

PB# 00-21

**Long John Silver's
(Amended SP)**

69-4-26.12,28,25,19.2

00-21

LONG JOHN SILVER AMENDED S.P.
RT. 32 (TECTONIC)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 10-31-02

**THIS APPLICATION WAS FILED IN CONJUNCTION
WITH "HANNAFORDS FOOD & DRUG STORE"
PROJECT.**

**FOR FURTHER INFORMATION, ALSO CHECK FILE
NUMBER:**

00-15

00-22 MONRO MUFFLER

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 0-21

NAME: LONG JOHN SILVERS AMENDED S.P. 2000-1164

APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/31/2002	PLANS STAMPED	APPROVED
11/15/2000	P.B. APPEARANCE	AUTH TO SEND LA LETT
	. AUTHORIZED TO SEND SUPPLEMENT TO LEAD AGENCY COORD. LETTER	
11/01/2000	WORK SHOP APPEARANCE	SUB. SEPARATE APPLIC



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: FORMER LONGJOHN SILVER AMENDED SITE PLAN
(Submitted in connection with Hannaford Application)

PROJECT LOCATION: NYS ROUTE 32
SECTION 69 – BLOCK 4 – LOTS 26.12, 28, 25, & 19.2

PROJECT NUMBER: 00-21

DATE: 15 NOVEMBER 2000

DESCRIPTION: THE APPLICATION INVOLVES PROPOSED SITE
CHANGES TO COORDINATE ACCESS TO THE
STATE HIGHWAY OPPOSITE THE PROPOSED
HANNAFORD ACCESS.

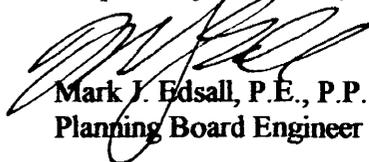
1. The application has been requested since changes will be required to the Long John Silver site to accommodate the relocated access drive to Rt. 32.

The Hannaford site proposes a new traffic signal at their main entrance to NYS Rt. 32. This application revises the Long John Silver site to relocate their access opposite the Hannaford drive. No other changes are proposed to the site at this time.

At this time a review **has not** been made of the submitted plan, as the appearance for this meeting is intended to apprise the Planning Board of the Hannaford off-site improvements, and the need for this application.

Also, the applicant has requested that the Board authorize a Lead Agency coordination letter for this application. I recommend that the Board indicate their intent to assume Lead Agency and also to coordinate the SEQRA review for this site plan with the Hannaford application.

Respectfully Submitted,



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

MJE/st NW00-21-15Nov00.doc

Minutes in 00-15

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 583-4811

RECEIPT
#853-2000

11/14/2000

Brothers, Co. Hannaford

Received \$ 100.00 for Planning Board Fees, on 11/14/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

P.B. #00-21

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/14/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-21
NAME: LONG JOHN SILVERS AMENDED S.P.
APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/13/2000	REC. CK. #1493971 (HANNAF	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



FORMER LONG JOHN SILVER RESTAURANT

SITE PLAN AMENDMENT

TOWN OF NEW WINDSOR, NY

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

00-21

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ___ Lot Line Change ___ Site Plan Special Permit ___

	69	4	26.12
Tax Map Designation: Sec.	69	Block 4	Lot 28
	69	4	25
	69	4	19.2

1. Name of Project Long John Silvers's Site Plan Amendment

2. Owner of Record Refer to attached Proxy Statements Phone _____

Address: Refer to attached Proxy Statements
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant: Martin's Foods of South Burlington, Inc. Phone (207) 885-2852

Address: P.O. Box 1000 Portland ME 04104
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Tectonic Engineering Phone (845) 534-5959

Address: P.O. Box 37 Mountainville NY 10953
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Larry Wolinsky, Esq. Phone (845) 778-2121

Jacobowitz & Gubitz
Address 158 Orange Ave Walden NY 12586
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Ross Winglovitz, PE (845) 534-5959
(Name) (Phone)

7. Project Location:

On the West side of NYS Route 32 ±580 feet
(Direction) (Street) (No.)
South of NYS Route 94 Intersection
(Direction) (Street)

8. Project Data: Acreage ±8.9 Zone C School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer yes to question 9, please complete the attached Agricultural Data Statement.

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
Modification to site access

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____
(Sign Variance Only)

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF Maine (~~NEW YORK~~)

COUNTY OF Cumberland (~~ORANGE~~)^{SS.:}

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

1st DAY OF November 192000


APPLICANT'S SIGNATURE

Jeanne M. Dransette
NOTARY PUBLIC

By: Andrew D. Couch

Please Print Applicant's Name as Signed
For: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.
ITS: DIRECTIONS, REAL ESTATE DEVELOPMENTS

TOWN USE ONLY
RECEIVED

NOV 13 2000
DATE APPLICATION RECEIVED

00-21
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

RECEIVED
SEP 22 2000

CENTRAL HUDSON GAS & ELECTRIC CORPORATION, deposes and says that he resides
(OWNER).

at 284 SOUTH AVENUE, Poughkeepsie, NY 12601 in the County of DUTCHESS
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 69 Block 4 Lot 19.2) which is the premises described in

the foregoing application and that he authorizes:

MARTIN'S FOODS OF SOUTH BURLINGTON, INC. P.O. Box 1000, PORTLAND ME 04104
(Applicant Name & Address, if different from owner)

TETONIC ENGINEERING, PO Box 37, MOUNTAINVILLE, NY 10953
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9/19/00

[Signature]
Witness' Signature

[Signature]
Owner's Signature **DIRECTOR - ENVIRONMENTAL AFFAIRS + SPECIAL SERVICES**

[Signature]
Applicant's Signature if different than owner

[Signature]
Representative's Signature

By: [Signature]
For: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

00-21

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

4 ACRES, LLC, deposes and says that he resides
(OWNER)

at 104 South Central Avenue, Suite 20, Valley Stream in the County of _____
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 70 Block 1 Lot 16.2)
designation number (Sec. 70 Block 1 Lot 16.1) which is the premises described in

the foregoing application and that he authorizes:

Martin's Foods of South Burlington, Inc., P.O. Box 1000, Portland, ME 04104
(Applicant Name & Address, if different from owner)

Tectonic Engineers, P.O. Box 37, Mountainville, NY 10953
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 11/1/00

4 Acres, LLC
By: [Signature]
Its: MEMBER
Owner's Signature

[Signature]
Witness' Signature

Martin's Foods of South Burlington, Inc
By: [Signature]
Its: [Signature]
Applicant's Signature if different than owner

Tectonic Engineers
By: [Signature]
Its: [Signature]
Representative's Signature

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. Site Plan Title
2. Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. Applicant's Name(s)
4. Applicant's Address
5. Site Plan Preparer's Name
6. Site Plan Preparer's Address
7. Drawing Date
8. Revision Dates
9. Area Map Inset and Site Designation
10. Properties within 500' of site
11. Property Owners (Item #10)
12. Plot Plan
13. Scale (1" = 50' or lesser)
14. Metes and Bounds
15. Zoning Designation
16. North Arrow
17. Abutting Property Owners
18. Existing Building Locations
19. Existing Paved Areas
20. Existing Vegetation
21. Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. Landscaping
- 23. Exterior Lighting
- 24. Screening
- 25. Access & Egress
- 26. Parking Areas
- 27. Loading Areas
- 28. Paving Details (Items 25 - 27)
- 29. Curbing Locations
- 30. Curbing through section
- 31. Catch Basin Locations
- 32. Catch Basin Through Section
- 33. Storm Drainage
- 34. Refuse Storage
- 35. Other Outdoor Storage
- 36. Water Supply
- 37. Sanitary Disposal System
- 38. Fire Hydrants
- 39. Building Locations
- 40. Building Setbacks
- 41. Front Building Elevations
- 42. Divisions of Occupancy
- 43. Sign Details
- 44. Bulk Table Inset
- 45. Property Area (Nearest 100 sq. ft.)
- 46. Building Coverage (sq. ft.)
- 47. Building Coverage (% of total area)
- 48. Pavement Coverage (sq. ft.)
- 49. Pavement Coverage (% of total area)
- 50. Open Space (sq. ft.)
- 51. Open Space (% of total area)
- 52. No. of parking spaces proposed
- 53. No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:



Licensed Professional

11/3/00

Date

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

The project located on Town of New Windsor tax lots:

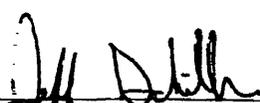
69-4-26.12

69-4-28

69-4-25

69-4-19.2

is not located within a flood zone as illustrated on the attached Flood Insurance Rate Map (Community Panel #360628 0010 B dated 12/15/78)



Jeff Schille

TECTONIC ENGINEERING CONSULTANTS

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

**TOWN OF
NEW WINDSOR,
NEW YORK
ORANGE COUNTY**

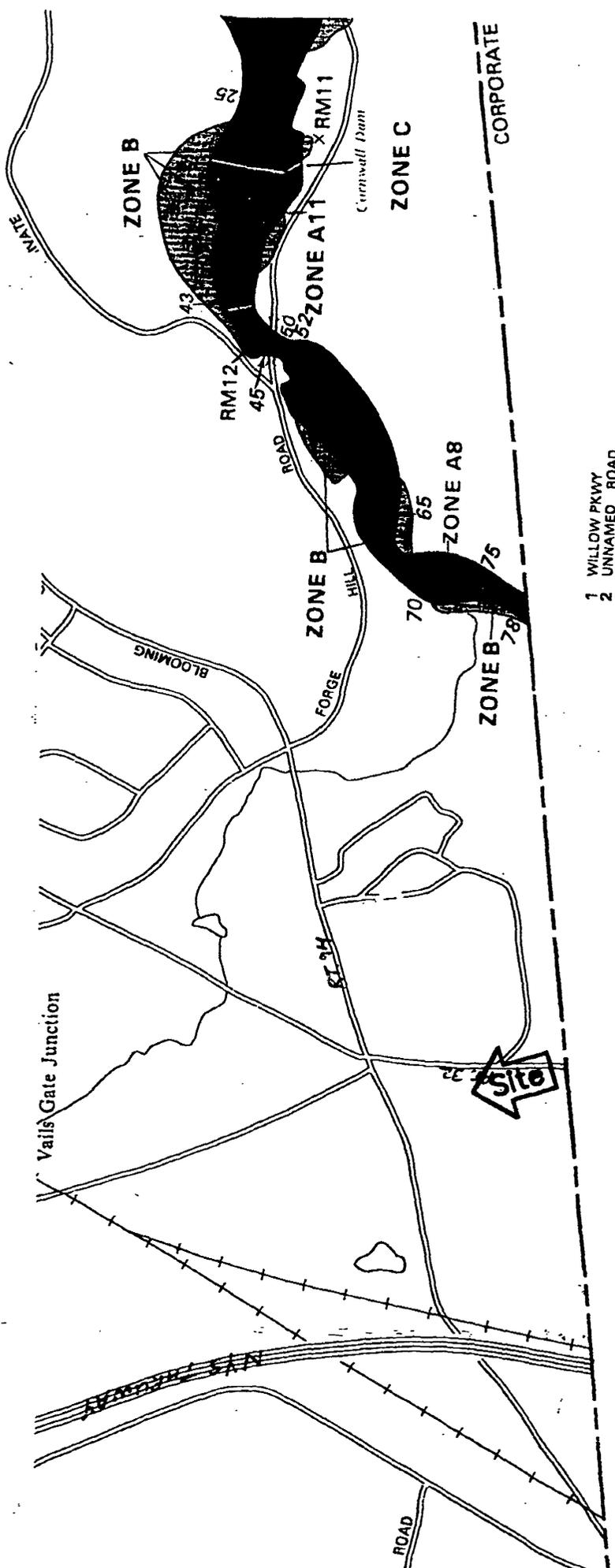
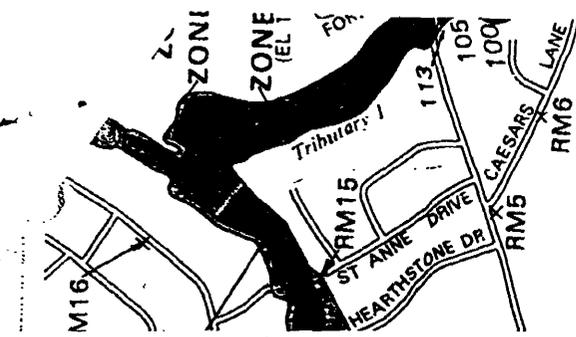
**COMMUNITY-PANEL NUMBER
360628 0010 B**

PAGE 10 OF 10

**EFFECTIVE
DECEMBER 15, 1978**



**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION**



- 1 WILLOW PKWY
- 2 UNNAMED ROAD
- 3 PRIVATE DRIVE

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Long John Silver's-Site Plan Amendment
Name of Action

Town of New Windsor Planning Board
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

RECEIVED
NOV 13 2000

00-21

5. Approximate percentage of proposed project site with slopes: 0-10% 65± % 10-15% 20± %
 15% or greater 15± %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?
 Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? 4'-8' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to site inspection by David Griggs, ERS Consultants, Inc.
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary N/A
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name NA b. Size (In acres) _____
17. Is the site served by existing public utilities? Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No N/A-No changes to existing service or demand proposed
b) If Yes, will improvements be necessary to allow connection? Yes No N/A-No changes to existing service or demand proposed
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 8.9± acres.
- b. Project acreage to be developed: 8.9± acres initially; 0 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed N/A %.
- f. Number of off-street parking spaces existing 41; proposed 41.
- g. Maximum vehicular trips generated per hour 42 (upon completion of project).
- h. If residential, Number and type of housing units: N/A
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure N/A height; N/A width; N/A length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 410 ± ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 cubic yards.
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? Landscaping and site access
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.22 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction 4 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated N/A (number).
- b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition).
- c. Approximate completion date of final phase N/A month N/A year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction? 20; after project is complete? 0
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities? Yes No If yes, explain Relocation of existing site access
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
Explain _____
15. Is project, or any portion of project, located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month? _____ tons.
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name _____; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? N/A tons/month.
- b. If yes, what is the anticipated site life? N/A years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day N/A gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If yes, explain N/A

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, Town, Village Planning Board:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan	11/00
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Planning	--
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT-Work Permit	--
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. ZONING and PLANNING INFORMATION

- Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? C - Designated Shopping
- What is the maximum potential development of the site if developed as permitted by the present zoning?
0.5 Floor Area Ratio or 193,842 SF
- What is the proposed zoning of the site? N/A
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Commercial, Shopping, Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A
 a. What is the minimum lot size proposed? N/A
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No (Proposed action is a modification to the existing site access)
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

