



183 Main Street  
New Paltz, NY 12561  
T 845.255.0210 F 845.256.8110  
[www.willinghamengineering.com](http://www.willinghamengineering.com)

March 4, 2019

Mr. Fred Reichle, Chair and Board Members  
Town of Montgomery Planning Board  
110 Bracken Road  
Montgomery, NY 12549

Re: **ASAP Scrap Recycling, LLC**  
2780 State Route 208  
Town of Montgomery, New York  
**Site Plan Application & Special Exception Use Permit**  
**SBL: 2-1-72**

Dear Chair Reichle and Planning Board Members:

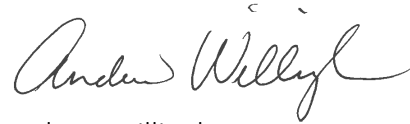
We are pleased to submit a Site Plan Application and Application for a Special Exception Use Permit for ASAP Scrap Recycling, LLC. The parcel is 27.2 acres in size and is located in the I-3 Zone. The property currently contains several buildings which are operated by Headzup Inc. to purchase, store and resell metal shelving systems. This use is proposed to remain on-site.

The Applicant proposes to develop a scrap processing business in the southeast portion of the site. For additional information on the proposed project refer to the Project Narrative included with this submittal. Please find the attached documents for your review:

- Site Plan
- Project Narrative
- Short Form EAF
- Site Plan Application
- Application Fees
- Special Exception Use Permit Application
- Agricultural Data Statement
- Owner's Endorsement

Thank you for your consideration of this matter and we look forward to meeting with the Board. Please feel free to contact me at your convenience with any questions.

Sincerely,  
Willingham Engineering, PLLC

A handwritten signature in black ink that reads "Andrew Willingham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrew Willingham, PE  
NYS Professional Engineer No. 083984

cc: Ed Alicea



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**ASAP Scrap Recycling LLC – Scrap Processor  
Project Narrative  
March 4, 2019**

Background

The 27.2-acre property is located on the east side of NYS Route 208 in the Town of Montgomery, Orange County. The current owner, Alicea Holdings, LLC purchased the previously developed property on 5/23/14. The site includes a small office space building and several larger material storage structures. Headzup Inc. currently utilizes the site for the purchase, storage and resale of metal shelving systems.

Proposed Project

The proposal includes utilizing an area in the southeastern portion of the site as an outdoor scrap processor facility (“ASAP Scrap”). The facility will work in cooperation with the Headzup Inc. operations metal shelving business. The scrap processor operation will be open to the public for local customers and will also include larger deliveries of metal scrap. A double gate is proposed at the entrance road to separate customers. For the scrap processor business, signage will direct patrons to enter the western gate, travel along a separate proposed entrance and weigh in on the existing scale. A proposed chain link fence will provide separation between the two uses.

The existing 12’ x 30’ trailer on site will be converted to the scrap processor office. The vehicle will enter the scrap yard where the metal material is collected to be sorted and processed for resale. Patrons will be weighed before they exit the facility and paperwork will be processed in the trailer office. Two concrete pads are included to sort metals and several containers will be used to store materials. 7 parking spaces are proposed for employees and patrons as needed.

An “Enviro Rack” is also proposed to process vehicles. The vehicle is placed on the Enviro Rack, where fluids, batteries, tires, etc. are removed directly into (4) 180 gallon holding tanks in accordance with all applicable regulations. The vehicle is then processed (crushed) for resale/redistribution.

The following are additional details of the proposal:

- 10 employees currently for Headzup Inc.
- 6 additional employees needed for ASAP Scrap

- All employees will use existing bathrooms located in the existing office Headzup Inc. office
- The existing septic system will need upgrade for additional wastewater demand due to additional employees
- New traffic is estimated at 12 smaller deliveries (e.g. pickup trucks) and 2 larger trucks (roll offs) per day
- No lighting is proposed
- The existing sign near Route 208 will be modified to include the ASAP Scrap sign. The sign will not be enlarged.
- The proposed gates at the entrance will prevent access after hours
- Hours of Operation will be 7:30 am to 4:30 pm Monday thru Saturday

