



Land Development Application

City of Newburgh, New York, Planning Board

123 Grand Street, Newburgh, New York 12550

Phone: (845) 569-7400

Fax: (845) 569-0096

www.cityofnewburgh-ny.gov

Check all that apply:

(*Supplemental submissions are necessary. See checklists above.)

Site Plan*

- Preliminary
- Final
- Modification
- Extension of Time

Special Use Permit*

Subdivision*

- Preliminary
- Final
- Modification
- Extension of Time
- Resubdivision

State Environmental Quality Review Act (SEQRA)*

- Part 1 of the *Short* Environmental Assessment Form.
- Entire *Short* Environmental Assessment Form.
- Full* Environmental Assessment Form.

Environmental Assessment Forms available from City of Newburgh Planning Board or online at <http://www.dec.state.ny.us/website/dcs/seqr/seqrldd.html>

Submissions will not be accepted without use of the NYS DEC EAF mapper, available at <http://www.dec.ny.gov/eafmapper/>

Chapter 269 Coastal Consistency Determination*

- Coastal Assessment Form

GML 239 Determination

- Submission required

Other: _____

Other: _____

For Internal Use Only:

Application Receipt Date:

Index No.:

Special Permit No.:

Rect. No.:

Meeting Date:

Public Hearing:

Action Date:

P.B. Fee Paid:

Escrow Fee Paid:



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PART I – General Information:

A. Project Name: ALL RECYCLING LLC

B. Applicant: (If Applicant is not owner, Owner must complete attached proxy statement, in Part VI of this form, confirming authorization of Applicant.)

Name:	BRADLEY SHERMAN & Michael Haers		
Address:	110 MILL ST.		
City:	NEWBURGH	State:	N.Y
		Zip:	12550
Phone:	845-562-7530 WORK 914-262-8620 CELL		
Fax:	845-562-7512		
Email:	STEVE@ALLRECYCLINGLLC.COM		

C. Property Owner of Record (if different from Applicant):

Name:			
Address:			
City:		State:	
		Zip:	
Phone:			
Fax:			
Email:			

D. Person Preparing Plan or Plat:

Name:			
Address:			
City:		State:	
		Zip:	
Phone:			
Fax:			
Email:			

E. Applicant Representative: (Applicant must complete attached proxy statement, in Part VII of this form, confirming authorization of Applicant Representative.)

Name:			
Relationship to Applicant:			
Firm:			
Address:			
City:		State:	
		Zip:	
Phone:			
Fax:			
Email:			



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F. Property Interest of Applicant (check one):

- Owner. (include Owner's Affidavit attached)
- Purchaser or holder of an option to purchase wherein the purchase agreement or option are binding and subject to cancellation only if the Planning Board does not approve that for which the application is made. (Applicant must attach a copy of contract.)
- Holder of a lease for one (1) year or more from the date of application. (Applicant must attach copy of lease.)
- A verified agent of one (1) of the above. (include Owner's Proxy Statement attached)

G. Property Information:

Street Address:	110 MILL ST.				
City:	Newburgh	State:	NY	Zip:	12550
Location:	On the <u>WEST</u> side of <u>MILL ST</u> (Street)				
	<u>90</u> feet <u>NORTH / SOUTH</u> (Direction)				
	of <u>MILL ST.</u> (Street)				
Tax Map Designation:	Section:	43	Block:	2	Lot(s):
	Section:		Block:		Lot(s):
	Section:		Block:		Lot(s):
Tax Map No.:					
Zoning District:	Commercial District				

H. List all contiguous holdings in the same ownership:

Section:		Block:		Lot(s):	
Section:		Block:		Lot(s):	
Section:		Block:		Lot(s):	



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I. Regulatory Compliance – Application Checklist for Permits

To facilitate the approval process, the City of Newburgh requests that applicants indicate below all permit applications that are **pending**, have been **approved** or have been **rejected** for the subject property. The following checklist will help familiarize City authorities with the project that is the subject of the current application. Please indicate all applications submitted for the property in question, including those that were prepared for projects separate from the current one. Intentionally omitting any items from this checklist is cause for delay or rejection of the application(s) being considered.