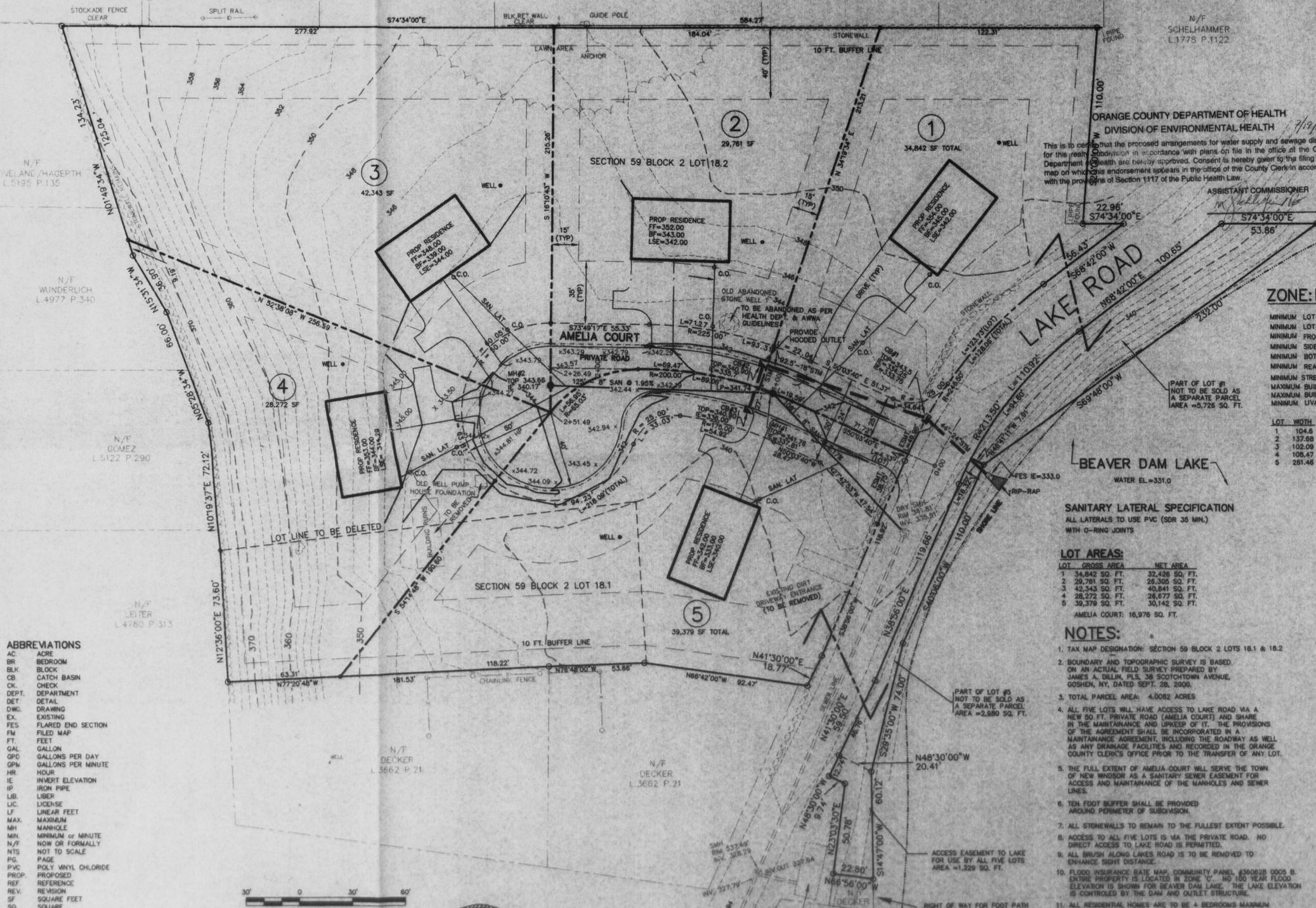
I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Tectonic Engineering Consultants, PC / Ross Winglovitz, PE Date 11/3/00
 Signature [Signature] Title Chief Civil Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

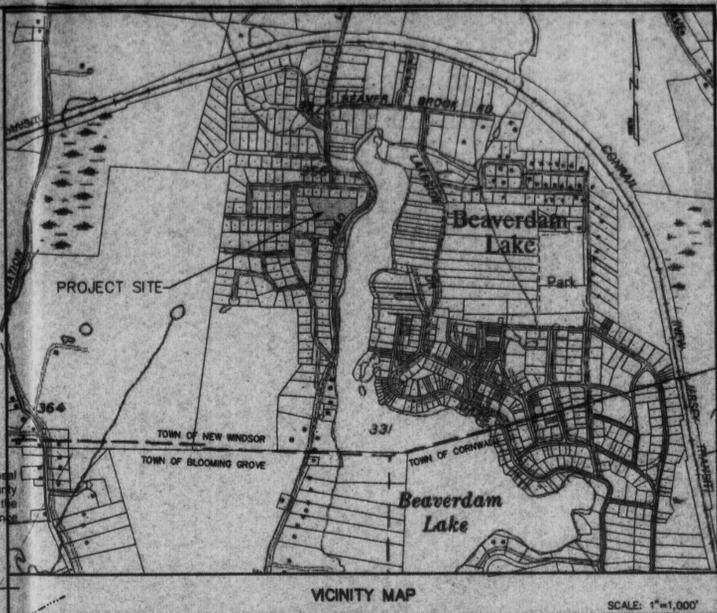
WINDSOR HILLS SUBDIVISION

N/F CHINEA L.4562 P.307
 N/F CAPONE L.2191 P.1020
 N/F MORAN L.4302 P.277
 N/F PEARSON L.2229 P.575
 N/F WITT L.3580 P.255
 N/F LELO L.4989 P.44



ORANGE COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 This is to certify that the proposed arrangements for water supply and sewage disposal for this residential subdivision in accordance with plans on file in the office of the County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

ASSISTANT COMMISSIONER
[Signature]



ZONE: R-4 SUBURBAN RESIDENTIAL

MINIMUM LOT AREA	21,790 SF
MINIMUM LOT WIDTH	100 FT.
MINIMUM FRONT YARD	35 FT.
MINIMUM SIDE YARD	15 FT.
MINIMUM BOTH SIDE YARDS	30 FT.
MINIMUM REAR YARD	40 FT.
MINIMUM STREET FRONTAGE	60 FT.
MAXIMUM BUILDING COVERAGE	20 %
MAXIMUM BUILDING HEIGHT	35 FT.
MINIMUM LIVABLE AREA	1000 SF

EXISTING	LEGEND	PROPOSED
---	BOUNDARY AND SURVEY	---
---	PROPERTY LINE	---
---	CENTERLINE	---
---	EASEMENT	---
---	MISCELLANEOUS	---
---	DWELLING	---
---	EDGE OF PAVEMENT	---
---	FACE OF CURB	---
---	FENCE	---
---	TREE DECIDUOUS	---
---	TREE EVERGREEN	---
---	TREE LINE	---
---	SPOT ELEVATION	---
---	UTILITY POLES	---
---	WELL	---
---	DRAINAGE EROSION AND SEDIMENT CONTROL	---
---	SILT FENCE OR STRAW DIKE	---
---	SWALE	---

LOT	WIDTH
1	104.6
2	137.68
3	102.09
4	108.47
5	281.46

SANITARY LATERAL SPECIFICATION
 ALL LATERALS TO USE PVC (SDR 35 MIN.)
 WITH O-RING JOINTS

LOT AREAS:

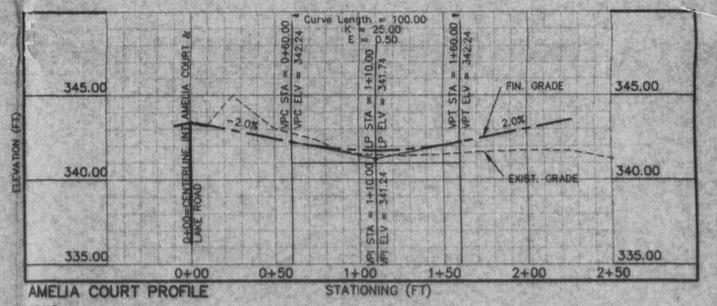
LOT	GROSS AREA	NET AREA
1	34,842 SQ. FT.	32,428 SQ. FT.
2	29,761 SQ. FT.	26,305 SQ. FT.
3	42,343 SQ. FT.	40,841 SQ. FT.
4	28,272 SQ. FT.	26,577 SQ. FT.
5	39,379 SQ. FT.	30,142 SQ. FT.

AMELIA COURT: 16,976 SQ. FT.

- NOTES:
- TAX MAP DESIGNATION: SECTION 59 BLOCK 2 LOTS 18.1 & 18.2
 - BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY JAMES A. DILLIN, PLS. 38 SCOTCHTOWN AVENUE, GOSHEN, NY, DATED SEPT. 28, 2000.
 - TOTAL PARCEL AREA: 4.0082 ACRES
 - ALL FIVE LOTS WILL HAVE ACCESS TO LAKE ROAD VIA A NEW 50 FT. PRIVATE ROAD (AMELIA COURT) AND SHARE IN THE MAINTENANCE AND UPKEEP OF IT. THE PROVISIONS OF THE AGREEMENT SHALL BE INCORPORATED IN A MAINTENANCE AGREEMENT, INCLUDING THE ROADWAY AS WELL AS ANY DRAINAGE FACILITIES AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO THE TRANSFER OF ANY LOT.
 - THE FULL EXTENT OF AMELIA COURT WILL SERVE THE TOWN OF NEW WINDSOR AS A SANITARY SEWER EASEMENT FOR ACCESS AND MAINTENANCE OF THE MANHOLES AND SEWER LINES.
 - TEN FOOT BUFFER SHALL BE PROVIDED AROUND PERIMETER OF SUBDIVISION.
 - ALL STONEWALLS TO REMAIN TO THE FULLEST EXTENT POSSIBLE.
 - ACCESS TO ALL FIVE LOTS IS VIA THE PRIVATE ROAD. NO DIRECT ACCESS TO LAKE ROAD IS PERMITTED.
 - ALL BRUSH ALONG LAKE ROAD IS TO BE REMOVED TO ENHANCE SIGHT DISTANCE.
 - FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #30028 0005 B. ENTIRE PROPERTY IS LOCATED IN ZONE "C". NO 100 YEAR FLOOD ELEVATION IS SHOWN FOR BEAVER DAM LAKE. THE LAKE ELEVATION IS CONTROLLED BY THE DAM AND OUTLET STRUCTURE.
 - ALL RESIDENTIAL HOMES ARE TO BE 4-BEDROOMS MAXIMUM.