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

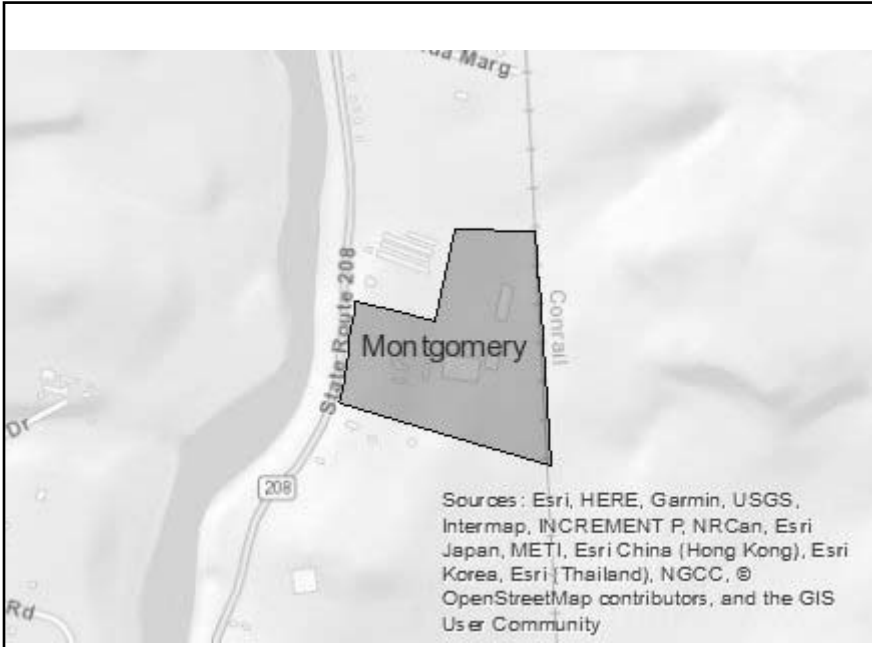
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Alicea Holdings, LLC			
Project Location (describe, and attach a location map): 2780 State Route 208, Town of Montgomery, Orange County			
Brief Description of Proposed Action: Construct metal scrap processing / recycling area with new gravel driveway and fencing to separate use from existing site use (storage yard). Existing trailer will be converted to an office serving the proposed use. The use will utilize 6 employees. Existing water supply well and subsurface wastewater disposal system will be used for employees. Subsurface wastewater disposal system will be upgraded as necessary.			
Name of Applicant or Sponsor: Ed Alicea		Telephone: 201-832-1332 E-Mail: ed@headzup.com	
Address: 2780 State Route 208			
City/PO: Walden		State: New York	Zip Code: 12586
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Orange County Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		27.2 acres	
b. Total acreage to be physically disturbed?		0.45 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		27.2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing on-site subsurface wastewater disposal system will be upgraded to accommodate proposed use _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Stormwater will flow to existing ditch adjacent to NYS Route 208 _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Andrew Willingham</u> Date: _____ Signature: <u><i>Andrew Willingham</i></u> Title: _____		