Board, Commission or Inspector	Date(s) of Prior Approval(s)	City Identifier Reference(s)	Previous Action(s) on Application(s)	New Permit(s) Applied for
Zoning Board of Appeals				<input type="checkbox"/>
Architectural Review Commission				<input type="checkbox"/>
Building Inspector				<input type="checkbox"/>
City Engineer				<input type="checkbox"/>
Public Works				<input type="checkbox"/>
Orange County				<input type="checkbox"/>
Other:				<input type="checkbox"/>



Land Development Application – Special Use Permit

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PART IV – Specific Information for Special Use Permit Applications

Newburgh Code Sections 300 provide numerous policies, factors, and specific standards for special uses. Special use permit applicants should review these sections in detail, include in the application any required information outlined in Section 300 ARTICLE XII, and ensure the application refers to any relevant standards for special uses. The applicant may submit one application for multiple special uses on the same parcel(s). Additionally, applications must include any legal descriptions, maps, plot plans, drawings, photographs, or other information that the Planning Board requires, and the Board may request that the applicant reproduce this information for distribution to Planning Board members. The Planning Board will not accept and process the application until it is complete and correct and the proper fee is paid. If a question in Part IV is not applicable, the applicant should write "N/A" or "Not Applicable" in response.

- (1) Describe the special use you desire to make of the property.

AUTOMOTIVE REPAIR

- (2) Describe the nature and condition of surrounding and adjacent structures and uses.

BUILDING AND LAND APPROX 2 ACRES
AUTO DISMANTLER

- (3) What is the property being used for at the present time?

AUTO DISMANTLER



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- (4) Will the proposed use increase traffic congestion, impact pedestrian safety, or impact current roads? Describe how. If not, why won't it?

NO, OFF STREET PARKING AND
BUILDING ENTRANCE

- (5) Will off-street parking be provided for customers/ employees /occupants? Yes No
If yes:

How many spaces? 20 Size of each space? 8 Ft. x 18 Ft.

- (6) List any churches, schools, theaters, public buildings, parks, playgrounds and recreational facilities that are located within 500 feet of the exterior property lines of the property on which the proposed use is to be located:

- (7) How many persons will be employed by the use?

Full-time employees? <u>RENTAL</u>	Part-time employees?
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- (8) State the maximum number of customers, clients, patients or patrons expected to be on the premises at any one time:



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- (9) State the size of the lot on which the use will be located both in square footage and dimensions of front, side, and rear lot lines:

Square Footage: 11400 Ft.
Front Lot Line: 120 Ft. Side Lot Line: 95 Ft. Rear Lot Line: 120 Ft.

- (10) State the dimensions of the building or structure to be used in the project. If more than one building or structure is to be used, list each individually:

Building No.: <u>1</u>	Size: <u>90</u> Ft. x <u>43</u> Ft.	No. of Stories: <u>1</u>
Building No.: _____	Size: _____ Ft. x _____ Ft.	No. of Stories: _____
Building No.: _____	Size: _____ Ft. x _____ Ft.	No. of Stories: _____

- (11) How many square feet of usable space is in each building?

Building No.: <u>1</u>	Usable Sq. Ft.: <u>3870</u>	Sq. Ft. devoted to proposed use: <u>ALL OF IT</u>
Building No.: _____	Usable Sq. Ft.: _____	Sq. Ft. devoted to proposed use: _____
Building No.: _____	Usable Sq. Ft.: _____	Sq. Ft. devoted to proposed use: _____

- (12) State the distance of the building(s) in which the project will be located from all front, rear and side property lines. If more than one building or structure is to be used, list each individually:

Building No.: 1
Distance from the property lines: Front: 4 Ft. Rear: 50 Ft. Side: 54 Ft. Side: 0 Ft.

Building No.: _____
Distance from the property lines: Front: _____ Ft. Rear: _____ Ft. Side: _____ Ft. Side: _____ Ft.

Building No.: _____
Distance from the property lines: Front: _____ Ft. Rear: _____ Ft. Side: _____ Ft. Side: _____ Ft.

- (13) What products, commodities, or merchandise will be sold on the premises?

<p><i>NONE</i></p>



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(14) What services will be provided on the premises?

AUTOMOTIVE REPAIR

(15) Will vehicles be repaired on the premises? Yes No

(16) Will auto painting or bodywork be done on the premises? Yes No

(17) Where will vehicles be stored while waiting to be repaired?

INSIDE BUILDING, OUTSIDE OFF STREET PARKING AREA

(18) Will vehicles parked overnight on the premises be stored inside or outside?

BOTH

(19) Will vehicles be sold on the premises? Yes No

(20) Will tools be used on the premises? Yes No

If yes, explain what type, quantities, and impact:

AUTOMOTIVE HAND TOOLS AND AIR TOOLS

(21) Will the crafting of parts be done on the premises? Yes No

If yes, explain:



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(22) Is the premises connected to a public sewer?

Yes No

(23) Will facilities other than the public sewer be provided for disposing of oil based waste products and effluents? If so, describe.

