

PB# 03-06

Nima Contracting

17-4-15

03-06

NIMA CONTRACTING -
SITE PLAN - RT 9W

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE:

09-08-03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-6

NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046

APPLICANT: GALELLA, NICHOLAS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/08/2003	PLANS STAMPED	APPROVED
07/09/2003	P.B. APPEARANCE . NEED COST ESTIMATE - CORRECT FIRE REVIEW	ND: APPR
05/28/2003	P.B. APPEARANCE - PUB HEARIN . RESOLVE DRAINAGE ISSUE W/ENGINEERS AND THEN ON NEXT AGENDA	LA: CLOSED PH
03/26/2003	P.B. APPEARANCE . NEED CROSS EASEMENT FOR ENTRANCE - MAKE CORRECTIONS TO PLAN, . COME BACK TO WORK SHOP, THEN SEND TO D.O.T. - CHECK ON . "WETLANDS WRITTEN ON MAP	LA COORD LETR
03/05/2003	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/2003

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-6

NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046

APPLICANT: GALELLA, NICHOLAS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/18/2003	EAF SUBMITTED	03/18/2003	WITH APPLIC
ORIG	03/18/2003	CIRCULATE TO INVOLVED AGENCIES	03/26/2003	SEND LETR
ORIG	03/18/2003	LEAD AGENCY DECLARED	05/28/2003	TOOK LA
ORIG	03/18/2003	DECLARATION (POS/NEG)	/ /	
ORIG	03/18/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	03/18/2003	PUBLIC HEARING HELD . NO PUBLIC COMMENT	05/28/2003	CLOSED PH
ORIG	03/18/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	03/18/2003	PRELIMINARY APPROVAL	/ /	
ORIG	03/18/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/2003

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-6

NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046

APPLICANT: GALELLA, NICHOLAS

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	05/10/2003	MUNICIPAL FIRE . HYDRANT IS MORE THAN 400' FROM A HYDRANT.	05/20/2003	<i>See Minutes</i> DISAPPROVED
ORIG	03/18/2003	MUNICIPAL HIGHWAY	03/19/2003	N/A
ORIG	03/18/2003	MUNICIPAL WATER	03/24/2003	APPROVED
ORIG	03/18/2003	MUNICIPAL SEWER	/ /	
ORIG	03/18/2003	MUNICIPAL FIRE	03/18/2003	APPROVED
ORIG	03/18/2003	NYS DOT	/ /	

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

**RECEIPT
#854-2003**

09/08/2003

**Nima Contracting Inc.
16 Gala Drive
Newburgh, NY 12550**

**Received \$ 100.00 for Planning Board Fees, on 09/08/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

PB# 03-06 appraisal fee

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/08/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-6

NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046

APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/18/2003	REC. CK. #4079	PAID		750.00	
03/26/2003	P.B. ATTY. FEE	CHG	35.00		
03/26/2003	P.B. MINUTES	CHG	31.50		
05/14/2003	P.B. MINUTES	CHG	9.00		
05/28/2003	P.B. ATTY. FEE	CHG	35.00		
05/28/2003	P.B. MINUTES	CHG	54.00		
07/09/2003	P.B. ATTY. FEE	CHG	35.00		
07/09/2003	P.B. MINUTES	CHG	13.50		
08/20/2003	P.B. ENGINEER	CHG	589.00		
09/03/2003	REC. CK. #4313	PAID		52.00	
		TOTAL:	802.00	802.00	0.00

John R.
9/8/03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/08/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-6
NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046
APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	2% OF \$96,300. INSP FEE	CHG	1926.00		
09/03/2003	REC. CK. #4312	PAID		1926.00	
		TOTAL:	1926.00	1926.00	0.00

J. Galella
9/8/03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/08/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-6
NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046
APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	S.P. APPROVAL	CHG	100.00		
09/03/2003	REC. CK. #4314	PAID		100.00	
		TOTAL:	100.00	100.00	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

August 26, 2003

Anthony J. Coppola, Architect
375 Third Street
Newburgh, NY 12550

ATTN: ANTHONY J. COPPOLA, ARCHITECT

SUBJECT: P.B. #03-06 NIMA CONTRACTING

Dear Anthony:

Please find attached printouts of fees due for subject project..

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 – Additional Escrow.....	\$	52.00
Check #3 – 2% of \$96,300.00 Inspection fee.....	\$	1,926.00

Upon receipt of these checks and ten (10) sets of plans for stamping, 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

FAXED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-6

NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046

APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/18/2003	REC. CK. #4079	PAID		750.00	
03/26/2003	P.B. ATTY. FEE	CHG	35.00		
03/26/2003	P.B. MINUTES	CHG	31.50		
05/14/2003	P.B. MINUTES	CHG	9.00		
05/28/2003	P.B. ATTY. FEE	CHG	35.00		
05/28/2003	P.B. MINUTES	CHG	54.00		
07/09/2003	P.B. ATTY. FEE	CHG	35.00		
07/09/2003	P.B. MINUTES	CHG	13.50		
08/20/2003	P.B. ENGINEER	CHG	589.00		
		TOTAL:	802.00	750.00	52.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-6
NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046
APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	S.P. APPROVAL	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/26/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-6

NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046

APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/25/2003	2% OF \$96,300. INSP FEE	CHG	1926.00		
		TOTAL:	1926.00	0.00	1926.00

Galella Site Work Construction Budget				
Item	Quantity		Unit Price	Total
Site Work:				
◆ Site lighting -	5	PC	\$4,000	\$ 20,000.00
◆ Rough grading/Demolition				\$ 5,000.00
◆ Final grading				\$ 2,000.00
◆ Pavement	15,000	SF	\$ 1.50	\$ 22,500.00
◆ Curbing	700	LF	\$ 11.00	\$ 7,700.00
◆ Sidewalks	600	SF	\$ 3.50	\$ 2,100.00
◆ Storm drainage- drywells	3	DW	\$ 3,500.00	\$ 10,500.00
catch basins	1	CB	\$ 1,000.00	\$ 1,000.00
piping	200	LF	\$ 25.00	\$ 5,000.00
◆ Site utilities-water	200	LF		\$ 6,000.00
sewer	200	LF		\$ 4,000.00
◆ Signage				\$ 1,000.00
◆ Landscaping	46	pc	\$ 200.00	\$ 9,200.00
◆ Prefab Trash Shed				\$ 300.00
Total:				\$ 96,300.00

Cost
 est. OK
 29% = \$1926
 Myr
 Plan was OK
 no charges
 needed



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: mhenry@mhepc.com

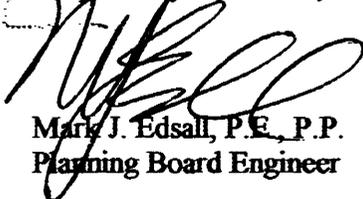
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NIMA CONTRACTING (GALELLA) SITE PLAN
(PROPOSED RETAIL AND/OR OFFICE)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17 – BLOCK 4 – LOT 15
PROJECT NUMBER: 03-06
DATE: 9 JULY 2003
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF A 4950 SF ONE-STORY OFFICE ON THE 1 +/- ACRE PARCEL. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 MARCH 2003, 14 MAY 2003 AND 28 MAY 2003 PLANNING BOARD MEETINGS.

1. The property is located in the NC zoning district of the Town, with the rear portion of the lot in the R-4 zone. The proposed retail and office uses are uses by right in the NC zone. The applicant correctly indicates the overlap into the R-4 zone is acceptable per 48-6-D of the zoning code. The bulk information is correct for the zone and uses.
2. The only open issues were the drainage and the DOT approval. They have redirected their drainage and have received DOT approval. I am aware of no other outstanding items.
3. The Board should verify that SEQRA has been completed, if not, a "neg dec" should be considered.
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., P.P.
Planning Board Engineer

MJE/st
NW03-06-09Jul03.doc

REGIONAL OFFICES

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



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

7 April 2003

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

ATT: Richard Burns

SUBJECT: NIMA CONTRACTING (GALELLA) SITE PLAN – NYS RT. 9W
NEW WINDSOR PLANNING BOARD NO. 03-06

Dear Mr. Burns:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the Nima Contracting (Galella) Retail/Office Building project, located on the west side of NYS Rt. 9W within the Town. The project involves, in general, the construction of a 4,950 s.f. one-story retail-office building with associated site improvements. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

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

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

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

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

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

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



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

7 April 2003

**SUBJECT: NIMA CONTRACTING SITE PLAN – ROUTE 9W
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 03-06)**

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Site Plan approval of the Nima Contracting (Galella) Retail/Office Building project, located on the west side of NYS Rt. 9W within the Town. The project involves, in general, the construction of a 4,950 s.f. one-story retail-office building with associated site improvements. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 567-3100.