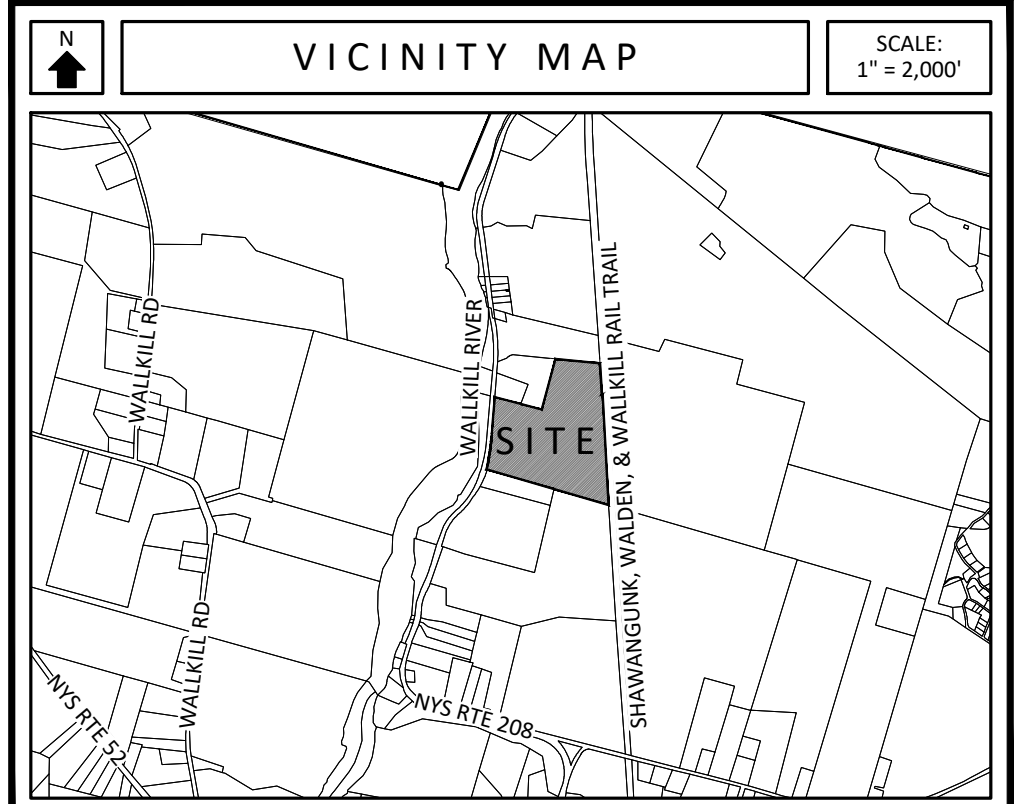
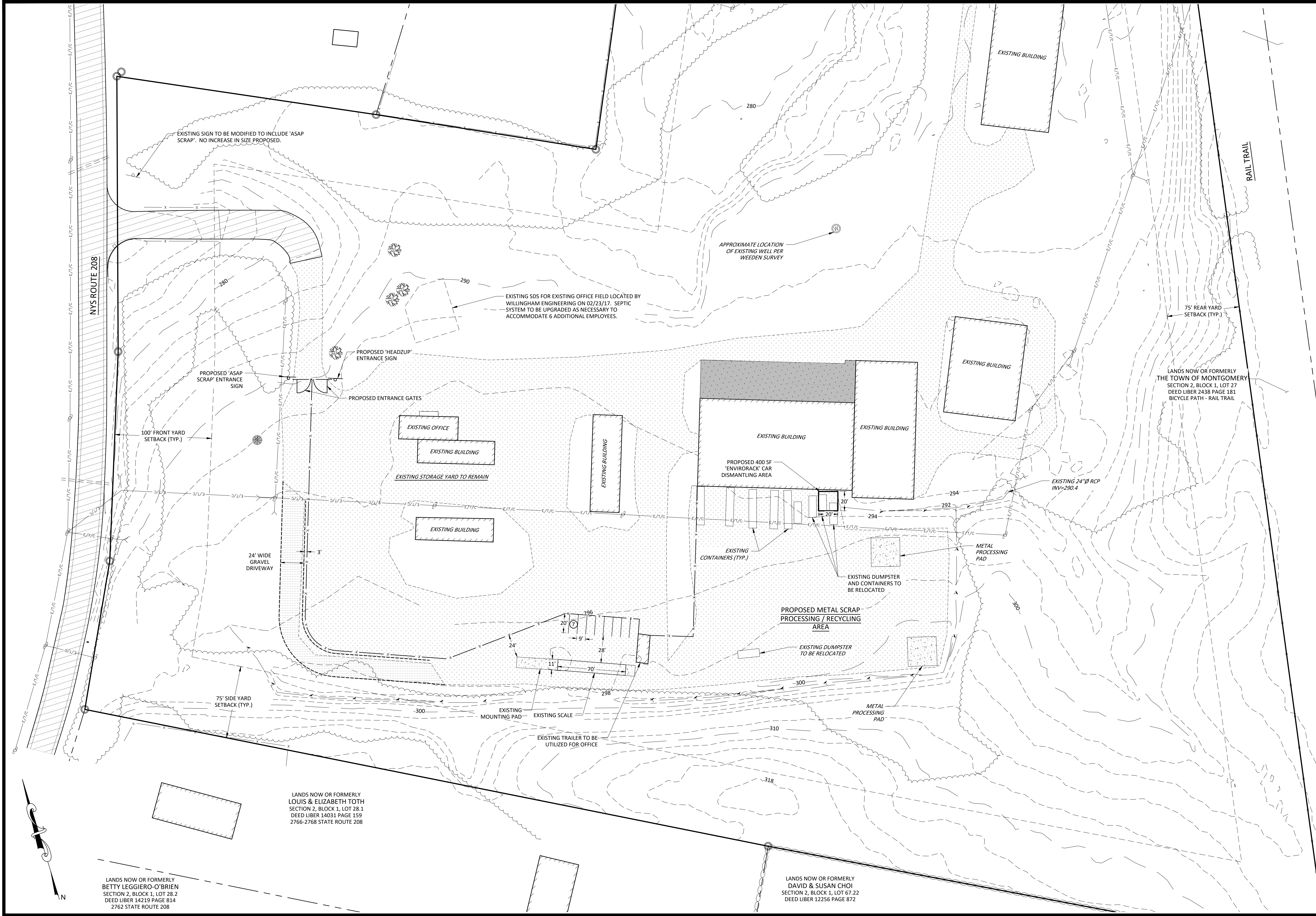


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





PROPERTY INFORMATION	
SECTION-BLOCK-LOT:	2-1-72
PARCEL AREA:	27.2 ACRES
ZONING DISTRICT:	I-3
OWNER/APPLICANT:	ALICEA HOLDING, LLC 125 CASTLE ROAD SEACAUCUS, NY 07094
PROPERTY ADDRESS:	2780 STATE ROUTE 208 WALDEN, NY 12586

- SURVEY NOTES**
- EXISTING SITE FEATURES INCLUDING PROPERTY LINES, BUILDING LOCATIONS AND ADDITIONAL SITE FEATURES TAKEN FROM MAP ENTITLED "BOUNDARY SURVEY PLAT FOR LANDS TO BE CONVEYED TO ALICEA HOLDINGS, LLC" PREPARED BY MARGARET M. HILLRIEGEL, L.L.S. DATED MARCH 7, 2014.
  - TOPOGRAPHY PREPARED BY MARGARET M. HILLRIEGEL, L.L.S. ON FEBRUARY 28, 2017 AND FEBRUARY 7, 2019.
  - ADDITIONAL SITE FEATURES (AS NOTED) TAKEN FROM "SUBDIVISION OF PROPERTY FOR WALDEN EQUITIES, LLC" PREPARED BY HOWARD W. WEEDEN, PLS, DATED 02/27/12.
  - ADDITIONAL SITE FEATURES ADDED BY WILLINGHAM ENGINEERING PER AVAILABLE GIS MAPPING AND AERIAL IMAGES.
  - LIDAR TOPOGRAPHY SHOWN IS LIDAR DERIVED, 2 FOOT INTERVAL CONTOURS AVAILABLE FROM ORANGE COUNTY TAX MAP DEPARTMENT - GIS DIVISION.

