

**PB# 06-14**

**Cripple Creek Realty  
(LLC)**

**9-1-81**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
**APPROVED COPY**  
DATE: February 26, 2007

**06-14** Cripple Creek Realty, LLC  
Rt. 9W (Office Bldg) (Shaw)



July 11th, 2006 Publication  
P.O. # 45363

12/21/06

Mark has plans + cost est.  
Need his approval.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 6-14

NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/26/2007	PLANS STAMPED	APPROVED
07/26/2006	P.B. APPEARANCE-PUBLIC HEAR	ND: CL PH -RETURN
05/10/2006	P.B. APPEARANCE	LA:SEND OCP/DOT . SENT TO D.O.T. ON 5/26/06 - SENT TO O.C. PLANNING 5/10/06 . REVIEW BACK FROM O.C. PLANNING - NOTHING TO DATE FROM DOT
05/03/2006	WORK SHOP	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 6-14

NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/08/2006	MUNICIPAL HIGHWAY	05/12/2006	APPROVED
ORIG	05/08/2006	MUNICIPAL WATER	/ /	
ORIG	05/08/2006	MUNICIPAL SEWER . SEWER LINE BYPASS SHOULD BE VERIFIED COMPLETE BEFORE FINAL . APPROVAL	05/10/2006	DISAPPROVED
ORIG	05/08/2006	MUNICIPAL FIRE	05/10/2006	APPROVED
ORIG	05/08/2006	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-14

NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/08/2006	EAF SUBMITTED	05/08/2006	WITH APPLIC
ORIG	05/08/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/08/2006	LEAD AGENCY DECLARED	05/10/2006	TOOK LA
ORIG	05/08/2006	DECLARATION (POS/NEG)	/ /	
ORIG	05/08/2006	SCHEDULE PUBLIC HEARING	05/10/2006	SCHED PH
ORIG	05/08/2006	PUBLIC HEARING HELD	/ /	
ORIG	05/08/2006	WAIVE PUBLIC HEARING	/ /	
ORIG	05/08/2006	FINAL PUBLIC HEARING	/ /	
ORIG	05/08/2006	PRELIMINARY APPROVAL	/ /	
ORIG	05/08/2006	LEAD AGENCY LETTER SENT	/ /	



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

February 2, 2007

Shaw Engineering  
P.O. Box 2569  
Newburgh, Ny 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: P.B. #06-14 - CRIPPLE CREEK SITE PLAN

Dear Gregg:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - 2% of cost est. (\$102,140.) inspect fee.....	\$	2,043.00

Upon receipt of these checks and ten (10) sets of plans **(with at least five (5) sets being folded)**, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

**FAXED**

2-2-07 10:10 a.m.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/2007

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-14  
NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/08/2006	REC. CK. #37456	PAID		750.00	
05/10/2006	P.B. ATTY. FEE	CHG	35.00		
05/10/2006	P.B. MINUTES	CHG	77.00		
07/26/2006	P.B. ATTY. FEE	CHG	35.00		
07/26/2006	P.B. MINUTES	CHG	84.00		
01/23/2007	P.B. ENGINEER FEE	CHG	496.10		
		TOTAL:	727.10	750.00	-22.90

*To be returned*

PLANNING BOARD  
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 6-14  
NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/02/2007	APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

*Check #1*

PLANNING BOARD  
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 6-14  
NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/02/2007	2% OF \$102,140. INSPECT F	CHG	2043.00		
		TOTAL:	2043.00	0.00	2043.00

*Check #2*

**Town of New Windsor**  
**555 Union Avenue**  
**New Windsor, NY 12553**  
**(845) 563-4611**

**RECEIPT**  
**#121-2007**

02/23/2007

**Mobile Life Support Services, Inc.**  
**P O Box 471**  
**Newburgh, NY 12551**

Received \$ 125.00 for Planning Board Fees, on 02/23/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
**Town Clerk**

PB# 06-14

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PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/23/2007

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 6-14

NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/02/2007	2% OF \$102,140. INSPECT F	CHG	2043.00		
02/22/2007	REC. CK. #39118	PAID		2043.00	
		TOTAL:	2043.00	2043.00	0.00

*Received  
John Kinnaga  
2-27-07*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/23/2007

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 6-14  
NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/02/2007	APPROVAL FEE	CHG	125.00		
02/22/2007	REC CK. #39117	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-14

NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/08/2006	REC. CK. #37456	PAID		750.00	
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05/10/2006	P.B. MINUTES	CHG	77.00		
07/26/2006	P.B. ATTY. FEE	CHG	35.00		
07/26/2006	P.B. MINUTES	CHG	84.00		
01/23/2007	P.B. ENGINEER FEE	CHG	496.10		
		TOTAL:	727.10	750.00	-22.90

2/23/07  
L.R.

**Myra Mason**

---

**From:** mje [mje@mhepc.com]  
**Sent:** Tuesday, January 23, 2007 1:44 PM  
**To:** Myra Mason  
**Subject:** Closeout Cripple Creek 06-13 and 06-14  
**Attachments:** Di450\_0412191822.PDF

Myra

**It is ok to close out both applications. Cost Est attached is fine for site plan, insp fee would be \$2042.**

Attached is time printouts for closing out both applications.

Mark

----- Forwarded Message -----  
**From:** mheny@mhepc.com  
**To:** mje@mhepc.com  
**Sent:** Tue, 23 Jan 2007 13:41:09 -0500 (EST)  
**Subject:** From Minolta di450

----- End of Forwarded Message -----

**Mark J. Edsall, P.E., Principal  
McGoey, Hauser & Edsall, Consulting Engineers, P.C.  
33 Airport Center Drive - Suite #202  
New Windsor, New York 12553  
(845) 567-3100**

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 6- 14

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
6-14	304705	05/03/06	TIME	MJE	WS	FLUM FT MLSS S/P	115.00	0.40	46.00			
6-14	305595	05/09/06	TIME	MJE	MR	CRIPPLE CREEK/MLSS	115.00	0.70	80.50			
6-14	304850	05/10/06	TIME	MJE	MM	L/A	115.00	0.10	11.50			
6-14	305605	05/10/06	TIME	MJE	AA	OCDF REFERRAL	115.00	0.40	46.00			
6-14	305611	05/10/06	TIME	MJE	MC	CRIPPLE CREEK W/GA	115.00	0.20	23.00			
6-14	306368	05/16/06	TIME	MJE	MC	CRIPPLE CRK DOT REF	115.00	0.40	46.00			
									253.00			
6-14	306805	05/24/06				BILL 06-1236						-207.00
												-207.00
6-14	316533	07/19/06	TIME	MJE	MR	CRIPPLE CREEK	115.00	0.70	80.50			
6-14	316537	07/20/06	TIME	MJE	MR	CRIPPLE CREEK	115.00	0.30	34.50			
6-14	316955	07/26/06	TIME	MJE	MM	Cripple COND S/P APP	115.00	0.10	11.50			
6-14	324891	09/07/06	TIME	MJE	MC	CRIPPLE CREEK W/G/S	115.00	0.20	23.00			
									149.50			
6-14	325043	09/13/06				BILL 06-2321						-172.50
6-14	332164	10/25/06				BILL 06-2640						-23.00
												-195.50
6-14	336688	11/15/06	TIME	MJE	MC	SIBY-DOT/CRIPPLE CRK	115.00	0.20	23.00			
6-14	340008	12/06/06	TIME	MJE	WS	CRIPPLE CREEK S/P	115.00	0.20	23.00			
6-14	346243	01/23/07	TIME	MJE	MC	Closeout	119.00	0.40	47.60			
						TASK TOTAL			496.10			-402.50
										0.00		93.60
						GRAND TOTAL			496.10			-402.50
										0.00		93.60

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
(845) 561-3695

December 5, 2006

Chairman Genaro Argenio and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

*n/w 06-14*

Re: New Office Building For Cripple Creek Realty LLC  
2975 Route 9W

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for Cripple Creek Realty, LLC. Our Estimate is as follows:

## CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Erosion Control	0.50 Ac	\$ 1,800	\$ 900
Catch Basin	5	\$ 2,700	\$ 13,500
15" Storm Water Pipe	131 L.F.	\$ 30	\$ 3,930
Rip Rap Channel	50 L.F.	\$ 8	\$ 400
Paving & Base	3,395 S.Y.	\$ 12	\$ 40,740
Parking Space Striping	1,750 L.F.	\$ .50	\$ 875
Handicapped Sign & Striping	2	\$ 200	\$ 400
Concrete Curbing	890 L.F.	\$ 18	\$ 16,020
Concrete Sidewalk	109 S.Y.	\$ 38	\$ 4,140

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Masonry Retaining Wall	150 L.F.	\$ 40	\$ 6,000
Split Rail Fence	155 L.F.	\$ 8	\$ 1,240
Pole With Double Luminaire	3	\$ 2,000	\$ 6,000
Landscaping Trees	14	\$ 180	\$ 2,520
Landscaping Shrubs	104	\$ 25	\$ 2,600
Topsoil & Seeding	2,300 S.Y.	\$ 1.25	\$ 2,875
Total			\$ 102,140

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 2,043.00

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: Mr. Tim Scannell, Cripple Creek Realty LLC

CRIPPLE\_CREEK\_REALTY\_LOT\_LINE\_CHANGE\_SITE\_PLAN\_(06-14)

---

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: This is the application to convert the catering facility to an office building. I'm going to read the application. This application proposes conversion of the existing catering facility to an office building. The plan was reviewed on a concept basis only so we're looking at this from a conceptual point of view, it's a use by right. Greg, you can give us a run-down on this please and then we'll discuss it.

MR. SHAW: We spoke about the incorporation of the parcel from J J & H of Walden Inc. into this overall site and again it's in this general vicinity. I mentioned to the board that the reason for such is in order to comply with your zoning and your parking spaces we needed more land, we could not provide enough parking for this building as an office with the present three lots as they were structured, so what we have done is we have acquired this parcel of land when added to the parcel of Mr. Bonura we'll now be able to provide parking. If you just refer to the parking table this is important we're obligated to provide 78 spaces, we're providing 82 at this point in time, you may not always have 82, if this roadway ever does get extended into the lands of J J & H of Walden Inc. we're going to lose four spaces so I noted on the plan that these extra four spaces very well may be deleted upon the utilization of it for access to the parcel to the east, otherwise, the board would approve 82 and would want 82 even though 78 is only required so that's a small point. Let's talk about the highway entrances. Presently, we have a wide swath of blacktop in front of the building and a very large curb cut, this is not in the best location. What we propose to the DOT and I have dropped off the drawings for their initial review is to create a new curb cut to the south of the

existing location, in order for that to happen, we're going to have to remove a portion of the center median that separates the north and the southbound lanes and in front of the building we're now going to remove that blacktop and we're going to make that a landscape area with a sidewalk coming into the two front entrances. The DOT may very well want the median which is on the north side to be extended to the south, I will let them tell me that as opposed to proposing that. And what we're proposing on the southerly boundary of the parcel is another entrance which is strictly right turn in right turn out on the drawing we have indicated the sight distances and they're more than adequate.

MR. ARGENIO: What's required to the north from the upper northern entrance, what's required?

MR. SHAW: I don't have that information before me now but we're providing as you're leaving the site looking to the south we're providing sight distance of a little under 1,600 feet and as you're looking to the north it's 615 feet. We have submitted before you a full set of plans, we're going to be resurfacing the entire existing parking area, we're going to be adding new macadam pavement, going to be adding new site lighting, new site landscaping, it's going to be an attractive site when we're done. The applicant is Cripple Creek Realty and the tenant is going to be Mobile Life, they're going to be moving their large part of their operations into the building.

MR. ARGENIO: Are we going to have sirens and things of that nature there, what's the deal, ambulances?

MR. SHAW: This is Tim Scannell who represents Mobile Life, he may be able to give you a firsthand and Kevin Hayes, Director of Operations.

MR. SCANNELL: No, this building will strictly be offices, a dispatch center and business office,

administrative offices and dispatch center, there will be no units there, there will be no sirens, we're going to keep, we have an office, a large office on Dixon Street in Newburgh which is about a mile to the north, we're going to keep that as our operational area or operational center and keep this strictly as offices.

MR. ARGENIO: Would you take exception if I asked Mr. Shaw to put a note on the plans that there be no active ambulance operations in that area?

MR. SCANNELL: I can't, I mean, I wouldn't take an exception, no. The only thing I will say with all honesty is if we have an ambulance there and it happens to be sent out, we can't guarantee, that's all I'm saying, we will not house ambulances there.

MR. ARGENIO: The regular operation, the day-to-day operations does not involve ambulances coming in and out?

MR. SCANNELL: That's correct.

MR. ARGENIO: Something to that effect.

MR. SHAW: I'll come up with some wording that will satisfy Mark.

MR. MINUTA: Will there be any towers for your communications?

MR. SHAW: That's our next point, we're providing a 35 foot high tower on the east side of the building that's within your zoning ordinance, just short of that where it falls into a cellular tower takes in a whole bunch of very difficult operations, so I believe it's 35 feet is the limit and just keep it from the rear yard setback.

MR. BABCOCK: Thirty-five, yes.

May 10, 2006

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MR. SHAW: That's fine, that's consistent with your zoning.

MR. MINUTA: That tower will be solely used for their purposes?

MR. SHAW: Correct, we have to have access to Mt. Beacon.

MR. ARGENIO: Let me just interrupt you one second, Neil, and I think Joe is on to something good, you're not going to be renting space on that tower to anybody?

MR. SCANNELL: Correct.

MR. SCHLESINGER: Purpose of the generator next to the tower in the event of an electrical failure that will keep your towers active, is that the purpose of the generator?

MR. HAYES: Yes, our entire Communications Center would move that, we're a secondary for 911.

MR. SCHLESINGER: That's only used in time of emergency but obviously there's I guess maybe a sound factor or a cosmetic factor there they want to address. My other question asks under the pre-existing use I guess the last time it was used as catering, is that correct?

MR. SHAW: I believe so.

MR. SCHLESINGER: What was the access egress, where was that into the front of the building?

MR. SHAW: Primary is into the front and this is a secondary means of exiting the building.

MR. SCHLESINGER: But the parking area was still where it is now where you show the parking now but the people

had to drive into the front of the building and then make a turn into the parking area.

MR. SHAW: I'm not sure I understand the question, for the most part, people would just pull up in front of this building and back out onto the state right-of-way.

MR. SCHLESINGER: I don't want to make it sound as if it's worse but I just wanted to make sure 9W bothers me and I just wanted to make sure that we're making the situation better than it was.

MR. SHAW: Well, what we're doing we're getting rid of all this macadam and we're going to create a lawn and a landscaped area through here, we're not proposing to use any curbing along here, we're just going to let the macadam shoulder exist, have it do what it is presently doing but that's our proposal, the DOT may look at it differently.

