

PB# 04-10

Mondome, Inc.

54-1-43.21

P.B. #04-10 MONDOME, INC. (SHAW)
SITE PLAN - MT. AIRY ROAD

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE:

12-9-04



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
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e-mail: mheny@mhepc.com

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

MEMORANDUM

(via fax)

27 January 2006

TO: MICHAEL BABCOCK, BUILDING AND ZONING INSPECTOR

FROM: BRENDAN MASTERSON

SUBJECT: MONODOME – SITE REVIEW
TOWN OF NEW WINDSOR **PB 04-10**

Pursuant to Mark Edsall's request, I've reviewed site with regard to conformance with the approved site plan. In further discussion with Mark I have been advised to determine a withholding on the subject project's bond amount for the outstanding items (see attached).

The original bond amount was: \$84,051

The amount to be withheld is: \$50,000
- 12,050 Retaining Wall

It was expressed to the project owner that a bond amount would be withheld until such time as the site improvements are completed to the satisfaction of the Town. The owner was also directed to install the handicap parking complete with hardscape (asphalt or concrete) for the parking and access spaces, signage, striping, and ramp. The owner was made aware that a certificate of occupancy could not be issued until the handicap improvements were completed.

Cc: Mark Edsall, P.E. (via email)

REGIONAL OFFICES

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

Law Engineering

Consulting Engineers

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

October 8, 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: New Seasonal Dome For Mondome Inc.
 380 Mt. Airy Road

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for Mondome Inc. Our Estimate is as follows:

CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>	<i>Percent withheld</i>
Macadam Pavement	1,475 S.Y. ✓	\$ 14	\$ 20,650	100%
Pavement Markings	705 L.F. ✓	\$.40	\$ 282	100%
Shale Parking/Drive	2,259 S.Y. ✓	\$ 6	\$ 13,554	50% \$6,777
Concrete Curbing	490 L.F. ✓	\$ 10	\$ 4,900	100%
Concrete Sidewalks	164 S.Y. -	\$ 35	\$ 5,740	15% \$861
Handicap Sign/Striping	1 ✓	\$ 125	\$ 125	100%
Fire Lane Signs	5 ✓	\$ 100	\$ 500	20% \$100
4 Foot Masonry Retaining Wall	482 L.F. ✓	\$ 25	\$ 12,050	100%
Split Rail Fence	315 L.F. ✓	\$ 12	\$ 3,780	10% \$378
Wheelstops	28 ✓	\$ 15	\$ 420	100%
Catch Basins	5 ✓	\$ 1,000	\$ 5,000	0
15" Storm Drain Piping	440 L.F. ✓	\$ 20	\$ 8,800	0
Rip-Rap Channel	265 L.F. ✓	\$ 20	\$ 5,300	0
FES	1	230		250 0
Pole With Single Luminaire	3 ✓	\$ 900	\$ 2,700	
Total			\$ 83,801	\$ 47,945

amt to withheld \$ 50,000
 1/21/06 *[Signature]*

ok
[Signature] 10/20/04

From: mje [mje@mhepc.com]
Sent: Wednesday, October 18, 2006 8:22 AM
To: Jennifer Gallagher; Myra Mason
Subject: Monodome (Alva) NWPB 04-10
Myra & Jenn

Our office has reviewed the Monodome Site Plan (04-10) as per the plans stamped approved with date 12-9-04. As you may recall, a previous review was performed and a significant amount of work was incomplete, and a completion bond amount of \$37,950 was established on 1-29-06.

Our follow up review indicates that the concrete curbing, landscaping and decorative stone (around structure), wooden steps (to connect to adjoining site), wheelstops, and stone walkway are not complete. In addition, one of the handicapped parking space signs have been knocked down.

Based on the above, we recommend that a reduced bond amount be set at \$16,240 based on the following updated breakdown.

Concrete Curbing	340 ft @ \$18/ft	6120
Landscaping & Stone	(lump sum)	5000
Wooden Steps	(lump sum)	4000
Wheelstops	28 @ \$15 ea.	420
Stone Walkway	140 s.y @ \$5/sy	<u>700</u>

Recommended Bond Amt \$16,240

Mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/14/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 4-10

NAME: MONDOME, INC. (PA2004-0382)

APPLICANT: MARY ALVA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/09/2004	PLANS STAMPED	APPROVED
09/08/2004	P.B. APPEARANCE . NEED HIGHWAY APPROVAL - NEED COST ESTIMATE - MIKE TO TALK TO . JOHN MCDONALD ABOUT FIRE LANE	ND:WVE PH APPR COND
05/26/2004	P.B. APPEARANCE	LA: REFER TO ZBA
04/21/2004	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/14/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/19/2004	EAF SUBMITTED	/ /	WITH APPLIC
ORIG	05/19/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/19/2004	LEAD AGENCY DECLARED	05/26/2004	TOOK LA
ORIG	05/19/2004	DECLARATION (POS/NEG)	09/08/2004	DECL NEG DEC
ORIG	05/19/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/19/2004	PUBLIC HEARING HELD	/ /	
ORIG	05/19/2004	WAIVE PUBLIC HEARING . DUE TO THE FACT THAT NO PUBLIC APPEARED AT THE ZBA PUBLIC . HEARING - THIS PUBLIC HEARING WAS WAIVED -	09/08/2004	WAIVED PH
ORIG	05/19/2004	PRELIMINARY APPROVAL	/ /	
ORIG	05/19/2004		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/14/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/01/2004	2% OF 84,051. INSPECT FEE	CHG	1681.00		
12/09/2004	REC. CK. #	PAID		1681.00	
		TOTAL:	1681.00	1681.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/14/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/01/2004	SP APPROVAL FEE	CHG	125.00		
12/09/2004	REC. CH	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/14/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/18/2004	REC. CK. #178	PAID		750.00	
05/26/2004	P.B. ATTY. FEE	CHG	35.00		
05/26/2004	P.B. MINUTES	CHG	33.00		
09/08/2004	P.B. ATTY. FEE	CHG	35.00		
09/08/2004	P.B. MINUTES	CHG	99.00		
11/01/2004	P.B. ENGINEER FEE	CHG	475.20		
11/16/2004	RET. TO APPLICANT	CHG	72.80		
		TOTAL:	750.00	750.00	0.00

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

RECEIPT
#1226-2004

12/09/2004

Alva, Mary E. *P.B. #04-10*

Received \$ 125.00 for Planning Board Fees, on 12/09/2004. 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: 12/09/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-10
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APPLICANT: MARY ALVA

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11/01/2004	2% OF 84,051. INSPECT FEE	CHG	1681.00		
		TOTAL:	1681.00	0.00	1681.00



12/9/04



**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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**OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553**

**(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHEHY@MHEPC.COM**

**WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM**

RECEIVED

OCT 22 2004

BUILDING DEPARTMENT

MEMORANDUM

(via fax)

21 October 2004

**TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: MONODOME SITE PLAN - PROJECT COST ESTIMATE
PLANNING BOARD APPLICATIONS NO. 04-10**

Our office has reviewed the cost estimate submitted for the subject project. Some minor corrections were required, per the attached markup.

It is our opinion that the estimate should be set at an amount of \$84,051.

The fee associated with the review of the site work by the Town is \$ 1681.

Contact me if you have any questions concerning the above.

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 670-296-2765 •
- 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) 563-4695

OFFICE OF THE PLANNING BOARD

November 16, 2004

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREG SHAW, P.E.

SUBJECT: FEES DUE - MONDOME (P.B. #04-10)

Dear Greg:

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

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

Check #1 – Approval Fee.....	\$	125.00
Check #2 – 2% of cost estimate (\$84,051.) inspectfee.....	\$	1,681.00

Upon receipt of these checks 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
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

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		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
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NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

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11/01/2004	2% OF 84,051. INSPECT FEE	CHG	1681.00		
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744 Broadway
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October 8, 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: New Seasonal Dome For Mondome Inc.
380 Mt. Airy Road

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for Mondome Inc. Our Estimate is as follows:

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Pole With Single Luminaire	3	\$ 900	\$ 2,700
Total			\$ 83,801

Chairman James Petro and
Members of the Planning Board (Cont'd)

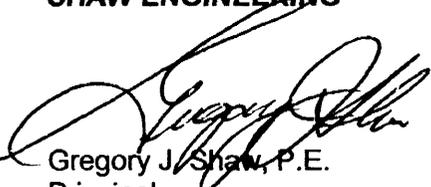
-2-

October 8, 2004

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 1,676.02.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: John Alva



**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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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: MONODOME INC. (ALVA) SITE PLAN
(PROPOSED SEASONAL RECREATIONAL DOME)
PROJECT LOCATION: MT. AIRY ROAD (EXISTING GOLF COURSE)
SECTION 54 – BLOCK 1 – LOT 43.21
PROJECT NUMBER: 04-10
DATE: 8 SEPTEMBER 2004
DESCRIPTION: THE PLAN PROPOSES A SEASONALLY UTILIZED 21,830 S.F. SPORTS DOME ON THE NORTH SIDE OF THE EXISTING GOLF FACILITY. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 26 MAY 2004 PLANNING BOARD MEETING AND WAS SUBSEQUENTLY FORWARDED TO THE ZONING BOARD OF APPEALS.

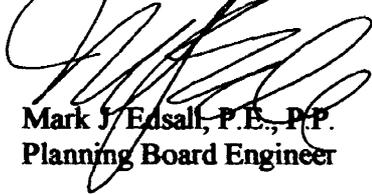
1. The property is located in the R-1 Zoning District of the Town. The use is an expansion of use A-4, Recreation Facilities, subject to code section 300-19.
2. The application was referred to the ZBA for the following variances, which it is my understanding have been granted:
 - Side yard setback (50 required, 40 proposed)
 - Proposed temporary (seasonal) building (permanent buildings are required per 300-19).
 - Parking (143 required, 39 permanent proposed) (additional 28 gravel overflow type also depicted).
3. I had some minor comments on the initial plans submitted. These have each been reviewed at the worksession and addressed on this latest plan submitted.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Section 300-86 (C) of the Town Zoning Local Law.

