

PB# 87-44

Lasini's Restaurant

35-1-56

LASINI'S RESTAURANT

87-44

RT. 32 Approved 10/14/

General Receipt

9026

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

6/12 1987

Received of Joseph Bonura \$ 25.⁰⁰

Twenty-five and 00 DOLLARS
100

For Planning Board Application Fee - 87-44

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cash</u>		<u>25.⁰⁰</u>

By Pauline M. Townsend
F.S.

Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

Title

General Receipt

9426

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Nov 17 1987

Received of Joseph Bonura \$ 168.⁵⁰

One Hundred Sixty-eight 50 DOLLARS
100

For Site Plan Fee \$100.⁰⁰ Engineering Fee \$68.⁵⁰

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cash</u>		<u>168.⁵⁰</u>

By Pauline M. Townsend
F.S.

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Case		25.00

Pauline M. Townsend
 Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

Title

General Receipt

9426

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Nov 17 1987

Received of Joseph Bonura \$ 168.50

One Hundred Sixty-eight 50 DOLLARS

For Site Plan Fee \$100.00 Engineering Fee \$68.50

DISTRIBUTION

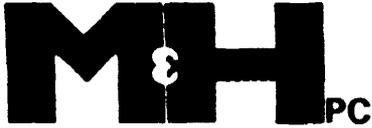
FUND	CODE	AMOUNT
Case		168.50

By Pauline M. Townsend

Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

fire Revised 10/6/87
 B.F. Building
 P.B. Eng. P.B. Eng.
 Has Fire
 Sewer Det
 Hwy Water
 Pot Sewer
 Highway



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

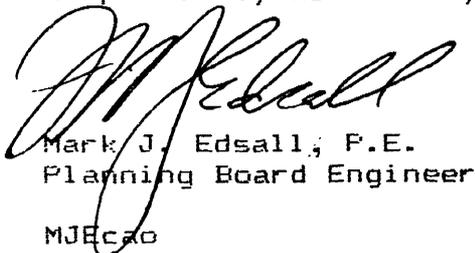
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ~~Lasini's Restaurant~~ Site Plan
PROJECT LOCATION: Route 32 (North Side)
NW#: 87-44
14 October 1987

1. The applicant has submitted a plan for a proposed addition and associated improvements to the existing Lasini's Restaurant on Route 32. The plan was previously reviewed at the 23 September 1987 Planning Board meeting.
2. As of 1 P.M. on 13 October 1987 (the day before this meeting), revised plans for the subject project had not been received by our office. Therefore, no review could be made for this project.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJE:cao

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Scheible: I have a set of plans submitted yesterday afternoon. Do you know this?

Mr. Kennedy: Yes.

Mr. Scheible: Why have you waited so long? Don't you know it should be in his hands ten days before the meeting?

Mr. Kennedy: Yes.

Mr. Scheible: These notes that you have stated here is from the previous plan. Is that right?

Mr. Edsall: They just, I hadn't reviewed the new plan. I do have a copy a number of any comments from the last meeting were things the Board really

could resolve.

Mr. Scheible: Was there any difference between this map and the previous map?

Mr. Kennedy: Yes. What we have added to the plan are the topo lines asked for. We have shown the dimensions of the existing structure and the proposed structure and Mark suggested that we make a one way traffic pattern around the building which we have indicated on the plan. A couple of yard distances that weren't on here, we have added on also. We have added a note as Mr. Bonura had requested. He is going to be changing the sign, putting a new sign up but it will be of the same size, dimensions and height. He will just be changing the sign face.

Mr. Scheible: You have closed off on the map. You closed that one entrance in the back there off.

Mr. Kennedy: That is correct.

Mr. Scheible: I know it is on the map. Is that going to be an actuality?

Mr. Kennedy: Yes.

Mr. Bonura: Yes.

Mr. Reynolds: How are you going to close it off?

Mr. Bonura: There is going to be parking there.

