

PB# 02-23

**Plympton House
(SP)**

14-2-3.1

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 1-20-04

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

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

FOR PROJECT NUMBER: 2-23

NAME: PLYMPTON HOUSE - PA2002-0405

APPLICANT: PETER KRONNER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/20/2004	PLANS STAMPED	APPROVED
08/27/2003	P.B. APPEARANCE (PUB HEAR) . LA:ND - CLOSED PUBLIC HEARING - NEED COST ESTIMATE	NO PUB COMMENT
07/09/2003	P.B. APPEARANCE	SCHED PH
08/28/2002	P.B. APPEARANCE	REFER TO Z.B.A.
08/21/2002	WORK SESSION	SUBMIT
06/05/2002	WORK SESSION	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-23

NAME: PLYMPTON HOUSE - PA2002-0405

APPLICANT: PETER KRONNER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/23/2002	EAF SUBMITTED	08/23/2002	WITH APPLIC
ORIG	08/23/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/23/2002	LEAD AGENCY DECLARED . ALSO TOOK LEAD AGENCY ON 8/27/03	07/09/2003	TOOK LA
ORIG	08/23/2002	DECLARATION (POS/NEG)	08/27/2003	DECL NEG DEC
ORIG	08/23/2002	SCHEDULE PUBLIC HEARING	07/09/2003	SCHED PH
ORIG	08/23/2002	PUBLIC HEARING HELD	08/27/2003	HELD PH
ORIG	08/23/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	08/23/2002	PRELIMINARY APPROVAL	/ /	
ORIG	08/23/2002		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

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LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/24/2003	2% OF COST EST - INSP FEE	CHG	695.00		
01/20/2004	REC. CK. #6277	PAID		695.00	
		TOTAL:	695.00	695.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/24/2003	2% OF COST EST - INSP FEE	CHG	695.00		
01/20/2004	REC. CK. #6277	PAID		695.00	
		TOTAL:	695.00	695.00	0.00


1/21/04

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

RECEIPT
#69-2004

01/21/2004

Taconic Design Consultants, Inc.

Received \$ 100.00 for Planning Board Fees, on 01/21/2004. 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: 01/20/2004

PAGE:

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUI
11/24/2003	APPROVAL FEE	CHG	100.00		
01/20/2004	REC. CK. #6276	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/20/2004

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/24/2002	REC. CHECK #270	PAID		750.00	
08/28/2002	P.B. ATTY. FEE	CHG	35.00		
08/28/2002	P.B. MINUTES	CHG	9.00		
07/09/2003	P.B. ATTY. FEE	CHG	35.00		
07/09/2003	P.B. MINUTES	CHG	18.00		
08/27/2003	P.B. ATTY. FEE	CHG	35.00		
08/27/2003	P.B. MINUTES	CHG	27.00		
11/24/2003	P.B. ENGINEER FEE	CHG	487.40		
01/20/2004	RET. TO APPLICANT	CHG	103.60		
		TOTAL:	750.00	750.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

November 25, 2003

Taconic Design
1 Gardnertown Road
Newburgh, NY 12550

ATTN: CHARLES BROWN, P.E.

SUBJECT: PLYMPTON HOUSE - P.B. #02-23

Dear Mr. Brown:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account of \$103.60 that will be returned to the applicant.

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

Check #1 - Approval Fee.....	\$	100.00
Check #2 - 2% of Cost Estimate (Inspection Fee).....	\$	695.00

Upon receipt of these checks and ten (10) sets of plans, I will have them stamped and signed approved.

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

Very truly yours,

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

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

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LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/24/2003	2% OF COST EST - INSP FEE	CHG	695.00		
			-----	-----	-----
		TOTAL:	695.00	0.00	695.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/24/2003	APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

MEMORANDUM

(via fax)

21 November 2003

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: PLYMPTON HOUSE SITE PLAN
PLANNING BOARD APPLICATION NO. 02-23

A handwritten signature in black ink, appearing to be 'Mark J. Edsall', written in a cursive style.

I have reviewed the cost estimate for the subject application and have made some corrections/adjustments. The site bond estimate is now \$34,770, with a field inspection fee of \$695.

Attached is our time printout.

Call if you have any questions.

Mark

REGIONAL OFFICES

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

P.B #02-83

Taconic Design			
CONSULTANTS, Inc.			
1 GARDNERTOWN ROAD • NEWBURGH, NY 12550			
(845)-569-8400 • (Fax) (845)-569-4583			
Plympton House Site Work Construction Budget		02282-PMT	
Item	Quantity	Unit Price	Total
Site Work:			
Grading			\$2,000.00
Pavement	17,500 SF	\$1.50	\$26,250
Gravel Parking Area	480 SF @ 6		2,520
Signage	2	\$125.00	\$250.00
Demolition Surround	1		\$1,000.00
Landscaping Island			750
Camp Pole/Light			1,500
Total			\$34,850.00
		Use	\$30,000.00

34,770

2% \$695

AS OF: 11/21/2003

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANMING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 2- 23

FOR WORK DONE PRIOR TO: 11/21/2003

										-----DOLLARS-----		
TASK-NO	REC	..DATE..	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
2-23	250453	11/21/03	TIME	MJE	MC Closeout/Bond Est	95.00	0.70	66.50				
								TASK TOTAL	487.40	0.00	-420.90	66.50
								GRAND TOTAL	487.40	0.00	-420.90	66.50

AS OF: 11/21/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 23

FOR WORK DONE PRIOR TO: 11/21/2003

										-----DOLLARS-----			
TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
2-23	193790	05/15/02	TIME	EAD	WS KRONNER N/S	88.00	0.50	44.00					
2-23	193484	06/05/02	TIME	MJE	WS KRONNER RESTAURANT	88.00	0.40	35.20					
2-23	198692	08/21/02	TIME	MJE	WS KONNER REST S/P	88.00	0.40	35.20					
2-23	198674	08/28/02	TIME	MJE	MM Plympton Dis>ZBA	88.00	0.10	8.80					
2-23	199040	08/28/02	TIME	MJE	MC PLYMPTON HOUSE	88.00	0.50	44.00					

