PB# 95-2

ELGEE LIGHTING

9-1-54

95- 2 ELGEE LIGHTING, INC. S.P.
Ruscitti Rd. (Cuomo)

Withdrawn 8/30/95

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

GENERAL RECEIPT

Jan 23 19 95

Received of Elgee, Elgeewest Lighting, Inc $ 100.00

One Hundred 00/100 DOLLARS

For P.B #95-2 Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Ck # 034296		$ 100.00

By Dorothy H Hansen
sh

Town Clerk
Title

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

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

NO. 95-2

January 23, 19 95

RECEIVED FROM Elgee Lighting, Inc.

Seven Hundred Fifty 00/00 DOLLARS

Site Plan Escrow

Account Total $ 750.00

Amount Paid $ 750.00 CK E034297

Balance Due $ -0-

Myra Mason, Secy to the P.B

"THE EFFICIENCY LINE" AN **AMPAD** PRODUCT

AB 1/23/95

DISTRIBUTION

FUND	CODE	AMOUNT
Ck # 034296		$100.00

By Dorothy H Hansen
-DH

Town Clerk
Title

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

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

NO. 95-2

January 23, 1995

RECEIVED FROM Elgee Lighting, Inc.

Seven Hundred Fifty 00/00 DOLLARS

Site Plan Escrow

Account Total $ 750.00

Amount Paid $ 750.00 CK E034297

Balance Due $ -0-

Myra Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN **AMPAD** PRODUCT

1/23/95

$117.50
Eng.

ELGEE
elgeewest inc.
lighting.
BOX 472
NEWBURGH, N.Y. 12551

August 30, 1995

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

We wish to withdraw our application before the Planning Board, due to the decision to cancel the purchase of the property.

Very truly yours,

ELGEE LIGHTING, INC.

James C. Boyle
President, Finance & Operations

JCB:ch

PHONE: (914) 565-4010 • FAX: (914) 565-6716

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/95 PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-2
NAME: ELGEE LIGHTING - SITE PLAN AMENDMENT
APPLICANT: ELGEE LIGHTING (MARASH, ROBERT)

--DATE--	DESCRIPTION---------	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/20/95	REC. CK. #EO34297	PAID		750.00	
01/25/95	P.B. ATTY. FEE	CHG	35.00		
01/25/95	P.B. MINUTES	CHG	13.50		
09/12/95	P.B. ENGINEER FEE	CHG	117.50		
09/12/95	RET. TO APPLICANT	CHG	584.00		
		TOTAL:	750.00	750.00	0.00

Please issue a check in the amount of $584.00 to:

Elgee Lighting, Inc.
Box 472
Newburgh, N.Y. ~~12550~~ 12551

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/95 PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-2
NAME: ELGEE LIGHTING - SITE PLAN AMENDMENT
APPLICANT: ELGEE LIGHTING (MARASH, ROBERT)

	DATE-SENT	AGENCY	DATE-RECD	RESPONSE
ORIG	01/23/95	MUNICIPAL HIGHWAY	02/23/95	APPROVED
ORIG	01/23/95	MUNICIPAL WATER	01/24/95	APPROVED
ORIG	01/23/95	MUNICIPAL SEWER	/ /	
ORIG	01/23/95	MUNICIPAL FIRE	01/26/95	APPROVED
ORIG	01/23/95		/ /	
ORIG	01/23/95		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/95 PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 95-2
NAME: ELGEE LIGHTING - SITE PLAN AMENDMENT
APPLICANT: ELGEE LIGHTING (MARASH, ROBERT)

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
08/30/95	RECEIVED LETTER FROM ELGEE	WITHDRAWN
01/28/95	P.B. APPEARANCE	REFERRED TO Z.B.A.
01/18/95	WORK SHOP SESSION	SUBMIT

