

**PB# 04-05**

**Planned Parenthood**

**46-2-50.2**

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

DATE: 9-10-04

PB# **04-05** PLANNED PARENTHOOD  
RT. 94 (CARR)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

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LISTING OF PLANNING BOARD ACTIONS

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

FOR PROJECT NUMBER: 4-5  
NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/10/2004	PLANS STAMPED	APPROVED
04/28/2004	P.B. APPEARANCE . NEED HANDICAP PARKING DETAIL - NEED FORMAL DOT APPROVAL - . ELIMINATE NOTE #7 - NEED BOND ESTIMATE	ND:APPR COND
02/25/2004	P.B. APPEARANCE	REVISE & RETURN
01/21/2004	WORKSHOP APPEARANCE	SUBMIT
01/07/2004	WORKSHOP APPEARANCE	RETURN TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE

APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/18/2004	EAF SUBMITTED	02/17/2004	WITH APPLIC
ORIG	02/18/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/18/2004	LEAD AGENCY DECLARED	02/25/2004	TOOK LA
ORIG	02/18/2004	DECLARATION (POS/NEG)	04/28/2004	DECL NEG DEC
ORIG	02/18/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/18/2004	PUBLIC HEARING HELD	/ /	
ORIG	02/18/2004	WAIVE PUBLIC HEARING	02/25/2004	WAIVED PH
ORIG	02/18/2004	PRELIMINARY APPROVAL	/ /	
ORIG	02/18/2004		/ /	



**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: [MHENT@MHEPC.COM](mailto:MHENT@MHEPC.COM)

WRITER'S E-MAIL ADDRESS:  
[MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**MEMORANDUM**

(via fax)

2 September 2004

**TO: MYRA MASON, PLANNING BOARD SECRETARY**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: PLANNED PARENTHOOD SITE PLAN**  
**PLANNING BOARD APPLICATION NO. 04-05**

**Our office has reviewed the cost estimates submitted for the subject application. The project includes private site improvements.**

**Based on our review, the estimate submitted required some minor corrections, a marked up copy is attached.**

**We recommend that the Private site improvement estimate be established at \$25,150. The inspection fee associated with this bond amount is \$503.**

**Our time printout for the project is attached.**

**Contact me if you have any questions regarding the above.**

NW04-05-Client Meeting 09-02-04  
MJE/m

**REGIONAL OFFICES**

• 807 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3389 •



Notify Mr. Crossley of  
any change to amt.

04-05

*Crossley Associates*

DCO REALTY COMPANY, INC.  
GENERAL & TURNKEY CONSTRUCTION  
15 CARROLL STREET NEWBURGH, NY 12550-5136  
TEL: (845) 562-6092 FAX: (845) 562-6105  
Email: CrossDevel@aol.com

August 23, 2004

Chairman James R. Petro, Jr. and  
Members of the Planning Board  
**Town of New Windsor**  
555 Union Avenue  
New Windsor, New York 12553

**Re:** Planned Parenthood of The Mid-Hudson Valley, Inc., 532 Route 94, New Windsor, New York 12553. Section 46, Block 2, Lot 502.

Gentlemen:

I have been requested by the owner together with DeGraw and DeHann Architects, LLP to present below for your consideration our Construction Estimate for the site improvements for the above referenced project. The work in general is to install a new drive entrance, remove existing sign island and post, remove grass island on both sides of new entrance, remove grass approx. 16' x 32' where existing utility pole is located, install item-4 base for new parking and entrance, install 2" binder in new areas prior to resurfacing, install new drainage basin with catch basin grate where utility pole is located, and finally resurface 9400 Sq. Ft. of parking area, 2" top. Upon permitting, our firm would complete this site work and building renovation work.

**CONSTRUCTION ESTIMATE**

<b><u>ITEM</u></b>	<b><u>QUANTITY</u></b>	<b><u>UNIT PRICE</u></b>	<b><u>AMOUNT</u></b>
- Demo existing walks:	260 Sf.	L.S.	\$ 700.00
- Relocate utility pole & utilities:	1	L.S.	\$ 3,000.00
- Pavement Removals:	5,900 Sf.	\$ .60	\$ 3,540.00
- Grass Area removals & Prep:	3,100 Sf.	\$ .45	\$ 1,395.00
- Misc. sidewalk work:	28 SY.	\$35.00	\$ 980.00
- New macadam paving, complete:	660 SY.	\$14.75	\$ 9,735.00

**CONSTRUCTION ESTIMATE "Con't":**

- Repair Grass Areas:	1	L.S.	\$ 1,500.00
- New Drainage Basin & Grate:	1	L.S.	\$ 1,900.00
- Pavement Markings:	220 lin. Ft	\$ .40	\$ 88.00
- Handicap signage & Stripping:	2	\$125.00	<u>\$ 250.00</u>

**Total Construction Cost Estimate-----\$23,088.00**

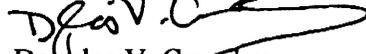
Should this estimate be acceptable, we will arrange for our client to pay the appropriate inspection fee.

Please contact the undersigned upon review of this estimate.

Thank-you.

