

Property Owner: Harry T. Ellis
 Owner's mailing address: 156 Butternut Road New Paltz NY 12561
 Owner's telephone/fax/email: 845-797-2113
 Business Name, if applicable: Cuisine Machine, Inc
 Location of Property: Route 9W
 Tax Map SBL# 88.1-3-18 Zone: GB Property Size: 0.53 acres
 Name of Agent/Professional Rep: Brooks & Brooks, Land Surveyors, P.C.
 Address of Prof. Rep: 11 Main Street Highland, New York 12528
 Tel #/Fax/E-mail of Agent/Prof. Rep: 691-7339 phone 691-7166 fax pbrooks@bnbpc.biz

S:\PROJECTS\8692\DOCUMENTS\Cuisine Machine PB application.doc

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

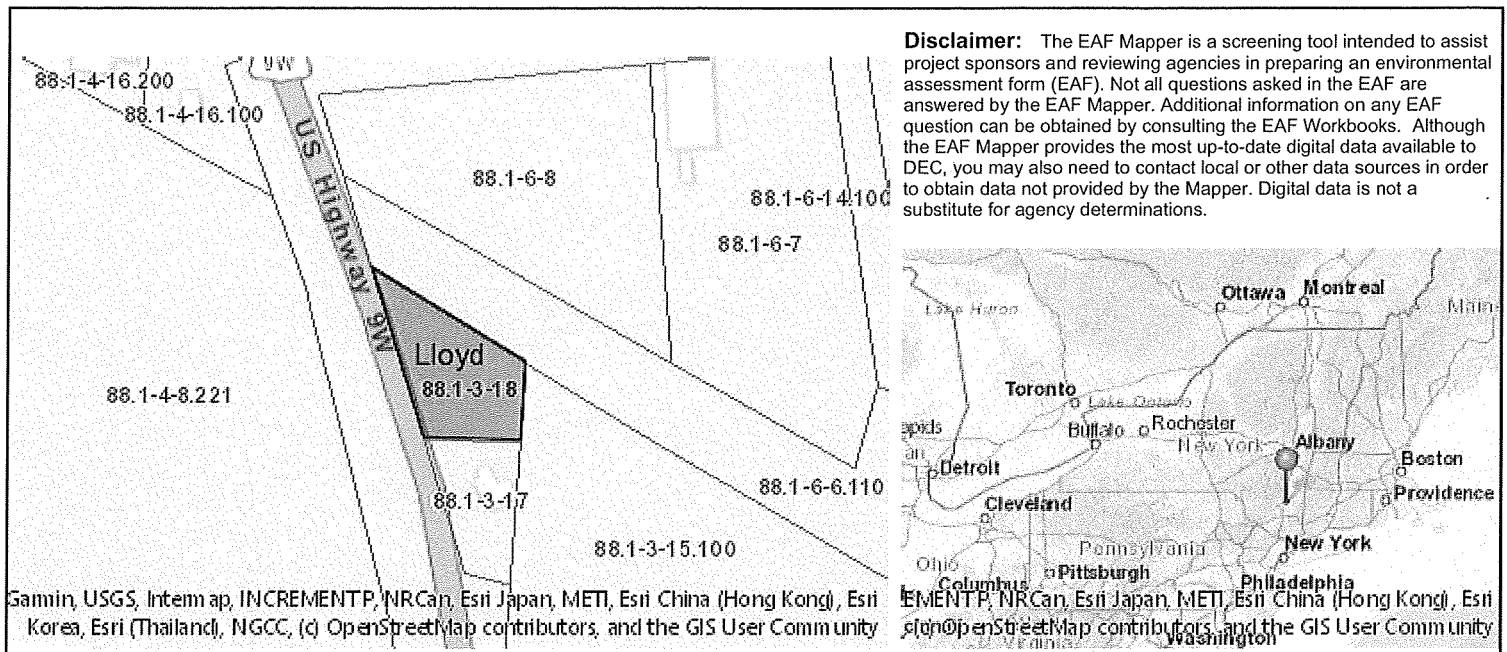
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Site Plan prepared for Cuisine Machine, Inc. | | | | | | | |
| Project Location (describe, and attach a location map): East side Rte. 9W, northbound. Approximately 130' south of Lumen Lane. SBL: 88.1-3-18 | | | | | | | |
| Brief Description of Proposed Action: Improvement of site to allow for mobile food truck business, including pavement of a one way driveway having a separate entrance and exit and two concrete pads (8'x 30') for food trucks. | | | | | | | |
| Name of Applicant or Sponsor: Brooks& Brooks, Land Surveyors, PC | | Telephone: 845-691-7339 E-Mail: pbrooks @bnbpc.biz | | | | | |
| Address: 11 Main Street | | | | | | | |
| City/PO: Highland | | State: NY | Zip Code: 12528 | | | | |
| 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="text-align: center;">NO</td> <td style="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 government Agency? If Yes, list agency(s) name and permit or approval: NYS DOT access permit | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 3. a. Total acreage of the site of the proposed action? 0.53 acres b. Total acreage to be physically disturbed? 0.14 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .53 acres | | | | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | | | | |
| 5. <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 | | | | | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 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 | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: n/a | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ Potable water will be supplied by operators of the food trucks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ Food trucks will be fully self-contained and no facilities will be available for patrons | <input checked="" type="checkbox"/> | <input 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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? | <input checked="" type="checkbox"/> | <input 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? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There are no federal or state wetlands on the site, as per current NYS DEC wetlands mapping. | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 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 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | | |
| 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"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brooks & Brooks, Land Surveyors, PC</u> Date: <u>April 5, 2021</u> Signature: <u><i>Patricia Brooks</i></u> Title: <u>Surveyor / Agent</u> | | |