MR. SCHLESINGER: My concern is more if you have a vehicle going south on 9W how are they going to entrance into the property?

MR. SHAW: They would come down, this median is going to be removed, they'd make a left-hand turn coming in.

MR. SCHLESINGER: There's no left turn lane there?

MR. SHAW: Correct, there's no left turn along anywhere on 9W.

MR. SCHLESINGER: And there never was before?

MR. SHAW: Correct.

MR. SCHLESINGER: So we're not making matters any worse but we're not making it significantly better.

MR. SHAW: What we really have we're making it better

because vehicles will now not back out onto the right-of-way to take off, right now, there's an existing entrance in the median where vehicles would basically pull in and work their way over to the existing parking lot or park in front of the building, with us moving the new entrance to the south we're moving the median.

MR. ARGENIO: I just want to say something about this 9W thing and I think that the two-lane highway known as New York State Route 9W going through the New Windsor Planning Board is awful, like Neil does, like Joe does, I'm sure Howard does too, it's awful, State's going to be repaving that road this summer from somewhere up near where Petro owns that gas station all the way down to Cornwall, in my opinion, this is the way it is now is not your plan, Mr. Shaw, but the way the site is now is willy-nilly, it's a 200 foot long drop curb, people come in and out wherever they want. So certainly it's not ideal to have people crossing 9W but I think this is an improvement, you're controlling the access and the state is going to have the opportunity to review this to see that your recommendations are in conformance with their traffic formulas. And I think that it's going to be an improvement and I think we're going to be looking for the state input from the state, matter of fact, I'm going to get to item 6 right now which doesn't mean we're done discussing this but we're, you can talk about this, I suggest the board authorize referral to the New York State DOT changes to the northerly access and proposed revisions to the highway center median break can begin, somebody want to--

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made seconded to refer this to the DOT so they can have a chance to review

this with their professional in Poughkeepsie. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER     AYE  
MR. BROWN            AYE  
MR. MINUTA           AYE  
MR. VAN LEEUWEN     AYE  
MR. ARGENIO          AYE

MR. ARGENIO: Neil, I interrupted you, certainly continue if you had some other things.

MR. SCHLESINGER: The only question I had is a matter of formality, I'm not sure, my question is are we allowed to put parking spaces on an easement?

MR. EDSALL: Absolutely and I believe to be honest with you Greg and I talked about that at workshop, the parking count is such that if they use that access and spaces need to be eliminated those are excess spaces.

MR. SCHLESINGER: He's still conforming but I just wanted to make sure we can put them.

MR. EDSALL: The wording of the access easement would indicate those spaces can be eliminated.

MR. ARGENIO: We're certainly going to see this again, this is not near done, state's going to certainly have comments on this.

MR. MINUTA: I'd just like to say that I think it's an excellent application and the use is well thought out and I concur with Neil, I do have an issue with the southbound lane but I think overall it's really put together very well.

MR. SHAW: Thank you.

MR. ARGENIO: You have a tough spot with the two lanes north and south, address that, but that's what we have and the state's not going to globally change that highway in the next couple of years to make it as safe as we'd all like to see it.

MR. VAN LEEUWEN: That used to be a Dodge agency, only sold four or five cars a year.

MR. ARGENIO: They closed in 1911.

MR. SCHLESINGER: That was before our time.

MR. ARGENIO: I have some procedural things I'd like to go through because I'd like to keep this thing moving, item number 2 lead agency under the SEQRA review process, if somebody feels so inclined, I'll accept a motion.

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the SEQRA process for the Cripple Creek Realty. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I'm will going to poll the board on the public hearing, I want to hear what they have to say and I certainly have a very definite opinion about it, how do you feel about the public hearing?

MR. SCHLESINGER: I feel that being that we have some residential people living right near this site there may be some issues as far as towers, sound, aesthetics, I think that maybe we should have a public hearing.

MR. BROWN: I agree.

MR. MINUTA: I concur.

MR. VAN LEEUWEN: I concur.

MR. ARGENIO: I could not agree more, I think we should have the public hearing for this and certainly I like my contemporaries on the board this is nice, this is good and I'm glad to see the property go into use certainly as I'm sure you're aware we do have an architect on the board and I want to see at the very least a front elevation of the building and I wouldn't think that you'd look upon this the same as we, as a board looks at the historical district parcels but we'd like to see something, Joe does that--

MR. MINUTA: That's the same thing with Silver their application last time with the law firm up the street absolutely nothing extravagant for this one, it's an existing building.

MR. ARGENIO: Do you have a problem with that?

MR. SHAW: We do have an architect and I believe he's making some minor changes to the exterior of the building but if you want to see what it's going to look like, take a ride by cause probably 90 percent of it will remain unchanged but we'll bring you in that elevation showing what it's going to look like.

MR. VAN LEEUWEN: A flag pole?

MR. SHAW: If I can find room, yes.

MR. ARGENIO: This is going to Orange County Planning, Mark, do we need to vote on that?

MR. EDSALL: No, it's got to go.

MR. ARGENIO: Check on the area of disturbance, check the threshold.

MR. SHAW: We're well under that. What I'd just like to demonstrate that on the left side of the plan is what I call the existing conditions plan that's what's there right now and then you can look over to the right and see what changes are being made and truly we're only disturbing this area through here.

MR. ARGENIO: The whole center is currently impervious and you're--

MR. SHAW: That's 1.4 acres and we're down here we're disturbing maybe 3/10 of an acre.

MR. EDSALL: Whole point is to get it on the record.

MR. ARGENIO: It's on the record.

MR. MINUTA: That will be asphalt parking area?

MR. SHAW: Yes, this is existing asphalt right now that's the limits and what you see shaded in will be asphalt when we're done.

MR. MINUTA: Thanks.

MR. ARGENIO: Greg, I think that's it.

MR. SHAW: I think so too. The only question I have if the board wants to have the public hearing can we set the date now or do we have to wait for Orange County, in other words, in 30 days I'm going to come back after

you've heard from the Planning Department or the time has expired and then at that point are we going to talk about a public hearing or maybe to save some time we can set it now?

MR. ARGENIO: Mark, what's the--

MR. EDSALL: The referral form is already done, Myra's got it, it will be sent out as soon as Myra has the first opportunity, they have authorized the public hearing, coordinate the date with Myra.

MR. ARGENIO: I'll accept a motion that we authorize scheduling a public hearing.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we schedule a public hearing for Cripple Creek. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



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

**PROJECT NAME:** CRIPPLE CREEK REALTY LLC (MLSS) SITE PLAN  
**PROJECT LOCATION:** 2975 ROUTE 9W (Former Plum Pt. Catering site)  
SECTION 9 – BLOCK 1 – LOT 81  
**PROJECT NUMBER:** 06-14  
**DATE:** 10 MAY 2006  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF THE EXISTING  
CATERING FACILITY TO AN OFFICE BUILDING. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located in the NC zoning district of the Town. The proposed office use Use By Right A-7 of the bulk tables. The bulk data shown on the submitted plan appears correct for the zone and use. The plan meets the required bulk values, with the exception of two pre-existing non-conforming conditions (which are not being increased in non-conformity, and have the same non-conformity as the prior use).
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.
4. This project is within a 500-foot distance from US Hwy 9W, as State Highway and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
5. The applicant should determine the area of disturbance (in acres) related to the project, such that a determination can be made as to the submittal requirements of the Stormwater Pollution Prevention regulations.
6. I suggest the Board authorize a referral to the NYSDOT, such that a review of the proposed southerly access, changes to the northerly access, and proposed revisions to the highway center median break can begin.

Respectfully Submitted,

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

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JULY 26, 2006

PUBLIC HEARING - CRIPPLE CREEK REALTY LLC SITE PLAN

MR. ARGENIO: Next on the agenda is Cripple Creek Realty LLC site plan, 2975 Route 9W, conversion of an 11,678 square foot food service establishment into office space with parking. Mr. Shaw, I think, is here to represent this. And he's already got his plans posted. For the benefit of the Board members this is the Plum Point project. And for the benefit of the public what we're going to do is Mr. Shaw is going to explain to us briefly how he's come along with the project first. He'll explain it to the Board first and then when he's complete we'll open up to the public for comment or discussion or whatever input anybody has and then the Board will look at it again. Greg, would you bring us up-to-date, please?

MR. SHAW: Sure. The plans haven't changed since the initial submission, so with that let me begin.

MR. ARGENIO: Could you turn that, Greg?

MR. SHAW: I turned it for the public. It's a 1.4 acre parcel in an NC Zone. I'm sure most of the Board members know it as the former Plum Point catering facility which was a food service establishment. The last time we were before you for this Board with this project was a lot line change. A portion of the land was incorporated from the lands of JJ & H Walden into this parcel in order to support the parking that's required for it. As I said, it's in an NC Zone. We were required to provide a minimum of 10,000 square feet far in excess of that about, 64,600 square feet. We were obligated to provide 78 spaces, we have provided 82 spaces. I'd like to point the Board's attention to the southerly curb cut which is proposed. That will also be the entrance to the lands of JJ & H of Walden, which is to the west of our property. And if you notice there's four parking spaces that presently exist in that right-of-way. Upon utilization of this right-of-way those spaces will be extinguished and we will be complying with zoning as we have four in excess now. And when those four get extinguished for the utilization and access of JJ & H of Walden's property we'll still be in compliance. There are no new additions to the building. We are proposing a 30-foot high radio tower which is consistent with your zoning. And on the west side of the building along with a concrete pad for a generator which will be used in conjunction with the radio tower. The building is presently hooked up to the Town water and sewer system. Those connections will remain and will not

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be any new connections. With respect to storm drainage, again, this site having been used as a food service establishment the majority of the site is paved. Certainly in need of repair, but it does have macadam surface on it. The drawing you'll notice on the left-hand side existing conditions plan which shows the limits of the macadam pavement. We're going to put an overlay on that and also going to extend the pavement to the south. So the entire parking lot will receive new macadam pavement. There will be new lighting in the parking lot and there'll also be new landscaping which will light the parking lot also. With respect to the front of the building right now it's a sea of blacktop. That's going to be removed and you're going to have some concrete walks going into the front doors and there will be landscaping in the front of the building also.

Finally, with respect to the highway entrances, the existing entrance which is used to access this property, we're proposing to go to the DOT and have it relocated to the south. You'll see on the plan the existing entrance. We plan on pulling it down to the south. And also with respect to the southerly portion of the property we're proposing a brand new entrance right turn in and right turn out only. Again, that's going to be required by review by the DOT and a permit from the D.O.T. for those. Mr. Chairman, that's it, a brief overview.

MR. ARGENIO: A couple of things I just want to go through here procedurally or otherwise, and then we'll talk about this.

MR. VanLEEuwEN: Is this the old building he is fixing up?

MR. ARGENIO: Right. Are the lots complying? Is that done?

MR. SHAW: The what?

MR. ARGENIO: The lots complying?

MR. SHAW: No, they are not. That will be a function of this approval. What normally happens, if the Board feels that this project is where they have approval they will make it subject to, and then the deed will have to be filed in Goshen showing the combined lots, and a copy of that deed presented to this Board before the submitting of the plan.

MR. ARGENIO: Mark, isn't that something that's usually done on the front end?

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MR. EDSALL: No, I think Greg is correct, because unless they have some type of an understanding that they are going to get approval why would they want to combine the lots. It will be a condition and before you can stamp the plan you'll have to provide proof to Andy that it's been properly combined.

MR. ARGENIO: What is a, what is a critical silencer for the genset, tell me what that is?

MR. SHAW: Well, I think that's Mark's comment. Maybe you can ask him.

MR. ARGENIO: Mark, what is that?

MR. EDSALL: Critical silencer is also known a lot of times as a residential silencer. It is just a higher grade silencer to reduce the annoying --

MR. ARGENIO: Muffler or a box around it?

MR. EDSALL: It's the actual muffler silencer that decreases the noise from the generator.

MR. ARGENIO: They work quite well, I know that to be a fact. Greg, can you tell us about the ramp, the access ramp on the side a bit, how does that work?

MR. SHAW: Well, that is going to be used for, that's going to be the entrance into the communications center and will also be an access for any employee who may be utilizing the facility at night. This is going to be the main entry, the entry to the north. The next entry to the south is going to be an emergency access. And, again, this is what you just brought up is going to be used for the communications center and night entry into the building.

MR. ARGENIO: Okay, that answers that. We've seen this a couple of times, we had to make some changes, quite a bit of discussion. Anybody else of the Board?

MR. SCHLESINGER: Greg, maybe for the benefit of the public, whoever is here, we discussed it at the last meeting, there was a concern maybe whether this was going to be an active ambulance in and out, sounds, for the benefit of the public.

MR. SHAW: That's a very good point. It's going to be combined offices and an educational center, that's it. There may be an ambulance or two which stops by maybe for a meeting if a person will have to go inside. But this is not going to be an

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ambulance center. You're not going to ride by and see 10 ambulances stacked right outside the building waiting for, you know, instruction.

MR. SCHLESINGER: In the morning is there going to be a siren going off, ambulances leaving and coming in?

MR. SHAW: No, that's not the case.

MR. SCHLESINGER: This is not a depot for the ambulances to respond?

MR. SHAW: An office and a communications center and a training center.

MR. ARGENIO: Danny or Joe?

MR. MINUTA: That 35-foot high radio tower, does that have a, is that within the fall zone radius of the lot and also the propane tank?

MR. SHAW: The fall zone?

MR. MINUTA: Let's say it collapses and falls, it's a tower. It looks pretty close. I just wanted to clarify.

MR. SHAW: It looks like it's away from the existing propane tank.

MR. ARGENIO: Dan?

MR. VanLEEuwEN: Is this still owned by Bonora?

MR. SHAW: Yes, owned by Mr. Bonora. As far as JJ & H Walden, that's also Mr. Bonora.

MR. ARGENIO: Okay, folks, on the 10th day of June 2006 109 addressed envelopes went out containing the notice of public hearing for this project. If there's anybody here that would like to speak for or against or just have a comment on this, would you please raise your hand and be recognized? Come forward and state your name and address and we'd like to hear what you have to say. In so much as I see no hands I'll accept a motion we close the public hearing.

MR. VanLEEuwEN: So moved.

MR. MINUTA: Second.

MR. ARGENIO: Motion made and seconded by the New Windsor Planning Board to close the public hearing on New Windsor Realty Group LLC on 9W. If there is

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no further discussion from the Board members I will have a roll call.

ROLL CALL

MR. GALLAGHER: Aye.  
MR. SCHLESINGER: Aye.  
MR. MINUTA: Aye.  
MR. VanLEEUEWEN: Aye.  
MR. ARGENIO: Aye.

