PUBLIC HEARING	06/25/2003	WAIVED PH
ORIG	06/18/2003	PRELIMINARY APPROVAL	/ /	
ORIG	06/18/2003		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/30/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 3-15

NAME: STEVENSON LUMBER -STORAGE BLDG. PA2003-0494

APPLICANT: STEVENSON LUMBER COMPANY, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/17/2003	REC. CK. #3338	PAID		850.00	
06/25/2003	P.B. ATTY. FEE	CHG	35.00		
06/25/2003	P.B. MINUTES	CHG	31.50		
07/25/2003	P.B. ENGINEER FEE	CHG	133.00		
07/30/2003	RET. TO APPLICANT	CHG	650.50		
		TOTAL:	850.00	850.00	0.00

8/1/03  
L.R.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/30/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 3-15

NAME: STEVENSON LUMBER -STORAGE BLDG. PA2003-0494

APPLICANT: STEVENSON LUMBER COMPANY, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/25/2003	SITE PLAN APPROVAL	CHG	100.00		
07/29/2003	REC. CK. #1003	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

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

**RECEIPT  
#738-2003**

**07/30/2003**

**Mash Realty, LLC  
P O Box 123  
Monroe, CT 06468**

**Received \$ 100.00 for Planning Board Fees, on 07/30/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

*#03-15 approval fee*

**Deborah Green  
Town Clerk**





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

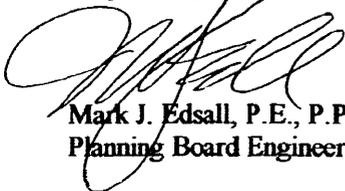
Writer's e-mail address:  
mje@mhepc.com

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

**PROJECT NAME:** STEVENSON LUMBER SITE PLAN AMENDMENT  
(PROPOSED ADDITIONAL 10,000 S.F. STORAGE BUILDING)  
**PROJECT LOCATION:** OFF WINDSOR HIGHWAY (RT.32) AND RUSCITTI DRIVE  
SECTION 9 – BLOCK 1 – LOT 45.1 & 45.2  
**PROJECT NUMBER:** 03-15  
**DATE:** 25 JUNE 2003  
**DESCRIPTION:** THE APPLICATION PROPOSES AN ADDITIONAL STORAGE BUILDING ON  
THE SITE.

1. The site is located in the PI zoning district of the Town. The use exists and is to continue, with the additional building. Issues appear to be limited to building placement and access.
2. I am aware of no issues with regard to this site plan amendment request.
3. The Board may wish to inquire as to why there are two tax lots, and why they should not be combined.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
6. 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.

Respectfully Submitted,



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

MJE/st  
NW03-15-25Jun03.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4617  
Fax: (845) 563-4693

## Fire Inspectors Office

To: Building Dept.

From: Fire Inspectors Office

Date: July 16, 2003

Re: Stevenson Lumber

After reviewing and discussion with engineer of Stevenson Lumber these issues had been noted:

These plans are acceptable.

1) Building Classification Group S-1. The building does not need sprinkler system.  
NYSBC, Charter 9, 903.2.8

2) 2 tier (6 ft) Steel rack system is to be installed at later date. All product till then is  
laid on the floor

3) Electrical plan with Emergency lighting to be submitted upon action of Building  
permit.

AS OF: 07/25/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

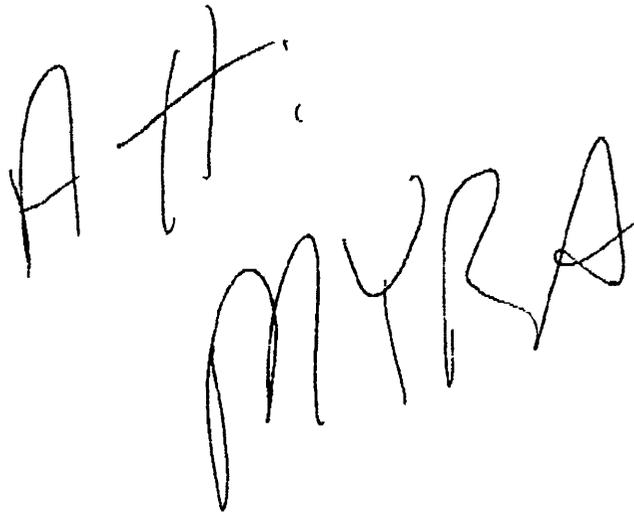
NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 15

