

PB# 96-5

**RKB CONSTRUCTION-
STROBER KING**

68-2-12

96 -

5

RKB Construction for:
Strober-King S.P. - Temple Hill Rd.
(Soebello)

Approved 5-31-96

Wilson Jones - Carbonless - 51612 - W.C.T. Duplicate - 51611 - 12W.C.T. Triplicate

555 Union Ave.
New Windsor, NY 12553

MADE IN U.S.A.
© Wilson Jones, 1989

DATE March 8, 1996 RECEIPT NUMBER 96-5
 RECEIVED FROM R.K.B. Construction Co. Inc
 Address 505 N. Riverside Ave. - Highland, N.Y. 12528
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow - Studer King

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750.00	CASH	
AMOUNT PAID	750.00	CHECK	# 11151
BALANCE DUE	- 0 -	MONEY ORDER	

ML 3/8/96
 BY Mary Mason, Secy to the P.B.

TOWN OF NEW WINDSOR GENERAL RECEIPT 15352
 555 Union Avenue
 New Windsor, NY 12550

Received of RKB Construction Co. Inc. \$ 100.00
One Hundred and 00/100 DOLLARS
 For P.B. # 96-5 Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CE #</u>	<u>0011150</u>	<u>\$100.00</u>

By Dorothy H. Hansen
Town Clerk
 Title

March 8 19 96

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

TOWN OF NEW WINDSOR General Receipt 15518
 555 Union Avenue
 New Windsor, NY 12553

Received from RKB Construction Co. Inc. \$ 100.00
One Hundred and 00/100 DOLLARS
 For Planning Board, Approval Fee - 96-5

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CE #</u>	<u>0011245</u>	<u>\$100.00</u>

By Dorothy H. Hansen
Town Clerk
 TITLE

June 1, 19 96

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones
MADE IN U.S.A.
© Wilson Jones, 1989

AMOUNT PAID	750.00	CHECK #	11151
BALANCE DUE	-0-	MONEY ORDER	

BY *UW* *3/8/96*
Maria Mason, Secy to the P.B.

TOWN OF NEW WINDSOR **GENERAL RECEIPT** 15352
 555 Union Avenue
 New Windsor, NY 12550 *March 8* 19 *96*

Received of *RKB Construction Co. Inc.* \$ *100.00*
One Hundred and 00/100 DOLLARS

For *P.B. # 96-5 Application Fee*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>CE #</i>	<i>0011150</i>	<i>\$100.00</i>

By *Dorothy H. Hansen*
Town Clerk
 Title

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

TOWN OF NEW WINDSOR **General Receipt** 15515
 555 Union Avenue
 New Windsor, NY 12553 *June 1,* 19 *96*

Received from *RKB Construction Co. Inc.* \$ *100.00*
One Hundred and 00/100 DOLLARS

For *Planning Board, Approval Fee - 96-5*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CE # 0011245</i>		<i>\$100.00</i>

By *Dorothy H. Hansen*
Town Clerk
 TITLE

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

6/7/96
Emp. 117.50

RKB CONSTRUCTION COMPANY, INC.
HIGHLAND, N.Y. 12528

INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
	03/07/96	Escrow Check Planning Board Town of New Windsor for Strober King			\$750.00
					\$750.00

PLEASE DETACH AND RETAIN THIS PORTION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/11/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-5

NAME: STROBER-KING BUILDING SUPPLY CENTER
APPLICANT: SY REALTY CORP.

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
03/08/96	REC. CK. #0011151	PAID		750.00	
03/13/96	P.B. ATTY. FEE	CHG	35.00		
03/13/96	P.B. MINUTES	CHG	22.50		
06/05/96	P.B. ENGINEER FEE	CHG	117.50		
06/11/96	RET. TO APPLICANT	CHG	575.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$575.00 to:*

*R. K. B. Construction Co. Inc.
505 N. Riverside Ave.
Highland, N.Y. 12528*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 96-5

NAME: STROBER-KING BUILDING SUPPLY CENTER

APPLICANT: SY REALTY CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/31/96	PLANS STAMPED	APPROVED
03/13/96	P.B. APEARANCE . CORRECT SET BACK ON BULK TABLES -	CORRECT BULK TABLES APPROVED CONDITIONAL
03/13/96	P.B. APPEARANCE - CON'T	LA:ND WVE. PH
03/06/96	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 96-5

