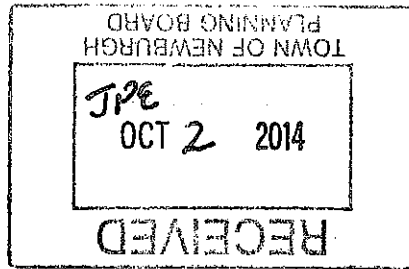




BUCKEYE TERMINALS, LLC



Five TEK Park
9999 Hamilton Blvd.
Breinigsville, PA 18031
Tel (610) 904-4000
Fax (610) 904-4548

Project Narrative – Buckeye Terminals LLC Lot Line Change/Consolidation Plan
October 1, 2014

Currently, tax parcel 9-1-36 includes land on both sides of River Road. The land on the south side of the road contains our active petroleum products terminal. The land on the north side consists of steep, wooded terrain and is vacant. The zoning classification is different on either side of River Road, making it appear that this one parcel has two separate zoning classifications. There are two small parcels, 9-1-35 and 9-1-41, that are likely nonconforming lots. Additionally, the land underlying River Road was never dedicated to the Town by the previous owner(s).

We are seeking to adjust the lot lines so that:

- Parcel 9-1-36 will be separate on either side of River Road as 9-1-36 North and 9-1-36 South (or such other new parcel numbers as directed by the Town or County.)
- Parcel 9-1-35 will be consolidated into the proposed 9-1-36 North.
- Parcel 9-1-41 will be consolidated into the proposed 9-1-36 South.
- The land underlying River Road will be dedicated to the Town.
- There will now be two tax parcels instead of three.

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550**

JPE
DATE RECEIVED: 10/2/2014 TOWN FILE NO: 2014-21
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):
Buckeye Terminals LLC Lot Line Change/Consolidation Plan

2. Owner of Lands to be reviewed:
Name Buckeye Terminals LLC, Attn: James Generoso
Address 5 TEK Park, 9999 Hamilton Blvd.
Reinigsville, PA 18031
Phone 610-904-4139

3. Applicant Information (If different than owner):
Name _____
Address _____

Representative _____
Phone _____
Fax _____
Email _____

4. Subdivision/Site Plan prepared by:
Name Borbas Surveying + Mapping LLC, Attn: Peter Borbas
Address 402 Main Street
Boonton, NJ 07005
Phone/Fax 973-316-8243

5. Location of lands to be reviewed:
East and West of River Road, North of Oak Street

6. Zone RI and I **Fire District** Unknown
Acreege Approx. 106 acres total **School District** Ma-hano Central (believed to our knowledge)

7. Tax Map: Section 9 **Block** 1 **Lot** 35, 36, 41

8. Project Description and Purpose of Review:

Number of existing lots 3 Number of proposed lots 2
Lot line change Yes, including road dedication
Site plan review NO
Clearing and grading NO
Other NO

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) NONE

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature [Signature] Title Senior Right of Way Specialist
Date: 9/24/14

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet).

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

*Buckeye Terminals LLC Lot Line
Change/Consolidation Plan*
PROJECT NAME

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. n/a Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda.

Non-submittal of the checklist will result in application rejection.

Was told that this section is not applicable for a lot line change plan and therefore is not completed.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined
6. Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100')
10. North Arrow pointing generally up

11. ___ Surveyor,s Certification
12. ___ Surveyor's seal and signature
13. ___ Name of adjoining owners
14. ___ Wetlands and 100 ft. buffer zone with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. ___ Flood plain boundaries
16. ___ Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. ___ Metes and bounds of all lots
18. ___ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. ___ Show existing or proposed easements (note restrictions)
20. ___ Right-of-way width and Rights of Access and Utility Placement
21. ___ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. ___ Lot area (in sq. ft. for each lot less than 2 acres)
23. ___ Number of lots including residual lot
24. ___ Show any existing waterways
25. ___ A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. ___ Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. ___ Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ___ Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. ___ Show topographical data with 2 or 5 ft. contours on initial submission