REGIONAL OFFICES

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. **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.**
6. **The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with 137 of the Town Code.**

Respectfully Submitted,



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

MJE/st
NW04-10-08Sept04.doc

**TOWN OF NEW WINDSOR
PLANNING BOARD OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE PLANNING BOARD
DATE: November 16, 2004
SUBJECT: ESCROW REFUND - MONDOME 04-10

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 72.80 TO CLOSE OUT
ESCROW FOR:**

PB FILE #04-10
NAME: MONDOME (MARY ALVA)
ADDRESS: MT. AIRY ROAD
NEW WINDSOR, NY 12553

THANK YOU,
MYRA

11/16/04
L.R.
✓

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/18/2004	REC. CK. #178	PAID		750.00	
05/26/2004	P.B. ATTY. FEE	CHG	35.00		
05/26/2004	P.B. MINUTES	CHG	33.00		
09/08/2004	P.B. ATTY. FEE	CHG	35.00		
09/08/2004	P.B. MINUTES	CHG	99.00		
11/01/2004	P.B. ENGINEER FEE	CHG	475.20		
		TOTAL:	677.20	750.00	-72.80

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 10

FOR WORK DONE PRIOR TO: 11/01/2004

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
4-10	243335	03/31/04	TIME	MJE	WS	SOCCER DOME (DISC)	99.00	0.30	29.70			
4-10	245652	04/21/04	TIME	MJE	WS	MONODOME-ALVA S/P	99.00	0.40	39.60			
4-10	249514	05/23/04	TIME	MLR	MC	MONODOME S/P	99.00	0.60	59.40			
4-10	250603	05/26/04	TIME	MJE	MM	Monodome DISAPP>ZBA	99.00	0.10	9.90			
4-10	254468	06/16/04	TIME	MJE	MC	TC/SHAW MONODOME APP	99.00	0.30	29.70			
4-10	255877	06/28/04	TIME	MJE	MC	MONODOME SITE PLAN	99.00	0.40	39.60			
									207.90			
4-10	255383	06/30/04				BILL 04-687					-168.30	
											-168.30	
4-10	262872	08/20/04	TIME	MJE	MC	RVW MONODOME STATUS	99.00	0.40	39.60			
4-10	265505	09/01/04	TIME	MJE	WS	MONODOME S/P	99.00	0.40	39.60			
4-10	265751	09/07/04	TIME	MJE	MC	MONODOME	99.00	0.50	49.50			
4-10	265354	09/08/04	TIME	MJE	MM	Monodome Cond APPI	99.00	0.10	9.90			
4-10	271951	10/21/04	TIME	BMM	MR	ESTIMATE REVIEW	99.00	0.50	49.50			
4-10	272602	10/21/04	TIME	MJE	MC	MONODOME COST EST	99.00	0.30	29.70			
4-10	272605	10/21/04	TIME	MJE	MC	MEMO RE COST EST	99.00	0.50	49.50			
									267.30			
4-10	269448	10/08/04				BILL 04-1148					-178.20	
											-178.20	
TASK TOTAL									475.20	0.00	-346.50	128.70
GRAND TOTAL									475.20	0.00	-346.50	128.70

REGULAR ITEMS:

MONDOME, INC. (04-10)

Mr. Gregory Shaw of Shaw Engineering and Mr. John Alva appeared before the board for this proposal.

MR. PETRO: Mondome is proposal of seasonal sports dome on the existing golf course property. Plan proposes seasonal utilized 21,830 square foot sports dome on the north side of the existing golf facility. Application has been previously reviewed at 26 May, 2004 planning board meeting and was subsequently forwarded to the Zoning Board of Appeals. Property is in R-1 zone, use is expansion of the use A-4 recreational facilities, subject to code Section 300-19. You went to the ZBA for the following reasons, we sent you there, side yard setback 50, required 40 proposed. Proposed temporary seasonal building and parking 143 required 39 permanent, proposed additional 28, gravel overflow. Okay, what happened at the ZBA?

MR. SHAW: Well, we, after we got rejected from the planning board, we made application to the zoning board and got variances for the side yard setback. As you mentioned parking spaces, the fact that this is a non-permanent structure and a recreational facility and I believe there may have been one more variance but I'm not sure. We're back before this board for site plan approval. As the board may remember, this dome is going to be used for soccer purposes. It will be used during the season of probably November through March, it will be used during the months where there will be no golf taking place at the golf course. The new parking facilities which we're proposing will also benefit the golf course during the summer months. Those spaces will be available for the golfers who want to use the facility. On the site we have site lighting providing the required number of foot candles during the winter months so people who are using the facility

will be able to get to their cars and have adequate lighting. One thing I have added to the drawings and talking to the client and I think now would be the appropriate time to just review it with the board, you'll see on the drawing number 2 in the bottom left-hand corner, there's a future addition which is proposed, this addition will be 16 feet by 100 feet, this will not be built at this time, it will be built in the future. And what that building will house will be a lobby, bathrooms, seating area and a snack stand. All right, long term planning, this structure or this dome should have a permanent structure with it to accommodate those features and we're planning for it now rather than have to come back to this board at a later date.

MR. PETRO: That addition, Greg, I don't know the square footage, how does it change the--

MR. SHAW: 1,600 square feet.

MR. PETRO: How would it affect or change the variances that you received when you went to the zoning board, did you show that?

MR. SHAW: No, that was not on there. The variance that we received, your zoning requires us to provide if you just bear with me, four spaces per acre for a recreational facility. We're obligated to provide 133 spaces. Also with that we're obligated to provide ten spaces for the retail golf shop for 143. We're providing 39, that does not include the overflow parking, the overflow parking but to go back to your question, I would think it would be logical that if you're requiring four spaces per acre, all right, which times your 33 acres that would encompass enough spaces to address the uses that that new addition is going to be utilized for. It's not going to be for new office or new retail, they're accessory uses that go along with the dome, a recreational facility, a seating area

for people to watch the soccer games, a snack stand, bathrooms and a lobby area. Those are not parking space generators.

MR. PETRO: Listen and I don't disagree with your argument but I think you're telling the wrong board. Why are you telling the planning board that? You should of told the zoning board that when you were there. It should have been on the map, right? Why are you telling us? I agree with your argument that people will be going inside the building anyway, not generating anymore parking but you've got a variance for parking on the square footage of the dome, you didn't, you don't have the 1,600 foot on there.

MR. SHAW: The variance for the parking was based--

MR. EDSALL: This is one of the rare cases where the parking is based on the land area, not on the building area. It's an odd section of our code that recreation is based on square or rather an acreage of recreation rather than square footage so it, the building could be four times, the dome could be four times the size it wouldn't affect the parking calculation.

MR. SHAW: To expand a, what mark's saying we can put up four domes on this property and comply with your zoning now because we now have a variance based upon four spaces per acre times the 33 acres. Am I correct, Mark?

MR. EDSALL: Yeah, it's unique in the code that this, like I said, is based on the acreage of the land, nothing to do with the square footage of the building because it's a recreational use.

MR. PETRO: What's the dome built out of, John? Does it have footings?

MR. ALVA: I'm putting in a foundation that would hold

a regular building but it's to hold the dome down rather than to hold it up.

MR. PETRO: In the future, you convert this, you don't have soccer and you're going to convert the building into something else, obviously you have a change of use, you're coming back, that parking is not even close.

MR. EDSALL: No, this parking is strictly for recreation use, if the site changed from recreational, they'd have to come back.

MR. PETRO: And then we start in the 200 feet would generate a spot.

MR. EDSALL: They may need a lot more parking. When Greg mentioned this upon return to the work shop, it wasn't a surprise to me cause all the facilities that I have seen that are of similar uses have a lot of times on the end or on the side a masonry addition more or less for bathrooms, counter to check people in, maybe one set of interior bleachers, it's pretty common in the business, just someplace for the parents to sit down.

MR. PETRO: Sounds like you're satisfied with that, he gave us his line of whatever you want to call it and let's go on to other site plan issues.

MR. EDSALL: Do you want to deal with it now or--

MR. PETRO: No, it's all right, I understand it now better but let's do other site plan issues.

MR. LANDER: Let's deal with it now. It says future addition, are we going to look at this with the new seasonal dome, are we, when he gets approval for this, is this addition going to be part of that approval?

MR. PETRO: We're looking at it as if it's going to be built tomorrow morning.

MR. LANDER: Why wasn't it put up here?

MR. EDSALL: That's why I'm asking if the board is willing to take this as part of the current application, you should just show it as an addition to the dome.

MR. SHAW: The intent is to get the dome up this year before the soccer season starts and not to build this permanent 1,600 square foot structure and to build it possibly next year or the year after, that's what my client wishes to do.

MR. PETRO: Once he gets the building permit, we should look at the whole thing now. The building permit is good for 18 months?

MR. BABCOCK: Yes.

MR. PETRO: So you have that time window anyway so I would, we're looking at the whole picture now, we're not piecemealing this.

MR. SHAW: No, what I'm asking you to do is to approve not only the dome but that 1,600 square foot structure now just to allow my client to the flexibility of maybe waiting three years to build it rather than have us make another application back to this board and go through the process again.

MR. LANDER: Where are the restrooms now? You're not going to build this for three years, let's say.

MR. SHAW: As we discussed, the restrooms are presently in the existing golf shop and we went through the number of bathrooms versus what's required by code and we have enough bathrooms with respect to the code. The

issue of handicapped access is another issue, there may have to be some work done within the bathrooms to satisfy Mr. Babcock and his department but that's a building permit issue.

MR. SCHLESINGER: Is the dome pressurized?

MR. ALVA: Yes.

MR. SCHLESINGER: And you have a revolving door because it's a pressurized dome, correct?

MR. ALVA: Yes.

MR. SCHLESINGER: How does the handicapped accessibility affect that?

MR. ALVA: We have an air lock chamber they would actually--

MR. SCHLESINGER: The revolving door acts as a--

MR. ALVA: Not for wheelchairs, so what I have is I have a door that you open, you go into a chamber, you close the door.

