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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CIMORELLI'S ECONO COLLISION CENTER SITE PLAN AMENDM'T
(PROPOSED 1120 S.F. PAINT BOOTH ADDITION)
PROJECT LOCATION: 514 TEMPLE HILL ROAD
SECTION 4 – BLOCK 2 – LOT 3.13
PROJECT NUMBER: 08-12
DATE: 11 MARCH 2009
DESCRIPTION: THE PLAN PROPOSES AN ADDITION AT THE REAR OF THE SITE.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 29 OCTOBER
2008 PLANNING BOARD MEETING.

1. The site is located in the PI zoning district of the Town. The use is not permitted in the zone, but was previously approved as a pre-existing non-conforming use. The bulk information shown is based two prior site plan approvals. Based on my review, the table appears accurate. It is important for the Board to understand the the bulk requirements for the zone have changed since the prior approvals, and most of the non-conformities are resultant from increased current requirements.
2. The paramount problem with the site involved some inconsistencies with prior approvals and emergency (fire) access to the site. The application was referred to the Fire Inspector's Office and the Bureau of Fire Prevention. It is my understanding that these departments have approved the site plan as currently presented, with conditions. See attached letter dated 1-15-09 from Fire Inspector's Office. The Board should discuss if these should be listed as conditions on the plan, or in the approval resolution.
3. This project is adjacent to NYS Route 300 and, as such, was referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). It was returned "Local Determination".
4. The plan relocates existing dumpsters, but it does not appear an masonry enclosure is proposed. The board should indicated acceptance of this change from normal policy.

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5. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
6. If the Board deems it appropriate to grant conditional final approval, I recommend the following conditions, in addition to those outlined by the Planning Board:
 - The Planning Board should require that a bond estimate be submitted for the key site improvements of this Site Plan in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the Engineer for the Planning Board.
 - That a Maintenance Bond will be required for this Site Plan to guarantee the proper condition of the landscaping and other key site improvements of the site, with the bond term being three years from the date of the Certificate of Occupancy of the completed site (as per Code Section 300-86 C-11). (unless the Board determines such bond is not required).
 - That the following corrections should be made on the final plan:
 - Where the handicapped space adjoins the standard space, a double line should be installed, one blue, one white.
 - The site plan should depict both parking signs to be consistent with the detail (and state code).
 - Add conditions of Fire Inspector’s Office (if so determined by PB)
 - That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board