

PB# 01-48

**MCB
(SP Amend.)**

69-2-1,2,12

Approved 11-16-01

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-48

NAME: MCB PARTNERSHIP - CARWASH

APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	2% OF COST EST. \$26,600.0	CHG	532.00		
11/15/2001	REC. CK .#1210	PAID		532.00	
		TOTAL:	532.00	532.00	0.00

A. Zappala



**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)

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Milford, Pennsylvania 18337
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*Writer's E-mail Address:
mje@mhepc.com*

MEMORANDUM

(via fax)

17 October 2002

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

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

**SUBJECT: MCB SITE PLAN - VAILS GATE
PLANNING BOARD APPLICATION NO. 01-48**



This memo will confirm my field review of the subject site on the afternoon of 16 October 2002. It should be noted that this application was for a site plan amendment; as such the site improvements are covered under the "parent" application bond currently posted with the Town.

With regard to this site plan for the car wash, the completed site is in substantial conformance with the approved site plan. As such, it is my recommendation that the Building Department proceed with the issuance of the certificate of occupancy.

We will work with the applicant to reduce the bond on the original application since the great majority of the work items are complete. Any items effected by this site plan amendment, as well as the proposed Town force main proposed to cross the property, will be considered at that time.

Call if you have any questions.

NW01-48-Completion Memo 101702
MJE/et

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-48

NAME: MCB PARTNERSHIP - CARWASH

APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/16/2001	PLANS STAMPED	APPROVED
06/27/2001	P.B. APPEARANCE	LA:ND WVE PH APPR
	. ADD CURB CUT FOR ACCESS TO PRIMAVERA PROPERTY- DUMPSTER	
	. ENCLOSURE TO BE BLOCK - NEED COST ESTIMATE - CORRECT PARKING	
	. CALCULATIOINS FOR CAR WASH VS. REPAIR	
06/06/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-48

NAME: MCB PARTNERSHIP - CARWASH

APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 06/19/2001	MUNICIPAL HIGHWAY . APPROVED PROVIDED ALL DRAINAGE STAYS ON SITE.	06/25/2001	APPROVED COND
ORIG 06/19/2001	MUNICIPAL WATER	06/20/2001	APPROVED
ORIG 06/19/2001	MUNICIPAL SEWER	/ /	
ORIG 06/19/2001	MUNICIPAL FIRE	06/20/2001	APPROVED
ORIG 06/19/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-48
NAME: MCB PARTNERSHIP - CARWASH
APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
11/15/2001	REC. CK. #1209	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2001

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-48
NAME: MCB PARTNERSHIP - CARWASH
APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/19/2001	REC. CK. #1672	PAID		750.00	
06/27/2001	P.B. ATTY. FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	31.50		
11/05/2001	P.B. ENGINEER FEE	CHG	229.50		
11/16/2001	RET. TO APPLICANT	CHG	454.00		
		TOTAL:	750.00	750.00	0.00

L.R. 11/16/01

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-48
NAME: MCB PARTNERSHIP - CARWASH
APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/19/2001	REC. CK. #1672	PAID		750.00	
06/27/2001	P.B. ATTY. FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	31.50		
11/05/2001	P.B. ENGINEER FEE	CHG	229.50		
		TOTAL:	296.00	750.00	-454.00

*To be returned
to applicant*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-48

NAME: MCB PARTNERSHIP - CARWASH

APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/05/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-48
NAME: MCB PARTNERSHIP - CARWASH
APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	2% OF COST EST. \$26,600.0	CHG	532.00		
		TOTAL:	532.00	0.00	532.00

Check #2

Maverick LLC.

Improvement costs for Carwash Rt. 300 Vails Gate NY

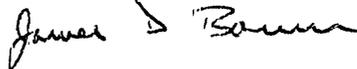
Maverick LLC is looking for final approval for the construction of a carwash located behind Jiffy Lube and Blockbuster on Rt. 300 in Vails Gate, NY.

Besides the cost for the construction of the building, we plan on spending some time and effort, as well as some money to continue to improve that entire lot.