Respectfully submitted,

Crossley Associates

  
Douglas V. Crossley

President

DVC/gw

C/C: Kyra Carr, RN  
Planned Parenthood

Chris DeHann  
DeGraw and DeHann, Architect, LLP

AS OF: 09/02/2004

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 5

FOR WORK DONE PRIOR TO: 09/02/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
4-5	233917	01/07/04	TIME	MJE	WS PLANNED PARENTHOOD	99.00	0.40	39.60			
4-5	233656	01/12/04	TIME	MJE	MC DISC P/P PKG COMB	99.00	0.30	29.70			
4-5	234585	01/21/04	TIME	MJE	WS PLANNED PARENTHOOD S	99.00	0.40	39.60			
4-5	238592	02/24/04	TIME	MJE	MC PLANNED PARENTHOOD	99.00	0.60	59.40			
4-5	238594	02/24/04	TIME	MJE	MC TC/DEHAAN PLANNED PT	99.00	0.40	39.60			
4-5	241350	03/16/04	TIME	MJC	MC DOT RFR:PLNND PARNT	99.00	0.40	39.60			
								247.50			
4-5	242097	03/26/04			BILL 04-387						-247.50
											-247.50
4-5	244614	04/14/04	TIME	MJE	MC TC/CHRIS D:PLANNED P	99.00	0.40	39.60			
4-5	245645	04/19/04	TIME	MJE	MC BLOOM/PLND PRNTHD	99.00	0.40	39.60			
4-5	247089	04/27/04	TIME	MJE	MC PLANNED PARENTHOOD	99.00	0.60	59.40			
4-5	249953	04/28/04	TIME	MJE	MC PL PARENTHOOD C-APPL	99.00	0.10	9.90			
								148.50			
4-5	250538	05/24/04			BILL 04-543						-138.60
											-138.60
4-5	251358	06/02/04	TIME	MJE	WS PLANNED PARENT S/P	99.00	0.40	39.60			
								39.60			
4-5	255381	06/30/04			BILL 04-687						-49.50
											-49.50
4-5	264313	09/01/04	TIME	MJE	MC Rev w/BM	99.00	0.20	19.80			
4-5	264321	09/01/04	TIME	GMH	MC Cost est rev	99.00	1.50	148.50			
4-5	264317	09/02/04	TIME	MJE	MC Plnd Pthd Closeout	99.00	0.40	39.60			
					TASK TOTAL			643.50	0.00	-435.60	207.90
					GRAND TOTAL			643.50	0.00	-435.60	207.90

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

**RECEIPT**  
**#931-2004**

09/10/2004

*PB # 04-05 Approval See*

Crossley Associates  
15 Carroll Street  
Newburgh, NY 12550

Received \$ 125.00 for Planning Board Fees, on 09/10/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2004

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/17/2004	REC. CK. #56773	PAID		750.00	
02/25/2004	P.B. ATTY. FEE	CHG	35.00		
02/25/2004	P.B. MINUTES	CHG	22.00		
04/28/2004	P.B. MINUTES	CHG	38.50		
04/28/2004	P.B. ATTY. FEE	CHG	35.00		
09/02/2004	P.B. ENGINEER FEE	CHG	643.50		
09/09/2004	REC. CK. #3517	PAID		24.00	
		TOTAL:	774.00	774.00	0.00

*Handwritten signature*  
5/10/04

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2004

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	2% OF 25,150	CHG	503.00		
09/09/2004	REC. CK. #3518	PAID		503.00	
		TOTAL:	503.00	503.00	0.00



9/10/04

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2004

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	2% OF 25,150	CHG	503.00		
09/09/2004	REC. CK. #3518	PAID		503.00	
		TOTAL:	503.00	503.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2004

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

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
09/09/2004	REC. CK. #3519	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/07/2004

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/17/2004	REC. CK. #56773	PAID		750.00	
02/25/2004	P.B. ATTY. FEE	CHG	35.00		
02/25/2004	P.B. MINUTES	CHG	22.00		
04/28/2004	P.B. MINUTES	CHG	38.50		
04/28/2004	P.B. ATTY. FEE	CHG	35.00		
09/02/2004	P.B. ENGINEER FEE	CHG	643.50		
		TOTAL:	774.00	750.00	24.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/07/2004

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	2% OF 25,150	CHG	503.00	-----	-----
		TOTAL:	503.00	0.00	503.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/07/2004

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/07/2004

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE

APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/02/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

PLANNED PARENTHOOD (04-05)

Mr. Chris DeHaan and Ms. Kira Carr appeared before the board for this proposal.

MR. PETRO: Propose addition to building and modification of the parking area. Is this down by Dan Bloom's office?

MR. DEHAAN: Yes, right next door to it.

MR. PETRO: I've been here before. Let me get your sheet out, hold on. Application proposes a minor addition to the existing building plans, also provides for a reconfiguration and improvement to the existing parking lot, plans previously reviewed at the 25 February, 2004 planning board meeting. Additions are minor, do not cause any zoning compliance issues other than lot coverage. So, well, lot cover, the development coverage exceeds permitted values, this is an existing, non-conforming that's been increased, it should be noted that there are pending plans by the Town to update the PO regulations to permit a more realistic coverage value. The building inspector may be able to verify the status of this code change. Mike?

MR. BABCOCK: Well, it hasn't happened yet and I wasn't able to verify with the supervisor today where exactly it is.

MR. PETRO: Tell you what we're going to do, we're going to proceed as if the code change is going to take affect, by the time they're ready to be stamped if it's not and they want to get it stamped, they're going to have to go for a variance, so you can proceed at your risk, if you don't want to do that then I will just send up to the zoning board so you're kind of better off doing it, you know, something could happen, a miracle.

MR. BABCOCK: Mr. Chairman, I did talk to the Town attorney and he told me that they're going to try to only do zone changes once a year, so if that's the case, this could take until January to get changed.