MR. ARGENIO: I don't see a lot going on here. We did a pretty thorough review of this. I'm going to tell you something, and I don't think that anybody is going to like to hear this, but in my opinion I don't think that we should approve this until you have D.O.T. approval. And the reason I say that, Greg, is you know how I feel about your plans, they're always very thorough and all encompassing. But depending if there's a problem with that it could have a substantial impact on the site plan. It could have an impact on the front entrance. It could have an impact on the sidewalk. It could have an impact on the parking. It could have a lot of impacts. So, I'm one member but that's how I feel.

MR. SCHLESINGER: Can I address that also? Let's take the worse scenario possible, for some, obviously the new design I think deserves a lot of merit because 9W is a tough one and you're making it a lot more accessible and everything. For whatever reason they deny it, what happens now, we go back to stage one where the entrance was really in front of the building? Or do you have to make significant changes?

MR. SHAW: I don't know. I have to assume this is certainly approved by the DOT. I would ask the Board very simply, grant the approval subject to the DOT permit, that the plans are not going to be stamped until we put the permit on Myra's desk and if it turns out that we cannot, okay, then we haven't met the condition of approval, we will have to generate something else and come back to the Board. But it's nice to at least have this behind us as we move forward with the DOT.

MR. ARGENIO: Greg, I think that most of the people

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up here are looking favorably upon this. Mark, let me ask you a question, relative to the DOT we're all aware of the problems that we've, I should not say we, some of the applicants have been having with DOT of late. If the DOT says no, you can't do this, would they say but you can do that and if they would say that what would that be? I mean I'm looking at the plan and I'm not seeing any other way to do this really. What do you think about that?

MR. EDSALL: I can't find fault in the design of the plan.

MR. ARGENIO: I'm looking for fault and I can't find it either.

MR. EDSALL: I think we'd have to get a reading from Andy whether or not procedurally we can make it subject to DOT. If we can't, I would certainly make an effort to try to extract an answer from them as quickly as possible. It seems to be very straightforward. We're improving the situation.

MR. ARGENIO: We're not going to extract the answer, the applicant is.

MR. EDSALL: Well, we have a number of applications we've referred over that we just seem to be spinning our wheels. So it's, I think it would be in our best interest to help get an answer on a bunch of them.

MR. ARGENIO: Andy, you can think about your response to that for one second and unless anybody has a problem with this I'll accept a motion we declare a neg dec on Cripple Creek.

MR. VanLEEUEWEN: So moved.

MR. SCHLESINGER: Second.

MR. ARGENIO: Motion made and seconded by the Town of New Windsor Planning Board to declare a neg dec on Cripple Creek site plan. If there's no further discussion from the Board members I will have a roll call.

ROLL CALL

MR. GALLAGHER: Aye.  
MR. SCHLESINGER: Aye.  
MR. MINUTA: Aye.  
MR. VanLEEUEWEN: Aye.  
MR. ARGENIO: Aye.

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MR. ARGENIO: Now Andy to you, what about Mark's comment on the DOT? Is it proper and prudent for us to give them approval subject to the DOT with the, with these changes, with them not having approval for these changes?

MR. KRIEGER: Yes, you can do it. The danger the applicant runs, however, is if DOT does not come in with an approval the condition fails and the entire site plan fails. So his approval is --

MR. ARGENIO: At the applicant's risk? And Greg, I don't really have a problem with it. I think it's a good project. Joe has not said anything about the architecture which means he's giving us tacit approval, which is a good start. So I mean I think it's good. Okay, Andy, you think it's okay?

MR. KRIEGER: Yes.

MR. ARGENIO: Mark, I agree that there is no really other viable solution. Even if the DOT came back and said you can't do it, but Greg the risk is yours, if they come back with a response and they make substantial changes to the plans that are going to impact what you have here, I mean impact your ingress, your egress.

MR. KRIEGER: Don't forget, it's not only substantial, they can make any criticism no matter how small the approval is void.

MR. ARGENIO: When I say a criticism, I mean a change in the plan that we're looking at now other than --

MR. VanLEEuwEN: We are approving this plan.

MR. ARGENIO: -- minor, like the distance of a bull nose or something like that. I don't want to beat it to death. I think it's clear, Mark. Also, I'd like to read into the minutes that this application was referred to the Orange County Planning on the 10th. We did hear back from them. They made some landscaping suggestions, Greg. And we've always been kind of pro landscaping. Do you have a copy of that response?

MR. SHAW: No, I don't.

MR. ARGENIO: Mark?

MR. EDSALL: I think it's in Myra's file. Maybe you can make it subject to inclusion of whatever landscaping could be added as recommended by the county that would fit on this plan.

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MR. ARGENIO: We certainly want to try to accommodate big brothers, as best we can.

MR. VanLEEuwEN: Any spot out here for a flag pole?

MR. SHAW: We're going to find one, I'm sure.

MR. ARGENIO: I just want to read this, in reviewing the site plan, the proposed 82 space parking lot is fairly void of any vegetation. The Department would like to suggest the possibly of reducing the number of spaces to the required 72 and add some landscaping to the parking lot itself. I'm not panned about the spaces, but I like the landscaping. The project will have no major impact upon State or County facilities, et cetera, et cetera.

MR. EDSALL: Mr. Chairman, they said reduce it to 72?

MR. ARGENIO: Yes.

MR. EDSALL: The required number of spaces is 78. We know that when the four spaces are removed from the easement area they have no extra spaces.

MR. ARGENIO: We're staying with the 82, Mark.

MR. EDSALL: The bottom line you can only add landscaping to any islands that currently don't have landscaping. That's about all you can do. The math apparently didn't work.

MR. SHAW: We have landscaping in every aisle.

MR. EDSALL: I think that's about all you can do.

MR. ARGENIO: Is there landscaping between the walk and the building? I don't have a landscape plan.

MR. SHAW: You will have it in just one second.

MR. ARGENIO: Great. Joe, I cut you off there, go ahead.

MR. MINUTA: Two questions. And while we are taking a look at the light pole design it has a large concrete base to it?

MR. SHAW: Correct.

MR. MINUTA: Okay. That takes care of that. I was just concerned about the ingress and egress with that pole. With regard to the exterior is anything being done to the exterior as far as treatment to --

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MR. SHAW: Let me introduce Marshal Rosenbloom who is the architect for the project. He can give you a little better handle on that than myself.

MR. ROSENBLUM: The thing is going to be modest. We are changing all of the entrances to a single 3-foot 8-inch door so that they can have the kind of door controls and 24 hour access that they need. So we are changing out the three entrance doors that are on the building, leading up to the building, replacing the old steps on the side. The ramp here, we have an accessible ramp. It is functional right now, but that's all washed away over the last several years.

MR. VanLEEuwEN: The building hasn't had a tenant in at least 15 years that I know of.

MR. ROSENBLUM: People have been using this site, you know.

MR. SCHEIBLE: It's only been closed for how long now, only about two years now.

MR. VanLEEuwEN: It's been closed for two years? I thought it was longer than that.

MR. SCHEIBLE: That's all.

MR. VanLEEuwEN: I have no problems.

MR. ROSENBLUM: The awnings refinished or retrimmed.

MR. ARGENIO: It looks good, Joe.

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MR. MINUTA: The building is fine.

MR. SCHEIBLE: What's happening in the filled area to the rear of the building? Is there anything going to happen behind there?

MR. BABCOCK: That's actually to the side.

MR. SCHEIBLE: Just curious. Any kind of action going on behind the building?

MR. SHAW: In here?

MR. SCHEIBLE: No, no, down. Go towards the back where all the fill came in.

MR. SHAW: You're talking to the east?

MR. SCHEIBLE: That's right, you got it, right there.

MR. SHAW: Our property line ends about 150 feet from the right-of-way line. That's it. 150-foot strip along the highway. The fill you were talking about that was placed in the years past, that's another three, four, 500 feet now at least to the east. I mentioned to you access through this entrance, it's to access that piece you're referring to.

MR. SCHEIBLE: That was going to be my next question. Is that access going back there?

MR. SHAW: Correct. That's why he has reserved that right-of-way to access through that property some day. He said not necessarily by him, but maybe by his sons.

MR. ARGENIO: Okay. Let's tighten it up here. Mark, did I miss anything? I think I covered everything here.

MR. EDSALL: I believe so. We've got a couple of the bullets. You want to make sure you add the combination of the lots.

MR. ARGENIO: I'm going to, unless anybody has no problem, I will accept a motion for final approval for Cripple Creek --

MR. VanLEEuwEN: I make the motion.

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MR. ARGENIO: -- so subject. I will read the subject to's in.

MR. GALLAGHER: Second.

MR. ARGENIO: Motion made and seconded. The Town of New Windsor Planning Board grants final approval for the Cripple Creek Realty Group LLC site plan 2957 Route 9W. If there's no further discussion from the Board I will have a roll call.

ROLL CALL

MR. GALLAGHER: Aye.  
MR. SCHLESINGER: Aye.  
MR. MINUTA: Aye.  
MR. VanLEEuwEN: Aye.  
MR. ARGENIO: Aye.

MR. ARGENIO: This is subject to the combining of the lots, it's subject to DOT approval which is at the sole risk of the --

MR. EDSALL: I'm just clarifying one condition.

MR. SHAW: I want to clarify something I said earlier.

MR. ARGENIO: I said the DOT. And subject to Mark's bullets in number five. I don't think I missed anything Mark, did I?

MR. EDSALL: No. I just want to make sure we revisit this combination of lots, whether it's actual combination of lots or creation of an easement.

MR. SHAW: Let me back up. I don't think what the Board needs to see is a filing of the deed. I think what the Board needs is the filing of the lot line change plan that you approved a couple of months ago where a portion of this property is now going to that lot. And that subdivision plan which has notes on it, the lot lines to be extinguished once that gets filed in Goshen, then I think the Board has the evidence that it needs in order to stamp the site plan.

MR. EDSALL: And that plan also includes the creation of the easement.

MR. SHAW: Correct.

MR. EDSALL: It should actually not be subject to the combination of lots but filing of the other

application.

MR. ARGENIO: And the record should reflect that, Roberta, and that legalese with the delivery of that is subject to Andy and not so much Mark, but more Andy. Could we have a vote on it?

MR. EDSALL: That's in the bullets.

MR. ARGENIO: Greg, you're done, that's it. Roll call.

ROLL CALL

MR. GALLAGHER: Aye.

MR. SCHLESINGER: Aye.

MR. MINUTA: Aye.

MR. VanLEEUWEN: Aye.

MR. ARGENIO: Aye.



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

**PROJECT NAME:** CRIPPLE CREEK REALTY LLC (MLSS) SITE PLAN  
**PROJECT LOCATION:** 2975 ROUTE 9W (Former Plum Pt. Catering site)  
SECTION 9 – BLOCK 1 – LOT 81  
**PROJECT NUMBER:** 06-14  
**DATE:** 26 JULY 2006  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF THE EXISTING CATERING FACILITY TO AN OFFICE BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 10 MAY 2006 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The project is located in the NC zoning district of the Town. The proposed office use is "Use By Right A-7" of the bulk tables. The bulk data shown on the submitted plan appears correct for the zone and use.

The application is before the Board for a public hearing. No new plans have been received for this application at this meeting. Some minor corrections are needed on the plans, as referenced in my prior comments.

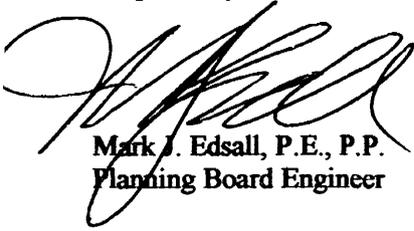
2. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
3. The application was referred to the Orange County Department of Planning on May 10<sup>th</sup>. The Board should review their response dated 5-30-06, which made landscaping suggestions and returned the project for "Local Determination".
4. The application was referred to the New York State Department of Transportation on May 16<sup>th</sup>. We have not received any response to date.
5. Some other issues which should be confirmed on the final plans are the following:
  - The plans should call for a "critical silencer" for the genset, since this is adjacent to residential uses.

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- Access to the side ramp should be clarified.
- As previously discussed, a flagpole should be proposed on the plans.
- The detail for expansion of the parking area, and an overlay for the entire parking area should be coordinated.
- Architectural issues were discussed by the Board with the applicant. It is unclear in my notes if the applicant offered to submit any additional information.

Respectfully Submitted,



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

MJE/st  
NW06-14-26July06.doc

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION  
**HIGHWAY WORK PERMIT**

Permit Fee: \$ 750.00  
 Insurance Fee: \$ 325.00  
 Total Received: \$ 1075.00  
 Check or M.O. No.: 38296

Permit No.: **08-06-0744**  
 Project Identification No.:  
 Expiration Date: 06/30/2007  
 SH No.: 41-2  
 Deposit Rec. for \$ 10000.00  
 Check or M.O. No.: 218157782-4  
 Dated: 09/21/2006  
 Estimated Cost of Work Performed in the State Right-of-Way \$ 19000.00  
 Chargeable to Bond No.:  
 or Undertaking on File: (\$ 0.00)

\*Permittee: CRIPPLE CREEK REALTY LLC  
 69 DICKSON STREET  
 NEWBURGH, NY 12550  
 att: RETURN TO

Billing Address: (complete if different from above)

Return of Deposit Made Payable to: (complete if different from Permittee)

SHAW ENGINEERING  
 744 BROADWAY  
 NEWBURGH, NY 12550

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

CONSTRUCTION OF TWO (2) NEW HIGHWAY ENTRANCES. ALSO, THE REMOVAL OF 48 I.F. OF HIGHWAY MEDIAN AND THE INSTALLATION OF 48 I.F. OF HIGHWAY MEDIAN. ALL ATTACHMENTS APPLY

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. ANYONE WORKING IN THE STATE HIGHWAY RIGHT-OF-WAY IS REQUIRED TO WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND A HARD HAT.

County - ORANGE

Municipality - NEW WINDSOR

Route # - 9W

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: POUGHKEEPSIE, N.Y.  
 Date Signed: 12/15/2006

Commissioner of Transportation

By R. E. BILLMANN

*R. E. Billmann/CS*

**IMPORTANT**

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION. BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY THE RESIDENT ENGINEER,

RICH GAUPMAN, P.E.