ZONING INFORMATION		
ZONE:	I-3 - GENERAL INDUSTRY	
CURRENT USE:	STORAGE YARD	
PROPOSED USES:	1. STORAGE YARD - (EXISTING) 2. RECYCLABLE HANDLING AND RECOVERY FACILITY - (SPECIAL EXCEPTION USE)	
ITEM	REQUIRED	PROVIDED
MINIMUM LOT SIZE PER USE	1 ACRE PER 2,000 CY PER YEAR, 4-ACRE MIN	27.2 AC
MINIMUM FRONTAGE	250'	>250'
MAXIMUM FACILITY COVERAGE	20%	<20%
MAXIMUM BUILDING HEIGHT	35'	<35'
MINIMUM FRONT YARD	100'	>100'
MINIMUM SIDE YARD	75'	>75'
MINIMUM REAR YARD	75'	>75'

NOTE: PER ZONING §235 ATTACHMENT 5, TABLE OF BULK REQUIREMENTS FOR COMPOSTING, RECYCLING HANDLING AND RECOVERY FACILITIES

LEGEND	
	PROPERTY BOUNDARY EVIDENCE
	NO PHYSICAL BOUNDS
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	EXISTING PAVEMENT
	EXISTING GRAVEL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING OVERHEAD LINE
	EXISTING UTILITY POLE & GUY WIRE
	EXISTING BUILDING
	EXISTING BUILDING DECK/OVERHANG
	EXISTING WELL
	EXISTING FENCE
	EXISTING DITCH
	EXISTING STONEWALL
	EXISTING TREE LINE
	EXISTING CONCRETE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED BARRIER
	PROPOSED 6' HIGH CHAIN LINK FENCE

HOURS OF OPERATION	
SITE WILL BE OPEN TO THE PUBLIC MONDAY THROUGH SATURDAY, 7:30 - 4:30	



LANDS NOW OR FORMERLY LOUIS & ELIZABETH TOTH SECTION 2, BLOCK 1, LOT 28.1 DEED LIBER 14031 PAGE 159 2766-2768 STATE ROUTE 208

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF, IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNDER ARTICLE 145 (ENGINEERING), SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED SURVEYOR. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER AND/OR SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**willingham** engineering  
183 Main Street  
New Paltz, New York 12561  
T 845.255.0210 F 845.256.8110  
www.willinghamengineering.com

REV	DATE	DESCRIPTION

**SITE PLAN**  
ALICEA HOLDINGS, LLC  
2780 STATE ROUTE 208  
TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK

DRAWN BY	CHECKED BY
MLT	AVW
DATE	SCALE
02/08/19	1"=50'
PROJECT NO.	
18025	
SHEET NO.	
SP-1	

Owner's Endorsement

State of New York |  
County of Orange | ss:

Edward Alicea being duly sworn, deposes  
and says that (s)he resides at 30 Hart Street  
(Owner's Address)  
Ramsey, NJ 07446  
in the County of Bergen and State of New Jersey  
and that s (he) is (the owner in fee) or (Managing Member)  
(Official Title)  
of the Alicea Holdings LLC Corporation  
which is (the owner in fee) of the premises described in the foregoing  
application and that (s)he has authorized WILLINGHAM ENGINEERING  
to make the foregoing application for SEU Permit, Site Plan, and/or Subdivision  
plat approval as described herein and that (s) he agrees to be bound by all  
statements, conditions and representations contained therein as if (s)he had so  
petitioned.

[Signature]  
(Owner's Signature)

Sworn to before me this 15<sup>th</sup>  
day of March 2019.

[Signature]  
Notary Public

MATTHEW C. GILSON  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 9/30/2023

APPLICATION  
FOR  
SPECIAL EXCEPTION USE PERMIT

TO: PLANNING BOARD  
TOWN OF MONTGOMERY  
ORANGE COUNTY

FOR BOARD USE ONLY	
Application No.	_____
Date Received	_____
Date of Hearing	_____
Date of Action	_____
Action:	_____

I. I (We) ED ALICCA  
NAME OF APPLICANT (S)  
2780 STATE ROUTE 208 MONTGOMERY 201-832-1332  
ADDRESS - STREET NUMBER TOWN PHONE NO.