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 95-2 DATE: 8 FEB 1995

APPLICANT: ELGEE LIGHTING
765 SOUTH ST
NEWBURGH NY 12550

12BA 2-27-95
SET UP FOR P/H

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED _____

FOR (~~[illegible]~~ - SITE PLAN) _____

LOCATED AT WEST SIDE RUSCITTI ROAD

ZONE PI

DESCRIPTION OF EXISTING SITE: SEC: 9 BLOCK: 1 LOT: 54

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

VARIANCE FOR FLOOR AREA RATIO AND
ON-SITE PARKING SPACES REQUIRED

MICHAEL BABCOCK, BUILDING INSPECTOR / MARK EDSALL

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE PI USE A-6			
MIN. LOT AREA	80 000 SF	78 408	PRE-EXIST
MIN. LOT WIDTH	200 FT	247	
REQ'D FRONT YD	100	112	
REQ'D SIDE YD.	50	26	PRE-EXIST
REQ'D TOTAL SIDE YD.	110	53.5	PRE-EXIST
REQ'D REAR YD.	50	11	SEE CODE 48-15 B
REQ'D FRONTAGE	N/A	—	—
MAX. BLDG. HT.	3.67'	20%	PRE-EXIST
FLOOR AREA RATIO	0.2	0.39	0.19
MIN. LIVABLE AREA	N/A	—	—
DEV. COVERAGE	N/A %	N/A %	— %
O/S PARKING SPACES	68	30	38

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT: (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

CC: Z.E.A., APPLICANT, P.B. ENGINEER, P.B. FILE

PREVIOUS

DOCUMENT

IN POOR

ORIGINAL

CONDITION

ELGEE LIGHTING SITE PLAN (95-2) RUSCITTI ROAD

Mr. Nick Steyers from Cuomo Engineering appeared before the board for this proposal.

MR. PETRO: Mike, tell us.

MR. BABCOCK: It's on Ruscitti Road, you know where they repaired all the golf carts, right directly across the street.

MR. PETRO: I know where it is.

MR. STEYERS: I don't know how many of you are familiar with Elgee Lighting on South Street in Newburgh, they are a wholesale interior lighting manufacturer. They wish to move to this building. They are currently under contract to purchase it. As was said before, the lot is located on Ruscitti Road. It's a one point acre parcel in the PI zoning district. There's a few pre-existing, non-conformities on this lot being lot area, which is required 80,000 square feet, we have 78,408 side yard, existing non-conforming is 26 feet to the north and 27 feet to the south, of course total of both side yards required is 110 feet, we have 53.5, maximum building height based on the four inches per nearest lot line, a building of 44 inches is allowed, obviously, that doesn't work. The existing building height is roughly 20 feet. Floor area ratio existing, what you're allowed in that district is .2, the building in its existing state is .31, this proposed addition to square the building off it brings us to .39. The reason for us being here tonight is to familiarize you with the project and also receive another variance which we're creating is a parking variance required to have 67.8 spaces, our proposal shows 30 parking spaces. Based on the needs of Elgee Lighting and the number of employees they have had currently and historically they have no need for greater than 30 parking spaces.

MR. PETRO: What's the addition going to be used for?

MR. STEYERS: Additional office space.

MR. VAN LEEUWEN: Rest is mainly showroom and warehouse?

MR. STEYERS: Yeah, this area here is going to be warehouse and no showroom, this is wholesale and this is just for the assembly of the lighting fixtures.

MR. VAN LEEUWEN: Where are they located now?

MR. VAN LEEUWEN: On South Street in Newburgh.

MR. PETRO: Existing sewer and water?

MR. STEYERS: Yes.

MR. PETRO: So the bottom line here we're looking for referral to the Zoning Board so you can receive your floor area ratio variance and so you can come back to the board.

MR. STEYERS: That and the parking.

MR. BABCOCK: On the bottom of the map it says McArthur Avenue in the heading where the owner's name is.

MR. STEYERS: That should be Ruscitti Road, we'll change that.

MR. PETRO: You're aware that once you go to the Zoning Board if you should receive variances required you have to come back with a much more complete plan?