MR. PETRO: What size addition, what are we doing first? Let's back up, just minor, let's find out what we're doing here, it's one of the old houses that are there, right?

MR. DEHAAN: That's correct.

MR. PETRO: You want to take and you're going the add what, just these darkened areas?

MR. DEHAAN: That's correct and we're not increasing any exam rooms in the office. It's mostly for waiting room and front office and just general improvements to the building.

MR. PETRO: Only thing would be coverage. But you're going to increase the parking and fix it because I know it's pretty rough right now, I'm trying to think if what's the little addition in the back, just squaring off the house?

MR. DEHAAN: Yeah, that's correct. Matter of fact, that portion of the house is an old garage and we're extending the upper floor over that area and so that's just the cantilever on the back of the house so it's a two--

MR. PETRO: The front also?

MR. DEHAAN: That's correct.

MR. DEHAAN: So the footprint on the ground we're not increasing the size of the foundation under the structure.

MR. PETRO: How about the one on the north side?

MR. DEHAAN: It's elevated for file storage.

MR. PETRO: It's up above the ground on the second floor you mean?

MR. DEHAAN: Yes, so you're looking at the floor level about 4 feet off grade.

MR. PETRO: Well, that's interesting, all right, we'll just proceed then, we'll get back to the zoning problem. Parking lot reconfiguration is a significant improvement over the existing condition, it's been reconfigured to be consistent in working in conjunction with Mr. Bloom's site plan which was recently approved by the board, you've made arrangements between the two property owners. Everything is going to be improved, improved, improved, improved. New York State DOT I received communication from Art Burns that it's conceptually approved, noting that a permit would be required for the work. We have fire approval on 2/18/2004, we took lead agency. We did not?

MR. EDSALL: You took it on February 25th and waived the public hearing on the same date.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Planned Parenthood site plan on Route 94. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO            AYE  
MR. MASON             AYE  
MR. SCHLESINGER       AYE  
MR. PETRO             AYE

MR. PETRO: Handicapped parking detail has to be revised, you can do that with Mark.

MR. DEHAAN: We already added that to the drawings.

MR. PETRO: That's done, Mark? Also one change we want to go over with you.

MR. EDSALL: Mike and I have been, it's kind of an enhancement to the minute detail at the transition between a standard space and handicapped space, we asked for both the blue line and the white line, it tends to make it clear to everyone the transition breakoff between handicapped and standard, it's a minor detail but we found it successful.

MR. ARGENIO: On the outer edge of the handicapped on both sides?

MR. DEHAAN: Doing a white and a blue.

MR. EDSALL: Just works better.

MR. DEHAAN: So two lines.

MR. PETRO: Andy, let's put your thinking cap on for a minute, direct a question to you. Picture the house being cantilevered on the second floor, you're just adding a couple extra feet on the cantilever, you're not on the property actually then you have some cabinets being cantilevered out of the house so your footprint has not changed as far as being in the ground, is there any way we can live with that? It's

very small in nature. You have the plan in front of you?

MR. KRIEGER: Yes.

MR. PETRO: Look at the darkened in areas.

MR. BABCOCK: This has no footing.

MR. PETRO: It's cantilevered way up on top.

MR. BABCOCK: Then there's no developmental coverage problem, you're saying this has no footing, the section?

MR. DEHAAN: Right.

MR. BABCOCK: Cantilevered out then there's no developmental coverage problem.

MR. PETRO: Thank you for your answer and it's what he said, is that correct? Need a motion for final approval and I will read in the subject-to's.

MR. ARGENIO: I'll make the motion for final approval.

MR. PETRO: Before you get that, that's a good motion, anybody have any other comment?

MR. MASON: I have one question going by memory now which is not too good but you guys originally came in I was under the assumption that Dr. Kappa's office was going to be part of this?

MR. DEHAAN: Not yet, see there, he does not want to do anything on his property until he knows what's happening with the sewer behind and he won't even consider it until he knows where he stands with his property relative to that.

MR. MASON: Because that was the last property on the strip, right?

MS. CARR: There's a proposal for it.

MR. DEHAAN: He did that small drawing on the bottom there that you see showing all three lots, if all three parties were to be on the same page right now we've got two Planned Parenthood and Bloom & Bloom who would like to be on the same page but--

MR. PETRO: Anything else?

MR. MASON: That was it, thank you.

MR. SCHLESINGER: Handicapped ramp, doesn't that need another stop?

MR. BABCOCK: We'll deal with that during the building plan.

MR. PETRO: Part of my subject-to anyway, Neil, because they have to straighten out the handicapped design. Motion has been made for final approval for Planned Parenthood site plan on Blooming Grove Turnpike.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Planned Parenthood site plan on Blooming Grove Turnpike subject to referral to the New York State DOT, you're going to need to get the, I know we have communication with him but it needs to be finalized through the proper channels, you'll need a work permit but I need to have the approval here so you've got to get the papers.

MR. EDSALL: I'll forward a copy.

MR. PETRO: Secondly handicapped parking space detail and if any other spaces are required you'll have to work that out with Mark. Those two items need to be done.

MR. EDSALL: Could we also eliminate note 7 now that this has been clarified on the final plan? We don't want to add to the confusion.

MR. DEHAAN: Absolutely.

