

**PB# 01-19**

**Carpet Mill Outlet  
(SP)**

**35-1-54.1 & 53.21**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY**

DATE: 6-7-01

ZBA to Mark 2/22/01

01-19



# Western Surety Company

## PERFORMANCE BOND

Bond Number: 69329274

KNOW ALL PERSONS BY THESE PRESENTS, That we Carpet Plaza, Inc. T/A Carpet Mill Outlet of

294 Windsor Hwy., New Windsor, NY 12553, hereinafter

referred to as the Principal, and Western Surety Company,

as Surety, are held and firmly bound unto Town of New Windsor

of 355 Union Ave., New Windsor, NY 12553, hereinafter

referred to as the Obligee, in the sum of Ten Thousand Eight Hundred Twenty and 00/100

Dollars (\$ 10,820.00 ), for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has entered into a contract with Obligee, dated the 22nd day of April, 2002, for Certificate of Occupancy/Blacktopping Parking Lot

NOW, THEREFORE, if the Principal shall faithfully perform such contract or shall indemnify and save harmless the Obligee from all cost and damage by reason of Principal's failure so to do, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

ANY PROCEEDING, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

NO RIGHT OF ACTION shall accrue on this Bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this 23rd day of April, 2002



Carpet Plaza, Inc. T/A Carpet Mill Outlet  
Outlet  
(Principal)

By Jessie E. Bird (Seal)

Western Surety Company  
(Surety)

By Helen K. Gehr (Seal)  
Helen K. Gehr Attorney-in-Fact



# Western Surety Company

## POWER OF ATTORNEY - CERTIFIED COPY

Bond No. 69329274

Know All Men By These Presents, that WESTERN SURETY COMPANY, a corporation duly organized and existing under the laws of the State of South Dakota, and having its principal office in Sioux Falls, South Dakota (the "Company"), does by these presents make, constitute and appoint Helen K. Gibr

its true and lawful attorney(a)-in-fact, with full power and authority hereby conferred, to execute, acknowledge and deliver for and on its behalf as Surety, bonds for:

Principal: Carpet Plaza, Inc. T/A Carpet Mill Outlet

Obligee: Town of New Windsor

Amount: \$100,000.00

and to bind the Company thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said attorney(s)-in-fact may do within the above stated limitations. Said appointment is made under and by authority of the following bylaw of Western Surety Company which remains in full force and effect.

"Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

All authority hereby conferred shall expire and terminate, without notice, unless used before midnight of April 22, 2003, but until such time shall be irrevocable and in full force and effect.

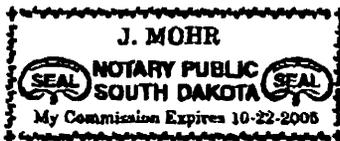
In Witness Whereof, Western Surety Company has caused these presents to be signed by its President, Stephen T. Pate, and its corporate seal to be affixed this 23rd day of April, 2002.



WESTERN SURETY COMPANY

Stephen T. Pate  
Stephen T. Pate, President

On this 23rd day of April, in the year 2002, before me, a notary public, personally appeared Stephen T. Pate, who being to me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.



J. Mohr  
Notary Public - South Dakota

I the undersigned officer of Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable, and furthermore, that Section 7 of the bylaws of the Company as set forth in the Power of Attorney is now in force.

In testimony whereof, I have hereunto set my hand and seal of Western Surety Company this 23rd day of April, 2002.

WESTERN SURETY COMPANY

Stephen T. Pate  
Stephen T. Pate, President

ACKNOWLEDGMENT OF SURETY  
(Attorney-in-Fact)

STATE OF New York }  
COUNTY OF Orange } ss

On this 23rd day of April, 2002, before me, a notary public in and for said County, personally appeared Helen K. Gibr, Attorney-In-Fact to me personally known and being by me duly sworn, did say, that he is the Attorney-in-Fact of WESTERN SURETY COMPANY, a corporation of Sioux Falls, South Dakota, created, organized and existing under and by virtue of the laws of the State of South Dakota, that the said instrument was executed on behalf of the said corporation by authority of its Board of Directors and that the said Helen K. Gibr, Attorney-In-Fact acknowledges said instrument to be the free act and deed of said corporation and that he has authority to sign said instrument without affixing the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Middletown, New York, the day and year last above written.

My commission expires 8/31/02

*Douglas R. Hutchings*  
Notary Public

Form 109-4-2000

DOUGLAS R. HUTCHINGS  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ORANGE COUNTY No. 4526627  
MY COMMISSION EXPIRES AUG. 31, 2002

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	2% OF 10,820.00 INSPEC FE	CHG	216.40		
06/06/2001	REC. CK. #511	PAID		216.40	
		TOTAL:	216.40	216.40	0.00



P. B # 01-19  
Approval fee

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

**RECEIPT  
#523-2001**

**06/06/2001**

**Borden, Terri & Seymour**

**Received \$ 100.00 for Planning Board Fees on 06/06/2001. Thank you for stopping  
by the Town Clerk's office.**

**As always, It is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

CARPET MILL OUTLET SITE PLAN (01-19)

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

MR. PETRO: This is also represented by Mr. Shaw. Proposed 6,000 square foot addition to the warehouse. This application proposes 6,000 square foot addition to the existing retail facility. This application was previously reviewed at the 10 January, 2001 planning board meeting. And Greg, you do have all the variances on the plan that you were granted?

MR. SHAW: Yes, I do, if you take a look in the zoning schedule, you'll see that's for each bulk use you'll see what's required, what exists, what's provided after the lot line change which the board just granted, the difference being that which we obtained a variance for on March 26, 2001 of this year. As you can see, they were more lot area, lot width which we previously discussed, front yard depth, minimum side yard, one, both building height and parking spaces.

MR. LANDER: Mr. Shaw, something comes right to mind, the tractor trailers that deliver the rugs here, are they going to be able to drive around the back of the building or to the side? We're not going to be backing off of Route 32 again, are we?

MR. SHAW: The existing loading area is on Route 32 and yes, they will be backing into that, that's the one and only, I shouldn't say the only, the one loading area that I know of.

MR. LANDER: Well, you have this curb cut to the north is new and maybe they can pull in there and jockey themselves around without being on the road, might be able to, Carpet Mill Outlet, Orange County Pools' trucks have to back off of 32, they stop traffic, they get, it's a hazard because people are riding fast on there, those two I know because I'm really close to that so--

MR. SHAW: That loading area has existed for a long, long time and it's not part of the warehouse facility

but your point's well taken.

MR. LANDER: Mr. Shaw, I know it's been there for a long time. I grew up on that. But still, we ought to try and see if we can get the trucks to stay on off 32 when they back in, if at all possible. I know there's nobody to enforce that but--where is the pavement, Mr. Shaw, on this existing lot?

MR. SHAW: I think if you turn to drawing number 2, you'll see an existing conditions plan, you'll be able to answer where the existing pavement might exist.

MR. LANDER: It must be there if Mr. Shaw has it on the plan.

MR. SHAW: If Mr. Hildreth did it, I'm sure it is.

MR. PETRO: I want to talk about the drainage a little bit, where and how and where is it going?

MR. SHAW: Well, what you have is on the lands of Kaufman, now, I'm guessing maybe 200, 300 feet to the north, there's a culvert that crosses Route 32, you have a large ponding area at that culvert and it backs its way into Kaufman. In fact, you can see an extension of that wetlands indicated on this plan so whether the water flows over the driveway onto the lands of Kaufman or when it flows to the existing swale on 32 and then it flows into the lands of Kaufman, that acts as a staging area and in very heavy storms, it detains storm water on this side, on the north side of Windsor Highway and that protects the south side of Windsor Highway.

MR. PETRO: Basically, it's going to sheet flow onto the neighbor's property?

MR. SHAW: Correct.

MR. LANDER: Let me go a little further where that billboard sign is on 32 just north of this building, that's where there's a drainage swale and the culvert that Mr. Shaw's talking about is right there, most of that water from that hill comes down and ponds there

and comes through that culvert, goes passed Primavera's property which is right across the street and on down.

MR. PETRO: Mr. Kaufman who owns the balance of the property realizes that this water's coming onto his property like that?

MR. SHAW: I can't speak to whether he knows or not.

MR. PETRO: 6,000 feet of roof.

MR. SHAW: Compared to the watershed area, I mean, that's rather minuscule that increase in impervious area.

MR. LANDER: I don't think Mr. Kaufman, I don't think he'd have a problem with that, let's let him know, make him aware of that, that we're going to sheet flow this water, otherwise, we're going to have to devise something else, as long as he knows about it, we've done our job and you've done yours.

MR. SHAW: Okay.

MR. PETRO: Lighting?

MR. SHAW: That I believe is on drawing number 3 and you'll see that it's relatively simple, it's just four wall pack units that go around the three sides of the new addition, for the most part, providing a minimum of a half a foot candle which is fine for security lighting and even for personnel that may be walking around the building and also you will notice that I put on drawing number 1 some landscaping on the north side. Again, if this board remembers we had a discussion regarding the zone line that goes along the present existing north property line of Carpet Mill Outlet which is owned by Seymour Borden, you'll see that on one side it's PI and the other side it's R-5, okay, even though this all was PI probably about four or five years ago, it was changed to R-5 in anticipation of senior citizen housing. But because it's a residential zone, we had to put up evergreens which will act as a buffer to separate the commercial use from the residential use.

MR. PETRO: I want to go back to the drainage again, Seymour bought this property from Mr. Kaufman?

MR. SHAW: No, he did not, he will be buying it once the lot line change plan gets filed in Goshen and that will then allow a transfer of title of this piece of property.

MR. PETRO: Mr. Kaufman is going to sell it to him so he is aware of it so, if what Mr. Lander said if that happens, I don't really have a problem with it. But I think it's very important to have that much sheet flow and drainage from the roof the gutters, everything is going, that drainage, I know what you're saying, it's such a big basin anyway.

MR. SHAW: Anything really from on this side of 32 from here to the crest of the hill going south is coming to this basin, he's just next door to it.