MR. STEYERS: Oh, correct, we're working on a lighting plan, landscaping, all that. We didn't want to do that before we received the variances.

MR. PETRO: Conceptually, Henry and Ron?

MR. VAN LEEUWEN: I don't have any problem with it.

MR. DUBALDI: If he can get through zoning.

MR. VAN LEEUWEN: We approved that addition about 14, 15 years ago.

MR. STEYERS: Correct, right.

MR. VAN LEEUWEN: I have been here 23 years so.

MR. STEYERS: Okay.

MR. PETRO: Motion?

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

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval for Elgee Lighting site plan on Ruscitti Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	NO
MR. DUBALDI	NO
MR. PETRO	NO

MR. PETRO: Once you go to the Zoning Board, get the necessary variances required and we'll put you back on this agenda and we'll make any further review, thank you.

ELGEE LIGHTING SITE PLAN (95-2) RUSCITTI ROAD

Mr. Nick Steyers from Cuomo Engineering appeared before the board for this proposal.

MR. PETRO: Mike, tell us.

MR. BABCOCK: It's on Ruscitti Road, you know where they repaired all the golf carts, right directly across the street.

MR. PETRO: I know where it is.

MR. STEYERS: I don't know how many of you are familiar with Elgee Lighting on South Street in Newburgh, they are a wholesale interior lighting manufacturer. They wish to move to this building. They are currently under contract to purchase it. As was said before, the lot is located on Ruscitti Road. It's a one point acre parcel in the PI zoning district. There's a few pre-existing, non-conformities on this lot being lot area, which is required 80,000 square feet, we have 78,408 side yard, existing non-conforming is 26 feet to the north and 27 feet to the south, of course total of both side yards required is 110 feet, we have 53.5, maximum building height based on the four inches per nearest lot line, a building of 44 inches is allowed, obviously, that doesn't work. The existing building height is roughly 20 feet. Floor area ratio existing, what you're allowed in that district is .2, the building in its existing state is .31, this proposed addition to square the building off it brings us to .39. The reason for us being here tonight is to familiarize you with the project and also receive another variance which we're creating is a parking variance required to have 67.8 spaces, our proposal shows 30 parking spaces. Based on the needs of Elgee Lighting and the number of employees they have had currently and historically they have no need for greater than 30 parking spaces.

MR. PETRO: What's the addition going to be used for?

MR. STEYERS: Additional office space.

MR. VAN LEEUWEN: Rest is mainly showroom and warehouse?

MR. STEYERS: Yeah, this area here is going to be warehouse and no showroom, this is wholesale and this is just for the assembly of the lighting fixtures.

MR. VAN LEEUWEN: Where are they located now?

MR. VAN LEEUWEN: On South Street in Newburgh.

MR. PETRO: Existing sewer and water?

MR. STEYERS: Yes.

MR. PETRO: So the bottom line here we're looking for referral to the Zoning Board so you can receive your floor area ratio variance and so you can come back to the board.

MR. STEYERS: That and the parking.

MR. BABCOCK: On the bottom of the map it says McArthur Avenue in the heading where the owner's name is.

MR. STEYERS: That should be Ruscitti Road, we'll change that.

MR. PETRO: You're aware that once you go to the Zoning Board if you should receive variances required you have to come back with a much more complete plan?

MR. STEYERS: Oh, correct, we're working on a lighting plan, landscaping, all that. We didn't want to do that before we received the variances.

MR. PETRO: Conceptually, Henry and Ron?

MR. VAN LEEUWEN: I don't have any problem with it.

MR. DUBALDI: If he can get through zoning.

MR. VAN LEEUWEN: We approved that addition about 14, 15 years ago.

MR. STEYERS: Correct, right.

MR. VAN LEEUWEN: I have been here 23 years so.

MR. STEYERS: Okay.

MR. PETRO: Motion?

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

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval for Elgee Lighting site plan on Ruscitti Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	NO
MR. DUBALDI	NO
MR. PETRO	NO

MR. PETRO: Once you go to the Zoning Board, get the necessary variances required and we'll put you back on this agenda and we'll make any further review, thank you.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 January 1995

SUBJECT: Elgee Lighting, Inc.