OWNER
 MARY O'BRIAN TRUST
 111 BRINY AVE.
 POMPAHO BEACH, FL 33062

APPLICANT
 VINCENT DEJANA
 68 CARLTON AVE.
 PORT WASHINGTON, NY 11050



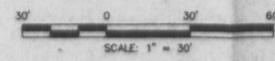
- ORANGE COUNTY HEALTH DEPARTMENT NOTES
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
 - THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL NOT BE CHANGED.
 - INDIVIDUAL WELLS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE.
 - ALL WELLS AND SEPTIC SYSTEMS WITHIN 200 FEET OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
 - THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.
 - ORANGE COUNTY DEPARTMENT OF HEALTH PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 - THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK'S OFFICE PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE LAST APPROVAL OF FINAL PLANS.
 - A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL INSPECT THE SANITARY FACILITIES (WATER SUPPLY, ANY WATER TREATMENT AND SEWAGE DISPOSAL FACILITIES) AT TIME OF CONSTRUCTION. PRIOR TO OCCUPANCY OF THE HOUSE, THE ENGINEER SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER TIGHTNESS.
 - ALL WELLS IN THIS SUBDIVISION SHALL BE TESTED FOR SODIUM AND CHLORIDE UPON DRILLING. TEST RESULT SHALL BE CONVEYED TO THE OWNER.
 - WATER CONTAINING MORE THAN 20 mg/L OF SODIUM SHOULD NOT BE USED FOR DRINKING BY PEOPLE OR SEVERELY RESTRICTED SODIUM DIET. WATER CONTAINING MORE THAN 270 mg/L OF SODIUM SHOULD NOT BE USED FOR DRINKING BY PEOPLE ON MODERATELY RESTRICTED SODIUM DIETS.

- WATER SOFTENER NOTES
- USE MODEL: PURA-TECH MODEL 5100 WATER CONDITIONER, 4343 S. HAMILTON ROAD, GROVESPORT, OHIO. AVAILABLE AT AQUATECH PURE WATER TECHNOLOGIES HALEDON, NJ
- WATER SOFTENING ADDS 46 mg/l OF SODIUM FOR EVERY 100 mg/l OF HARDNESS REMOVED.
- WATER SOFTENING IS AT THE DISCRETION OF THE HOMEOWNER.
- WATER TREATMENT - CHLORIDE
- IF HIGH CHLORIDE (CL) IS PRESENT (IE GREATER THAN 250 mg/l) THEN REVERSE OSMOSIS COULD BE AN OPTION FOR POINT OF USE CONSUMPTION.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 DEC - 5 2001
 By: *[Signature]*
 TOWN OF NEW WINDSOR PLANNING BOARD

ABBREVIATIONS

AC	ACRE
BR	BEDROOM
BLK	BLOCK
CB	CATCH BASIN
CK	CHECK
DEPT	DEPARTMENT
DET	DETAIL
DWG.	DRAWING
EX	EXISTING
FES	FLARED END SECTION
FM	FILED MAP
FT	FEET
GAL	GALLON
QPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HR	HOUR
IE	INVERT ELEVATION
IP	IRON PIPE
LIB.	LIBER
LC	LICENSE
LF	LINEAR FEET
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM OF MINUTE
N/F	NOW OR FORMALLY
NTS	NOT TO SCALE
PG	PAGE
PVC	POLY VINYL CHLORIDE
PROP.	PROPOSED
REF.	REFERENCE
REVISION	REVISION
SF	SQUARE FEET
SQ.	SQUARE
SAN.	SANITARY
STM.	STORM
STD.	STANDARD
TYP.	TYPICAL
UP	UTILITY POLE
W	WATER
W/O	WITHOUT



NO.	DATE	REVISION	BY	CK.
F	6/29/01	REVISED AS PER O.C.H.D.	PAH	M.S.
E	5/14/01	REVISED AS PER O.C.H.D.	PAH	M.S.
D	2/9/01	SUBMITTED O.C.H.D. & N.Y.D.E.C. REVIEW	J.C.C.	M.S.
C	12/21/00	REV. PER HWY. DEPT. & PUBLIC HEARING	J.C.C.	M.S.
B	11/22/00	SUBMITTED FOR PLANNING BOARD REVIEW	J.C.C.	M.S.
A	11/7/00	SUBMITTED FOR PLANNING BOARD REVIEW	P.H.	M.S.

DRAWN BY: P. HUTTON
 DEPT. CK. M. SANDOR
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

MICHAEL J. SANDOR, PE
 NY PROFESSIONAL ENGINEER
 LIC. No. 60445

JAMES A. DILLIN, PLS
 NEW YORK LAND SURVEYOR
 LIC. No. 49087

MJS ENGINEERING
 MJS Engineering PC
 281 Greenwich Ave
 Goshen, NY 10924
 914-281-8650
 Fax 914-281-8657

SHEET TITLE:
SUBDIVISION PLAN

JOB NAME:
CHERRY VALLEY - LAKE ROAD
 TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

JOB NO.:
 000134

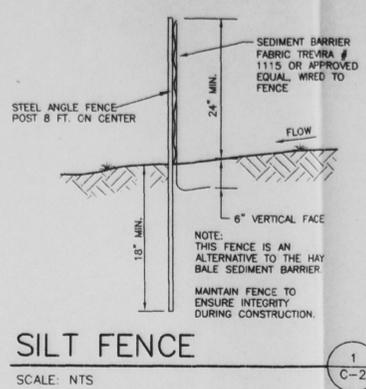
DATE: 8/1/00

REV. NO.: 6

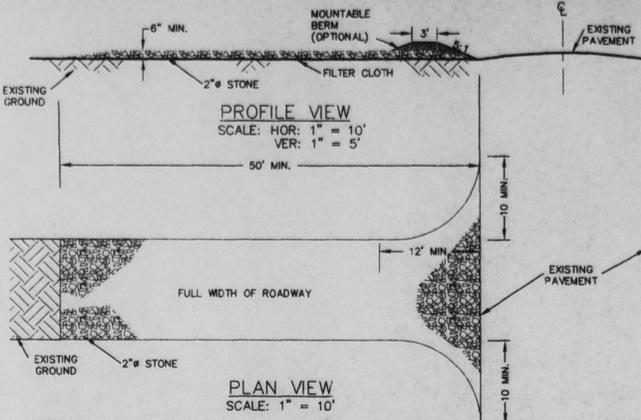
SCALE: 1" = 30'

DWG. NO. SHEET 1 OF 2

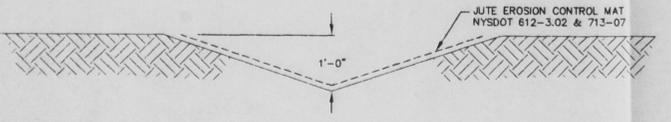
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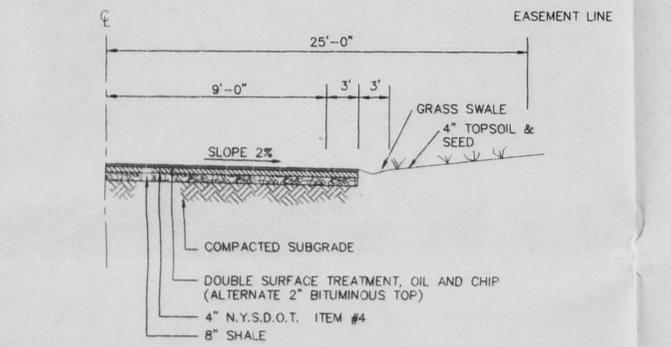
SILT FENCE
SCALE: NTS