112 DICKSON STREET

(845)562-4020

NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED, SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this permit has been completed. Refund of deposit or return/release of bond is requested.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PERMITTEE

\_\_\_\_\_  
AUTHORIZED AGENT (If Any)

Work authorized by this permit has been satisfactorily completed and is accepted. **Reverse side of this form must be completed.**

- Refund of Deposit is authorized
- Return of Bond is authorized
- Amount charged against Bond may be released
- Retain Bond for future permits
- Forfeit of Guarantee Deposit is authorized
- Other

- Mailing address of refund has been verified.  
If different, list new address below.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
DATE

\_\_\_\_\_  
RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

- Permit closed
- Bond returned/released
- Refund of Guarantee Deposit on this permit is authorized
- Forfeit Guarantee Deposit to NYSDOT
- Other

\_\_\_\_\_  
DATE

\_\_\_\_\_  
REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

**\* Upon completion of the work within the state highway right-of-way authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.**



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**  
 RICHARD D. McGOEY, P.E. (NY & PA)  
 WILLIAM J. HAUSER, P.E. (NY & NJ)  
 MARK J. EDSALL, P.E. (NY, NJ & PA)  
 JAMES M. FARR, P.E. (NY & PA)

14/12 -  
 11/12 -

**Main Office**  
 33 Airport Center Drive  
 Suite #202  
 New Windsor, New York 12553  
 (845) 567-3100  
 e-mail: mheny@mhepc.com

**Regional Office**  
 507 Broad Street  
 Milford, Pennsylvania 18337  
 (570) 296-2765  
 e-mail: mhepa@mhepc.com

*Writer's E-mail Address:*  
 mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:** New Windsor **P/B APP. NO.:** 100-3

**WORK SESSION DATE:** 6 Dec 2006 **PROJECT:** NEW  OLD

**REAPPEARANCE AT W/S REQUESTED:** \_\_\_\_\_ **RESUB. REQ'D:** \_\_\_\_\_

**PROJECT NAME:** Cripple Creek

**REPRESENTATIVES PRESENT:** Gregg Shaw

<b>MUNICIPAL REPS PRESENT:</b>	BLDG INSP. _____	PB ATTY. _____
	FIRE INSP. _____	PLANNER _____
	P/B CHMN _____	OTHER _____

**ITEMS DISCUSSED:**

- ck for stamping  
- ck cards of approval  
Waiting for DOT -  
can't file yet or get  
sp stamped until Shaw  
is sure no DOT  
changes.

**STND CHECKLIST:**

DRAINAGE \_\_\_\_\_

DUMPSTER \_\_\_\_\_

SCREENING \_\_\_\_\_

LIGHTING \_\_\_\_\_

(Streetlights)  
 LANDSCAPING \_\_\_\_\_

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

APPROVAL BOX \_\_\_\_\_

**PROJECT TYPE**

SITE PLAN

SPEC PERMIT \_\_\_\_\_

L L CHG. \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

OTHER \_\_\_\_\_

**PROJECT STATUS:**

ZBA Referral:  Y  N

Ready For Meeting  Y  N

Recommended Mtg Date \_\_\_\_\_



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
7/17/2006	7993

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

**RECEIVED**  
JUL 27 2006  
TOWN OF NEW WINDSOR  
CONTROLLERS OFFICE

P.O. No.	Terms	Project
45363	Due on receipt	

Issue Date	Description	PCS/Units	Amount
7/11/2006	LEGAL ADS: 06-14 CRIPPLE CREEK 1 AFFIDAVIT	5.93 4.00	5.93 4.00
<b>Total</b>			<b>\$9.93</b>

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845) 562-1218

State of New York  
County of Orange, ss:  
Patricia Quill being duly  
sworn disposes and says that she is The  
Supervisor of Legal Dept. of the E.W. Smith  
Publishing Company; Inc. Publisher of The  
Sentinel, a weekly newspaper published and  
of general circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh and that the notice of which the  
annexed is a true copy was published ✓

**LEGAL NOTICE**  
NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on JULY 26, 2006 at 7:30 P.M. on the approval of the proposed Site Plan for CRIPPLE CREEK REALTY LLC Located at 2975 RT. 9W(P.B. #06-14) (Tax Map #Section 9, Block 1, Lot 81). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.  
Date: June 22, 2006  
By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD

in said newspaper, commencing on  
the 11 day of July A.D., 2006  
and ending on the 11 day of July  
A.D. 2006

*Patricia Quill*

Subscribed and shown to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 2006 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public of the State of New York  
County of Orange. **CHERYL L. CANFIELD**  
Notary Public, State of New York  
Qualified in Orange County  
#01CA6073319  
Commission Expires April 22, 2010

My commission expires \_\_\_\_\_





**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **JULY 26, 2006** at 7:30 P.M. on the approval of the proposed Site Plan for **CRIPPLE CREEK REALTY LLC** Located at **2975 RT. 9W(P.B. #06-14)** (Tax Map #Section **9**, Block **1**, Lot **81**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: June 22, 2006

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

June 16, 2006

Greg Shaw  
P.O. Box 2569  
Newburgh, NY 12550

Re: 9-1-81

P.B. #: 06-14

Dear Mr. Shaw

According to our records, the attached list of property owners are abutting and across the street from the above referenced property.

The charge for this service is \$25.00, and paid in full with your \$25.00 deposit.

Sincerely,

A handwritten signature in cursive that reads "J. Todd Wiley" with a circled initial "J" at the end.

J. Todd Wiley, IAO  
Sole Assessor

JTW/rah  
Attachments

CC: Myra Mason, Zoning Board

George A Green, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Mark J Edsall, P.E.  
McGoey & Hauser Consulting Engineers  
33 Airport Center Drive – Suite 202  
New Windsor, NY 12553

Planning Board Chairman  
555 Union Avenue  
New Windsor, NY 12553

Andrew Krieger, Esq.  
225 Parkway Drive  
New Windsor, NY 12553

9-1-78.22  
New Windsor Apartment Associates LLC  
270 Sylvan Ave.  
Englewood Cliffs, NJ 07632-2521

9-1-80  
Joseph Bonura  
3188 Route 9W  
New Windsor, NY 12553

9-1-87.11  
J J & H Of Walden, Inc.  
c/o Joseph Bonura  
2975 Route 9W  
New Windsor, NY 12553

17-4-58.1  
Michele Abruzzese  
3155 Route 9W  
New Windsor, NY 12553

# Town of New Windsor

Town Hall  
555 Union Ave.

New Windsor, NY 12553

TEL: (845) 563-4623 / FAX: (845) 563-4693

## PURCHASE ORDER

45363

SENTIN

DATE	6/22/2006
PAGE NO.	1
CHECK NO.	
TAX EXEMPT NO. 14-6002338	

**SIGN & RETURN TO ADDRESS ABOVE**

VENDOR	SHIP TO
THE SENTINEL PO BOX 406  VAILS GATE, NY 12584	Planning Department Town of New Windsor 555 Union Avenue New Windsor, NY 12553 Attn: Myra Mason

**SPECIAL INSTRUCTIONS**

MM

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	PUB HEAR NOTICE: 7/11 'CRIPPLE CREEK REALTY' 10-1070-108020-4-4131	1		

**NO ORDER VALID UNLESS SIGNED BELOW**

**TOTAL** →

**VENDOR CERTIFICATION AND DECLARATION**

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

VENDOR SIGN HERE

DEPARTMENT DIRECTOR

BUSINESS ADMINISTRATOR

**DEPARTMENTAL CERTIFICATION**

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered, said certification being based on signed delivery slips or other reasonable procedures.

SIGNATURE

DATE

NAME (PRINT OR TYPE)

OFFICIAL POSITION

COMPTROLLER

VENDOR SOCIAL SECURITY NO. OR TAX I.D. NO.

**VENDOR - SIGN AT X AND RETURN WITH INVOICE**



11637

**SHAW ENGINEERING**  
744 BROADWAY, P.O. BOX 2569  
NEWBURGH, NY 12550

29-1/213

DATE June 6, 200

PAY TO THE ORDER OF Town Of New Windsor

\$ 25.00

Twenty Five & 00/100

DOLLARS 



27515

Small Business Services  
smallbiz.fleet.com Newburgh, NY

FOR \_\_\_\_\_

⑈011637⑈ ⑆021300019⑆ 51510 00390⑈



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

16 May 2006

New York State Department of Transportation  
Permit Inspection Unit Office  
112 Dickson Street  
Newburgh, New York 12550

ATT: Siby Mary Zachariah-Carbone, Permit Engineer, Orange County East

SUBJECT: CRIPPLE CREEK REALTY LLC (MLSS) SITE PLAN – ROUTE 9W  
NEW WINDSOR PLANNING BOARD NO. 06-14

Dear Ms. Zachariah-Carbone:

The Town of New Windsor Planning Board has received an application for site plan approval for the conversion of a catering facility to an office building (former Plum Point Catering site) located on Route 9W (northbound) within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department. An initial review has been performed and the Town supports the proposed access improvements shown on the concept plans.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

*Mark J. Edsall, P.E., P.P.*

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

MJE/st  
NW06-14-DOT ref 05-16-06

*Sent 5/26/06*



**COUNTY OF ORANGE**

**DEPARTMENT OF PLANNING**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533  
www.orangecountygov.com/planning

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

**This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.**

**Referred by:** New Windsor Planning Board

**Reference/County ID No.:** NWT11-06M  
**Tax Parcel ID:** 9-1-81

**Applicant:** Cripple Creek Realty, LLC

**Proposed Action:** Site Plan: Conversion to Office

**Reason for Review:** Within 500' of US RTE 9W

**Date of Full Statement:** May 15, 2006

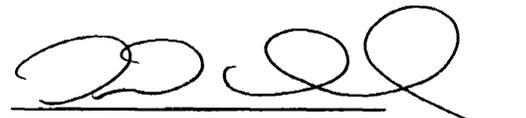
**Comments:** The Department has received the above application for a conversion to office space, and offers the following:

- In reviewing the site plan, the proposed 82-space parking lot is fairly devoid of any vegetation. The Department would like to suggest the possibility of reducing the number of spaces to the required 72 and add some landscaping to the parking lot itself.
- The project will have no major impact upon State or County facilities nor have any significant inter-municipal issues, and is consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Planning Board proceed with its decision-making review process.

**County Recommendation:** Local Determination

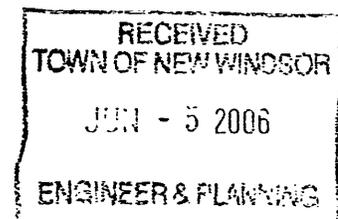
**Date:** May 30, 2006

**Reviewed By:** Kathy V. Murphy, Planner

  
**David Church, AICP**  
**Commissioner of Planning**

**"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."**

*P.B. #06-14*



CC: M.E.

# ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street  
Goshen, NY 10924-2124

## APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 06-14 (Please include this number on any correspondence)

1. Municipality Town of New Windsor Public Hearing Date: not set

City, Town or Village Board \_\_\_\_\_ Planning Board  Zoning Board \_\_\_\_\_

2. Owner: Name: Joseph Bonura  
Address: 2975 Route 9W, New Windsor, NY 12553

3. Applicant \* Name: Cripple Creek Realty, LLC  
Address: 69 Dickson Street, Newburgh, NY 12550

**\*If applicant is owner, leave blank**

4. Location of Site: US Hwy 9W (east side) South of Rt. 94  
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 9 Block: 1 Lot: 81

Present Zoning District: NC Size of Parcel: 1.48 Acres

5. Type of Review:

### \*\*\*Site Plan

Zone Change: From == To: ==

Zoning Amendment: To Section \_\_\_\_\_

\*\*Subdivision: Number of Lots/Units \_\_\_\_\_

\*\*\*Site Plan: Use Proposed conversion to Office Building

Date: 5-10-06

Signature & Title: \_\_\_\_\_

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

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Appl No: 6-14

File Date:05/08/2006

SEC-BLK-LOT:9-1-81-0

Project Name:CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG

Type:3

Owner's Name:JOSEPH BONURA  
Address:2975 RT. 9W - NEW WINDSOR, NY

Phone:(845) 565-3390

Applicant's Name:CRIPPLE CREEK REALTY, LLC.  
Address:69 DICKSON STREET - NEWBURGH, NY

Phone:(845) 562-4357

Preparer's Name:GREGORY SHAW, PE  
Address:744 BROADWAY - NEWBURGH, NY

Phone:(845) 561-3695

Proxy/Attny's Name:N/A  
Address:

Phone:

Notify:GREGORY SHAW

Phone:

Location:PA2006-302 RT. 9W

Acreage	Zoned	Prop-Class	Stage	Status
1.480	NC	0		0
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
05/11/2006	NEWB			

Appl for:CONVERSION OF AN 11,678 SF FOOD SERVICE ESTABLISHMENT TO AN  
OFFICE WITH AN 82 SPACE PARKING AREA

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: SEWER/WATER DEPT

P.B. FILE #06-14      DATE RECEIVED: 05-08-06      TAX MAP #9-1-81

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 05-10-06 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

CRIPPLE CREEK REALTY, LLC

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DISAPPROVED:

Notes: SEWER LINE BYPASS SHOULD BE VERIFIED COMPLETE  
BEFORE FINAL APPROVAL.  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Handwritten Signature]      5/10/06  
Reviewed by      date



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

RECEIVED

MAY 09 2006

N.W. HIGHWAY DEPT.

### PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #06-14 DATE RECEIVED: 05-08-06 TAX MAP #9-1-81

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 05-10-06 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

### CRIPPLE CREEK REALTY, LLC

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature] 5/12/06  
Reviewed by \_\_\_\_\_ date

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#371-2006**

05/09/2006

Mobile Life Support Services, Inc. *P.O. # 06-14*

Received \$ 125.00 for Planning Board Fees, on 05/09/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

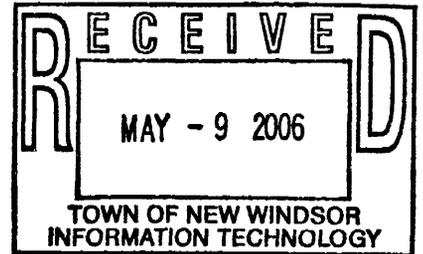
TO: **E 911 COORDINATOR**

P.B. FILE #06-14      DATE RECEIVED: 05-08-06    TAX MAP #9-1-81

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 05-10-06 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

**CRIPPLE CREEK REALTY, LLC**  
Applicant or Project Name



SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



**APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *Jim Donnell*      5/9/06  
Reviewed by      date

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO: Genaro Argenio, Planning Board Chairman**

**FROM: Wm. Horton, Asst. Fire Inspector**

**SUBJECT: PB-06-14  
Cripple Creek Realty, LLC  
SBL: 9-1-81**

**DATE: May 10, 2006**

**Fire Prevention Reference Number: FPS-06-016**

**A review of the above referenced site plan has been conducted and is acceptable.**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/08/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-14  
NAME: CRIPPLE CREEK REALTY, LLC. NEW OFFICE BLDG  
APPLICANT: CRIPPLE CREEK REALTY, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/08/2006	REC. CK. #37456	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*Hei*  
5/9/06

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan  Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 9 Block 1 Lot 81

**BUILDING DEPARTMENT REFERRAL NUMBER** 2006-302

1. Name of Project New Office Building for Cripple Creek Realty, LLC.

2. Owner of Record Joseph A. Bonura Phone 565-3390

Address: 2975 Route 9W New Windsor NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Cripple Creek Realty, LLC. Phone 562-4357

Address: 69 Dickson Street Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

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

Gregory J. Shaw 561-3695 561-3027  
(Name) (Phone) (fax)

7. Project Location: On the east side of Route 9W  
(Direction) (Street)

8. Project Data: Acreage 1.48 Zone NC School Dist. Newburgh Consolidated

RECEIVED  
TOWN OF NEW WINDSOR  
MAY 11 2006  
ENGINEER'S PLANNING

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. Detailed description of Project: (Use, Size, Number of Lots, etc.)  
Conversion of a 11,678 SF Food Service Establishment  
to an office with an 82 space parking area.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

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

**IF THIS APPLICATION IS SIGNED 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.**

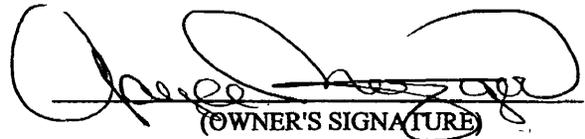
STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

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:

  
(OWNER'S SIGNATURE)

1 DAY OF MARCH 2006

MARIA COLON  
Notary Public, State of New York  
Qualified in Orange County  
Reg #01C05059434  
Commission Expires April 29, 2006

  
NOTARY PUBLIC

\_\_\_\_\_  
(AGENT'S SIGNATURE)

Gayle Metzger  
Please Print Agent's Name as Signed

\*\*\*\*\*

TOWN USE ONLY: RECEIVED  
TOWN OF NEW WINDSOR  
MAY - 8 2006  
DATE APPLICATION RECEIVED # 02

06-14  
APPLICATION NUMBER

PROJECT ID NUMBER

SEQR

617.20 APPENDIX C STATE ENVIRONMENTAL QUALITY REVIEW SHORT ENVIRONMENTAL ASSESSMENT FORM for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR: Cripple Creek Realty LLC
2. PROJECT NAME: New Office Building For Cripple Creek Realty L
3. PROJECT LOCATION: Municipality: Town Of New Windsor, County: Orange
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map: 3188 Route 9W
5. IS PROPOSED ACTION: [X] New [ ] Expansion [ ] Modification / alteration
6. DESCRIBE PROJECT BRIEFLY: Conversion of a 11,678 SF food service establishment to an office with associated site improvements consisting of 82 parking spaces
7. AMOUNT OF LAND AFFECTED: Initially 1.48 acres, Ultimately 1.48 acres
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? [X] Yes [ ] No
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? [X] Residential [ ] Industrial [X] Commercial [ ] Agriculture [ ] Park / Forest / Open Space [ ] Other (describe)
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)? [ ] Yes [X] No If yes, list agency name and permit / approval: NYSDOT Highway Entrance Permit
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? [ ] Yes [X] No If yes, list agency name and permit / approval:
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? [ ] Yes [ ] No
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
Applicant / Sponsor Name: Cripple Creek Realty LLC Date: April 6, 2006
Signature: [Handwritten Signature]

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

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**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
 No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
 No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  
 No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:  
 No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:  
 Yes  No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:  
 Yes  No

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Windsor Planning Board  
 Name of Lead Agency

Genaro Argenio  
 Print or Type Name of Responsible Officer in Lead Agency

Chairman  
 Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

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08-14

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Joseph A. Bonura, <sup>conducts business</sup> ~~resides~~ <sub>at</sub> \_\_\_\_\_,  
(OWNER)

at 2975 Route 9W, New Windsor in the County of Orange  
(OWNER'S ADDRESS)

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

(Sec. 9 Block 1 Lot 81 )  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:

\_\_\_\_\_  
(Agent Name & Address)

Gregory J. Shaw

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\* Joseph Bonura  
Owner's Signature (MUST BE NOTARIZED)

4<sup>th</sup> DAY OF April 2006)

\_\_\_\_\_  
Agent's Signature (If Applicable)

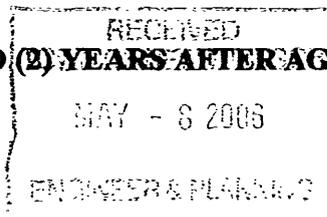
Jamaal T. Gayle  
NOTARY PUBLIC

\_\_\_\_\_  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

JAMAAL T. GAYLE  
Notary Public, State of New York  
No. 01GA6118391  
Qualified in Orange County  
Commission Expires 11-8-2008



06-14

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

Cripple Creek Realty, LLC.

**ITEM**

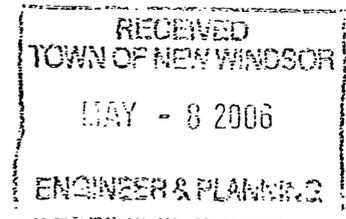
1.     X     Site Plan Title
2.     X     Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



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

\*Denotes to be provided in a subsequent submission.



**PROPOSED IMPROVEMENTS**

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

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00-14





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

Main Office  
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(845) 567-3100  
e-mail: rhenry@mhepc.com

Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpc@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

100-3

TOWN / VILLAGE OF: AW

P/B APP. NO.: 06-14

WORK SESSION DATE: 3 May 06

PROJECT: NEW  OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Fill Bpp

PROJECT NAME: MLSS

(4/2)

REPRESENTATIVES PRESENT: Gy, Lan. T., Ke...

MUNICIPAL REPS PRESENT:  
BLDG INSP. \_\_\_\_\_  
ENGINEER  \_\_\_\_\_  
P/B CHMN \_\_\_\_\_

FIRE INSP. \_\_\_\_\_  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

ITEMS DISCUSSED:

OCSP / DOT app.  
Put on next  
Avail agenda  
don't hold

STND CHECKLIST:

PROJECT TYPE

DRAINAGE \_\_\_\_\_  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

SITE PLAN

SPEC PERMIT  
L I CHG.  
SUBDIVISION  
OTHER

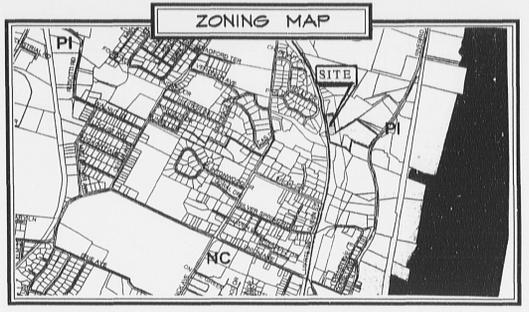
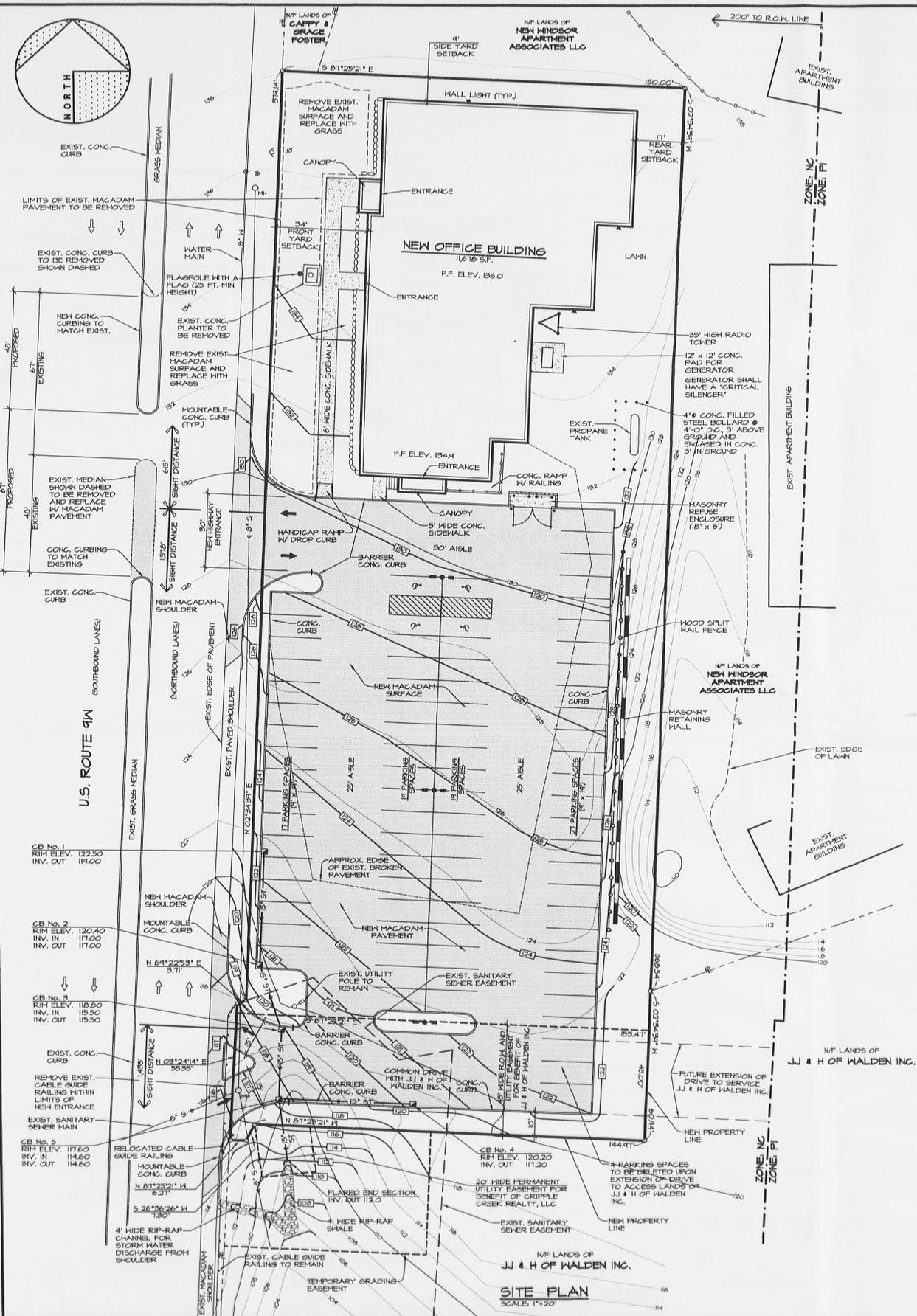
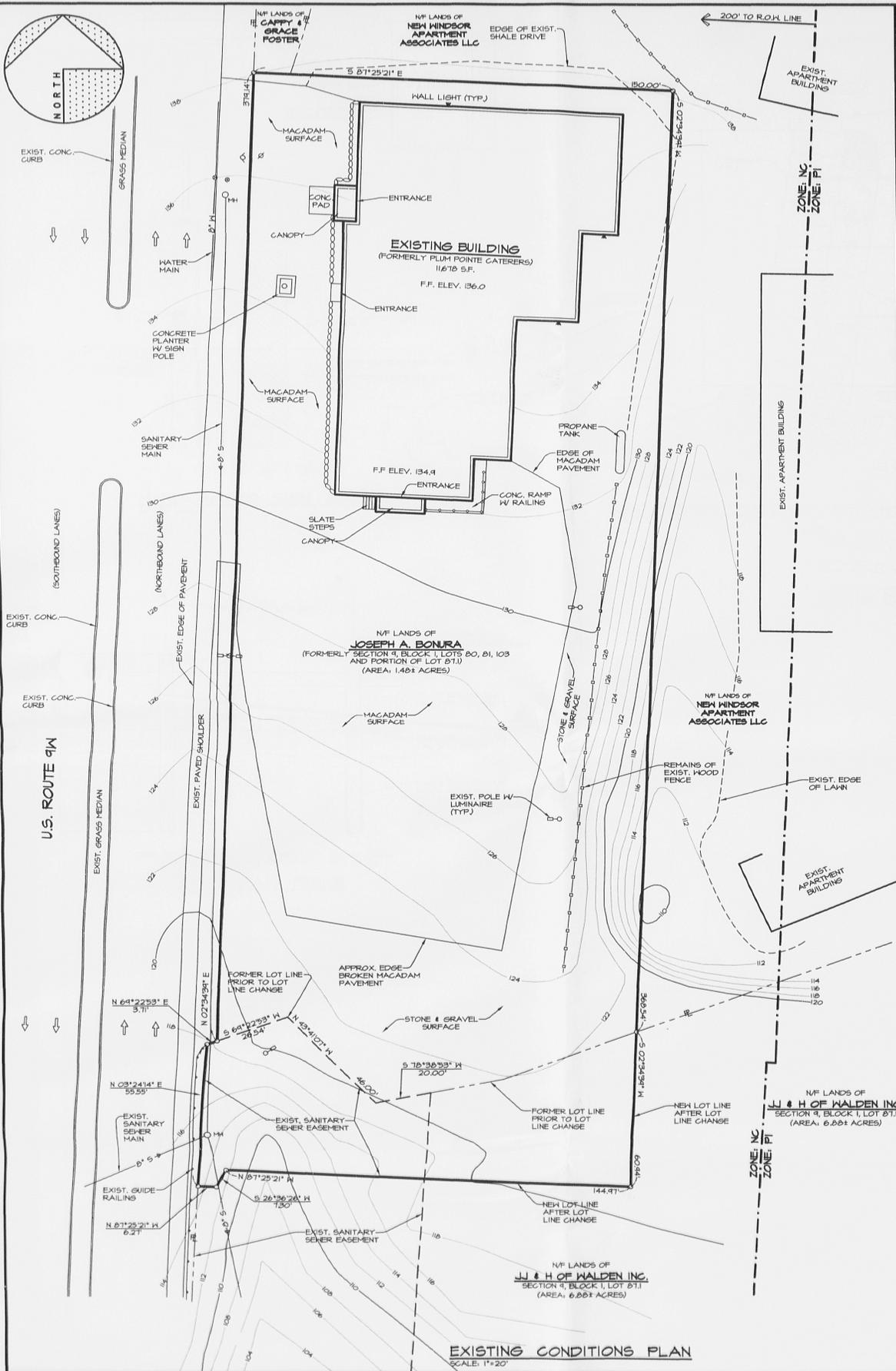
PROJECT STATUS:

ZBA Referral:  Y  N

Ready For Meeting  Y  N

Recommended Mtg Date \_\_\_\_\_





### ZONING SCHEDULE

ZONE: NC, NEIGHBORHOOD COMMERCIAL  
USES: A-1 - OFFICES

BULK REGULATIONS: NC ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 S.F.	64,660 S.F.
MIN. LOT WIDTH	100 FT.	420 FT.
MIN. FRONT YARD DEPTH	40 FT.	34 FT. #
MIN. SIDE YARD - ONE	15 FT.	4 FT. #
MIN. SIDE YARD - BOTH	35 FT.	214 FT.
MIN. REAR YARD DEPTH	15 FT.	17 FT.
MIN. STREET FRONTAGE	N/A	N/A
BUILDING HEIGHT	35 FT.	35 FT.
MAX. FLOOR AREA RATIO	1.0	0.18
DEVELOPMENT COVERAGE	85 %	68.0 %

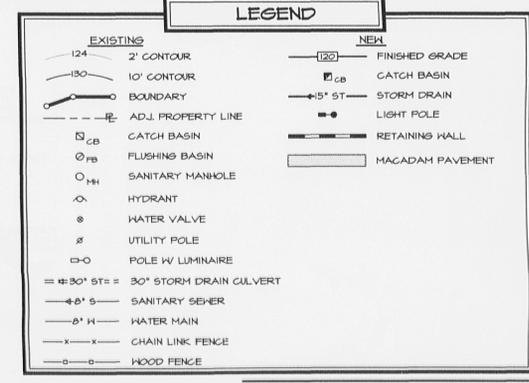
OFF-STREET PARKING	REQUIRED	PROVIDED
OFFICE (71 SPACE PER 150 S.F.) (11,670 S.F. / 71 SPACE PER 150 S.F.)	76 SPACES	82 SPACES

# INDICATES AN EXISTING NON-CONFORMING CONDITION

- ### NOTES
- ZONING DISTRICT: NC, NEIGHBORHOOD COMMERCIAL
  - TOTAL PARCEL AREA: 1.48± ACRES
  - TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 61
  - RECORD OWNER: JOSEPH A. BONURA  
2475 ROUTE 94  
NEW WINDSOR, N.Y. 12553
  - RECORD APPLICANT: CRIPPLE CREEK REALTY, LLC  
64 DICKSON STREET  
NEWBURGH, N.Y. 12550
  - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
  - UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 96 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 193 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
  - BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM WILLIAM B. HILDRETH LAND SURVEYOR, P.C.
  - SIGHT DISTANCES AT THE INTERSECTION OF THE PROJECT ENTRANCE AND U.S. ROUTE 94 WERE MEASURED FROM A POINT 3.75 FEET ABOVE THE GROUND SURFACE AND 12 FEET BACK FROM THE PROJECT ENTRANCE'S INTERSECTION WITH THE EDGE OF PAVEMENT OF U.S. ROUTE 94 TO A POINT 4.5 FEET ABOVE THE ROAD SURFACE ON U.S. ROUTE 94 AT THE POINT SIGHTED.

### UTILITY MATERIAL SPECIFICATIONS

STORM SEWERS: ADS N-12 PVC PIPING



TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

DATE: 3/6/06

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 6 THROUGH 6 OF 6.

**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh, N.Y. 12550

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NO.	DESCRIPTION	DATE
1	PER N.Y.S.D.O.T. COMMENTS	4-21-2006
ISSUE	REVISION	DATE

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 5-3-2006

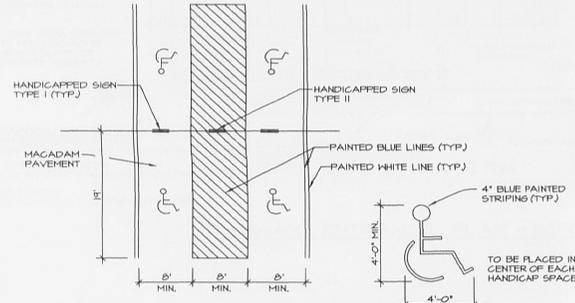
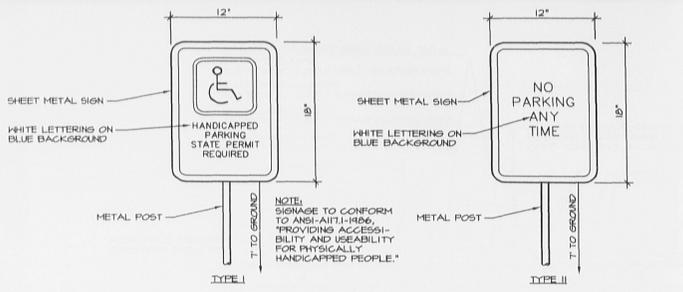
Drawing: **EXISTING CONDITIONS PLAN & SITE PLAN**

Project: **NEW OFFICE BUILDING FOR CRIPPLE CREEK REALTY, LLC**

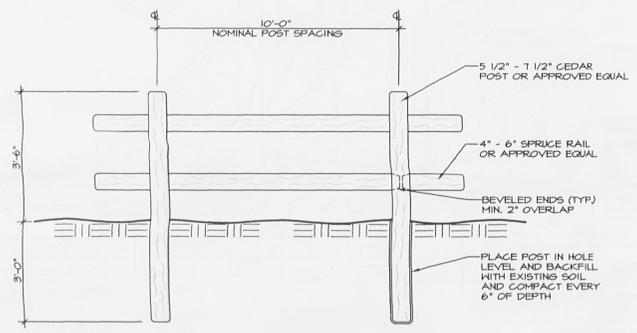
Project No. 0603

1 OF 6

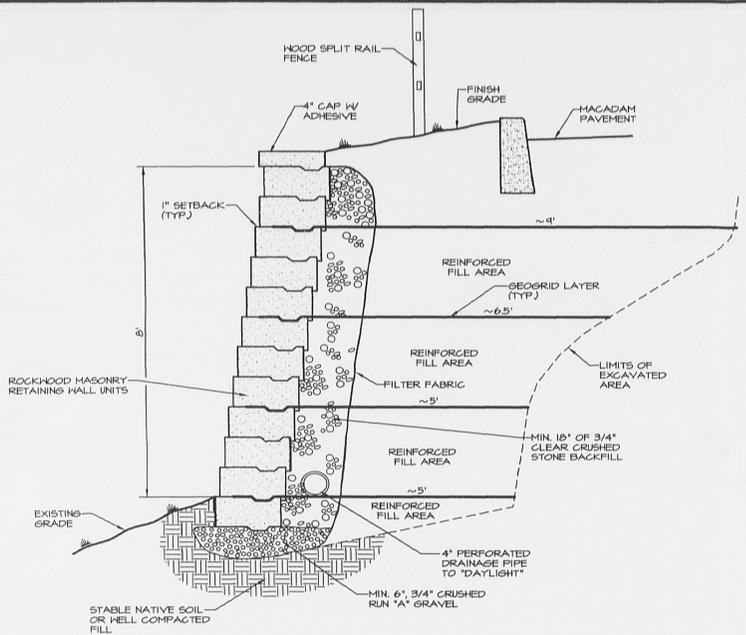
06-14



**HANDICAPPED SIGN & SPACE DETAIL**  
NOT TO SCALE

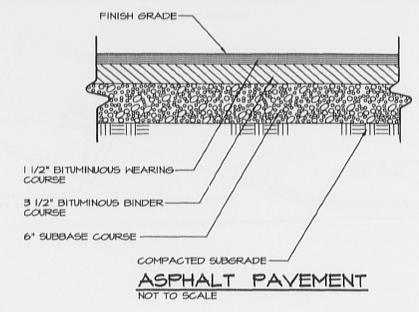


**SPLIT RAIL FENCE**  
NOT TO SCALE

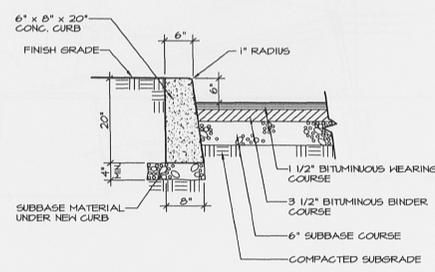


**ROCKWOOD MASONRY RETAINING WALL**  
NOT TO SCALE

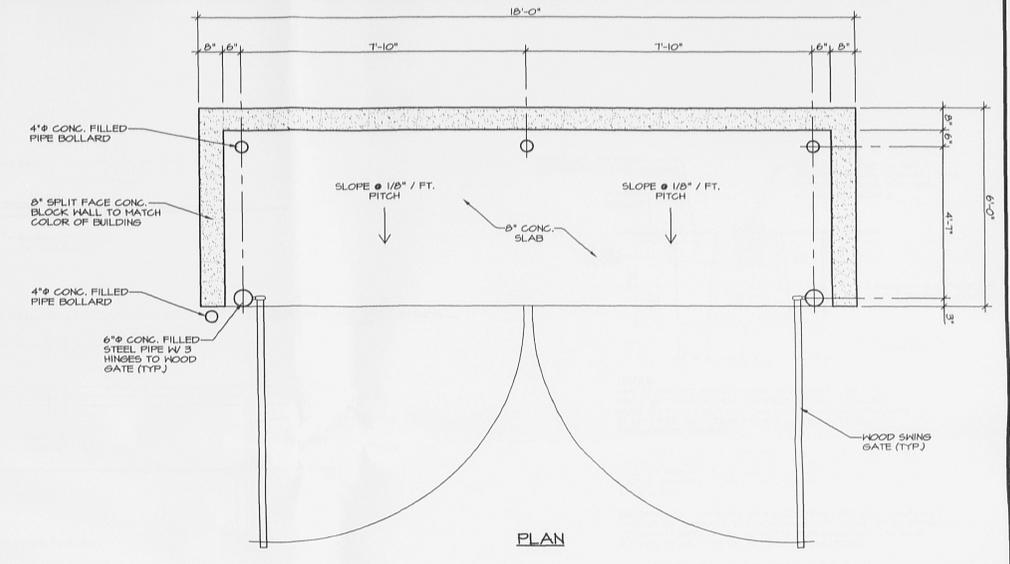
- NOTES:
1. VERIFY MINIMUM ALLOWABLE BEARING PRESSURE OF 3,000 p.s.f.
  2. COMPACTION SHALL BE 95% STANDARD PROCTOR.
  3. NUMBER AND LENGTH OF GEOGRID LAYERS SHALL BE AS RECOMMENDED BY ROCKWOOD RETAINING WALLS, INC.



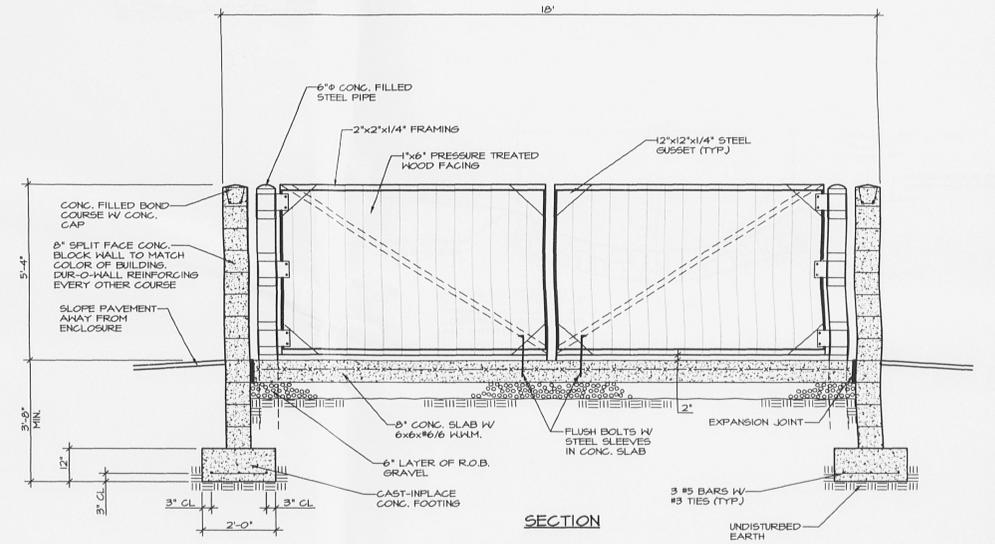
**ASPHALT PAVEMENT**  
NOT TO SCALE



**CURB**  
NOT TO SCALE

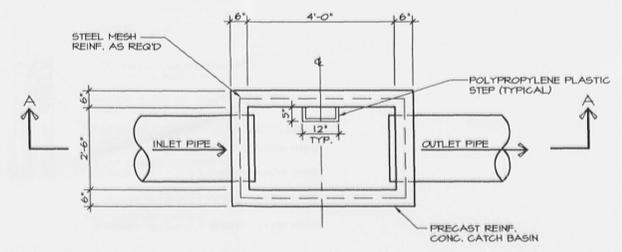


**PLAN**

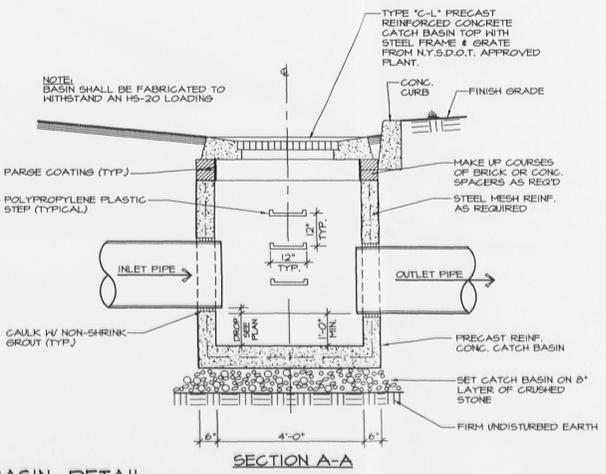


**SECTION**

**REFUSE ENCLOSURE**  
NOT TO SCALE



**PLAN**



**SECTION A-A**

**CATCH BASIN DETAIL**  
NOT TO SCALE

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL



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**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh, N.Y. 12550

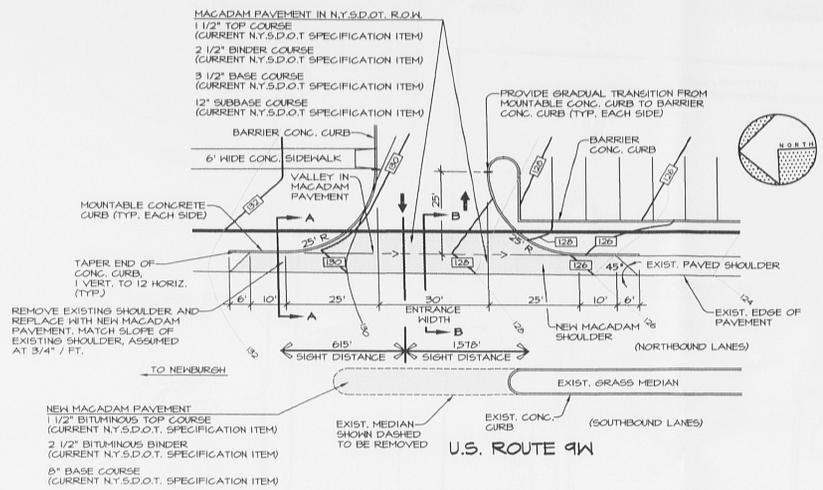
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ISSUE	NO REVISION	REVISION	DATE
1			9-21-2006