NAME: STROBER-KING BUILDING SUPPLY CENTER
APPLICANT: SY REALTY CORP.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/08/96	EAF SUBMITTED	03/08/96	UPON APPLICATION
ORIG	03/08/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/08/96	LEAD AGENCY DECLARED	03/13/95	TOOK LEAD AGENCY
ORIG	03/08/96	REQUEST FOR INFORMATION	/ /	
ORIG	03/08/96	DECLARATION (POS/NEG)	03/13/96	DEC. NEG. DEC.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-5

NAME: STROBER-KING BUILDING SUPPLY CENTER
APPLICANT: SY REALTY CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/08/96	MUNICIPAL HIGHWAY	03/11/96	APPROVED
ORIG	03/08/96	MUNICIPAL WATER	03/11/96	APPROVED
ORIG	03/08/96	MUNICIPAL SEWER	03/26/96	APPROVED
ORIG	03/08/96	MUNICIPAL FIRE	03/12/96	APPROVED

RESULTS OF P.B. MEETING

DATE: March 13, 1996

PROJECT NAME: Stroder King S.P. PROJECT NUMBER 96-5

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) LA S) S VOTE: A 4 N 0 M) LA S) S VOTE: A 4 N 0

CARRIED: YES NO _____ CARRIED: YES: NO _____

PUBLIC HEARING: M) LA S) LU VOTE: A 4 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) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) LU S) LA VOTE: A 4 N 0 APPR. CONDITIONALLY: 3/13/96

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Correct Built Table - for set back

Cost Estimate? No



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: _____

DATE PLAN RECEIVED: RECEIVED MAR - 8 1996

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

STROBER KING has been reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 3-26-96
SANITARY SUPERINTENDENT DATE

March 13, 1996

To	Bill Heldrot	From	Myer
Co.		Co.	
Dept.		Phone #	
Fax #	502-6195	Fax #	

REGULAR ITEMS:

STROBER KING SITE (20-2) TEMPLE HILL ROAD

Mr. Vincent Sorbello appeared before the board for this proposal.

MR. PETRO: What are you here for?

MR. SORBELLO: On the east side of the, there's a proposed storage that is the building we propose to put up 20 x 80, it's going to be an open sheet rock storage area.

MR. LUCAS: Pre-fab.

MR. SORBELLO: Existing, same as the existing building, same as the existing storage that is behind it, it's 40 x 80, it pretty much matches, this one will be three sided, two ends in the back closed on three sides, roof over it.

MR. PETRO: What's the side yard on this, Mark, 30 feet so you are right on it.

MR. SORBELLO: The fence line is not the property line.

MR. PETRO: I see.

MR. SORBELLO: If they do, they have plenty of room so they need 44.

MR. LUCAS: They don't use any of them now anyway.

MR. PETRO: It's all woods, isn't it?

MR. LUCAS: Some of it in the front there's a little cleared area.

MR. LANDER: So it is going to be a metal building?

MR. SORBELLO: It's going to be a metal building.

MR. LANDER: Lights in it?

MR. SORBELLO: This one I believe will not have lights.

MR. LANDER: Concrete floor.

MR. SORBELLO: Concrete floor, probably a concrete apron, too, five foot or six foot apron.

MR. LUCAS: What's the existing pump island for the fuel, where is the tank?

MR. SORBELLO: That tank is buried. It's buried behind those pumps, not towards the building, not towards the proposed building, towards the existing storage building.

MR. LANDER: Mr. Chairman, do we have anything from fire on this?

MR. PETRO: Yes, we have, on 3/12/96, we have an approval on 3/11/96, we have highway approval.

MR. LUCAS: What's the height?

MR. SORBELLO: Twenty foot eaves height, same as the one that is there, this is a single pitch so it will probably be at the highest point 21'8".

MR. PETRO: Is that a shaled area right now?

MR. SORBELLO: Right now?

MR. PETRO: I think from the gate back is shale, isn't it?

MR. SORBELLO: Yeah, it's pretty much that is shale we might be five feet on the pavement but I'm not sure, ten feet on the paved area.

MR. LUCAS: Some of it is paved.

MR. LANDER: Some of it is, there's a lot of shale.

MR. PETRO: Mark, I don't see any impact on drainage with this at all, do you?

MR. EDSALL: No, I don't believe there would be.

MR. LANDER: I'd move the Town of New Windsor Planning Board to assume lead agency.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Strober King site plan amendment on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: And I don't think for this type of building here we're going to need a, they already have a special permit that is in force now so I think we can waive the public hearing on this, unless there's something procedural that we have to do with that.