Planning Board Reference Number: PB-95-2
Dated: 20 January 1995
Fire Prevention Reference Number: FPS-95-003

A review of the above referenced subject site plan was conducted on 26 January 1995.

This site plan is acceptable.

Plans Dated: 18 January 1995, Revision 1

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz

RESULTS OF P.B. MEETING

DATE: January 25, 1995

PROJECT NAME: Elgee Lighting S.P. PROJECT NUMBER 95-2

* *

LEAD AGENCY:	NEGATIVE DEC:
M)__ S)__ VOTE:A______N_______	M)__ S)__ VOTE:A______N_______
CARRIED: YES__________NO_______	CARRIED: YES:_____NO_____

* *

PUBLIC HEARING: M)__ S)__ VOTE:A_______N________

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) V S) D VOTE:A 0 N 3 YES ✓ NO____

RETURN TO WORK SHOP: YES_______ NO________

APPROVAL:

M) V S) D VOTE:A 0 N 3 APPROVED: ZBA

M)__S)__ VOTE:A_____N_______ APPR. CONDITIONALLY:______________

NEED NEW PLANS: YES_______ NO_______

DISCUSSION/APPROVAL CONDITIONS:

Correct address on title Block

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 95- 2

DATE PLAN RECEIVED: RECEIVED JAN 2 0 1995

The maps and plans for the Site Approval Elgee Lighting Inc.
Subdivision _____ as submitted by
Cuomo for the building or subdivision of
_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

[signature] 2/23/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

ELGEE
elgeewest inc.
lighting.

BOX 472
NEWBURGH, N.Y. 12551

THE BANK OF NEW YORK
MID-HUDSON REGION
NEWBURGH, N.Y. 12550

50-244/219

E034297

DATE	CHECK #	AMOUNT
01/19/95	034297	******750.00

Seven Hundred Fifty And 00/100

PAY TO THE ORDER OF
The Town of New Windsor
Union Avenue
New Windsor, NY
12553

AUTHORIZED SIGNATURE

⑈034297⑈ ⑆021902446⑆ ⑈22502349⑧⑈

⑈034296⑈ ⑆021902446⑆ ⑈22502349⑧⑈

ELGEE
elgeewest inc.
lighting.

BOX 472
NEWBURGH, N.Y. 12551

One Hundred And 00/100

PAY TO THE ORDER OF
The Town of New Windsor
Union Avenue
New Windsor, NY
12553

AUTHORIZED SIGNATURE

THE BANK OF NEW YORK
MID-HUDSON REGION
NEWBURGH, N.Y. 12550

50-244/219

E034296

DATE	CHECK #	AMOUNT
01/19/95	034296	******100.00

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: 95- 2

DATE PLAN RECEIVED: RECEIVED JAN 2 0 1995

The maps and plans for the Site Approval Elgee Lighting Inc.
Subdivision _____ as submitted by
Cuomo Engineering 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 1/24/95

SANITARY SUPERINTENDENT DATE

MHE PC
McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

1-3

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # ____ - ____

WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB. REQUIRED: —

REAPPEARANCE AT W/S REQUESTED: Yes ____

PROJECT NAME: L.G. Lighting.

PROJECT STATUS: NEW X OLD ____

REPRESENTATIVE PRESENT: Dave (Lumi's)

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- use tax map.
- call Ruscetti Rd.
- distinguish between ZBA & pre exist
- elim curb island in cust A
- landscaping/lighting -
- block dumpster.
- coord curb & paving detail
- possible seepage pit drainage.
- get grading straightened out before pkg (ZBA) - watch encroachment on T/Row
- 2"x4" stamp box.