MR. PETRO: We do have an opportunity here to pick up a substantial amount of water and bring it to the front and disperse it. I'm not saying that's what we need to do, but if you get a letter or something like Mr. Lander said he's selling him the land and he should understand that when he goes to build on the other land that he's going to have, somebody's going to have to deal with it sooner or later, just can't keep sheet flowing all the way down.

MR. SHAW: I'm not sure what you want me to do.

MR. PETRO: Exactly what Mr. Lander had suggested. I'm only one member. Anybody else has something or Mark, you want to add to it? But I'm the only one that seems concerned about all this water being sheet flowed onto that property, say I wanted to buy this property next door to him and I have to deal with 20,000 square feet of water coming directly onto my property, just because you were there first.

MR. SHAW: Keep in mind we're talking about a total of about 10,000 square feet of land in this area that's going to be built on, it's not a tremendous amount of

land. If it will make you feel better if the board wanted a letter from Mr. Kaufman recognizing the fact that the storm water from the project is going to flow on his property, we'll do that.

MR. LANDER: We just want him to be aware of what's going to happen.

MR. SHAW: But it's not a lot of building, not going to be a lot of storm water, especially when they have an existing retention area to hold it back from the east side of 32, considering the entire watershed that drains to that area.

MR. PETRO: The letter will be fine, I guess I'm just saying it twice.

MR. EDSALL: Just in support of your concern about what affect it would have on development, the fact that adjoining the property there are identified federal wetlands tells me that the storm water's going there now anyway and that will likely affect his developability of the property as much or more than any redirection of a small area of storm water would because he's got to deal with the U.S. Army Corps of Engineers to develop it because it's wetlands.

MR. LANDER: Go back to the senior citizen housing, I think they were even planning on using that piece of wetland as a basin.

MR. SHAW: Correct, it was, because I had done the engineering work on that piece, so you're correct.

MR. PETRO: Can I have a motion for lead agency?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Carpet Mill Outlet site plan amendment. Why is it an amendment?

MR. SHAW: Why is it an amendment?

MR. EDSALL: I'm calling it that because there's an existing site plan for the existing facility, they're just amending it by the addition.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE

MR. BRESNAN AYE

MR. KARNAVEZOS AYE

MR. LANDER AYE

MR. PETRO AYE

MR. PETRO: Let's talk about a public hearing.

MR. ARGENIO: Mr. Shaw, you had one at the zoning board and you had one person?

MR. SHAW: We had one interested party there.

MR. PETRO: And Andy, you can verify that you were also there?

MR. KRIEGER: Yes, what he had said was accurate.

MR. PETRO: Not that I don't believe Mr. Shaw.

MR. KRIEGER: No, you'd like an independent verification. I was there.

MR. PETRO: Motion to waive the public hearing.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment under Town Local Law for the Carpet Mill site plan amendment--I like that, amendment--6,000 foot addition. Is there any further

discussion from the board members?

MR. KARNAVEZOS: Yes, I have one, I'm trying to find the distance between the two curb cuts, I mean, the one curb cut here, the island and the curb, do you know approximately how far that is apart?

MR. SHAW: One inch equals 20 inches, that looks like maybe two inches, so it would be 40 to 50 feet in that range.

MR. EDSALL: Fifty feet.

MR. KARNAVEZOS: There's no way to get a truck in and back inside the property when you get in there?

MR. SHAW: A small truck, yes, a tractor trailer, no, there's just too great a turning radius. As you can see, this dashed line represents the shape of a tractor trailer as it's parked in there and you can, for that to happen, you just can't, the turning radius is too great to get in that position while pulling in on the site. Smaller vehicles, yes, the larger vehicles, no.

MR. PETRO: Your question is directly related to something about the public hearing?

MR. KARNAVEZOS: No, sorry.

MR. PETRO: We'll finish up the motion and then we can go back to that because Ron has a lot of questions about that also. Motion has been made and seconded for the public hearing to waive. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Tom, you want to continue with that line?

MR. KARNAVEZOS: I'm looking at parking spaces and I'm looking to try to figure out if this is 50 feet in here like Ron said before, too, I've run into the situation where a truck has to pull over and back in there and it does create a problem. Is there anything that can be done?

MR. SHAW: No, the building is too close to the right-of-way, very simple terms, that building would have to get pushed back another 50, 60 feet in order for a vehicle to pull on the site and back in.

MR. LANDER: Mr. Shaw, existing here are these two curb cuts, right?

MR. SHAW: Yes.

MR. LANDER: So you're not doing any curbing work out there?

MR. SHAW: None whatsoever, that's what I thought it would make sense submitting a drawing of existing conditions.

MR. PETRO: We need to keep in mind that this is an existing condition, not that it's a good condition of that truck having to back in there, I agree with both of you and the only way we'd be worsening that condition is an additional 6,000 feet, he's going to have to stock it, more sales, more frequently visits by trucks, but other than that, it's already existing and I don't think we can do a thing about it. I don't see how we he can come in there and I know, you said to come around here, maybe get a little more radius, keep the trucks off.

MR. BABCOCK: Mr. Chairman, I think a truck can go in there and back into the dock.

MR. EDSALL: From either direction now.

MR. BABCOCK: I think a good driver could do it.

MR. LANDER: And I think the good drivers are going to look to do that, they don't want to back in off the

road.

MR. SHAW: If it comes down it, comes down to the length of the rig, I don't think you're going to get a 65 foot rig in there, probably not a 55 foot rig, but the smaller van type trucks, sure. Mr. Borden is here, if you have any questions, you can ask him, he's hearing firsthand from the board what their preference is, so maybe he can instruct the drivers of the smaller vehicles to back in, not off of 32, but from inside the parking lot.

MR. LANDER: Just want to take a look at the dumpster enclosure.

MR. PETRO: Fire approval on 5/4/2001 and highway approval 1/10/2001. Motion for negative dec?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process. Is there any further discussion? If no, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We're bordering the federal wetlands on the top but Mark, there's no impact at all on this site?

MR. EDSALL: No, I believe the edge of the pavement just touches the fringe of the wetlands and that's not a jurisdictional or permit issue.

MR. PETRO: No outstanding issues regarding this application that comes from our planning board engineer, who knows more than us, so we're about ready

for a final approval. Does anybody want to go over anything else?

MR. EDSALL: Just the bond estimate.

MR. PETRO: I'll read that in and the letter, Mr. Argenio, anything else?

MR. ARGENIO: No, I don't think so.

MR. BRESNAN: No.

MR. KARNAVEZOS: No.

MR. PETRO: The plan's correct, Mark, all the additions from the zoning board?

MR. EDSALL: It looks fine.

MR. PETRO: Motion for final approval? I'll do the subject-to's.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Carpet Mill Outlet site plan subject to getting a letter from Mr. Kaufman stating that he doesn't have a problem with the drainage being onto his property and the bond estimate being put in place. Is there any further comments? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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

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

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

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45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(845) 562-8640  
e-mail: mheny@att.net
- **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

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

**PROJECT NAME:** BORDEN (CARPET MILL OUTLET) SITE PLAN AMENDMENT  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 35 – BLOCK 1 – LOTS 54.1 & portion 53.21  
**PROJECT NUMBER:** 01-19  
**DATE:** 9 MAY 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES A 6000 S.F. ADDITION TO THE EXISTING RETAIL FACILITY. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 10 JANUARY 2001 PLANNING BOARD MEETING.

1. This is a follow-up application to the lot line change application submitted to the Board. This application cannot be considered unless the lot line change is approved. The property is located in the C zone, with the area of the addition in the R-5 zone. Overlap of the retail use into the R-5 zone is permitted for a distance of 30 ft., per Section 48-6 (D) of the Zoning Code.

The existing lot has existing non-conformances. The application required several variances. It is my understanding that the ZBA granted all the necessary variances. A record of their action should be on file with the Planning Board.

2. There were no outstanding issues with regard to this application. If the Board identifies any concerns, I will be pleased to review same as deemed appropriate by the Board. The procedural items noted below should be addressed before any approval is considered.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

5. **The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.**
6. **The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.**

Respectfully Submitted,



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

MJE/st  
NW01-19-09May01.doc

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/07/2001	PLANS STAMPED	APPROVED
05/14/2001	SUBMITTED COST EST	SENT TO MARK
05/09/2001	P.B. APPEARANCE	LA:ND WVE PH APPR . APPLICANT IS TO ADVISE MR. KAUFFMAN (ADJOINING PROPERTY) OF . SHEET FLOW DRAINAGE TOWARD HIS PROPERTY. . SUBMIT COST ESTIMATE
01/10/2001	P.B. APPEARANCE	REFER TO ZBA

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/08/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/05/2001	EAF SUBMITTED	01/05/2001	WITH APPLICAT
ORIG	01/05/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/05/2001	LEAD AGENCY DECLARED	05/09/2001	TOOK LA
ORIG	01/05/2001	DECLARATION (POS/NEG)	05/09/2001	DECL. NEG DEC
ORIG	01/05/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/05/2001	PUBLIC HEARING HELD	/ /	
ORIG	01/05/2001	WAIVE PUBLIC HEARING	05/09/2001	WAIVE PH
ORIG	01/05/2001	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	P.B. APPROVAL FEE	CHG	100.00		
06/06/2001	REC. CK. #509	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK #4628	PAID		750.00	
01/10/2001	P.B. ATTY. FEE	CHG	35.00		
01/10/2001	P.B. MINUTES	CHG	9.00		
05/09/2001	P.B. ATTY. FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	45.00		
05/29/2001	P.B. ENGINEER FEE	CHG	295.00		
06/06/2001	RET. TO APPLICANT	CHG	331.00		
		TOTAL:	750.00	750.00	0.00

L-R.  
6/6/01

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

May 11, 2001

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

Re: New Addition To Carpet Mill Outlet, Warehouse & Showroom  
Windsor Highway, Town of New Windsor

Gentlemen:

Pursuant to the Board's request at the May 9th Planning Board meeting, I am enclosing a letter from Joseph Kaufman Properties Of New Windsor that is the record owner of the land immediately north of Carpet Mill Outlet. The letter is self-explanatory in that it has no objection the discharge of stormwater from Carpet Mill Outlet onto its property.