MR. SCHLESINGER: I understand what you're saying. Is that your emergency exit door?

MR. ALVA: There's also others.

MR. SCHLESINGER: That's not shown on the plan either then.

MR. SHAW: On the site plan.

MR. SCHLESINGER: Yes.

MR. SHAW: Emergency exit doors are not shown on a site plan specifically, this is your main entry door, the

revolving door that's your handicapped door, I believe.

MR. SCHLESINGER: That's what I asked, he said no.

MR. ALVA: I added another door as well, they didn't ask me to, I just did in case.

MR. SCHLESINGER: I'm familiar with the pressurized entrances and exits and I know for a handicapped person it's a little bit of a hardship.

MR. ALVA: I added another door but there's also right at the front entrance that's the one that's pressurized.

MR. SCHLESINGER: This is your revolving door?

MR. ALVA: Yes.

MR. SCHLESINGER: That's the pressurized door?

MR. ALVA: Yes and there's another one back here for emergency.

MR. SCHLESINGER: And this is where you're--it's to create the pressurization?

MR. ALVA: Yes.

MR. SCHLESINGER: We can look at the plan and tell is the elevation here the same for the parking?

MR. LANDER: I would assume.

MR. SCHLESINGER: Parking is at the same elevation as the elevation?

MR. SHAW: Yes.

MR. PETRO: Greg, I want to talk about the topo a

little bit, you've got a lot of contour lines here and the wall is pretty high in a few spots, why don't you go over the wall a little bit?

MR. SHAW: Well, what we have is it's a busy area, presently at the site you have existing tee boxes for the driving range, you have a cart path which takes you up in this fashion for the first hole and you have a golf green area right here and sandwiched between that we have a good sloped piece of property. Obviously, the seasonal dome is going to be a flat structure, there's going to be no change in elevation from one to the other, the parking lot's relatively flat, also the maximum slope is 5 percent, so you end up with a relatively flat area. And because there's not a lot of room to regrade, what we have to do in order to get the cart path up to the first hole is to put a retaining wall in there. We're looking at a Rockwood type wall and each of these walls in the worst case there's three of them are four feet high so worst case it's 12 feet but that's in a relatively small area right here. The rest would be 8 feet high and when you get to the extremities here and along the parking area maximum would be four feet high.

MR. PETRO: And fence on the top?

MR. SHAW: Yes, actually, going along the cart path it's a combination of the split rail fence for pedestrians and also going to be making a wood guardrail for the golf carts that will be going up the path to make sure they don't go through the split rail fence and over the wall. So it will be a double layer of protection, one for vehicles and one for pedestrians.

MR. PETRO: Okay, all right, drainage, I see you have 15 inch right here, what's this a catch basin over here?

MR. SHAW: Yeah, we have a couple catch basins in the parking lot and what we're doing is we're taking the drainage down into the golf course area. Over the years, Mr. Alva has put a lot of money into the golf course with respect to drainage and this low lying area that we're draining to is a very thick gravel area where the storm water gets absorbed into the ground. I was to the site the Monday following the rain storms we had that weekend and I walked in this area and it was dry and we had a tremendous amount of rain. So it does work. What happens is it butts up against the property to the north which is a very large wetlands area, so you have a farm next door with wetlands, you have an infiltration area on the site and the storm water will be flowing in the northerly direction.

MR. PETRO: Isn't there a pond, a small pond?

MR. ALVA: It wasn't a pond but in the spring it was wet, looked like a pond. Since then when it dried out I removed all the topsoil, put a layer of gravel through the whole thing, put the topsoil back on top and the water just slides underneath the grass. There was a pond there like two months in the spring every spring.

MR. PETRO: I shot a lot of frogs in this pond so I know where it was. Okay, lighting?

MR. SHAW: We have three poles which will provide illumination that will be here and as in any commercial parking lot it will be lit during non-daylight hours, just that simple.

MR. PETRO: John, you think 39 spots plus the 28 is going to be sufficient for what you're doing?

MR. ALVA: It's a lot more than I have now and it's only one field, it's not a full size field where you have 11 on 11, you have 6 on 6, 5 players and a goalie

and there's going to be an overlap of when one teams, two teams are leaving and two teams are coming in.

MR. PETRO: Don't you have that out in the other one, we had the parking like it's not always at one time?

MR. EDSALL: Same idea except in Washingtonville fields there's multiple and they play 11 via 11 so it's a lot more people involved.

MR. PETRO: This parking lot, does it eliminate the one that's there now?

MR. ALVA: Well, it eliminates that and then--

MR. PETRO: You don't have that plus this.

MR. ALVA: Right, there's a well, there's, it's double the size now though because that one fit 30 cars approximately and now it will fit how many does the bigger one fit?

MR. SHAW: Permanent parking takes 39 with another 28 at the overflow.

MR. ALVA: So it's--

MR. PETRO: But once this is in operation from March till when?

MR. SHAW: No, from end of November, December through about March.

MR. PETRO: Golf course is closed when this is open?

MR. SHAW: Absolutely closed.

MR. BABCOCK: One thing that the zoning board had mentioned about the parking was is that if we were to, if his business grew where we thought he needed more

parking, that he would be getting a visit from me and we would tell him that he's got to put it in.

MR. PETRO: I'm dwelling on the parking probably too much, you already did it at zoning, so it's already resolved.

MR. BABCOCK: Mr. Alva said that he hopes that his business picks up so that he does have to increase the parking.

MR. PETRO: You'd be happy to build another lot. Let me ask you this, this is an important question, I will ask Andy cause you were there, how was the attendance for a public hearing at the zoning board?

MR. KRIEGER: I'm trying to remember. Was there anybody there?

MR. SHAW: Nobody.

MR. KRIEGER: That's what I thought there was nobody there.

MR. PETRO: Did we take lead agency? We did that in the first one?

MS. MASON: Yes.

MR. PETRO: Do any of the members have comment on the site plan itself other than what we have already gone over?

MR. ARGENIO: I think you've done a pretty thorough review of it.

MR. PETRO: Let me start with this, let's take, it's only my opinion, I don't like to duplicate a public hearing, especially when it was zero attendance, you had one at the Zoning Board, I'll entertain a motion

under our discretionary judgment to waive the public hearing.

MR. ARGENIO: Make a motion that we waive the public hearing for this application.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for Mondome, Inc. site plan on Mt. Airy Road. Any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: I'll take a motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Mondome, Inc. site plan on Mt. Airy Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO

AYE

MR. PETRO: Mark, do you have anything else that you want to add? I think we covered it pretty good. We have fire approval on 5/19/2004, highway just says that it will be subject to his comment. I guess he wants to look at the drainage. I think if you explain the drainage as you did to us it should not be a problem. I can't speak for him so that will be your only subject-to which will be the highway.

MR. EDSALL: The only issue which you may want to put on the table then just follow up with the fire inspector to see whether or not it's really absolutely necessary with the agricultural nature of this site and the area this building is tucked quite a bit back up into the hill if you notice on the site plan every 50 foot for the entire length of the roadway there's a fire lane sign, it's going to look like a sign farm. I don't know if that's really--

MR. ARGENIO: I assumed that those signs were driven by the fire inspector.

MR. EDSALL: I'm just wondering, my concern is that if we're creating the driveway as a fire lane are we now saying that every driveway in the Town of New Windsor needs to have a sign every 50 feet? I don't think it's going to look too wonderful, personally, so I'm just mentioning it.

MR. PETRO: It's not a requirement of this planning board.

MR. EDSALL: No, I'm just saying that you may want to inquire to the benefit of the aesthetics of the site is it really needed.

MR. PETRO: I would do that if I were you, I'm not going to do it.

MR. SHAW: We did that, we met with Mr. McDonald and he was the one that requested that we put it in and the issue really comes down as Mark said is how are you treating this, is this a driveway or is this a fire lane?

MR. PETRO: I would say all driveways are fire lanes. Did you ever see a driveway and say well, fire truck, you can't come up here so then every driveway should have them.

MR. SHAW: Then to the logical extension of what you're saying is that they should be marked with fire signs so every driveway should have no parking fire signs.

MR. PETRO: Why did this pop up on this application?

MR. EDSALL: I have no idea.

MR. SHAW: Cause I met with Mr. McDonald and that's what he wanted and to get approval from this board I indicated such on the plan.

MR. EDSALL: I'm just bringing it up.

MR. SHAW: Mark thought it was worthwhile to bring it before this board, just see how you felt on it.

MR. PETRO: Well, you know how I feel, I think it's ridiculous and I think if we do that, we should go to every driveway all over Town, you got an 800 foot driveway, put fire signs along them.

MR. BABCOCK: I could talk to John and find out what his feelings are and then if he doesn't require it, we won't require him to do it.

MR. ARGENIO: I don't think anybody is here.

MR. EDSALL: If they get relief from John, you have no problem?

MR. BABCOCK: I'll talk to John.

MR. PETRO: Any members have any problem? I think it's--

MR. BABCOCK: John may feel because, the only way I can put it together is because of the parking variance that they have, it's quite a large parking variance, he's concerned that the cars are going to park along the road. I'm sure that's his concern. So maybe they can be policed for a while and if it doesn't happen, if it does then we'll have to put the sign.

MR. PETRO: Maybe not quite so many.

MR. ARGENIO: A couple of signs would be fine but a sign every 50 foot seems quite excessive to me.

MR. SCHLESINGER: If you're concerned, you should have the signs every 50 feet. You going to police it? Who's going to police it? What difference does it make?

MR. PETRO: If it became a problem, you'd be aware of it immediately.

MR. SCHLESINGER: I'd rather not have the problem.

MR. BABCOCK: I'll talk to John if he wants them they'll be put in.

MR. PETRO: I would say it's not a requirement of the planning board, take it up with the fire department. I don't want to be bothered with that anyway, he's got enough junk, I haven't seen so many stupid things.

MR. SHAW: I'm sorry to interrupt you, you were just

wrapping up the last item.