								167.20					
2-23	200959	09/20/02			BILL 02-1119							-167.20	

											-167.20		
2-23	202368	10/02/02	TIME	MJE	WS ZBA REF PLYMPTON	88.00	0.40	35.20					

								35.20					
2-23	203929	10/24/02			BILL 02-1231							-35.20	

											-35.20		
2-23	224275	05/07/03	TIME	MJE	WS PLYMPTON HOUSE	95.00	0.40	38.00					

								38.00					
2-23	229969	06/24/03			BILL 03-774							-38.00	

											-38.00		
2-23	231808	07/02/03	TIME	MJE	WS PLYMPTON HOUSE S/P	95.00	0.40	38.00					
2-23	233145	07/09/03	TIME	MJE	MC PLYMPTON	95.00	0.50	47.50					

								85.50					
2-23	234066	07/23/03			BILL 03-899							-85.50	

											-85.50		
2-23	238541	08/24/03	TIME	MJE	MM Plympton Cond APPL	95.00	0.10	9.50					
2-23	239082	08/26/03	TIME	MJE	MC PLYMPTON SP	95.00	0.50	47.50					
2-23	239694	09/03/03	TIME	MJE	MC PLYMPTON S/P START	95.00	0.40	38.00					

								95.00					
2-23	242703	10/01/03			BILL 03-1187							-95.00	

											-95.00		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

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LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/24/2002	REC. CHECK #270	PAID		750.00	
08/28/2002	P.B. ATTY. FEE	CHG	35.00		
08/28/2002	P.B. MINUTES	CHG	9.00		
07/09/2003	P.B. ATTY. FEE	CHG	35.00		
07/09/2003	P.B. MINUTES	CHG	18.00		
08/27/2003	P.B. ATTY. FEE	CHG	35.00		
08/27/2003	P.B. MINUTES	CHG	27.00		
11/24/2003	P.B. ENGINEER FEE	CHG	487.40		
		TOTAL:	646.40	750.00	-103.60

PUBLIC HEARINGS:

PLYMPTON HOUSE SITE PLAN AND SPECIAL PERMIT (#02-23)

Mr. Charles Brown appeared before the board for this proposal.

MR. PETRO: Proposed conversion of existing building to catering business with caretaker apartment, I believe this public hearing is for the special permit, right, Mark, for the caretaker's apartment?

MR. EDSALL: I would think since you're having the public hearing anyway, you can take comments on site plan and special permit.

MR. PETRO: We will, but just for the record, I believe they had gone to the zoning board where they had a public hearing, correct, so this is redundant to some people, but it's mandatory that we have a public hearing because of the special use permit, that's why you're here.

MR. EDSALL: Correct.

MR. PETRO: Why don't you bring us up to date with what you're doing?

MR. BROWN: Plan is the same as it was last time it was before the planning board. I don't know if there's anybody here in the audience for this project but there's an existing building, it's being converted to a catering facility where they're going to bring in food from other places and serve at functions on the premises.

MR. PETRO: It's a PI zone and the catering is not a use by right, special permit use in the zone. As such, the applicant was referred to the zoning board where you received your necessary variances, correct?

MR. BROWN: Correct.

MR. PETRO: Let's just open it right up to the public, we've seen it so many times I'm going to send him a Christmas card. On the 12th day of August, 2003, 48 addressed envelopes were mailed out containing notice of public hearing. If someone is here, would like to speak for or against the application, come forward, state your name and address and your concern. Anyone here that would like to speak? Let the minutes show no one is here to speak for the public hearing so I'll entertain a motion to close it.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Plympton House site plan. At this time, the motion has been made and seconded. Roll call.

ROLL CALL

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

MR. PETRO: I'd reopen it back up to the board for further comment. We have fire approval on 7/7/2003 and that's it, that's what we have here. Any other planning board, Mark, do you have any other site plan comments? I mean, we've really gone over this a number of times.

MR. EDSALL: They have responded to all the comments and everything's resolved.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Mark, do you have any?

MR. EDSALL: You might not have when you sent it over to the ZBA so--

MR. PETRO: I'll take that back and I'll entertain 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 for the Plympton House site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Entertain a motion for negative dec under the SEQRA process.

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare a negative dec for the Plympton House site plan. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. BROWN: I'd like to make one request being as it's late in the season and roughly 2/3 of the parking is associated with the tent, they don't plan on using that function as a condition of the approval, we can tie 25 spaces to the use of the building itself and then the balance of the parking to the use of the tent, this way, they could do 25 spaces, get the building operating for the Christmas season and put in the balance before spring.

MR. PETRO: What's required for the building?

MR. BROWN: Twenty-five, we have 67 total shown on the plan so 25 is for the building, maximum number of occupants in the building could be 75 and that was based upon the building inspector's letter.

MR. PETRO: Balance parking, is it paved? It's all paved, right?

MR. BROWN: Of the balance 42, were to be paved, the other were to be gravel.

MR. PETRO: Pave for the 25 you said?

MR. BROWN: No, we'll pave the balance prior to using the tent. In other words, the building is set for 75 occupants, the tent another 25.

MR. PETRO: Shows to be paved, correct?

MR. BROWN: All but 21 spaces, correct.

MR. PETRO: I'm speaking ahead of myself, even if it got that far, it would have to be bonded, you realize?

MR. BROWN: Yes.

MR. PETRO: How are we going to control that?

MR. EDSALL: We'll deal with it between Mike and I.

MR. PETRO: You'll make it part of your bond?

MR. EDSALL: Mike will probably split the building from the tent as far as giving them a Certificate of Compliance to operate and that way we can split it up. I'll work with Mike next week.

MR. PETRO: Any bond estimate will be submitted so we just went over that, you know you have to do that. And I'm going to say that we're done. Does any other member have any comments? If not, entertain a motion for final.