Paving the remainder of the parking lot	= \$18,500.00
Flowers and trees for planters and lot	= \$ 1,600.00
Lights for building and lot	= \$2,100.00
Curbing	= \$ 3,300.00
Striping parking lot	= <u>\$ 1,100.00</u>

Total = \$26,600.00

Thank You,
James D. Bannon



President Maverick LLC
Partner MCB Partnership
President MM&J Inc. T/A Jiffy Lube



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

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Regional Office
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Milford, Pennsylvania 18337
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e-mail: mheda@ptd.net

MEMORANDUM

(via fax)

31 October 2001

TO: MYRA MASON, PLANNING BOARD SECRETARY

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

**SUBJECT: MC&B SITE PLAN AMENDMENT
NWPB APP. NO. 01-48**

A handwritten signature in black ink, appearing to read 'MJE'.

I have reviewed the revised plan with your stamp dated Sep 27 2001, with plan (last) revision date 9/18/01.

The plan is acceptable in my opinion.

The cost estimate (copy attached) is also acceptable, in my opinion.

A printout of our time is attached hereto.

Call if you have any further questions.

AG 01 10/31/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 8100

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 48

FOR WORK DONE PRIOR TO: 0 31/2001

TASK NO.	JOB	DATE	DAYS	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP	BILLED	BALANCE
48	139823	08/02/01	TUE	MJE	WS MCB S/P AM	85.00	0.40	34.00			
48	139741	06/06/01	TUE	MJE	WS MCB CAR WASH	85.00	0.40	34.00			
48	139772	06/25/01	TUE	MJE	MC MCB CAR WASH	85.00	0.30	25.50			
48	139778	06/27/01	TUE	MJE	MC MCB CAR WASH S/P AM	85.00	0.70	59.50			
48	127374	06/27/01	TUE	MJE	MM MCB S/P An Cond App	85.00	0.10	8.50			
								161.50			
48	139247	06/30/01			BILL 1-723 7/26/01					-127.50	
										127.50	
48	139175	10/17/01	TUE	MJE	MC MCB START CLOSEOUT	85.00	0.30	25.50			
48	139846	10/31/01	TUE	MJE	MC Closeout	85.00	0.50	42.50			
					TASK TOTAL			229.50	0.00	-127.50	102.00
					GRAND TOTAL			229.50	0.00	-127.50	102.00

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**



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

RICHARD D. McGOEY, P.E. (NY & PA)
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JAMES M. FARR, P.E. (NY & PA)

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

PROJECT NAME: MCB PARTNERSHIP SITE PLAN AMENDMENT
(CAR WASH SITE PLAN)

PROJECT LOCATION: TEMPLE HILL RD (RT.300) AND OLD TEMPLE HILL RD.
SECTION 69 – BLOCK 2 – LOT 1,2,12

PROJECT NUMBER: 01-48

DATE: 27 JUNE 2001

DESCRIPTION: THE APPLICATION PROPOSES THE ADDITION OF A CAR WASH
TO THE EXISTING MCB SITE, IN LIEU OF THE RETAIL BUILDING
SHOWN ON THE PREVIOUSLY APPROVED PLAN.

1. The plan originally approved plan had a “Retail Building No. 2” at 12,418 s.f. located to the northeast of “Retail Building No.1” (currently Blockbuster Video). This site plan amendment proposes a multi-bay car wash facility in the Retail #2 location.

Based on my review of the plan with stamp of approval “Sept 5 – 1996” in comparison to this plan, there is no loss in parking spaces provided. A comparison of the “required” parking for the retail vs. the carwash indicates a reduction from 65 spaces to 4 spaces. The parking calculation shown on the plan is not accurate for a car wash facility, but demonstrates parking for a vehicle service repair facility (the calculation should be corrected as I believe one additional space is required). *With any calculation used, they have enough spaces.*

2. The code requires that the Board require “minimum stacking room for seven vehicles”. It would appear that there is stacking for at least seven vehicles in each of the two lanes provided at the rear of the carwash.
3. There are two signs depicted at the south end of the carwash. Although these are not identified, I understand them to be “Do Not Enter” signs. The DOT cross-reference should be noted on the plan. (The legend is not clear enough).

A sign is also depicted on the north end, near the end of the automatic car wash lane. I understand this to be a “One Way” sign. This should also be identified.

4. The Town has discussed an easement with the applicant for installation of a sewer force main. It would be beneficial to verify the routing at this time and depict the easement on this plan, to make the record clear. If the applicant is agreeable to this, I will coordinate on behalf of the Town.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. 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.
7. 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.
8. The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW01-48-27Jun01.doc

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

RECEIPT
#570-2001

06/19/2001

PB# 01-48 Application Fee

M, M & J
521 Green Ridge Street
Scranton, PA 18509

Received \$ 100.00 for Planning Board Fees on 06/19/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

MCB PARTNERSHIP AMENDED SITE PLAN (01-48)

Mr. Jim Bannon appeared before the board for this proposal.