MR. PETRO: Planning board should require that a bond estimate be submitted for this site plan in accordance with 137 of the Town Code. The other subject-to would be the signing off by the highway department. If he wants to review the drainage with you, which you already did with us unfortunately he's not here. Any further comment from the board members? I'll entertain a motion for final approval.

MR. ARGENIO: Make a motion for final approval for Mondome, Inc. site plan on Mt. Airy Road.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Mondome, Inc. site plan subject to the two that I just read in about three times. Any further comment from the board members? If not, roll call.

ROLL CALL

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

MONDOME, INC.

MR. SCHLESINGER: Question for Mark, under discussion on the dome, the parking spaces are, it's a unique situation because it's a temporary building, is that correct?

MR. EDSALL: It is.

MR. PETRO: Parking goes with the land.

MR. ARGENIO: Not the square footage of the building.

MR. EDSALL: Keep in mind one of the things you probably should be aware of when they first came into the planning board they only had the paved parking lot and I talked to the chairman and said I really don't feel comfortable with that because knowing these type of operations going to a lot of tournaments, coaching, there's that overlap, we made them add the overlap.

MR. SCHLESINGER: What I'm trying to get at if they didn't want to put up a dome and it wasn't a seasonal thing where they can take down, put up, they wanted to put up a permanent building, would that change the parking requirements?

MR. EDSALL: No, they can put in a permanent building four times the size and the parking calculation would be identical.

MR. SCHLESINGER: Because it goes with the land.

MR. EDSALL: It goes with the acreage.

MR. ARGENIO: Recreational use.

MR. EDSALL: Yeah, if they changed the use and it's used other than recreation, whole new ball game.

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MR. SCHLESINGER: Recreational goes with the land, not with the size of the establishment.

MR. BABCOCK: Recreational can be a field where they play soccer, somebody comes in with just open fields and if it was a requirement per building they wouldn't have any parking so that's why the Town made it by acreage.



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 04 - 10
WORK SESSION DATE: 1 Sept 2004 PROJECT: NEW OLD X
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: new plan
PROJECT NAME: Mono drive
REPRESENTATIVES PRESENT: Greg + John

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

ITEMS DISCUSSED:
- warr n/a ?
- req dec ?

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

Set for agenda
9/8

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

MONDOME, INC. (04-10)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Application at this meeting is for review and referral to the Zoning Board of Appeals. The property is an R-1 zoning district of the Town, use expansion recreation facility subject to 300-19 which frankly means it's a permitted use in the zone. The variance is as follows, why don't you go over those, Greg?

MR. SHAW: Very simply, we need two variances from this board, one is for a--we need a referral to the Zoning Board of Appeals for two variances, one is for a side yard setback, we're required to provide 50 feet, we're providing 40 feet, so we need a 10 foot side yard setback. And the reason for that is that the property is uniquely situated between the golf hole on the easterly side, the driving range on the southerly side and the cart path to the first tee which is on the westerly side. For that reason, we would need a side yard setback of 10 feet. Additionally, I think this is where the board would be interested, the parking variance, your zoning ordinance requires us to provide one space for every 150 square foot of gross floor area which would be applicable to the retail golf shop that's 10 spaces and also 4 spaces per acre for a recreational facility at 33 acres, we're obligated to provide 133 spaces for the recreational facility for total of 143. What we're providing are a total of 67 spaces, there will be 39 spaces which will have a macadam surface and let's call that permanent parking and on the easterly side of the property, there will be overflow parking as suggested by your consulting engineer for a total of 28 spaces. The operation of the seasonal dome would be just the opposite of the golf course, the golf course would be in operation from let's say April 1 to the end of October, the soccer

season picks up probably in the middle part of November and runs through the winter and ends in about the month of February, so the parking would be used for both, both for golfers during the summer and when the dome is done and then the dome would be put back in the late fall and that parking would be used by people using the soccer facility. So we need a referral to the Zoning Board of Appeals and maybe this is the proper place to discuss whether this board feels this number of spaces is adequate for this facility which we believe it is because he wouldn't want to get a variance for a specific number and come back to this board and feel that you don't feel that the number is appropriate.

MR. ARGENIO: Greg, are you implying that the recreational facilities underneath the dome will not be in use in the summer months?

MR. SHAW: Correct, there will be no dome during the summer months.

MR. ARGENIO: I understand that part, the dome is covering recreational facilities, will they be in use during the summer months?

MR. SHAW: No, will not be.

MR. SCHLESINGER: What's the dome, picture a dome as a permanent structure?

MR. SHAW: It's an inflatable dome.

MR. ARGENIO: Like 9W tennis has.

MR. SCHLESINGER: Why would you want to take it down during the summer?

MR. ALVA: The humidity is so bad inside the dome.

MR. SCHLESINGER: Why wouldn't you want to use it

during the summertime?

MR. ALVA: Same reason why Sportsplex doesn't use it, the humidity inside the thing is so bad.

MR. SCHLESINGER: You're taking the dome down so now you have a field?

MR. EDSALL: To be honest with you, the size of the field that's under the dome is so small that teams don't use that in the winter, don't use it in the summer, in the winter they need a place to practice so there's a demand, in the summertime, you go out on normal fields.

MR. SCHLESINGER: My next question is if you were to put up an open-sided pole building with a fixed roof, that's considered a building, is that correct?

MR. EDSALL: Yeah.

MR. SCHLESINGER: Now is this under that same heading?

MR. BABCOCK: Sure, it's a structure.

MR. SCHLESINGER: It's not permanent though.

MR. BABCOCK: Doesn't matter.

MR. SCHLESINGER: Even though it can be taken down?

MR. EDSALL: I just want to jump in on one additional variance that I want them to ask for, they need it while they're at the ZBA, the Section 300-19, which is the recreational facility section requires that any building provided under that section of the code be permanent. Now I don't know what the definition of permanent is anything can be taken apart and put back together, including accessory buildings if you care to. So I need to you ask the question, say that this is not

an uncommon situation, in fact, there are other buildings in the Town that are similar and just let them make a decision if you do or do not need a variance. I don't want to have you make two trips for unnecessary reasons. The second issue that we should let the zoning board know about is that really the parking variance is one that they could decide that they do or don't believe you need because the acreage is there already, the recreational facilities are there already. It's not as if it's based on square footage of something new, it's based on the existing site. So you have effectively an existing condition with a shortage, in fact, it's a positive thing that they're adding more parking so they're working with us, and the acreage is not changing, therefore you may not need a variance.

MR. BABCOCK: What about the section of the code where you can share parking, he doesn't meet that here?

MR. EDSALL: Well, the bottom line is that he's effectively saying that because he's well below the required parking but he doesn't meet it in the winter or the summer but he has the same situation right now as we speak.

MR. PETRO: I think Greg has done a good job here breaking it down, he's got it done well as he usually does, let him get this variance if they're happy with it and if they get it and it works, good. I'll entertain a motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Mondome, Inc. site plan on Mt. Airy Road. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Just a couple small comments, Greg, before we send you away, per the new code requirements, a sign is required in front of the cross-hatched access lane of the handicapped parking space. Sign must read no parking any time and the outlet storm water piping should have a rip-rap apron to prevent erosion.

MR. SHAW: Absolutely.

MR. PETRO: And with the number of hours that Mr. Alva spends on the excavator he can probably get that done in no time at all.

MR. EDSALL: I think Mr. Shaw has asked if the board believes the number of spaces they're proposing to add to the site are reasonable and in the Planning Board's opinion I can tell that you, they have been cooperative and added the overflow parking based on the suggestions.

MR. PETRO: I thought it was reasonable, I thought the whole thing's set up nice.

MR. ARGENIO: Looking for an affirmative recommendation? There it is.

MR. SHAW: Thank you.

MR. PETRO: Motion for final approval.

MR. ARGENIO: Make the motion for final approval.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Mondome, Inc. site plan on Mt. Airy Road. Any further comments from anybody? If not, roll call.

ROLL CALL

MR. SCHLESINGER	NO
MR. KARNAVEZOS	NO
MR. ARGENIO	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for the necessary variances. If you receive those variances, place them on the plan and if you wish to reappear before this board again for further review, you may do so.

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 04-10

DATE: 06-21-04

APPLICANT:

MARY ALVA (MONDOME)
280 MT. AIRY ROAD
NEW WINDSOR, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 05-18-04

FOR: SITE PLAN

LOCATED AT: MT AIRY ROAD

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SEC: 54 BLOCK: 1 LOT: 43.21

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Variance Required for Side Yard Setback, Off-street Parking and Temporary Building.
Note that 28 additional gravel overflow parking spaces are provided in addition to the 39 paved spaces on the plan.

TOWN OF NEW WINDSOR CODE: See 300-19 regarding temporary structures.


MICHAEL BABCOCK,
BUILDING INSPECTOR 

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **04-10**

ZONE: **R-1**

USE: **A-4**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA	5 Acres	33.23 Acres	-
MIN. LOT WIDTH	200 ft.	284 ft.	-
REQUIRED FRONT YARD	100 ft.	1125 ft	-
REQUIRED SIDE YARD	50 ft	40 ft	10 ft
REQUIRED TOTAL SIDE YARD	100 ft.	859 ft	-
REQUIRED REAR YARD	50 ft.	416 ft	-
REQUIRED FRONTAGE	50 ft	284 ft	-
MAX. BLDG. HT.	50 ft	< 50'	-
FLOOR AREA RATIO	n/a	0.02	-
MIN. LIVABLE AREA	n/a	n/a	-
DEVELOPMENTAL COVERAGE	10%	5.1%	-
O/S PARKING SPACES	143	39*(see comments above)	104*(see comments above)

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

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

Applicant: Mary Alva
380 Mt. Airy Road

The subject property is a 33.2 acre parcel located on the west side of Mt. Airy Road and within the Rural Residential (R-1) Zoning District. Being within an agricultural area of the Town, site is adjacent to relatively large parcels of undeveloped land. For the past 30 years the site has been used as a recreational facility known as the Bellwood Par 3 Golf Course, and recently a golf driving range has been added to the facility.