MR. LANDER: 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 Plympton House site plan on 10 Plympton Street. Any further comments? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE

August 27, 2003

11

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

P.B. #02-03

Taconic Design				
CONSULTANTS, Inc.				
1 GARDNERTOWN ROAD * NEWBURGH, NY 12550				
(845)-569-8400 * (fax) (845)-569-4583				
Plympton House Site Work Construction Budget				02282-PMT
Item	Quantity	Unit Price	Total	
Site Work:				
Grading			\$2,000.00	
Pavement	17,500 SF	\$1.50	\$26,250	
Signage	2	\$125.00	\$250.00	
Dumpster Surround	1		\$1,000.00	
Total			\$29,500.00	
Use			\$30,000.00	

*10/1/03
M.E.*



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

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

Main Office
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(570) 296-2765
e-mail: mhepa@mhepc.com

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

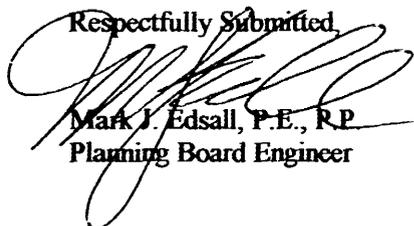
PROJECT NAME: PLYMPTON HOUSE SITE PLAN
(PROPOSED CATERING BUSINESS)
PROJECT LOCATION: 10 PLYMPTON STREET
SECTION 14 – BLOCK 2 – LOT 3.1
PROJECT NUMBER: 02-23
DATE: 27 AUGUST 2003
DESCRIPTION: THE APPLICATION PROPOSES THE USE OF THE EXISTING FACILITIES AND SITE FOR A CATERING OPERATION. THE PROPOSAL ALSO INCLUDES AN “EVENT TENT” ON THE SOUTH OF THE SITE, AND A CARETAKER APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 AUGUST 2002 AND 9 JULY 2003 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING FOR THE SPECIAL PERMIT USE.

1. The property is located in the PI Zoning District of the Town. The proposed use (catering) is not a use by right or a special permit use in the zone. As such, the application was referred to the Zoning Board of Appeals for necessary action. The applicant has indicated that all necessary variances have been obtained (a record should be in the Planning Board’s files).

The application also includes a caretaker apartment on the second floor. This use is a special permit use. The applicant should be reminded this is a single apartment, which, by code, is for the “exclusive use of an attendant, watchman or caretaker employed in connection with any permitted use on said lot”.

2. All previous comments regarding the site plan have been addressed on the latest plan submitted.
3. 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.
4. 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., R.P.
Planning Board Engineer

-----X
In the Matter of the Application of
PLYMPTON HOUSE (PETER KRONNER)

**MEMORANDUM OF
DECISION GRANTING
USE**

CASE #02-59
-----X

WHEREAS, Peter Kronner, owners of 10 Plympton Street, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Use Variance for proposed catering use a PI Zone; and

WHEREAS, a public hearing was held on the 23 June 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Charles Brown representative for the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a commercial property located in a mixed neighborhood of commercial and residential properties.
 - (b) The property was formerly the corporate headquarters of an adjacent business, American Felt & Filter.
 - (c) The SEQRA review conducted by the Board was for the purposes of this application only.

- (d) The applicants acknowledged that, if they are successful in obtaining the sought Use Variance, they will still have to obtain Site Plan Approval from the New Windsor Planning Board before construction.
- (e) The Board declared a Negative Declaration for SEQRA purposes.
- (f) The property is located in a PI Zone, but, it is closely adjacent to an NC Zone.
- (g) The applicant seeks to use this property as a catering premises, however, there will be no food preparation on-site. The food will be prepared off-site and transported to this facility.
- (h) The applicants propose no changes to the existing structure. The hours of operation will be established by the Planning Board in connection with the site plan approval.
- (i) The structure has been vacant for in excess of 18 months. A number of ventures have been proposed, none of these ventures a permitted use in that zone, but, all proposed ventures have failed or not been instituted.
- (j) The building has been partially utilized over the last 15 years, but, it has never been fully utilized and now has no utility at all.
- (k) No additional signage or parking is sought by the applicant.
- (l) This use, if permitted, will not impact upon the uses of other properties in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variance requested is substantial in relation to the Town regulations but nevertheless are warranted.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested Use Variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Use Variance as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 18, 2003


Chairman

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/27/2003

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 2-23

NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/22/2003 MUNICIPAL HIGHWAY	/ /	
REV1	07/03/2003 MUNICIPAL HIGHWAY	/ /	
REV1	07/03/2003 MUNICIPAL WATER	/ /	
REV1	07/03/2003 MUNICIPAL SEWER	/ /	
REV1	07/03/2003 MUNICIPAL FIRE	07/07/2003	APPROVED
REV1	07/03/2003 NYS DOT	/ /	
ORIG	08/23/2002 MUNICIPAL HIGHWAY	07/03/2003	SUPERSEDED BY REV1
ORIG	08/23/2002 MUNICIPAL WATER	08/26/2002	APPROVED
ORIG	08/23/2002 MUNICIPAL SEWER	07/03/2003	SUPERSEDED BY REV1
ORIG	08/23/2002 MUNICIPAL FIRE	08/28/2002	APPROVED
ORIG	08/23/2002 NYS DOT	07/03/2003	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/27/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-23

NAME: PLYMPTON HOUSE - PA2002-0405

APPLICANT: PETER KRONNER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/28/2002	P.B. APPEARANCE	REFER TO Z.B.A.
08/21/2002	WORK SESSION	SUBMIT
06/05/2002	WORK SESSION	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/27/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/23/2002	EAF SUBMITTED	08/23/2002	WITH APPLIC
ORIG	08/23/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/23/2002	LEAD AGENCY DECLARED	/ /	
ORIG	08/23/2002	DECLARATION (POS/NEG)	/ /	
ORIG	08/23/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/23/2002	PUBLIC HEARING HELD	/ /	
ORIG	08/23/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	08/23/2002	PRELIMINARY APPROVAL	/ /	
ORIG	08/23/2002		/ /	

★ LEGAL NOTICE ★

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on AUGUST 27TH, 2003 at 7:30 P.M. on the approval of the proposed Site Plan Special Permit for PLYMPTON HOUSE CATERING

Located at 10 PLYMPTON STREET (Tax Map #Section 14, Block 2, Lot 3.1)

. Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: AUGUST 11, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

	S-B-L	Account #	Property	Owner's Name and Address	
1	47-2-2.2	464100	E S Mill St.	CSX Transportation P.O. Box 44057 Jacksonville, FL 32231-4057	✓
2	47-2-10.2	673430	Mill St.	City of Newburgh 83 Broadway Newburgh, N.Y. 12550	✓
3	47-2-9	253600	Quassaick Creek No.	Kessler Maurice 25 Moore St. Brooklyn, N.Y. 11206	✓
4	47-2-12	253650	Quassaick Creek No.	Same as above	
5	47-2-2.1	023075	Overlook Place	Bridge St. Properties 110 Mill St. Newburgh, N.Y. 12550	✓
6	47-3-1	193850	34-36 Liberty St. W.H.	Parker L C Leroy P.O. Box 121 Highland Falls, N.Y. 10928	✓
7	47-2-3	153950	115-129 Henry Ave.	City of Newburgh 83 Broadway Newburgh, N.Y. 12550	
8	47-2-2.3	464125	Monument St.	Same as above	

P.B. #02-23

5

International
Columbus Street
Windsor, NY 12553

7-1-66.1
Mitsubishi
Masuda
12 Columbus St.