MR. EDSALL: You can waive the public hearing for the site plan application but relative to the special permit, I believe you'd have to determine that they are not changing their operation in any way because the special permit to my understanding involves the use and my understanding is is they are not changing the use at all, merely constructing enclosed storage.

MR. PETRO: This permit is not being affected in any form.

MR. EDSALL: You can determine there is no public hearing.

MR. PETRO: I think at this time, Mr. Lander, if you want to make it.

MR. LUCAS: Second it.

MR. PETRO: That we waive the public hearing for the Strober King site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: Seeing as we're not going to have any affect on drainage or traffic or anything, I wish to make a neg dec on this.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded. Any further discussion from the board members? If not, roll call. Motion is made to declare negative dec for Strober King site plan amendment on Temple Hill Road under the SEQRA process.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have anything to add at all?

MR. EDSALL: No, the only correction I believe is necessary is we have heard that the height of the building is going to be probably 21 to 22 feet, they clearly have a sufficient setback so that that is acceptable for that building but the bulk table is wrong relative to this application so the one that is stamped should be fixed.

MR. LANDER: So it should read what, Mark, four inches per foot?

MR. EDSALL: Six inches per foot is correct but they are showing the setback to a different building.

MR. SORBELLO: The setback to the side of the existing building that is closest to the property line.

MR. EDSALL: Each building is allowed a particular height based on its proximity to the nearest lot line. So the building that you are proposing for this application is clearly a lot more than, I believe it's 52 feet away from any lot line so we could fix that up. Bottom line is the table has to be corrected and the plan is fine.

MR. STENT: I make a motion subject to.

MR. LANDER: Second it.

MR. PETRO: Motion has been made an seconded that the New Windsor Planning Board grant final approval to the Strober King site plan amendment on Temple Hill Road subject to the bulk table being corrected with the setback. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

REVIEW NAME: STROBER-KING SITE PLAN AMENDMENT
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD
 SECTION 68-BLOCK 2-LOT 12
PROJECT NUMBER: 96-5
DATE: 13 MARCH 1996
DESCRIPTION: THE APPLICATION INVOLVES THE CONSTRUCTION OF AN
 OPEN STORAGE SHED, APPROXIMATELY 20' X 80' IN
 DIMENSION, ON THE EXISTING SITE PLAN. THE PLAN
 WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The proposed open storage building use would appear acceptable for the "C" Zoning District. The building appears to comply with the bulk requirements of the B-11 Use, although the height of the proposed building should be verified.
2. At this time, I am aware of no concerns with regard to this proposed site plan amendment.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. This application involves an existing Special Permit Use within the "C" Zoning District. The Board should determine if the proposed amendment, which is limited to the addition of a free-standing open storage building, is such that a Public Hearing is necessary per Section 48-35(A) of the Town Zoning Local Law.

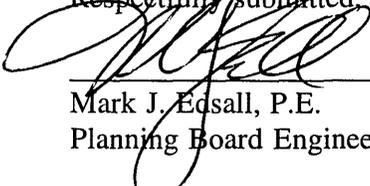
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: STROBER-KING SITE PLAN AMENDMENT
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD
SECTION 68-BLOCK 2-LOT 12
PROJECT NUMBER: 96-5
DATE: 13 MARCH 1996

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.

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

MJEmk

A:STROBER.mk

P.B. # 96-5 application fee

Planning Board Fee - Strober King

RKB CONSTRUCTION COMPANY, INC.
505 N. RIVERSIDE ROAD
HIGHLAND, N.Y. 12528
914/691-8006

50-693/219

CHECK DATE	CHECK NUMBER
03/05/96	11150

KEY BANK OF SOUTHEASTERN NEW YORK N.A.
78 Broadway, Newburgh, N.Y. 12550

0011150

One hundred $\frac{00}{100}$

PAY THIS AMOUNT
\$ 100. $\frac{00}{100}$

PAY TO THE ORDER OF
Town Of New Windsor


AUTHORIZED SIGNATURE

⑈011150⑈ ⑆021906934⑆ 33⑈194949⑈0⑈

Planning Board Check for Escrow Strober King

RKB CONSTRUCTION COMPANY, INC.
505 N. RIVERSIDE ROAD
HIGHLAND, N.Y. 12528
914/691-8006

50-693/219

CHECK DATE	CHECK NUMBER
03/07/96	11151

KEY BANK OF SOUTHEASTERN NEW YORK N.A.
78 Broadway, Newburgh, N.Y. 12550

0011151

even Hundred Fifty Dollars and No Cents***

PAY THIS AMOUNT
\$***\$750.00***

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


AUTHORIZED SIGNATURE

⑈011151⑈ ⑆021906934⑆ 33⑈194949⑈0⑈

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 12 March 1996
SUBJECT: Strober-King Site Plan

Planning Board Reference Number: PB-96-5
Dated: 8 March 1996
Fire Prevention Reference Number: FPS-96-015

A review of the above referenced subject site plan was conducted on 11 March 1996.