FOR WORK DONE PRIOR TO: 07/25/2003

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	FXP.	BILLED	BALANCE	
3-15	228067	06/05/03	TIME	MJE	WS STEVENSON LUMBER	95.00	0.40	38.00				
3-15	231384	06/23/03	TIME	MJE	MC STEVENSON W/HWY SUPT	95.00	0.30	28.50				
3-15	231394	06/24/03	TIME	MJE	MC STEVENSON LMBR S/P	95.00	0.60	57.00				
3-15	230465	06/25/03	TIME	MJE	MM STEVENSON APPL	95.00	0.10	9.50				
								133.00				
3-15	734076	07/23/03			BILL 03-899					-133.00		
										133.00		
TASK TOTAL								133.00	0.00	-133.00	0.00	
GRAND TOTAL								133.00	0.00	-133.00	0.00	



STEVENSON LUMBER (#03-15)

William Dodge, P.E., and MR. Larry Vaholock appeared before the board for this proposal.

MR. PETRO: Proposal is for a one story steel storage building, PI zoning district in the Town. The use exists and continues with the additional building. Issues appear to be very limited to the building placement and access. The board may wish to inquire why there are two tax lots and why they should not be combined.

MR. DODGE: First off, my name is Bill Dodge, I represent Chazen and this is Larry Vaholock representing Stevenson Lumber and he can address the parcel.

MR. VAHOLOCK: There's two separate mortgages, sir, that's the issue held by two different institutions.

MR. PETRO: Where is the lot line? It's far enough away from the building, correct?

MR. DODGE: It's right here and its presence doesn't create any non-compliance issues.

MR. PETRO: Not going through a building?

MR. DODGE: No.

MR. PETRO: Why don't you give us a quick overview?

MR. DODGE: Okay, right now, there are two tax parcels, there's a triangular piece here, rectangular piece here, both are accessed off of Argenio Drive from Ruscutti Road in this way, they don't have direct frontage on the road. It's an existing lumber retail and wholesale distribution.

MR. VAHOLOCK: Distribution center for professional contractors, it's really not a retail site per se.

MR. DODGE: Right now, there's a number of existing structures on the site, most of which provide storage for building materials and one of the buildings has offices in it. The proposed building is a steel structure proposed again to house lumber, building material and it's not intended to be an environmentally controlled building, it's just--

MR. PETRO: You realize it's going to need to be sprinklered?

MR. DODGE: Okay.

MR. PETRO: Did you know that?

MR. DODGE: No.

MR. VAHOLOCK: Regardless of whether it's occupied?

MR. PETRO: Well, yes, but Mark, excuse me, they're talking about just that sprinklered?

MR. BABCOCK: I don't know.

MR. ARGENIO: I'm a minority shareholder in Argenio Brothers and New Windsor Equipment Rentals, which is the property to the south. As such, I will not participate in the vote. I will abstain but I won't abstain from discussions because I have knowledge of the site and the area and the lay of the land.

MR. PETRO: We're not sure, why don't we table that, it's not a planning board issue, I'm just letting you know that it is a possibility because--

MR. VAHOLOCK: Yeah, this building, no environmental control system, it will not be occupied, it's just to

store high value lumber products.

MR. PETRO: I think that you will need to get that situated just making you aware because I build things too and I don't like surprises, especially expensive ones.

MR. ARGENIO: Is it going to have walls or is it just like a roof?

MR. VAHOLOCK: No, it will be a complete enclosure.

MR. PETRO: Well, we have a term that we use and that's structure and to me, that's a structure and if the fire department looks at that as a structure, you may need relief from that. I'm not saying you can't get it but to me, it's a structure, but it doesn't make sense so you have a good shot as far as I'm concerned but lot of times logic doesn't prevail. This is not for retail so you're not showing parking. This is strictly for storage of material, building materials.

MR. VAHOLOCK: That's correct. There's a rail line, a spur line that comes in, we would directly offload there from the warehouse.

MR. PETRO: Mike, the parking requirement as the entire building is for storage, we're not saying any portions for employee parking because they have other on-site parking.

MR. BABCOCK: It's basically the way we looked at it, yes.

MR. PETRO: I agree, if it was the only one there then somebody has to go to the building, unlock it and park, but being there's other parking spots, okay, we're all in agreement, there's no problem. The lighting, just what, wall-mounted?

MR. DODGE: Yes.

MR. PETRO: Basically you're internal of your own property, other than the weirdos off to the southeast there. Do you have any problem with the lighting as such?