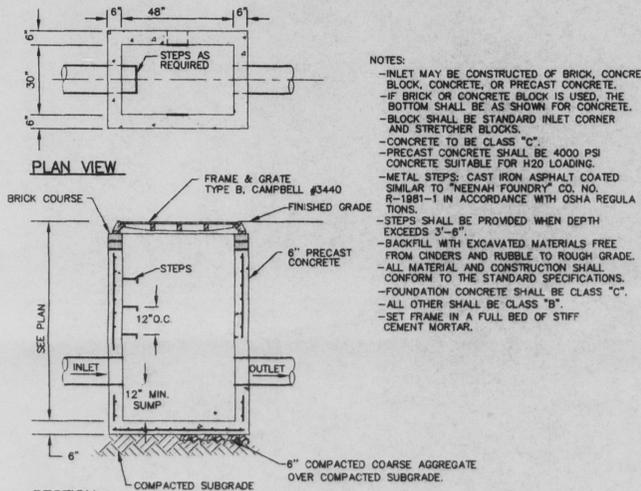
CONSTRUCTION ENTRANCE
SCALE: AS NOTED



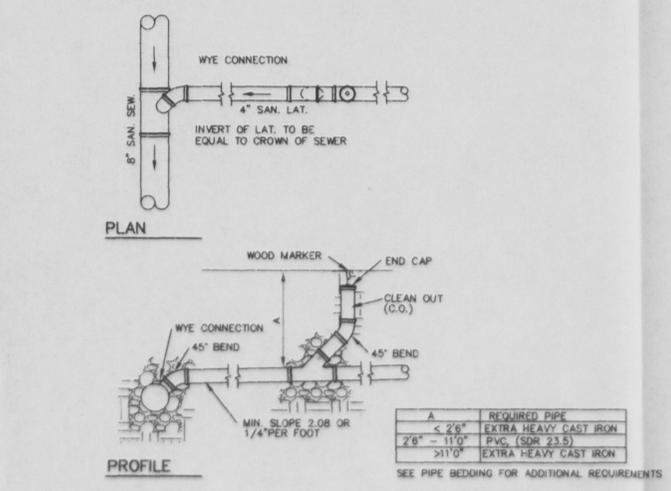
SECTION GRASS LINED SWALE
SCALE: NTS



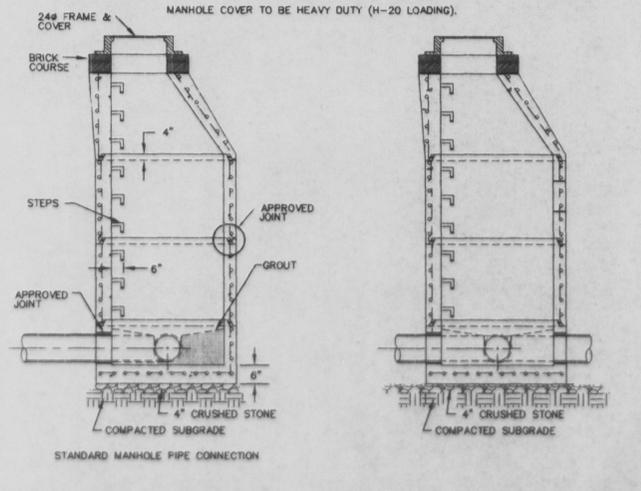
ROAD SECTION
SCALE: NTS



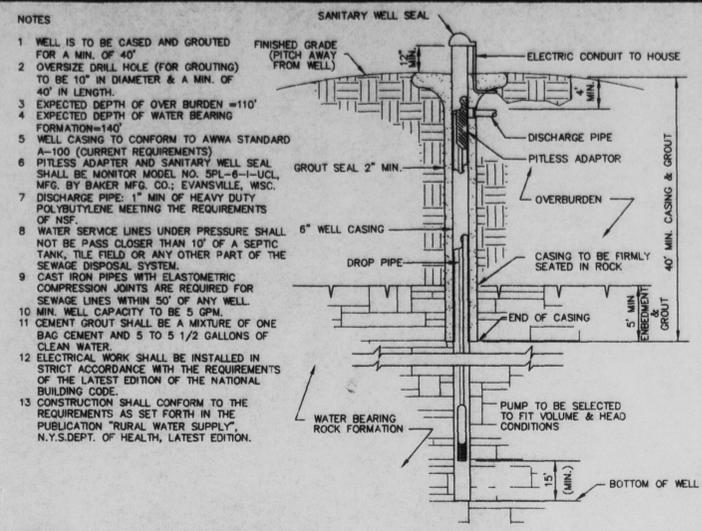
STORM DRAIN INLET
SCALE: NTS



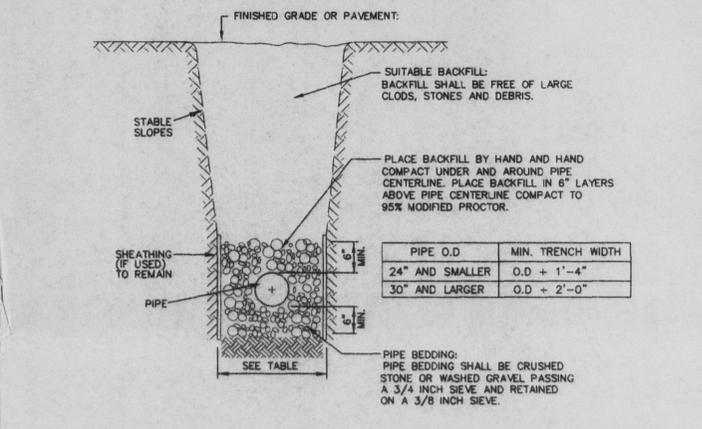
4" SANITARY LATERAL SPUR
SCALE: 1/2" = 1'-0"



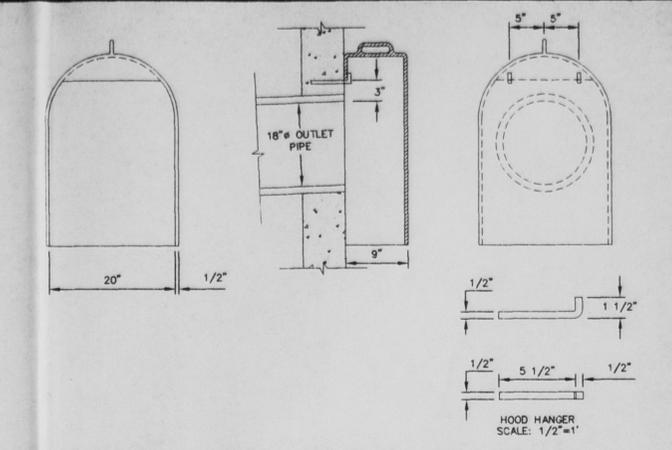
PRECAST CONCRETE MANHOLE
SCALE: 1" = 3'-0"



DRILLED ROCK WELL
SCALE: NTS

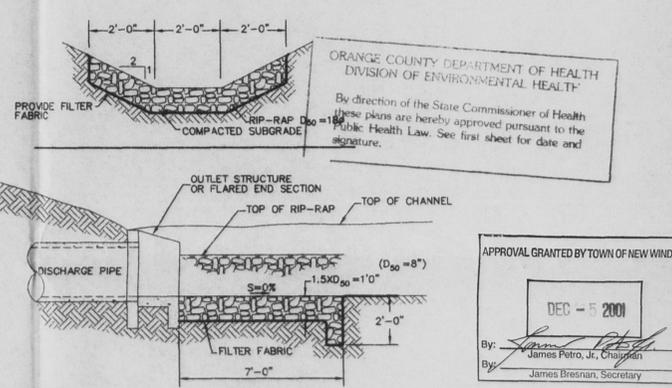


PIPE BEDDING (STORM AND SANITARY)
SCALE: NTS

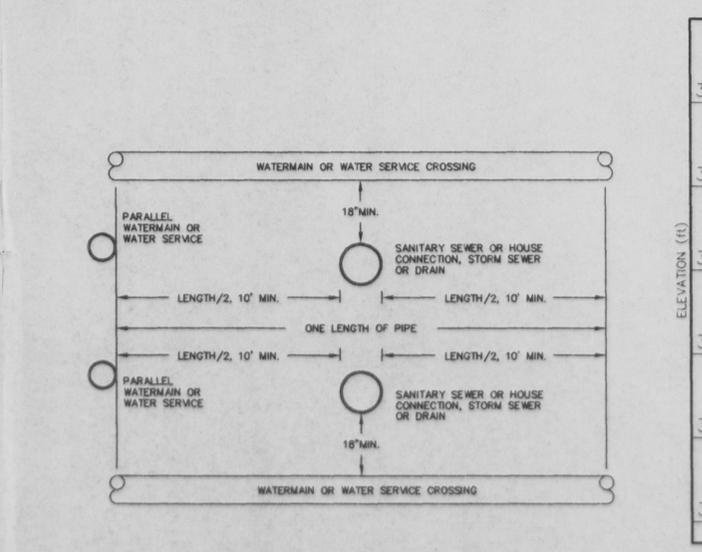


CAST IRON HOOD FOR CATCH BASIN
SCALE: 1/2" = 1'-0"