Mr. Kennedy: This area here was created because Mark said backing out of these two spaces was tough so we left this area paved so these cars could swing out.

Mr. Reynolds: What is going to happen with this, has Mark seen this thing?

Mr. Scheible: Let me read a note from the Fire Prevention Bureau. The site plan or map was disapproved by the Bureau of Fire Prevention for the following reasons due to the requirement of additional access and for Fire Department availability. It is required that six of the eight parking spaces, those six being adjacent to the building on the north side, be removed.

Mr. Bonura: They are already, Hank.

Mr. Scheible: Okay. And that the two spaces near the waste container be allowed.

Mr. Kennedy: That comment is prior to the last submittal.

Mr. VanLeeuwen: I make a motion to approve the Joe Bonura (Lasini's) site plan.

Mr. Scheible: Mark, I know you didn't get a chance to go over this closely between yesterday afternoon and today. Do you have any comments from what you see there in front of you?

Mr. Edsall: There wasn't a lot of significant problems. They were mostly

minor changes so they are easy to check quickly. That is why I can tonight. It looks as if Pat has fixed all the other items. We brought up one bulk table number has to be corrected. We can do that before you stamp it. The floor area ratio has changed between the tables that Pat may have and that I may have.

Mr. Kennedy: What is required?

Mr. Edsall: It is allowable 50% and you're holding yours to 25. So just to make it correct. Other than that, I have no problem with it. You have already gone through the SEQR and already waited for the public hearing.

Mr. Schiefer: I will second the motion.

Mr. Scheible: There has been a motion and seconded that the Joe Bonura site plan, otherwise known as Lasini's, be approved.

ROLL CALL:	MR. LANDER	AYE
	MR. REYNS	AYE
	MR. MC CARVILLE	AYE
	MR. VAN LEEUWHEN	AYE
	MR. SCHIEFER	AYE
	MR. SCHEIBLE	AYE

REVIEW

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Site Plan For Joseph Bonyra

PROJECT NO. : 87-44

TYPE OF PROJECT: Subdivision _____ Site Plan
Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	<u>Date App'd</u>	<u>Date Not App'd</u>	<u>Not Required</u>
Planning Board Engineer	_____	_____	_____
Highway	<input checked="" type="checkbox"/>	_____	_____
Bu. Fire Prev.	_____	<input checked="" type="checkbox"/>	_____
Sewer	_____	_____	_____
Water	<input checked="" type="checkbox"/>	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
Determination _____
EAF Short Long _____ Submitted _____ Accepted _____
Proxy: Filed _____ Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____
(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date _____ + 30 days = Action Date _____
Preliminary P/H Date _____ + 45 days = Action Date _____
Preliminary App'l Date _____ + 6 months = Final Resub. Date _____
Final Plan Date _____ + 45 days = Final App'l Date _____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date _____ + 6 months = Submittal Date _____
First Meeting Date _____ + 90 days = Final App'l Date _____

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

July 13, 1987

Planning Board
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550

RE: Joseph A. Borvra
Route 32, S.H. 9033

Dear Mr. Chairman:

We have reviewed this matter and please find our comments checked below:

- A Highway Work Permit will be required
- No objection
- Need additional information Traffic Study
- Drainage Study
- To be reviewed by Regional Office
- Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

D. Greene

Donald Greene
C.E. I Permits
Orange County

DG/dn

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Patrick Kennedy LS for the building or subdivision of

Joseph Bourca has been

reviewed by me and is approved _____

~~disapproved~~ _____

~~If disapproved, please list reason.~~

will not interfere with water system

HIGHWAY SUPERINTENDENT

✓ Stan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Bonura (Lasini's) Site Plan
PROJECT LOCATION: Route 32 (North Side)
NW #: 87-44
23 September 1987