MR. ARGENIO: I don't have a problem with anything. The only thing I'm thinking though if you have to sprinkler that and I think you're going to end up having to sprinkle it because that's why I think there's two buildings there instead of one, if it does come down to this, why wouldn't you just combine the two buildings that are there now? It would seem to me it would make more sense if you combine, it would give you the same amount of square footage as the building you're proposing.

MR. VAHOLOCK: Those are basically the way they're represented, they did appear to be buildings but they are pole sheds just with a roof on it, telephone pole construction, they're not enclosed.

MR. ARGENIO: And your new building is going to be heated or not?

MR. VAHOLOCK: Not going to be heated.

MR. PETRO: We're back to the non-planning board issue but again, we're talking about it, I think he's right, I think the law may state that you're probably going to have to have it sprinklered, but I think you've got a case to get a waiver from that, again, common sense should prevail.

MR. ARGENIO: I don't think that originally when those other two buildings went up, I don't even think they attempted to ask for a waiver, I think that Greg got a little pissed that they told him you have to sprinkler it and he said well, I'll just build two buildings and

screw you. I think, I don't know, I don't have intimate knowledge of that, but I think I was on the planning board then, I don't remember.

MR. SCHLESINGER: Operation, strictly wholesale operation?

MR. VAHOLOCK: Yes.

MR. SCHLESINGER: I can't come buy a 2 x 4?

MR. VAHOLOCK: Yes, he could come to the main office building here where there's parking and you could buy a 2 x 4 and nails but we're not a retail site, it's not our forte, we don't pretend to do that, it's really a major distribution center down into the Westchester area.

MR. PETRO: Motion for lead agency.

MR. KARNAVEZOS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Stevenson Lumber site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	ABSTAIN
MR. PETRO	AYE

MR. PETRO: Remind anybody who's interested that we have five members and it takes three to have a quorum. Planning board should determine for the record if a

public hearing would be required for this site per its discretionary judgment. Gentlemen?

MR. KARNAVEZOS: I move we waive the public hearing.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Stevenson Lumber site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	ABSTAIN
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. KARNAVEZOS: 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 Stevenson Lumber site plan amendment.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	ABSTAIN
MR. PETRO	AYE

MR. PETRO: We have Highway approval on 6/23/2003 and

Fire approval on 6/18/2003. Now there's something he's got this approval, well, when you go to get a building permit, they may pick up on it when you put your plans in. Mike, you'll talk to Mr. Lacassi (phonetic also, right, and I think it's the favor of the board that it's not our call but just giving that you information.

MR. BABCOCK: If the code requires it, then they'll have to submit a request for a waiver from the Bureau of Fire Prevention and if they're successful in getting the waiver, they don't have to put it in, if the code doesn't require it, then we'll go from there.

MR. PETRO: Okay, anything else, Mark?

MR. EDSALL: No, it's fine.

MR. PETRO: Motion for final approval.

MR. SCHLESINGER: So moved.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Stevenson Lumber site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	ABSTAIN
MR. PETRO	AYE

MR. PETRO: Thank you.



# 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: WATER DEPARTMENT**

P.B. FILE #03-15      DATE RECEIVED: 06-17-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 06-23-2003

THE MAPS AND/OR PLANS FOR:

**STEVENSON LUMBER**

Applicant or Project Name

SITE PLAN XX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

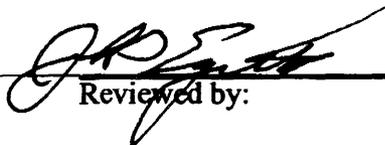
HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

**APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISAPPROVED:**

Notes: NO UTILITY DETAIL  
\_\_\_\_\_  
\_\_\_\_\_

Signature:       7/1/03  
Reviewed by: \_\_\_\_\_      Date

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

**RECEIPT  
#596-2003**

**06/19/2003**

**Stevenson Lumber  
P O Box 123  
Stevenson, CT 06491**

**Received \$ 100.00 for Planning Board Fees, on 06/19/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

*PB# 03-15 application fee*

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

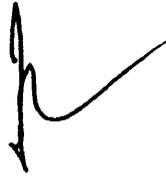
AS OF: 06/18/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 3-15  
NAME: STEVENSON LUMBER -STORAGE BLDG. PA2003-0494  
APPLICANT: STEVENSON LUMBER COMPANY, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/17/2003	REC. CK. #3338	PAID		850.00	
		TOTAL:	0.00	850.00	-850.00

  
6/20/03

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Fire Inspector  
**SUBJECT:** Stevenson Lumber  
**DATE:** June 18, 2003

Planning Board Reference Number: PB-03-15  
Date Received: 06-17-2003  
Fire Prevention Reference Number: FPS-03-023

An inspection of the above referenced site plan review was conducted on June 18, 2003.