I trust this enclosed letter satisfies the Board's concerns regarding this issue.

Very truly yours,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Seymour Borden, Carpet Mill Outlet w/Enclosure

Joseph Kaufman Properties Of New Windsor  
5 Quickway Road  
Monroe, New York 10950

May 10, 2001

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

Re: New Addition To Carpet Mill Outlet, Warehouse & Showroom  
Windsor Highway

Gentlemen:

I am writing this letter regarding the proposed construction of a 6,000 S.F. addition on the north side of Carpet Mill Outlet, Warehouse & Showroom. This construction will be along the common boundary line between my property and the lands of Borden, the owner of Carpet Mill Outlet.

Please be advised that I take no objection to the discharge of storm water from the new addition and its related site work onto my property prior to it discharging across Windsor Highway.

I trust this letter adequately addresses your concern regarding this matter.

Very truly yours,

**Joseph Kaufman Properties Of New Windsor**

  
Sam Kaufman – Partner

cc: Seymour Borden, Carpet Mill Outlet

# Shaw Engineering

Consulting Engineers

May 14, 2001

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

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

Re: New Addition To Carpet Mill Outlet, Warehouse & Showroom  
Windsor Highway, Town of New Windsor

#01-19

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Addition To Carpet Mill Outlet. Our estimate is as follows:

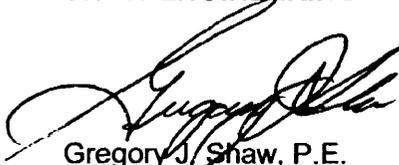
## CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	800 S.Y.	\$ 10	\$ 8,000
Pavement Markings	200 L.F.	\$ .40	\$ 80
Handicap Sign/Striping	1	\$ 125	\$ 125
Wheelstops	11	\$ 15	\$ 165
Wall Paks	4	\$ 300	\$ 1,200
Trees	10	\$ 125	\$ 1,250
<b>Total</b>			<b>\$ 10,820</b>

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$216.40.

Very truly yours,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Seymour Borden, Carpet Mill Outlet



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-19

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED

MAY - 4 2001

The maps and plans for the Site Approval \_\_\_\_\_ ✓

Subdivision \_\_\_\_\_ as submitted by

SNOW ENGINEERING for the building or subdivision of

CARPET MILL OUTLET has been

reviewed by me and is approved \_\_\_\_\_ ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

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

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE

\_\_\_\_\_  
WATER SUPERINTENDENT      DATE

[Signature] 5/8/01  
\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-19

NAME: CARPET MILL OUTLET *site plan*  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK #4628	PAID		750.00	
01/10/2001	P.B. ATTY. FEE	CHG	35.00		
01/10/2001	P.B. MINUTES	CHG	9.00		
05/09/2001	P.B. ATTY. FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	45.00		
05/29/2001	P.B. ENGINEER FEE	CHG	295.00		
		TOTAL:	419.00	750.00	-331.00

*To be returned  
to applicant.*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET *site plan*  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	P.B. APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

*Due*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES

2% FEE

2

FOR PROJECT NUMBER: 1-19

NAME: CARPET MILL OUTLET *site plan*

APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	2% OF 10,820.00 INSPEC FEE CHG		216.40		
			-----	-----	-----
		TOTAL:	216.40	0.00	216.40

*Due*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	2% OF 10,820.00 INSPEC FE	CHG	216.40		
		TOTAL:	216.40	0.00	216.40

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/29/2001	P.B. APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/30/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK #4628	PAID		750.00	
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01/10/2001	P.B. MINUTES	CHG	9.00		
05/09/2001	P.B. ATTY. FEE	CHG	35.00		
05/09/2001	P.B. MINUTES	CHG	45.00		
05/29/2001	P.B. ENGINEER FEE	CHG	295.00		
		TOTAL:	419.00	750.00	-331.00



**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)

11 Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhony@att.net

Regional Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@pld.net

**MEMORANDUM**

(via fax)

29 May 2001

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: CARPET MILL OUTLET SITE PLAN  
NWPB APP. NO. 01-19**

A handwritten signature in black ink, appearing to read 'MJE', is written over the 'FROM' line of the memorandum.

The subject application received conditional site plan approval at the 9 May 2001 Planning Board meeting.

I am aware of no corrections needed to the plans previously submitted. I believe the only condition was the submittal of a cost estimate. I received Shaw's cost estimate. It is my opinion that the estimate, totaling \$ 10,820, is acceptable. The field inspection fee is therefore set at \$216.40.

I believe this is all they needed. As such, I am attaching herewith a copy of our time printout for the project, such that you can close out the file.

Call if you have any questions.

**Shaw Engineering****Consulting Engineers**

744 Broadway  
 P.O. Box 2589  
 Newburgh, New York 12550  
 (914) 561-3695

May 14, 2001

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

Re: New Addition To Carpet Mill Outlet, Warehouse & Showroom  
 Windsor Highway, Town of New Windsor

#01-19

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Addition To Carpet Mill Outlet. Our estimate is as follows:

**CONSTRUCTION ESTIMATE**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	800 S.Y.	\$ 10	\$ 8,000
Pavement Markings	200 L.F.	\$ .40	\$ 80
Handicap Sign/Striping	1	\$ 125	\$ 125
Wheelstops	11	\$ 15	\$ 165
Wall Paks	4	\$ 300	\$ 1,200
Trees	10	\$ 125	\$ 1,250
<b>Total</b>			<b>\$ 10,820</b>

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$216.40.

Very truly yours,

**SHAW ENGINEERING**


Gregory J. Shaw, P.E.  
 Principal

GJS:mmv  
 Enclosure

cc: Seymour Borden, Carpet Mill Outlet

AS (X) 05/29/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: P. 55

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1 19

FOR WORK MORE FREQU TO: 05/29/2001

TASK NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
										EXP.	BILLED	BALANCE
1-19	176153	12/06/00	TIME	MJE	WS	CARPET MILL	80.00	0.40	32.00			
1-19	176121	01/23/01	TIME	MJE	MC	CARPET MILL S/P	85.00	0.50	42.50			
1-19	176162	01/16/01	TIME	MJE	MM	Carpet Mill Dis>ZBA	80.00	0.10	8.00			
1-19	176175	01/10/01	TIME	MJE	MC	CARPET MILL S/P	85.00	0.50	42.50			
1-19	176125	02/22/01	TIME	MJE	MC	ZBA REFERRAL	85.00	0.40	34.00			
									159.00			
1-19	176234	02/23/01				BILL 01 212					-125.00	
1-19	176709	02/28/01				BILL 01 340 2/27/01					-54.00	
											-159.00	
1-19	181235	05/07/01	TIME	MJE	WS	CARPET MILL C/P	85.00	0.40	34.00			
1-19	181770	05/08/01	TIME	MJE	MC	CARPET MILL	85.00	0.60	51.00			
1-19	181531	05/09/01	TIME	MJE	MM	Carp Mill SP condApp	85.00	0.10	8.50			
1-19	181133	05/29/01	TIME	MJE	MC	Carpet S/P Closeout	85.00	0.50	42.50			
TASK TOTAL									295.00	0.00	159.00	136.00
GRAND TOTAL									295.00	0.00	159.00	136.00

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

RESULTS OF P.B. MEETING OF: May 9, 2001

PROJECT: Cope Mill Outlet Site Plan P.B.# 01-19

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y \_\_\_ N \_\_\_  
2. TAKE LEAD AGENCY: Y  N \_\_\_

M) LN S) A VOTE: A 5 N 0  
CARRIED: YES  NO \_\_\_

M) A S) B VOTE: A 5 N 0  
CARRIED: YES  NO \_\_\_

WAIVE PUBLIC HEARING: M) A S) LN VOTE: A 5 N 0 WAIVED: Y  N \_\_\_  
SCHEDULE P.H. Y \_\_\_ N

SEND TO O.C. PLANNING: Y \_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y \_\_\_  
REFER TO Z.B.A.: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_  
RETURN TO WORK SHOP: YES \_\_\_ NO \_\_\_

APPROVAL:

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED: \_\_\_\_\_  
M) B S) A VOTE: A 5 N 0 APPROVED CONDITIONALLY: 5-9-2001

NEED NEW PLANS: Y \_\_\_ N \_\_\_

DISCUSSION/APPROVAL CONDITIONS:

Applicant is to advise Mr. Kauffman of "Sheet Flow" drainage toward his property - Need letter from Mr. Kauffman
Need Cost Estimate

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	05/04/2001	MUNICIPAL HIGHWAY	/ /	
REV1	05/04/2001	MUNICIPAL WATER	05/07/2001	APPROVED
REV1	05/04/2001	MUNICIPAL SEWER	/ /	
REV1	05/04/2001	MUNICIPAL FIRE	05/04/2001	APPROVED
REV1	05/04/2001	NYS DOT	/ /	
ORIG	01/05/2001	MUNICIPAL HIGHWAY	01/10/2001	APPROVED
ORIG	01/05/2001	MUNICIPAL WATER	01/10/2001	APPROVED
ORIG	01/05/2001	MUNICIPAL SEWER	05/04/2001	SUPERSEDED BY REV:
ORIG	01/05/2001	MUNICIPAL FIRE	01/08/2001	APPROVED
ORIG	01/05/2001	NYS DOT	05/04/2001	SUPERSEDED BY REV:

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-19

NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/10/2001	P.B. APPEARANCE	REFER TO ZBA

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/09/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/05/2001	EAF SUBMITTED	01/05/2001	WITH APPLICAT
ORIG	01/05/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/05/2001	LEAD AGENCY DECLARED	/ /	
ORIG	01/05/2001	DECLARATION (POS/NEG)	/ /	
ORIG	01/05/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/05/2001	PUBLIC HEARING HELD	/ /	
ORIG	01/05/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	01/05/2001	AGRICULTURAL NOTICES	/ /	

CHECK HOUSE ON SPRINGS ROCK

DOWN STAIRS KITCHEN FOR MOTHER APPROVED  
BY ZBA

**ZONING BOARD OF APPEALS  
REGULAR MEETING  
MARCH 26, 2001**

**REVISED AGENDA:**

**7:30 P.M. - ROLL CALL**

**MOTION TO ACCEPT MINUTES OF 03/12/01 MEETING AS WRITTEN.**

**PRELIMINARY MEETING:**

SET UP  
FOR P/H

1. **VSH REALTY/QAISAR** - Request for 1 ft. 6 in. height and 2 ft. width variances for façade sign, plus 44 sq. ft. variance for freestanding sign at convenience store located at 986 Little Britain Rd. in an NC zone. (3-1-32.1).