4MJE91 pbwsform

TOWN OF NEW WINDSOR 95 - 2

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan ✓ Spec. Permit____

1. Name of Project ELGee LIGHTING (ROBERT MARASH)
2. Name of Applicant ELGee LIGHTING Phone 565-4010
   Address 765 SOUTH ST. NEWBURGH N.Y. 12550
   (Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record JNG REALTY Phone 565-2800
   Address 25 WALNUT ST. NEW WINDSOR N.Y. 12553
   (Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan PAUL V. CUOMO P.E
   Address BOX 2005 "D" ST. NEW WINDSOR N.Y. 12553
   (Street No. & Name) (Post Office) (State) (zip)
5. Attorney NONE Phone____
   Address____
   (Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting NICK STEYER (CUOMO ENGINEERING) Phone 567-0063
   (Name)
7. Project Location: On the WEST side of RUSCITTI RD
   (street)
   1,560± feet SOUTH of N.Y.S ROUTE 32
   (direction) (street)
8. Project Data: Acreage of Parcel 1.8 Zone PI,
   School Dist.____
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y____ N X

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

10. Tax Map Designation: Section 9 Block 1 54

11. General Description of Project: PROPOSED 3,400 S.F. ADDITION FOR A LIGHTING MANUFATURING FACILITY

12. Has the Zoning Board of Appeals granted any variances for this property? _____yes ___✓___no.

13. Has a Special Permit previously been granted for this property? _____yes ___✓___no.

ACKNOWLEDGEMENT:

[illegible]edgement is completed by anyone other that the [illegible]e notarized statement from the owner must be submitted, 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 furthe[illegible] to the Town for all fees and costs associated with the review of [illegible].

Sworn before me this
19th day of JANUARY 1995

Notary Public

Applicant's Signature

JOANNE LEASE III
Notary Public, State of New York
Qualified in Orange County
No. 4893815
Commission Expires May 26, 1995

****

TOWN USE ONLY:

RECEIVED JAN 2 0 1995
Date Application Received

95- 2
Application Number

1618-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR
CUOMO ENGINEERING

2. PROJECT NAME
SITE PLAN FOR ELGEE LIGHTING

3. PROJECT LOCATION:
Municipality NEW WINDSOR County ORANGE

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
SECT 9, BLK 1, LOT 54

5. IS PROPOSED ACTION:
☑ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
3,400 S.F. ADDITION FOR ELGEE LIGHTING

7. AMOUNT OF LAND AFFECTED:
Initially 1.8 acres Ultimately 1.8 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☑ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☐ Residential ☑ Industrial ☐ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other
Describe

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☑ Yes ☐ No If yes, list agency(s) and permit/approvals
NEW WINDSOR ZBA & PLANNING BOARD

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☑ No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☑ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: NICHOLAS STEYER CUOMO ENGINEERING Date: 1/19/95

Signature: Nicholas P. Steyer

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

95 - 2

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ 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

95 - 2

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

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

PROPOSED IMPROVEMENTS

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

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

54. _____ Referral to Orange County Planning Dept. 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 leasor 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 Ne 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 the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: Paul V. Cuomo
Licensed Professional

Date: Jan. 24, 1995

LICENSED PROFESSIONAL ENGINEER PAUL V. CUOMO 38331 STATE OF NEW YORK

95 - 2

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

ROBERT MARASH, deposes and says that he resides at 2543 MAPLE AVE (Owner's Address) in the County of WESTCHESTER and State of NEW YORK

APPLICANT in fee of SECT 9, BLK 1, LOT 54

which is the premises described in the foregoing application and that he has authorized COOMO ENGINEERING to make the foregoing application as described therein.

Date: 1-19-95

Robert Marash
(Owner's Signature)

Jacqueline Smith
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE [illegible] AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

95- 2

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

I.V.G. Realty Corp., John Kaiser pres., deposes and says that he resides at 25 Walnut St., New Windsor.
(Owner's Address)

in the County of Orange

and State of N.Y.

and that he is the owner in fee of SECT 9, BLK, 1, LOT 54

which is the premises described in the foregoing application and that he has authorized CUOMO ENGINEERING to make the foregoing application as described therein.