Very truly yours,

Mark J. Edsall, P.E. PP

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

NYS Department of Transportation, Poughkeepsie
George J. Meyers, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Myra Mason, Planning Board Secretary ✓
Planning Board Attorney (w/o encl)
Applicant (w/o encl)

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 6

FOR WORK DONE PRIOR TO: 08/20/2003

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
3-6	215369	02/19/03	TIME	MJE	WS GALELLA	95.00	0.40	38.00				
3-6	216237	03/05/03	TIME	MJE	WS GALLELLA S/P	95.00	0.40	38.00				
3-6	219044	03/26/03	TIME	MJE	MC NEMA CONST S/P	95.00	0.50	47.50				
3-6	219791	04/02/03	TIME	MJE	WS NEMA CONTR 9W 2ND	95.00	0.40	38.00				
3-6	221454	04/07/03	TIME	MJE	MC L/A COORD LTR	95.00	0.40	38.00				
3-6	224066	04/28/03	TIME	MJE	MC TC/GALLELLA DRAINAGE	95.00	0.40	38.00				

								237.50				
3-6	221719	04/16/03			BILL 03-483					-123.50		

										-123.50		
3-6	224273	05/07/03	TIME	MJE	WS NIMA SITE PLAN	95.00	0.40	38.00				
3-6	225225	05/13/03	TIME	MJE	MC NIMA S/P	95.00	0.50	47.50				
3-6	226418	05/19/03	TIME	MJE	MC TC/SHAW-PRABHU COMPL	95.00	0.30	28.50				
3-6	226433	05/21/03	TIME	MJE	MC NIMA CONTRACTING S/P	95.00	0.50	47.50				
3-6	226437	05/23/03	TIME	MJE	MC RVW SHAW PRABHU LTR	95.00	0.30	28.50				
3-6	226438	05/25/03	TIME	MJE	MC RVW SHAW PRABHU LTR	95.00	0.30	28.50				

								218.50				
3-6	225916	05/22/03			BILL 03-631					-123.50		

										-123.50		
3-6	230485	06/18/03	TIME	MJE	WS GALELLA	95.00	0.60	57.00				

								57.00				
3-6	229972	06/24/03			BILL 03-774					-133.00		

										-133.00		
3-6	233051	07/09/03	TIME	MJE	MM Galella Cond APPL	95.00	0.10	9.50				

								9.50				
3-6	234070	07/23/03			BILL 03-899					-142.50		

										-142.50		
TASK TOTAL								522.50	0.00	-522.50	0.00	

GRAND TOTAL 522.50 0.00 -522.50 0.00

*Cost Est +
Clearcut .7* 66.50

589-

GALELLA SITE PLAN (03-06)

Mr. Nick Galella appeared before the board for this proposal.

MR. PETRO: Next is Galella site plan Route 9W, you don't look like Mr. Coppola. Proposed office building. What are we doing on this application? Proposes development of 4,950 square foot one story building. Is this the one that you had the trouble with the drainage with the doctor next to you?

MR. GALELLA: I was told to reroute the drainage.

MR. PETRO: That was the only planning board issue we had and DOT.

MR. GALELLA: DOT approved a new catch basin on 9W and we're running everything straight out along this path.

MR. PETRO: That's the way to do it. We have a copy from New York State DOT, it's approved.

MR. LANDER: That was easier than trying to get the doctor to do it.

MR. PETRO: Just do it. SEQRA has been completed. Fire approval, no.

MR. GALELLA: It's under 5,000 square feet.

MR. PETRO: Fire is disapproved, hydrant is more than four hundred feet from another hydrant. What's the problem there? Explain that to me, Mark, Fire?

MR. EDSALL: This is on NIMA? You lost me.

MR. PETRO: Mike, you're going to have to talk with the new fella.

MS. MASON: That was from May so he wasn't doing it.

MR. BABCOCK: These fire hydrants along 9W are existing, you're not putting in any fire hydrants so there's a misunderstanding.

MR. PETRO: Let's just strike that for the time being. If it's a major problem, we'll contact you.

MR. BABCOCK: Subject to the review being corrected.

MR. PETRO: And cause Bobby Rogers had approved it down here.

MS. MASON: Right.

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the NIMA Contracting site plan on 9W.

ROLL CALL

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

MR. PETRO: I don't think there's anything left here.

MR. ARGENIO: I'd like to know how he got the drainage approval so quick from the DOT. Do you have that? I mean, that's--

MR. EDSALL: Myra tells me it's on record.

MR. ARGENIO: Congratulations.

MR. EDSALL: My compliments to their effort.

MR. GALELLA: I think he was pleased with the single entrance. Since I'm developing both entrances, I couldn't put two entrances but it all works out.

MR. PETRO: You made them happy by making the one entrance.

MR. GALELLA: I believe so.

MR. PETRO: The planning board should require that a bond estimate be submitted for this site plan. You have to do that. And I don't have another thing here so gentlemen, if you want to do final approval.

MR. ARGENIO: I'll make a motion for final approval for NIMA Contracting site plan on New York State Route 9W.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the NIMA Contracting site plan on New York State Route 9W subject to no other comment from the Fire Department. Anything else, gentlemen? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	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:

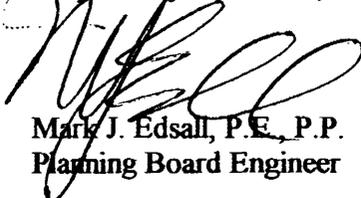
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NIMA CONTRACTING (GALELLA) SITE PLAN
(PROPOSED RETAIL AND/OR OFFICE)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17 – BLOCK 4 – LOT 15
PROJECT NUMBER: 03-06
DATE: 9 JULY 2003
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF A 4950 SF ONE-STORY OFFICE ON THE 1 +/- ACRE PARCEL. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 MARCH 2003, 14 MAY 2003 AND 28 MAY 2003 PLANNING BOARD MEETINGS.

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Respectfully Submitted,



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

MJE/st
NW03-06-09Jul03.doc

REGIONAL OFFICES

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

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

May 27, 2003

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

Re: New Building For Nima Contracting Inc. (Section 17, Block 4, Lot 15)
Route 9W, Town of New Windsor

Dear Chairman Petro and
Planning Board Members:

I am writing this letter on behalf of my client, Pandurang Prabhu, MD, regarding the above referenced project that is before your Board for a Public Hearing on May 28. Dr. Prabhu owns an office building containing his medical practice immediately north of the above referenced property.

I have been retained by Dr. Prabhu to prepare a Site Plan of a proposed 900 SF addition to his office building, and I will be submitting it shortly to your Board for approval. In reviewing site issues with Dr. Prabhu he expressed concern regarding the discharge of stormwater onto his property from both the office building presently under construction by Nima Contracting, and the proposed office building, also by Nima Contracting, that is before your Board for Site Plan Approval. Dr. Prabhu's concern is that the design drawings indicate that stormwater will flow from the proposed building and parking lot onto his property where it will enter an existing culvert that is connected to the NYSDOT storm drainage system on Route 9W. The issue is not that stormwater will discharge onto his property, but at what flow rates.

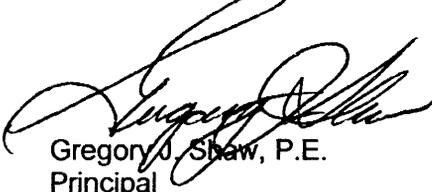
On Dr. Prabhu's behalf, I respectfully suggest that your Board require Nima Contracting to retain an licensed engineer to prepare a Stormwater Management Report addressing the hydraulic capacity of the culvert, and comparing this capacity against the cumulative stormwater discharge generated by the existing drainage area tributary to the culvert, stormwater generated by the Prabhu site, and stormwater generated by the two office building sites. Should there not be enough capacity in the existing culvert to convey all of the referenced flows, the office building sites would have to detain their discharge to appropriate, and possibly pre-development levels. Dr. Prabhu also requests that I be allowed to review and comment on the Stormwater Management Report.