1. The Applicant has submitted a Plan for a proposed addition and associated improvements to the existing Lasini's Restaurant on Route 32.
2. The Board should make sure that they are reviewing the most recent Plan which is dated by revision 18 September 1987.
3. The Applicant's representative should check the required floor area ratio, provided side yard, provided total side yard and provided floor area ratio figures as presented in the table shown on the Plan. Some of these numbers appear to need correction.
4. My review of the parking arrangement as shown raises numerous concerns. These are as follows:
 - a. The Applicant has, in general, provided 20' aisles between back to back 90° parking. Design standard for this arrangement requires a minimum of 25'.
 - b. With the "tight" arrangement as shown, traffic movement may be difficult unless one-way patterns are created.
 - c. The location of the waste container in the rear of the proposed addition makes access to same difficult if not impossible while vehicles are in the lot.
 - d. The access from the northeast corner off the "unpaved road" is desirable; however, the right of use should be documented.
 - e. The two parking spaces and some of the nine parking spaces adjacent to the waste container may be subject to vehicle damage if the container is accessed while vehicles are parked.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Bonura (Lasini's) Site Plan
PROJECT LOCATION: Route 32 (North Side)
NW #: 87-44
23 September 1987

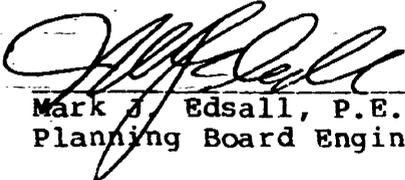
-2-

- f. The northernmost two spaces at the rear of the property will appear to have difficulty for ingress and egress.
- g. It should be noted that the number of spaces shown is actually 84, not 76 as stated on the submitted Plan.

It is my recommendation that the Planning Board review possible alternate parking arrangements with the Applicant and his Representative.

- 5. The Board may wish to require that the Applicant submit all landscaping plan for the proposed site development.
- 6. The Plan should include some topography information such that relative grades for the entire Site will be understood.
- 7. The Board should determine if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Ordinance.
- 8. The Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully submitted,



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

MJEnjE

Mr. Scheible: Thank you.

BONURA (LASINI) SITE PLAN (87-44)

Mr. Joseph Bonura came before the Board representing this proposal.

Mr. Bonura: What we want to do we want to take Lasini's and modernize it give it a facelift add some seating take the kitchen and storage out of the basement and bring it upstairs. And that is basically what we want to do.

Mr. Van Leeuwen: The kitchen is downstairs?

Mr. Bonura: It is part of the prep areas. The cooler is downstairs the freezer the liquor room everything but the actual cooking. If you need a dozen of eggs you have to go downstairs, everything is downstairs and it is one royal pain. for deliveris we have a shute to bring it downstairs.

Mr. Reynolds: How much does it increase the size?

Mr. Bonura: We have there proposed 190 seats we have 100 seats now. It depends how you put the tables in. What is your increase?

Mr. Bonura: Up to 190.

Mr. Reynolds: What does that make it in square footage?

Mr. Bonura: In total the addition we are putting in is 60 by 90. Which is basically about 90% kitchen and restroom facilities.

Mr. Van Leeuwen: What are you going to do with the existing kitchen, tear it out and move it?

Mr. Bonura: The new kitchen, yes, change the restrooms around, the restrooms are too small they are not handicapped accessible. We have to do all that.

Mr. Scheible: There is quite an extensive list from the engineer. Do you have a copy Pat?

Mr. Kennedy: Yes.

Mr. Scheible: Going over the plans I am sure anybody that wants to drive down there and look at it they are welcome to do it. We all know the area there is one comment in here this exit onto this unpaved road is that in the deed that you have a right of way to use that?

Mr. Bonura: I don't know. If you want that closed...

Mr. Scheible: I'd rather not see it closed but we'd just like to know there is a right of way.

Mr. Lander: Harold Aimes owns the road.

Mr. Bonura: You can't have any windows open it is so dusty. It is unbelievable.

Mr. Van Leeuwen: That has been paved twice.