MR. PETRO: Planning board should require that a bond estimate be submitted in accordance with Chapter 19 of the Town Code, you heard number 3 I read, you know what confused it, he said 7 on the plan, I'm reading number 7 on Chapter 19 of the Town Code. You understand that the bond estimate needs to be submitted? Okay?

MR. DEHAAN: Yes, which I didn't receive a copy of these yet so this is the first time I'm seeing it.

MR. PETRO: Just standard procedure, I'm just reading it into the minutes so you can understand it. Are there any further comments from any of the members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. MASON	AYE
MR. SCHLESINGER	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:** PLANNED PARENTHOOD SITE PLAN  
**PROJECT LOCATION:** BLOOMING GROVE TPKE. (RT. 94)  
SECTION 46 – BLOCK 2 – LOT 50.2  
**PROJECT NUMBER:** 04-05  
**DATE:** 28 APRIL 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES MINOR ADDITIONS TO THE EXISTING BUILDING. THE PLAN ALSO PROVIDES FOR A RECONFIGURATION (AND IMPROVEMENT) TO THE EXISTING PARKING LOT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 FEBRUARY 2004 PLANNING BOARD MEETING.

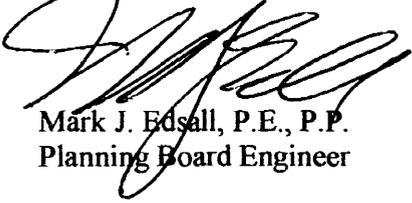
1. The additions are minor and do not pose any zoning compliance issues (other than lot coverage). The development coverage exceeds permitted values. This is an existing non-conformity that is being increased. It should be noted, however, that there are pending plans by the Town to update the PO regulations to permit a more realistic coverage value. The Building Inspector may be able to verify the status of this code change.
2. The parking lot reconfiguration is a significant improvement over the existing condition, and is being configured to be consistent with (and work in conjunction with) the Bloom & Bloom site plan which was recently approved by the Board. It is my understanding that arrangements have been made between the two property owners.
3. As I previously advised, technically, this plan will also improve the Bloom & Bloom site, with the addition of one or two parking spaces, and relocation of the drive curb-cut to Rt. 94. I suggest that the Board consider reviewing this plan as part of the current application, and if the "shared" changes are acceptable, file a copy of the plan in the Bloom & Bloom file to document the change (rather than require a site plan amendment application).
4. A referral was made to the NYSDOT. On 3/23/04 I received communication from R. Burns that it was conceptually approved, noting that a permit would be required for the work. He also noted that the 15' radii should be revised to 25'.

**REGIONAL OFFICES**

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

5. Another outstanding item are some revisions to the handicapped parking space detail. I can review these with the applicant's architect prior to submittal of the final plan.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
7. The Planning Board should 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  
NW04-05-28Apr04.doc

PLANNED PARENTHOOD (04-05)

MR. PETRO: Proposed addition to building and modification to parking lot area. This application proposes minor additions to the existing buildings, additions to the building. Plan also proposes configuration and improvement to the existing parking lot. All right, go ahead.

MR. DEHANN: My name is Chris DeHann, this is Kira Carr from Planned Parenthood. We're proposing to modify the parking lot at the facility here. As you can see the existing plan, it's a little circuitous on the site and we're also trying to propose some alignments adjacent to the property owners as well as trying to make the building a little more accessible for handicapped accessibility, we think it's pretty straightforward. I don't know whether the parking prior to this was compliant with the requirements for number of spaces but with what, we're proposing to bring it back into compliance.

MR. PETRO: Mark, I don't feel like reading all that, tell me what the bottom line is.

MR. EDSALL: They want to do a minor addition and they're being very cooperative in the fact that we have been talking to Danny Bloom, he's modified his parking lot, this applicant has in turn carried that new layout down to not only improve their parking but to make it all uniform and if we're lucky enough that at some time in the future, Dr. Kaplan comes in, they have been kind enough to show his property how it would work with his. They're got three minor additions, the parking as indicated will be brought into compliance with the current zoning. The only difficulty we have is that for some unknown reason, this zone has a very low maximum development coverage and we have to make sure that before the plan is stamped that we get some direction from the Town Board as to when that's going

to change, it's on the table now for part of the zoning changes, the rest of it is just procedural.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been and seconded for lead agency for the Planned Parenthood. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. PETRO	AYE

MR. PETRO: Planning board should determine if a public hearing will be required. This seems like very minor in nature, entertain a motion to waive the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Planned Parenthood. Is there any purity further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE

MR. ARGENIO                    AYE  
MR. BRESNAN                   AYE  
MR. PETRO                     AYE

MR. PETRO:    What's the next one with the DOT, Mark?

MR. EDSALL:    Well, if the board finds this layout acceptable, what I'd like to do is work on the two items that have to be resolved, which is one getting write-off from the DOT to take two curb cuts and make them one, which I can't imagine in my wildest dreams they'd disagree and number 2, work on the zoning glitch that we have to straighten out, but as long as the board feels that this is a positive improvement, we'll work on that.

MR. ARGENIO:    What's the zoning glitch?

MR. EDSALL:    The development coverage, development coverage is limited in this commercial zone or planned office zone to 30 percent.

MR. ARGENIO:    So the pre-existing side yard offsets are not an issue for us?

MR. EDSALL:    Correct and the 30 percent I don't think is complied with in the entire zone so they'd be aggravating an existing noncompliance, we just need to make sure if that the intended percentage I believe it's 75 or 80 percent is what's going to be adopted when the PO bulk table gets updated that we work out something so that they can proceed.