In summary, Dr. Prabhu is not opposed to receiving the post-development flows from the two office building sites, and is willing to assist Nima Contracting with their storm drainage issues. Dr. Prabhu only wants assurance that these flows when combined with existing tributary flows do not exceed the capacity of the existing culvert and possibly flood his property.

Thank you for your attention to this issue.

Very truly yours,

SHAW ENGINEERING

A handwritten signature in black ink, appearing to read "Gregory J. Shaw", is written over the typed name and title.

Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Pandurang Prabhu, MD

PUBLIC HEARINGS:

NIMA CONTRACTING SITE PLAN (03-06)

Mr. Mario Salpepi and Nicholas Galella (phonetic) appeared before the board for this proposal.

MR. PETRO: Proposed new construction of 4,950 square foot retail office building. This plan was previously reviewed at the 26 March 2003 and 14 May, 2003 planning board meetings. The application is before the board for a public hearing at this meeting. Property is located in an NC zone district of the Town with the rear portion of the lot in an R-4 zone. The proposed retail office uses are uses by right in the NC zone. And applicant correctly indicates the overlap of the R-4 zone is acceptable. Bulk information is correct for the zone and general layout of the plan appears to be acceptable. Make your presentation to the board first and then we'll address the public.

MR. SALPEPI: Since our last meeting, we've had a couple of workshops with Mr. Edsall. I believe at this time, all of these comments have been addressed. I don't know if I need to go through them or not. Is it necessary to go down the list or I don't think it's necessary, right?

MR. PETRO: No, no, just give us what you're doing there briefly.

MR. SALPEPI: Okay, brief explanation, this property is located on Route 9W on the southbound side, it's, I'm sorry, I forgot the size of the lot, but it's almost an acre, it's a vacant lot right now. Adjoining this property our client, Nima Contracting, owns the adjoining property and he's currently under construction with exactly a replica of what we're proposing, 4,950 square foot office building. That building is almost complete and he wants to, he has purchased this property and wants to put an exact replica next to it. The lot conforms to all zoning for Town of New Windsor, we have addressed parking, lighting, landscaping, everything as required by the Town.

MR. LANDER: Let me ask you this before we go any further, is this entrance on south side right in front of the building that's the approved entrance by DOT?

MR. SALPEPI: It was--

MR. LANDER: For the existing building?

MR. SALPEPI: It was discussed, the building under construction is that what you're referring to, yes, and then it was discussed with DOT and he favored a combined entrance for the two buildings, I'm not sure what his review has been as far as the submittal to him last month.

MR. LANDER: It's a good idea anyway just the one entrance.

MR. PETRO: We have a letter stating that single access for both adjoining properties is best, please have the single access part of the planning board approval.

MR. BABCOCK: DOT approved it?

MS. MASON: Yes.

MR. PETRO: We're going to move to the public hearing and then we'll come back to the board. Okay? On the 15th day of May, 2003, 11 addressed envelopes containing the notice of public hearing were mailed out. If someone is here to speak for or against this application, just make a comment, please be recognized by the Chair, come forward and state your name and who'd like to speak? Anybody?

MR. ARGENIO: Make a motion we close the public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Nima Contracting site plan on Route 9W at this time. Is there any other comment? Roll call.

ROLL CALL

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

MR. PETRO: I'll open it back up to the board for further review and comment. This is from Mr. Shaw, Shaw Engineering. I'm writing this letter on behalf of my client, Dr. Prabuh, I'm not going to read the whole letter, but the bottom line of this letter is he's concerned about the drainage system, not so much discharging on his property but the rate of discharge. He's requesting that the applicant have a storm water drainage plan generated so that we can review it and have our engineer review it. He's very concerned about getting flooded out by collecting all the water. The properties are no longer impervious to water, so it's just going to collect it and go over there at a much faster rate including 5,000 square foot of roof on top of it.

MR. LANDER: I think Mark has the same concerns as he states in his notes so I think we're going to need to do that because this is a really legitimate request.

MR. SALPEPI: What we worked on with Mr. Edsall is dry wells which I guess you know so that any immediate discharge is going to be held by the dry well and leached into the surrounding stone. Only overflow from those dry wells would go into the drainage, go into the drainage pipe that's overflow.

MR. PETRO: I'm not a proponent of the dry wells, I believe that you're correct in that they'll work for the first year or two and after we get done sanding the parking lot three or four times and the cigarette butts and all the hair and everything down in the dry wells, Mr. Prabuh is going to have his water flow, but I will do it this way, get together with Mr. Edsall and come up with a plan. I don't care what it is. If he finds it acceptable for the neighbor, for us, the board, for

you, the applicant, we'll go from there. I'm not saying you have to have the complete drainage plan, see what Mr. Edsall says when he gets back and come up with a plan to make the water problem disappear.

MR. LANDER: Where does the water cross 9W? Is it down further in front of Stewart's?

MR. BABCOCK: Look at sheet 2, goes straight out to 9W.

MR. SALPEPI: If you turn to SP2, you can see he's got an existing 24 inch CMP passing under his parking lot from that, from what's essentially a ditch on the side of his property.

MR. LANDER: Okay, 15 inch you're saying?

MR. SALPEPI: Existing 24 inch over here on the side.

MR. PETRO: Does he feel it's going to come at such a fast rate that it's going to bypass the swale and the rip-rap, is that what he's concerned about is that it's going to fill that up and keep going?

MR. SALPEPI: I don't know his concern.

MR. LANDER: Mario, all we have to do, we have the outfall here, why don't we just connect the pipe with his permission connect to the existing 24 inch.

MR. SALPEPI: We already tried, he wouldn't give us permission, hence the letter.

MR. LANDER: He wouldn't give you permission but yet he wants you to correct the problem?

MR. SALPEPI: Yes. Mr. Galella would like to answer that.

MR. GALELLA: Can I say something?

MR. LANDER: State your name.

MR. GALELLA: Nicholas Galella, 16 Gallant Drive, Newburgh. The previous building was engineered with

the same site in mind that it does have the three retention wells 8 feet in diameter and 8 feet deep so on the previous building that we put up, we're just duplicating the same drainage system and it would be the same calculation so it's engineered in a way we're not just dumping water into a creek, it's made to retain that.

MR. LANDER: Then let it out.

MR. GALELLA: For that building and that parking lot and that was engineered from Taconic Design and we replicated it on the separate lot, I think he has separate issues whether that lot should be built out and he's causing some concern.

MR. PETRO: Cause I was reading this letter from the engineer's office, evidently, Dr. Prabuh stopped and saw Dick McGoey also and evidently at one point, you told him that you had permission to tie into the line from the previous owner?

MR. GALELLA: What Mark had wanted to do was bring that pipe closer to the 24 inch CMP that's already existing there which travels under Prabuh's parking lot and I was in favor of cleaning that whole area, riprapping it and proving it and all I needed was a letter from him to say I was going to do the work on his property which would extend five feet beyond the property line onto his lot and he never signed the letter.

MR. PETRO: He's saying he's refusing to sign it, he doesn't want you over there.

MR. GALELLA: He doesn't want it improved and doesn't want me to build on that lot.

MR. LANDER: Maybe, I don't know what he's thinking.

MR. GALELLA: We moved the pipe back up on my property where it would drain on my property with the rip-rap and we're draining into an existing water creek.

MR. SALPEPI: Previously, we had it at the lowest dry well which was adjacent to it, we had it down here so

that it would dump right into the 24 inch CMP there but he wouldn't sign the letter so we had to move it back up.

MR. PETRO: We're not going to solve it, we're not going to change his mind and we're not going to design it. Get together with Mark Edsall, come up with a plan, I don't care what it is and we'll review it.

MR. GALELLA: We want back to the last workshop, we did this, Mark actually looked at it the last, we were supposed to have a public hearing prior to this month before and we did go back to a workshop before we came back to this meeting tonight and he did look at it and at that workshop, unfortunately, he's not here tonight but he did say that that was acceptable to him, so I don't know what more I'm going to give you.

MR. LANDER: It was acceptable to him but not to the other adjoining property.