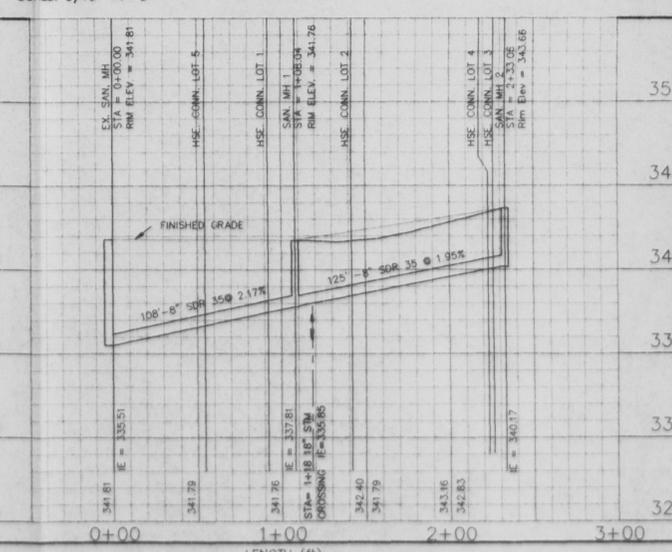
MATERIAL SPECIFICATIONS:
STORM PIPE: HDPE - HIGH DENSITY POLYETHYLENE (AASHTO M294 TYPE 3), SMOOTH INTERIOR AND ANNULAR CORRUGATED EXTERIOR.
JOINTS: BELL AND SPIGOT (AASHTO M294), WITH GASKET.
SANITARY PIPE: PVC - SDR 35, UNPLASTICIZED POLYVINYL CHLORIDE (ASTM D-3034).
JOINTS: INTEGRAL WALL BELL WITH GASKETS.
FITTINGS: PVC - SDR 35 (ASTM D-3034) WITH GASKETS AND ELASTOMERIC SEALS (ASTM F-477).



RIP-RAP OUTLET PROTECTION
SCALE: 3/16" = 1'-0"



SANITARY, STORM & WATER SEPARATION
SCALE: 1/2" = 1'-0"



SANITARY SEWER PROFILE
SCALE: HOR. 1" = 50'
VERT. 1" = 5'

NO.	DATE	REVISION	BY	CK.
E	4/18/01	ADDED OUTLET PROTECTION DETAIL	J.C.C.	M.S.
D	2/9/01	SUBMITTED O.C.H.D. & N.Y.D.E.C. REVIEW	J.C.C.	M.S.
C	12/21/00	REV. PER HWY. DEPT. & PUBLIC HEARING	J.C.C.	M.S.
B	11/22/00	SUBMITTED FOR PLANNING BOARD REVIEW	J.C.C.	M.S.
A	11/7/00	SUBMITTED FOR PLANNING BOARD REVIEW	P.H.	M.S.

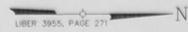
CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C-478. ALL MATERIAL AND CONSTRUCTION TO MEET THE REQUIREMENTS OF THE SEWER AUTHORITY.

MJS ENGINEERING
MJS Engineering PC
261 Greenwich Ave
Goshen, NY 10924
914-291-8650
Fax 914-291-8657

DETAILS

CHERRY VALLEY - LAKE ROAD
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

JOB NO. 000134
DATE: 10/30/00
REV. NO. D
SCALE: AS NOTED
DWG. NO. SHEET 2 OF 2
C-2



BULK REQUIREMENTS

TOWN OF NEW WINDSOR - DESIGN SHOPPING (C)
USE: RESTAURANT

MINIMUM REQUIREMENTS	REQUIRED	8/11/76 APPROVAL	PROPOSED
LOT AREA	40,000 SF	46,827 SF	46,827 SF
LOT WIDTH	200 FEET	200 FEET	200 FEET
FRONT YARD DEPTH	60 FEET	60 FEET	60 FEET
SIDE YARD	30 FEET	78 FEET	78 FEET
TOTAL BOTH YARDS	30 FEET	90 FEET	90 FEET
REAR YARD DEPTH	30 FEET	113 FEET	113 FEET
STREET FRONTAGE	NA	200 FEET	200 FEET
MAXIMUM ALLOWABLE			
BUILDING HEIGHT	30 FEET	17 FEET	17 FEET
FLOOR AREA RATIO	0.5	0.03	0.03

PARKING REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	8/11/76 APPROVAL	PROPOSED
RESTAURANTS, EATING AND DRINKING ESTABLISHMENTS: 1 SPACE FOR EACH 3 SEATING CAPACITY	40 SPACES	40 SPACES	40 SPACES

GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, P.C. COMPLETED ON 3/08/00 AND AN APPROVED SITE PLAN PREPARED BY HUDSON VALLEY ASSOCIATES DATED 8/12/76 LAST REVISED 9/7/76.

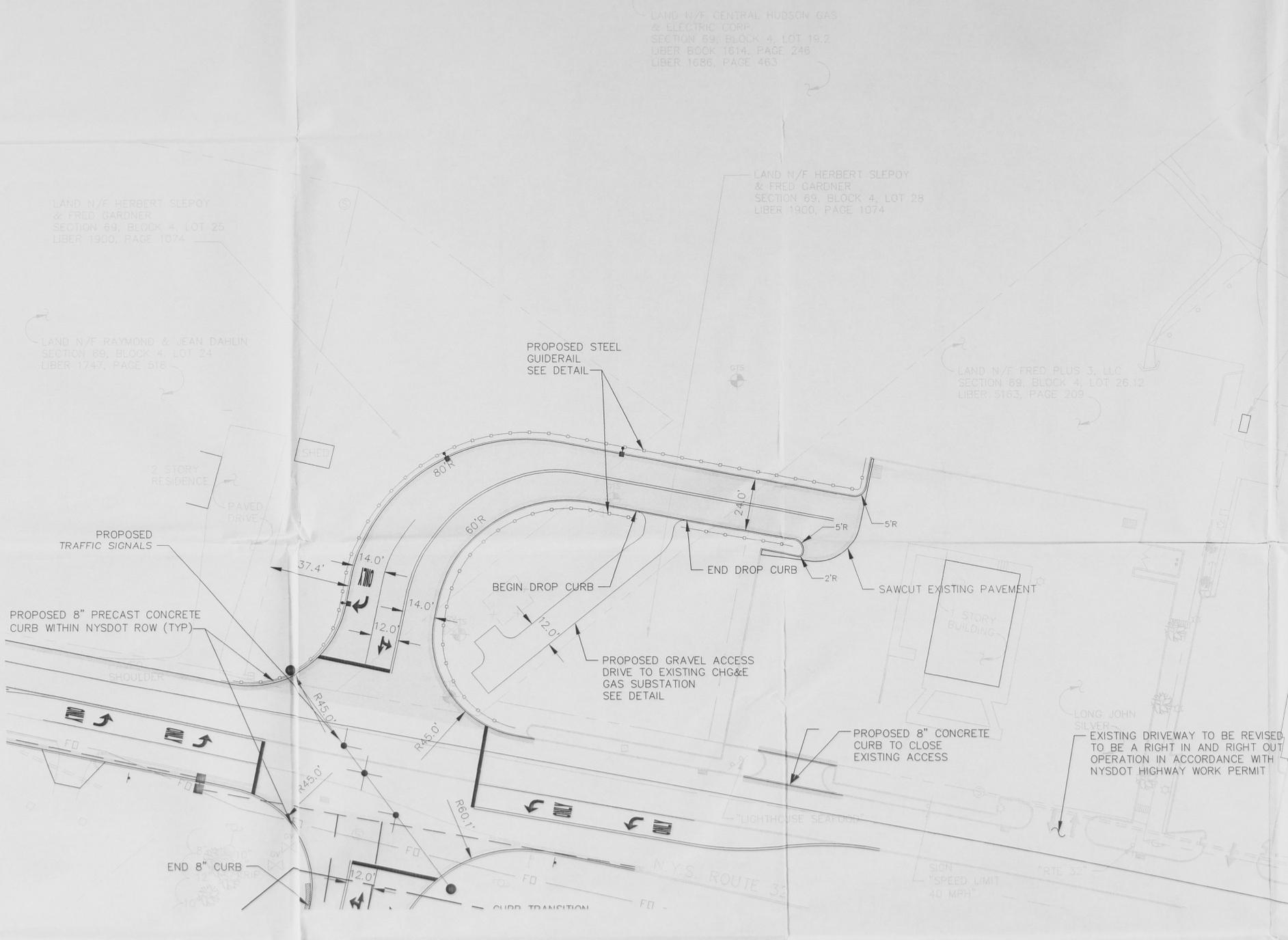
2. APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.
PO BOX 1000
PORTLAND, ME 04104