30. ___ Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
31. ___ If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
32. ___ Number of acres to be cleared or timber harvested
33. ___ Estimated or known cubic yards of material to be excavated and removed from the site
34. ___ Estimated or known cubic yards of fill required
35. ___ The amount of grading expected or known to be required to bring the site to readiness
36. ___ Type and amount of site preparation which falls within the 100 ft. buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.
- _____
- _____
37. ___ Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.
- _____
- _____
38. ___ List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: _____
Licensed Professional

Date: _____

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Prepared (insert date):

10/1/14

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

9/24/14

DATED

Buckeye Terminals LLC
By: James Geneva

APPLICANT'S NAME (printed)



APPLICANT'S SIGNATURE

FEE ACKNOWLEDGEMENT

The town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal), public hearing and site inspection. Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Buckeye Terminals LLC

By: James Generoso

APPLICANT'S NAME (printed)

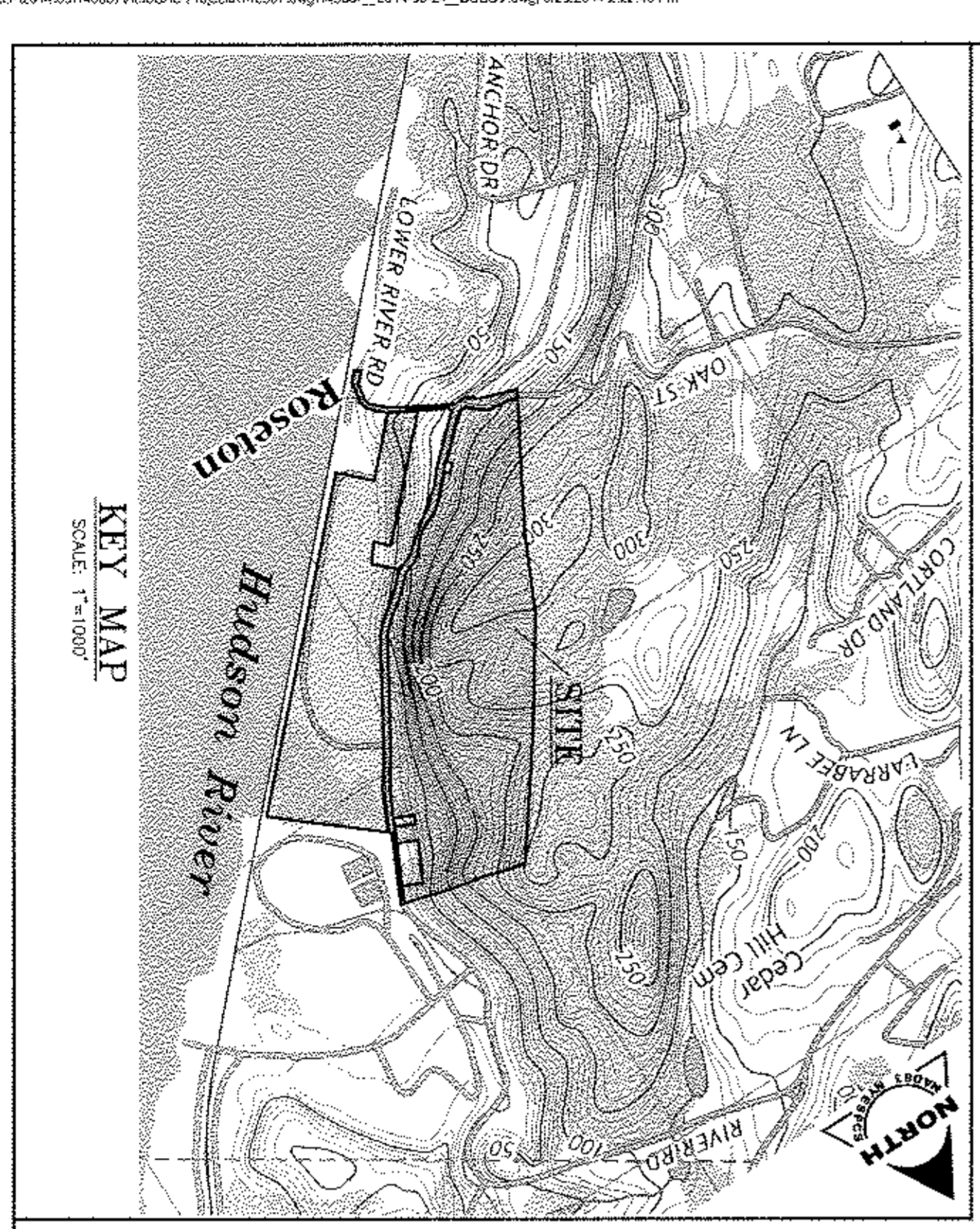


APPLICANTS SIGNATURE

9/24/14

DATE

Note: if the property abuts and has access to a County or State Highway or road, the following information must be place on the subdivision map: entrance location, entrance profile, sizing of drainage pipe (minimum length of pipe to be twenty-four (24) feet).



AREA SUMMARY

PARCEL	SO. FT.	ACRES
9-1--35	2,738	0.5449
9-1--36 NORTH	2,748,749	63.1026
9-1--36 SOUTH	1,577,611	36.2170
9-1--41	36,554	0.8392