MR. BABCOCK: That's the problem.

MR. PETRO: Well, I have a letter here also.

MR. GALELLA: To what extent do we have to please him? What do I have to do to--it's engineered in a way--

MR. BABCOCK: Well, you may have to keep the water on your own property and bring it out to the drainage.

MR. GALELLA: It's draining in a natural drainage course, we all have a right to use that course, there's a pipe extending from Fernwood Lane, that's actually dumping on my property and there's a pipe coming up here from a cul-de-sac that comes right down, this whole area drains down into this natural--

MR. LANDER: Exactly, the word is natural, now we're taking natural and putting impervious surface directing it to drain through pipes, directing it towards his property.

MR. GALELLA: It's going in his pipe and he owns the right for water to pass through the pipe and that's

only there for the parking lot.

MR. LANDER: I don't see, there is a drainage easement so the Town doesn't have rights to go on there.

MR. BABCOCK: No.

MR. PETRO: I'm going to say it for the third time, I'm not going to design this, get together with Mark Edsall and come up with a plan. I have another note from Dick McGoey saying that it needs to be revised, that's all I can tell you. So come up with something.

MR. LANDER: On the shoulder of the road out there there's an existing pipe, do you know what that is? Are they existing catch basins? Yes. What's that pipe down in front, what size is that?

MR. SALPEPI: There's an existing 36 inch and existing catch basin.

MR. LANDER: That might be the way to go.

MR. SALPEPI: That's what we did on the last lot we tied into.

MR. LANDER: See what you can do, drainage was the big issue here I guess.

MR. PETRO: That's the only outstanding issue so we're going to let them work it out. Lead agency, did we do that? Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Nima Contracting Galella site plan on Route 9W. We did send out lead agency coordination letters, so that time is expired, that's one of the reasons we're going over this again. Any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: I think we've gone as far as we can go tonight, come up with a plan to satisfy Mr. Edsall and the board that we're not impacting the property owners. Again, I don't know that a complete water plan will be necessary, as long as you come up with something that Mark's happy with so you don't have to go through the expense of doing the whole entire plan.

MR. GALELLA: Bring back the same plan and have him review that or what has to happen?

MR. BABCOCK: See, Jim, the whole problem, I talked to Mark a little bit about this and I'm, I had to go down there one day, I think Mark is saying that if it's acceptable with the board as far as dumping on somebody else's property, this will work, what he's got designed will work. So there's two things, he either can dump on Prabuh's property, an agreement with Dr. Prabuh and this way if he can't, he's got to keep the water on his own property, bring it down his own property line and tie into the existing main on 9W.

MR. GALELLA: I'm dumping into a gully not on his property.

MR. BABCOCK: But you can't let the water go onto his property.

MR. PETRO: You're making it sound more unusual. Normally, when you build, you can't dump water onto a New York State right-of-way property which would be a road. When I've built myself, I've had to pipe water a long distance because I can't let it run into the New York State highway and go into their drains. I've had to pipe it down to one culvert, it's not that unusual that you'd have to do that and your neighbor's telling you that he doesn't want the water going on his

property. So design something to make it not go there. We realize you're collecting other waters but a lot of times that's the way it is, that's the way it is. Don't sound right, right?

MR. GALELLA: No, I mean, it was done the first time with the first project and well his pipe is there, his pipe is simply there to create his parking lot regardless that it was there 50 years or what, does that mean he has the right to stop any development further up on the road?

MR. PETRO: The pipe's on his property and I think that gives him the right for no further water influx from other properties.

MR. GALELLA: He can put a block in front of it, what does he, flood out, flood out the whole side of the property? It comes to a point where he doesn't own that, he doesn't have the say to block the pipe, it's a natural course.

MR. PETRO: Put in your own pipe, you never have to talk to him again, that's the nice part about it.

MR. GALELLA: That water drains there already. If it's being retained, first storm, first flush whatever's coming beyond that is excess.

MR. PETRO: I think in common sense, you're absolutely right, I think just in reality, it's not gonna happen.

MR. GALELLA: That's unfair though to have me, I have a business to run, how many times do I have to come back because someone else is going to write another letter?

MR. SALPEPI: We're not going to use his property.

MR. PETRO: I also have a backup letter from Mr. McGoey here that says the plan needs to be revised to keep the water on your property. So it's not that we're just taking some person's word that you can't do this, in other words, I think there's enough here to warrant another look and to come up with a plan to keep the water on your own property.

MR. GALELLA: Are you suggesting I don't dump any water into that creek then?

MR. PETRO: I'm not an engineer for that, I don't know it well enough to keep, to give you an answer.

MR. GALELLA: Keep it on my land.

MR. PETRO: I would contain your own water and not impose it on your adjacent property owner, then you can do whatever you want and we'll look at it that way.

MR. GALELLA: I can see if it was running through someone's back yard and it's a stream bed, it's not like it's cutting through his back yard, it's a stream bed, I don't know.

MR. PETRO: Take a look at it and let's see.

MR. GALELLA: I'm there almost every day.

MR. PETRO: Have an engineer--who's the engineer, are you designing this?

MR. SALPEPI: Yes.

MR. PETRO: Do you have any ideas?

MR. SALPEPI: Tie into 9W like we did on the other lot, that's my idea.

MR. GALELLA: I have a 12 inch pipe running down 9W, this pipe it does 3 rings here and ties into a 12 inch pipe that runs down 9W, we're doing 3 rings and it's going into a 24 inch pipe that goes into this driveway, this length of pipe is over 150 feet, this pipe under the driveway is probably 50 feet.

MR. PETRO: Again, get in touch with Mark Edsall when he gets back, come up with some ideas and then before you actually do anything, let me know what it is or have Mark call me and we'll go over it and you have exhausted everything with your neighbor, have you ever gone over there and talked to him?

MR. GALELLA: I've been there the first time to, you know, ask him.

MR. PETRO: Try again.

MR. GALELLA: Sometimes it only agitates the situation because it can very easily go into an argument. I didn't know if he had an engineer out there so he has his direction.

MR. PETRO: You should get a copy of this letter, you'll see how strongly it's worded and Myra can give you a copy. And what we're looking at and it's not that it's just one neighbor, it's that he has a point, the water flows, you have impervious area, you have a 5,000 square foot roof, all that parking area and it's going at a faster rate on his property.

MR. GALELLA: Drainage is always a big issue but it's designed not like I'm just dumping in any old area, I chose, it's a creek, there are drainage rings there, I don't know what else, what other direction I have to do.

MR. PETRO: You design something with Mark, come up with an idea, if you want to talk to your neighbor again, I would try that and I don't know if, I don't want to get--talk to him first one more time, try that, give it a shot.

MR. GALALLA: I wish he was here tonight, we can probably get it settled. Do I have to come back to a public hearing again?

MR. PETRO: No, public hearing's over, you're done, you have to come back, you have no other issues other than the--

MR. GALELLA: I just have to satisfy the drainage.

MR. PETRO: I'd say next two weeks it can be done, come back, have a plan for the water, try and get it done, I'll put you on the next agenda as long as there's an idea and you can be done, there's no other issues.

May 28, 2003

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MR. GALELLA: It seems unfair.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NIMA CONTRACTING (GALELLA) SITE PLAN
(PROPOSED RETAIL AND/OR OFFICE)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17 – BLOCK 4 – LOT 15
PROJECT NUMBER: 03-06
DATE: 28 MAY 2003
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF A 4950 SF ONE-
STORY OFFICE ON THE 1 +/- ACRE PARCEL. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 26 MARCH 2003 AND
14 MAY 2003 PLANNING BOARD MEETINGS. THE APPLICATION IS
BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the NC zoning district of the Town, with the rear portion of the lot in the R-4 zone. The proposed retail and office uses are uses by right in the NC zone. The applicant correctly indicates the overlap into the R-4 zone is acceptable per 48-6-D of the zoning code. The bulk information is correct for the zone and uses.
2. In general the layout on the plan appears acceptable, and the applicant has responded to all my previous comments. The only item that is still under review, and we may receive additional comment at this public hearing, is with regard to stormwater drainage. The applicant's site discharges in a northerly direction. If the applicant can further coordinate with the adjoining property owner, it would be of benefit.
3. I will be pleased to review any additional concerns, which may be identified at the public hearing.
4. The drainage issue should be fully resolved before a determination of significance is considered under SEQRA.