MR. DEHAAN:    And the pre-existing lot coverage was already over that, I don't know how you can avoid it.

MR. EDSALL:    We prefer not to send this to the ZBA, we'd like to just resolve the glitch and have them come back for final approval.

MR. PETRO: I don't see anything else. Anything else, Mark?

MR. EDSALL: No, I think it's a good application, we have been trying to get these parking lots straightened out for years.

MR. PETRO: Want to make it subject to DOT approval or just want to wait? How can he not accept two?

MR. EDSALL: Well, the zoning one bothers me more, let's defer to the next meeting, Mike and I can work on the zoning issue and get an answer from DOT.



**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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Regional Office  
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Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpea@mhhepc.com

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

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

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

WORK SESSION DATE: 2 June 04 PROJECT: NEW \_\_\_\_\_ OLD X

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: NO

PROJECT NAME: Planned Parenthood

REPRESENTATIVES PRESENT: Chris DeHahn; Kyra Carr

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

ITEMS DISCUSSED: 532 BGT

- disc costs high - wanted  
to go w/ gravel lot - NG  
- disc 2 phase paving -  
binder/expand then overlay  
next year

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 \_\_\_\_\_



RESULTS OF P.B. MEETING OF: April 28, 2004

PROJECT: Planned Parenthood P.B. # 04-05

LEAD AGENCY:

**NEGATIVE DEC.**

AUTHORIZE COORD. LETTER: Y \_\_\_ N \_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A 4 N 0

TAKE LEAD AGENCY: Y \_\_\_ N \_\_\_

CARRIED: Y  N \_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

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) A S) S VOTE: A 4 N 0 APPROVED: 4/28/04

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

CONDITIONS - NOTES:

- ~~Heat Code Change - prior to stamping plan~~
- ~~OR~~
- ~~They can go for a variance~~
- Handicap parking detail
- D.O.T. - formal approval
- Eliminals Note #7
- Bond estimate



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/18/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 4-5

NAME: PLANNED PARENTHOOD - NEW WINDSOR OFFICE  
APPLICANT: PLANNED PARENTHOOD OF THE MIDHUDSON VAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/17/2004	REC. CK. #56773	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*Verid*  
*2/20/04*  
*[Signature]*

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

**RECEIPT**  
**#178-2004**

02/20/2004

Planned Parenthood Of The Mid-hudson Valley, Inc.

Received \$ 125.00 for Planning Board Fees, on 02/20/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO: James Petro, Planning Board Chairman**

**FROM: John McDonald, Fire Inspector**

**SUBJECT: Planning Board 04-05  
Planned Parenthood  
Site Plan Review**



**DATE: February 19, 2004**

**Fire Prevention Reference Number: FPS-04-007**

**The above referenced site plans have been reviewed and found to be acceptable.**



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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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□ Regional Office  
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(570) 296-2765  
e-mail: mhpa@mhepc.com

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

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

1-3

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

WORK SESSION DATE: 7 Jan 2004 PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: Y/N RESUB. REQ'D: Yes/full late

PROJECT NAME: Planned Parenthood.

REPRESENTATIVES PRESENT: Kyra Cam ; Chris DeHaan AIA

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

**ITEMS DISCUSSED:**

OK 30<sup>th</sup> CVS 7 MB  
need 50+  
if not - need variance  
- problem 7 parking need  
variance unless  
joint w/ Dan Bloom.

**STND CHECKLIST:**

DRAINAGE \_\_\_\_\_  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

**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 \_\_\_\_\_



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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

1-3

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

WORK SESSION DATE: 21 Jan 04 PROJECT: NEW  OLD \_\_\_\_\_

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

PROJECT NAME: Planned Parenthood

REPRESENTATIVES PRESENT: Kyra Carr; Chris DeMaan AIA

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

ITEMS DISCUSSED: STND CHECKLIST: PROJECT TYPE

- Now have coordinated plan  
- look @ grading sewer @ Sandcastle re grants for 3 businesses.  
- dc 15 or 20'

*They need to meet for bloom*

DRAINAGE \_\_\_\_\_ SITE PLAN \_\_\_\_\_  
DUMPSTER \_\_\_\_\_ SPEC PERMIT \_\_\_\_\_  
SCREENING \_\_\_\_\_ L L CHG. \_\_\_\_\_  
LIGHTING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_ OTHER \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

*need 85% CVS. in zoning not 30%  
Remind Mike to add to PO district changes*

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: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

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

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

Tax Map Designation: Sec. 40 Block 2 Lot 50.2

**BUILDING DEPARTMENT REFERRAL NUMBER** 2A2003 - 1175

1. Name of Project PLANNED PARENTHOOD - NEW WINDSOR OFFICE

2. Owner of Record PLANNED PARENTHOOD OF THE MID-HUDSON VALLEY, INC. Phone (845) 562-5748

Address: 178 CHURCH STREET, Poughkeepsie N.Y. 12601  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant RECORD OWNER (No. 2) ↑ Phone \_\_\_\_\_

Address: REPRESENTATIVE (No. 4) ↓  
(Street Name & Number) (Post Office) (State) (Zip)

CHRISTOPHER E. DEHAAN PA NA

4. Person Preparing Plan DESPALI & DEHAAN ARCHITECTS Phone (845) 343-8510

Address: 55 NORTH STREET, MIDDLETOWN N.Y. 10940  
(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:

KYRA CARR (845) 562-5748 (845) 562-0350  
(Name) (Phone) (fax)

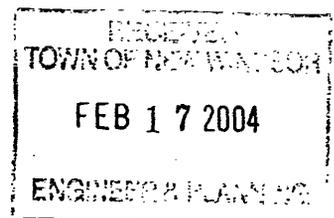
7. Project Location: On the NORTHERN side of N.Y.S. ROUTE 94  
(Direction) (Street)

8. Project Data: Acreage .34 Zone PO School Dist. \_\_\_\_\_  
(15,000 SF)

PAGE 1 OF 2

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

04-05



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

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

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) EXISTING PO "PROFESSIONAL OFFICE" ON AN EXISTING 100' x 150' / 15,000 SF LOT WITH PROPOSED SITE PLAN / PARKING MODIFICATIONS.