3. OWNER: TAX LOT 69-4-26.12
FRED PLUS 3, LLC
95 LAKE ROAD
WARREN, CT 06754

TAX LOT 69-4-25
HERBERT SLEPOY & FRED GARDNER
95 LAKE ROAD
WARREN, CT 06754

TAX LOT 69-4-29
HERBERT SLEPOY & FRED GARDNER
95 LAKE ROAD
WARREN, CT 06754

TAX LOT 69-4-19.2
CENTRAL HUDSON GAS & ELECTRIC
284 SOUTH AVENUE
POUGHKEEPSIE, NY 12601



LEGEND

- 5' EXISTING CONTOUR LINE
- 10' EXISTING INDEX CONTOUR LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING YELLOW LINE
- EXISTING WHITE LINE
- EXISTING WHITE LINE
- EXISTING OVERHEAD WIRES
- EXISTING CHAIRLINE FENCE
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING LIGHTPOLE
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- EXISTING BOLLARD
- EXISTING SANITARY SEWER MANHOLE
- EXISTING MONITORING WELL
- EXISTING MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MAPLE TREE
- EXISTING ASH TREE
- EXISTING LOCUST TREE
- EXISTING IRON PIN FOUND
- EXISTING SPIKE FOUND
- EXISTING NYS MON FOUND
- EXISTING DOUBLE POLE SIGN
- EXISTING SINGLE POLE SIGN
- EXISTING METLANDS FLAG NUMBER
- PROPOSED CONTOUR LINE
- PROPOSED INDEX CONTOUR LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED PAVEMENT MARKINGS
- PROPOSED WOODED FENCE
- PROPOSED RETAINING WALL
- PROPOSED PARKING SPACE QUANTITY
- PROPOSED STOP SIGN
- PROPOSED HANDICAP SIGN
- PROPOSED EMPLOYEE PARKING ONLY SIGN
- PROPOSED CURB RADIUS DIMENSION
- PROPOSED CATCH BASIN
- DMH PROPOSED DRAINAGE MANHOLE
- STMH PROPOSED STORM TREATMENT MANHOLE
- OS PROPOSED OUTLET STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE SWALE
- PROPOSED HAVESALE PROTECTION
- PROPOSED SILT FENCE
- 12" W PROPOSED 12" WATER MAIN
- 8" S PROPOSED HYDRANT
- PROPOSED SEWER SERVICE
- G PROPOSED GAS SERVICE
- UGEAT PROPOSED UNDERGROUND EL & TELE

SITE PLAN APPROVAL NOTES

1. THE HANNAFORD FOOD & DRUG SITE PLAN, NEW WINDSOR PLANNING BOARD (NWPB) APPLICATION 00-15, REQUIRES THE CONCURRENT APPROVAL OF SITE PLAN AMENDMENTS FOR TWO ADJUTING PROPERTIES, IDENTIFIED AS AMENDED SITE PLAN, MONRO MUFFLER BRAKE, INC., NWPB APPLICATION 00-22, AND AMENDED SITE PLAN, FORMER LONG JOHN SILVER RESTAURANT, NWPB APPLICATION 00-21. ALL SITE IMPROVEMENTS FOR THE THREE APPLICATIONS ARE SHOWN IN THIS DRAWING SET ENTITLED "SITE DEVELOPMENT PLANS FOR MARTIN'S FOODS OF SOUTH BURLINGTON, INC., HANNAFORD FOOD & DRUG, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", CONSISTING OF 15 SHEETS, LAST REVISED APRIL 12, 2002. UPON COMPLETION OF ALL CONSTRUCTION, THE HANNAFORD FOOD AND DRUG SITE WILL RETAIN RIGHTS FOR STORMWATER DRAINAGE OVER THE FORMER LONG JOHN SILVER RESTAURANT SITE, AND ACCESS AND UTILITY RIGHTS ENCUMBERING PORTIONS OF THE MONRO MUFFLER BRAKE, INC. SITE.

2. THE IMPROVEMENTS SHOWN HEREON ARE AN OFF-SITE OBLIGATION OF THE HANNAFORD SITE PLAN, AND ALL WORK SHALL BE COMPLETE PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY AT THE HANNAFORD BUILDING.



TECTONIC Engineering & Surveying Consultants P.C.
P.O. Box 3770 Pleasant Hill Road
Mountainville, NY 10953
Phone: (845) 534-5659
Fax: (845) 534-9889
www.tectoniceengineering.com

AMENDED SITE PLAN
FORMER LONG JOHN SILVER RESTAURANT
NYS ROUTE 32
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Rev	Date	Revision	Approved	Designed by	Drawn by	Checked by	Rev
1	01/17/01	GENERAL REVISIONS					
2	4/12/02	GENERAL REVISIONS					
3	7/23/02	REVISED PER ENGINEER AND CLIENT REVIEW					
4	9/16/02	ISSUED FOR PLANNING BOARD SIGNATURE					

DRAWING CONTROL		REVISIONS	
For Comment	For Approval	For Comment	For Approval

Date	11/5/00	Work Order	2586.01	Drawing No.	C-302	Rev.	4
Scale	1"=20'						

BULK REQUIREMENTS

TOWN OF NEW WINDSOR - DESIGN SHOPPING (C)
USE: RESTAURANT

MINIMUM REQUIREMENTS	REQUIRED	8/11/76 APPROVAL	PROPOSED
LOT AREA	40,000 SF	46,827 SF	46,827 SF
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REAR YARD DEPTH	30 FEET	113 FEET	113 FEET
STREET FRONTAGE	NA	200 FEET	200 FEET
MAXIMUM ALLOWABLE			
BUILDING HEIGHT	30 FEET	17 FEET	17 FEET
FLOOR AREA RATIO	0.5	0.03	0.03

PARKING REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	8/11/76 APPROVAL	PROPOSED
RESTAURANTS, EATING AND DRINKING ESTABLISHMENTS 1 SPACE FOR EACH 3 SEATING CAPACITY	40 SPACES	40 SPACES	40 SPACES

GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, PC COMPLETED ON 3/08/00 AND AN APPROVED SITE PLAN PREPARED BY HUDSON VALLEY ASSOCIATES DATED 8/12/76 LAST REVISED 9/7/76.

2. APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.
PO BOX 1000
PORTLAND, ME 04104

3. OWNER: TAX LOT 69-4-26.12
FRED PLUS 3, LLC
95 LAKE ROAD
WARREN, CT 06754

TAX LOT 69-4-25
HERBERT SLEPOY & FRED GARDNER
95 LAKE ROAD
WARREN, CT 06754

TAX LOT 69-4-28
HERBERT SLEPOY & FRED GARDNER
95 LAKE ROAD
WARREN, CT 06754

TAX LOT 69-4-19.2
CENTRAL HUDSON GAS & ELECTRIC
284 SOUTH AVENUE
POUGHKEEPSIE, NY 12601

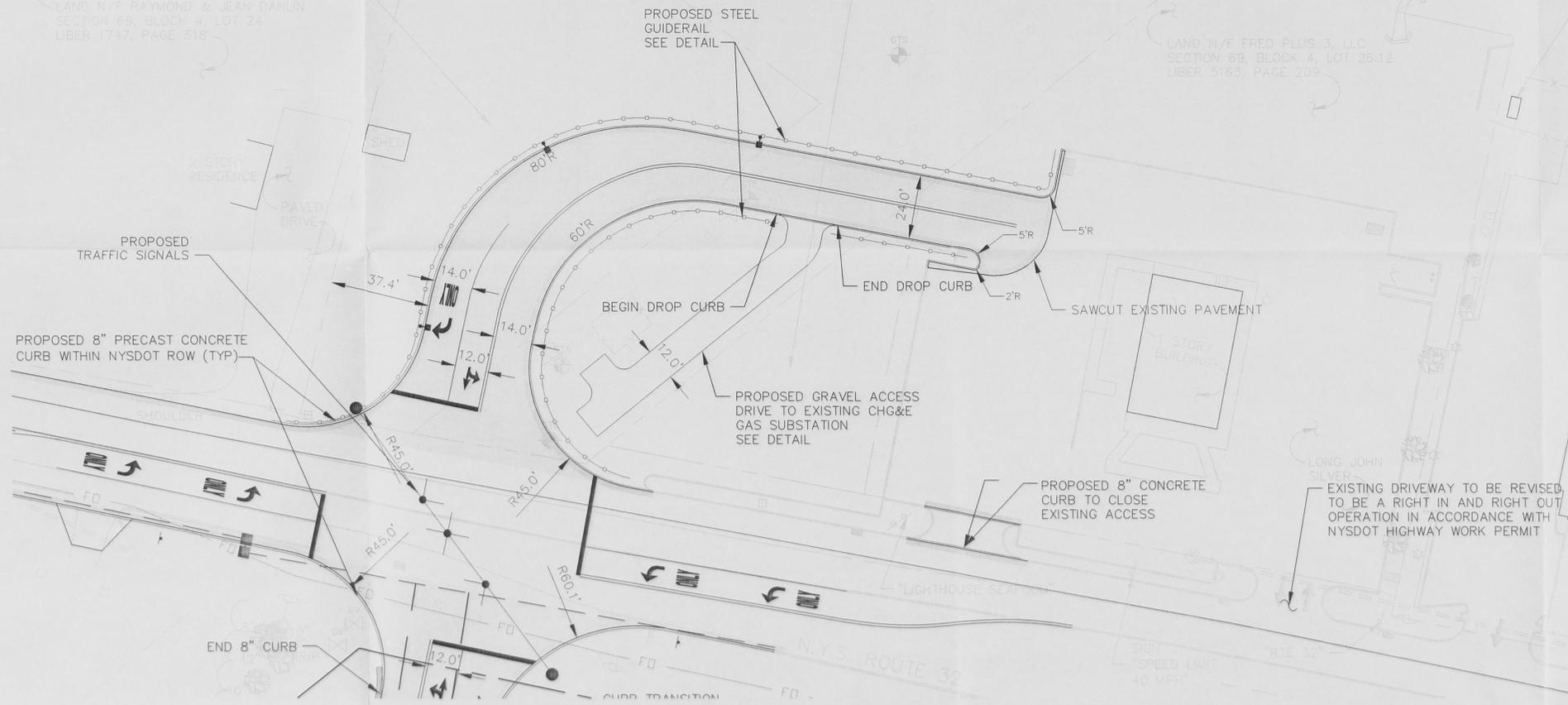
LAND N/F GENERAL HUDSON GAS & ELECTRIC CORP.
SECTION 69, BLOCK 4, LOT 19.2
LIBER BOOK 1614, PAGE 246
LIBER 1686, PAGE 463

LAND N/F HERBERT SLEPOY & FRED GARDNER
SECTION 69, BLOCK 4, LOT 28
LIBER 1900, PAGE 1074

LAND N/F HERBERT SLEPOY & FRED GARDNER
SECTION 69, BLOCK 4, LOT 25
LIBER 1900, PAGE 1074

LAND N/F RAYMOND & JEAN DAHLIN
SECTION 69, BLOCK 4, LOT 24
LIBER 1747, PAGE 518

LAND N/F FRED PLUS 3, LLC
SECTION 69, BLOCK 4, LOT 26.12
LIBER 5163, PAGE 209



LEGEND

- EXISTING CONTOUR LINE
- EXISTING INDEX CONTOUR LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING YELLOW LINE
- EXISTING WHITE LINE
- EXISTING OVERHEAD WIRES
- EXISTING CHAINLINK FENCE
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING LIGHTPOLE
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- EXISTING BOLLARD
- EXISTING SANITARY SEWER MANHOLE
- EXISTING MONITORING WELL
- EXISTING MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MAPLE TREE
- EXISTING ASH TREE
- EXISTING LOCUST TREE
- EXISTING IRON PNL FOUND
- EXISTING SPIKE FOUND
- EXISTING NYS MON FOUND
- EXISTING DOUBLE POLE SIGN
- EXISTING SINGLE POLE SIGN
- EXISTING WETLANDS FLAG NUMBER
- PROPOSED CONTOUR LINE
- PROPOSED INDEX CONTOUR LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED PAVEMENT MARKINGS
- PROPOSED WOODEN FENCE
- PROPOSED RETAINING WALL
- PROPOSED PARKING SPACE QUANTITY
- PROPOSED STOP SIGN
- PROPOSED HANDICAP SIGN
- PROPOSED EMPLOYEE PARKING ONLY SIGN
- PROPOSED CURB RADIUS DIMENSION
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED STORM TREATMENT MANHOLE
- PROPOSED OUTLET STRUCTURE
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE SWALE
- PROPOSED HAYBALE PROTECTION
- PROPOSED SILT FENCE
- PROPOSED 12" WATER MAIN
- PROPOSED HYDRANT
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED UNDERGROUND EL. & TELE.

SITE PLAN APPROVAL NOTES

- THE HANNAFORD FOOD & DRUG SITE PLAN, NEW WINDSOR PLANNING BOARD (NWPB) APPLICATION 00-15, REQUIRES THE CONCURRENT APPROVAL OF SITE PLAN AMENDMENTS FOR TWO ADJUTING PROPERTIES, IDENTIFIED AS AMENDED SITE PLAN, MONRO MUFFLER BRAKE, INC., NWPB APPLICATION 00-22, AND AMENDED SITE PLAN, FORMER LONG JOHN SILVER RESTAURANT, NWPB APPLICATION 00-21. ALL SITE IMPROVEMENTS FOR THE THREE APPLICATIONS ARE SHOWN IN THIS DRAWING SET ENTITLED "SITE DEVELOPMENT PLANS FOR MARTIN'S FOODS OF SOUTH BURLINGTON, INC., HANNAFORD FOOD & DRUG, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", CONSISTING OF 15 SHEETS, LAST REVISED APRIL 12, 2002. UPON COMPLETION OF ALL CONSTRUCTION, THE HANNAFORD FOOD AND DRUG SITE WILL RETAIN RIGHTS FOR STORMWATER DRAINAGE OVER THE FORMER LONG JOHN SILVER RESTAURANT SITE, AND ACCESS AND UTILITY RIGHTS ENCUMBERING PORTIONS OF THE MONRO MUFFLER BRAKE, INC. SITE.
- THE IMPROVEMENTS SHOWN HEREON ARE AN OFF-SITE OBLIGATION OF THE HANNAFORD SITE PLAN, AND ALL WORK SHALL BE COMPLETE PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY AT THE HANNAFORD BUILDING.



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AMENDED SITE PLAN
FORMER LONG JOHN SILVER RESTAURANT
NYS ROUTE 32
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date	11/5/00	Work Order	2586.01	Sheet No.	C-302	Rev.	4
Scale	1"=50'						

Rev.	Date	Revision	Approved	Designed by	Drawn by	Checked by	Reviewed by
1	01/17/01	GENERAL REVISIONS		FW/JMS	JMS		
2	4/12/02	GENERAL REVISIONS					
3	7/23/02	REVISED PER ENGINEER AND CLIENT REVIEW					
4	9/16/02	ISSUED FOR PLANNING BOARD SIGNATURE					

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