Mr. Reynolds: The addition is going to be in front or what?

Mr. Bonura: All behind it. It is not going to change the front it is going to stay exactly the same just a straight line behind it.

Mr. Mc Carville: The spaces around the container there will they be more or less for employees?

Mr. Bonura: Right.

Mr. Mc Carville: They come in the driveway to pick it up?

Mr. Bonura: Yes.

Mr. Mc Carville: Would that have a fence to screen it?

Mr. Bonura: Yes, that's got to be fenced in they don't want you to put boxes you have to stack it up.

Mr. Mc Carville: The exterior any particular design.

Mr. Bonura: We didn't get that far it is going to be modern the front of it and the sides it is about 22 years old I think that building is.

Mr. Reynolds: I see here we have to make a determination whether we want a public hearing on this or not.

Mr. Van Leeuwen: I move to waive the public hearing.

Mr. Mc Carville: I second that.

Mr. Van Leeuwen: And also that we are the lead agency for the SEQR review and we take a negative declaration on this matter.

Mr. Mc Carville: I will second that.

ROLL CALL	MR. REYNS	AYE
	MR. JONES	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. VAN LEEUWEN	AYE
	MR. SCHEIBLE	AYE

Mr. Kennedy: There is a note here note number five the Board may wish to require that the applicant submit a landscaping plan.

Mr. Scheible: We'd like to see it stated on the map what type of landscaping.

Mr. Edsall: It can be on the same plan.

Mr. Reynolds: What are you planning on landscaping.

Mr. Bonura: We have a nice green area we have flowers around the sign we have got shrubery in front of the building grass area there we are going to do something in the corners not to much on the sides and back because when we take the trees down we have a trucking concern behind us there is nothing to landscape. I am up against the dirt parking lot and on the side there is a dirt road the other side I have the motel so I want to make the front of it nice where we have some area. What you are going to see from the road and modernize the building, make it pretty. We are going to do the whole thing over on the outside and that is exactly what I wanted to do. All my neighbors we will be landscaped better than the rest of them.

Mr. Van Leeuwen: The driveway that comes down, this is the dirt road are you going to fix the dip?

Mr. Bonura: Probably we have to because of this here.

Mr. Kennedy: The note pertaining to the side yards we are not changing the actual side yards we are maintaining the exact same distances.

Mr. Edsall: Your number is 40.9 on the plan it says 48.9, on the table the other side is the total side yard and I know you have a heck of a lot more than 60 total. You have got plenty it is just that the table is not right.

Mr. Van Leeuwen: How big are the parking spaces?

Mr. Kennedy: Ten by twenty. Total of 5 handicapped. They are 13 feet wide.

Mr. Scheible: Thank you.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN OR ~~lot line change~~
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Site Plan for Joseph A. Bonura
2. Name of Applicant Joseph A. Bonura Phone 565-1711
Address 306 Windsor Hwy, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 564-6444
Address 335 Temple Hill Rd, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the west side of Windsor Hwy - N.Y.S. Rte 32
_____ feet _____
(Street) (Direction)
of _____
(Street)
7. Acreage of Parcel 1.148 8. Zoning District C
9. Tax Map Designation: Section 35 Block 1 Lot 56
10. This application is for Addition to an existing Commercial Structure "Lasini's"
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Joseph A. Bonura being duly sworn, deposes and says that he resides at Sarasota Verburgh in the County of Orange and State of NY and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

12th day of June 1987

Joseph A. Bonura
(Owner's Signature)

Joseph Bonura
(Applicant's Signature)

Donna J. LaPiere
Notary Public

(Title)

DOÏNA J. LAPIERRE
Notary Public, State of New York
Residence on Appointment
Orange County
Commission Expires January 31, 1989

87-44

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick Kennedy C.S. for the building or subdivision of
Jos. A. Bourque has been
reviewed by me and is approved
~~disapproved~~

If ~~disapproved~~, please list reason.

will not interfere with existing service

HIGHWAY SUPERINTENDENT
Steve D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Site Plan for Joseph A. Donura
Location: Windsor Hwy - N.Y.S. Rte 32
ID Number: Tax Map Section 35, Block 1, Wf 56

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT		YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

FOR AGENCY USE ONLY

Preparer's Signature: *James J. Bennett* Date: 3/23/87
Preparer's Title: Land Surveyor
Agency: _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

JOSEPH A. BONURA

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 June 1987.