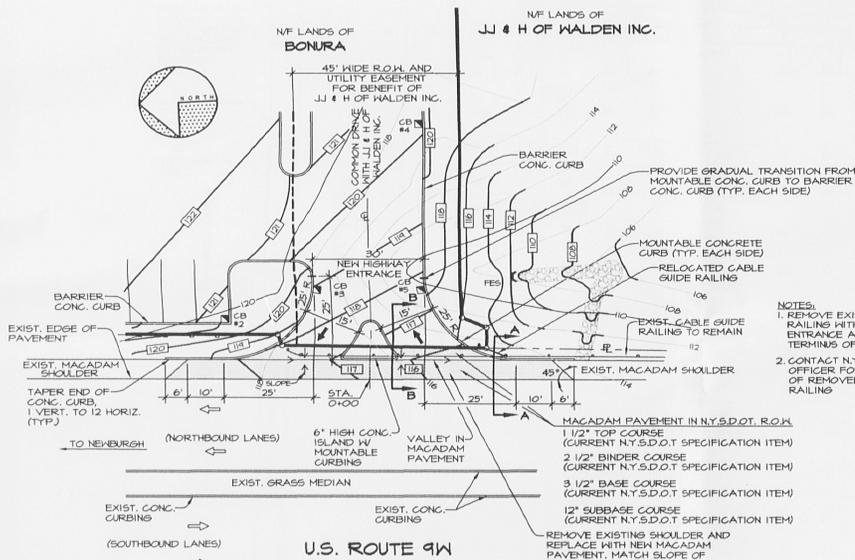
Drawn By: J.B.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 5-3-2006

Project: NEW OFFICE BUILDING FOR **CRIPPLE CREEK REALTY, LLC**  
U.S. ROUTE 91A TOWN OF NEW HINDSOR, N.Y.

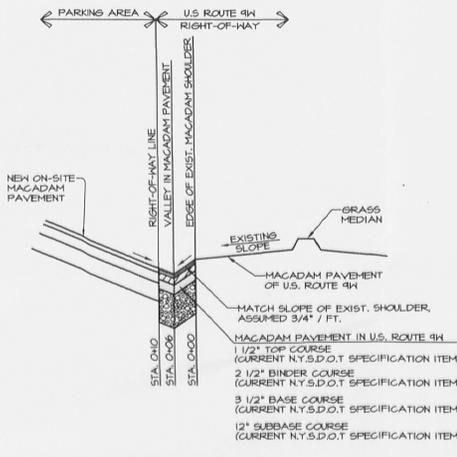
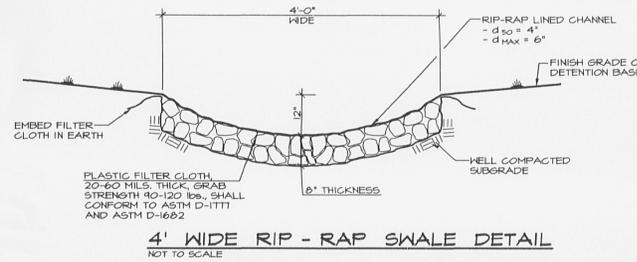
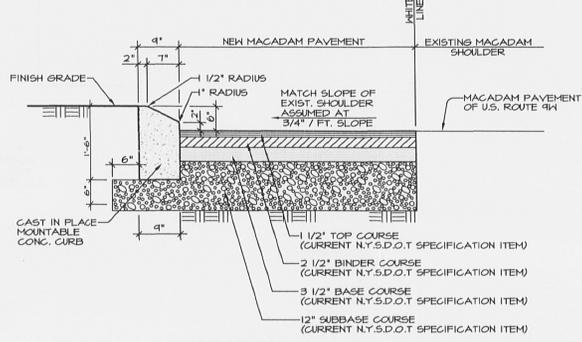
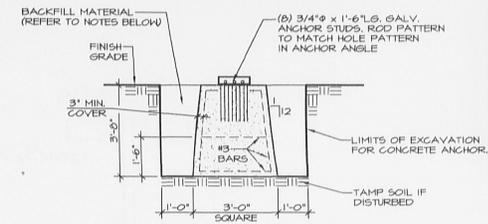
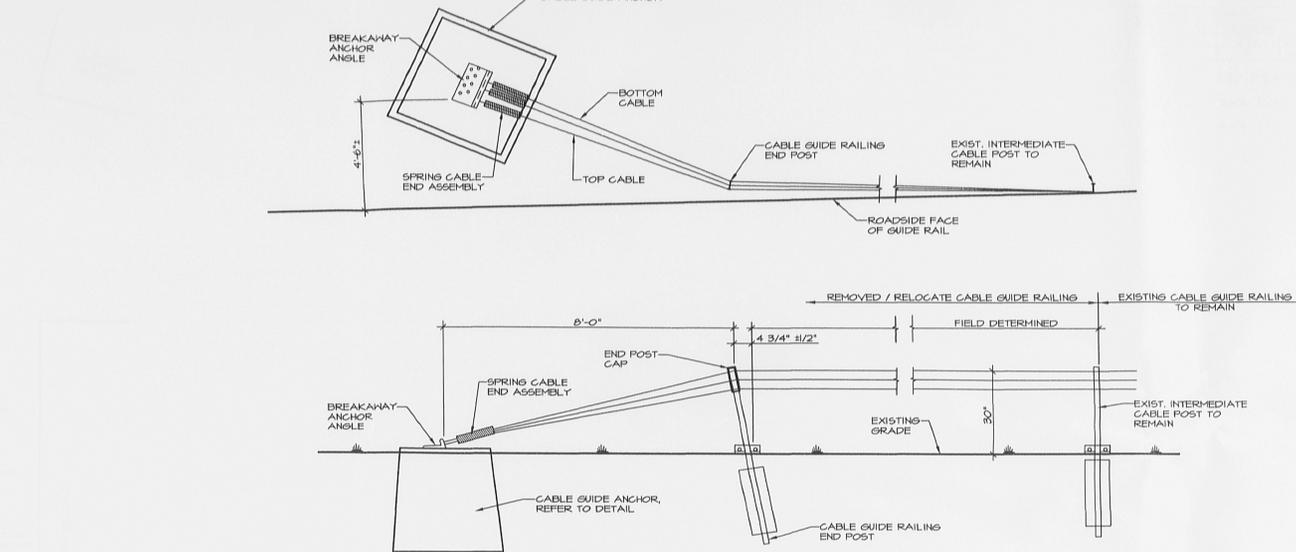
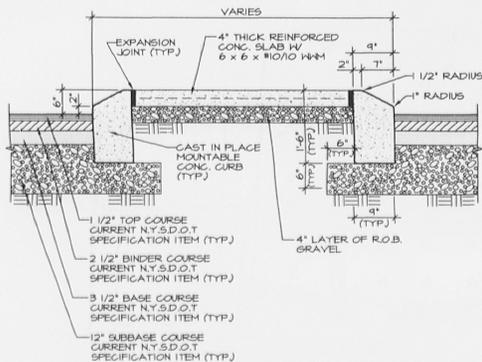
2 OF 6  
Project No. 0603



HIGHWAY ENTRANCE PLAN - NORTH  
 SCALE: 1"=20'



HIGHWAY ENTRANCE PLAN - SOUTH  
 SCALE: 1"=20'



TOWN OF NEW WINDSOR PLANNING BOARD  
 STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

DATE: 5-3-2006

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 6 THROUGH 6 OF 6.

**Shaw Engineering**  
 Consulting Engineers

744 Broadway  
 Newburgh N.Y. 12550

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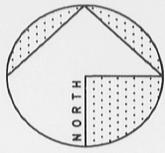
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ISSUE	PER N.Y.S.D.O.T. COMMENTS	REVISION	DATE
1			4-21-2006
			5-3-2006

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 Checked By: G.J.S.  
 Scale: AS SHOWN  
 Date: 5-3-2006

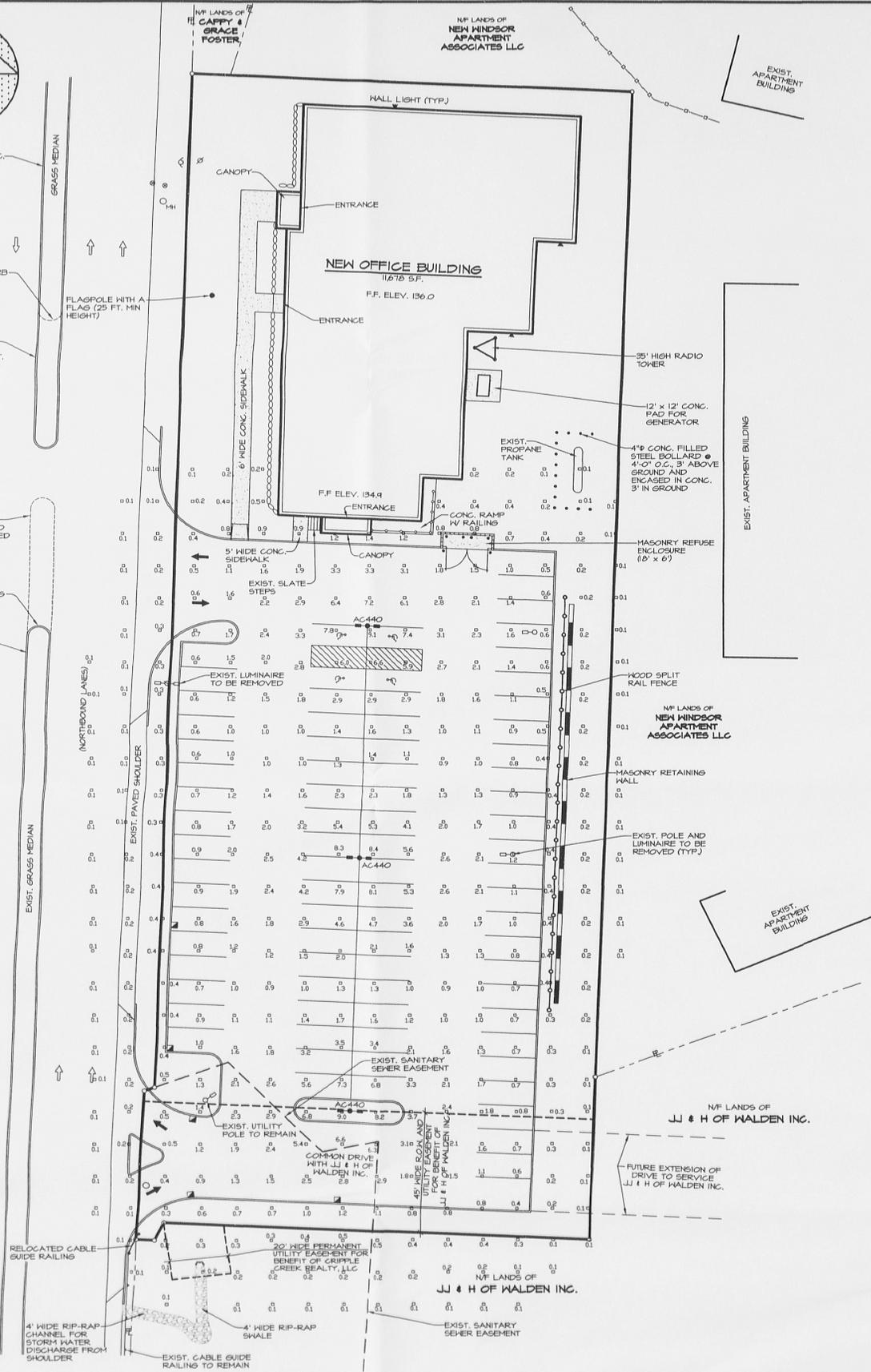
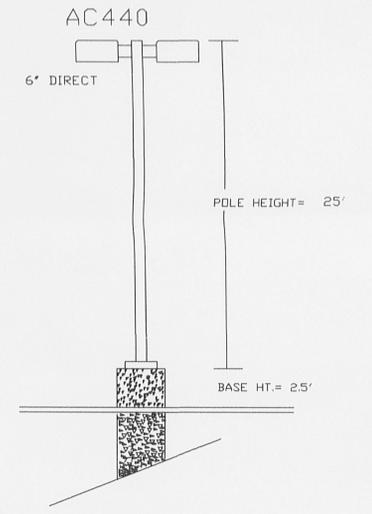
Project:  
 NEW OFFICE BUILDING FOR  
**CRIPPLE CREEK REALTY, LLC**  
 U.S. ROUTE 9W TOWN OF NEW WINDSOR, N.Y.