Date: 1-19-95

John Kaiser
(Owner's Signature)

Jacquelyn Smith
(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.

95 - 2

ATTACHMENTS

A. Flood Hazard Area Development Permit Application Form.

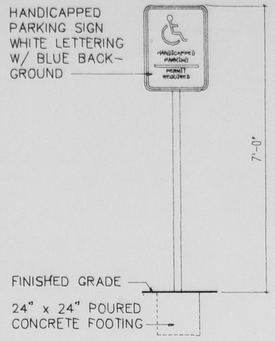
B. Certificate of Compliance

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

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

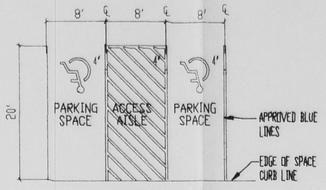
Sign

LICENSED PROFESSIONAL ENGINEER
PAUL V. CUOMO
38331
STATE OF NEW YORK



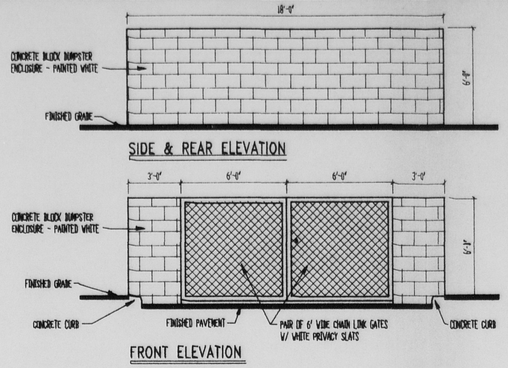
HANDICAP SIGN DETAIL

NO SCALE



HANDICAPPED SPACE DETAIL

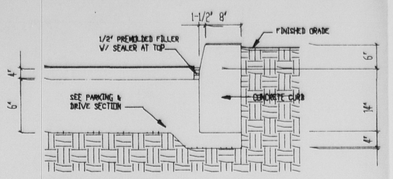
SCALE: 1"=10'



FRONT ELEVATION

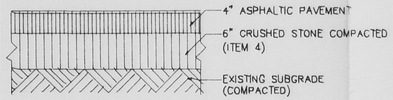
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/4"=1'-0"