(24) Describe the proposed use's impact on the public water, drainage, and sewer systems, as well as any other municipal facility.

RESTROOM, MINIMAL

(25) What is the *maximum* noise level and vibration level that will be produced by machines to be employed in the project at any given time?

Noise Level? <i>LOW</i>	Vibration Level? <i>LOW</i>
-------------------------	-----------------------------

(26) Will solid, liquid, or gaseous waste products be produced by the project?

Yes No

If yes, describe:

WASTE AUTOMOTIVE OILS +

ANTI-FREEZE

(27) Will odors be created by the project?

Yes No

If yes, describe:



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(28) Will dust be created by the use?

Yes No

If yes, describe:

(29) Will glare be produced by the project?

Yes No

If yes, describe:

(30) Will electrical interference or discharges be produced by the project?

Yes No

If yes, describe:

(31) Will radioactivity be created by the use?

Yes No

If yes, describe:

(32) What fire prevention and safety devices will be installed? I.e. exit doors, fire escapes, sprinkler systems, standpipe system, paint spray booth, fire extinguishers, etc.

EXIT DOORS WITH EXIT SIGNS AND
FLOOD LAMPS
FIRE EXTINGUISHERS



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- (33) Describe how premises is accessible to fire, police, and other emergency vehicles.

FROM DOORWAY ON MILL ST. ALSO
GATE ON MILL ST.



**Land Development Application
Corporation Authorization Statement**

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To Be Completed If Corporate Applicant

STATE OF _____)
_____) ss. (city/town)
COUNTY OF _____)

MICHAEL J. MAERS, being duly sworn deposes and says that he/she is the
PRESIDENT
(title)
ALL RECYCLING
(name of corporation)

a NEW YORK (enter name of State of incorporation) corporation, the applicant named the foregoing application and knows the contents thereof and the same is true to his own knowledge, except as to matters therein stated to be alleged on information and belief and as to those matters he believes it to be true. The signature of the applicant and owner also grants consent for City Staff or City Board or Commission members responsible for of the review or approval of this application(s) to enter the property of the subject application.

Michael J. Maers
Applicant Signature

Date 7/12/16

MICHAEL J. MAERS
(Print Name Above)

Michael J. Maers
Property Owner Signature(s)

Date 7/12/16

MICHAEL J. MAERS
(Print Name Above)

Sworn to before me

This 12th day of July, 2016

[Signature]
Notary Public



HEATHER E PETROLLESE
Notary Public, State of New York
Notary Reg. #01PE5047662
Qualified in Ulster County
Commission Expires August 7, 2016

MEMORANDUM

ATTENTION

ALL INFORMATION

IS UNCLASSIFIED

DATE 11/11/01 BY SP-10/ML

REASON FOR DECLASSIFICATION

1.5 INFORMATION CONTAINED

HEREIN IS UNCLASSIFIED



MEMORANDUM FOR THE DIRECTOR
National Public Health Service
Notary Public, State of New York
Qualified in West County
Commission Expires August 7, 2001

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.

Part 1 - Project and Sponsor Information							
Name of Action or Project: SPECIAL USE PERMIT							
Project Location (describe, and attach a location map): 110 MILL STREET							
Brief Description of Proposed Action: TO OBTAIN A SPECIAL USE PERMIT FOR AN AUTOMOTIVE REPAIR SHOP.							
Name of Applicant or Sponsor: ALL RECYCLING LLC		Telephone: 914-262-8620					
Address: 110 MILL STREET		E-Mail: B.SHERMANNY@YAHOO					
City/PO: NEWBURGH		State: N.Y.	Zip Code: 12550				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>1.90</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>1.90</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

2025 Annual Report
Financial Information

Financial Information

The following information is provided for the year ended 31st March 2025. The figures are in millions of dollars unless otherwise stated. The figures are unaudited and should be read in conjunction with the audited financial statements for the year ended 31st March 2025.

The following information is provided for the year ended 31st March 2025. The figures are in millions of dollars unless otherwise stated. The figures are unaudited and should be read in conjunction with the audited financial statements for the year ended 31st March 2025.

Part 1 - Profit and Loss Statement

Year ended 31st March

Profit before tax

Profit after tax

Profit after tax attributable to equity holders of the parent

Profit after tax attributable to non-controlling interests

Year ended 31st March

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: <u>D.E.C. PERMITTED AUTO SALVAGE WRECKING YARD</u></p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: <u>NO</u></p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>MICHAEL J. MAERS</u> Date: <u>8/2/16</u></p> <p>Signature: <u>Michael J. Maers</u></p>		