This site plan is acceptable.

Plans Dated: May 8, 2003



Thomas R. Lucchesi  
Fire Inspector

TRL/dh



# 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

RECEIVED

JUN 18 2003

N.W. HIGHWAY DEP

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #03-15      DATE RECEIVED: 06-17-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 06-23-2003

THE MAPS AND/OR PLANS FOR:

### STEVENSON LUMBER

Applicant or Project Name

SITE PLAN XX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

**APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Handwritten Signature]      6-23-03  
Reviewed by: \_\_\_\_\_      Date



**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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Regional Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

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

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

WORK SESSION DATE: Thursday June 03 PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App.

PROJECT NAME: Stevenson Lumber S/P Am

REPRESENTATIVES PRESENT: Bill Dodge - Charlen  
Larry, Doug, Tom from Stevenson

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

ITEMS DISCUSSED: see A-2  
add FAR 0.6  
lot cov not 40% => 7%  
min floor area - 27A not 600  
lot width pre exist n/c  
should be single lot not 45.2 and 45.1  
remove division line 7 559.31 length.  
Proposed Site Plan Amendment  
Combine lots - 2 now  
Show spacing betw bldg involved

STND CHECKLIST: PROJECT TYPE  
DRAINAGE \_\_\_\_\_  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

SITE PLAN  
SPEC PERMIT  
L L CHG:  
SUBDIVISION  
OTHER

PROJECT STATUS:  
ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N  
Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N  
Recommended Mtg Date \_\_\_\_\_

# 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. 9 Block 1 Lot 45.1 & 45.2

**BUILDING DEPARTMENT REFERRAL NUMBER** 2003 - 0494

1. Name of Project Stevenson Lumber - Steel Storage Building

2. Owner of Record MASH Realty, LLC <sup>Fax:</sup> Phone 203-261-2555

Address: 42 Argenio Drive New Windsor NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Stevenson Lumber Company, Inc. Phone 203-261-2555

Address: P.O. Box 123, 1585 Monroe Turnpike, Stevenson, CT 06491  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Chazen Companies Phone 845-567-1133

Address: 263 Route 17K Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone \_\_\_\_\_

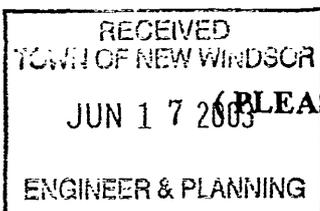
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

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

William R. Dodge, P.E. 845-567-1133 845-567-1925  
(Name) (Phone) (fax)

7. Project Location: On the East side of Windsor Highway  
(Direction) (Street)

8. Project Data: Acreage 8.93 Zone PI School Dist. New Windsor



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 ✓

\*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.)  
Construction of 1-story Steel storage building on lot 45.2

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

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~~ <sup>Connecticut</sup> ss.: June, 6 2003; Stevenson  
COUNTY OF ~~ORANGE~~ <sup>Fairfield</sup>

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:

[Signature]  
(OWNER'S SIGNATURE)

6<sup>th</sup> DAY OF June 2003

\_\_\_\_\_  
(AGENT'S SIGNATURE)

[Signature]  
NOTARY PUBLIC  
AMY J. DeLOUGHY  
NOTARY PUBLIC  
COMMISSION EXPIRES FEB. 28, 2006

Please Print Agent's Name as Signed

\*\*\*\*\*  
TOWN USE ONLY:

03-15

DATE APPLICATION RECEIVED

APPLICATION NUMBER

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JUN 17 2003  
ENGINEER & PLANNING

**AGENT OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

MASH REALTY/LLC, deposes and says that he resides  
(OWNER)

at 42 ARGENIO DRIVE in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK 12553 and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 45.2)  
designation number (Sec. 9 Block 1 Lot 45.1) which is the premises described in  
the foregoing application and that he designates:

N/A  
(Agent Name & Address)

William R. Dodge, P.E. - The Chazen Companies 263 Route 17K  
(Name & Address of Professional Representative of Owner and/or Agent) Newburgh, NY 12550

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:

\*\* [Signature]  
Owner's Signature (MUST BE NOTARIZED)

6<sup>th</sup> DAY OF June 2003

\_\_\_\_\_  
Agent's Signature (If Applicable)