 The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Due to the requirement of additional exits and for fire department
availability to the building, it is required that six (6) of the eight
(8) parking spaces, those six being adjacent to the building on the
North side be removed, and the two spaces near the waste containers,
be allowed.

SIGNED: Richard Hotaling
CHAIRMAN

87-44

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick T. Kennedy LS for the building or subdivision of
Joseph A. Burns has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

will not interfere with water system.

HIGHWAY SUPERINTENDENT

Steve Di Dio

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-44

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, ~~WATER~~ REVIEW FORM:

The maps and plans for the Site Approval Bounce
Subdivision _____ as submitted by
Kennedy for the building or subdivision of
_____ has been
reviewed by me and is approved
disapproved _____.

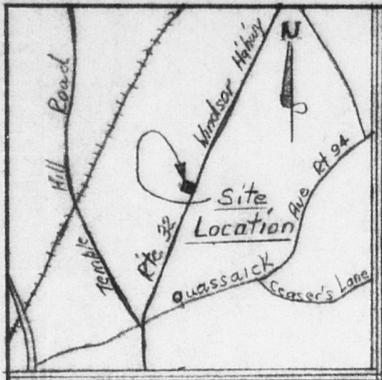
If disapproved, please list reason.

Fred Lugo Jr
HIGHWAY SUPERINTENDENT *(initials)*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/17/87
DATE



Location Map
Scale: 1"=2,000'

Parking Regulations
(Eating & Drinking Places)

1 Space per 3 Seats
Seating Capacity = 190
Required Parking: 64 Spaces
Proposed Parking:
4 Handicap Spaces
77 Standard Spaces
81 Total Spaces