Herby petitions the Planning Board of the Town of Montgomery for a Special Exception Use Permit under Section (s) 235-15.4 of the Zoning Law of the Town of Montgomery for the following use (s):  
RECYCLING HANDLING AND RECOVERY FACILITIES

II. STATEMENT OF OWNERSHIP

The applicant(s) (is-are) the owner(s) (tenant) of real property situated at the following address:

2780 STATE ROUTE 208 ±1,200' SOUTH EAST TO LARG OAKS ROAD  
NAME OF ROAD DISTANCE FROM NEAREST INTERSECTION

Brief description of property:

Bounded on the North by LANDS OF MORSE & LANDS OF SAFWAY STORAGE OF WALDON, INC & LANDS OF WALDON EQUITIES, LLC  
Bounded on the East by RAIL TRAIL  
Bounded on the South by LANDS OF TOZH & LANDS OF CHOT  
Bounded on the West by STATE ROUTE 208

Metes and bounds description:  
(If space here is inadequate, attach copy of deed description to the Application.)

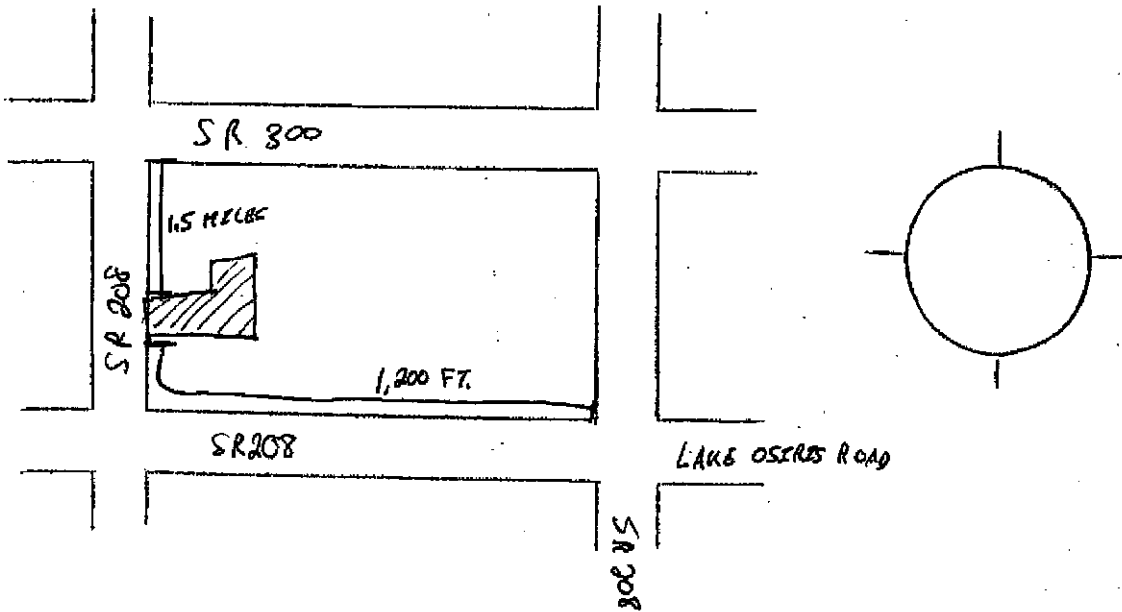
SEE ATTACHED

The following are the names and addresses of all property owners within 300 feet of described premises:

	<u>Name</u>	<u>Address</u>
1.	TOTH	2766-2768 SR 208
2.	MYRUSKI	2762 SR 208
3.	J.R.S. LLC	2786 SR 208
4.	MORSE	2790 SR 208
5.	SAFRWAY STORAGE OF WALDEN, LLC	2794 SR 208
6.	WALDEN EQUITORS LLC	SR 208

(IF more space is needed, attach list of names and addresses)

On diagram below locate property in relation to adjacent highway and in relation to nearest intersection of other highways.



Attach a survey showing property boundary lines, placement of buildings (with distances shown to nearest boundary line and other buildings), spaces provided for required parking, all proposed fences or living screening, signs, entrances to public highways, septic or sewage system, show all other construction and locations of uses proposed for the site. Topography should also be indicated.



ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:  
NAME(S) OF PARTY(S) TO DOCUMENT



SECTION 2 BLOCK 1 LOT 2312

RECORD AND RETURN TO:  
(name and address)

Walden Equities, LLC

TO  
Alicia Holdings, LLC

Albert P. Pacione, Jr., PLLC  
45 Webster Avenue  
Goshen, N.Y. 10924

THIS IS PAGE ONE OF THE RECORDING

14-1050

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED X MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