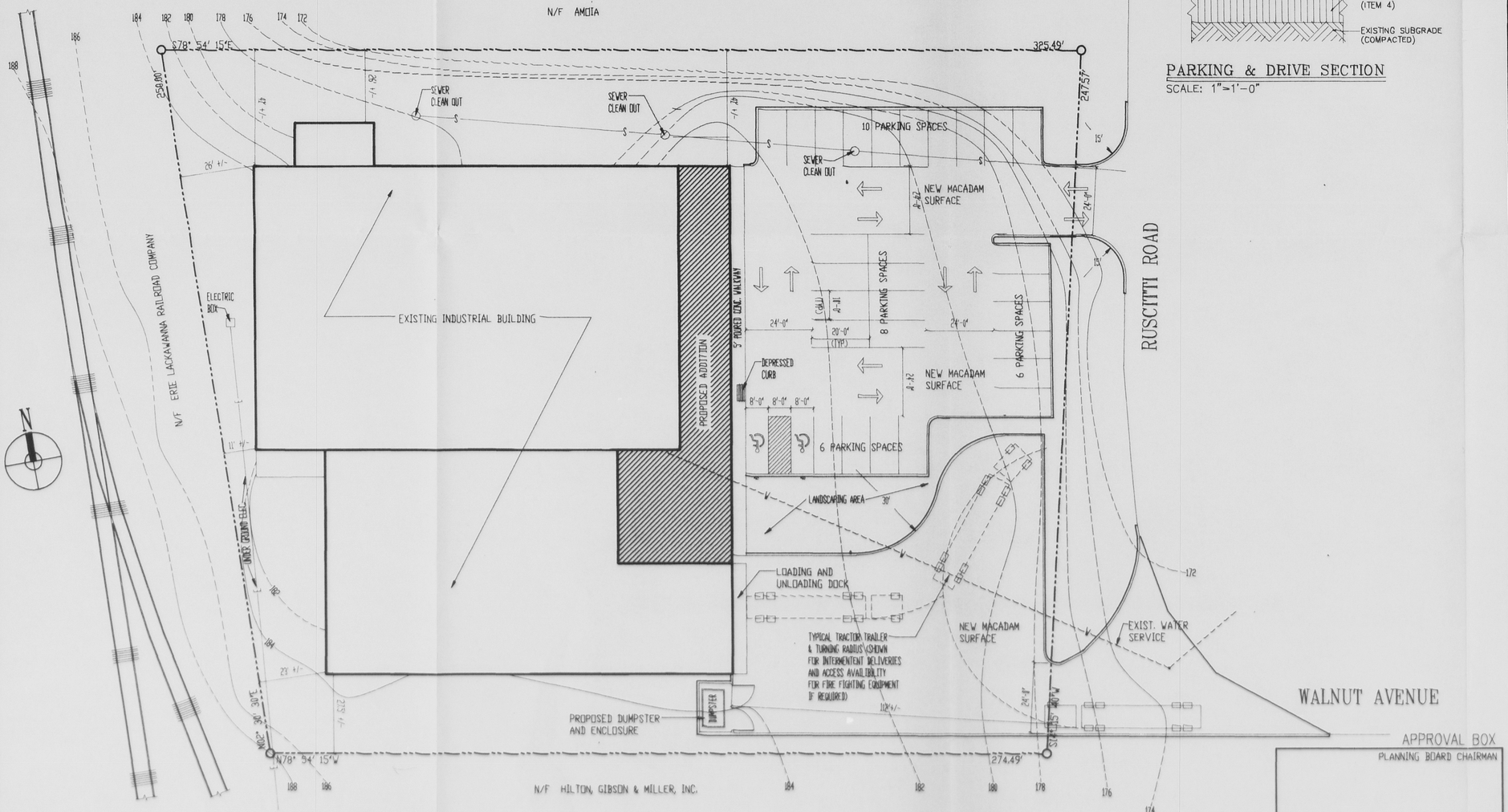
CONCRETE CURB SECTION

SCALE: 3/4"=1'-0"



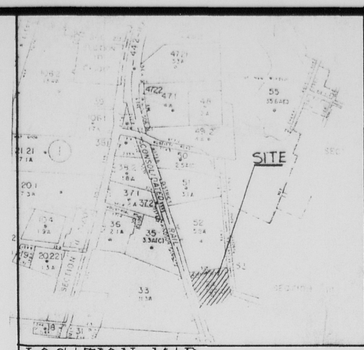
PARKING & DRIVE SECTION

SCALE: 1"=1'-0"



SITE PLAN

SCALE: 1" = 20'-0"



LOCATION MAP

ZONING REQUIREMENTS

DISTRICT PLANNED INDUSTRIAL (PI) (A-6)

SECTION 9 ,BLOCK 1 ,LOT 54

ITEM	REQUIRED	PROPOSED	NOTE
LOT AREA	80,000 SQ.FT.	78,408 SQ.FT. **	
LOT WIDTH	200'	247' **	
FRONT YARD	100'	112' **	
SIDE YARD	50'	26' **	
BOTH SIDES	100'	53.5' **	
REAR YARD	50'	11'	NOTE 1
MAX. BLDG. HGT.	4'	20' +/- **	
FLOOR AREA RATIO	0.2	0.39	NOTE 2

** INDICATES PRE-EXISTING CONDITION

NOTES

NOTE 1: PER NOTE A 48-15B OF THE NEW WINDSOR ZONING STATES; NO REAR YARD SHALL BE REQUIRED WHERE SUCH YARD ABUTS AN OPERATING RAILROAD RIGHT OF WAY.

