

PB# 02-35

Amrik's Service Station

71-3-2

02-35

AMRIK'S SERVICE STATION
RT. 32 (SPRATT) CONVERT TO
CONVENIENT STORE

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

DATE: 04-02-03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/07/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-35

NAME: LONGO'S SERV. STA. TO CONVENIENT STORE PA2002-1165

APPLICANT: AMRIK SINGH

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/02/2003	PLANS STAMPED	APPROVED
01/08/2003	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. APPROVED SUBJECT TO D.O.T. APPROVAL -	SUBMIT COST ESTIMATE -
	. REARRANGE PARKING SPACE #8	
12/04/2002	WORK SHOP APPEARANCE	SUBMIT
11/06/2002	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/07/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-35

NAME: LONGO'S SERV. STA. TO CONVENIENT STORE PA2002-1165

APPLICANT: AMRIK SINGH

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/06/2002 EAF SUBMITTED	12/06/2002	WITH APPLIC
ORIG	12/06/2002 CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/06/2002 LEAD AGENCY DECLARED	01/08/2003	TOOK LA
ORIG	12/06/2002 DECLARATION (POS/NEG)	01/08/2003	DECL. NEG DEC
ORIG	12/06/2002 SCHEDULE PUBLIC HEARING	/ /	
ORIG	12/06/2002 PUBLIC HEARING HELD	/ /	
ORIG	12/06/2002 WAIVE PUBLIC HEARING	01/08/2003	WAIVE PH
ORIG	12/06/2002 PRELIMINARY APPROVAL	/ /	
ORIG	12/06/2002	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-35
NAME: LONGO'S SERV. STA. TO CONVENIENT STORE PA2002-1165
APPLICANT: AMRIK SINGH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	2% OF 7615.00 INSPECT FEE	CHG	152.00		
03/28/2003	REC. CK. #1157	PAID		152.00	
		TOTAL:	152.00	152.00	0.00


3/28/03

PB# 02-35

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

RECEIPT
#298-2003

03/28/2003

Vails Gate Inc.

**Received \$ 100.00 for Planning Board Fees, on 12/09/2002. 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: 03/28/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 2-35

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APPLICANT: AMRIK SINGH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	SITE PLAN APPROVAL FEE	CHG	100.00		
03/28/2003	REC. CK. #1156	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
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FOR PROJECT NUMBER: 2-35

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03/25/2003	SITE PLAN APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

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03/25/2003	2% OF 7615.00 INSPECT FEE	CHG	152.00		
		TOTAL:	152.00	0.00	152.00



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

JOSEPH H. BOARDMAN
COMMISSIONER

February 26, 2003

James Spratt, Consulting Engineer
P.O. Box 156
Hyde Park, NY 12538-0156

Re: Amrik's Convenience Store
Route 32
Town of New Windsor

Dear Mr. Spratt:

We have reviewed your plans for the subject project, dated 11/05/02, revised 02/24/03. The Department finds your current plan for closing the access drive at the intersection with Old Forge Hill Road acceptable. Please contact Richard Burns, at (845) 565-9762, to apply for a Highway Work Permit.

If you have any questions, please contact me at 575-6054.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Glenn Boucher".

Glenn Boucher, PE

GTB:lmf

cc: R. Burns, Permit Inspector, Residency 8-4

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-35

NAME: LONGO'S SERV. STA. TO CONVENIENT STORE PA2002-1165
APPLICANT: AMRIK SINGH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/06/2002	REC. CK. #1117	PAID		750.00	
01/08/2003	P.B. ATTY. FEE	CHG	35.00		
01/08/2003	P.B. MINUTES	CHG	31.50		
03/25/2003	P.B. ENGINEER FEE	CHG	136.20		
03/27/2003	RET. TO APPLICANT	CHG	547.30		
		TOTAL:	750.00	750.00	0.00