MR. PETRO: Proposed three bay car wash.

MR. BANNON: My name is Jim Bannon I'm one of the partners in MCB Partnership. In '95, we got approval from this board for what we were talking about earlier, which is the construction of the Blockbuster Jiffy Lube and renovation of Cavallo's Restaurant, which is now Stop Light Tavern. I'd like to propose an amendment to that plan, finish off the project. On tonight's paperwork, it says we have a three bay car wash. Actually, what we're proposing is a 6 bay car wash to be located behind the Blockbuster building. It will be 5 bay self-serve with one bay of equipment and then a self-serve touchless automatic car wash. With the plan, we'd like to finish off the property and fill those potholes that people have been grounding out over for quite some time. We didn't expect all the traffic from the back side of the property, but with the development of the Shop Rite and so on, it's been getting some traffic. In talking with Mark, I think we have covered a lot of the issues, figuring out the rest of the property, we'd like to get some lighting on the property, finish off the curbing, of course, the paving, most of the bays and drainage are already installed from 1995 construction, so it's really just kind of finishing up of the project and we'd like to get approval for that amendment, if we could.

MR. PETRO: What did we have approval for back there?

MR. EDSALL: We've got the old plan, it was what was designated as retail building number 2, it was 12,418 square feet on a plan prepared by someone called Shaw Engineering.

MR. LANDER: How many square feet?

MR. EDSALL: 12,418.

MR. BABCOCK: They got approved for that, they could

build that.

MR. EDSALL: I'm looking at a stamped plan from September 5, '96.

MR. PETRO: All right.

MR. LANDER: So we're looking at 3,254 square feet now.

MR. BABCOCK: Much, much smaller.

MR. PETRO: The stacking it says here as far as code is required far exceeds it. Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the MCB Partnership. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: We have fire approval on 6/20/2001, highway approved conditional provide all drainage stays on site, provided all drainage stays on site. So why don't we go over drainage a little bit. What do you have for that?

MR. BANNON: Well, we have the building is constructed for all drainage, car wash to be drained self-contained inside the building. If there's any runoff from when the car leaves, DOT required a number of turns before they hit public roads which we meet and exceed in any direction that they leave. The rest of the construction of the property has all its catch basins on the property so everything else will be self-contained.

MR. LANDER: Mainly speaking towards Old Temple Hill Road and I don't think it can get that, I shouldn't be speaking for him.

MR. BANNON: It's okay.

MR. PETRO: Let's talk about public hearing, this again, what zone is this?

MR. BABCOCK: C zone.

MR. PETRO: So permitted use in the zone?

MR. BABCOCK: That's correct.

MR. PETRO: I'm sure we had a public hearing when we did the original one that was in '95 or 6, you said, right, Mark, it was a different use, it was really a commercial retail use, now this is a car wash.

MR. LANDER: Behind there, there's an empty bank parking lot and car lot on that side and Wendy's right there, Primavera's on this side. I see you have the curb extending from where it had ended, Primavera's is going to be cut off?

MR. BANNON: No, we're going to give them access to Primavera's, we'll probably cut it off where our dumpsters lie, which is maybe 15 feet inside the last catch basin, so he'll continue to have access.

MR. PETRO: Can you show that on the plan? Can you make a correction to the plan?

MR. BANNON: Yes, just remove this concrete curbing.

MR. PETRO: Don't remove it, just put a curb cut.

MR. ARGENIO: What about the insurance man?

MR. EDSALL: State Farm has parking in the Route 32 parking lot.

MR. BANNON: That parking lot is owned by the State, he

owns the blue metal building that sits next to Primavera's.

MR. ARGENIO: Does he have a door on the back of the building?

MR. BANNON: No, he uses the parking lot which would be here between Wendy's.

MR. ARGENIO: I know the parking lot, okay.

MR. PETRO: There's two signs on the south end of the car wash, they've not been identified, I understand they're do not enter signs?

MR. EDSALL: On the legend, I think it tries to identify them, it's my assumption that the two are the do not enter signs.

MR. BANNON: Referring to these signs where he is, these are do not enter.

MR. EDSALL: There's a one way on the other end of the aisle.

MR. BANNON: One way entering this way with a do not enter on the far side.

MR. EDSALL: It's hard to read the legends, we should reference them by DOT standards so we get a normal looking sign.