NOTE 2: FLOOR RATIO REQ'D - 0.2 / 0.39 PROVIDED
0.39 - 0.2 = 0.19 OVER REQ'D FLOOR RATIO
VARIANCE REQUESTED

NOTE 3: PARKING REQ'D - 83.5 SPACES / 30 SPACES PROV'D INCLUDING 2 HANDICAPP SPACES
67.8 SPACES - 30 SPACES = 37.8 UNDER REQ'D SPACES VARIANCE REQUESTED

PARKING REQUIREMENTS

OFFICE SPACE: (0-10)
BUSINESS OFFICE 1 SPACE/200 SQ. FT.
4,500 SQ. FT. / 200 SQ. FT. = 22.5 SPACES

MANUFACTURING SPACE: (0-12)
ONE FOR EVERY TWO EMPLOYEES OR
ONE FOR EVERY 400 SQ. FT.
14,200 SQ. FT. / 400 SQ. FT. = 35.5 SPACES

WAREHOUSE SPACE:
ONE FOR EVERY TWO EMPLOYEES OR
ONE FOR EVERY 1000 SQ. FT.
9,800 SQ. FT. / 1000 SQ. FT. = 9.8 SPACES

TOTAL PARKING SPACES REQUIRED = 67.8 SPACES

PARKING PROVIDED:

30 PARKING SPACES INCLUDING 2 HANDICAPP SPACES

NOTE: AS PER TOWN ZONING REGULATION TOTAL PARKING SPACES REQUIREDE 67.8 SPACES. PARKING PROVIDE IS BASED UPON EXISTING AND HISTORICAL EMPLOYMENT RECORDS OF ELGEE LIGHTING CO:

MAX. NUMBER OF EMPLOYEES INCLUDING MANAGEMENT: 25 EMPLOYEES

BASED UPON THE ABOVE DATA THE DESIGN PROVIDES FOR 1.2 PARKING SPACES PER EMPLOYEE WHICH IS IN EXCESS OF THAT WHICH IS REQUIRED FOR THIS BUSINESS.

GENERAL INFORMATION

1. PROPOSED OFFICE/MANUFACTURING BUILDING
TOWN OF NEW WINDSOR
2. SURVEY INFORMATION TAKEN FROM SITE PLAN PROVIDED BY:
ROBERT A. ARNOUTS AIA.
SEVEN PYE LANE
POUGHKEEPSIE, N.Y. 12603
3. OWNER:
J.N.G. REALTY
25 WALNUT STREET
NEW WINDSOR, N.Y. 12553
4. APPLICANT:
ELGEE LIGHTING INC.
765 SOUTH STREET
NEWBURGH, N.Y. 12550

SUPERSEDED PLAN FILE FOR RECORD PURPOSES ONLY

APPROVED BY THE BUREAU OF FIRE PREVENTION TOWN OF NEW WINDSOR, N. Y.
DATE 2-14-95 SIGNATURE

APPROVAL BOX

PLANNING BOARD CHAIRMAN

NOTE:
THIS PLAN IS COPYRIGHTED
UNAUTHORIZED ALTERATION
TO THIS PLAN IS A VIOLATION
OF SECTION 7209(2) OF THE
NEW YORK STATE EDUCATION
LAW.

DATE	ISSUANCE	BY
1-13-95	WORK SHOP	R.D.

DATE	REVISIONS	BY

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063

SHEET TITLE: SITE PLAN, NOTES, & DETAILS

PROJECT TITLE: ELGEE LIGHTING INC.
MACARTHER AVE. TN OF NEW WINDSOR

LICENSED PROFESSIONAL ENGINEER PAUL V. CUOMO 38331 STATE OF NEW YORK SEAL

DATE 1-13-95

DRAWN BY PLAN N.P.S.

CHECKED BY P.V.C.

SCALE: AS NOTED

PROJECT NO.: 94331

SP-1

SHEET OF

SUPERSEDED PLAN FILE FOR RECORD PURPOSES ONLY

RECEIVED JAN 2 0 1995

95- 2