This site plan is acceptable.

Plan Dated: 5 March 1996; Revision 5


Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 5

DATE PLAN RECEIVED: RECEIVED MAR -- 8 1996

The maps and plans for the Site Approval

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved

disapproved .

If disapproved, please list reason _____

W. James Sullivan *3/11/96*
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-5

DATE PLAN RECEIVED: 1/24/91

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Strober King _____ has been

reviewed by me and is approved

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Call water dept. for location of
service line if needed.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. Camo 3-11-91
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 96-5

WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Stroben Kiss

PROJECT STATUS: NEW x OLD _____

REPRESENTATIVE PRESENT: Vince Scorbello

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Height of proposed bldg.
bulk table shows height allowable for another building

next avail agenda

TOWN OF NEW WINDSOR

96 - 5

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD



17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan AMENDED Spec. Permit _____

1. Name of Project STROBER-KING BUILDING SUPPLY CENTER

2. Name of Applicant SY REALTY CORP Phone _____

Address 550 HAMILTON AVE BROOKLYN N.Y. 11232
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record SAME Phone _____

Address SAME
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan GREVAS & HUDRETH, L.S., P.C.

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 VINCENT SORBELLO Phone 691-8006
(Name)

7. Project Location: On the WEST side of TEMPLE HILL ROAD
1000± feet NORTH of FIVE CORNERS
(direction) (street)

8. Project Data: Acreage of Parcel 10.3 Zone C,
School Dist. NBCS

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 68 Block 2 Lot 12

11. General Description of Project: CONSTRUCTION OF 1600 S.F. OF OUTDOOR STORAGE

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

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

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate 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 further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

7 day of March 1996

x John Gambelli
Applicant's Signature

Kathleen A. Rodriguez
Notary Public

KATHLEEN A. RODRIGUEZ
Notary Public in the State of New York
Residing in Westbury, New York
Commission Expires Feb 28 1998
4753107

TOWN USE ONLY:

RECEIVED MAR - 8 1996
Date Application Received

96 - 51
Application Number

Engineer

96-5
RECEIVED MAR - 8 1996

If applicable "XX"

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 System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' 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) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

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

- 54. N/A Referral to Orange County Planning Dept. 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: William B. Hildreth, LIS.
 Licensed Professional

Date: 3/6/96

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

S Y Realty Corp, deposes and says that he
(Applicant)

resides at 550 Hamilton Ave
(Applicant's Address)

in the County of Brooklyn

and State of NY

and that he is the applicant for the site plan
Strober King Building
(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Vincent Sorbello
(Professional Representative)

to make the foregoing application as described therein.

Date: 3-7-96

John Gambello
(Owner's Signature)

Kathleen A. Pedryz
(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

617.21

Appendix C

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 SY REALTY CORP.	2. PROJECT NAME STROBER-KING BUILDING SUPPLY CENTER
3. PROJECT LOCATION Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE OF TEMPLE HILL ROAD, 1000' ± NORTH OF FIVE CORNERS TAX MAP SECTION 68 BLOCK 2 LOT 12	
5. IS PROPOSED ACTION? <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: CONSTRUCTION OF 1600 SQUARE FEET OF OUTDOOR STORAGE	
7. AMOUNT OF LAND AFFECTED: Initially 10.3 acres Ultimately 10.3 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/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 CURRENT SITE PLAN APPROVAL BY TOWN OF NEW WINDSOR	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RE-APPROVAL OF AMENDED SITE PLAN	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: SY REALTY CORP.	Date: 3/6/96
Signature: William B. Dildreth (WILLIAM B. DILDRETH, L.S., PREPARER)	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127 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 617.87 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

 Signature of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Preparer (if different from responsible officer)

 Date

RECEIVED

"XX"

Engineer

RECEIVED MARCH 8 1996

96-5

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.

THIS PROPERTY IS NOT LOCATED
IN A FLOOD ~~ZONE~~

William B. Hildner, L.S.
3/6/96