The Applicant proposes to construct a 21,830 SF seasonal dome for winter indoor soccer use. Associated site improvement will include 39 permanent parking spaces with an additional 28 spaces available for overflow parking. These parking areas would also be used during the non-winter months by the golf course and the golf driving range. Access to the new seasonal dome would be same as for the golf course, that being along the existing 1,100-foot long drive from Mt. Airy Road.

The Applicant is requesting the following Area Variances and/or Interpretations:

- Variance No. 1 An Area Variance of 10 feet for a Side Yard Setback where 40 feet is provided and 50 feet is required.

- Variance No. 2 An Area Variance to Section 300-19 of the Town Code that requires all structures of recreational facilities to be of a permanent nature.

- Interpretation/
Variance No. 3 An interpretation as to whether an Area Variance for off-street parking is required, and if required, an Area Variance of 104 parking spaces as 143 spaces are required and 39 spaces are provided.

Regarding the above Variances, the request for a Side Yard Setback (Variance No. 1) is self-explanatory. The request of a Variance for a seasonal structure for a recreational facility (Variance No. 2) is not unusual in the Town of New Windsor as there are other recreational facilities such as Sportsplex that also have a seasonal dome structure.

Prior to determining the merits of the off-street parking request (Variance No. 3), an Interpretation must be made as to whether this Variance is actually required. As presented above, the subject property has been used for over 30 years as a recreational facility, primarily a Par 3 Golf Course. The parking spaces that supported this facility has been, and continues to be, minimal when compared to the number of spaces required by the Town of New Windsor Zoning Ordinance. The required number of parking spaces for this existing facility is 143 spaces, and it is based on 133 spaces (4 spaces for each of the 33.2 acres) for the recreational land, and 10 spaces for the existing pro shop (1 space for each 150 SF of floor area). Presently parking is available for approximately 30 spaces in an unimproved area adjacent to the seasonal

dome and this results in a current deficiency of 113 spaces for the existing site. The construction of the seasonal dome along the 39 permanent parking and 28 overflow parking spaces will actually decrease this non-conformity and not add to the deficiency.

If the Zoning Board Of Appeals determines that the present lack of parking is a pre-existing non-conforming condition, than a Variance is not required. If it is not a pre-existing non-conforming condition and a Variance is required, the Variance should be granted due to the creation of 39 permanent parking spaces resulting from the construction of the seasonal dome. As the dome will be used during only the winter months, this new parking will not be simultaneously shared by the golf course. Actually, the golf course will benefit from the construction of the seasonal dome as the new parking spaces will be available for its use during the non-winter months when the dome is not pressurized.

As presented above, the subject property is located in the rural part of the Town having large lots of agricultural use. The property itself is also large being 33 acres. The location of the seasonal dome and its parking areas are substantial distances from Mt. Airy Road (1,100 feet), the southerly boundary line of the parcel (740 ft.) and the westerly boundary line (416 feet). While the seasonal dome is 40 feet from the northerly boundary line (50 feet is required) the adjacent parcel is a large agricultural parcel. For these reasons the granting of the three Variances will not produce an undesirable change in the character of the neighborhood nor be a detriment to nearby properties. Also, the granting of the Variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

The benefit sought by the Applicant cannot be achieved by some other method feasible because the seasonal dome will be situated between the existing hole of the golf course, the golf driving range, and a steep embankment thus requiring a 10-foot Side Yard Variance (Variance No. 1). Also, to construct a permanent structure and a 39 space parking area just for a soccer field (Variance No. 2) are not economically practical.

The requested Variances are not substantial as only a 10-foot Side Yard Variance is being request while still providing a distance of 40 feet (Variance No. 1). To allow a seasonal structure would be consistent with other recreational facilities in the Town (Variance No. 2), and the granting of the Variance for parking would create a new permanent parking area totaling 39 spaces, substantially more than is presently available.

Finally, the alleged difficulty was not self-created as the physical constraints of the seasonal dome site dictate the placement of the structure and thus the need for Variance for the Side Yard Setback (Variance No. 1). Also, the deficiency of the required number of parking spaces presently exists (Variance No. 3) and will only be improved by the granting of the Variance.



**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: MONODOME INC. (ALVA) SITE PLAN
(PROPOSED SEASONAL RECREATIONAL DOME)
PROJECT LOCATION: MT. AIRY ROAD (EXISTING GOLF COURSE)
SECTION 54 - BLOCK 1 - LOT 43.21
PROJECT NUMBER: 04-10
DATE: 26 MAY 2004
DESCRIPTION: THE PLAN PROPOSES A SEASONALLY UTILIZED 21,830 S.F. SPORTS
DOME ON THE NORTH SIDE OF THE EXISTING GOLF FACILITY. THE
APPLICATION IS AT THIS MEETING FOR REVIEW AND A REFERRAL TO
THE ZONING BOARD OF APPEALS.

1. The property is located in the R-1 Zoning District of the Town. The use is an expansion of use A-4, Recreation Facilities, subject to code section 300-19.
2. The application requires variances, as follows:
 - Side yard setback (50 required, 40 proposed)
 - Proposed temporary (seasonal) building (permanent buildings are required per 300-19).
 - Parking (143 required, 67 proposed. - note 28 of 67 overflow type, constructed of shale, not paved)
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. I have some initial comments regarding the plan, as follows:
 - Per new code requirements, a sign is require in front of the cross-hatched access lane of the handicapped parking space. The sign must read "No Parking - Any Time".
 - The outlet of the stormwater piping should have a riprap apron to prevent erosion.

Respectfully Submitted,

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

MJE/st
NW04-10-26May04.doc

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

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

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: Mondome Inc.
PB-04-10



DATE: May 21, 2004

Fire Prevention Reference Number: FPS-04-023

The above referenced site plan was reviewed and deemed to be acceptable.



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 #04-10

DATE RECEIVED: 05-18-04

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 05-24-04 TO BE ON AGENDA FOR THE 05-26-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

MONDOME, INC.

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: _____

Signature: *J McDonald* 5/20/04
Reviewed by _____ date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/19/2004

PAGE: 1

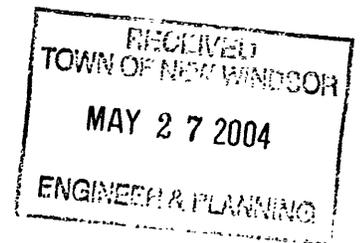
LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-10
NAME: MONDOME, INC. (PA2004-0382)
APPLICANT: MARY ALVA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/18/2004	REC. CK. #178	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Received JR
5/19/04

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



RECEIPT
#492-2004

05/19/2004

Mondome, Inc.
380 Mount Airy Road
New Windsor, NY 12553

Received \$ 125.00 for Planning Board Fees, on 05/19/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



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: mhpa@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.: 04⁰⁰⁻³-10
WORK SESSION DATE: 21 April 2004 PROJECT: NEW OLD
REAPPEARANCE AT W/S REQUESTED: NO RESUB. REQ'D: Full App
PROJECT NAME: Mono-Dome
REPRESENTATIVES PRESENT: Gryshaw, John Alva

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

ITEMS DISCUSSED: Soccer Dome

- dis. pk - provide calc for use -
- variance must be plan specific
- show shadowed pk for +50% +100%
- note on plan - shadow to be added if no determines improved inadequate
- also need side pd setback
- dis. future bathroom.

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

PROJECT STATUS:
ZBA Referral: Y N
Ready For Meeting Y N

Recommended Mtg Date next avail after plans

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. 54 Block 1 Lot 43.21

BUILDING DEPARTMENT REFERRAL NUMBER PA2004 - 0382

1. Name of Project New Seasonable Dome For Mondome Inc.

2. Owner of Record Mary Alva Phone 567-6767

Address: 380 Mt. Airy Road, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

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

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, 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:

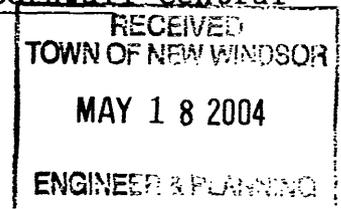
Gregory J. Shaw, P.E. 561-3695 561-3027
(Name) (Phone) (fax)

7. Project Location: On the West side of Mt. Airy Road
(Direction) (Street)

8. Project Data: Acreage 33.23 Zone R-1 School Dist. Cornwall Central

PAGE 1 OF 2

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



04-10

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.)
The construction of a 21,830 SF seasonal dome along with associated parking and overflow parking

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

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)

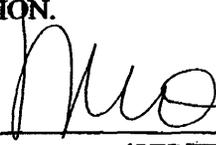
THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY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

SWORN BEFORE ME THIS:

6th DAY OF May 2004

ROBERT J. LARIA
Notary Public, State Of New York
No. 01LA4506033

NOTARY PUBLIC
Qualified in Suffolk County
My Commission Expires Aug. 31, ____



(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

TOWN USE ONLY:
TOWN OF NEW WINDSOR
MAY 18 2004
DATE APPLICATION RECEIVED
ENGINEER & PLANNERS

04-10
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT

(professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Mary Alva, ^{she} ~~he~~ deposes and says that ~~he~~ resides
(OWNER)

at 380 Mt. Airy Road, New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that ~~he~~ ^{she} is the owner of property tax map

(Sec. 54 Block 1 Lot 43.21)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that ~~he~~ designates:
she

(Agent Name & Address)

Gregory J. Shaw, P.E.

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

as his agent to make the attached application.

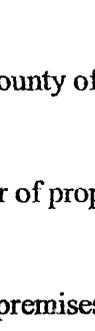
THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.