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| 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 |

LETTER OF AGENT

I, Harry T. Ellis, am the owner of property located on Route 9-W in the Town of Lloyd,
Tax Map Designation Section 88.1, Block 3, Lot 18.

I hereby authorize the firm of Brooks & Brooks Land Surveyors, P.C., to act as my agent to represent my
interest in applying to the Town of Lloyd Planning Board for this Site Plan application.

Signature: _____

Date: _____

Print name: _____

S:\PROJECTS\8692\DOCUMENTS\Ellis letter of agent.docx

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

April 5, 2021

LETTER OF INTENT

Owner/Applicant Harry T. Ellis of Cuisine Machine, Inc., seeking approval of a site plan to permit a Restaurant Use of Mobile Food Trucks with Take Out service only. As this is a unique use, the applicant is seeking comments and feed back from the Planning Board prior to fully developing a site plan. The New York State Department of Transportation has conducted a site visit and approved the location and design of the ingress and egress, with a permit to be obtained conditional upon submission of proper maps, permit application and fees, and proper insurances. The Ulster County Department of Health was consulted to see what permits may be required; as long as the Food Trucks are portable and not supplied with water and septic service, individual food service permits are the responsibility of the operators. It is anticipated that electric service will be provided and Central Hudson Gas & Electric Corporation has confirmed the viability.

We look forward to discussing this application with the Board.

S:\PROJECTS\8728\DOCUMENTS\04.05.21 LetterofIntent.doc

A NY State Certified Women's Business Enterprise, a US Disadvantaged Business Enterprise
and a NY City Certified Women's Business Enterprise

Member:

National Society of Professional Surveyors -New York State Association of Professional Land Surveyors
American Planning Association-New York Planning Federation
NYS GIS Association

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

28.1-3-18



60 2017 00003594

Volm-6135 Pg-276

Instrument Number: 2017- 00003594

As
D01 - Deed

Recorded On: March 07, 2017

Parties: ELLIS HARRY T

To
CUISINE MACHINE INC

Billable Pages: 4

Recorded By: JOHN G SISTI ESQ

Num Of Pages: 4

Comment:

**** Examined and Charged as Follows: ****

| | | | | | |
|-------------------|--------|-------------------------|---------|----------------------|------|
| D01 - Deed | 60.00 | RP5217-250 | 250.00 | Tax Affidavit TP 584 | 5.00 |
| Recording Charge: | 315.00 | | | | |
| | Amount | Consideration Amount | RS#/CS# | | |
| Tax-Transfer | 0.00 | 0.00 | 3466 | Basic | 0.00 |
| LLOYD | | | | Local | 0.00 |
| | | | | Additional | 0.00 |
| | | | | Special Additional | 0.00 |
| | | | | Transfer | 0.00 |
| Tax Charge: | 0.00 | | | | |