9-1-67
Brewster H. & Geraldine C. Paffendorf
1 Quassaick Ave.
New Windsor, NY 12553

9-1-68.2
County Of Orange
255-275 Main Street
Goshen, NY 10924

9-1-69.2
American Felt & Filter Co. LLC
361 Walsh Avenue
New Windsor, NY 12553

9-1-70.11
David Plotkin
C/o Steel Style Inc.
401 South Water Street
Newburgh, NY 12550

14-1-1
Thomas J. & Donna Curtin
20 Hunter Rd.
Washingtonville, NY 10992

14-1-2
Marie & Roland Sr. Mitchell
27 Columbus St.
New Windsor, NY 12335

14-1-3
Jorge L. & Isabel Jimenez
Calle 5 C3 Urb. El Conquistador
Trujillo Alto, PR 00976

14-1-4 & 14-1-5
Claudia Torraco
C/o Pauline Starr
33 Melrose Ave
New Windsor, NY 12553

14-1-6 & 14-1-10.11 & 14-1-13 & 14-1-23
Frank G. Francon & Jill Sanders Francon
13 Columbus Street
New Windsor, NY 12553

14-1-12
Frank Francon
7 Columbus Street
New Windsor, NY 12553

14-1-15
Alfred E. & Margaret M Pahunbo
C/o Scott & Laurel Wheeler
P.O. Box 634
Plattekill, NY 12568

14-1-16.1
Ira Kroun
5 Leeland Rd
Newburgh, NY 12550

14-1-16.2 & 14-1-18 & 14-1-19
Victor & Alice Bosacky
15 Ledyard Street
New Windsor, NY 12553

14-1-17
Roberto & Vincenta Arocho
5 Ledyard Street
New Windsor, NY 12553

14-1-20
Mira Ellen Rumsey
C/o Mira Ellen Blythe
320 Jackson Avenue
New Windsor, NY 12553

14-1-21
Yecica V. Sanchez & Bayron Cruz
27 Ledyard Street
New Windsor, NY 12553

14-1-22 & 14-8-1
Solomon & Mario Crisostomo
33 Quassaick Ave.
New Windsor, NY 12553

14-1-24
Edward C. Reeves
19 Quassaick Ave
New Windsor, NY 12553

14-2-1
William J. Christie
32 Plympton Street
New Windsor, NY 12553

14-2-2
Michael D. Lucas
146 Quassaick Ave.
New Windsor, NY 12553

14-3-1
Patterson Materials Corp.
20 Harlem Ave.
White Plains, NY 10603

14-3-3
Mans Brothers Realty Inc.
P.O. Box 247
Vails Gate, NY 12584

14-3-4
Edith F. Craig
16 Wintergreen Ave.
Newburgh, NY 12550

14-3-5
Warren S. & Edith F. Craig
10 Wintergreen Ave.
Newburgh, NY 12550

14-3-6
Central Hudson Gas & Electric Corp
C/o Tax Agent
284 South Ave.
Poughkeepsie, NY 12602

14-6-1
Cemetery
St. Patricks Church
55 Grand Street
Newburgh, NY 12550

14-7-8
Jeffrey A. & Jeanne S. Stent
15 Melrose Avenue
New Windsor, NY 12553

14-7-9
RD Development Corp.
2439 Route 32 Suite 10
Newburgh, NY 12550

14-7-12
William G. & Gaetana Blasko
324 Collabar Road
Montgomery, NY 12549

14-8-8 & 14-8-9
Mario A. & Ezenia Espana
P.O. Box 4259
New Windsor, NY 12553 ✓

14-8-10 & 14-8-11
Stella Orzechowski & Lorraine Slacin
Trustees of the Stella Orzechowski
Rev. Trust
61 Blance Ave.
New Windsor, NY 12553 ✓

14-7-15
52 Quassaick Ave. Inc.
C/o Somporn Toombs
9 Buttonwood Drive
New Windsor, NY 12553 ✓

14-8-12
EKJ Realty LLC
45 Quassaick Ave.
New Windsor, NY 12553 ✓

14-7-16
North Plank Development Company, LLC
5020 Route 9W
Newburgh, NY 12550 ✓

14-7-17
Frank H Reis Realty Corp.
79 N. Front Street
Kingston, NY 12401 ✓

14-8-3
Mary Ann Weber
Life Est. For Ann Ferguson
14 Ledyard Street
New Windsor, NY 12553 ✓

14-8-4
Gloria C. Hryncewich
Life Est. for Mathias Sloboda
53 Brane Ave.
Hawthorne, NJ 07506 ✓

14-8-5
Humberto & Celsa M. Fernandez
15 Plympton Street
New Windsor, NY 12553 ✓

14-8-6
Natashia & Lenora Grable
313 Walsh Ave.
New Windsor, NY 12553 ✓

14-8-7
Saffioti Bros. Inc.
61 Quassaick Ave.
New Windsor, NY 12553 ✓

30
5
13

48

PLYMPTON HOUSE (02-23)

Mr. Charles Brown appeared before the board for this proposal.

MR. PETRO: That's proposal is a catering use for a building formerly American Felt offices, this is down on Walsh Road there, I think we've seen a number of different applicants for this, this seems to be one that's starting to work out a little bit.

MR. BROWN: Last week we were before the zoning board and we got the use variance.

MR. PETRO: How about an apartment upstairs, did you get a variance for that there? Did you have an apartment upstairs?

MR. BROWN: It's the accessory apartment, in other words, as a caretaker facility that's a special use permit from this board, actually, the zoning board confirmed this that was permitted under not only this zone but what's the other zone that permits it, NC zone, which permits the catering.