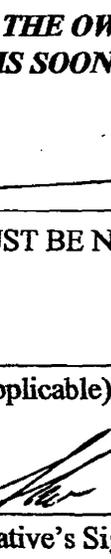
SWORN BEFORE ME THIS:

** 
Owner's Signature (MUST BE NOTARIZED)

6th DAY OF May 2004

Agent's Signature (If Applicable)


ROBERT J. LARIA
Notary Public, State Of New York
NOTARY # 024582933
Qualified in Suffolk County
My Commission Expires Aug. 31, 2004


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

RECEIVED
TOWN OF NEW WINDSOR
MAY 18 2004
ENGINEER & PLANNING

04-10

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

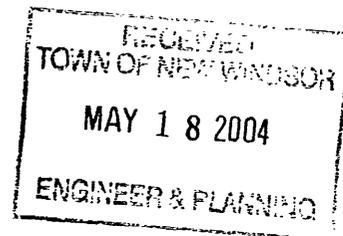
ITEM

- 1. X Site Plan Title
- 2. X 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:



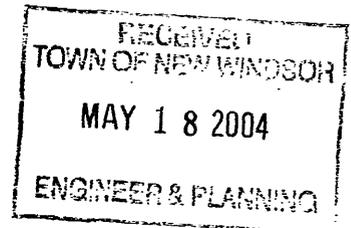
- 3. X Applicant's Name(s)
- 4. X Applicant's Address
- 5. X Site Plan Preparer's Name
- 6. X Site Plan Preparer's Address
- 7. X Drawing Date
- 8. X Revision Dates
- 9. X Area Map Inset and Site Designation
- 10. X Properties within 500' of site
- 11. X Property Owners (Item #10)
- 12. X Plot Plan
-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



PROPOSED IMPROVEMENTS

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

* Denotes to be provided at a later date



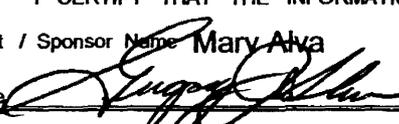
PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Mary Alva	2. PROJECT NAME New Seasonal Dome For Mondome Inc.
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 380 Mt. Airy Road	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 21,830 SF seasonal dome for recreational purposes with associated parking and overflow parking areas	
7. AMOUNT OF LAND AFFECTED: Initially 33.23 acres Ultimately 33.23 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: New Windsor Zoning Board Of Appeals	
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 type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name Mary Alva Signature 	TOWN OF NEW WINDSOR MAY 18 2004 Date: May 3, 2004

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

04-10

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? 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 pattern, 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 CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
 Yes No

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 of 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.

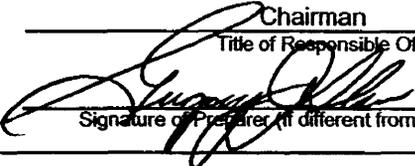
 Name of Lead Agency

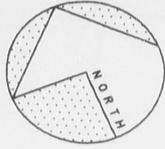
 Date

James R. Petro, Jr.
 Print or Type Name of Responsible Officer in Lead Agency

 Chairman
 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency


 Signature of Preparer (if different from responsible officer)



LEGEND	
— 412	EXISTING 2' CONTOUR
— 410	EXISTING 10' CONTOUR
—	BOUNDARY
—	ADJ. PROPERTY LINE
⊙	UTILITY POLE
⊙	HYDRANT
—	CHAIN LINK FENCE
—	STONEHALL
—	WOODED LINE
—	NEW RETAINING WALL
—	MACADAM PAVEMENT
—	SHALE PAVEMENT
—	LIGHT POLE

NOTES CONTINUED

4. PRIOR 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 LEASOR SHALL 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.

NOTES

1. ZONING DISTRICT: R-11 RESIDENTIAL

2. RECORD OWNER & APPLICANT: MARY ALVA
300 MT. AIRY ROAD
NEW WINDSOR, NEW YORK 12553

3. TOTAL PARCEL AREA: 53.231 ACRES

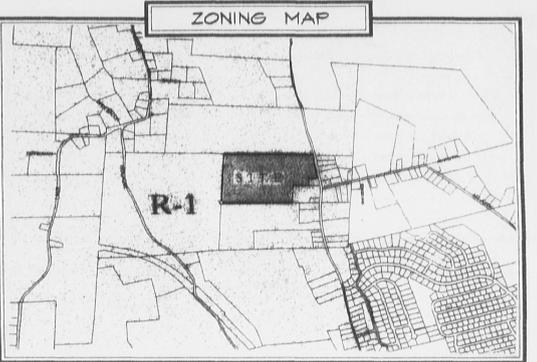
4. TAX MAP DESIGNATION: SECTION 54, BLOCK 1, LOT 43.21

5. A VARIANCE HAS OBTAINED FROM THE NEW WINDSOR ZONING BOARD OF APPEALS ON AUGUST 9, 2004 TO ALLOW A NON-PERMANENT STRUCTURE IN A RECREATIONAL FACILITY.

6. BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC SURVEY INFORMATION OBTAINED BY WILLIAM HILDRETH, P.E., LAND SURVEYOR, ADDITIONAL TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED BY WILLIAM HILDRETH, P.E., LAND SURVEYOR ON MARCH 26, 2004.

7. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.

8. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 118B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL: NO. 1-800-462-1862. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.



ZONING SCHEDULE		
ZONE: R-11 RESIDENTIAL		
USES: A-4: RECREATIONAL FACILITY		
BULK REGULATIONS: R-1 ZONE		
MIN. LOT AREA	REQUIRED: 5 ACRES	PROVIDED: 53.231 ACRES
MIN. LOT WIDTH	REQUIRED: 200 FT.	PROVIDED: 284 FT.
MIN. FRONT YARD DEPTH	REQUIRED: 100 FT.	PROVIDED: 1150 FT.
MIN. SIDE YARD - ONE	REQUIRED: 50 FT.	PROVIDED: 40 FT. *
MIN. SIDE YARD - BOTH	REQUIRED: 100 FT.	PROVIDED: 854 FT.
MIN. REAR YARD DEPTH	REQUIRED: 50 FT.	PROVIDED: 411 FT.
MIN. STREET FRONTAGE	REQUIRED: 50 FT.	PROVIDED: 284 FT.
BUILDING HEIGHT	REQUIRED: 50 FT.	PROVIDED: 40 FT.
MAX. FLOOR AREA RATIO	REQUIRED: N/A	PROVIDED: 0.016
DEVELOPMENT COVERAGE	REQUIRED: 10 %	PROVIDED: 5.2 %
OFF-STREET PARKING		
RECREATION AREAS (4 SPACES PER ACRE)		
33.23 ACRES @ 4 SPACES PER ACRE	REQUIRED: 133 SPACES	PROVIDED: 143 SPACES *
RETAIL GOLF SHOP (1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA)		
1,400 S.F. / 150 S.F. PER SPACE	REQUIRED: 10 SPACES	PROVIDED: 34 SPACES *
COVERAGES		
BUILDING COVERAGE % OF TOTAL AREA	REQUIRED: 23.230 S.F. / 0.6 %	PROVIDED: 23.230 S.F. / 0.6 %
PAVEMENT COVERAGE % OF TOTAL AREA	REQUIRED: 5,434 S.F. / 3.0 %	PROVIDED: 5,434 S.F. / 3.0 %
OPEN SPACE COVERAGE % OF TOTAL AREA	REQUIRED: 1,812,835 S.F. / 44.0 %	PROVIDED: 1,812,835 S.F. / 44.0 %
* DENOTES A VARIANCE WAS OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON AUGUST 9, 2004 (SEE NOTE 5 ABOVE)		

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

DEC - 9 2004

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

Shaw Engineering
Consulting Engineers

744 Broadway
Newburgh N.Y. 12550

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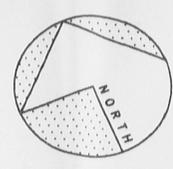
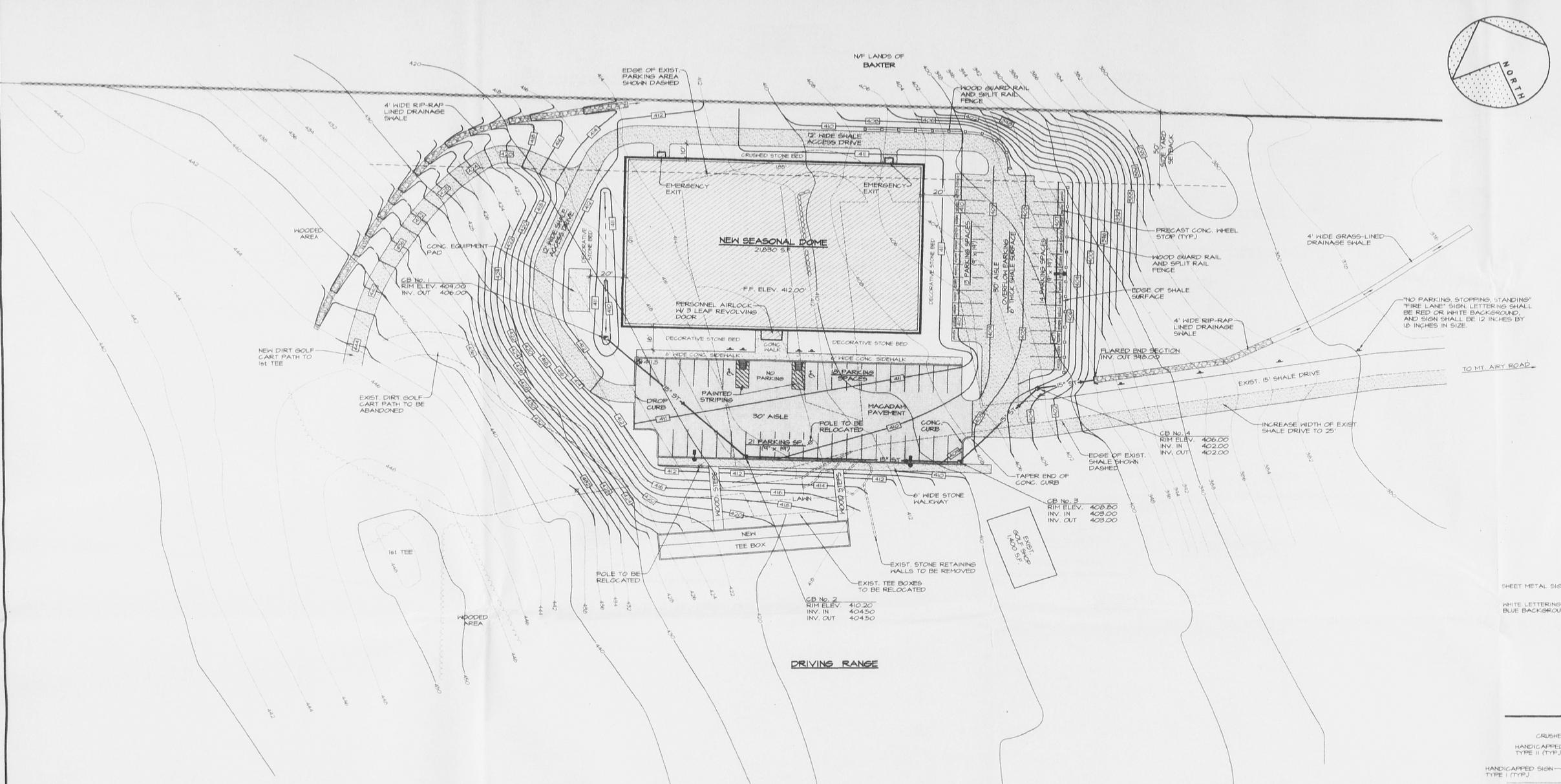
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ISSUE	REVISION	DATE
2	RELOCATED DOME, ACCESS DRIVE, ELIMINATED RETAINING WALLS	12-8-2004
1	SPACINGS OF FIRE LANE SIGNS	10-8-2004