SET UP/  
FOR P/H

2. **MC CURRY, JEFF** - Request for variation of Sec. 48-14C(1)©(1) to replace existing chain link fence with 6 ft. fence which will project closer to road than principal structure at 19 Merline Avenue in an R-4 zone. (13-12-1).

SET UP/  
FOR P/H

3. **GARGUILO/LYONS** - Request to re-appear for 11,975 sq. ft. lot area variance for vacant lot on Toleman Road in R-3 zone based on new evidence. (56-1-24).

**PUBLIC HEARING:**

APPROVED

4. **BORDEN, SEYMOUR** - Request for 18 ft. front yard, 18 ft. maximum building height and 59 parking space variances for construction of an addition to Carpet Mill Outlet on Rt. 32 in a C zone. (35-1-54.1 & 53.21).

APPROVED

5. **MEL CAR CONSTRUCTION** - Request for 8 ft. rear yard variance to construct deck and screen-in porch at 137 Mt. Airy Road in R-3 zone. (33-1-22).

**IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL!!!**

**PAT - 563-4630 (O) OR 562-7107 (H)**

CARPET MILL OUTLET/KAUFMAN LOT LINE CHANGE (01-18)

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

MR. SHAW: I'm representing Mr. Hildreth, who is the professional of record for this lot line change and what I would like to do is just to take a minute to explain this lot line change before the board with the site plan Part B to immediately follow this and I'm not looking for any approval on this tonight just for information purposes for the board with a decision to come later after we get site plan approval and zoning board approval for the requested variances. Very simple terms, Carpet Mill Outlet is on Windsor Highway, it's located in the C zone, they'd like to put an addition on this property. In order to do that, they are requesting this board grant lot line approval allowing 55 feet of the lands of Kaufman immediately to the north to be incorporated into their parcel. Once they have that parcel, and this lot line change gets filed, then hopefully, with the board's approval for the site plan be able to construct a 55 foot wide addition to their building on the north side. That, Mr. Chairman, is it in a nutshell.

MR. PETRO: So, what are you looking for then?

MR. SHAW: Not looking for anything tonight. I thought it was appropriate to submit the application both for the site plan and for the lot line change to this board with it being also appropriate that the lot line change application be discussed, first knowing that you cannot take action on it, but we really can't get into the site plan until this subject was approved so I'm not looking for any action on this board, if you're comfortable with it, we can just move on to the next item.

MR. PETRO: You're just looking for referral to the ZBA?

MR. SHAW: For the site plan.

MR. PETRO: To go to the ZBA without having the lot

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

line change so you're saying if we get the lot line change, if Zoning Board gives us our variances.

MR. SHAW: If my client does not get the variances and does not get site plan approval for his addition, he doesn't want to buy the property, there's no need for the lot line change, therefore, I'm asking the board to defer decision.

MR. PETRO: Sending you to the ZBA with a site plan on a lot that does not exist, Andy, there's no problem with that? You follow me, Mark, can you add anything to it while Andy's coming up with a legal explanation?

MR. EDSALL: I think that the Zoning Board is going to be interested as to whether or not the applicant is a contract vendee for that purchase of that parcel adjoining it, but obviously, I think the ZBA would also understand that unless they obtain certain variances, that he may not want to purchase the parcel so--

MR. PETRO: Also that the variances are not going, they are going to be null and void on a site plan if the lot does not exist.

MR. EDSALL: Well, yes and no, the point being is if you look at the variances they're requesting, I believe all the variances that are being requested involve existing, non-conformances to some extent so there's a mixed bag of problems on the lot already and the addition of the parcel next door corrects some, improves some, but the building they're adding creates the need for a couple variances, it's a little unique.

MR. PETRO: Let me do it this way.

MR. KRIEGER: To a certain extent, it's sort of a cart before the horse, but if an application were made to the zoning board, as you say, on a lot that doesn't exist, and if they were to get the variances, they would then have to go ahead and have that lot approved, otherwise, because the variances would be, it would be conditioned if they were granted of course the lot exists, so if it didn't exist--

MR. PETRO: Listen, it makes lot of sense for me to do this, but a lot of times when things make a lot of sense, legally, you can't do it so that was my question.

MR. KRIEGER: I applaud your presence to ask the question.

MR. PETRO: Makes sense as long as we follow procedure.

MR. KRIEGER: It makes sense.

MR. PETRO: The hell with it, that's fine. I don't care then anybody conceptually have a problem with number 5? This is just for the change of the lot line, does anybody have a problem as far as numbers are concerned? All right, number 6, you're up.



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

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

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

□ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(845) 562-8640  
e-mail: mhenry@att.net

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@ptd.net

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

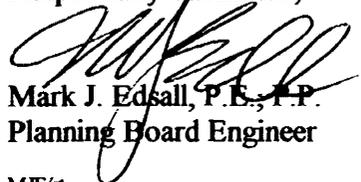
**PROJECT NAME:** BORDEN (CARPET MILL OUTLET)/KAUFMAN  
LOT LINE CHANGE  
**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 35 – BLOCK 1 – LOTS 54.1 & 53.21  
**PROJECT NUMBER:** 01-18  
**DATE:** 10 JANUARY 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN  
THE REFERENCED LOTS, WITH LOT 54.1 INCREASING FROM  
THE ACTION.

1. The “receiving” lot (54.1) is substantially in the C zone, with a slight overlap into the PI zone. The parcel being conveyed from lot 53.21 is in the R-5 zone.

Lot 53.21 is shown to maintain compliance with the most restrictive use group in the R-5 zone. Lot 54.1 is being made less non-conforming by the lot line action. As such, I have no zoning compliance concerns with regard to this application. (obviously, individual site plan applications will be necessary for any activity on either lot).

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process. I recommend the Board classify this action as an unlisted action under SEQRA, and adopt a negative declaration.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,

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

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 01-19

DATE: 22 FEB 01

APPLICANT: SEYMOUR & TERRI BORDEN  
84 SYCAMORE DRIVE  
MIDDLETOWN NY 10940

#1 ZBA 2-26-01  
SET UP FOR P/H

#2 ZBA NEC DEC

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 14 DEC 00

FOR ~~(SUBDIVISION)~~ (SITE PLAN)

APPROVED

LOCATED AT WINDSOR HIGHWAY

ZONE C + R-5

DESCRIPTION OF EXISTING SITE: SEC: 35 BLOCK: 1 LOT: 54.1  
53.21

IS DISAPPROVED ON THE FOLLOWING GROUNDS: \_\_\_\_\_

1) FRONT YARD BUILDING HT and PARKING  
VARIANCE.

2) DETERMINE IF VARIANCES REQ'D FOR  
CONTINUED NON-CONFORMANCES (SEE \*\*)

MICHAEL BARCOCK  
BUILDING INSPECTOR

\*\*\*\*\*

REQUIREMENTS	A-1	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>C</u> USE <u>A-3</u>			
MIN. LOT AREA	<u>40,000 SF</u>	33,454 PROPOSED 22,596 EXISTING	<u>**</u>
MIN. LOT WIDTH	<u>200 FT</u>	165 PROPOSED 110 EXISTING	<u>**</u>
REQ'D FRONT YD	<u>60 FT</u>	42 PROPOSED 47 EXISTING	<u>18 FT</u>
REQ'D SIDE YD.	<u>30 FT</u>	4 PROPOSED 4 EXISTING	<u>**</u>
REQ'D TOTAL SIDE YD.	<u>70 FT</u>	34 PROPOSED 29 EXISTING	<u>**</u>
REQ'D REAR YD.	<u>30 FT</u>	34 PROPOSED/EXIST	<u>-</u>
REQ'D FRONTAGE	<u>N/A</u>	165 PROPOSED 110 EXISTING	<u>-</u>
MAX. BLDG. HT.	<u>12"/FT NIL = 4'0"</u>	22 PROPOSED 18 EXISTING	<u>18 FT</u>
FLOOR AREA RATIO	<u>0.50</u>	0.47 PROPOSED 0.42 EXISTING	<u>-</u>
MIN. LIVABLE AREA	<u>N/A</u>	N/A	<u>-</u>
DEV. COVERAGE	<u>N/A %</u>	N/A %	<u>- %</u>
O/S PARKING SPACES	<u>64 CURRENT 70 AS PROPOSED</u>	7 CURRENT 11 PROPOSED	<u>59</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS. ~~PRE-EXISTING NON-CONFORMING~~  
~~\*\* CONTINUED NON-CONFORMING - DETERMINE IF VARIANCE REQ'D~~

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

CARPET MILL OUTLET SITE PLAN (01-19) ROUTE 32

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

MR. SHAW: This is a site plan application for Carpet Mill Outlet Warehouse and Showroom. As I just mentioned to the board, it's in the C zone, it's on the west side of Windsor Highway and presently, it's about 22,600 square feet. What we're proposing to do is purchase a 55 foot strip of land from the lands of Kaufman to the north, incorporate it into the lot of Carpet Mill Outlet and then build a new 6,000 square foot addition on the north side of the existing building for warehouse use. If we take a look at the zoning schedule, you'll see many notations, there are numerous pre-existing, non-conforming conditions, there are also notations where variances are going to be required for an existing, non-conforming condition that exists and also variance is required from the Zoning Board for new conditions which are being created by the construction of the new addition. Specifically, is a reduction in the front yard setback and also in the building height, which is going to exceed the existing height of the building, I believe the existing building is 18 feet and the new addition is going to be 22 feet, so what we're looking for is a rejection to allow us to go to the ZBA to get our new variances and also have the board make a determination how they want to handle the non-conforming conditions, whether they're grandfathered or whether they'd want them brought into the zoning application for the variance.