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2017- 00003594
Receipt Number: 1563692
Recorded Date/Time: March 07, 2017 03:37:51P
Book-Vol/Pg: Bk-D VI-6135 Pg-276
Cashier / Station: s smar / Cashier Station 6

Record and Return To:

JOHN G SISTI ESQ
207 MAIN STREET
NEW PALTZ NY 12561



Nina Postupack

Nina Postupack Ulster County Clerk

4
41
32

This Indenture made the 30th day of JANUARY, in the year Two Thousand and Seventeen,

Between HARRY T. ELLIS, an individual currently residing at 156 Butternutville Road, New Paltz, New York party of the first part, and

CUISINE MACHINE, INC., a domestic corporation, being duly organized and existing under and by virtue of the laws of the State of New York, with its principal place for conducting business located at 156 Butternutville Road, New Paltz, Ulster County, New York 12561, party of the second part,

Witnesseth that the party of the first part, in consideration of Zero and No/100 Dollars (\$10.00) lawful money of the United States, and other good and valuable considerations 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 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 Lloyd, County of Ulster and State of New York, bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HEREIN.

CONTAINING approximately 0.55 acre/s of land, more or less.

SUBJECT TO restrictive covenants, agreements, easements, leases and/or consents of record, if any.

SUBJECT TO restrictive covenants, agreements, easements, reservations, leases and/or consents of record, if any, affecting the use of the premises set forth herein.

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 the 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.

AND, the party of the first part covenants that the party has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

THAT, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement

CHECKED SM
ENTERED SM
MARK/OFF _____

and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused his hand and seal to be hereunto affixed, on the day and year first above written.

Harry T. Ellis
HARRY T. ELLIS

L.S

State of New York }
County of Ulster } ss.

On the 30 day of JANUARY, Two Thousand and Seventeen, before me, the undersigned, a notary public in and for the state, personally appeared HARRY T. ELLIS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
NOTARY PUBLIC

JOHN G. SISTI
Notary Public, State of New York
Qualified in Ulster County
My Commission Expires December 31, 2017

N.Y. BARGAIN AND SALE DEED WITH FULL COVENANTS

HARRY T. ELLIS,

Grantor,

- to -

CUISINE MACHINE, INC.

Grantee

Section: 8

Block:

Lot: 20

County: Ulster

Town: Lloyd

Street Address:

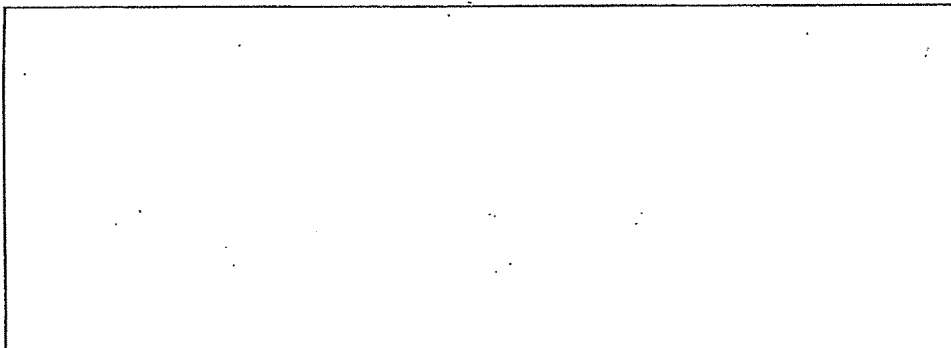
Highland, New York 12528

RECORD AND RETURN TO:

✓ John G. Sisti, Esq.