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 Project No. 0603



Luminaire Schedule						
Project	All Projects	Label	Arrangement	Lumens	LLF	Description
Symbol	Qty	AC440	SINGLE	33100	0.650	AC2440-M (400w mh)

(3) PS4S25C2BZ 25 x 4 x .125 Square steel poles  
 \*\*\* Poles meet 110 mph sustained winds  
 \*\*\* Fixtures mounted at 27.5' (25' pole + 2.5' afg base) w/no tilt



**LIGHTING PLAN**  
 SCALE: 1"=20'

TOWN OF NEW WINDSOR PLANNING BOARD  
 STAMP OF APPROVAL



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**RUUD LIGHTING**  
 800.236.7000 USA (www.ruudlighting.com) 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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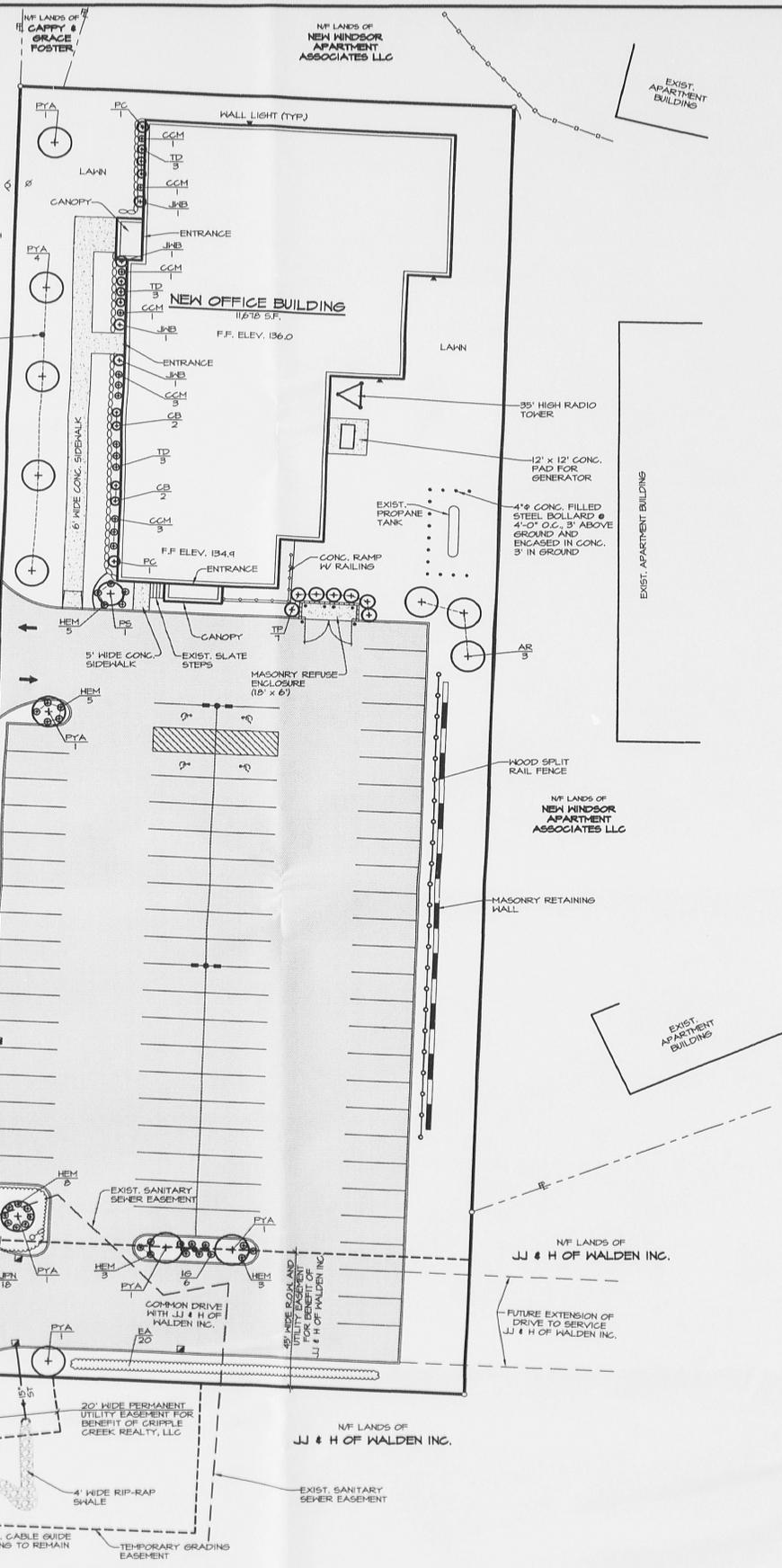
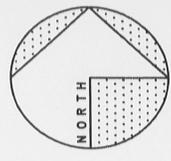
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Project: **NEW OFFICE BUILDING FOR CRIPPLE CREEK REALTY, LLC**  
 U.S. ROUTE 91W TOWN OF NEW WINDSOR, N.Y.

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 Project No. 0603



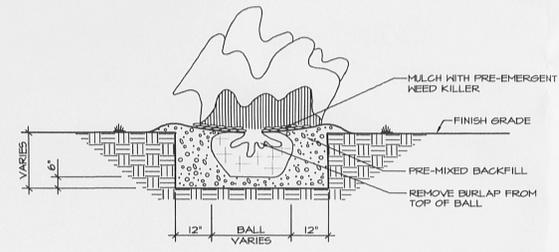
LANDSCAPING PLAN  
SCALE: 1"=20'

PLANTING NOTES

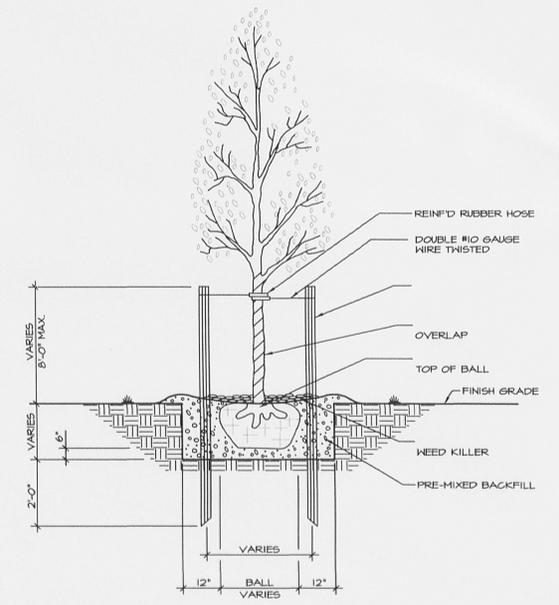
1. TOP SOIL DEPTHS FOR BEDS: 4" FOR LAWN AND GROUND COVER AREAS; 2" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
6. ALL SEEDED AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUND.

PLANT LIST

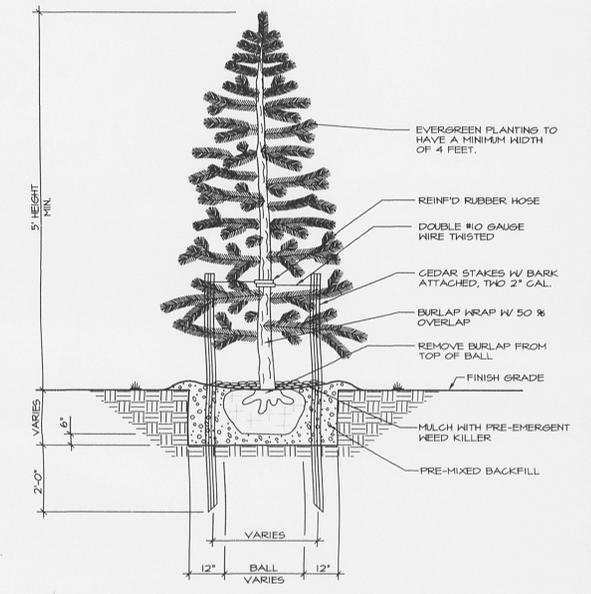
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AR	Acer Rubrum	'October Glory' Red Maple	3	2-2 1/2 cal.
CB	Berberis Atropurpurea	Crimson Pygmy Barberry	4	2 gal.
CCM	Chamaecyparis Filifera Aurea	Gold Map Cypress	10	3 gal.
EA	Euonymus Alatus Compactus	Compact Burning bush	20	5 gal.
HEM	Hemerocallis 'Happy Returns'	'Happy Returns' Daylily	24	2 gal.
IG	Ilex Glabra	Inkberry Holly	6	3 gal.
JFN	Juniperus Procumbens Nana	Garden Juniper	18	2 gal.
JFB	Juniperus Scopulorum	Wichita Blue Juniper	4	7 gal.
PYA	Pyrus Calleryana 'Aristocrate'	Aristocrate Pear	10	2-2 1/2 cal.
PC	Prunus Cistena	Sandcherry	2	2'-3'
PS	Prunus Subhirtella	Pink Weeping Cherry	1	2-2 1/2 cal.
TD	Taxus Media	Dense Yew	4	18"-24"
TP	Thuja Placata 'Green Giant'	Green Giant Arborvitae	7	4'-5'



SHRUB PLANTING DETAIL  
NOT TO SCALE



TREE PLANTING DETAIL



TREE PLANTING DETAIL  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
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744 Broadway Newburgh, N.Y. 12550

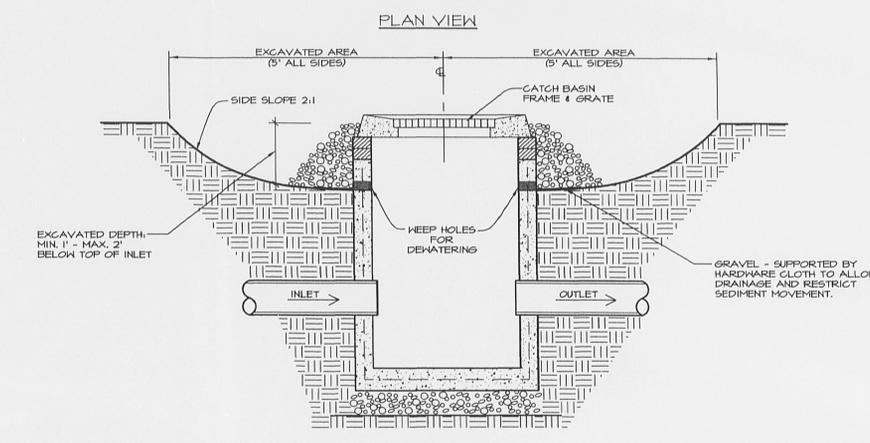
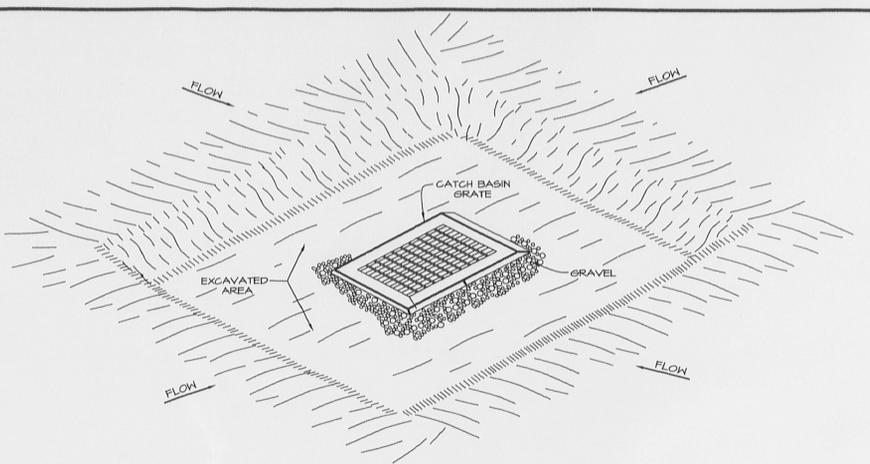
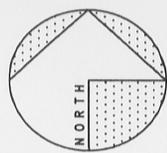
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NO.	DESCRIPTION	DATE
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ISSUE	REVISION	DATE

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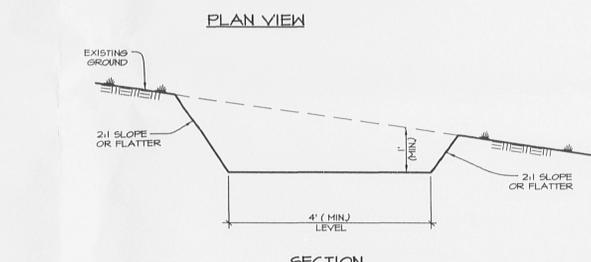
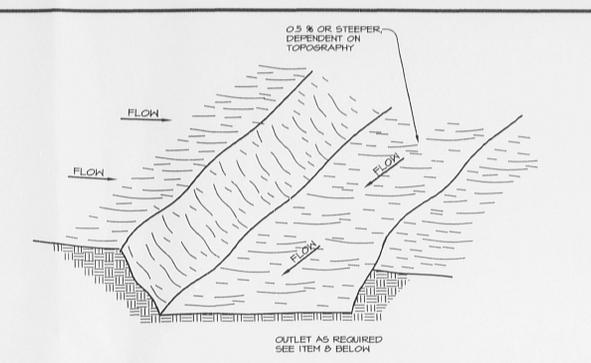
Project: NEW OFFICE BUILDING  
CRIPPLE CREEK REALTY, LLC  
U.S. ROUTE 41M TOWN OF NEW WINDSOR, N.Y.

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### CATCH BASIN SEDIMENT TRAP

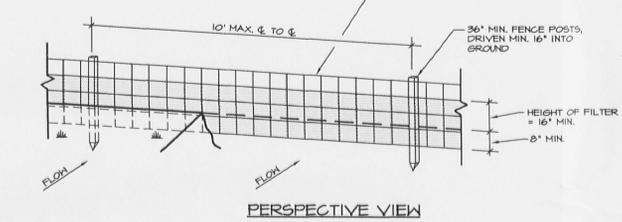
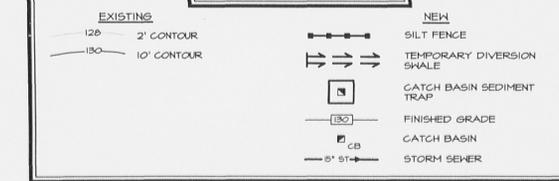
- NOT TO SCALE
- CONSTRUCTION SPECIFICATIONS
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
  - THE VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
  - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
  - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
  - THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
  - ALL CUT SLOPES SHALL BE 1:1 OR FLATTER. MAXIMUM DRAINAGE AREA 3 ACRES.
  - HEEP HOLES SHALL BE PROTECTED BY GRAVEL.
  - UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL HEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.



### TEMPORARY SWALE DETAIL

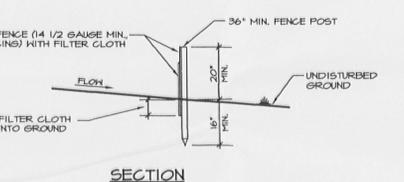
- NOT TO SCALE
- CONSTRUCTION SPECIFICATIONS
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
  - DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
  - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
  - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
  - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
  - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
  - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
  - STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | SWALE A (5 AC. OR LESS)            | SWALE B (5 AC. - 10 AC.)                         |
|-------------------|---------------|------------------------------------|--|
| 1                 | 0.5-3.0 %     | SEED AND STRAW MULCH               | SEED AND STRAW MULCH                             |
| 2                 | 3.1-5.0 %     | SEED AND STRAW MULCH               | SEED USING JUTE OR EXCELGELSOR                   |
| 3                 | 5.1-8.0 %     | SEED WITH JUTE OR EXCELGELSOR; SOD | LINED RIP-RAP 4'-8" RECYCLED CONCRETE EQUIVALENT |
| 4                 | 8.1-20 %      | LINED 4'-8" RIP-RAP                | ENGINEERED DESIGN                                |
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

### LEGEND



### SILT FENCE DETAIL

- NOT TO SCALE
- CONSTRUCTION SPECIFICATIONS
- HOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO HOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD
- FENCE: HOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH: FILTER X, MIRAFIL 100%, STABILINKA THIN OR APPROVED EQUAL
- PREFABRICATED UNIT, GEOTAB, ENVIROFENCE, OR APPROVED EQUAL



### SECTION

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL



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Project No. 0603