MR. LANDER: Masonry dumpster, split face block or brick or--

MR. BANNON: Actually, whatever, it's just a containment wall for the dumpster to be put in, I'd be happy to do it.

MR. LANDER: What's the car wash going to be made out of?

MR. BANNON: Block building.

MR. ARGENIO: Do it in kind.

MR. PETRO: Town discussed an easement with the applicant for installation of the sewer forced main, it would be beneficial to verify the route and depict the easement on this plan to make the record clear. If the applicant is agreeable, I'll coordinate on behalf of the Town. Are you agreeable to that?

MR. BANNON: I've talked to my partners on the property, we haven't really officially decided, we don't have a problem, I think we're of the understanding that you want to put a sewer line through this section of our property.

MR. EDSALL: Yeah, generally in the direction we just were getting to the point where we need to proceed on it and I know that it really is not something that this application depended upon but if we're going to do it, we might as well resolve it now and record it.

MR. BANNON: I can't speak for them because I'm here as myself building this on my own with the three of us as landlords, we have discussed it unofficially, we'd like to help the Town out, if you want to leave that unpaved until you can come through there just as being a business owner, the Jiffy Lube, I'd like to constrict it to the side of our property so it wouldn't interrupt our flow of business for any extended period of time.

MR. EDSALL: We might be able to straddle the property line behind the curb line and cause the least amount of disturbance possible.

MR. BANNON: That way the restaurant could still utilize their parking lot with their ingress egress and we can still use ours.

MR. PETRO: So you're on record saying that you think it is possible that you can help the Town?

MR. BANNON: Sure, absolutely.

MR. PETRO: Motion to waive the public hearing.

MR. ARGENIO: So moved.

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 for the MCB Partnership site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: The planning board should require a bond estimate be submitted per Chapter 19 of the code.

MR. LANDER: If you'd like, you can change your spaces from 10 x 20's to 19 x 9.

MR. PETRO: Correct.

MR. LANDER: You can gain space on each side. If you'd like to continue with 10 x 20's, strictly up to you.

MR. PETRO: Anybody have anything else? I know it seems like we're going quick, but I don't see anything else, I don't. So I'll entertain a motion to give final approval.

MR. EDSALL: Just one thing, I want to see if they want more flexibility, actually, they provided a parking calculation that's based on not a car wash but a vehicle service repair, are you looking for the ability to do either or looking just for a car wash?

MR. BANNON: Just for a car wash.

MR. EDSALL: Just so that the plan is correct, only one condition that they correct the parking calculation and I can tell you right now that the demand from the 12,000 some square foot retail goes from 65 down to 4 so they're going to have plenty of parking.

MR. PETRO: We'll use them for Shop Rite or something, let them put it in.

MR. EDSALL: There will be plenty of parking but they have already got the great majority improved already anyway.

MR. ARGENIO: Motion for final approval for MCB Partnership site plan amendment, withdraw motion and make a motion for negative dec.

MR. LANDER: So moved.

MR. PETRO: Motion to grant final approval for the MCB Partnership site plan amendment car wash.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the MCB Partnership site plan amendment car wash site plan subject to the parking calculation being corrected on the plan to show that it is a car wash, not auto vehicle repair and also that you show a curb cut on the plan to allow access for Mr. Primavera's property.

MR. LANDER: Also dumpster enclosure because we don't have a detailed dumpster enclosure to be made out of the same material as your car wash.

MR. BANNON: Can I get those from Myra, a copy of those from Myra?

MR. PETRO: Sure.

ROLL CALL

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

RESULTS OF P.B. MEETING OF: June 27 2001

PROJECT: MCB Partnership

P.B.# 01-48

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) A S) L VOTE: A4 N 0

2. TAKE LEAD AGENCY: Y N__

CARRIED: YES NO__

M) L S) K VOTE: A4 N 0

CARRIED: YES NO__

WAIVE PUBLIC HEARING: M) A S) L VOTE: A4 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) A S) L VOTE: A4 N 0 APPROVED CONDITIONALLY: 6-27-01

NEED NEW PLANS: Y N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Add curb cut for access to Primavera Property</i>
<i>Dumpster enclosure to be block</i>
<i>Need cost estimate</i>
<i>Correct parking calc. for car wash vs. repair</i>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/19/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-48
NAME: MCB PARTNERSHIP - CARWASH
APPLICANT: BANNON, JIM (MCB PARTNERSHIP)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/19/2001	REC. CK. #1672	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00





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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-48

DATE PLAN RECEIVED: _____ RECEIVED
JUN 19 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Amended site plan - for M.C. & B Partnership has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason.~~ _____

Water is available.