207 Main Street

New Paltz, New York 12561



*BARGAIN & SALE DEED WITH
COVENANT AGAINST GRANTOR'S ACTS*

SCHEDULE "A"

All that tract, piece or parcel of land situate in the Town of Lloyd, Ulster County, New York, described as follows:

Beginning at a point on the east side of state highway 9-W; thence in a southeasterly direction along lands of Young to lands of Sleicher 220 feet more or less to an iron driven in the ground; thence in a southwesterly direction along lands of Sleicher 515 feet more or less to a state highway marker of concrete on Route 9-W; thence in a northerly direction along the edge of land taken for the state highway construction 650 feet more or less to the point or place of beginning.

Being a triangular piece or land on the east side of state road.

Excepting and reserving premises conveyed by Albert Marcello and Helen Marcello husband and wife, to Frederick J. Sadowski by deed dated December 13th, 1971 and recorded in the Ulster county Clerk's Office on December 14th, 1971 in Liber 1271 of Deeds at page 276 and more particularly described as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Lloyd, County of Ulster and State of New York more particularly described as follows:

Beginning at a rod set on the easterly side of Route 9-W, said point being South 6° 37' 26" East 228.00 feet from a found pipe, said pipe being the northwest corner of lands of Albert Marcello and running thence through lands of Marcello South 78° 00' 42" East 118.24 feet to a set rod; thence along the easterly line of lands of Marcello, South 15° 28' 55" West 180.00 feet to a set rod; thence through lands of Marcello, North 67° 41' 06" West 50.64 feet to a set rod on the easterly line of Route 9-W; thence along the easterly line of Route 9-W, North 6° 37' 26" West 180.00 feet to the place of beginning.

FOR COUNTY USE ONLY

C1. SWIS Code

5,132,000

C2. Date Deed Recorded

3/7/17

C3. Book

6135

C4. Page

276

3594

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property
Location

* STREET NUMBER

LLOYD

* CITY OR TOWN

Route 9-W

* STREET NAME

VILLAGE

12528

* ZIP CODE

2. Buyer
Name

CUISINE MACHINE, INC.

* LAST NAME/COMPANY

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

* LAST NAME/COMPANY

FIRST NAME

* STREET NUMBER AND NAME

* CITY OR TOWN

* STATE

* ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

☐ Part of a Parcel

(Only If Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR

0.55

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

ELLIS

* LAST NAME/COMPANY

HARRY T.

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

D. Non-Residential Vacant Land

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

01/26/2017

* 12. Date of Sale/Transfer

03/30/2017

* 13. Full Sale Price

0.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

☒ A. Sale Between Relatives or Former Relatives☐ B. Sale between Related Companies or Partners in Business.☐ C. One of the Buyers is also a Seller☐ D. Buyer or Seller is Government Agency or Lending Institution☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)☐ G. Significant Change in Property Between Taxable Status and Sale Dates☐ H. Sale of Business is Included in Sale Price☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)☐ J. None

Comment(s) on Condition:

14. Indicate the value of personal
property included in the sale

.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

* 16. Year of Assessment Roll from which Information taken (YY) 16

* 17. Total Assessed Value 27,400

* 18. Property Class 330

* 19. School District Name Highland

* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

88.1-3-18

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Harry J. Ellis 01/30/17

SELLER SIGNATURE

DATE

BUYER SIGNATURE

CUISINE MACHINE, INC.
Harry J. Ellis 04/30/17

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Cuisine Machine, Inc.

* LAST NAME

FIRST NAME

(845)

796-2113

* AREA CODE

* TELEPHONE NUMBER (Ex. 9999999)

156

Butterville Road

* STREET NUMBER

* STREET NAME

New Paltz

NY

12561

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Sisti

John G.

* LAST NAME

FIRST NAME

(845)

255-9100

* AREA CODE

* TELEPHONE NUMBER (Ex. 9999999)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Ulster Savings

Member FDIC

180 SCHWENK DRIVE, KINGSTON, NY 12401

OFFICIAL CHECK

50-7126/2219

91594

DATE

04-05-2021

No.

AMOUNT

\$ *****1,000.00

One Thousand and 00/100*****

DOLLARS

Memo

Evaluation of Site Plan for Cuisine Machine

Remitter

Town of Lloyd

TO
THE
ORDER
OF



[Signature]

MP

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈091594⑈ ⑆221971264⑆ 1500500568⑈

Details on back
Security Features Included