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

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓ **NOT TO MY KNOWLEDGE**

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

STATE OF NEW YORK)

SS.: /

COUNTY OF ORANGE)

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

SWORN BEFORE ME THIS:

5 DAY OF February 2004

**ERICA HARRIS**  
Notary Public, State Of New York  
No. 01HA002819  
Qualified In Orange County  
Commission Expires November 4, 2006

Erica Harris  
NOTARY PUBLIC

Patricia Brunner  
(OWNER'S SIGNATURE) **E.H.C. D.R.**

[Signature]  
(AGENT'S SIGNATURE)

CHRISTOPHER E DEHART  
Please Print Agent's Name as Signed

TOWN USE ONLY:

TOWN OF NORTHSTON  
FEB 17 2004  
DATE APPLICATION RECEIVED

04-05

APPLICATION NUMBER

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

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Patricia Crunweil, deposes and says that he resides  
(OWNER)

at 26 West St. Newburgh, NY. in the County of Orange  
(OWNER'S ADDRESS)

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

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)

designation number (Sec. 40 Block 2 Lot 50.2) which is the premises described in  
the foregoing application and that he designates:

CHRISTOPHER E. DEHAAN, P.A., AIA 55 NORTH STREET MIDDLETOWN NY.  
(Agent Name & Address) 10940



DESIGN & DEHAAN ARCHITECTS, LLP  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\* Patricia Crunweil  
Owner's Signature (MUST BE NOTARIZED)

5 DAY OF February 2004

**ERICA HARRIS**  
Notary Public, State Of New York  
No. 01HA6062819  
Qualified in Orange County  
Commission Expires November 4, 2006

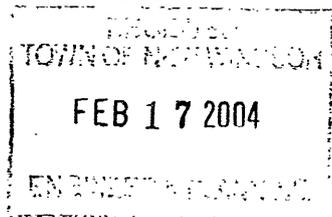
Erica Harris  
NOTARY PUBLIC

Agent's Signature (If Applicable)

Professional Representative's Signature

\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**



04-05

**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

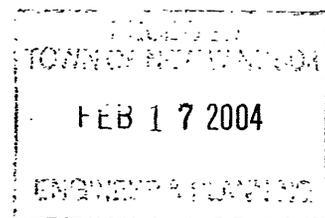
**ITEM**

- 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:**



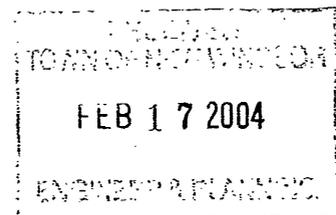
- 3.  Applicant's Name(s)
- 4.  Applicant's Address
- 5.  Site Plan Preparer's Name
- 6.  Site Plan Preparer's Address
- 7.  Drawing Date
- 8.  Revision Dates
- 9.  Area Map Inset and Site Designation
- 10.  Properties within 500' of site
- 11.  Property Owners (Item #10) } ADJACENT PROPERTIES
- 12.  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. NA. Loading Areas
- 28. \_\_\_\_\_ Paving Details (Items 25 - 27)
- 29.  Curbing Locations / EDGE OF PAVEMENT
- 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

DEVELOPMENT  
COVERAGE %



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

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

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

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

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

**PREPARER'S ACKNOWLEDGMENT:**

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

BY: [Signature] 2/4/04  
Licensed Professional Date

**⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘**

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

TOWN OF NEW WINDSOR  
FEB 17 2004  
ENGINEER REGISTRY NO.

04-03

PROJECT I.D. NUMBER

617.21

SEQF

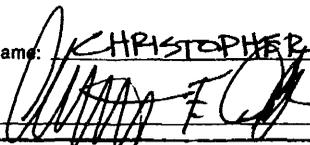
Appendix C

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 PLANNED PARISHOOD OF THE HUDSON VALLEY, INC.	2. PROJECT NAME PLANNED PARISHOOD - NEW WINDSOR OFFICE
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>OF ORANKE, NEW YORK</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>532 ROUTE 94</u> <u>NEW WINDSOR, N.Y. 12553</u> <u>(SECTION 40, BLOCK 2, LOT 50.2)</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>ADDITION TO EXISTING STRUCTURE WITH IMPROVEMENTS TO SITE PARKING LOT LAYOUT.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>EXIST 7,500 SF +/-</u> acres Ultimately <u>7,500 SF +/-</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 type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input 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: <u>CHRISTOPHER E. DEHAAN, P.A. N.A.</u>	Date: <u>2/5/04</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

OVER

1

FEB 17 2004

04-05

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

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

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

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

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

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

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

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

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

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**  
 Yes  No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