HIGHWAY SUPERINTENDENT DATE
Steve S. S. S. 6-20-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 20, 2001

SUBJECT: MC & B Partnership (car wash)

Planning Board Reference Number: PB-01-48

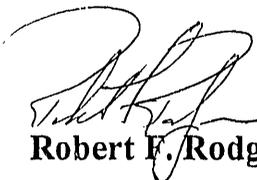
Dated: 19 June 2001

Fire Prevention Reference Number: FPS-01-039

A review of the above referenced subject site plan was conducted on 19 June 2001.

This site plan is acceptable.

Plans Dated: 7 May 2001 Revision 4


Robert F. Rodgers



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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-48

DATE PLAN RECEIVED: _____ RECEIVED

JUN 19 2001

*Please return
by 6/25/01*

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 provided all drainage

disapproved _____ stays on sight.

If disapproved, please list reason _____

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N.W. HIGHWAY DEPT.

Alan Knoll 6-25-01
HIGHWAY SUPERINTENDENT DATE

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 16337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B 01-48
 WORK SESSION DATE: 6 JUN 01 APPLICANT RESUB. REQUIRED: Full App
 REAPPEARANCE AT W/S REQUESTED: Not now
 PROJECT NAME: MCB
 PROJECT STATUS: NEW OLD _____
 REPRESENTATIVE PRESENT: Jim Bannon
 MUNIC REPS PRESENT: BLDG INSP. _____
 FIRE INSP. Rich
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- change 1/4 to "Site Plan Amendment"
- change to sheet 1 of 1
- add note - all details of dmv to comply w/ orig site plan as approved by t/law P/B.
- lighting/landsc.
- Full App - short EAF
- loss 6/27 mtg.

"Proposed Car Wash" next avail. after plans

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJ98

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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 Special Permit _____

Tax Map Designation: Sec. 69 Block 2 Lot 1, 2, 12

BUILDING DEPARTMENT REFERRAL NUMBER _____

- Name of Project MCB Partnership Carwash
- Owner of Record MCB Partnership Phone 570-343-3225
Address: 521 Greenridge St Scranton PA 18509
(Street Name & Number) (Post Office) (State) (Zip)
- Name of Applicant Jim BANNON Phone 845-726-3324
Address: 443 B. South Plank Rd Westtown 10998
(Street Name & Number) (Post Office) (State) (Zip)
- Person Preparing Plan Dick Bassler Phone 607-775-3265
Address: 660 North Rd Binghamton NY 13904
(Street Name & Number) (Post Office) (State) (Zip)
- Attorney Scott Bonacic Phone 845-692-0006
Address 90 Crystal Run Suite 409 Middletown NY 10940
(Street Name & Number) (Post Office) (State) (Zip)
- Person to be notified to appear at Planning Board meeting:
Jim BANNON 914-733-1861
(Name) (Phone)
- Project Location: On the North side of Rt 300 150 feet
(Direction) (Street) (No.)
North of Rt 300 (Jiffy Lube Parking Lot)
(Direction) (Street)
- Project Data: Acreage 3 ac. Zone Commercial School Dist. _____

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

*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.) Complete Approved
site plan for MCB Partnership, add a five Bay selfserve,
and an automatic carwash facility Behind Jiffy Lube.

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

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

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:

5 DAY OF June 2001
19

James D. Bannon
APPLICANT'S SIGNATURE

Paulette A. Zubikowski
NOTARY PUBLIC

JAMES D. BANNON
Please Print Applicant's Name as Signed

PAULETTE A. ZUBIKOWSK
Notary Public
State of New York
Orange County
Reg. No. 4839281
Commission Expires April 30, 2003

TOWN USE ONLY RECEIVED
JUN 19 2001
DATE APPLICATION RECEIVED

01-48
APPLICATION NUMBER

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)

1. APPLICANT /SPONSOR James D BANNON	2. PROJECT NAME MCB Partnership / Carwash
3. PROJECT LOCATION: Municipality New Windsor County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) ON Rt 300, near the 5 corners, next to Blockbuster video, & Jiffy LUBE. Across the street from Price Chopper	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 5 BAY self serve carwash, w/ an automatic machine.	
7. AMOUNT OF LAND AFFECTED: Initially 1 acre acres Ultimately _____ acres	
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	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: It is located in a small strip mall. The property has on it a video store, Bar, and a Jiffy LUBE.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval First stage of the project was approved by the town of New Windsor Planning Board	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: James D BANNON	Date: 6/10/01
Signature: James D Bannan	