R.O.W. DEDICATION	229,363	5.2854

LEGEND

---	EDGE OF PRECEDENT
---	CRIB
---	CHAIN LINK FENCE
---	GENERAL
---	EXISTING LOT

- NOTES:**
1. HORIZONTAL DATA IS THE NEW YORK EAST STATE PLANE COORDINATE SYSTEM AND IS INDICATED AS US SURVEY FEET.
 2. ZONE CHANGES WERE DETERMINED TO THE NATIONAL SPATIAL REFERENCE NEW YORK STATE PLANE.
 3. "PROPOSED" IS USED TO INDICATE THE PROPOSED LOCATION OF BOUNDARY LINE AND THE LOCATION OF LAND SURVEYOR TO A BEAR ANY ITEM IN ANY WAY.
 4. FLOOD ZONE DATA PER REFERENCE NO. 4.
- REFERENCES:**
1. "924 RIVER ROAD ALTA/ACSA LAND TITLE SURVEY, LANDS OF ALBERTA, HESS CORPORATION, ET AL, TOWN OF WINDSOR, ONTARIO, CANADA, NEW YORK STATE SHEET 3 OF 4, PREPARED BY GARDEN ENGINEERING, DATED 08/11/10.
 2. "MAP OF LANDS BELONGING TO THE HESS GROUP, COMPANY ROBERT C. MARTIN, PRESIDENT, JOSEPH H. ROSE, SECRETARY, ROBERT N. T. PREPARED BY CALDWELL AND GARDNER, DATED 1988.
 3. SHEETS 24 AND 25 OF "LIMITED MAPS PROVIDED BY THE STATE OF NEW YORK SHOWING LANDS GRANTED UNDERWATER."
 4. "924 RIVER ROAD, ALTA/ACSA LAND TITLE SURVEY, LANDS OF ALBERTA, HESS CORPORATION, ET AL, TOWNSHIP OF NEWBURGH, ORANGE COUNTY, NEW YORK," SHEETS 1-4, PREPARED BY GARDEN ENGINEERING, DATED 11/28/10.

LOT LINE CHANGE/CONSOLIDATION PLAN
BUCKEYE TERMINALS, LLC
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

BOBBAS SURVEYING & MAPPING, LLC
 402 MAIN STREET, BOBBSVILLE, NEW YORK 10900
 Phone: (914) 318-8743 Fax: (914) 462-4422 www.bobbas.com
 State Certified and Registered Surveyors
 State of New York License No. 0084
 State of New York License No. 0084

J. PETER BOBBAS
 NEW YORK PROFESSIONAL LAND SURVEYOR 065666-1
 Date: SEPTEMBER 24, 2014

NO.	DATE	DESCRIPTION
09-24-2014	ORIGINAL ISSUE	
10-01-2014	PROJECT NAME CHANGE	
10-01-2014	ADDITIONS AND UPDATES	