3/28/03
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/27/2003

PAGE: 1

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ESCROW

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12/06/2002	REC. CK. #1117	PAID		750.00	
01/08/2003	P.B. ATTY. FEE	CHG	35.00		
01/08/2003	P.B. MINUTES	CHG	31.50		
03/25/2003	P.B. ENGINEER FEE	CHG	136.20		
		TOTAL:	202.70	750.00	-547.30

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-35

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APPLICANT: AMRIK SINGH

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/08/2003	P.B. APPEARANCE	LA:ND WVE PH APP CON . APPROVED SUBJECT TO D.O.T. APPROVAL - SUBMIT COST ESTIMATE - . REARRANGE PARKING SPACE #8
12/04/2002	WORK SHOP APPEARANCE	SUBMIT
11/06/2002	WORK SHOP APPEARANCE	RET TO WS

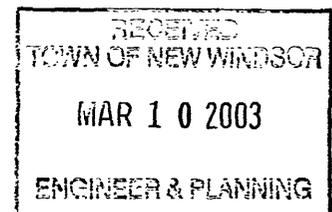
james spratt, P.E.
Consulting Engineer
PO Box 156, Hyde Park, New York, 12538-0156
Phone 845-229-2767

March 6, 2003

Improvement Estimate

Re-painting of parking		\$ 1200.00
Handicap signing		150.00
Excavation Island Extension	6 cu.yds.	90.00
Excavation New Curbing	36 cu.yds.	470.00
New Curbing	194 Lin. Ft.	2910.00
Topsoil	41 cu. yds.	615.00
Seeding	0.02 Ac.	180.00
Mobilization and Misc.		2000.00
	TOTAL	\$ 7615.00

3/19/03
OK myke # 152 insp. fee



02-35

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 35

FOR WORK DONE PRIOR TO: 03/18/2003

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
2-35	209129	12/04/02	TIME	MJE	WS AMRIK/LUONGO S/P AM	88.00	0.40	35.20				
2-35	209742	12/09/02	TIME	MJE	MC AMRIK S/P	88.00	0.50	44.00				
2-35	211232	01/08/03	TIME	MJE	MM AMRIK S/P AM COND AP	95.00	0.10	9.50				
								88.70				
2-35	216605	02/24/03			BILL 03-282					-88.70		
										-88.70		
TASK TOTAL								88.70	0.00	-88.70	0.00	
GRAND TOTAL								88.70	0.00	-88.70	0.00	

.5
47.50
 * 136.20

james spratt, P.E.
Consulting Engineer
PO Box 156, Hyde Park, New York, 12538-0156
Phone 845-229-2767

March 6, 2003
RE: Amrik Site Plan
Rte. 32 & Old Forge Hill Road

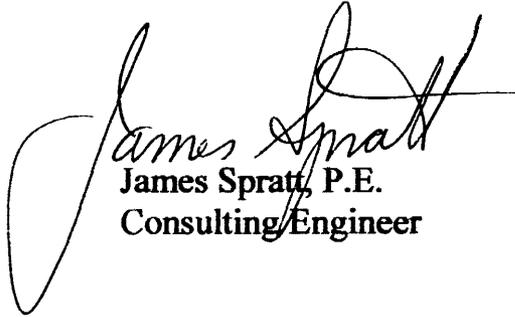
Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553-6196

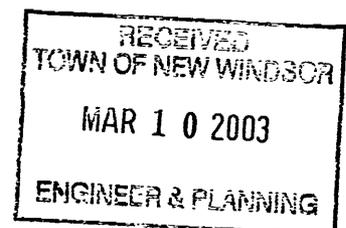
Dear Sirs,

I am submitting herewith two items that were requested by the Board prior to your approval of above noted site plan.

The items are a letter from NYSDOT indicating that the closure of the southerly access drive on Route 32 meets their approval and an estimated cost for improvements to be constructed per site plan reviewed by the Board.

Please notify this office of any other questions the Board has in this matter.