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

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OVER

1

11-48

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

<p>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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No</p> <p>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</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. No</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. No</p> <p>C7. Other Impacts (Including changes in use of either quantity or type of energy)? Explain briefly. No</p>
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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:	
<hr/> <p style="text-align: center;">Name of Lead Agency</p>	
<hr/> <p>Print or Type Name of Responsible Officer in Lead Agency</p>	<hr/> <p>Title of Responsible Officer</p>
<hr/> <p>Signature of Responsible Officer in Lead Agency</p>	<hr/> <p>Signature of Preparer (if different from responsible officer)</p>
<hr/> <p style="text-align: center;">Date</p>	

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01-48

Dick Bassen

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

From: Jim Bannon
(Fax) 845-342-6846

ITEM

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

SAMPLE:



- 3. Applicant's Name(s)
- 4. Applicant's Address
- 5. Site Plan Preparer's Name
- 6. Site Plan Preparer's Address
- 7. Drawing Date
- 8. Revision Dates
- 9. Area Map Inset and Site Designation
- 10. Properties within 500' of site
- 11. Property Owners (Item #10) *ON AMENDED SITE dated 9/21/1995 Appr. 9/6/199*
- 12. Plot Plan
- 13. Scale (1" = 50' or lesser)
- 14. Metes and Bounds
- 15. Zoning Designation
- 16. North Arrow
- 17. Abutting Property Owners *SAME AS 10 & 11*
- 18. Existing Building Locations
- 19. Existing Paved Areas
- 20. Existing Vegetation
- 21. Existing Access & Egress

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PROPOSED IMPROVEMENTS

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

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

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

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee 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: Richard H. Banker 6/18/01
Licensed Professional Date

RECEIVED

JUN 19 2001

01-48

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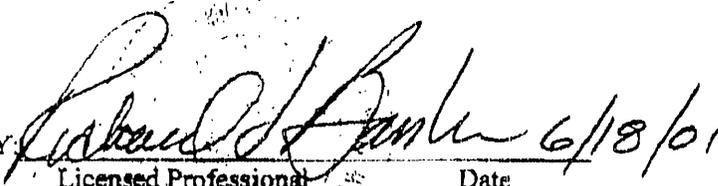
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BY:

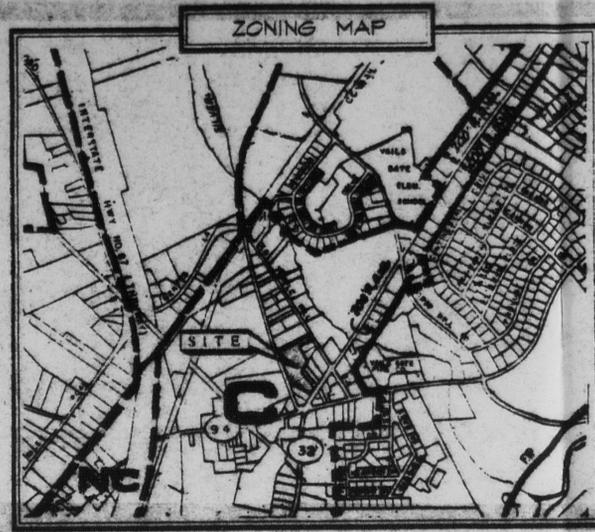
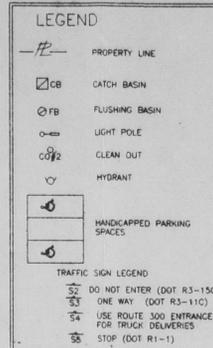
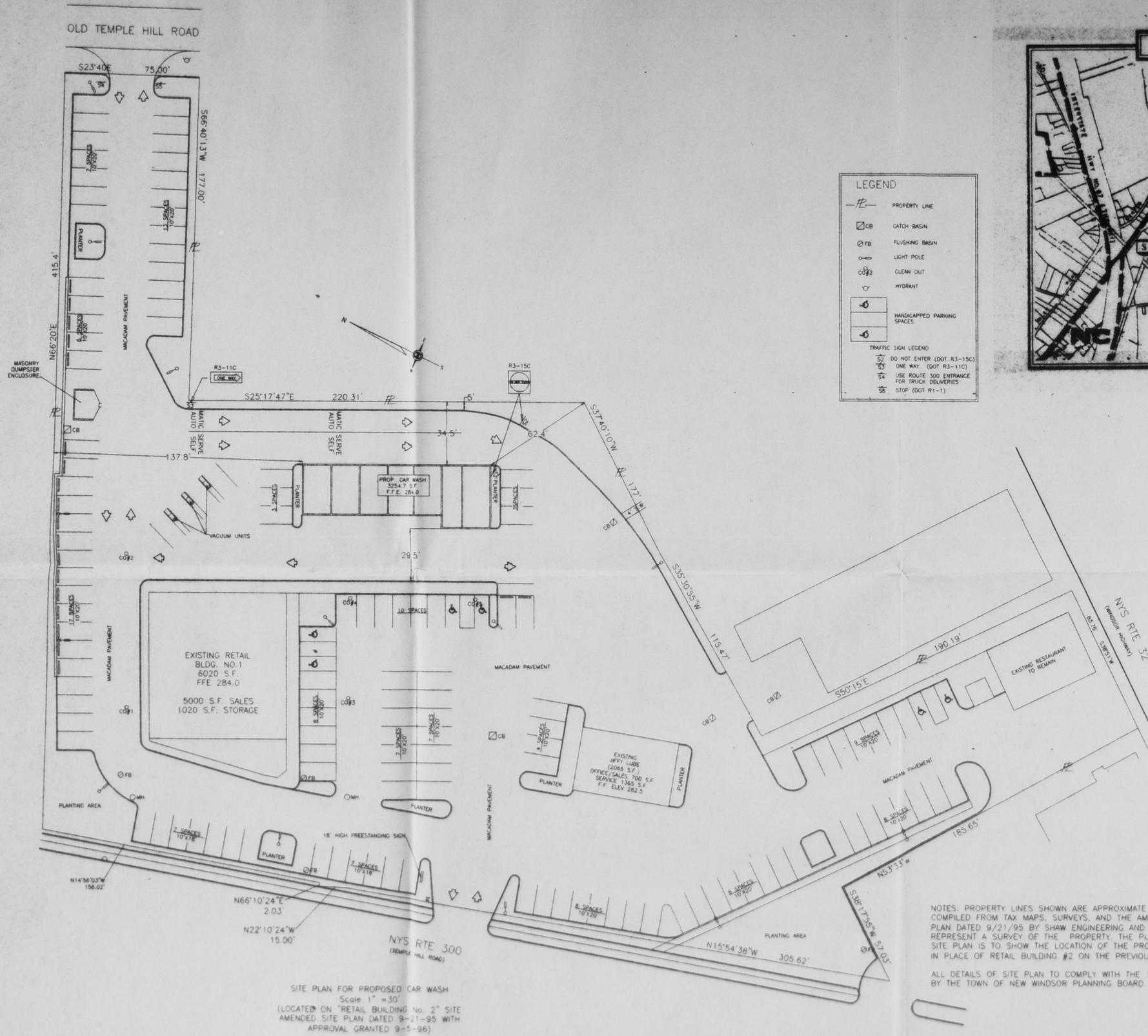

Licensed Professional

Date

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NOTES:
 1. ZONE C ZONE DESIGN SHOPPING
 2. TOTAL PARCEL AREA 3.05 ACRES
 3. RECORD OWNER & APPLICANT M.C. & B. PARTNERSHIP
 C/O JIFFY LUBE
 208 MEADOW STREET
 SCRANTON, PA 18505
 4. TAX MAP DESIGNATION SECTION 69 BLOCK 2 LOTS 1, 2, & 12

ZONING SCHEDULE

ZONE C
 USE A-1 - RETAIL STORES
 USE B-5 - SERVICE REPAIR GARAGE*

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	132,856 S.F.
LOT WIDTH	200 FT.	355 FT.
FRONT YARD DEPTH	60 FT.	60 FT. (RETAIL BLDG #1)
SIDE YARD	30 FT.	42 FT. (JIFFY LUBE)
REAR YARD DEPTH	30 FT.	34.5 FT. RETAIL BLDG #2
STREET FRONTAGE	NA	NA
BUILDING HEIGHT		
JIFFY LUBE	14'-0"	18 FT.**
RETAIL BLDG#1	18'-4"	18 FT.
RETAIL BLDG#2	10'-0"	18 FT.**
FLOOR AREA RATIO	0.50	0.085

* DENOTES SPECIAL PERMIT OBTAINED FROM PLANNING BOARD.
 ** DENOTES VARIANCES OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON MAY 23, 1994.