Respectfully Submitted,

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

MJE/st
NW03-06-28May03.doc

REGIONAL OFFICES

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

DISCUSSION:

NIMA CONTRACTING SITE PLAN (03-06)

MR. PETRO: Proposed office retail building.

MR. EDSALL: The authorization of the public hearing was deferred when the board became aware that the neighboring property owner objected to the extension of the drainage pipe onto his property. They have since changed the plans to keep their drainage on their property, although it still runs where it always ran, which is to the low spot on the neighbor. So I think at this point, the plans are ready for public hearing.

MR. PETRO: Motion to authorize a public hearing for Nima Contracting.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize a public hearing for the Nima Contracting site plan on Route 9W. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

MR. PETRO: Motion to adjourn.

MR. BRESNAN: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE

May 14, 2003

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MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

Respectfully Submitted By:

Frances Roth
5/28/03
Frances Roth
Stenographer



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)
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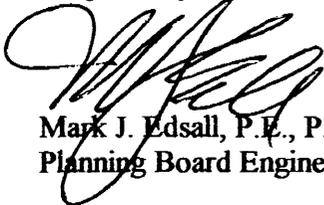
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NIMA CONTRACTING (GALELLA) SITE PLAN
(PROPOSED RETAIL AND/OR OFFICE)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17 – BLOCK 4 – LOT 15
PROJECT NUMBER: 03-06
DATE: 26 MARCH 2003
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1. The property is located in the NC zoning district of the Town, with the rear portion of the lot in the R-4 zone. The proposed retail and office uses are uses by right in the NC zone. The applicant correctly indicates the overlap into the R-4 zone is acceptable per 48-6-D of the zoning code. The bulk information is correct for the zone and uses.
2. The applicant is before the Board to request authorization for the scheduling of the Public Hearing. I believe this is appropriate, but the applicant should be required to have the corrected plan available as necessary prior to that hearing/meeting. The corrected plans should address my previous comments (based on work session reviews, most of the items are already done).
3. A Lead Agency Coordination letter was issued on April 7th. If no other agencies have indicated an interest, the Board can now formally assume the position of Lead Agency for the environmental review.

Respectfully Submitted,



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

MJE/st
NW03-06-14May03.doc

REGIONAL OFFICES

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

★ 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 MAY 28TH, 2003 at 7:30 P.M. on the approval of the proposed Site Plan for NIMA CONTRACTING - PROPOSED ONE STORY RETAIL/OFFICE BUILDING

Located at RT. 9W (Tax Map #Section 17, Block 4, Lot 15) . 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: MAY 15, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

April 16, 2003

Nima Contracting, Inc.
16 Galla Drive
Newburgh, NY 12550

Re: 17-4-15 PB# 03-06 Nick Galella

Dear Mr. Galella,

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

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley (BAW)

J. Todd Wiley
Sole Assessor

JTW/baw
Attachments

CC:Myra Mason, ZBA

9-1-88.2

Dorothy Ann Toback & Roxanne D.
Crawley
248 Carter Ave
Newburgh, NY 12550

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

17-4-14.2

The Prabhu Family Limited Partnership
3131 NYS RTE 9W
New Windsor, NY 12553

17-4-16

N & A Development Corporation
16 Gala Drive
Newburgh, NY 12550

17-4-26

Olga M. & Joseph Parisi
7 Fanewood Drive
New Windsor, NY 12553

17-4-27

Joni Armstrong & Kelly Galietta
11 Fanewood Drive
New Windsor, NY 12553

17-4-28

Michele M. & Erik F. Indzonka
149 Quassaick Ave
New Windsor, NY 12553

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

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

Andrew Krieger, ESQ.
219 Quassaick Ave
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553



RESULTS OF P.B. MEETING OF: March 26, 2003

PROJECT: Timna Contracting P.B. # 03-06

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N
TAKE LEAD AGENCY: Y N

M) S) VOTE: A N
CARRIED: Y N

M) A S) B VOTE: A 5 N 0
CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED:

M) S) VOTE: A N SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

CONDITIONS - NOTES:

- Need Cross easement for entrance*
- ★ Make corrections - come to workshop - then send to D.O.T.*
- Address Mark's Comments*
- Check on "Wetlands" written on Map.*

NIMA CONTRACTING SITE PLAN (03-06)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: This application proposes development of 4,950 square feet one story office on the one acre parcel. Plan was reviewed on concept basis only. It's in an NC zone permitted use rear portion or the lot is a R-4 zone, I guess you're not encroaching enough to go to the zoning board. Use by right in the NC, you have an overlap of 30 feet or 30 percent.

MR. COPPOLA: That's correct, I believe what the law allows us into the R-4 without getting into the requirements of that zone so we showed a 30 foot setback and it's labeled there limits of construction, that's where we set the corner of the building. Do you see you that?

MR. PETRO: I'm still trying to find out where we are here, existing one story building is under construction, what building is that?

MR. COPPOLA: It's right here.

MR. PETRO: I see it on the map but where is it?

MR. KARNAVEZOS: Down by Stewart's Furniture.

MR. PETRO: The one in the hole down on 9W?

MR. BABCOCK: That's the proposal, isn't it?

MR. COPPOLA: No, the low spot is actually next to this, the doctor's office is right next to us here.

MR. PETRO: Map says existing one story office building under construction, I don't know of anything being built there.

MR. COPPOLA: Our project that we got approved last year, same owner Nick Calella (phonetic).

MR. EDSALL: You know Dr. Prabhu, he's to the right of

this proposed site, see the name on the right of the proposed building, it's right there.

MR. PETRO: But it's not being built yet.

MR. COPPOLA: This one is, it's about halfway done, it's, the exterior's done right now. We're doing a new retail office building pretty much in line with what's under construction right now. It's going to be one story just under 5,000 square feet. Couple things that we should point out here. We have spoken to the DOT and what we prefer to do instead of having two entrances off Route 9W as the previous site plan that you had approved showed obviously entrance to the building that's under construction that has not been built yet, what we're showing here is a combined entrance between the two lots and that's going to be in the same ownership. So I don't believe there's any issue there. So one new entrance which will service both buildings and there would be kind of a Y there in the front.

MR. PETRO: You're saying two lots are under one ownership? That's why it's okay?

MR. COPPOLA: It's identical ownerships.

MR. PETRO: Let's hold it there for a minute. A month from now he sells me this lot, you're going to have an easement across the lot to enter that one cross easement?

MR. COPPOLA: Even if it's in two ownerships.

MR. PETRO: Or move the lot line.

MR. COPPOLA: You'd probably want a cross easement, yeah, we'll do that cross easement.

MR. PETRO: Andy, you'll look for that and take care of that?

MR. KRIEGER: Yes.

MR. PETRO: All right, sorry to interrupt.

MR. COPPOLA: So basically, we conform to zoning, we conform to the NC zoning which allows this use, you pointed out the 30 foot setback into the R-4 zone which I guess allows us not to use that zoning and not to apply for a variance if we're less than 30 feet which we are. Essentially, what we're doing for storm drainage is almost identical to what we provided for over here, what the DOT was looking for we're going with three underground dry wells, they're all detailed there and that basically empties into the low area which empties into the back of the building. This whole lower area which was labeled wetlands is the low spot and that eventually comes out, you can see there's a dotted line, a culvert right here and that crosses Route 9W. So that's where we're at as far as drainage goes. And again, that's basically keeping in mind with what was already done and approved last year. We have basically detailed the drainage to the stages of putting in the site lighting, landscaping, parking conforms, we have a small trash shed and essentially, it's going to be again very much in line with what was approved last year and what's under construction now.

MR. PETRO: There's a number of technical items that you can just straighten out once you talk to Mark, they're on the sheet, I'm not going to go over every one of them.

MR. COPPOLA: We're just here really tonight this is the first time we've been in front of the planning board, I guess we'd like to start SEQRA, go through the process, get the drawings out to any of the involved agencies.

MR. PETRO: Motion to authorize lead agency coordination letter?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize a lead agency coordination letter for Nima Contracting. Is there any

discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. BRESNAN AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: I can tell you a public hearing will be required but I'd like to see the plan cleaned up one more time.