MR. PETRO: Variances you received are on the plan, you put them on the plan?

MR. BROWN: Yes, that's correct.

MR. PETRO: PI zone catering is not a use by right, that's why you went there, so you actually got a use variance you received? Very good.

MR. BROWN: Correct.

MR. PETRO: I think we had given you a positive recommendation.

MR. BROWN: Yes, I appreciate that.

MR. PETRO: Let's talk about parking there because the

parking was kind of sparse, did you get a parking variance also?

MR. BROWN: No, the parking has actually been calculated and it's correct, they have drawn back from their original proposed number of I guess you'd call it patrons or whatever so parking calculation is on the plan and it's sufficient.

MR. PETRO: What's required and what's provided?

MR. BROWN: We need one per three people, proposal is maximum of 200 people that would be 67.

MR. PETRO: 67 required, 67 spaces provided. What's being blacktopped? Do you have that actually shown on this plan?

MR. BROWN: Yes, this is already blacktopped through here, this is all gravel this dashed line, so this would all be blacktopped and these spaces right here would be gravel.

MR. PETRO: That's overflow but they're in your parking calculation but they're going to be gravel?

MR. BROWN: Right.

MR. PETRO: How we doing that, Mark?

MR. EDSALL: Well, I've been told, and correct me if my numbers are wrong, that the building catering use is not the 200, the 200 is a combination of the tent which is on the site plan plus the building.

MR. BROWN: That's actually also in the parking calculation, the maximum building occupancy is 75 people, very, very rarely would they go over that. In the event they did, they would put up a tent outside so their actual usage--

MR. PETRO: I got the picture. Mark, you're

comfortable with it?

MR. EDSALL: Yeah, from an environmental standpoint, it's sheet flow of drainage that gives us the parking lot would drain onto the gravel before it discharged.

MR. PETRO: I think the whole thing is down this way, right, goes into the gravel then goes off the site?

MR. EDSALL: Kind of takes the temporary tent use and provides gravel temporary parking but also provides an environmental benefit but for the permanent use, there are all paved spaces.

MR. PETRO: I don't want to hold these people up because I'd like to see something happen, it's been years, this is where there was going to be a funeral home one time and a school for kids?

MR. EDSALL: Bad news is from a timing standpoint, the caretaker use is a special permit so you have no choice but to have a public hearing.

MR. BROWN: So we can waive the public hearing for the site plan, get the site plan approval and then the caretaker public hearing for that?

MR. PETRO: No, it's part of the application so I'm forced by law to have a public hearing, I can't waive it.

MR. BROWN: We had a public hearing for the variance and there was a no show.

MR. PETRO: You're going to have the same thing here probably but you have to go through the procedure. If you eliminated the caretaker apartment and just went for the site plan but then you couldn't have the caretaker apartment, you can always apply for that later. But you're here, you might as well get it done because we'll do it 1, 2, 3, probably in another month you'll be done.

MR. EDSALL: It's done other than the couple minor corrections and we're all set.

MR. PETRO: Might as well continue. Back to the site plan then we'll do, we have Fire approval on 7/7/2003, anything on the site plan, gentlemen? Anybody see anything? Mark, any comments?

MR. EDSALL: Minor, just under 2.

MR. PETRO: Motion to have a public hearing for the special use permit.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: I'm sorry. Jerry, can you---

MR. ARGENIO: Make a motion we take lead agency on Plympton House site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Plympton House site plan. Any discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Now authorize a public hearing, mandatory public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize a public hearing for the Plympton House site plan special permit for the caretaker apartment. Any further comments? if not, roll call.

ROLL CALL

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

MR. PETRO: Do the paperwork, get together with Myra, when you're ready, you'll be on the next agenda for the public hearing.

MR. BROWN: Thank you.



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

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

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

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

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PLYMPTON HOUSE SITE PLAN
(PROPOSED CATERING BUSINESS)

PROJECT LOCATION: 10 PLYMPTON STREET
SECTION 14 – BLOCK 2 – LOT 3.1

PROJECT NUMBER: 02-23

DATE: 9 JULY 2003

DESCRIPTION: THE APPLICATION PROPOSES THE USE OF THE EXISTING FACILITIES AND SITE FOR A CATERING OPERATION. THE PROPOSAL ALSO INCLUDES AN “EVENT TENT” ON THE SOUTH OF THE SITE, AND A CARETAKER APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 AUGUST 2002 PLANNING BOARD MEEING.

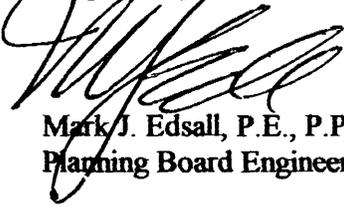
1. The property is located in the PI Zoning District of the Town. The proposed use (catering) is not a use by right or a special permit use in the zone. As such, the application was referred to the Zoning Board of Appeals for necessary action. The applicant has indicated that all necessary variances have been obtained (a record should be in the Planning Board's files).

The application also includes a caretaker apartment on the second floor. This use is a special permit use. The applicant should be reminded this is a single apartment, which, by code, is for the “exclusive use of an attendant, watchman or caretaker employed in connection with any permitted use on said lot”.

2. I have made my initial review of the plans submitted and have the following comments:
 - The parking layout and dimensions are in compliance with code requirements. The parking lot is to be paved with the exception of the 21 spaces along the east. The board needs to accept these gravel “overflow” spaces.
 - The “No Parking” should read “No Parking – Any Time”.
 - I recommend that the 1 ft. returns on each side of the dumpster enclosure be masonry not fence.

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.

Respectfully Submitted,



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

MJE/st
NW02-23-09Jul03.doc

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

**RECEIPT
#710-2003**

07/22/2003

*PB# 08-23 Application Fee +
Special Permit*
Tsunami Group, Inc.

**Received \$ 200.00 for Planning Board Fees, on 07/22/2003. 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: 08/23/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-23
NAME: PLYMPTON HOUSE - PA2002-0405
APPLICANT: PETER KRONNER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/24/2002	REC. CHECK #270	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



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

RECEIPT
#760-2002

08/26/2002

Tsunami Group, Inc. # 02-23

Received \$ 100.00 for Planning Board Fees on 08/26/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

RESULTS OF P.B. MEETING OF: August 28, 2002

PROJECT: Plympton House P.B.# 02-23

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) __ S) __ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M) __ S) __ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M) __ S) __ VOTE: A__ N__ 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) L S) K VOTE: A 0 N 5

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) __ S) __ VOTE: A__ N__ APPROVED: _____

M) __ S) __ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<i>Need use variance - Discussed the history of projects proposed for this site</i>
<i>Positive recommendation to Z.B.A.</i>

ZONING BOARD OF APPEALS
October 28, 2002

OCT 22 2002

Mike
Sabcock

AGENDA: 7:30 p.m. - ROLL CALL - Motion to accept minutes of 09/23/02

PRELIMINARY MEETINGS:

SET UP
FOR P/H

1. POST, WILLIAM - Request for 6 ft. 6 in. rear yard variance for proposed deck at 1 Valewood Drive in an R-4 zone. (39-3-30).

SET UP
FOR P/H

TALK TO FRANK ABOUT #
2. NEUMANN, PAUL - Request for 1 ft. 9 in. rear yard variance for an existing single-family residence at 82 Hudson Drive in an R-4 zone. (25-3-1).

SET UP
FOR P/H

3. KRONNER, PETER - Request for use variance for catering operation at 10 Plympton Street in a PI zone. Use not permitted. (14-2-3.1).

SET UP
FOR P/H

NEED SIZE OF UNITS WHAT SQFT REQ
4. MONACO, CARMEN - Request for use variance to convert five-family apartment to seven-family at 224 Walsh Road -R-4 zone. (13-2-2).

PUBLIC HEARING:

APPROVED

5. ACCETTURA, JOSEPH - Request for 5 ft. 2 in. front yard variance for proposed two-story addition at 1 Farmstead Road in an R-4 zone. (27-5-1.2).

APPROVED

6. CHIN, NEA SUM - Request for 4.2 ft. side yard variance for existing shed at 21 Clarkview Road in an R-4 zone. (6-4-18).

APPROVED

7. YARUS, ANN - Request for 10 ft. rear yard variance to construct addition to residence at 744 Blooming Grove Tpk. in an R-4 zone. (49-5-12).

Formal Decisions: (1) Riley (2) Puglia (3) Thom (4) Lovano APPROVED

Pat - 563-4630 (o) or 562-7107 (h)



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS
Regular Session - JUNE 23, 2003

AGENDA
7:30 p.m. - Roll Call

PRELIMINARY MEETINGS:

DOES NOT NEED VARIANCE GROUND FLOOR IS 1,848
TOTAL HOUSE 2,712
1. **M & Y BUILDERS, INC. (#03-29)** Request for 864 square feet variance for Maximum Livable Area at 22 East Green Road in an R-1 Zone (55-1-77.1)

GET UP FOR P/H 2. **TOM PRENDERGAST (#03-30)** Request for 12 ft. Rear Yard Setback for proposed attached deck at 110 Merline Avenue in an R-4 zone (18-1-19)

GET UP FOR P/H 3. **BOB & ROSEMARY HERSH (#03-31)** Request for 3 feet Rear Yard Setback for proposed roof over existing deck at 444 Philo Street in an R-4 Zone (73-4-1)

GET UP FOR P/H 4. **JOSEPH COMO (#03-32)** Request for 8 ft. Rear Yard Setback for proposed addition; and 4 ft Side Yard Setback and 5 ft. Rear Yard Setback for existing shed at 433 Philo Street in an R-4 Zone (73-3-11)

PUBLIC HEARINGS:

APPROVED 5. **JEAN LEWIS (03-24)** Request for 7 ft. Required Front Yard Setback and 14 ft. Required Side Yard Setback for proposed deck on 15 Shaw Road in an R-1 zone (53-3-2)

APPROVED 6. **WILLIAM & LINDA FARRELL (03-20)** Request for:
2 ft. Side Yard - Proposed pool deck
5 ft. Front Yard for above-ground pool located in required front yard - Corner Lot
Existing 6' fence projects between the house and road - Corner Lot

All located on a corner lot at 301 Butternut Drive in a CL zone (78-6-13)

APPROVED 7. **PLYMPTON HOUSE (PETER KRONNER) (#02-59)** Request for Use Variance for proposed catering use at 10 Plympton Street in a PI Zone (14-2-3.1) PB #02-23

APPROVED 8. **JESUS & JOSEFA HERNANDEZ (#03-23)** Request for 5.4 ft. Required Side Yard Setback for existing deck at 35 Cross Street in an R-4 zone (40-3-7)

APPROVED 9. **EUGENE & JACQUELINE SCARANO (03-25)** Request for 7 ft Maximum Building Height and 16% Developmental Coverage for proposed detached garage at 516 Union Avenue in an R-4 zone (7-4-4)

APPROVED 10. **ROBERT MC KNIGHT (#03-27)** Request for 7 ft. Required Rear Yard Setback for proposed rear deck at 51 Birchwood Drive in an R-4 zone (40-1-1)

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: 02-23
APPLICANT: PLYMPTON HOUSE SITE PLAN
% PETER KRONNER
PLYMPTON ST CORP
10 PLYMPTON ST
NEW WINDSOR NY 12553

DATE: 2 OCT 02
1 ZBA 10-28-02
SET UP FOR P/H
2 ZBA 6-23-03
APPROVED

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 23 AUG 02
FOR (~~SUBDIVISION~~ - SITE PLAN)
LOCATED AT 10 PLYMPTON ST

ZONE _____
DESCRIPTION OF EXISTING SITE: SEC: 14 BLOCK: 2 LOT: 3.1

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____
USE VARIANCE R2D
FOR PROPOSED CATERING USE


MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS

PROPOSED OR AVAILABLE

VARIANCE REQUEST

ZONE <u>PI</u> USE			
MIN. LOT AREA			
MIN. LOT WIDTH			
REQ'D FRONT YD			
REQ'D SIDE YD.			
REQ'D TOTAL SIDE YD.			
REQ'D REAR YD.			
REQ'D FRONTAGE			
MAX. BLDG. HT.			
FLOOR AREA RATIO			
MIN. LIVABLE AREA			
DEV. COVERAGE		%	%
O/S PARKING SPACES			

USE VARIANCE

RECEIVED
MAY 19 2003
914-563-4630

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

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

02-59

POSSIBLE Z.B.A. REFERRALS

PLYMPTON HOUSE (02-23)

MR. PETRO: OK - Possible ZBA referrals is the Plympton House, 10 Plympton Street represented by Mr. Brown. The application proposes the use of existing facilities and site for a catering operation. The plan is reviewed on a concept basis only. The property is located in a PI Zoning District. Catering is not a use by right in the zone. As such it is preferred that this board refers this application to the Zoning Board of Appeals for necessary action. Mark's note here says, "It may be beneficial that the Board discusses in the record the history of the non-successful applications that have been before this board for this property. As well, a general planning opinion of the site for the proposed use would be helpful."

We have had quite a few people come in on this site for a number of different applications, one was a school I believe, one was a funeral parlor and nothing ever came of it but, I think that that is not necessarily from a planning aspect as it may be from a business aspect as the whole property. So, it may not affect you, I am just giving you my opinion. Why don't you just give us... again we are going to send you to the Zoning Board... but it would be a good idea if you at least tell us what you are doing briefly anyway.

MR. BROWN: We will use the existing building..... inaudible....

MR. PETRO: Mark, this is going for a use variance?

MR. EDSALL: Yes, that is why I thought it was important that the Zoning Board understand that this has been before the Board on several occasions for other uses and that it appears that there is difficulties developing the other uses here successfully. That is one of the criteria for considering a use variance. I thought it was worthwhile to have that on record and, again secondly, if the Board believes there is any planning concerns, it might be worthwhile to discuss it now, if not, we can send them over.

MR. PETRO: You're using the existing building, correct? I don't see any additions or changes to the main structure. So, basically, it is just the use of the interior structure and the parking layout. Mark, you must have gone over the parking layout.

MR. EDSALL: Yes, well I'm deferring the detailed review until they are done with the ZBA.

MR. PETRO: Well, I think it has been empty a long time there, I think it would be nice to have a nice use there and again, I'll say it again and repeat myself, "I don't necessarily think that it was all planning issues that kept that building from being occupied in the past. I think it had something to do with the applicants. So, I think if you had the right person there and develop it properly I think it would be a good spot and I think the Board should give a Positive Recommendation to the Town of New Windsor Zoning Board. That is my opinion if anyone wants to ...

MR. ARGENIO: Is that the building as you go down the hill on Walsh's Road it's on your left side and looks like a big old home. I think I'm familiar with it now.

MR. PETRO: It would just be nice to have something nice there. OK - do we have a motion for final approval.

MR. LANDER: So moved.

MR. KARNAVEZOS: Seconded

ROLL CALL:

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

MR. PETRO: At this time, you have been referred to the Town of New Windsor Zoning Board for your necessary variances or variance. If you are successful and receive that variance and wish to return to this board once again, you have the right to do so. We will see you then. Then again, I think we are sending the applicant with a positive recommendation, does anybody disagree with that? OK.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Thomas Lucchesi Asst. Fire Inspector
SUBJECT: Plympton House
DATE: July 7, 2003

Planning Board Reference Number: PB-02-23
Date Received: 07-03-03
Fire Prevention Reference Number: FPS-03-31

An inspection of the above referenced site plan was conducted on July 7, 2003.

This site plan is acceptable.

Plans Dated: 8-21-02


Thomas R. Lucchesi
Asst. Fire Inspector

TRL/dh



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

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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JAMES M. FARR, P.E. (NY & PA)

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(845) 567-3100
e-mail: mhenry@mhepc.com

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** 02.23

WORK SESSION DATE: 2 July 2003 **PROJECT:** NEW OLD

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

PROJECT NAME: Plympton House + caretaker

REPRESENTATIVES PRESENT: Charlie/Pete Kramer

MUNICIPAL REPS PRESENT:

BLDG INSP. ENGINEER	<input checked="" type="checkbox"/>	FIRE INSP. PLANNER	<u>Tom C</u>
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED:

- get variance.
- 9x19 + 25
- On splice detail
add 3rd On
- parent detail -
- dumpster encl. block
add Ht. low incande. ?
6' post
- loss gravel path. a 21

STND CHECKLIST:

- DRAINAGE
- DUMPSTER
- SCREENING _____
- LIGHTING
(Streetlights)
- LANDSCAPING
- BLACKTOP detail
- ROADWAYS
- APPROVAL BOX

PROJECT TYPE

- SITE PLAN
- SPEC PERMIT
- LL CHG.
- SUBDIVISION
- OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date next avail



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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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33 Airport Center Drive
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e-mail: mhenry@mhepc.com

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 7 MAY 03 PROJECT: NEW _____ OLD X

REAPPEARANCE AT W/S REQUESTED: Yes RESUB. REQ'D: later

PROJECT NAME: PLympton House

REPRESENTATIVES PRESENT: Buttighieri, Pate & Patekranne

MUNICIPAL REPS PRESENT: BLDG INSP. _____
ENGINEER X
P/B CHMN _____
FIRE INSP. BB (2)
PLANNER _____
OTHER _____

ITEMS DISCUSSED: 10 Plympton
office => daycare =>

- P/B sent to ZBA; @ ZBA
- cantabe opt is special permit
- what reg's did ZBA set
- add - show - fence area

via
(2) pls MB - can't work until
1/10 app's

STND CHECKLIST: PROJECT TYPE
DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y _____ N
Recommended Mtg Date _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Plympton House.
DATE: 28 August 2002

Planning Board Reference Number: PB-02-23
Dated: 23 August 2002
Fire Prevention Reference Number: FPS-02-051

A review of the above referenced subject site plan was conducted on 28 August 2002.

This site plan is acceptable.

Plans Dated: 21 July 2002



Robert F. Rodgers



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR, WATER DEPT.,
 SEWER DEPT., HIGHWAY DEPT.

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P.B. FILE # **02-23**

DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 08-27-02

THE MAPS AND/OR PLANS FOR:

Olympion House
Applicant or Project Name

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Project req. town water - notify water dept. if any change in service.

DISAPPROVED:

Notes: _____

Signature: [Signature] 8-26-02
Reviewed by: _____ Date



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 02-23
 WORK SESSION DATE: 21 AUG 02 PROJECT: NEW X OLD
 REAPPEARANCE AT W/S REQUESTED: not now RESUB. REQ'D: full
 PROJECT NAME: Restaurant - Catering
 REPRESENTATIVES PRESENT: Pete Kronner/Pete B. Higlieri/Charly Brown
 MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. Rich
 ENGINEER X PLANNER _____
 P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:
 - Restaurant -
 - Tent/patio still
 PI zone
 - page 2BA for use variance
 - did prev. app get variance
 - also can get rezoning

STND CHECKLIST:
 DRAINAGE _____
 DUMPSTER _____
 SCREENING _____
 LIGHTING _____
 (Streetlights)
 LANDSCAPING _____
 BLACKTOP _____
 ROADWAYS _____

*Next Agenda
 Post Agenda item for
 2BA referral.



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

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(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3
02-23

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 02-23

WORK SESSION DATE: 6-5-02 **PROJECT:** NEW OLD

REAPPEARANCE AT W/S REQUESTED: Yes **RESUB. REQ'D:** Full

PROJECT NAME: Restaurant - Catering

REPRESENTATIVES PRESENT: Pete Buttiglieri Pete Kroner

MUNICIPAL REPS PRESENT: BLDG INSP. FIRE INSP. Rick
ENGINEER PLANNER
P/B CHMN OTHER

ITEMS DISCUSSED: PI

10 Plymton Street.
Catering + restaurant

- They will call to ask for who prepared previous plans

- tent/patio

- pass caretaker apt

STND CHECKLIST:

DRAINAGE

~~DUMPSTER~~

SCREENING

LIGHTING (Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

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. 14 Block 2 Lot 3.1

BUILDING DEPARTMENT REFERRAL NUMBER _____ - _____

1. Name of Project Plympton House

2. Owner of Record 10 Plympton St Corp Phone (845) 565-2727

Address: 10 Plympton St NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Peter Kronner Phone (845) 565-2727

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Taconic Design Consultants Phone (845) 569-8400

Address: 1 Gardnertown Rr 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:

Charles T Brown (845) 569-8400
(Name) (Phone)

7. Project Location: On the NE side of Plympton _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

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8. Project Data: Acreage 1.84 Zone PI 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 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.) Converting an office building to a catering business.

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.

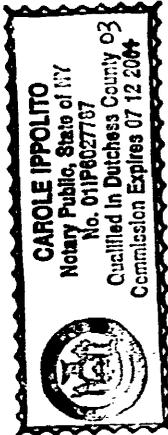
SWORN BEFORE ME THIS:

23rd DAY OF August 2002

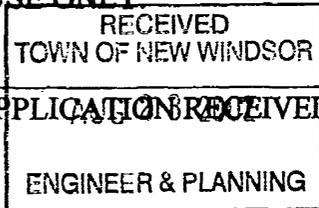
Peter Kronner
APPLICANT'S SIGNATURE

Carole Ippolito
NOTARY PUBLIC

Peter Kronner
Please Print Applicant's Name as Signed



TOWN USE ONLY:



02-23

DATE APPLICATION RECEIVED

APPLICATION NUMBER

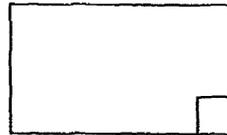
TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

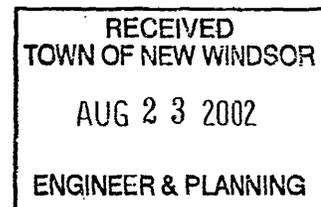
ITEM

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

SAMPLE:



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



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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
- 31. _____ Catch Basin Locations
- 32. _____ Catch Basin Through Section
- 33. _____ Storm Drainage
- 34. _____ Refuse Storage
- 35. _____ Other Outdoor Storage
- 36. _____ Water Supply
- 37. _____ Sanitary Disposal System
- 38. _____ Fire Hydrants
- 39. Building Locations
- 40. Building Setbacks
- 41. _____ Front Building Elevations
- 42. _____ Divisions of Occupancy
- 43. _____ Sign Details
- 44. Bulk Table Inset
- 45. Property Area (Nearest 100 sq. ft.)
- 46. _____ Building Coverage (sq. ft.)
- 47. _____ Building Coverage (% of total area)
- 48. _____ Pavement Coverage (sq. ft.)
- 49. _____ Pavement Coverage (% of total area)
- 50. _____ Open Space (sq. ft.)
- 51. _____ Open Space (% of total area)
- 52. No. of parking spaces proposed
- 53. No. of parking spaces required

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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.

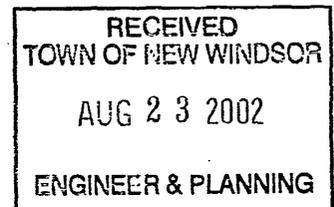
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they 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: Carl M. [Signature] 8/23/02
Licensed Professional Date



PROJECT I.D. NUMBER

617.21

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 <i>Taconic Design Consultants</i>	2. PROJECT NAME <i>Kronner Site Plan</i>
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>10 Plympton Rd</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Convert office building into catering establishment</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.84</i> acres Ultimately <i>1.84</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>USE VARIANCE</i>	
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: <i>OFFICE BUILDING</i>	
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	
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: <i>Charles T. Brown PE</i>	Date: <i>8/13/02</i>
Signature: <i>[Signature]</i>	

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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1

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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:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

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:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

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 Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

10 PLYMPTON ST CORP.
EILEEN GLASSMAN, PRES, deposes and says that he resides
(OWNER)

at 10 PLYMPTON ST, NEW WINDSOR NY in the County of ORANGE
(OWNER'S ADDRESS)

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

(Sec. Block Lot)
designation number (Sec. 14 Block 2 Lot 3.1) which is the premises described in

the foregoing application and that he authorizes:

Peter Kronner; Sal + Peter Buttislieri - ADDRESS SAME AS ABOVE
(Applicant Name & Address, if different from owner)

CHARLES T. BROWN/PE, 2 GARDENSTOWN RD, NEWBURGH, NY
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 8/21/02

Denise Turnure
Witness' Signature

Eileen Glassman
Owner's Signature

Peter Kronner
Applicant's Signature if different than owner

Carl J. Brown
Representative's Signature

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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.