James Spratt, P.E.
Consulting Engineer



02-35

james spratt, P.E.
Consulting Engineer
PO Box 156, Hyde Park, New York, 12538-0156
Phone 845-229-2767

December 5, 2002
RE: Amrik Singh
Rte. 32 Gas Station
Site Plan Amendment

Rich Burns, Permit Officer
NYS. Dept. of Transportation
112 Dickson Street
Newburgh, NY 12550

Dear Rich,

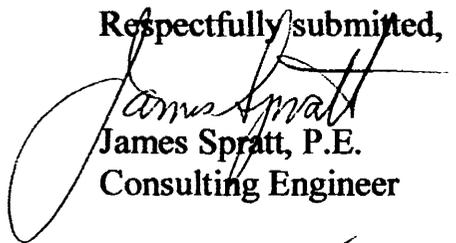
Per our conversation of this date, I am enclosing herewith three copies of a site plan developed for the intersection of Route 32 and Old Forge Hill Road at Vail's Gate.

This plan has been reviewed and accepted by the Planning Board of the Town of New Windsor for the transformation of an existing gas station into a mini-mart.

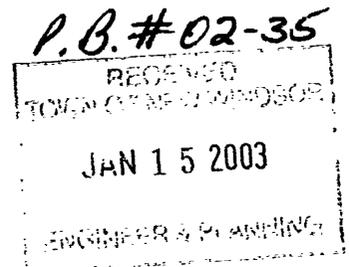
A condition of approval is your acceptance of closing off one access driveway to the property. The access is to and from Route 32 and parallels the right turn from Route 32 onto Old Forge Hill Road.

Upon your review of the closure of this access drive I will prepare a "work permit" application for work required to complete the project.

Respectfully submitted,


James Spratt, P.E.
Consulting Engineer

Cc: Planning Board ✓
Amrik Singh



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/08/2003

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 2-35

NAME: LONGO'S SERV. STA. TO CONVENIENT STORE PA2002-1165
APPLICANT: AMRIK SINGH

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 12/06/2002	MUNICIPAL HIGHWAY	/ /	
ORIG 12/06/2002	MUNICIPAL WATER	12/13/2002	APPROVED
ORIG 12/06/2002	MUNICIPAL SEWER	/ /	
ORIG 12/06/2002	MUNICIPAL FIRE	12/09/2002	APPROVED
ORIG 12/06/2002	NYS DOT	/ /	

AMRIK'S SITE PLAN (02-35)

MR. PETRO: Site plan proposes the conversion to a convenience store.

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

MR. PETRO: Application proposes change at the existing facility to eliminate the garage use and plan was reviewed on a concept basis only, located in C zone, permitted use. It has an existing special use permit for the gas, correct?

MR. EDSALL: Yes.

MR. PETRO: Okay.

MR. SPRATT: Good evening, thank you. I'm Jim Spratt and I'm appearing here for Mr. Amrik who purchased I believe the commonly known Longo's Service Station and it his intent to upgrade it in two stages. Number one, going to redo the building itself as a convenience store. In connection with that, I have a site plan which we have sat down and reviewed with the engineer and the building department and it's their suggestion then I'm sure the state will agree we have indicated closing off the access point in the nose of that intersection to cut down some conflicts. We have also narrowed the entrance from Old Forge Hill Road as it was excessive for a normal commercial driveway.

MR. PETRO: Pick up a parking spot, is that the reason for that?

MR. SPRATT: Well, the driveway was actually too wide as an approach in from Forge Hill Road and it does, we benefit by that space and we have reoutlined the parking and bringing it it up to standards so it is easily identifiable for the people that will be using it. The second phase of it will be that the gasoline island when the tanks are, when upgrades are required we'll shift that around and parallel the building to get better circulation. Right now, under this plan some of the circulation, internal circulation gets a

little rough, but we have closed that nose opening on the intersection which will be an improvement in the safety of traffic in the area. Primarily, and just to touch on the buildings, there will be primarily internal changes, however, there will be a continuity of siding on the outside to knit everything together, bring in the, closing the bays with a solid closure on the west side and glass and a new entrance in the most easterly bay and glass to the east, somewhat of a colonial atmosphere as far as the architectural features will provided externally but primarily, it will be, all the work will be interior, except what I mentioned the closing of the island, shortening of the island and a revamping of the parking outlines and painting, et cetera, of those, I believe that parking comes out to 10.9 spaces, we have 11, employee parking would be to the rear of the building and we anticipate to seal all of the pavement at this time, re-seal it again pending the future improvement of the moving the island around.

MR. PETRO: We have fire approval on 12/9/2002, this is going to need DOT approval. I would suggest that this does not mandate a public hearing because we're not changing anything to do with the gas and I think the gas as a gas station is what triggers that special use permit, therefore, as far as the public hearing, we may want to have a public hearing, we'll discuss that but I don't think the Town of New Windsor Planning Board has to have a public hearing so let's give that some thought. You don't disagree with that, right, Mark?

MR. EDSALL: I agree a hundred percent.

MR. PETRO: Motion to have the New Windsor Planning Board be lead agency.

MR. BRESNAN: 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 Amrik site plan amendment. 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: Let's discuss the public hearing, Ronny, Jim, Tom, any comment?

MR. LANDER: We're not changing much here, mostly cosmetic.

MR. PETRO: If you didn't go in the store, you wouldn't know anything's changed.

MR. LANDER: What's changing, the islands?

MR. PETRO: He's closing off the one curb in the front, I don't see any external, I don't see that as having any affect, if not a better affect internally maybe a little harder to get around, but if you get around, you get around, it's not our--

MR. KARNAVEZOS: Mark, is there anything here that says that parking in this one section between the gas pump and parking space is there a distance that they've got to have?

MR. EDSALL: No, I mean, it's obviously an existing tight site, they park there now anyway. I'm really not trying to imply current standards because the site is what it is, as a matter of fact, just go back to the closure of that one opening down right at the intersection, I would go as far as to say that you could, if you decide later on to approve the plan with that on there, if DOT rejects it, we just take it off and it will just stay the way it is, it's not a mandated item, just something--

MR. PETRO: But you would have the parking spot number 8 sticking out into the curb, we'd be approving a parking space that's in a driving lane.

MR. EDSALL: But the width of the opening is greater than the required width, so it would be hanging over the portion that's the accessible width.

MR. ARGENIO: From a practical point of view, can you allow that?

MR. EDSALL: That's the way it is now, it's part of the problem, ideally, the DOT will have the common sense since every time they get a site plan, they ask us to close curb cuts near intersections, hopefully, they won't disagree.

MR. PETRO: Anybody on the outside has got to love it. Is that parking already existing?

MR. EDSALL: It's part of areas where they utilize parking.

MR. PETRO: It's just not draw out.

MR. EDSALL: That's why it's ideal to close it off and stripe it correctly.

MR. PETRO: Jerry made a good point, I don't normally like to compare things but it's a good point to bring up, why did we have a public hearing for the one across the street and the answer there is obviously, he added 30 percent on the building, he put in garages, changed the footprint, much different application, even though he went to a convenient store in a portion of it, I'm just shedding light on that little tidbit.

MR. BRESNAN: No comparison.

MR. PETRO: Motion to waive the public hearing.

MR. LANDER: Is there going to be a new sidewalk in the front?

MR. SPRATT: Yes.

MR. LANDER: Or just a new ramp?

MR. SPRATT: Ramp would be new and planting would be put in where you now have the ramps going into the bays.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: 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 Amrik site plan amendment. 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: Motion for negative dec.

MR. KARNAVEZOS: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Amrik site plan amendment. 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. PETRO: The only subject-to we're going to have is DOT, Mark.

MR. EDSALL: DOT, a cost estimate and one other item

which I didn't comment on really, you should try to get space number 8 parallel to the rest of them which in the final plan Jim can address that.

MR. LANDER: What's the exterior of the building going to be, do you know, stucco, the outside of the building?

MR. KARNAVEZOS: I think he said vinyl siding.

MR. PETRO: Is number 8 required?

MR. BABCOCK: Yes.

MR. SPRATT: Well, where we fill in the doors of course it will be the plywood with the mastic and stucco type and the columns will be to bring out the brick in the front and up above will be the vinyl.

MR. ARGENIO: Sounds to me like it's going to be similar to what they have in Shop Rite, similar look.

MR. LANDER: I can see it from here.

MR. LANDER: How about lighting, is going to stay the same?

MR. SPRATT: Yes, the lighting will stay the same as it is today, we have a light down here, we have the light under the canopy and that will stay the same.

MR. EDSALL: Just also for the record one of the questions we asked at the workshop, Bob and I, was the tanker deliveries and they checked into it and indicate that this curb cut we're blocking off is not used by the tankers, they use the two northerly curb cuts on the east and west so that blocking that off won't affect deliveries either.

MR. PETRO: Okay, motion for final approval. I will do the subject-to's, DOT approval, bond estimate will be in place and space number 8 be made parallel with the other two spaces.

MR. BRESNAN: So moved.

January 8, 2003

56

MR. ARGENIO: Second it.

MR. PETRO: 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



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

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: AMRIK's SITE PLAN AMENDMENT
(LUONGO's SERVICE STATION)
PROJECT LOCATION: NYS ROUTE 32 AND OLD FORGE HILL ROAD
SECTION 71 – BLOCK 3 – LOT 2
PROJECT NUMBER: 02-35
DATE: 11 DECEMBER 2002
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE AT THE EXISTING FACILITY, TO ELIMINATE THE REPAIR GARAGE USE AND REPLACE SAME WITH A CONVENIENCE STORE. THE FUEL SALES USE IS TO REMAIN. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

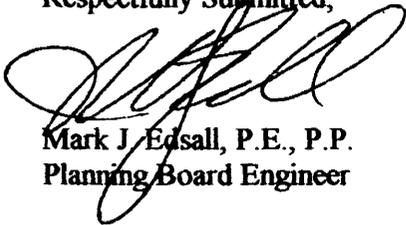
1. The site is located in the "C" zoning district of the Town. The proposed use is a modification of the existing Special Permit Use #4. From a bulk compliance standpoint, the use classification is not changing, and nearly all bulk items are pre-existing non-conforming conditions (with no change).
2. The majority of the change proposed as part of this application is interior to the building. At our recommendation from the workshop, the applicant has agreed to close on access curb-cut to Rt.32, and is modifying the one on Old Forge Hill Road. They are also re-organizing the parking layout, and providing a new sidewalk entrance at the front of the building. (Note that he suggested closing of the curb-cut on Rt.32 is subject to NYSDOT concurrence and approval).
3. The existing site is limited in what modifications can be made. All recommendations have been included into this plan. Unless some additional concerns or improvements are identified, I have no additional comment regarding the site layout.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law. As well, you need to determine if this change in the Special Permit use is of a significance that would (or would not) mandate a public hearing per the requirements of Paragraph 48-35A of the Town Zoning Local Law.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW02-35-11Dec02.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/09/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-35
NAME: LONGO'S SERV. STA. TO CONVENIENT STORE PA2002-1165
APPLICANT: AMRIK SINGH

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/06/2002	REC. CK. #1117	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

A large, stylized handwritten signature or flourish, possibly reading 'J. Singh', is written in black ink. It consists of a tall, vertical stroke on the left, followed by a series of loops and a long, sweeping horizontal stroke that curves upwards at the end.

P.B. #02-35
Application fee

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

RECEIPT
#1156-2002

12/09/2002

Valls Gate Inc.

Received \$ 100.00 for Planning Board Fees, on 12/09/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

james spratt, P.E.
Consulting Engineer
PO Box 156, Hyde Park, New York, 12538-0156
Phone 845-229-2767

December 5, 2002
RE: Amrik Singh
Rte. 32 Gas Station
Site Plan Amendment

Planning Board
Town of New Windsor,
Town Hall
555 Union Avenue
New Windsor, NY 12553

Dear Members,

I am submitting herewith a site plan amendment for the existing service station at the north-east corner intersection of Route 32 and Old Forge Hill Road.