MR. PETRO: You're allowed to expand by 30 percent, is he over, exceeding 30 percent?

MR. EDSALL: It's not a non-conforming use, you're allowed to cross the zone line by 30 feet.

MR. SHAW: And the point I'd like to bring out is that what you have is the zone line running along the northerly property line of Carpet Mill's lot as it exists today, this additional 55 feet is going to be in an R-5 zone, okay, and Mark and I have spent some time reviewing this and it's Mark's opinion again with the

final determination being made by this board that that is permitted under Section 48-6C of the New Windsor Zoning Ordinance which allows this commercial construction to take place in a residential zone.

MR. PETRO: Can't you expand 30 feet into another zone?

MR. EDSALL: That's it, that's the section.

MR. PETRO: Why are you asking us if it's an extension of a grandfathered, non-conforming use, isn't that for zoning board?

MR. SHAW: That's the ZBA's determination, we have to get new variances, maybe they want to do a little housecleaning with respect to non-conforming conditions of the site as it exists today.

MR. PETRO: Make a motion for final approval.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded to approve. Is there any further discussion from the Board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. KARNAVEZOS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: Thank you. You know the whole story, I'm not going going to go over it again.

Rev. - 02/26/01

**ZONING BOARD OF APPEALS**  
Regular Session  
February 26, 2001

Mike  
Babcock  
B.S.

RECEIVED

FEB 26 2001

Town of New Windsor Bldg. Dept.

**AGENDA:**

7:30 P.M. - ROLL CALL

Motion to adopt minutes of the January 29, 2001 meeting as written.

**PRELIMINARY MEETING:**

THIS IS A  
ONE FAMILY  
HOUSE  
PER ZBA

SET UP  
FOR P/H

SET UP  
FOR P/H

1. COCCHIA, DRENA - Request for finding of single-family use of residence w/ two kitchens located at 11 Hickory Avenue in an R-4 zone. (21-3-7).

2. RETCHO, THOMAS - Referred by PB for 106.53 ft. lot width and 51.48 ft. road frontage to construct a single-family residence on Lakeside Drive in an R-4 zone. (57-1-113).

3. BORDEN, SEYMOUR - Referred by PB for 18 ft. front yard, 18 ft. maximum building height and 59 parking space variance for Carpet Mill Outlet located on Windsor Highway in a C zone. (35-1-54.1 & 53.21).

**PUBLIC HEARING:**

APPROVED 4. CUTRO, RAYMOND - Request for 15 ft. front yard variance for existing in-ground pool and fence at 6 Abby Lane in an R-1 zone. (29-1-71).



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

**RECEIPT**  
**#20-2001**

01/08/2001

Carpet Mill Outlet #01-19

Received \$ 100.00 for Planning Board Fees, on 01/08/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/08/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-19  
NAME: CARPET MILL OUTLET  
APPLICANT: BORDEN, SEYMOUR & TERRI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/05/2001	REC. CK #4628	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



P.B. #01-19

**CARPET MILL OUTLET**  
 294 WINDSOR HWY RT 32  
 NEW WINDSOR, NY 12553 342-3091

4627

DATE 1/14/00 1-108/210

PAY TO THE ORDER OF Town of New Windsor \$ 100<sup>00</sup>/<sub>100</sub>

One hundred <sup>00</sup>/<sub>100</sub>

DOLLARS  Security features included. Details on back.

**HSBC** 

HSBC Bank USA Middletown, NY 10941

FOR Site Plan app fee Terr E Borden

⑆021001088⑆496140125⑆ 4627

P.B. #01-19

**CARPET MILL OUTLET**  
 294 WINDSOR HWY RT 32  
 NEW WINDSOR, NY 12553 342-3091

4628

DATE 1/14/00 1-108/210

PAY TO THE ORDER OF Town of New Windsor \$ 750<sup>00</sup>/<sub>100</sub>

Seven hundred fifty <sup>00</sup>/<sub>100</sub>

DOLLARS  Security features included. Details on back.

**HSBC** 

HSBC Bank USA Middletown, NY 10941

FOR Paving Base Concrete Exam fee Terr E Borden

⑆021001088⑆496140125⑆ 4628

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: May 4, 2001**

**SUBJECT: Carpet Mill Outlet**

**Planning Board Reference Number: PB-01-19**

**Dated: 4 May 2001**

**Fire Prevention Reference Number: FPS-01-026**

**A review of the above reference site plan was conducted on 4 May 2001.**

**This site plan is acceptable.**

**Plans Dated: 5 April 2001.**

  
**Robert F. Rodgers**



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-19

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED

MAY - 4 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

Carpet Mill Outlet \_\_\_\_\_ has been

reviewed by me and is approved L \_\_\_\_\_

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason.~~

Notify water dept. if any change in  
water service.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE

John D. D. - 5-7-01  
\_\_\_\_\_  
WATER SUPERINTENDENT      DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
 Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 01 - 19  
WORK SESSION DATE: 2 May 01 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: new plan  
PROJECT NAME: Caput M.4 S/P  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Greg Shaw  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1/2 shown
- front detail provided
- fire lane OK
- unpaved drive - per Shaw - no rights of access

X CLOSING STATUS 5/9  
Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

pbwsform 10MJE98



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~PLANNING~~

RECEIVED

PLEASE RETURN COMPLETED FORM TO:

JAN 09 2001

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER:

**01-19**

RECEIVED

DATE PLAN RECEIVED:

JAN - 5 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

\_\_\_\_\_ has been

reviewed by me and is approved

disapproved

If disapproved, please list reason \_\_\_\_\_

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

*[Signature]* 1/10/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., ~~██████~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-19**

RECEIVED

DATE PLAN RECEIVED: \_\_\_\_\_ JAN - 5 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

Carpenter Mill Outlet \_\_\_\_\_ has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

This property is being serviced by town water

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE

Steve D.D.O.      -1-10-01

\_\_\_\_\_  
WATER SUPERINTENDENT      DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE

**INTER-OFFICE CORRESPONCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: January 8, 2001**

**SUBJECT: Carpet Mill Outlet**

**Planning Board Reference Number: PB-01-19**

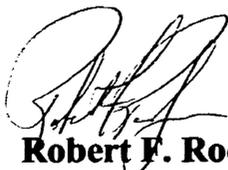
**Dated: 5 January 2001**

**Fire Prevention Reference Number: FPS-01-004**

**A review of the above referenced subject site plan was conducted on 8 January 2001.**

**This site plan is acceptable.**

**Plans Dated: 3 January 2001**



**Robert F. Rodgers  
Fire Inspector**



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

RECEIVED

PLEASE RETURN COMPLETED FORM TO:

JAN 09 2001

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 01-19  
DATE PLAN RECEIVED: \_\_\_\_\_  
RECEIVED  
JAN -5 2001

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved  \_\_\_\_\_  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 1/10/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
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- Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # \_\_\_\_\_

WORK SESSION DATE: 12-6-00

APPLICANT RESUB.  
REQUIRED: Full Later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Carpet Mill.

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Greg Shaw / Seyer

- MUNIC REPS PRESENT:
- BLDG INSP. \_\_\_\_\_
  - FIRE INSP. X
  - ENGINEER X
  - PLANNER \_\_\_\_\_
  - P/B CHMN. \_\_\_\_\_
  - OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 48-6-D - addition overlap to M/F Kaufman.
- Parking Q • Bus OK 20' drive + buffer grading
- Height Yes • Unpaved drive - no-body else benefited
- Front Yd Yes ZBA Bus same to old house
- Rear OK •
- Zone Line overlap Q

Will be ZBA  
probably Jan mts.

- CLOSING STATUS
- \_\_\_\_\_ Set for agenda
  - \_\_\_\_\_ possible agenda item
  - \_\_\_\_\_ Discussion item for agenda
  - \_\_\_\_\_ ZBA referral on agenda

pbwsform 10MJE98



1763

# TOWN OF NEW WINDSOR

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

## PLANNING BOARD APPLICATION

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

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

Tax Map Designation: Sec. 35 Block 1 Lot 54.1 And Portion Of Lot 53.2

1. Name of Project New Building Addition For Carpet Mill Outlet, Warehouse & Showroom

2. Owner of Record Seymour & Terri Borden Phone 342-3091

Address: 84 Sycamore Drive, Middletown, NY 10940  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(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, P.E. 561-3695  
(Name) (Phone)

7. Project Location:  
On the west side of Windsor Highway 1,100 feet  
(Direction) (Street) (No.)  
south of Willow Lane  
(Direction) (Street)

8. Project Data: Acreage 0.77 Zone C & R-5 School Dist. Newburgh Enlarged

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

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

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

10. Description of Project: (Use, Size, Number of Lots, etc.) The construction of a 6,000 S.F. addition for warehouse use on a parcel of land resulting from a lot line re-alignment with the property to the north

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

**ACKNOWLEDGMENT:**

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

STATE OF 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:

14 DAY OF December 2000

Seymour Borden  
APPLICANT'S SIGNATURE

Brenda L. Bennie  
NOTARY PUBLIC

**BRENDA L. BENNIE**  
Lic. #01BE5075436  
Notary Public, State of New York  
Qualified in Westchester County

Seymour Borden  
Please Print Applicant's Name as Signed

\*\*\*\*\* My Commission Expires 08/04/01 \*\*\*\*\*

TOWN USE ONLY  
RECEIVED

JAN - 5 2001  
DATE APPLICATION RECEIVED

**01-19**  
APPLICATION NUMBER  
B.P. # 2000-1241

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

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Seymour Borden, deposes and says that he resides  
(OWNER)

at 84 Sycamore Drive, Middletown, NY 10940 in the County of Orange  
(OWNER'S ADDRESS)

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

(Sec. 35 Block 1 Lot 54.1)  
designation number (Sec.        Block        Lot       ) which is the premises described in

the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.