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

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

\_\_\_\_\_  
 Name of Lead Agency

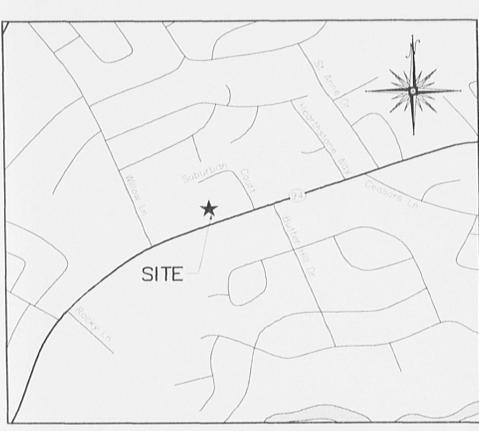
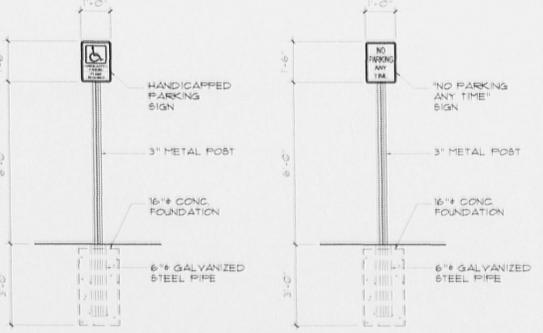
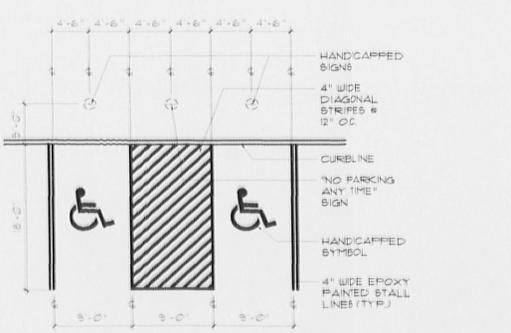
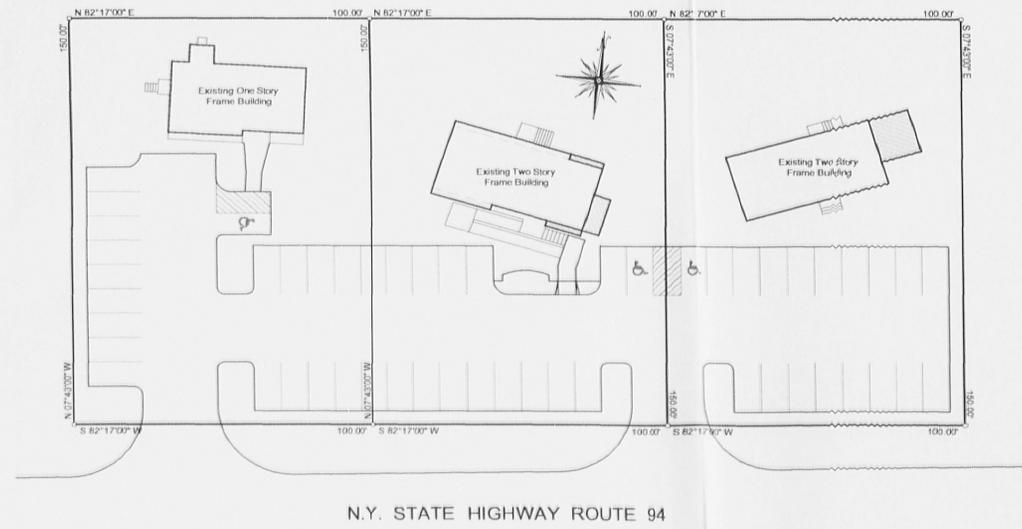
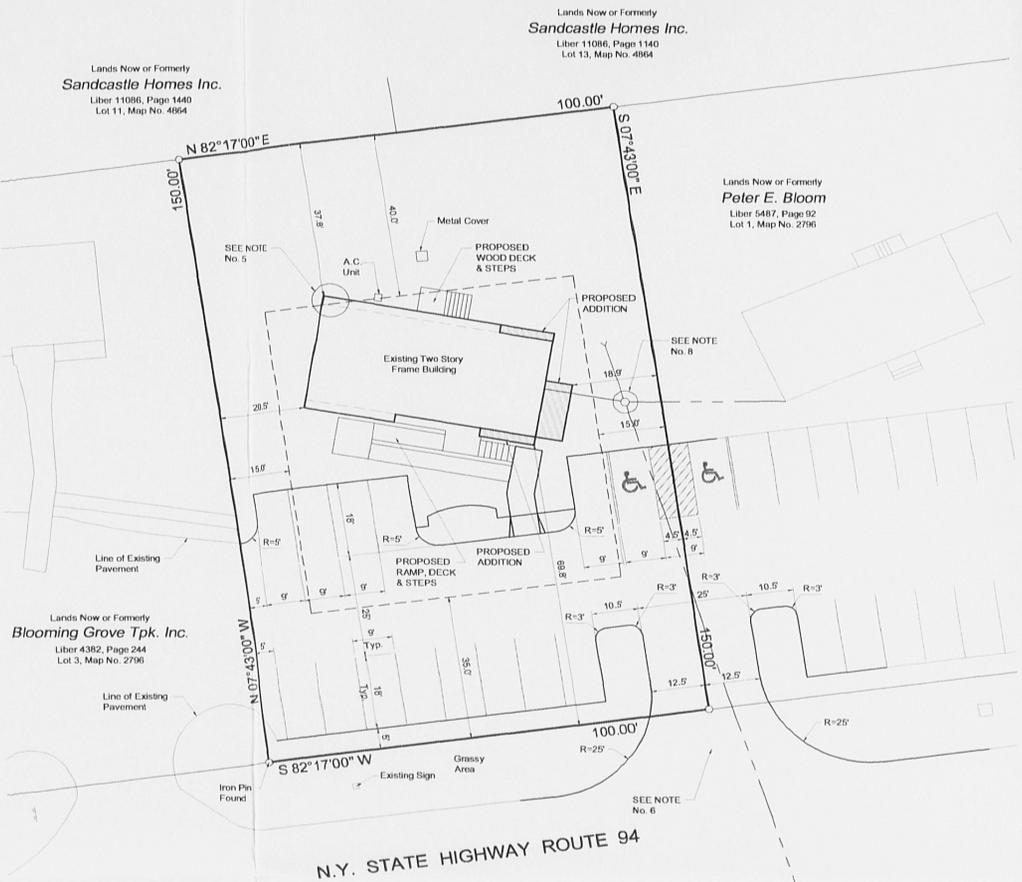
\_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (If different from responsible officer)