[Signature]  
NOTARY PUBLIC AMY J. DeLOUGHY  
NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 28, 2006

[Signature]  
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  
JUN 17 2003  
ENGINEER & PLANNING

03-15

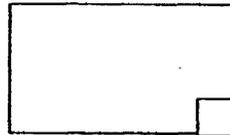
**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

- 1. ✓ Site Plan Title
- 2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



- 3. ✓ Applicant's Name(s)
- 4. ✓ Applicant's Address
- 5. ✓ Site Plan Preparer's Name
- 6. ✓ Site Plan Preparer's Address
- 7. ✓ Drawing Date
- 8. ✓ Revision Dates
- 9. ✓ Area Map Inset and Site Designation
- 10. Adjainers Properties within 500' of site
- 11. " Property Owners (Item #10)
- 12. ✓ Plot Plan
- 13. ✓ Scale (1" = 50' or lesser)
- 14. ✓ Metes and Bounds
- 15. ✓ Zoning Designation
- 16. ✓ North Arrow
- 17. ✓ Abutting Property Owners
- 18. ✓ Existing Building Locations
- 19. ✓ Existing Paved Areas
- 20. N/A Existing Vegetation

Wittley/Alone Existing Access & Egress

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**PROPOSED IMPROVEMENTS**

- 22. Little/none Landscaping
- 23. N/A Exterior Lighting
- 24. NONE Screening
- 25. ✓ Access & Egress
- 26. Open Parking Areas
- 27. Open Loading Areas
- 28. N/A Paving Details (Items 25 - 27)
- 29. ✓ EXIST. Curbing Locations
- 30. N/A Curbing through section
- 31. N/A Catch Basin Locations
- 32. N/A Catch Basin Through Section
- 33. ✓ ON-SITE RECHARGE Storm Drainage
- 34. N/A Refuse Storage
- 35. open site Other Outdoor Storage
- 36. public water Water Supply
- 37. N/A Sanitary Disposal System
- 38. ✓ Fire Hydrants
- 39. ✓ Building Locations
- 40. ✓ Building Setbacks
- 41. N/A Front Building Elevations
- 42. N/A Divisions of Occupancy
- 43. N/A Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. ✓ Building Coverage (sq. ft.)
- 47. ✓ Building Coverage (% of total area)
- 48. N/A Pavement Coverage (sq. ft.)
- 49. N/A Pavement Coverage (% of total area)
- 50. N/A Open Space (sq. ft.)
- 51. N/A Open Space (% of total area)
- 52. N/A No. of parking spaces proposed
- 53. N/A No. of parking spaces required

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

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

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

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

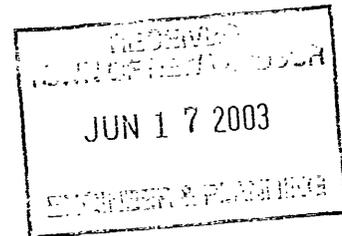
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they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

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

**PREPARER'S ACKNOWLEDGMENT:**

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

BY: William R. DeFoe, P.E. 6/9/03  
Licensed Professional Date



⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

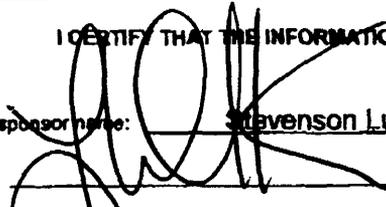
⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Stevenson Lumber Company</i>	2. PROJECT NAME <i>Steel Storage Building</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>55 Windsor Highway; East side of Windsor Highway, North of the Ruscitti Road intersection.</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Construction of a an additional lumber storage building at an existing Lumberyard.</i>	
7. AMOUNT OF LAND AFFECTED: Initially: <u>0.61 (+/-)</u> acres      Ultimately <u>0.61 (+/-)</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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other. Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE, OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If Yes, list agency name and permit/approval.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, list agency name and permit/approval. <i>Permitted use as a Lumberyard.</i>	
12. AS A RESULT OF THE 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><i>Stevenson Lumber Company</i></u>	Date: <u><i>June 9, 2003</i></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

**PART II – ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? 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 superceded 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. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?  
 Yes     No

E. 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. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- 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

\_\_\_\_\_ Title of Responsible Officer

\_\_\_\_\_ Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_ Signature of Preparer (if different from responsible officer)

\_\_\_\_\_ Signature of Responsible Officer in Lead Agency

\_\_\_\_\_ Date

2

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