Drawn By: J.B.J.
Checked By: G.J.S.
Scale: 1"=50'
Date: 8-31-2004

Project: NEW SEASONAL DOME FOR MONDOME INC.
300 MT. AIRY ROAD TOWN OF NEW WINDSOR, N.Y.

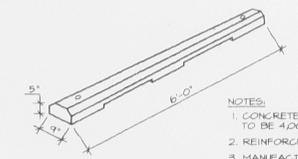
1 OF 5
Project No: 0315



LEGEND			
412	EXISTING 2' CONTOUR	— 220	NEW FINISHED GRADE
410	EXISTING 10' CONTOUR	— 5	NEW CATCH BASIN
—	BOUNDARY	— 15"	NEW STORM SEWER
—	ADJ. PROPERTY LINE	—	NEW FLARED END SECTION
—	UTILITY POLE	—	NEW POLE W/ LUMINAIRE
—	HYDRANT	—	NEW SPOT ELEVATION 255.5
—	STONEWALL	—	NEW RETAINING WALL
—	WOODED LINE	—	NEW MACADAM PAVEMENT
		—	NEW SHALE PAVEMENT

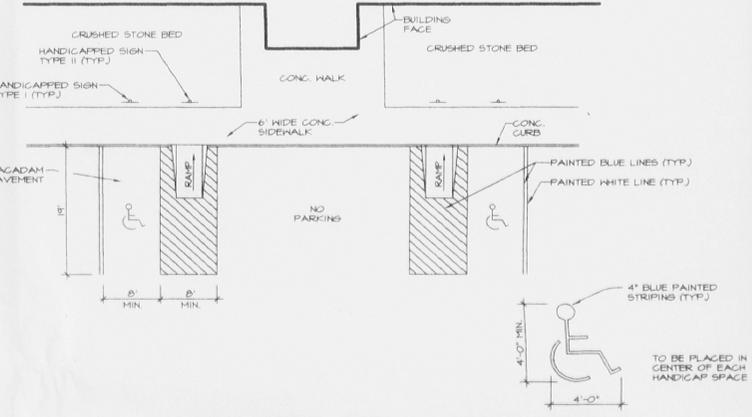
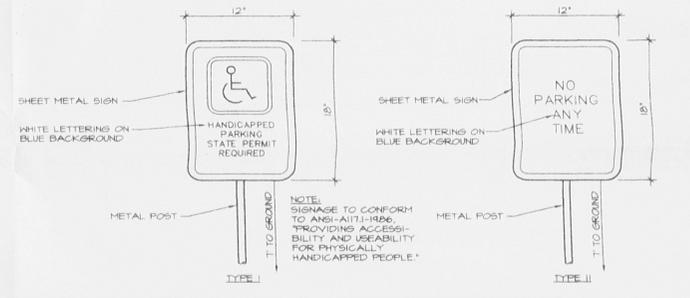
NOTES

1. THE NEW SEASONAL DOME WILL NOT HAVE ANY PLUMBING FIXTURES NOR REQUIRE WATER OR SANITARY SEWER SERVICE.

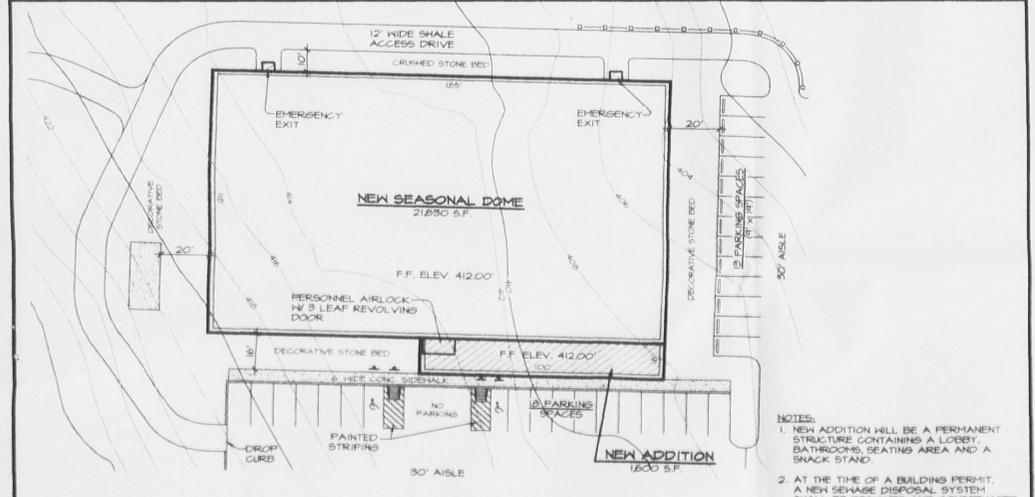


WHEEL STOP DETAIL
NOT TO SCALE

- NOTES:**
1. CONCRETE MINIMUM STRENGTH TO BE 4,000 PSI AT 28 DAYS.
 2. REINFORCEMENT - #4 REBAR.
 3. MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC.

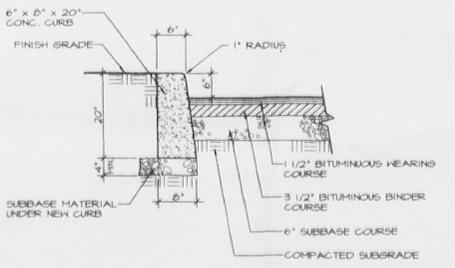


HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE

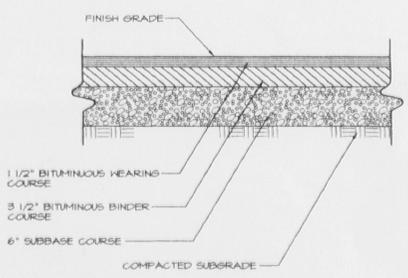


FUTURE ADDITION
SCALE: 1/8"=1'-0"

- NOTES:**
1. NEW ADDITION WILL BE A PERMANENT STRUCTURE CONTAINING A LOBBY, BATHROOMS, SEATING AREA AND A SNACK STAND.
 2. AT THE TIME OF A BUILDING PERMIT, A NEW SEWAGE DISPOSAL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR THE NEW BATHROOMS.



CURB DETAIL
NOT TO SCALE



ASPHALT PAVEMENT
NOT TO SCALE

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh, N.Y. 12550

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NO.	REVISION	DATE
2	RELOCATED DOME, ACCESS DRIVE, ELIMINATED RETAINING WALLS	12-3-2004
1	SPACINGS OF FIRE LANE SIGNS	10-8-2004
	ISSUE	REVISION

Drawn By: J.R.W. Drawing: **PARTIAL SITE PLAN**

Checked By: G.J.S. Project: **NEW SEASONAL DOME FOR MONDOME INC.**

Scale: 1"=30' Date: 8-31-2004

380 MT. AIRY ROAD TOWN OF NEW WINDSOR, N.Y. Project No. 0315

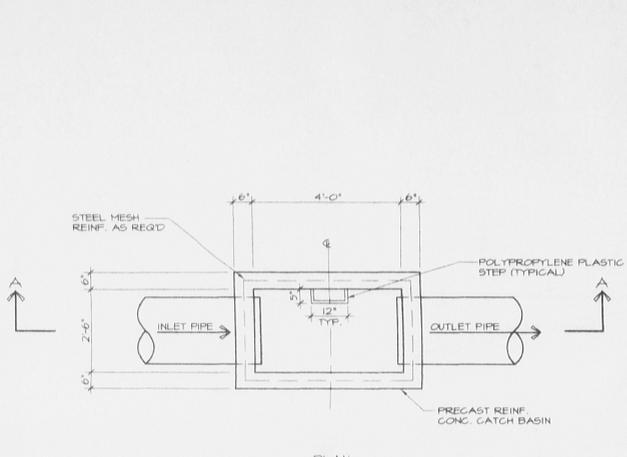
TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