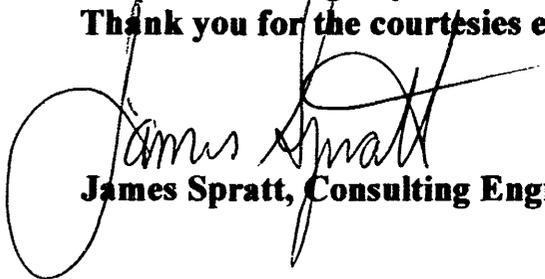
The project will consist of a complete renovation of the existing building on site into a convenience store.

No exterior work will be done on the site except those items recommended by the review committee. All comments of the review committee have been incorporated into the site plan being presented.

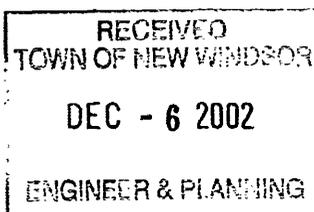
A copy of the application, the short form EAF, and ten (folded) copies of the site plan is being submitted. Required checks in the amounts of \$ 100.00 and \$ 750.00 are attached.

The project architect and owner will accompany me at the December 12th meeting of your Board.

Thank you for the courtesies extended.



James Spratt, Consulting Engineer



02-35

INTER-OFFICE CORRESPONDENCE

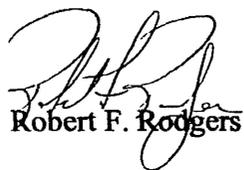
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Amrik's Convenience Store
DATE: 9 December 2002

Planning Board Reference Number: PB-02-35
Dated: 6 December 2002
Fire Prevention Reference Number: FPS-02-066

A review of the above referenced site plan was conducted on 9 December 2002.

This site plan is acceptable.

Plans Dated: 5 November 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 # 02-35 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 12/10/02

THE MAPS AND/OR PLANS FOR:

Amrick's Serv. Sta.
Applicant or Project Name

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Property being served by town water -
notify water dept. if any changes in service.

DISAPPROVED:

Notes: _____

Signature: [Signature] 12-13-02
Reviewed by: _____ Date



**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: mhepa@mhepc.com

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3

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

WORK SESSION DATE: 6 Nov 02 PROJECT: NEW OLD _____

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

PROJECT NAME: Emerick's (Former Longo's Service)

REPRESENTATIVES PRESENT: Joe Grady's rep.

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

ITEMS DISCUSSED:

- Old Forge Hill & Rt 32
- extend island on Old Forge
- close off cut near intersection
- 11 signs
- set up permit
- exist permit

They are to return w/ MJE's mark-up of plan

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____
(Streetlights)

LANDSCAPING _____

BLACKTOP detar

ROADWAYS _____

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date 12/11

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER



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

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

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

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

1-3

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: NEW WINDSOR **P/B APP. NO.:** _____

WORK SESSION DATE: 4 Dec 2002 **PROJECT:** NEW OLD _____

REAPPEARANCE AT W/S REQUESTED: NO **RESUB. REQ'D:** FULL APP

PROJECT NAME: (Luongo SIP) AMRIK'S

REPRESENTATIVES PRESENT: Jim Spratt

MUNICIPAL REPS PRESENT:

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

ITEMS DISCUSSED:

- call out proposed island extension on Old Logo hill
- Close off. w/ curb @ intersection
- call out proposed n/c
- 2 curb seal - rethru
- show A/c cord & bollards

STND CHECKLIST:

DRAINAGE	_____	PROJECT TYPE	<u>SITE PLAN</u>
DUMPSTER	_____	SPEC PERMIT	_____
SCREENING	_____	LL CHG.	_____
LIGHTING	_____	SUBDIVISION	_____
<small>(Streetlights)</small>	_____	OTHER	_____
LANDSCAPING	_____		
BLACKTOP	<u>coat</u>		
ROADWAYS	_____		
APPROVAL BOX	<input checked="" type="checkbox"/>		