\_\_\_\_\_  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12/13/80

[Signature]  
Owner's Signature

[Signature]  
Witness' Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

[Signature]  
Representative's Signature

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

**01-19**

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

1.     X     Site Plan Title
2.     X     Provide 4" wide X 2" high box directly above title block  
(preferably lower right corner) for use by Planning Board in  
affixing Stamp of Approval (**ON ALL PAGES OF SP**)
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.    NA    Properties within 500' of site
11.    NA    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

## PROPOSED IMPROVEMENTS

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

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

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. na A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

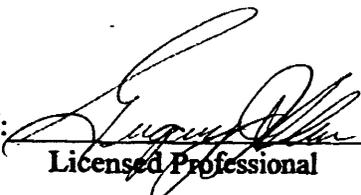
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

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

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

**PREPARER'S ACKNOWLEDGMENT:**

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

BY:  12/15/2000  
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

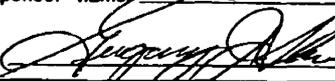
SEQR

Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

<p>1. APPLICANT /SPONSOR <u>Seymour &amp; Terri Borden</u></p>	<p>2. PROJECT NAME <u>New Building Addition For Carpet Mill</u></p>
<p>3. PROJECT LOCATION: Municipality <u>Town Of New Windsor</u> County <u>Orange</u> let, Warehouse &amp; Showroom</p>	
<p>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>West side of Windsor Highway, 1,100 feet south of Willow Lane</u></p>	
<p>5. IS PROPOSED ACTION:  <input checked="" type="checkbox"/> New    <input type="checkbox"/> Expansion    <input type="checkbox"/> Modification/alteration</p>	
<p>6. DESCRIBE PROJECT BRIEFLY: <u>Construction of a 6,000 S.F. building addition for warehouse use</u></p>	
<p>7. AMOUNT OF LAND AFFECTED: Initially <u>0.77</u> acres    Ultimately <u>0.77</u> acres</p>	
<p>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If No, describe briefly</p>	
<p>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?  <input checked="" type="checkbox"/> Residential    <input checked="" type="checkbox"/> Industrial    <input checked="" type="checkbox"/> Commercial    <input type="checkbox"/> Agriculture    <input type="checkbox"/> Park/Forest/Open space    <input type="checkbox"/> Other Describe:</p>	
<p>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?  <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals <u>New Windsor Zoning Board Of Appeals</u></p>	
<p>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?  <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval</p>	
<p>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?  <input type="checkbox"/> Yes    <input type="checkbox"/> No</p>	
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/sponsor name: <u>Seymour &amp; Terri Borden</u>    Date: <u>12/15/2006</u></p>	
<p>Signature:     Engineer For Applicant</p>	

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

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? 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 patterns, 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. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**  
 Yes  No If Yes, explain briefly

**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.

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.

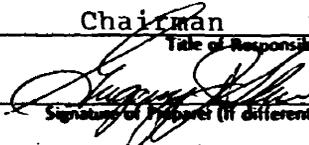
Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board  
Name of Lead Agency

James R. Petro  
Print or Type Name of Responsible Officer in Lead Agency

Chairman  
Title of Responsible Officer

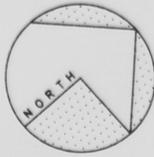
Signature of Responsible Officer in Lead Agency

  
Signature of Approver (if different from responsible officer)

Date

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
PS	PINUS STROBUS	EASTERN WHITE PINE	1	6" - T HT.	B # B FULL 1 DENSE TO GROUND
PA	PICEA ABIES	NORWAY SPRUCE	3	6" - T HT.	B # B FULL 1 DENSE TO GROUND



**LEGEND**

EXISTING	NEW
266	266
220	220
ADJ. PROPERTY LINE	ADJ. PROPERTY LINE
SANITARY MANHOLE	SANITARY MANHOLE
WATER VALVE	WATER VALVE
UTILITY POLE	UTILITY POLE
WOODED LINE	WOODED LINE
	FINISHED GRADE
	CATCH BASIN
	SANITARY MANHOLE
	HYDRANT
	VALVE
	CURB VALVE
	GLEANOUT
	LIGHT POLE
	WALL-PACK LIGHTING
	SPOT ELEVATION 284.4
	WOODED LINE
	MACADAM PAVEMENT

**ZONING MAP**



**NOTES**

- ZONING DISTRICT: C-1 DESIGN SHOPPING
- RECORD OWNER & APPLICANT: SEYMOUR BORDEN, 84 SYCAMORE DRIVE, MIDDLETOWN, NY, 10940
- TOTAL PARCEL AREA: 0.521 ACRES (PRIOR TO LOT LINE RE-ALIGNMENT), 0.711 ACRES (AFTER LOT LINE RE-ALIGNMENT)
- TAX MAP DESIGNATION: SECTION 35, BLOCK 1, LOT 541, & PORTION OF LOT 55, 21
- EXPANSION OF THE SUBJECT COMMERCIAL USE IS PERMITTED IN THE ADJACENT ZONING DISTRICT PER SECTION 40-B D OF THE NEW WINDSOR ZONING ORDINANCE
- 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 118B OF THE PUBLIC SERVICE LAW ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS
- BOUNDARY, PLANIMETRIC AND UTILITY SURVEY INFORMATION OBTAINED FROM DRAWINGS ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY - SEYMOUR BORDEN" PREPARED BY GREVAS & HILDRETH, P.C., AND DATED NOVEMBER 21, 2000.
- THE NEW ADDITION WILL BE SPRINKLERED.

**ZONING SCHEDULE**

**ZONE C-1 DESIGN SHOPPING**  
**USES: A-1, RETAIL STORES**  
**A-3, BUSINESS OFFICES**

BULK REGULATIONS, C-1 ZONE	REQUIRED	EXISTING	PROVIDED AFTER LOT LINE CHANGE & ADDITION	VARIANCE OBTAINED FROM ZBA ON 3-26-2001
MIN. LOT AREA	40,000 S.F.	22,546 S.F.	33,454 S.F.	6,546 S.F.
MIN. LOT WIDTH	200 FT.	110 FT.	165 FT.	35 FT.
MIN. FRONT YARD DEPTH	60 FT.	47 FT.	42 FT.	18 FT.
MIN. SIDE YARD - ONE	30 FT.	4 FT.	4 FT.	26 FT.
MIN. SIDE YARD - BOTH	10 FT.	24 FT.	34 FT.	36 FT.
MIN. REAR YARD DEPTH	30 FT.	34 FT.	34 FT.	
MIN. STREET FRONTAGE	N/A	110 FT.	165 FT.	
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE - 4 FT.)	4'-0"	18 FT.	22 FT.	18 FT.
MAX. FLOOR AREA RATIO	0.50	0.42	0.47	
DEVELOPMENT COVERAGE	N/A	N/A	N/A	

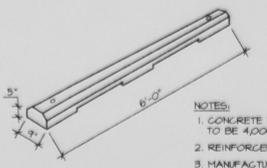
**OFF-STREET PARKING PRIOR TO LOT LINE CHANGE & ADDITION**

	REQUIRED	EXISTING
OFFICE: 1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (345 S.F. / 150 S.F. PER SPACE)	3 SPACES	
RETAIL / DISPLAY: 1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (9,055 S.F. / 150 S.F. PER SPACE)	61 SPACES	7 SPACES *

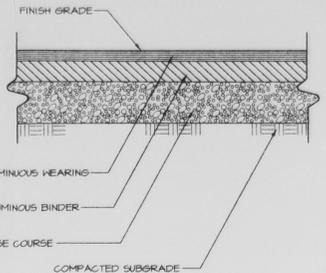
**OFF-STREET PARKING AFTER TO LOT LINE CHANGE & ADDITION**

	REQUIRED	PROVIDED	VARIANCE OBTAINED FROM ZBA ON 3-26-2001
OFFICE: 1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (345 S.F. / 150 S.F. PER SPACE)	3 SPACES		
RETAIL / DISPLAY: 1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (9,055 S.F. / 150 S.F. PER SPACE)	61 SPACES	11 SPACES	59 SPACES
WAREHOUSE: 1 SPACE PER 1,000 S.F. OF FLOOR AREA (6,000 S.F. / 1,000 S.F. PER SPACE)	6 SPACES	70 SPACES	

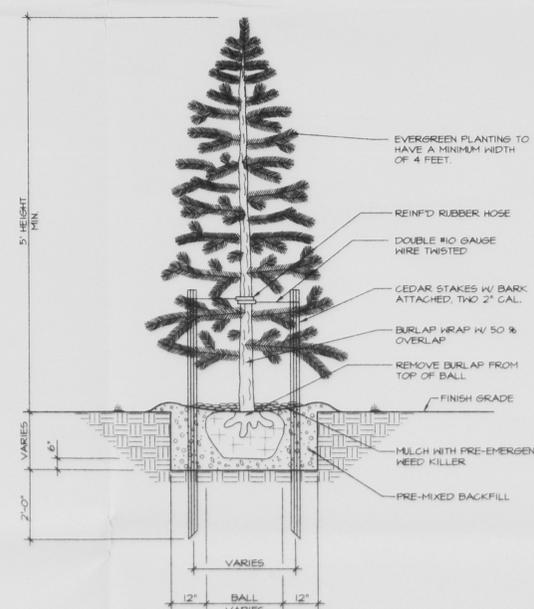
\* DENOTES A PRE-EXISTING NON-CONFORMING CONDITION



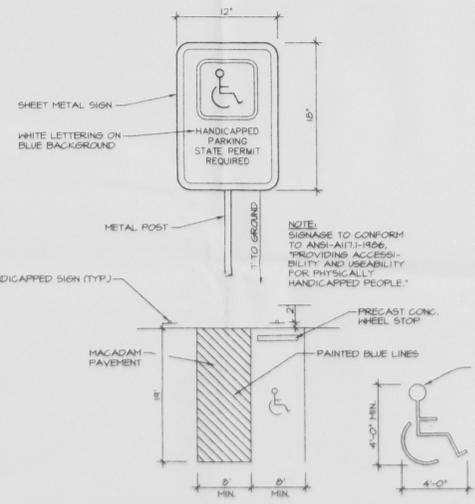
**WHEEL STOP DETAIL**  
NOT TO SCALE



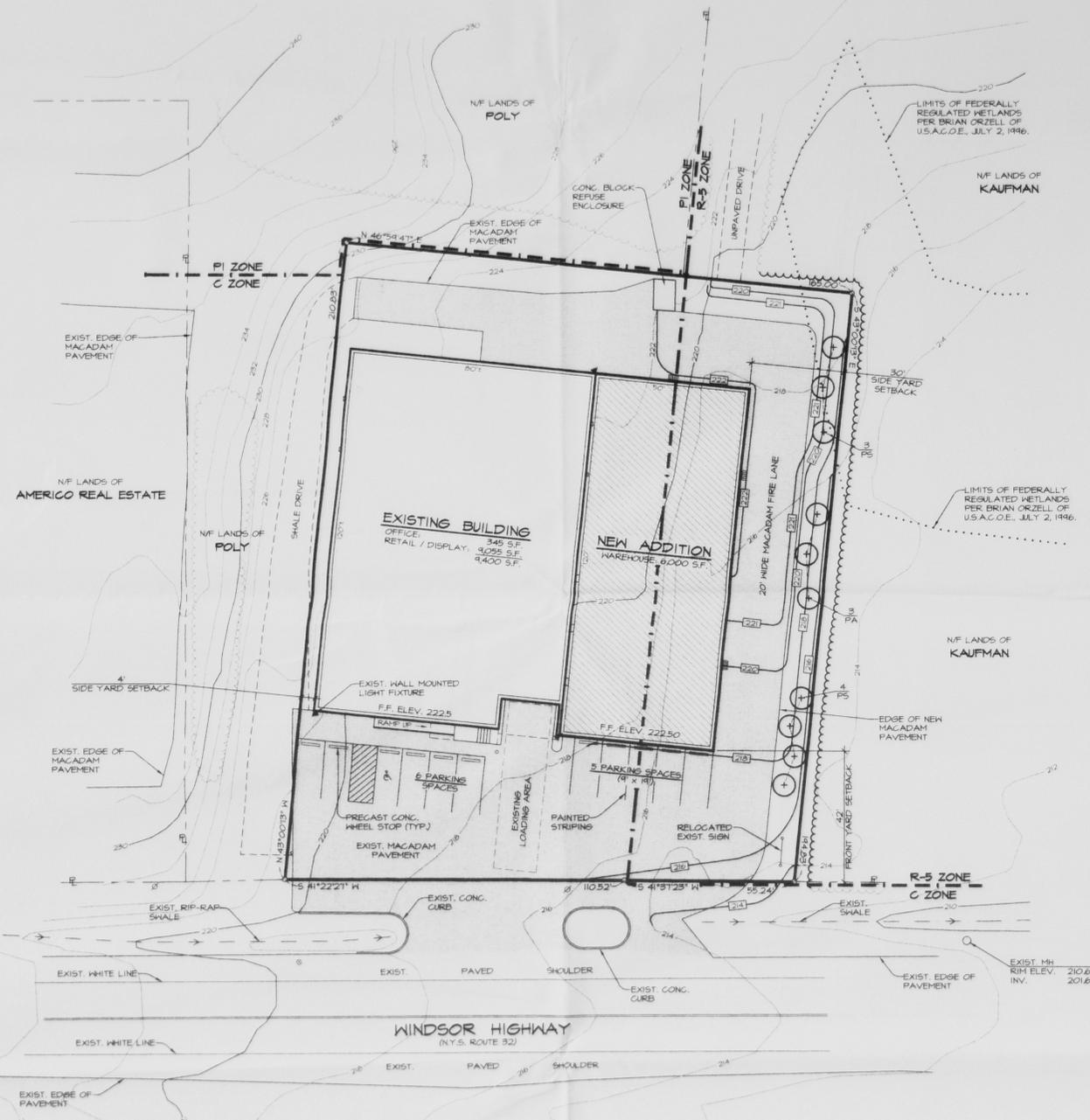
**ASPHALT PAVEMENT**  
NOT TO SCALE



**TREE PLANTING DETAIL**  
NOT TO SCALE



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



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

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ISSUE	REVISION	DATE

Drawn By: J.R.J.  
 Checked By: G.J.S.  
 Scale: 1"=20'  
 Date: 4-5-2001

Drawing: **SITE DEVELOPMENT / GRADING & LANDSCAPING PLAN**

Project: **NEW BUILDING ADDITION CARPET MILL OUTLET WAREHOUSE & SHOW ROOM**  
 244 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR FOR 3/16 - 7/2001

By: [Signature] Chairman  
 [Signature] Zoning Officer, Secretary

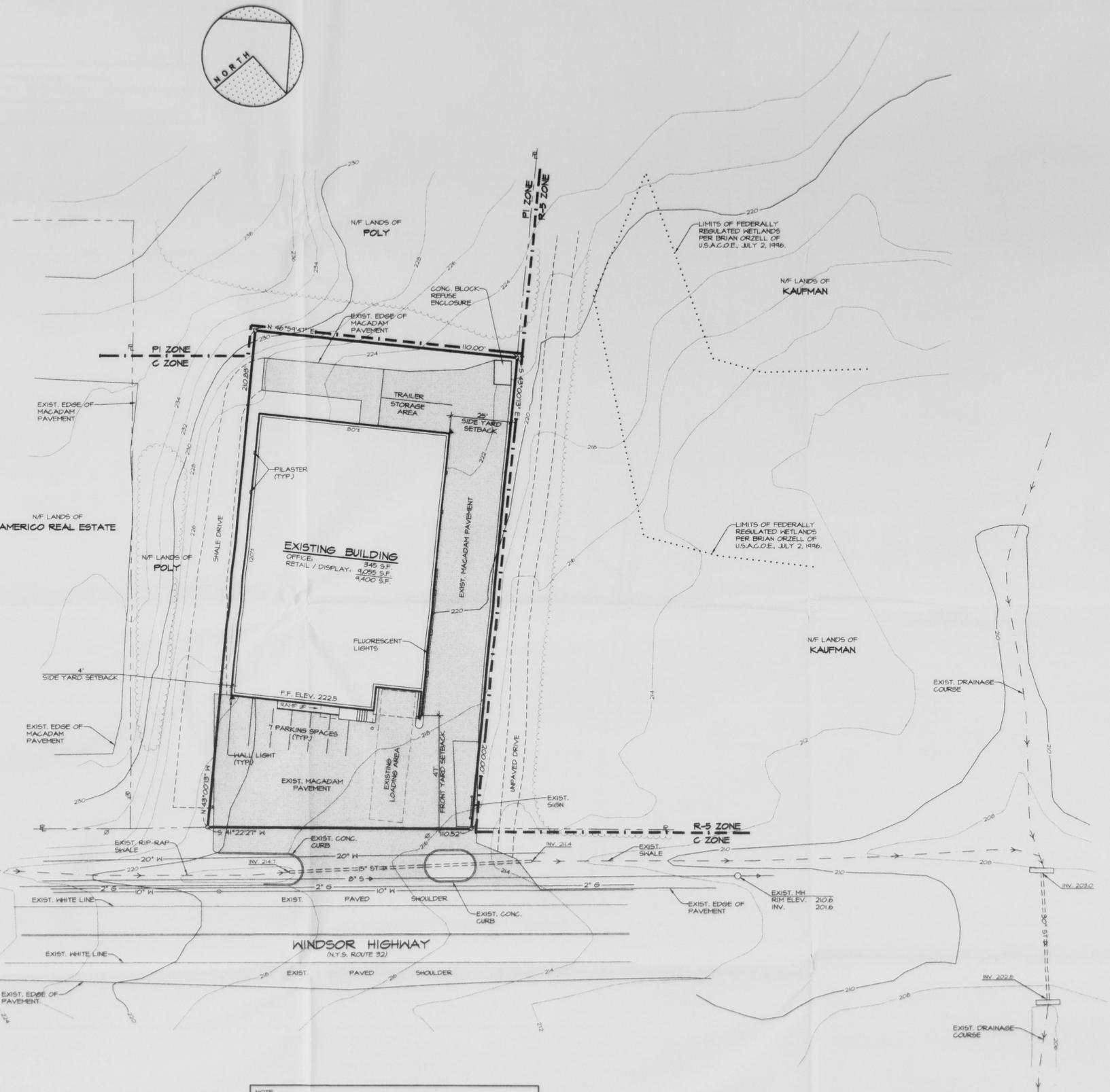
1 OF 3  
 Project No. 2003

01-191 RECEIVED MAY - 4 2001

**LEGEND**

EXISTING NEW

- 216 2' CONTOUR
- 220 10' CONTOUR
- BOUNDARY
- ADJ. PROPERTY LINE
- <sub>1/4"</sub> SANITARY MANHOLE
- WATER VALVE
- UTILITY POLE
- 15" ST. STORM SEWER
- 10" W. WATER MAIN
- 8" S. SANITARY SEWER
- 2" G. GAS MAIN
- HOODED LINE
- MACADAM PAVEMENT



NOTE:  
BOUNDARY, PLANIMETRIC AND UTILITY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY - SEYMOUR BORDEN" PREPARED BY GREVAS & HILDKRETH, P.C., AND DATED NOVEMBER 21, 2000.

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

FOR

13-7-2001

By: [Signature]

**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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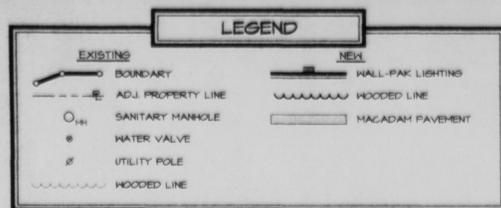
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ISSUE	REVISION	DATE

Drawn By: J.R.J.  
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Scale: 1"=20'  
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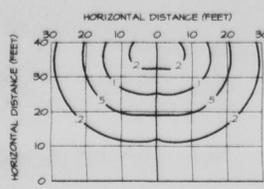
Drawing: EXISTING CONDITIONS PLAN  
FOR: NEW BUILDING ADDITION  
PROJECT: CARPET MILL OUTLET WAREHOUSE & SHOW ROOM  
244 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

2 OF 3  
Project No. 2003

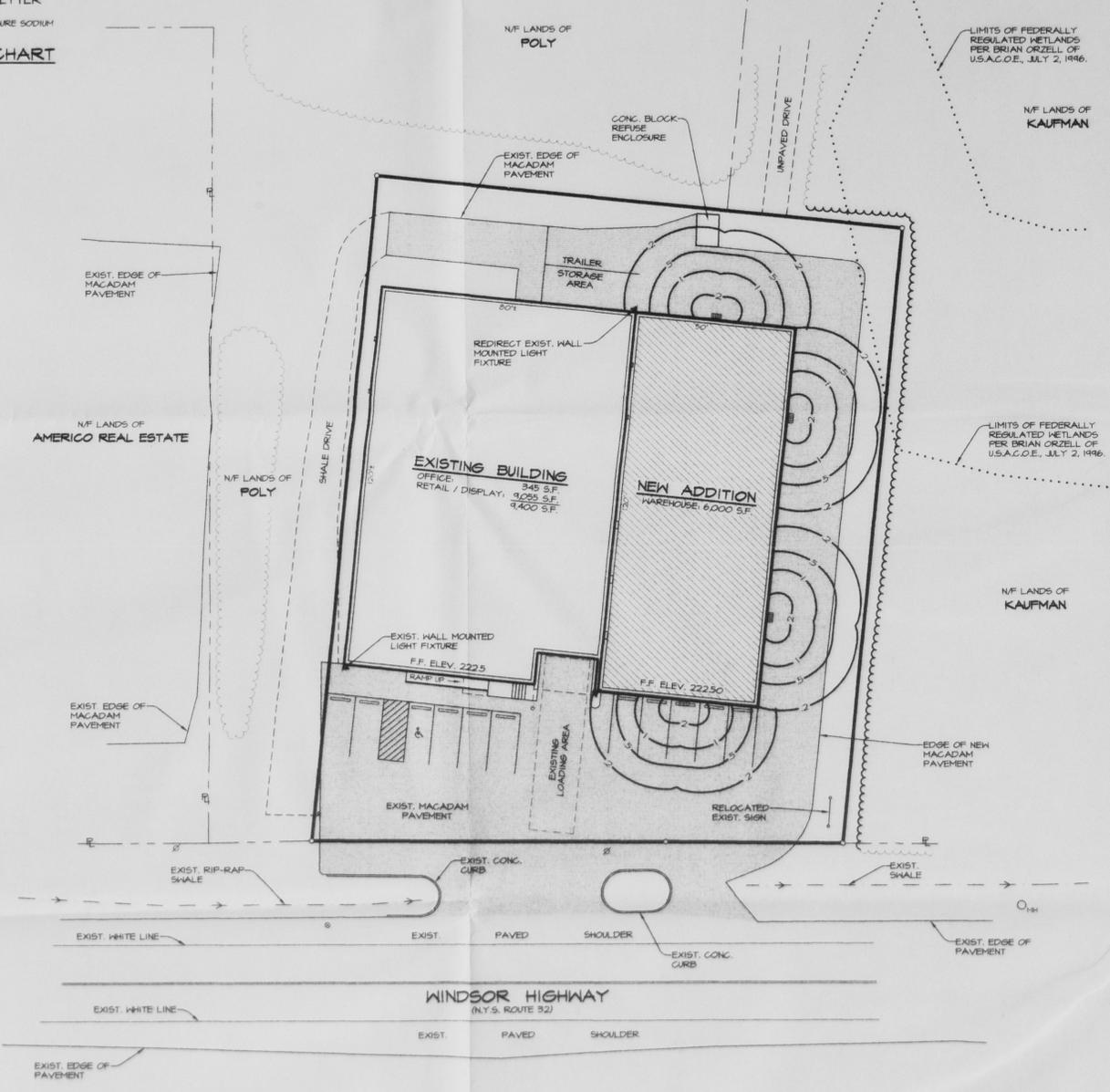
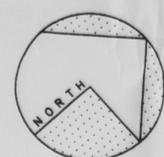


### LIGHTING SCHEDULE

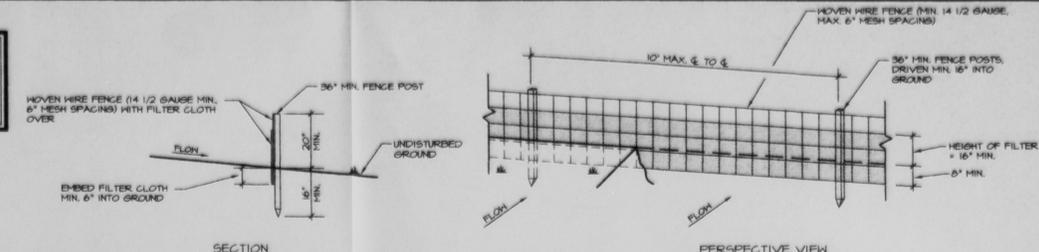
TO 70 WATT HIGH PRESSURE SODIUM, ULS ULTRALYTER, 10' MOUNTING HEIGHT ABOVE GRADE.



ULS ULTRALYTER  
WALL MOUNT  
70 WATT HIGH PRESSURE SODIUM  
10' MOUNTING HEIGHT  
**ISOLUX CHART**  
NOT TO SCALE



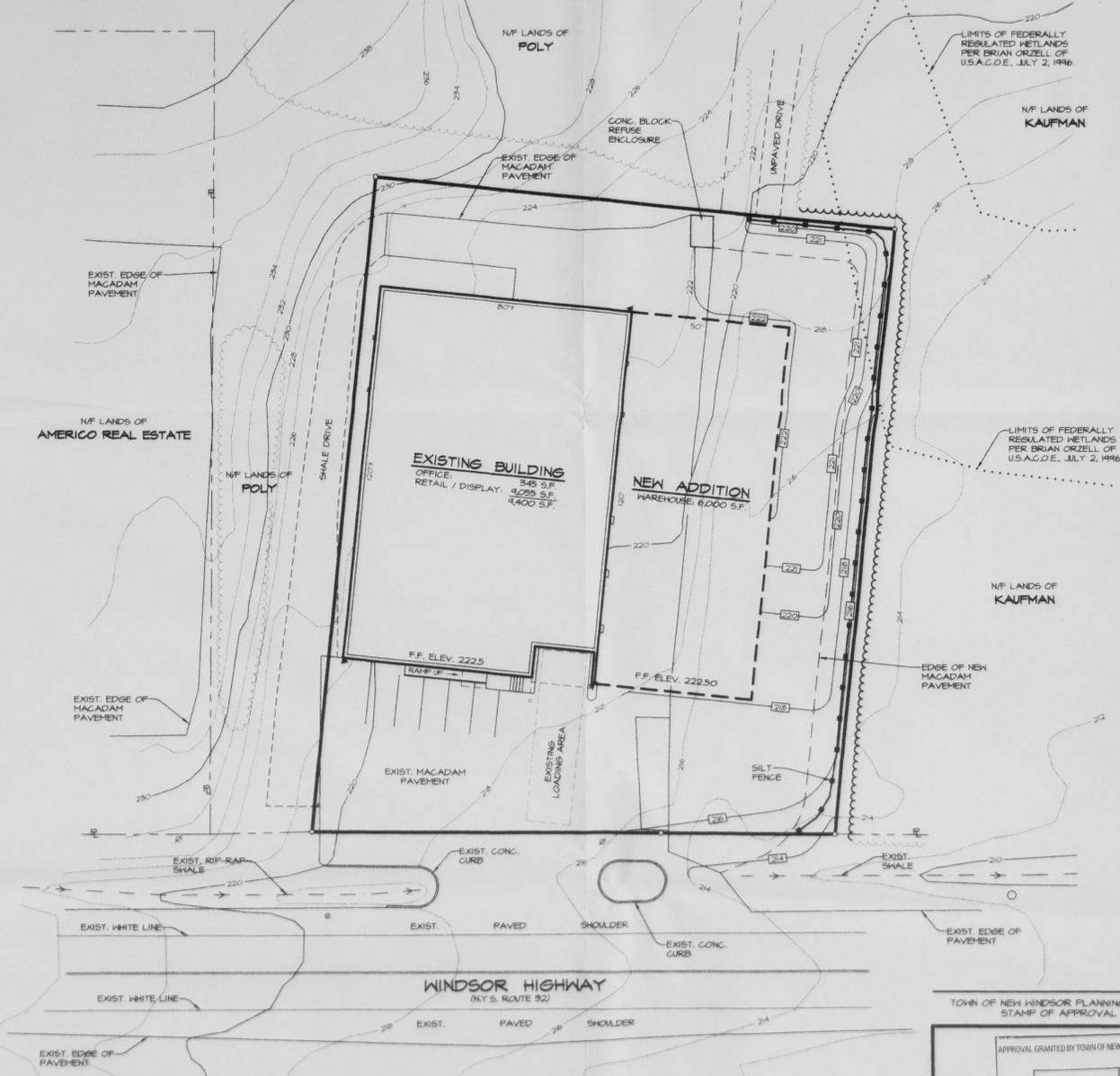
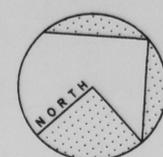
**LIGHTING PLAN**  
SCALE: 1"=20'



**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 100K STABILIZED A 140N OR APPROVED EQUAL  
PREFABRICATED UNIT: GEOPAB ENVIROFENCE, OR APPROVED EQUAL



**EROSION CONTROL PLAN**  
SCALE: 1"=20'

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL  
APPROVAL GRANTED BY TOWN OF NEW HINDSOR FOR  
3-11-7-2001  
By: [Signature]  
By: [Signature]

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

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ISSUE	REVISION	DATE

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 4-5-2001

Drawing: **LIGHTING PLAN & EROSION CONTROL PLAN**

Project: NEW BUILDING ADDITION FOR **CARPET MILL OUTLET WAREHOUSE & SHOW ROOM**  
244 WINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

3 OF 3  
Project No. 2003