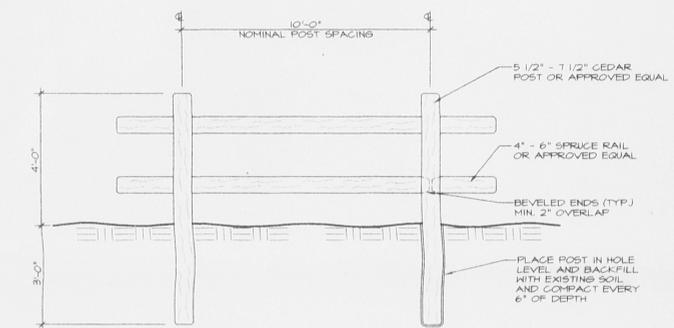
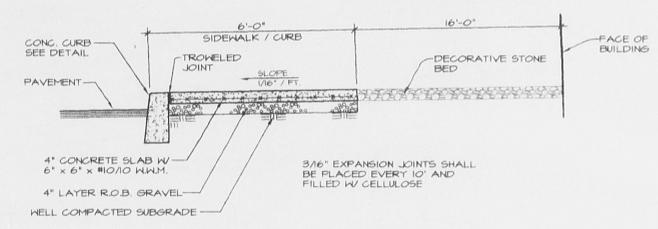
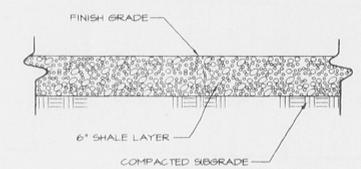
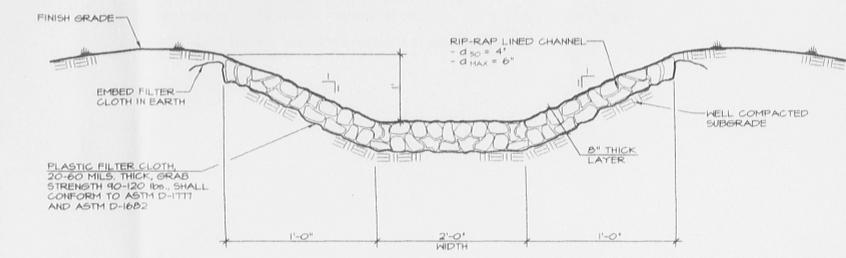
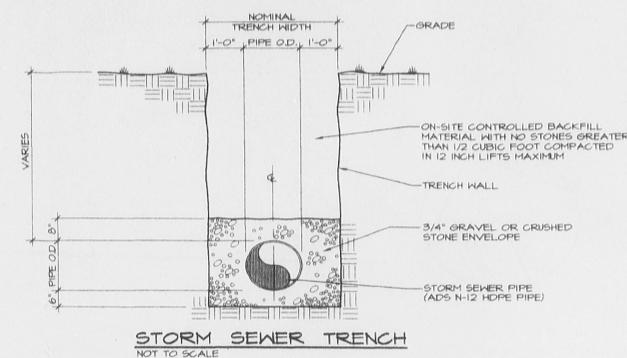
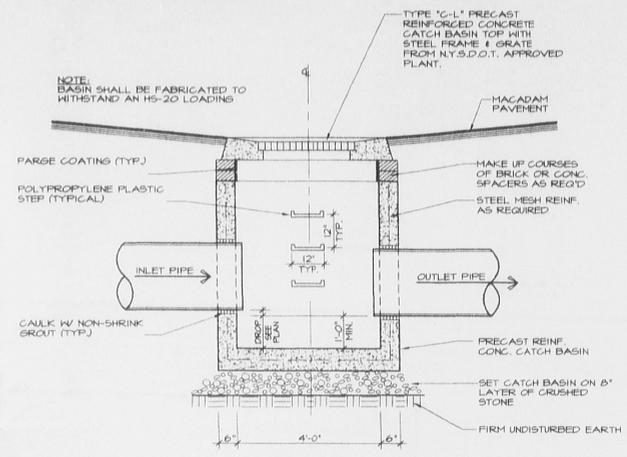
DEC 9 2004

By: [Signature] [Stamp]

2 OF 5



CATCH BASIN DETAIL
NOT TO SCALE



NOTE: INSTALL 1 1/4" x 9" x 48" BLACK VINYL COATED CHAIN LINK FABRIC TO UPHILL SIDE OF SPLIT RAIL FENCE.

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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NO.	REVISION	DATE
2	ELIMINATED RETAINING WALL DETAIL	12-9-2004
1	NO REVISION	10-8-2004
ISSUE	REVISION	DATE

Drawn By: J.R.V.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 8-31-2004

Drawing: **DETAILS**
Project: **NEW SEASONAL HOME FOR MONDOME INC.**
380 MT. AIRY ROAD TOWN OF NEW WINDSOR, N.Y.

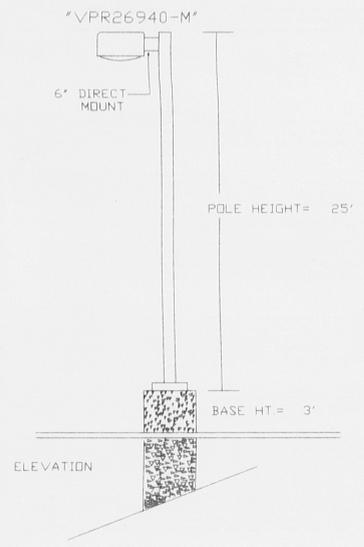
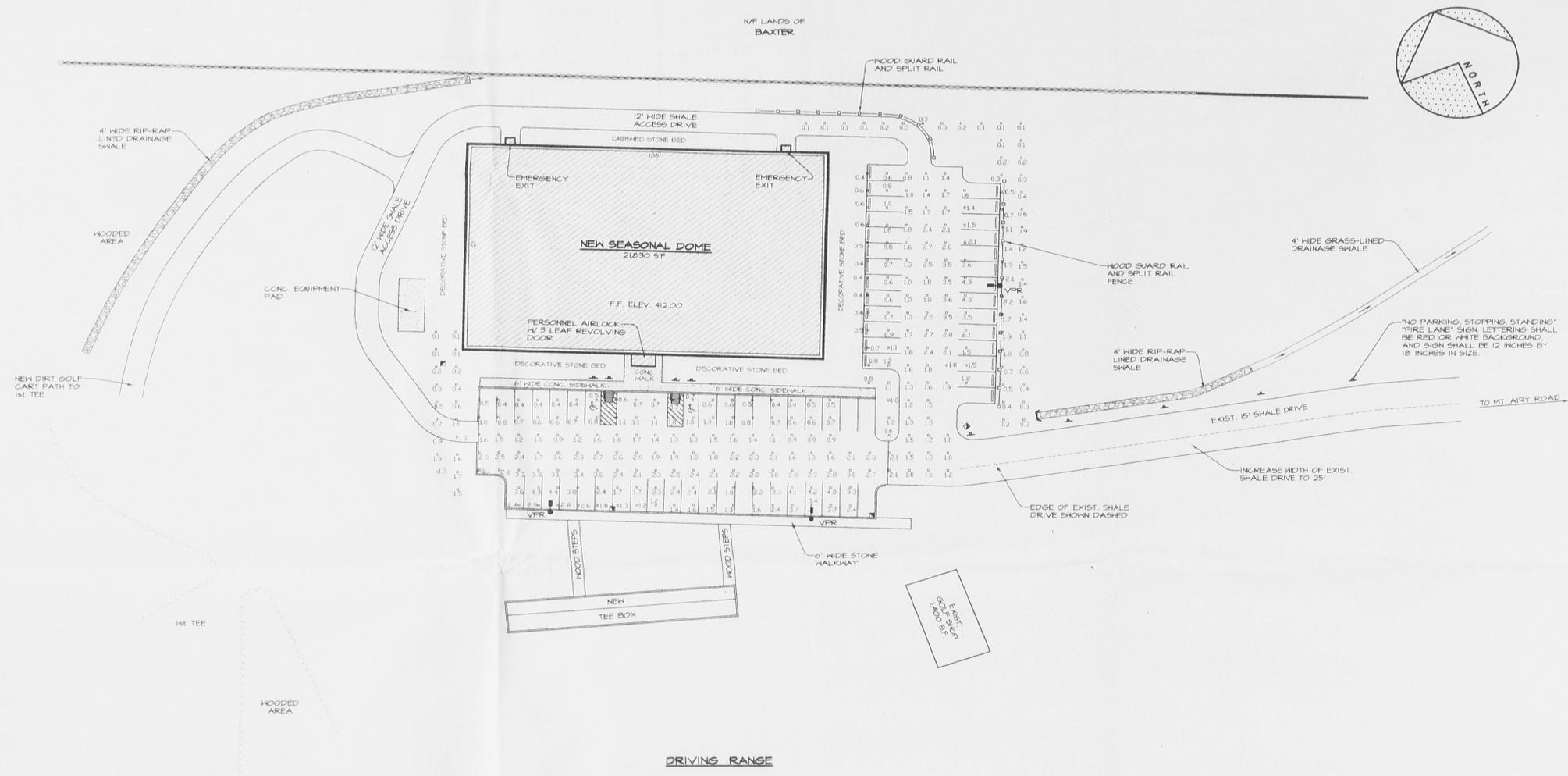
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DEC - 9 2004
By: [Signature]
TOWN ENGINEER

3 OF 5
Project No. 0315

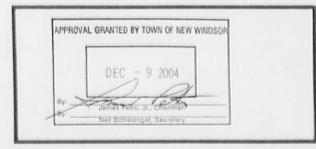
Luminaire Schedule						
Project	Qty	Label	Arrangement	Lumens	LLF	Description
All Projects	3	VPR	SINGLE	41800	0.800	VPR26940-M (400W PSMH)

VPR FIXTURES MOUNTING HEIGHT: 28' AFG
 VPR FIXTURES TILT ANGLE: 0 DEGREES

ADDITIONAL EQUIPMENT: (3) PS4S25C1B2 POLES (25' X 4' SQ. X 125' WALL)
 POLES MEET 110 MPH SUSTAINED WINDS WITH SPECIFIED EQUIPMENT



TOWN OF NEW WINDSOR PLANNING BOARD
 STAMP OF APPROVAL



RUUD LIGHTING
 800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminance test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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ISSUE	REVISION	DATE
2	RELOCATED DOME ACCESS DRIVE, ELIMINATED RETAINING WALLS	12-8-2004
1	SPACING OF FIRE LANE SIGNS	10-8-2004

Drawn By: J.R.J.
 Checked By: G.J.S.
 Scale: 1"=30'
 Date: 8-31-2004

Drawing:
LIGHTING PLAN & DETAILS

Project:
 NEW SEASONAL DOME
 FOR
MONDOME INC.
 380 MT. AIRY ROAD TOWN OF NEW WINDSOR, N.Y.

4 OF 5
 Project No. 0315