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting: X Y N when new plans

Recommended Mtg Date: NEXT MAIL

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. 71 Block 3 Lot 2

BUILDING DEPARTMENT REFERRAL NUMBER #PA-2002-1165

1. Name of Project Gas Station into Convenience Mart

2. Owner of Record Longo's Service Sta. Inc. Phone (845) 569-8051

Address: 362 Windsor Hwy, New Windsor, NY 12553-1699
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Amrik Singh Phone 845-229-6859

Address: 73 Garden Street, Hyde Park, NY 12538
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan James Spratt, P.E. Phone 845-229-2767

Address: P.O. Box 156, Hyde Park NY 12538-0156
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney PETER C. MCGINNIS Phone (845) 473-7000

Address 40 GARDE St. Poughkeepsie N.Y 12601
(Street Name & Number) (Post Office) (State) (Zip)

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

James Spratt, P.E. 845-229-2767
(Name) (Phone)

7. Project Location: On the West side of Windsor Hwy Rte #32 on corner feet
(Direction) (Street) (No.)
North of Old Forge Hill Road
(Direction) (Street)

8. Project Data: Acreage 0.25[±] Ac. Zone C-design shopping School Dist. Newburgh

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PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

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02-35

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 AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) Conversion of existing gas station into convenience mart - conversion is only interior of existing building and new facade.

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

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

ACKNOWLEDGMENT:

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

STATE OF NEW YORK)

SS.:

COUNTY OF ~~ORANGE~~
Ulster

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:

3rd DAY OF December 192002 Amrik Singh
APPLICANT'S SIGNATURE

Stephanie C Emery
NOTARY PUBLIC
STEPHANIE C EMERY
NOTARY PUBLIC, State of New York
Reg. 1RA6061678
Qualified in Ulster County
Commission Expires December 04, 2005

AMRIK SINGH
Please Print Applicant's Name as Signed

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DATE APPLICATION RECEIVED DEC 4 2002

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APPLICATION NUMBER

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APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Amerik Singh, deposes and says that he resides
(OWNER)

at 73 Garden Street, Hyde Park, NY in the County of Dutchess
(OWNER'S ADDRESS)

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

(Sec. Block Lot)
designation number (Sec. 71 Block 3 Lot 2) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

James Spratt, Consulting Engineer

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

to make the foregoing application as described therein.

Date: 12.04/02

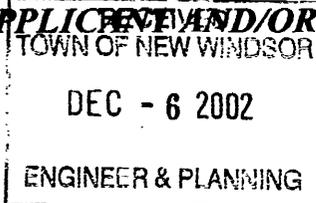
Amerik Singh
Owner's Signature

William A. Sheraden
Witness' Signature

Applicant's Signature if different than owner

James Spratt
Representative's Signature

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



02-35

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 <i>Vail Gate, Inc</i>	2. PROJECT NAME <i>Gas Station Renovation of store</i>
3. PROJECT LOCATION: Municipality <i>Intersection</i> <i>Route 300</i> <i>Old Forge Hill Road</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>At intersection of State Route 300 and Old Forge Hill Road (county) at Vail's Gate, Town of New Windsor</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Existing service station structure being converted into a convenience store</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>0.25 ± Ac</i> acres Ultimately <i>0.25 ± Ac</i> 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:	
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 <i>Certificate of Occupancy</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>amended site plan</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Amrick Singh</i>	Date: <i>12-04-09</i>
Signature: <i>Amrick Singh</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)

Date

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2

02-35

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

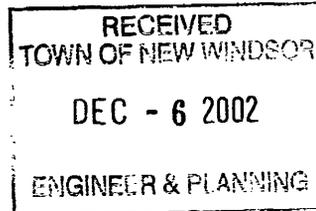
ITEM

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

SAMPLE:



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



02-35

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. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A 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: James Smith 12/6/02
Licensed Professional Date

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