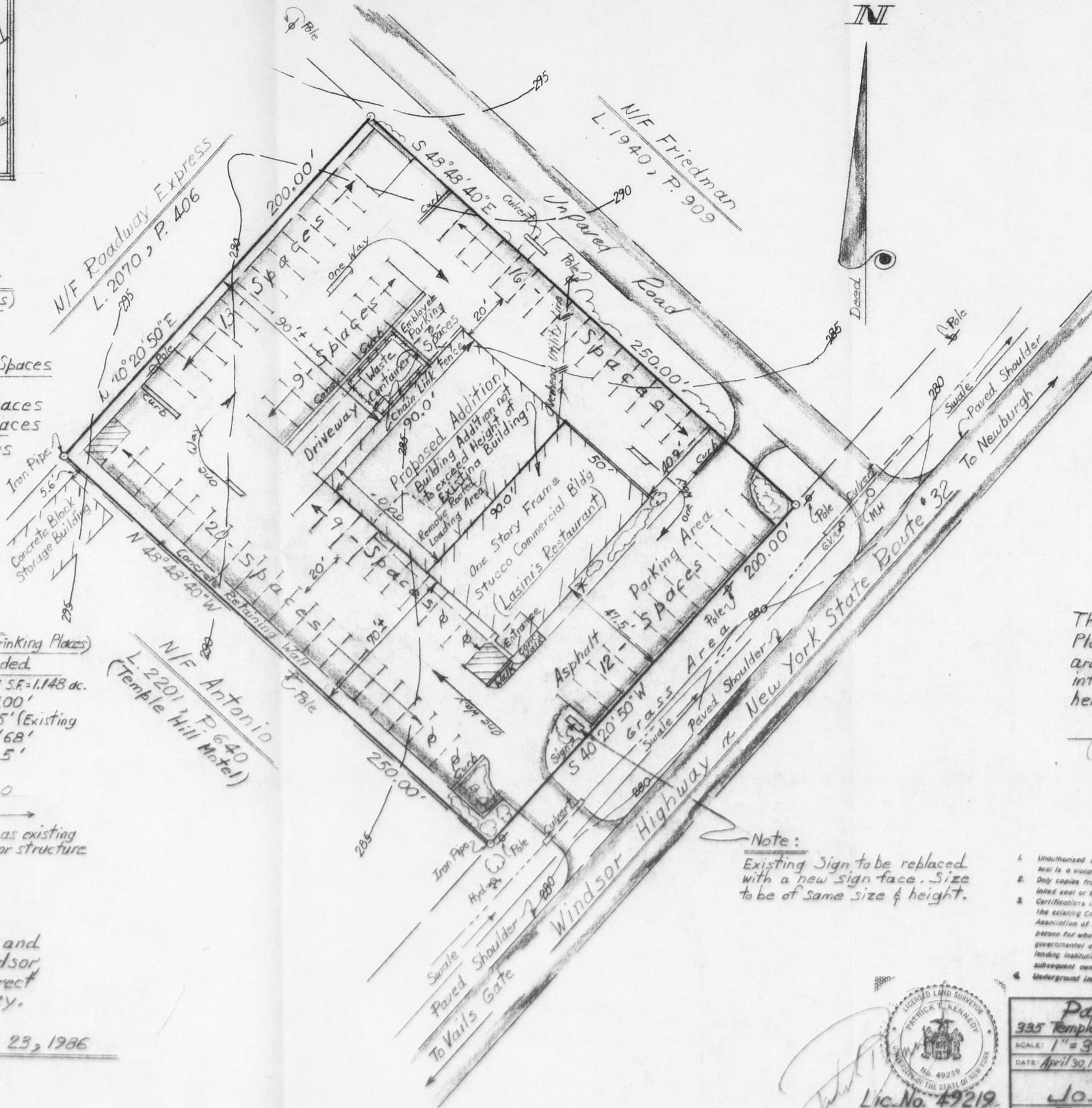
Zoning District: C

Use Group FF (Eating & Drinking Places)

Minimum Required	Provided
Lot Area: 40,000 S.F.	50,007 S.F. = 1.148 ac.
Lot Width: 200'	200'
Front Yard: 60'	47.5' (Existing)
Side Yard: 30/70'	48.9/68'
Rear Yard: 30'	101.5'
Floor Area Ratio: .5	.20
Max Bldg Height 6" / ft of distance to nearest building	Same as existing part or structure

To Joseph A. Bonura and The Town of New Windsor certified to be a correct and accurate survey.

March 23, 1986



Tax Map Data:
Section: 35
Block: 1
Lot: 56

Deed Reference:
Liber 1570, Page 287

Lot Area: 1.148 Acres

Note:
Topography taken from U.S.G.S., Newburgh Quad.

Record Owner & Developer
306 Windsor Highway
New Windsor, New York
12550

The Owners of the Proposed Site Plan have reviewed this plan & are in concurrence with the information & proposals shown hereon.

Joseph Bonura
SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/01/1986
BY Lawrence Jones
LAWRENCE JONES

Note:
Existing Sign to be replaced with a new sign face. Size to be of same size & height.

- Unauthorized alteration or addition to a survey is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the subsequent owner. Certifications are not transferable to additional institutions or subsequent owner.
- Underground improvements or encroachments, if any, are not shown hereon.



Patrick T. Kennedy L.S.
335 Temple Hill Road - New Windsor, New York 12550

SCALE: 1"=30' DATE: April 30, 1986

Site Plan for Joseph A. Bonura
Town of New Windsor
Orange County, New York

DRAWING NUMBER 86-516