MR. COPPOLA: That's fine. I guess my only question before is Mark, do you think we're at the point where we should send it to DOT?

MR. EDSALL: I would go ahead and get as many of these and they're minor corrections done and then maybe bring some copies to workshop and then we can ship it out from there.

MR. COPPOLA: Okay, that's fine.

MR. EDSALL: Just for the record, I posed a question to the building inspector as far as the shared use of that sign and we have come to a conclusion by looking at the code that there's no problem with that sign at the entrance being shared as long as it independently meets the zoning and doesn't exceed the allowable sign square footage and that would also give them the option at a later time if they ever wanted to sell a lot and wanted to put their own sign up they can do so.

MR. PETRO: But should be noted that the sign requirements would be that of one lot?

MR. BABCOCK: That's correct.

MR. EDSALL: I've got comments here, Anthony had the old zoning code for the square footage.

MR. PETRO: 32 square feet?

MR. EDSALL: 64 total.

MR. PETRO: So you can't say well, I'm using it for both lots and double the size, you'll have a billboard.

MR. BABCOCK: He's got two signs, three foot four inches by five foot two so it's close, I'm sure he can make it.

MR. COPPOLA: We'll make a note that it's for both lots.

MR. PETRO: You can have another sign on the other lot if you wanted to to meet code, if he wants to put another sign on the other lot and meets code, he can do that?

MR. BABCOCK: Yes.

MR. PETRO: Drainage, again, where is all the water going here?

MR. COPPOLA: Well, the low spot is coming back to the building in the back, the low spot in the back of the building, this is your low area so we're showing three underground dry wells, 1, 2, 3, that's your low point there, the parking lot, basically, the outlet here is shown right there right along the property line.

MR. PETRO: Underground dry well you're saying catch basin?

MR. COPPOLA: No, it's a structure, perforated structure.

MR. PETRO: Going to allow water out and be piped to the other area also?

MR. COPPOLA: Right and comes back out this way under Route 9W, this area.

MR. PETRO: One more time, the dry wells that you're talking about, are they piped together and then off the site?

MR. COPPOLA: Yes.

MR. PETRO: Not dispersing just where the dry well is?

MR. COPPOLA: Correct.

MR. PETRO: What's exiting with the dry wells, 8 inch pipe?

MR. COPPOLA: Let's see.

MR. EDSALL: It's 8 inch. One of my comments is suggesting to bring it up to 15 cause generally, the planning board has indicated that they don't want to rely on the seepage pits working so we put the pipe in as if it wasn't a seepage pit.

MR. PETRO: I was going to suggest why are they seepage pipes, not just regular catch basins?

MR. EDSALL: There's an environmental benefit to using the seepage pits in the event you're not taking the first flush of storm water which could be contaminated and discharging it so there's a volume benefit, you do get percolation. You've got a treatment benefit, you're not taking the oils and taking that off-site but on the other hand in deference to your comment that these may not work forever, even if they fail, you've got the piping and the outlet.

MR. PETRO: They won't work forever, after so many winters and sand, sand, sand, they're not going to work.

MR. EDSALL: They clearly won't work as efficiently but we have both systems available now.

MR. PETRO: All right, you talked me into that because it's going to be a 15 inch pipe, right?

MR. EDSALL: The other suggestion I made my comments just while we're talking about it is to move the outlet to the catch basin or the seepage pit that's closer to 9W, that way the outlet would be very near the pipe that goes to DOT, that way, we'd impact the adjoining

area less, it's almost the same grade.

MR. PETRO: I see you have the roof drains tied into it.

MR. ARGENIO: The water's running uphill in one instance in the drainage system and also I think that if there's no wetlands back there behind that building I don't think they should be indicated on the plans. Why are they indicated on the plans?

MR. COPPOLA: To be perfectly honest, that's what the surveyor indicated. They're not wetlands as an environmental wetlands would be, it's just a wet area.

MR. ARGENIO: Well, why did he call them wetlands?

MR. COPPOLA: I'll ask him.

MR. ARGENIO: That's a specific term.

MR. COPPOLA: I understand.

MR. PETRO: Just check, make sure it's not a Federal overlay for that. I'm sure it's not New York State or he would have known already.

MR. COPPOLA: Definitely not New York State, I know that.

MR. PETRO: But I've had on a number of occasions where someone would go in the field and just on their own call something wetlands and it may not be. I'm not sticking up for him one way or the other.

MR. EDSALL: Even if they're Federal wetlands, you have nothing on the plans that's impacting any of those areas, correct?

MR. COPPOLA: That's correct. I think you're actually allowed a tenth of an acre but we're not even back there but it's just a question of how we're naming it.

MR. PETRO: Clean up the comments.



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CONSULTING ENGINEERS P.C.

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mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NIMA CONTRACTING (GALELLA) SITE PLAN
(PROPOSED RETAIL AND/OR OFFICE)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 17 – BLOCK 4 – LOT 15
PROJECT NUMBER: 03-06
DATE: 26 MARCH 2003
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF A 4950 SF ONE-STORY OFFICE ON THE 1 +/- ACRE PARCEL. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

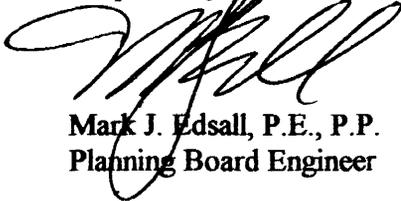
1. The property is located in the NC zoning district of the Town, with the rear portion of the lot in the R-4 zone. The proposed retail and office uses are uses by right in the NC zone. The applicant correctly indicates the overlap into the R-4 zone is acceptable per 48-6-D of the zoning code. The bulk information is correct for the zone and uses.
2. I have made a preliminary review of the site plans submitted, and have the following general comments:
 - Appropriate access easements must be created since the two lots are sharing access. An easement plan should be prepared, since the easement should be filed at the county.
 - The uses proposed are uses A-4 and A-7 of the bulk tables. The first site plan note on sheet SP-1 should be corrected.
 - On sheet SP-2, I suggest that the drainage pipe between the structures, and to the outlet, be sized at 15" HDPE, not 8".
 - The piping layout should be revised, such that the outlet of the piping system is from the easterly structure, near the existing pipe inlet to the State drainage system. Also, the pipe should be pulled back from the property line, and a stone outlet area provided.
 - If grading at the outlet area, on the adjacent property, is needed, authorization should be obtained.

REGIONAL OFFICES

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

- I suggest that 4000 psi concrete be utilized for curbs and sidewalk.
 - Detail 6 on SP-3 should be deleted since, to my understanding, there are no pavement edges without curb.
 - The typical parking space detail on sheet SP-3 should have the wheelstop removed, since there is curb.
 - The typical handicapped parking space detail on sheet SP-3 should have a “Handicapped Parking” sign, plus a “No Parking Any Time” sign, as per the current code.
3. Regarding the site signs, I have the following comments:
- The site directory sign serves the two adjacent lots, and is on this application lot. A “shared” use is proposed.
 - The Planning Board should discuss the combined sign, and the related note on sheet SP-4 on the detail, with the Building Inspector, to verify that this is an acceptable method to develop a common sign.
 - The code allows a sign to have 64 s.f. total both sides, and no setback requirement. Maximum height is 15 ft. The information on the detail (regarding the allowable) should be corrected.
 - It is my opinion that the directional sign is in compliance with the intent of the code.
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit five (5) copies of SP-1 and the environmental form for this purpose.
5. The Planning Board may wish to determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
6. Submittal of this application/plan to the NYSDOT for technical review will be necessary. If acceptable to the Board, I will forward it at this time (the applicant should provide 3 full sets of drawings).

Respectfully Submitted,



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

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

**RECEIPT
#269-2003**

03/18/2003

Nima Contracting, Inc.

**Received \$ 100.00 for Planning Board Fees, on 03/18/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PB-03-06. application fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/18/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-6
NAME: NIMA CONTRACTING OFFICE BUILDING PA2003-0046
APPLICANT: GALELLA, NICHOLAS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/18/2003	REC. CK. #4079	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

J
3/18/03

P.B. # 03-06 Application fee

CHARTER ONE BANK
MEADOW HILL BRANCH

4080

NIMA CONTRACTING, INC.
16 GALA DRIVE
NEWBURGH, NY 12550
(845) 565-3008



29-7003/2213
470

PAY TO THE ORDER OF Town of New Windsor \$ 180.⁰⁰

ONE-Hundred & 00/100 DOLLARS

MEMO App. fee 9w 2nd Lot.