FEB 17 2004 \_\_\_\_\_  
 Date



**Existing Zone: Professional Office (PO)**

	Required	Proposed or Available	Variance Request
Minimum Lot Area	15,000 sq. ft.	15,000 sq. ft.	N/A
Minimum Lot Width	100 feet	100 feet	N/A
Front Yard Depth	35 feet	69.8 feet	N/A
Side Yard / Total Back Yard	15 feet / 30 feet	18.9 feet / 38.4 feet	N/A
Rear Yard Depth	40 feet	37.7 feet (existing)	2.3 feet pre-existing non-conforming
Street Frontage	60 feet	100 feet	N/A
Maximum Building Height	35 feet	19 feet	N/A
Floor Area Ratio	N/A	N/A	N/A
Minimum Livable Floor Area	1,000 sq. ft.	2,462 sq. ft.	N/A
Developmental Coverage	30%		Note No. 5
On Site Parking Spaces (175' per space)	14 spaces	14 spaces (14.021)	N/A

**DEED OF RECORD:**  
 BEING LIBER 2741, PAGE 242 FILED WITH THE OFFICE OF THE ORANGE COUNTY CLERK

**TAX LOT DESIGNATION:**  
 SECTION 46, BLOCK 2, LOT 502, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.

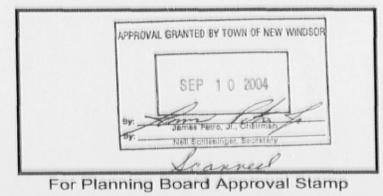
**OWNER OF RECORD:**  
 PLANNED PARENTHOOD OF THE MID-HUDSON VALLEY, INC.  
 178 CHURCH STREET  
 Poughkeepsie, New York 12601

**SITE INFORMATION:**  
 SITE INFORMATION TAKEN FROM SURVEY AND SITE PLAN PREPARED BY DENNIS WALDEN P.L.S., N.Y.S. L.C. NO. 49555, DATED OCTOBER 24, 2000 AND REVISED DATED NOVEMBER 9, 2003.

**GENERAL INFORMATION:**

- THIS MAP IS SUBJECT TO ANY RECORDED AND/OR UN-RECORDED COVENANTS, RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND AGREEMENTS, IF ANY.
- UNLESS ILLUSTRATED AND NOTED BY A POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
- ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT RIGHT ANGLES TO PROPERTY LINES.
- ALL HEDGES AND GROUND COVER ON THE SITE MAY NOT BE SHOWN ON THIS MAP.
- PRE-EXISTING, NON-CONFORMING CONDITION.
- EASEMENT AGREEMENT BETWEEN "PLANNED PARENTHOOD OF THE HUDSON VALLEY, INC." AND "PETER E. BLOOM" WILL BE REQUIRED FOR USE AND MAINTENANCE OF PROPOSED COMMON ENTRANCE FROM N.Y. STATE HIGHWAY ROUTE 94.
- (NOTE NO. 1 ELIMINATED PER REVIEW COMMENTS)
- PROPOSED LOCATION OF RELOCATED UTILITY POLE FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY.

**SITE PLAN PREPARED FOR  
 PLANNED PARENTHOOD  
 LOCATED IN THE TOWN OF NEW WINDSOR  
 COUNTY OF ORANGE, NEW YORK  
 FEBRUARY 5, 2004**



**Planned Parenthood - New Windsor Office**

Drawings on this page:  
 Existing Site Plan  
 Proposed Site Plan  
 Vicinity Map

Revisions:  
 Date: 3/9/04  
 Description: Per MHE Review Cmts.  
 Drawn: SRF  
 Check: CED  
 Date: 6/1/04  
 Description: Per MHE Review Cmts.  
 Drawn: SRF  
 Check: CED

Unauthorized addition or alteration of these drawings is a violation of Section 7209 (2) of The New York State Education Law.



DEGRAW  
 DEHAAN  
 ARCHITECTS

FIFTY-FIVE  
 SOUTH STREET  
 WINDSOR  
 TOWN  
 ORANGE  
 COUNTY  
 NEW YORK  
 PHONE 845-343-8510  
 FAX 845-556-9515

Submitted Date:  
 February 5, 2004

Drawn By: SRF  
 Checked By: CED

**S-1**

1 of 1