COVERAGES		
BUILDING COVERAGE	13,140 S.F.	9.9%
% OF TOTAL AREA		
PAVEMENT COVERAGE	94,631 S.F.	71.2%
% OF TOTAL AREA		
OPEN SPACE COVERAGE	25,087 S.F.	18.9%
% OF TOTAL AREA		

OFF STREET PARKING

RETAIL BUILDING #1		
1 SPACE / 150 S.F. OF FLOOR AREA IN SALES USE		
5000 S.F. / 150 S.F. PER SPACE	34 SPACES	74 SPACES

CAR WASH BUILDING #2		
4 SPACES / SERVICE BAY		
1 SPACE / 300 S.F. OF FLOOR AREA OUTSIDE OF SERVICE AREA		
6 BAYS @ 4 PER BAY	24 SPACES	24 SPACES
350 SF NON SERVICE AREA	2 SPACES	2 SPACES

SERVICE REPAIR GARAGE (JIFFY LUBE)		
4 SPACES / SERVICE BAY		
1 SPACE / 300 S.F. OF FLOOR AREA OUTSIDE SERVICE AREA		
3 BAYS @ 4 SPACES / BAY	12 SPACES	12 SPACES
700 SF / 300 SF PER SPACE	3 SPACES	3 SPACES

RESTAURANT		
48 SEATS / 3 SEATS PER SPACE	16 SPACES	17 SPACES
TOTAL	81 SPACES	132 SPACES

SIGNAGE

SIGNAGE VARIANCES WERE OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS TO ALLOW

A) WALL SIGNS	SIGNAGE TOTAL	SIGNAGE ALLOWED	VARIANCE OBTAINED	NUMBER OF SIGNS	SIGNS ALLOWED	VARIANCE OBTAINED
	105.75 SF	20 SF	85.75 SF*	3	2*	

B) FREE STANDING SIGNS	SIGNAGE TOTAL	SIGNAGE ALLOWED	VARIANCE OBTAINED
	128.12 SF	40 SF	88.12 SF**

SIGN HEIGHT	HEIGHT ALLOWED	VARIANCE OBTAINED	SIGN SETBACK REQ'D	ACTUAL SETBACK	VARIANCE OBTAINED
18 FT.	15 FT.	3 FT.*	15 FT.	10 FT.	5 FT**

* VARIANCE GRANTED MAY 23, 1994
 ** VARIANCE GRANTED JUNE 27, 1994

SITE PLAN FOR PROPOSED CAR WASH
 Scale 1" = 30'
 (LOCATED ON "RETAIL BUILDING NO. 2" SITE
 AMENDED SITE PLAN DATED 9-21-95 WITH
 APPROVAL GRANTED 9-5-96)

NOTES: PROPERTY LINES SHOWN ARE APPROXIMATE AS THEY WERE COMPILED FROM TAX MAPS, SURVEYS, AND THE AMENDED SITE PLAN DATED 9/21/95 BY SHAW ENGINEERING AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY. THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE LOCATION OF THE PROPOSED CAR WASH IN PLACE OF RETAIL BUILDING #2 ON THE PREVIOUS AMENDED SITE PLAN.

ALL DETAILS OF SITE PLAN TO COMPLY WITH THE 1995 SITE PLAN AS APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD.

TOWN OF NEW WINDSOR PLANNING BOARD
 STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

NOV 16 2000

By: *James P. J. J. J.*
 By: *James P. J. J. J.*

DATE	NO.	DATE	REVISIONS	DRAFTER	PREPARED BY	PROJECT	SHT. NAME	SHT. NO.
MAY 2000	1	JUNE 7, 2000	REVISED BLDG FOOTPRINT AND COMPLETE SITE PLAN	RLB	Richard L. Bossler, P.E. 660 North Road Binghamton, New York 13904	AMENDED SITE PLAN SHOPPING PLAZA FOR M. C. & B. PARTNERSHIP TOWN OF NEW WINDSOR ORANGE CO.	SITE PLAN AMMENDMENT PROPOSED CAR WASH	1/1
	2	AUG 15, 2000	SIGNS MARKINGS AND STAMP OF APPROVAL BOX	RLB				
	3	5/7/01	BUILDING FOOTPRINT CHANGED 5/7/01	RLB				
	4	9/18/01	SIGN INFORMATION UPDATED	RLB				
	5		TITLE, NOTES AND SHEET #	RLB				
	6			RLB				