⑆004080⑆ ⑆221370030⑆ ⑆4700695203⑆

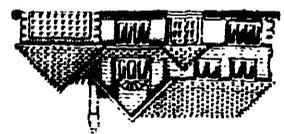
⑆004079⑆ ⑆221370030⑆ ⑆4700695203⑆

MEMO Escrow 9w 2nd Lot

PAY TO THE ORDER OF Town of New Windsor \$ 75.⁰⁰
Seven-fifty & 00/100 DOLLARS

3/3/2008
29-7003/2213
470
4079

CHARTER ONE BANK
MEADOW HILL BRANCH



NIMA CONTRACTING, INC.
16 GALA DRIVE
NEWBURGH, NY 12550
(845) 565-3008

P.B. #03-06 Escrow

03-06



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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: NEW WINDSOR

P/B APP. NO.: 03 06

WORK SESSION DATE: 18 June 03

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: re plan

PROJECT NAME: NMA #2

REPRESENTATIVES PRESENT: Mario / Nick G.

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

FIRE INSP. Frank
PLANNER
OTHER

ITEMS DISCUSSED:

Q: is drainage study needed?
- they want to put a direct
pipe in to det. tied to the
system next door.

need to send to DOT
have plans

MJE

STND CHECKLIST: PROJECT

DRAINAGE

TYPE

DUMPSTER

SITE PLAN

SCREENING

SPEC PERMIT

LIGHTING

L L CHG.

(Streetlights)
LANDSCAPING

SUBDIVISION

BLACKTOP

OTHER

ROADWAYS

APPROVAL BOX

PROJECT STATUS:
ZBA Referral: Y X N

Ready For Meeting X Y N

Recommended Mtg Date next avail



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

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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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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: 18 June 03

PROJECT: NEW _____ OLD X

REAPPEARANCE AT W/S REQUESTED: N/A

RESUB. REQ'D: N/A

PROJECT NAME: NIMA #1

REPRESENTATIVES PRESENT: Marie ; Nick Galletta

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

FIRE INSP. Frank
PLANNER _____
OTHER _____

ITEMS DISCUSSED:
ck NIMA #1 re elev one
front flg, spare for
stair.
Get on read change
in access -
(rather than 1/1 on)
disc @ next appearance
for NIMA #2

STND CHECKLIST:
DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____
PROJECT STATUS:
ZBA Referral: Y _____ N
Ready For Meeting Y _____ N
Recommended Mtg Date _____



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR

P.B. FILE #03-06 DATE RECEIVED: may 10, 2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: MAY 26, 2003

THE MAPS AND/OR PLANS FOR:

NIMA CONTRACTING - OFFICE BUILDING

Applicant or Project Name

SITE PLAN XX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: Hydrant is more than 400' from en hydrant

Signature: [Signature] Date: 5-20-03
Reviewed by: _____



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

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

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

JOSEPH H. BOARDMAN
COMMISSIONER

Richard A. Burns, Permits
NYSDOT
112 Dickson Street
Newburgh, NY 12550
☎ (848) 565-9762

14 May, 2003

Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: NIMA CONTRACTING (GALELLA) SITE PLAN PLANNING BOARD #03-06

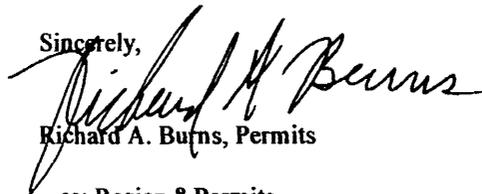
Dear Mr. Edsall,

Per your letter dated 7 April, 2003, I have comments as follows:

- * A single access for both adjoining properties (as shown on your submission) the best configuration. Please have the single access part of the Planning Board approval contingencies.
- * Permit # 02-0570 issued for the adjoining lot, is still active. This permit will be amended to reflect the most recent, single access plans.

If I can be of further assistance, please advise.

Sincerely,


Richard A. Burns, Permits

cc: Region 8 Permits



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.,
XX SEWER DEPT., _____ HIGHWAY DEPT.

P.B. FILE #03-06 DATE RECEIVED: 03-18-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-24-2003

THE MAPS AND/OR PLANS FOR:

NIMA CONTRACTING - OFFICE BUILDING

Applicant or Project Name

SITE PLAN XX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: MINIMUM SLOPE OF SEWER LATERAL 2%. LOCATION OF
BACKWATER VALVE AND CLEANOUTS CAN BE DETERMINED IN THE
FIELD

DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date _____

**TOWN OF NEW WINDSOR
ENGINEER'S OFFICE**

MEMO

TO: MARK J. EDSALL, P.E.

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: 15 APRIL 2003

SUBJECT: NIMA CONTRACTING, INC. – SITE PLAN RT. 9W
P.B. #03-06

Dear Mark:

Dr. Prabhu stopped at Town Hall today to discuss the proposal by his neighbor, Nima Contracting Inc. located on Rt. 9W, to discharge stormwater onto the doctor's property (#17-4-14.2). Apparently, Nima Contracting is presently before the Planning Board for a proposed office building and has already proceeded to do some site grading. The owner of Nima Contracting approached the doctor and requested that he sign a letter granting permission to discharge stormwater onto the doctor's property at a point near an existing 24" culvert next to the doctor's parking lot. Nima Contracting also already cut a swale across the property line and is presently discharging stormwater into this area. The doctor has refused to sign this letter.

Upon review of the site plan on plan sheet 2, the site plan indicates that a permission letter has been granted by the current property owner for work in this area, however, the doctor claims that no such permission has ever been granted and further, that he at this point will not grant the permission.

On the basis of the above, it will no doubt be necessary for Nima Contracting to revise their drainage and grading plan to avoid the need to discharge the stormwater onto Prabhu.

RDM:mlm



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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.: 000 - 30

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

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

PROJECT NAME: Beattie Rd Assoc.

REPRESENTATIVES PRESENT: Mike Mile

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

FIRE INSP. Bo (2)
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

- percs done next to wetlands -
- ck deep cuts -
- steep road slope coming in -
- need rest area (gave him def)
- Show road grading.
- show p.s. file
- 40' - 209' off road
- 100' buffer - ? are these state
- or fed wetlands.
- charter did wetlands - add date

STND CHECKLIST: PROJECT TYPE

DRAINAGE _____ SITE PLAN _____

DUMPSTER _____ SPEC PERMIT _____

SCREENING _____ L L CHG. _____

LIGHTING _____ SUBDIVISION _____

(Streetlights)
LANDSCAPING _____ OTHER _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:
ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____



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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 03 - 06
WORK SESSION DATE: 2 April 03 PROJECT: NEW OLD
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: late
PROJECT NAME: NIMA
REPRESENTATIVES PRESENT: Anthony

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

ITEMS DISCUSSED:
- need to fix use #'s
- submit letter from neighbor
- fix on signs.
will be submitting 5 x SP-1 + EAI
for 4A circ
will be submitting 2 x fill req
for DOT tech referral.
MJE to prep letters &
email MM

STND CHECKLIST: PROJECT TYPE
DRAINAGE _____ SITE PLAN _____
DUMPSTER _____ SPEC PERMIT _____
SCREENING _____ L L CHG. _____
LIGHTING _____ SUBDIVISION _____
(Streetlights)
LANDSCAPING _____ OTHER _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

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

Page 11/11 5/14



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., XX HIGHWAY DEPT.

P.B. FILE #03-06 DATE RECEIVED: 03-18-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-24-2003

THE MAPS AND/OR PLANS FOR:

RECEIVED

NIMA CONTRACTING - OFFICE BUILDING

MAR 19 2003

Applicant or Project Name

N.W. HIGHWAY DEPT.

SITE PLAN XX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: [Signature]
Reviewed by: _____ Date _____

INTER-OFFICE CORRESPONDENCE

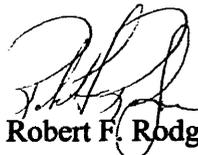
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Nima Contracting -- Office Building
DATE: 18 March 2003

Planning Board Reference Number: PB-03-06
Dated: 18 March 2003
Fire Prevention Reference Number: FPS-03-10

A review of the above referenced site plan was conducted on 18 March 2003.