PROPERTY LOCATION

- \_\_\_ 2089 BLOOMING GROVE (TN)
- \_\_\_ 2001 WASHINGTONVILLE (VLG)
- \_\_\_ 2003 SO. BLOOMING GROVE (VLG)
- \_\_\_ 2289 CHESTER (TN)
- \_\_\_ 2201 CHESTER (VLG)
- \_\_\_ 2489 CORNWALL (TN)
- \_\_\_ 2401 CORNWALL (VLG)
- \_\_\_ 2600 CRAWFORD (TN)
- \_\_\_ 2800 DEERPARK (TN)
- \_\_\_ 3089 GOSHEN (TN)
- \_\_\_ 3001 GOSHEN (VLG)
- \_\_\_ 3003 FLORIDA (VLG)
- \_\_\_ 3005 CHESTER (VLG)
- \_\_\_ 3200 GREENVILLE (TN)
- \_\_\_ 3489 HAMPTONBURGH (TN)
- \_\_\_ 3401 MAYBROOK (VLG)
- \_\_\_ 3689 HIGHLANDS (TN)
- \_\_\_ 3601 HIGHLAND FALLS (VLG)
- \_\_\_ 3889 MINISINK (TN)
- \_\_\_ 3801 UNIONVILLE (VLG)
- \_\_\_ 4089 MONROE (TN)
- \_\_\_ 4001 MONROE (VLG)
- \_\_\_ 4003 HARRIMAN (VLG)
- \_\_\_ 4005 KIRYAS JOEL (VLG)

- X 4289 MONTGOMERY (TN)
- \_\_\_ 4201 MAYBROOK (VLG)
- \_\_\_ 4203 MONTGOMERY (VLG)
- \_\_\_ 4205 WALDEN (VLG)
- \_\_\_ 4489 MOUNT HOPE (TN)
- \_\_\_ 4401 OTISVILLE (VLG)
- \_\_\_ 4600 NEWBURGH (TN)
- \_\_\_ 4800 NEW WINDSOR (TN)
- \_\_\_ 5089 TUXEDO (TN)
- \_\_\_ 5001 TUXEDO PARK (VLG)
- \_\_\_ 5200 WALLKILL (TN)
- \_\_\_ 5489 WARWICK (TN)
- \_\_\_ 5401 FLORIDA (VLG)
- \_\_\_ 5403 GREENWOOD LAKE (VLG)
- \_\_\_ 5405 WARWICK (VLG)
- \_\_\_ 5600 WAWAYANDA (TN)
- \_\_\_ 5889 WOODBURY (TN)
- \_\_\_ 5801 HARRIMAN (VLG)
- \_\_\_ 5809 WOODBURY (VLG)
- \_\_\_ 0900 CITIES
- \_\_\_ 1100 MIDDLETOWN
- \_\_\_ 1300 NEWBURGH
- \_\_\_ 1300 PORT JERVIS
- \_\_\_ 9999 HOLD

NO PAGES 5 CROSS REF. \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ ADD'L X-REF. \_\_\_\_\_  
MAP# \_\_\_\_\_ PGS. \_\_\_\_\_

PAYMENT TYPE: CHECK X \_\_\_\_\_  
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

Taxable  
CONSIDERATION \$ 975,000-  
TAX EXEMPT \_\_\_\_\_  
Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_

MORTGAGE TAX TYPE:

- \_\_\_ (A) COMMERCIAL/FULL
- \_\_\_ (B) 1 OR 2 FAMILY
- \_\_\_ (C) UNDER \$10,000
- \_\_\_ (E) EXEMPT
- \_\_\_ (F) 3 TO 6 UNITS
- \_\_\_ (I) NAT.PERSON/CR. UNION
- \_\_\_ (J) NAT.PER-CR.UN/1 OR 2
- \_\_\_ (K) CONDO

*Ann G. Rabbit*

ANN G. RABBITT  
ORANGE COUNTY CLERK

Received From *Lotus*

RECORDED/FILED  
06/19/2014/ 15:09:31  
ANN G. RABBITT  
County Clerk  
ORANGE COUNTY, NY  
FILE#20140051531  
DEED C / BK 13761PG 1690  
RECORDING FEES 320.00  
TTX# 006891 T TAX 3,900.00  
Receipt#1775026 mag



**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT  
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

**THIS INDENTURE**, made the 19<sup>th</sup> day of May, 2014,

**BETWEEN Walden Equities, LLC**, a New York limited liability company with an office for doing business at 23 Beverly Road, Great Neck, New York 11021, party of the first part,

**Alicea Holdings, LLC**, residing at 125 Castle Road, Secaucus, New Jersey 07094, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten and No/100 (\$10.00) Dollars lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Montgomery, County of Orange and the State of New York, and being more accurately described on Schedule A attached hereto and made a part hereof.

**BEING** and intended to be the same premises conveyed to Walden Equities, LLC by Majestic Products, Inc. by deed dated June 30, 2006, and filed in the Orange County Clerk's Office on August 8, 2006, Liber 12225 at page 307.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part the heirs or successors and assigns of the party of the second part forever.







MARGARET M. HILLRIEGEL  
Licensed Land Surveyor

372 OREGON TRAIL  
HINE BUSH, NEW YORK 12566  
(845) 744-2072



**DESCRIPTION**  
**LANDS TO BE CONVEYED TO**  
**ALICEA HOLDINGS, LLC**  
**2780 STATE ROUTE 208,**  
**TOWN OF NEW MONTGOMERY,**  
**ORANGE COUNTY, NEW YORK**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF MONTGOMERY, COUNTY OF ORANGE, STATE OF NEW YORK, BEING DESCRIBED AS FOLLOWS:

Beginning at found iron pipe buried 8" deep in the Easterly line of New York State Route 208, said point also being in the Southerly line of lands now or formerly Morse & Grant-Morse, Liber 11945, Page 1218, said point being located South 63°55'25" East 6.55' from a found 3/8" iron rod, said point also the Northwesterly most corner of the herein described parcel;

Thence along the Southerly line of said lands now or formerly Morse & Grant-Morse, Liber 11945, Page 1218, South Sixty-Four Degrees, Twenty-Five Minutes, Fifty-Seven Seconds East Two Hundred Seventy and Eighty Hundredths Feet (S 64°25'57" E 270.80') to a found iron pipe 2" above grade;

Thence along lands now or formerly Safeway Storage of Walden Inc., Liber 4232, Page 117, the following two (2) courses and distances:

1. South Sixty-Three Degrees, Fifty-One Minutes, Fifty-Seven Seconds East Two Hundred Twenty-Nine and Eighty-Eight Hundredths Feet (S 63°51'57" E 229.88') to a found iron pipe;
2. North Twenty-Five Degrees, One Minute, Fifty-Eight Seconds East Five Hundred Sixty-Six and Eight Hundredths Feet (N 25°01'58" E 566.08') to a found 3' tall iron pipe;

Thence along Lot #2 as shown on filed map number 34-2014, South Seventy-Five Degrees, Fifty-Three Minutes, Fifteen Seconds East Four Hundred Seventy-Eight and Seventy-Five Hundredths Feet (S 75°53'15" E 478.75') to point in the remains of box wire fence line, said point being South 44°55'25" East 4.9' from a marked ash tree;

Thence along lands now or formerly the Town of Montgomery, Liber 2438, Page 181, the following three (3) courses and distances:

1. South Nine Degrees, Twenty-Three Minutes, Twenty-One Seconds West Two Hundred Eighty-Six and Ninety-Five Hundredths Feet (S 09°23'21" W 286.95');
2. South Eighty Degrees, Thirty-Six Minutes, Thirty-Nine Seconds East Seven Feet (S 80°36'39" E 7.00');

3. South Nine Degrees, Twenty-Three Minutes, Twenty-One Seconds West Eleven Hundred Forty-Two and Fifty-Eight Hundredths Feet (S 09°23'21" W 1142.58') to a found 'tee' iron fence post, 20" above grade at the intersection of stonewall and box wire fence;

Thence along lands now or formerly J.E.S. LLC, Liber 5910, Page 317, North Sixty-Two Degrees, Six Minutes, Forty Seconds West Five Hundred Eighty-Eight and One Hundredths Feet (N 62°06'40" W 588.01') to a found capped iron rod;

Thence along lands now or formerly Toth, Liber 2022, Page 101, North Sixty-One Degrees, Thirty-One Minutes, Fifty-Eight Seconds West Seven Hundred Twenty and One Hundredths Feet (N 61°31'58" W 720.01') to a ½" iron rod set in the Easterly line of New York State Route 208;

Thence along the Easterly line of said New York State Route 208, the following three (3) courses and distances:

1. North Twenty-Six Degrees, Forty-One Minutes, Twenty-Five Seconds East One Hundred Fifty-Five and Forty-Nine Hundredths Feet (N 26°41'25" E 155.49');
2. North Nineteen Degrees, Twenty-Six Minutes, Forty-One Seconds East Two Hundred Sixteen and Thirty-Eight Hundredths Feet (N 19°26'41" E 216.38');
3. North Sixteen Degrees, Fifty-Two Minutes, Forty-Four Seconds East Two Hundred Eighty-Four and Fifty-Three Hundredths Feet (N 16°52'44" E 284.53') to the point or place of beginning and containing 27.1765 acres of land, as surveyed by Margaret M. Hillriegel, L.S.

Intending to be Lot 2 as shown on filed Map #34-2014 filed in the Orange County Clerk's Office on February 28, 2014

TOWN OF MONTGOMERY PLANNING BOARD  
APPLICATION FOR SITE PLAN REVIEW

**Title of Project:** ALICBA HOLDINGS, LLC - RECYCLING HANDLING & RECOVERY FACILITIES

**Address of Project:** 2780 STATE ROUTE 208

**Name of Applicant:** ED ALICBA

**Address:** 2780 SR 208 Town MONTGOMERY NY 12586  
Street Town/City State Zip

**Phone/Fax:** 201-832-1332

**Cell Phone/Email:** ed @ headzup.com

**Name and Address of Owner, if different than Applicant:**

Name		Phone or Cell Number	
Street	Town/City	State	Zip

**Please specify use or uses of building and amount of floor area devoted to each:**

**Tax Map ID:** 2 1 72 **Zoning District:** I-3  
Section Block Lot

**Acreage:** 27.2 **Anticipated Number of Employees:** 6

**Number of Parking Spaces Provided:** 7

**Type of Sanitary Disposal System: (Check One)**

Conventional Subsurface ( ) Municipal Sewer ( ) Alternative on Site System

(An Application for approval of such system or hookup will be required with application for a Building Permit)

Town of Montgomery Planning Board  
Application for Site Plan Review

Pg. 2

Has any portion of this parcel been the subject of any Town of Montgomery Planning Board or Zoning Board of Appeals action within the past ten (10) years?

If yes, explain:

YES CAROLANNE RESIDENCE SITE PLAN APPLICATION IN 2017. APPLICATION  
HAS BEEN WITHDRAWN

NOTE:

- ❖ Town of Montgomery Zoning Law Section 140-50 - 20 (a-j) should be reviewed for specific Site Plan requirements. Section 140 - 50 provides for procedure and standards.
- ❖ A SEQOR short or long EAF should be submitted with this application.

Fifteen (15) copies of plans required. Folded not rolled.

**I hereby affirm the above information is true and accurate:**

Signed:   
Applicant

Dated: 3/01/19

**TOWN OF MONTGOMERY PLANNING BOARD**  
**110 Bracken Road**  
**Montgomery, NY 12549-2627**

AGRICULTURAL DATA STATEMENT

Project Identification No. \_\_\_\_\_

In accordance with Section 283-a of the New York State Town Law, the Town of Montgomery will use the data in this statement to assist in evaluating the impacts of proposed development projects on farm operation in or near Agricultural Districts.

A. Name of Applicant ED ALICCA  
Mailing Address 2780 STATE ROUTE 208  
WALDEN NY 12586

B. Description of the Proposed Project CONSTRUCT RECYCLING HANDLING AND RECOVERY FACILITY WITH NEW DRIVEWAY, FENCING AND UPGRADED ON-SITE SUBSURFACE WASTEWATER DISPOSAL SYSTEM

C. Project Location 2780 SR 208  
Tax Map Designation: 2 1 72  
*Section Block Lot*

D. Number of total acres involved with this project 27.2 (0.45 DISTURBED)

E. Number of total acres included in above Tax Map Lot 27.2

F. Is any portion of the subject site currently being used to produce an agricultural product?  
(Check One)

( ) Yes (X) No If yes, how much? NA Acres

G. Please identify the type of agricultural production being conducted on the premises.  
NA

H. If no farming is conducted on the site at this time, please estimate the last year any of the site was used for agricultural production.  
NA

I. Please identify the person or entity who is farming the subject site.  
NA

J. Does this person or entity (X) own or ( ) rent the land? (Check One)

K. Please indicated what the intentions are for use of the remainder of the Tax Map Lot that is not proposed to be developed.

EXISTING STORAGE YARD / REMAIN UNDEVELOPED

L. Who will maintain the remainder of the property not being used for this development?

OWNER

M. Other Project Information - Please include information about the existing land cover of the site, the slopes, if any, any known impacts on existing stormwater drainage (including field tiles) or other significant plant material.

EXISTING M20 SUCCESSIONAL / MEADOW COVER, SLOPES < 5%, STORMWATER RUNOFF WILL FLOW TO EXISTING CONVEYANCE SYSTEMS.

N. Please make a copy of the overall (original) parcel and surrounding parcels within five hundred (500) feet from the Town's Tax Maps. Identify the site of this application by placing an "X" on it. Include the tax map with this completed Agricultural Data Statement.

O. The Town Law requires that this Data Statement be mailed by the Board Clerk to all owners of land that is farmed within five hundred (500) feet of the boundaries of the subject parcel provided such lands are within an Orange County Agricultural District. Therefore, please list the name, address, and section, block, and lot of all such lands.

1. J.E.S. LLC SBL 2-1-29.1 2736 SR 208

2. TATIANA DOKOZIN 2-1-67.21 40 LAKE OSERTS ROAD

3. ARNOLD THOMAS 2-1-42 SHERMAN DRIVE

4. SPRUCE GATE HOLSTEINS FARM 2-1-70 302 WALKING ROAD

5. WALTER KONFAL 2-1-11.2 SHANTE MANDIR

6. WALTER KONFAL

(For Additional Space - Use Reverse Side)

P. Although not required under the Town Law, the Board requests that additionally you list here all farmers or producers occupying or using the lands listed in paragraph "O" above that are not owners, if any:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

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FOR TOWN USE ONLY

Has this Agricultural Data Statement been referred to the County Planning Agency?  
(Check One)

Yes                       No

IF YES - Please give date of referral \_\_\_\_\_

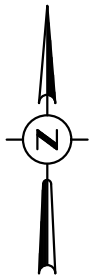
IF YES - Please give County Referral Number \_\_\_\_\_

IF NO - Please state reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
*Name of Official Completing Form*

\_\_\_\_\_  
*Date*



SCALE: 1"=1,000'



ORIGINAL SIZE IN INCHES



**willingham**  
engineering

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www.willinghamengineering.com

## AG DATA STATEMENT MAP

ALICEA HOLDINGS, LLC

2780 STATE ROUTE 208  
TOWN OF MONTGOMERY, ORANGE COUNTY, NEW YORK

DATE	DRAWN BY
03/05/19	MLT
PROJECT NO.	
18025	
SHEET NO.	
AG	