This site plan at this time is acceptable.

Plans Dated: 6 March 2003


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, XX WATER DEPT.,
_____ SEWER DEPT., _____ HIGHWAY DEPT.

P.B. FILE #03-06 DATE RECEIVED: 03-18-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-24-2003

THE MAPS AND/OR PLANS FOR:

NIMA CONTRACTING - OFFICE BUILDING

Applicant or Project Name

SITE PLAN XX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

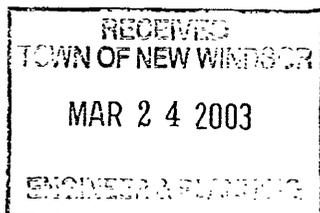
HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Property has town water - notify water dept
for changes

~~DISAPPROVED:~~

Notes: _____



Signature: Stewart D. ... 3-24-03
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: mhpea@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.: 1-3
WORK SESSION DATE: 19 Feb 2003 PROJECT: NEW OLD
REAPPEARANCE AT W/S REQUESTED: Yes RESUB. REQ'D: Full later
PROJECT NAME: Galletta-
REPRESENTATIVES PRESENT: Nick Galletta - Marie -

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

ITEMS DISCUSSED:

- 48-6 D - 30' apprais
- add approx hours adjacent
- add A fixture @ driveway entrance
- seepage catch basin w/ outlet to ditch (exist)
- need some contours to review drainage
- move trash shed off bldg.

STND CHECKLIST: PROJECT TYPE

DRAINAGE add top. SITE PLAN
DUMPSTER encl. SPEC PERMIT
SCREENING L L CHG.
LIGHTING SUBDIVISION
(Streetlights) LANDSCAPING OTHER
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

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



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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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. 03-06

WORK SESSION DATE: 5 MAR 03 PROJECT: NEW OLD

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

PROJECT NAME: Gabella S/P

REPRESENTATIVES PRESENT: Maio / Nick G.

MUNICIPAL REPS PRESENT: BLDG INSP. ENGINEER X FIRE INSP. PLANNER P25 #48
P/B CHMN OTHER

ITEMS DISCUSSED:

- looks good -
- add lighting to site plan
- add sign + detail

STND CHECKLIST:

DRAINAGE ✓
DUMPSTER ✓
SCREENING ✓
LIGHTING ✓
(Streetlights) ✓
LANDSCAPING ✓
BLACKTOP ✓
ROADWAYS ✓
APPROVAL BOX Yes

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: Y N
Ready For Meeting Y N
Recommended Mtg Date next avail

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. 17 Block 4 Lot 15

BUILDING DEPARTMENT REFERRAL NUMBER PA2003 - 0046

1. Name of Project New Retail/Office Building for Nima Contracting

2. Owner of Record Nicholas Galella - Nima Contracting Phone (845)565-3008

Address: 16 Gala Drive, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Nicholas Galella - Nima Contracting Phone (845)565-3008

Address: 16 Gala Drive, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Anthony J. Coppola, Architect Phone (845)561-3559

Address: 375 Third Street, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

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

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

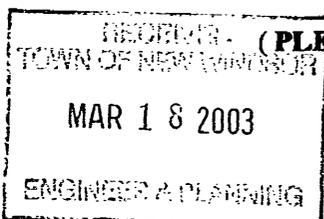
Anthony Coppola 561-3559 fax 561-2051
(Name) (Phone)

7. Project Location: On the west side of Route 9W 525 feet
(Direction) (Street) (No.)

north of Broad Street
(Direction) (Street)

8. Project Data: Acreage .9962 Zone NC School Dist. _____

PAGE 1 OF 2



03-06

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.) _____
New 4,950 sf, one story retail/office building

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

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

ACKNOWLEDGMENT:

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

STATE OF NEW YORK)

SS.:

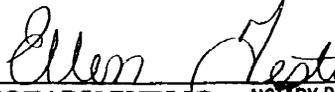
COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

3rd DAY OF March 2003
19


APPLICANT'S SIGNATURE


NOTARY PUBLIC **ELLEN TESTA**
NOTARY PUBLIC, State of New York
Resident in and for Ulster County
Commission Expires March 8, 2003

Nicholas J. Galella
Please Print Applicant's Name as Signed

TOWN USE ONLY:
TOWN OF NEW WINDSOR
MAR 18 2003
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

03-06
APPLICATION NUMBER

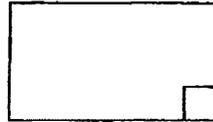
TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

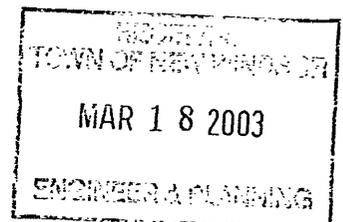
ITEM

- 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:

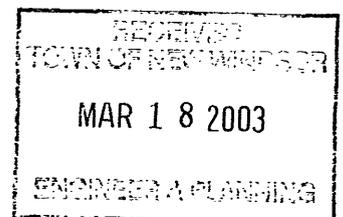


- 3. Applicant's Name(s)
- 4. Applicant's Address
- 5. Site Plan Preparer's Name
- 6. Site Plan Preparer's Address
- 7. Drawing Date
- 8. Revision Dates
- 9. Area Map Inset and Site Designation
- 10. Properties within 500' of site
- 11. Property Owners (Item #10)
- 12. Plot Plan
- 13. Scale (1" = 50' 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



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



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.

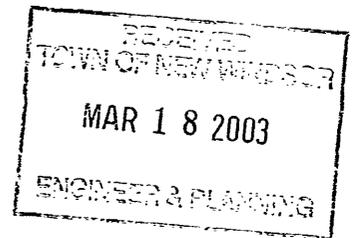
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they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



03-06

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Nicholas Galella, deposes and says that he resides
(OWNER)

at **16 Gala Drive, Newburgh** 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. **17** Block **4** Lot **15**) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Anthony J. Coppola, Architect, 375 Third Street, Newburgh, NY 12550

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

to make the foregoing application as described therein.

Date: 3/3/03

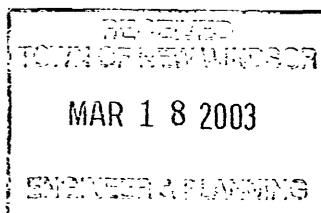
Sarah E. Schief
Witness' Signature

Nicholas Galella
Owner's Signature

Applicant's Signature if different than owner

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.**



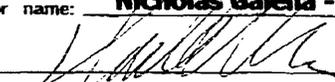
03-06

PROJECT I.D. NUMBER

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 Nicholas Galella - Nima Contracting	2. PROJECT NAME New Retail/Office Building
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 525 feet north of Broad Street on Route 9W southbound	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: New 4950 sf, one story retail/office building	
7. AMOUNT OF LAND AFFECTED: Initially <u>.8</u> acres Ultimately <u>.8</u> 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 checked="" 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: Commercial buildings on Route 9W. Residential properties at rear of project.	
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 type="checkbox"/> Yes <input checked="" 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: Nicholas Galella - Nima Contracting Date: <u>3/3/03</u> Signature: 	

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

TOWN OF NEW WINDSOR
 MAR 18 2003
 ENGINEER & PLANNING

OVER
1

03-06

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

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

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

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. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? Yes No

E. 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. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

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

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

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Preparer (if different from responsible officer)

PROCESSED Date
TOWN OF NEW BRITAIN
MAR 18 2003
ENGINEER & PLANNING

03-06



**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

MEMORANDUM

(via fax)

21 July 2005

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

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

SUBJECT: SITE COMPLETION REVIEW - 21 July 2005 (CNH)
NIMA CONTRACTING SITE PLAN (PHASE II)
NEW WINDSOR P.B. APP. NO. 03-06



On this date, a representative of our office visited the subject site to review the completion status of the subject application.

The site appears to be in general conformance with the site plan approved by the planning board, with stamp of approval of Sept 8, 2003.

If you have any further questions prior to your department's issuance of a C of O, please do not hesitate to contact me.

NW03-06-Site Compl Memo 07-21-05.doc
 MJE/td

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-266-2765 •
 • 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •