

PB# 90-7

**JANE TANNER
PHASE 3**

65-2-33.22, 33.6 & 33.11

TANNER, JANE (PHASE II) #90-7
RT. 94 - SITE PLAN (GREVAS & HILDRETH)

Approved 10/24/90

General Receipt 11223

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

March 13, 19 90

Received of Forge Hill Country Furniture, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application fee 90-7

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 1225		25.00

By Pauline G. Townsend
Town Clerk
Title

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

General Receipt 11222

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

March 13, 19 90

Received of Pauline G. Townsend \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Forge Hill Country Furniture Inc
Planning Board 90-7 Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 1226		750.00

By Joan Zappala
Deputy Comptroller
Title

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

No. 90-7 10-24 1990

Received from Forge Hill Country Furniture

Sixty four 88/100 Dollars

Engineer Fee: \$814.88 @ 750.00 Escrow Plus CK # 1226 \$64.88

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

\$64.88

Mural Mural, Secretary for the P.B.

Received of 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application fee 90-7

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 1225</u>		<u>25.00</u>

By Pauline G. Townsend

Town Clerk

Title

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

General Receipt 11222

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

Received of Pauline G. Townsend \$ 750.00

March 12, 1990

Seven Hundred Fifty and 00/100 DOLLARS

For Forge Hill Country Furniture Inc

DISTRIBUTION Planning Board 90-7 Escrow

FUND	CODE	AMOUNT
<u>CK # 1226</u>		<u>750.00</u>

By Juan Zappala

Deputy Comptroller

Title

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

No. 90-7 10-24 1990

Received from Forge Hill Country Furniture

Eighty four and 88/100 Dollars

Engineer Fee: \$814.88 @ 750.00 Escrow Plus CK # 1338 \$64.88

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

\$64.88 3 Typed Name, Sent by the P.B.

General Receipt 11698

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

Received of Forge Hill Country Furniture Inc \$ 100.00

October 24 1990

One Hundred and 00/100 DOLLARS

For Site Plan Approval Planning Board 90-7

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK # 1339</u>		<u>100.00</u>

By Pauline G. Townsend

Town Clerk

Title

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

County File No. NWT 24-90 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Jane Tanner (Forge Hill Village)
for a Site Plan- Ph. II Route 94
County Action: Approved

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

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

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 90-7

DATE: 3-29-93

APPLICANT: FORGE HILL COUNTRY FURNITURE

815 BLOOMING GROVE TPK.

NEW WINDSOR, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 3-29-93

FOR (SUBDIVISION SITE PLAN)

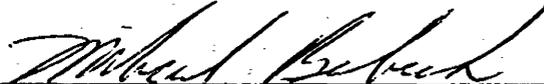
LOCATED AT 815 BLOOMING GROVE TPK

ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 65 BLOCK: 2 LOT: 43

IS DISAPPROVED ON THE FOLLOWING GROUNDS: BUILDING HEIGHTS

OF BUILDING A - B - C - D


MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTSPROPOSED OR
AVAILABLEVARIANCE
REQUEST

<u>ZONE</u>	<u>USE</u>			
<u>C</u>	<u>A 1</u>			
BLDG. HT. (BLDG A)	<u>SET BACK 46.6 FT</u>	<u>15.53</u>	<u>28 FT</u>	<u>12.47 FT</u>
BLDG. HT. (BLDG B)	<u>SET BACK 45 FT</u>	<u>15 FT</u>	<u>28 FT</u>	<u>13 FT</u>
BLDG. HT. (BLDG C)	<u>SET BACK 48 FT</u>	<u>16 FT</u>	<u>28 FT</u>	<u>12 FT</u>
BLDG. HT. (BLDG D)	<u>SET BACK 40 FT</u>	<u>13.33 FT</u>	<u>28 FT</u>	<u>14.67 FT</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

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

Palisades Interstate
Park Commission
Administration Building
Bear Mountain, N.Y. 10911-0427
914-786-2701
FAX: 914-786-2776

Robert O. Binnewies
Executive Director



May 11, 1990

Mr. Elias D. Grevas
33 Quassaick Avenue
New Windsor, New York 12550

Dear Lou:

As we discussed over the telephone this morning, our engineers have given me the following comments regarding the plan I passed on to them from you for Ted and Jane Tanner's proposed commercial development project adjacent to Knox's Headquarters State Historic Site:

1. Insofar as they can determine, it would appear a majority of the drainage, other than at the immediate front of the property, will be collected in the proposed retention area and then released onto our property through the pipe under the road behind the existing 18th-century structures at an unknown rate;
2. The location of parking on top of the sewer line at the south end of the property, which might present future maintenance problems for Ted and Jane;
3. The need for specific, rather than schematic, indication of a visual buffer between proposed parking and the Knox's Headquarters property.

In the light of these comments, Jeffery McDonald in our Design and Landscape Unit would appreciate the opportunity to review the following:

- A grading/drainage plan that shows proposed contours, finished floor elevations of the buildings, drainage structures, etc., and the drainage calculations used to determine the size of the retention area and its outflow. Jeff feels no increase in the rate of flow onto our property is acceptable.
- A revised parking/circulation plan showing a minimum 12-foot wide buffer strip between any parking/roadway and our property. Attached as a guide, please find a redlined plan showing a revised scheme he has suggest that would provide equal parking, easier circulation, and the width buffer area we would desire.

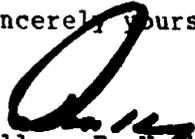
Mr. Grevas

May 11, 1990

- A specific planting plan showing the location, type, quantity, and size of plants to be used to insure that screening will be adequate and selected plants are of desirable species. We would prefer native shrubs to be planted, such as viburnum species, witch hazel, mountain laurel, etc., rather than exotic species.

After you have an opportunity to review Jeff's comments, I would suggest we arrange a meeting with him and John Clark, the Chief of our Landscape and Design Unit, either at Bear Mountain or at Knox's Headquarters, to discuss any further questions.

Sincerely yours,


Wallace F. Workmaster
Regional Historic
Preservation Supervisor

cc: Robert Binnewies
John Clark
Jeffery McDonald
Theodore and Jane Tanner
Leigh Jones
Susan Smith
Thomas Ciampa
Carl Schiefer, Town of New Windsor Planning Board ✓

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/05/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 90-7

NAME: TANNER, JANE - PHASE II SITE PLAN
APPLICANT: TANNER, JANE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/30/1999	SITE PLAN BOND	CHG	5500.00		
04/30/1999	PD. TO BLDG DEPT - GAVE T	PAID		5500.00	
		TOTAL:	5500.00	5500.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office
45 Quassaick Ave. (Route 9W),
New Windsor, New York 12553
(914) 562-8640
- Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765

29 April 1999

MEMORANDUM
(via fax)

ATTENTION: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, TOWN PLANNING BOARD ENGINEER

SUBJECT: TANNER SITE PLAN - PHASE II
FIELD REVIEW FOR SITE COMPLETION -4/28/99
MH&E NO. 87-56.2/T90-7

This memorandum will confirm our joint field review of the subject site on the afternoon of 28 April 1999. This review is a follow-up to our review of 28 January 1994.

After a review of the site, it was agreed that the outstanding work related to the constructed building, involved the top course of asphalt pavement, installation of proper handicap parking signs and parking space stripping/delineation. I have reviewed the values for each of these items and it is my recommendation that a performance guarantee in the amount of \$ 5,500.00 be established for this remaining work.

It should be noted that we discussed with Ted and Jane Tanner, while on the site, the revised Town parking space dimensions (9'x19') and the new State regulations for handicap parking spaces (8'x19' with 8' aisle). We discussed the fact that two handicap spaces can "share" a cross hatched area and noted that handicap parking signs should be installed with the bottom of the sign at 5-7 feet. The Tanners indicated that they would take this in to account in completing the work. As well, we cautioned them that all handicapped access points must have flushed pavement finished to the curb drop and, given me layout and terrain of their site, their paver should be very careful in performing the final course application.

Once the work is completed, a follow-up review will be scheduled.

Ted and Jane Tanner (via fax-561-6578)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

18 July 1990

**SUBJECT: TANNER SITE PLAN; PHASE II
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 90-7)**

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for site plan approval of the Tanner Site Plan - Phase II project located on the south side of N.Y.S. Route 94 approximately 300 feet west of Forge Hill Road within the Town. The project involves the development of approximately 8,900 square feet of retail space within five buildings, located on a 3 +/- acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is a Type 1 Action, due to its proximity to Knox's Headquarters, a Historic site.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

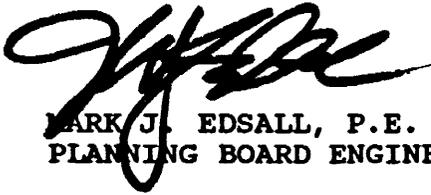
All Involved Agencies
Page 2,
Tanner Site Plan - Phase II

Attached hereto is a copy of preliminary Phase II site plan, with location plan, for your reference. A copy of the Full Environmental Assessment Form submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz
NYS Department of Environmental Conservation, Albany
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Orange County Department of Health
Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
State Clearing House Administrator
NY District Office, US Army Corp. of Engineers
Applicant (w/o encl)
Planning Board Chairman
Planning Board Engineer (w/o encl)
Planning Board Attorney (w/o encl)

A:TANNER2.mk

LEGAL NOTICE

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NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York, will hold a PUBLIC HEARING at the Town Hall, 555 Union Avenue, New Windsor, N.Y., on 8 AUGUST 1990 at 7:30 P.M. (or as soon thereafter as may be heard) on the proposed Site Plan for Jane A. Tanner, known as Forge Hill Village, located on the south side of Route 94 (Blooming Grove Turnpike), 400' +/- west of Forge Hill Road. The purpose of the Hearing is to hear public comments concerning Site Plan approved and compliance under the State Environmental Quality Review Act (SEQRA).

A map of the proposed Site Plan is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Dated: 18 July 1990

By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD  
Carl E. Schiefer  
Chairman

Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:  Part 1     Part 2     Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

Jane A. Tanner, Forge Hill Village, Site Plan, Phase II  
Name of Action

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

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

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

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

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

\_\_\_\_\_  
Date

## PART 1--PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

|                                                                                                                                                                                     |                      |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------|
| NAME OF ACTION<br><u>Jane A. Tanner, Forge Hill Village, Site Plan, Phase II</u>                                                                                                    |                      |                                             |
| LOCATION OF ACTION (Include Street Address, Municipality and County)<br><u>815 Blooming Grove Turnpike (Rte 94), Town of New Windsor, Orange County</u>                             |                      |                                             |
| NAME OF APPLICANT/SPONSOR<br><u>Jane A. Tanner, c/o Forge Hill Country Furniture</u>                                                                                                |                      | BUSINESS TELEPHONE<br><u>(914) 561-4590</u> |
| ADDRESS<br><u>815 Blooming Grove Turnpike (Route 94)</u>                                                                                                                            |                      |                                             |
| CITY/PO<br><u>New Windsor</u>                                                                                                                                                       | STATE<br><u>N.Y.</u> | ZIP CODE<br><u>12550</u>                    |
| NAME OF OWNER (if different)                                                                                                                                                        |                      | BUSINESS TELEPHONE<br>( )                   |
| ADDRESS                                                                                                                                                                             |                      |                                             |
| CITY/PO                                                                                                                                                                             | STATE                | ZIP CODE                                    |
| DESCRIPTION OF ACTION<br><u>SECOND PHASE OF SITE PLAN FOR RETAIL STORES ON LANDS PRESENTLY OCCUPIED BY FORGE HILL COUNTRY FURNITURE. TOTAL BUILDING SQUARE FOOTAGE: 13,245 S.F.</u> |                      |                                             |

Please Complete Each Question--Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other \_\_\_\_\_

2. Total acreage of project area:    4.05± acres.

| APPROXIMATE ACREAGE                                         | PRESENTLY          | AFTER COMPLETION   |
|-------------------------------------------------------------|--------------------|--------------------|
| Meadow or Brushland (Non-agricultural)                      | <u>0.5±</u> acres  | <u>0.0±</u> acres  |
| Forested                                                    | _____ acres        | _____ acres        |
| Agricultural (Includes orchards, cropland, pasture, etc.)   | _____ acres        | _____ acres        |
| Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) | _____ acres        | _____ acres        |
| Water Surface Area                                          | _____ acres        | _____ acres        |
| Unvegetated (Rock, earth or fill)                           | _____ acres        | _____ acres        |
| Roads, buildings and other paved surfaces                   | <u>0.35±</u> acres | <u>1.90±</u> acres |
| Other (Indicate type) <u>lawns &amp; landscaping</u>        | <u>3.20±</u> acres | <u>2.15±</u> acres |

3. What is predominant soil type(s) on project site? Glacial Till (Silt, clays, stones & Stone Fragments)

- a. Soil drainage:     Well drained \_\_\_\_\_ % of site     Moderately well drained 100 % of site  
                                   Poorly drained \_\_\_\_\_ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?     Yes     No

- a. What is depth to bedrock? unknown (in feet)

Pg. 2, 18 July '90

5. Approximate percentage of proposed project site with slopes:  0-10% 98± %  10-15% 2± %  
 15% or greater \_\_\_\_\_ %
6. Is project substantially ~~contiguous to~~, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? N/A (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to observations by owner  
 Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: Silver Stream  
 a. Name of Stream and name of River to which it is tributary Hoodna Creek, to Hudson River
16. Lakes, ponds, wetland areas within or contiguous to project area: None  
 a. Name \_\_\_\_\_ b. Size (In acres) \_\_\_\_\_
17. Is the site served by existing public utilities?  Yes  No  
 a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
 b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor (6) 4.05± acres.
- b. Project acreage to be developed: 3.43± acres initially; 3.43± acres ultimately.
- c. Project acreage to remain undeveloped 0.60± acres.
- d. Length of project, in miles: \_\_\_\_\_ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed 180 %;
- f. Number of off-street parking spaces existing 15; proposed 78.
- g. Maximum vehicular trips generated per hour 4.0 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>1</u>   | _____      | _____           | _____       |
| Ultimately | <u>1</u>   | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure \* 28' height; 60' width; 80' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 621± ft.

\* existing Building w/ Addition

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed? LANDSCAPING
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.28 ± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phase project: Anticipated period of construction 12 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated 2 (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase Apr month 1992 year.
- d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction 30; after project is complete 40
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_
- b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type Sewage (Town of Warwick Sewer Dist. No. 7)
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month 5-10 tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name Orange County Landfill; location New Hampton, N.Y.
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No
- a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.
- b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
If yes, indicate type(s) Electricity, Natural Gas, Fuel Oil
22. If water supply is from wells, indicate pumping capacity \_\_\_\_\_ gallons/minute.
23. Total anticipated water usage per day 1,500 ± gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
If Yes, explain \_\_\_\_\_

25. Approvals Required:

|                                                        | Type                                                                | Submittal Date                        |
|--------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|
| City, Town, Village Board                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                       |
| City, <u>Town</u> , Village Planning Board             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Jan. '90</u>                       |
| City, Town Zoning Board                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                       |
| City, County Health Department                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                       |
| Other Local Agencies                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Town Sewer &amp; Bldg. Permits</u> |
| Other Regional Agencies                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Orange County Planning Dept.</u>   |
| State Agencies } Parks & Recreation<br>} N.Y.S. D.O.T. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Aug '88</u>                        |
| Federal Agencies                                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                       |
|                                                        |                                                                     | <u>Archaeological Clearance</u>       |
|                                                        |                                                                     | <u>Highway Work Permits</u>           |

**C. Zoning and Planning Information**

- Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other \_\_\_\_\_
- What is the zoning classification(s) of the site? 'C' (DESIGN SHOPPING)
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
78,700 ± S.F. RETAIL/OFFICE SPACE
- What is the proposed zoning of the site? As Zoned
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
Professional Offices, Apartment Complex, Gasoline Station, Historic Site, Condominiums
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A  
 a. What is the minimum lot size proposed? N/A
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
- Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Jane A. Tanner Date Rev. 3, 17 July '90  
 Signature Elies D. Girgis Title land Surveyor

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

## Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information (Read Carefully)**

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- a. Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
 NO     YES

**Examples that would apply to column 2**

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)  NO     YES

• Specific land forms: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/24/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 90-7

NAME: TANNER, JANE - PHASE II SITE PLAN

APPLICANT: TANNER, JANE

| ---DATE-- | MEETING-PURPOSE-----                                   | ACTION-TAKEN-----   |
|-----------|--------------------------------------------------------|---------------------|
| 10/24/90  | P.B. SECRETARY                                         | PLANS TO BE SIGNED  |
| 09/12/90  | P.B. APPEARANCE<br>. APPROVED SUBJECT TO MARK'S REVIEW | LA/ND APPR. SUB. TO |
| 08/08/90  | PUBLIC HEARING HELD                                    | TO RETURN           |
| 05/16/90  | P.B. VISITED SITE                                      |                     |
| 03/14/90  | P.B. APPEARANCE                                        | TO RETURN           |

PLANS SIGNED 10/24/90

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/24/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-7

NAME: TANNER, JANE - PHASE II SITE PLAN  
APPLICANT: TANNER, JANE

|      | DATE-SENT | AGENCY-----                                                      | DATE-RECD | RESPONSE----- |
|------|-----------|------------------------------------------------------------------|-----------|---------------|
| ORIG | 03/07/90  | MUNICIPAL HIGHWAY                                                | / /       |               |
| ORIG | 03/07/90  | MUNICIPAL WATER                                                  | 03/12/90  | APPROVED      |
| ORIG | 03/07/90  | MUNICIPAL SEWER<br>. NO SEWER TIE-INS INDICATED                  | 04/02/90  | DISAPPROVED   |
| ORIG | 03/07/90  | MUNICIPAL SANITARY<br>. SEE REVIEW SHEET FOR DETAILS OF APPROVAL | 03/12/90  | APPROVED      |
| ORIG | 03/07/90  | MUNICIPAL FIRE                                                   | 03/13/90  | APPROVED      |
| ORIG | 03/07/90  | PLANNING BOARD ENGINEER                                          | / /       |               |
| REV1 | 07/31/90  | P.B. ENGINEER                                                    | / /       |               |
| REV1 | 08/06/90  | O.C. PLANNING DEPT.                                              | 08/06/90  | APPROVED      |
| REV2 | 09/05/90  | P.B. ENGINEER                                                    | / /       |               |
| REV2 | 09/05/90  | MUNICIPAL SEWER                                                  | / /       |               |
| REV3 | 10/24/90  | P.B. ENGINEER                                                    | 10/24/90  | APPROVED      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/24/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 90-7

NAME: TANNER, JANE - PHASE II SITE PLAN

APPLICANT: TANNER, JANE

| DATE     | DESCRIPTION       | TRANS  | AMT-CHG | AMT-PAID | BAL-DUE |
|----------|-------------------|--------|---------|----------|---------|
| 03/05/90 | SITE PLAN MINIMUM | PAID   |         | 750.00   |         |
| 10/24/90 | P.B. ENGINEER FEE | CHG    | 814.88  |          |         |
| 10/24/90 | P.B. ENGINEER FEE | PAID   |         | 64.88    |         |
|          |                   | TOTAL: | 814.88  | 814.88   | 0.00    |

Gave to Larry R. 10/24/90 @

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

Albert E. Dickson  
Regional Director

Franklin E. White  
Commissioner

TOWN of NEW WINDSOR  
PLANNING BOARD  
555 UNION AVE  
NEW WINDSOR, N.Y.  
12553

OCT. 23, 1990

RE: FORGE HILL COUNTRY FURNITURE  
RT94

Dear SIR

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:

PLANS & APPLICATIONS ARE PRESENTLY IN THE  
POUGHKEEPSIE REGIONAL OFFICE FOR REVIEW &  
ISSUANCE OF N.W.P.

Very truly yours,

W. Elgee

William Elgee  
C.E. I Permits  
Orange County

WE/dn

Office Copy

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

16 August 1990

New York State Department of Transportation  
East Orange Residency  
112 Dickson Street  
Newburgh, NY 12550

Att: Mr. Donald Greene, Permit Agent

SUBJECT: SITE PLAN FOR TANNER, ROUTE 94, TOWN OF NEW WINDSOR,  
ORANGE COUNTY, NEW YORK (STATE HIGHWAY 42)

Dear Don:

Enclosed is a copy of the Site Grading and Drainage Plan, dated 16 July 1990, for the Subject project. As part of this plan, we are showing a connection to a proposed Drop Inlet to be installed during the reconstruction of this highway. This method of providing drainage to our site has been discussed with the Project Engineer and the Design Engineer, Guy Tirums in Poughkeepsie. It is also in response to drainage concerns by the Palisades Interstate Park Commission for the Knox Headquarters Site.

As can be seen, the plan indicates that a Highway Work Permit is required for this connection. Therefore, we are requesting your comments so that we may inform the Town of New Windsor Planning Board of them.

With respect to the driveways, it is our understanding that the existing entrances will be paved as part of the reconstruction project, without curbing due to the drainage swale along the shoulder in front of the property. If this is the case, we assume that a Permit will not be required for the entrances.

We are furnishing a copy of the plan to Mr. Tirums for his review and comment. He has indicated that he would be in touch with you to discuss this item after his review. If any questions should arise, please do not hesitate to contact this office.

Very truly yours,

Elias D. Grevas, L.S.

encl/as  
EDG/cmj

cc w/encl Mr. Guy Tirums, P.E.

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

11 September 1990

Page 1 of 2

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

SUBJECT: TANNER SITE PLAN, ROUTE 94; SEQRA

Dear Mr. Edsall:

Pursuant to your request, we have reviewed the steps taken under the SEQRA process for the Subject project, with particular emphasis on the effect of this project on the adjoining historic site known as Knox Headquarters.

As you know, this project was submitted to the Town Board for a Zone Change Application in 1987. At the Public Hearing in that matter held on 3 August 1988, Mr. Nash Castro, the Superintendent of the Palisades Interstate Park Commission at Bear Mountain, expressed his concerns on behalf of Knox Headquarters. Basically, they centered about the right-of-way on State lands over which the Gordon's (former owners of the property) had the right of ingress and egress. In addressing his concerns, a dialogue was opened with the Tanners, Town Board and the Palisades Interstate Park Commission.

That dialogue resulted in meetings with representatives of the Commission, notable Mr. Wallace F. Workmaster, Regional Historic Preservation Supervisor, as well as correspondence outlining that Commission's concerns. As a result of those meetings, an Archaeological Investigation performed by Sheffield Archeological Consultants and completed in May of 1989. Following completion of that report, it was submitted by the project Attorney, Brian Gilmartin, Esq. to the Palisades Interstate Park Commission and to the Archaeology Unit of the New York State Department of Parks, Recreation and Historic Preservation on 30 May 1989.

The Town Board Assumed lead agency and notified all interested agencies on 11 May 1989, and the required Notice was circulated by Mr. Gilmartin on 11 May 1989 (copy attached). On 5 July 1989, the Town Board issued its Statement of Negative Declaration under SEQRA.

In the meantime, during the process of preparing the Site Plan, meetings were held on Site with representatives of the Palisades Interstate Park Commission on 13 March 1990 at which time specific concerns over the Phase II Site Plan were discussed. Following plan revisions, a meeting was held at Bear Mountain on 23 May 1990 to clarify some items that Commission had requested.

11 September 1990

Page 2 of 2

**SUBJECT: TANNER SITE PLAN, ROUTE 94; SEQRA**

Prior to the last Planning Board Meeting, I received a telephone call from Mr. John Clark of the Palisades Interstate Park Commission indicating that they were satisfied with the plan as last presented to the Board. Although we have not yet received the written confirmation of that conversation, it is my understanding that it will be forthcoming shortly.

I am sure that Supervisor Green can confirm that several meetings and conversations were held with the representatives of the Palisades Interstate Park Commission, and that the Archaeological concerns expressed during those meetings by that Agency were addressed. We again note that a copy of the completed study was furnished to the Archaeology unit of the New York State Department of Parks, Recreation and Historic Preservation on 30 May 1989 by the project Attorney.

The information outlined above is the result of the review of our files, and is a summarization of that review. If you wish to verify any of the dates or view the correspondence with the PIP or any other agency, please feel free to contact me.

Very truly yours,



Elias D. Grevas, L.S.

EDG/cmj

cc Mr. & Mrs. Edward C. Tanner  
Town of New Windsor Planning Board



McGOEY, HAUSER and EDSALL  
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.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #      -     

WORK SESSION DATE: 4 Sept 90 APPLICANT RESUB.  
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Tanner

PROJECT STATUS: NEW      OLD X

REPRESENTATIVE PRESENT:     

TOWN REPS PRESENT:

|                 |             |
|-----------------|-------------|
| BLDG INSP.      | <u>Dino</u> |
| FIRE INSP.      | <u>Rich</u> |
| ENGINEER        | <u>X</u>    |
| PLANNER         | <u>    </u> |
| P/B CHMN.       | <u>    </u> |
| OTHER (Specify) | <u>    </u> |

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

ED6 will be answering letter to Parish/Sec

4" → 6" ? bldg ht. - need bldg ht

memo from George

possible 9/12/90 agenda

90-7



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

TELEPHONE (914) 562-8640  
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MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #     -    

WORK SESSION DATE: 6 FEB '90 APPLICANT RESUB.  
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Tanner S/P (Phase II)

PROJECT STATUS: NEW      OLD X

REPRESENTATIVE PRESENT: EDG

|                    |                 |             |
|--------------------|-----------------|-------------|
| TOWN REPS PRESENT: | BLDG INSP.      | <u>X</u>    |
|                    | FIRE INSP.      | <u>    </u> |
|                    | ENGINEER        | <u>X</u>    |
|                    | PLANNER         | <u>    </u> |
|                    | P/B CHMN.       | <u>    </u> |
|                    | OTHER (Specify) | <u>    </u> |

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Drainage Study - Type 2

Will EAF

C zone

landscape plan

grading on S/P ; util plan -

see plan



New York State Office of Parks, Recreation and Historic Preservation  
The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building 1, Albany, New York 12238-0001

August 20, 1990

Mr. Mark J. Edsall, P.E.  
Planning Board Engineer  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Dear Mr. Edsall:

Re: SEORA  
Tanmer Site Plan  
New Windsor, Orange County  
90PRL568

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on your project. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs, we offer the following comments.

Unfortunately, the submission does not provide many of the materials that were requested in our May 3, 1988 and June 26, 1989 letters to the New Windsor Planning Department. I have included copies of this correspondence, which describe in detail the outstanding information.

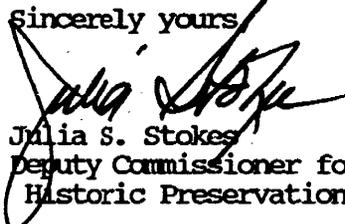
Given the project's proximity to the Knox Headquarters State Historic Site, which is included in the National Register of Historic Places, the OPRHP requests the opportunity to provide comments of project impact as an interested party under SEORA. We would welcome the opportunity to work closely with you as this proposal is developed, but cannot provide substantive comments when our requests for basic site documentation and project information remain unanswered. The OPRHP requests that you review this matter to see that complete information is provided for our review.

Regarding archeological issues, we have no information on file indicating that our concerns for further investigation (June 26, 1989) have been addressed. Our recommendations for additional investigation around Structures B and C (as referenced in the Cultural Resources Report) remain unchanged. However, the present plans appear to exclude Structure A (Ellison Tenant House Complex) from the project area and if this is actually the case, no site evaluation is recommended at this time for that area.

We also note that your cover letter was copied to the New York District Office of the U.S. Army Corps of Engineers. Please note that if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 may require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

The OPRHP appreciates the opportunity to provide comments for this project. If you have any questions, please call Tony Opalka of our Project Review Unit at (518) 474-0479.

Sincerely yours



Julia S. Stokes  
Deputy Commissioner for  
Historic Preservation

JSS:TXO:RML:RLE:sm

cc: J. Winthrop Aldrich  
Wally Workmaster  
Jim Gold

Attachment: 5/3/88 letter  
6/26/89 letter



New York State Office of Parks, Recreation and Historic Preservation  
The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building 1, Albany, New York 12238

518-474-0456

May 3, 1988

Town of New Windsor Planning Department  
555 Union Avenue  
New Windsor, New York 12550

Dear Sir/Madame:

Re: SEQRA

Jane A. Turner Development Site  
New Windsor, Orange County

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on the above referenced project. As the State Agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs.

We would like to comment on this project regarding its impact on Knox Headquarters State Historic Site, a property listed on the National Register of Historic Places.

In order to complete our review, the following additional information is necessary:

1. General wide-angle lens photographic views sufficient to document both the Turner and Knox Headquarters Sites. Please also provide views from the Headquarters Building looking toward the Turner site. All photographs should be numbered and graphically keyed to proposed site plans to denote location and view.
2. Elevation drawings for the proposed new construction, annotated to note materials, finishes, and colors. This should be provided for all elevations which will face the Knox Headquarters property.
3. Landscape plan, and a narrative description of the siting and landscaping components of the project, if any, which serve to minimize the impact of the new construction on the historic Knox Headquarters and its site.

With regard to archeology, it is the opinion of the SHPO that your project lies in an area that is archeologically sensitive. This determination is based upon the SHPO's archeological sensitivity model. Archeologically sensitive areas are determined by proximity to known archeological sites as well as the area's likelihood of producing other archeological materials. Based upon the use of the model, it is the SHPO's opinion that, unless substantial ground disturbance can be documented, an archeological survey should be undertaken to determine the nature and extent of archeological resources in your project area. If you wish to submit evidence regarding ground disturbance, it should include statements

May 3, 1988

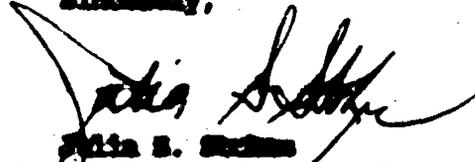
Page 2

concerning the nature and date of the disturbances as well as a map indicating the locations and depths of such activities. Photographs of recent construction activities keyed to a map are very useful in this regard. Once we have had an opportunity to review the additional information provided either as evidence regarding prior disturbance or as a result of archaeological survey, we will be able to complete our review of this project and issue our final comments.

Please note that if any State Agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OSHSP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any Federal Agency involvement, the Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800, require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

If you have any questions regarding this matter, please contact the project review staff at (518) 474-3176.

Sincerely,



Julia S. Schaefer  
Agency Commissioner for  
Historic Preservation

JMS:WJD:am  
RMS2 (12/86)

cc: Wally Workmaster  
Jim Gold  
Paul Battaglino



**New York State Office of Parks, Recreation and Historic Preservation**

The Governor Nelson A. Rockefeller Empire State Plaza  
Agency Building 1, Albany, New York 12238-0001

June 26, 1989

Town of New Windsor Planning Department  
555 Union Avenue  
New Windsor, New York 12550

Dear Sir/Madame:

Re: SEQR  
Tanner Development Site  
New Windsor, Orange County

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs, we would like to offer the following comments on your project.

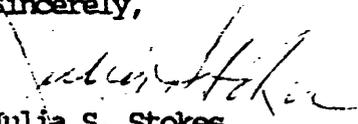
Based upon a review of the Cultural Resource Management Report, the OPRHP recommends Stage II investigation for the immediate area surrounding each of the three standing structures to evaluate the potential for contributing archaeological data associated with settlement and historic activities.

In addition, the OPRHP has previously requested additional information to assess this project's impact on Knox Headquarters. We would appreciate an opportunity to comment on visual impact. Please refer to the attached 5/3/88 letter for materials needed.

Please note that if any State Agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 May require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

If you have any questions, please contact our Project Review Unit at (518) 474-0479.

Sincerely,

  
Julia S. Stokes  
Deputy Commissioner for  
Historic Preservation

JSS:VJD:sm

Attachment: May 3, 1988 Letter



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

July 24, 1990

Grevas & Hildreth, P.C.  
33 Quassaick Ave.  
New Windsor, New York 12550

Re: 65-2-43

Dear Mr. Grevas:

According to our records, the attached is a list of property owners adjacent to and across the street from the subject lot.

The charge for this service is \$25.00, which you have paid in the form of your deposit.

Sincerely,

*Leslie Cook* (CP)

LESLIE COOK  
Sole Assessor

LC/co  
Attachments

cc: Pat Barnhardt

37-1-47

State of New York  
Knox Headquarters  
c/o Wally Workmaster  
Palisades Interstate Park Commission  
Bear Mountain, New York 10911

70-1-46.5

Knox Village Associates  
2375 Hudson Terrace  
Fort Lee, New Jersey 07024

\*72-8-1 (This number no longer exists. Please be advised that  
Kingswood Garden Condominium Complex has 111 individual  
owners)

**LEGAL NOTICE**  
\*\*\*\*\*

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York, will hold a PUBLIC HEARING at the Town Hall, 555 Union Avenue, New Windsor, N.Y., on 8 AUGUST 1990 at 7:30 P.M. (or as soon thereafter as may be heard) on the proposed Site Plan for Jane A. Tanner, known as Forge Hill Village, located on the south side of Route 94 (Blooming Grove Turnpike), 400' +/- west of Forge Hill Road. The purpose of the Hearing is to hear public comments concerning Site Plan approved and compliance under the State Environmental Quality Review Act (SEQRA).

A map of the proposed Site Plan is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Dated: 18 July 1990

By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD  
Carl E. Schiefer  
Chairman



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

ALBERT J. BAUMAN  
REGIONAL DIRECTOR

FRANKLIN E. WHITE  
COMMISSIONER

Date: 8/13/90

To: Mark J. Edgall, P.E.  
Planning Board Engineer  
Town of New Windsor Planning Board  
555 Union Avenue,  
New Windsor, New York 12550.

RE: STATE ENVIRONMENTAL QUALITY REVIEW  
Tanner/Forge Hill Country furniture Site Plan.  
New Windsor - Orange County.

- This department has no objection to the Town  
of New Windsor Planning Board  
being the lead agency for this action.
- We have reviewed the Environmental Assessment Form (EAF) and  
find the estimated number of vehicular trips to be reasonable.
- If a draft environmental impact statement or Traffic Study is  
prepared for the proposed project, please forward one to us for  
review.
- Please be aware that a state highway work permit will be required  
for any curb cuts onto Route(s) 94. Application  
and final site plan should be forwarded to this department's  
local residency office, as soon as possible, to initiate the  
review process.
- Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Very truly yours,

DOUGLAS G. DRUCHUNAS  
Civil Engineer II (Planning)

By Adefemi F. Apara  
Adefemi F. Apara  
Transportation Analyst (Planning)

DGD:AFA:ak

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

P 674 549 829  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL

Knox Village Associates  
 2375 Hudson Terrace  
 Fort Lee, NJ 07024

PS Form 3800, June 1985

|                                                               |             |
|---------------------------------------------------------------|-------------|
| Postage                                                       | \$          |
| Certified Fee                                                 |             |
| Special Delivery Fee                                          |             |
| Restricted Delivery Fee                                       |             |
| Return Receipt showing to whom and Date Delivered             |             |
| Return Receipt showing to whom, Date, and Address of Delivery |             |
| TOTAL Postage and Fees                                        | \$ 2.00     |
| Postmark Date                                                 | JUL 30 1990 |

P 674 549 828  
**RECEIPT FOR CERTIFIED MAIL**  
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State of New York  
 Knox Headquarters  
 c/o Wally Workmaster  
 Palisades Interstate Park  
 Commission  
 Bear Mountain, NY 10911

PS Form 3800, June 1985

|                                                               |         |
|---------------------------------------------------------------|---------|
| Postage                                                       | \$      |
| Certified Fee                                                 |         |
| Special Delivery Fee                                          |         |
| Restricted Delivery Fee                                       |         |
| Return Receipt showing to whom and Date Delivered             |         |
| Return Receipt showing to whom, Date, and Address of Delivery |         |
| TOTAL Postage and Fees                                        | \$ 2.00 |
| Postmark or Date                                              |         |

P 674 549 832  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
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833 Blooming Grove Turnpike  
 Assoc.  
 833 Blooming Grove Turnpike  
 New Windsor, NY 12553

PS Form 3800, June 1985

|                                                               |             |
|---------------------------------------------------------------|-------------|
| Postage                                                       | \$          |
| Certified Fee                                                 |             |
| Special Delivery Fee                                          |             |
| Restricted Delivery Fee                                       |             |
| Return Receipt showing to whom and Date Delivered             |             |
| Return Receipt showing to whom, Date, and Address of Delivery |             |
| TOTAL Postage and Fees                                        | \$ 2.00     |
| Postmark Date                                                 | JUL 30 1990 |

P 674 549 830  
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Orange County Dept of  
 Planning  
 124 Main Street  
 Goshen, NY 10924

PS Form 3800, June 1985

|                                                               |             |
|---------------------------------------------------------------|-------------|
| Postage                                                       | \$          |
| Certified Fee                                                 |             |
| Special Delivery Fee                                          |             |
| Restricted Delivery Fee                                       |             |
| Return Receipt showing to whom and Date Delivered             |             |
| Return Receipt showing to whom, Date, and Address of Delivery |             |
| TOTAL Postage and Fees                                        | \$ 2.00     |
| Postmark Date                                                 | JUL 30 1990 |

P 674 549 832  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL

Kingswood Gardens  
 Condominium Assoc.  
 114 Blooming Grove Turnpike  
 New Windsor, NY 12553

|                                |         |
|--------------------------------|---------|
| Postage                        | \$      |
| Certified Fee                  |         |
| Special Delivery Fee           |         |
| Restricted Delivery Fee        |         |
| Return Receipt to whom         |         |
| Date Delivered                 |         |
| Return Receipt showing to whom |         |
| Date, Address, Delivery        |         |
| TOTAL Postage and Fees         | \$ 2.50 |
| Postmark of                    | USP3    |

PS Form 3800, June 1985



MARK McPHILLIPS  
County Executive

Department of Planning  
& Development  
124 Main Street  
Goshen, New York 10924  
(914) 294-6181

PETER GRANOVSKY Commissioner  
VINCENT WANNING Deputy Comm

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 24-90 M  
County I.D. No. 65 / 2 / 43

Applicant Jane A. Tanner (Forge Hill Village)

Proposed Action: Site Plan- Phase II Route 94

State, County, Inter-Municipal Basis for 239 Review within 500 feet of Route 94

Comments: A comprehensive signage plan for the signs within the village should be submitted.  
All signs should be of similar design and material.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination \_\_\_\_\_ Disapproved \_\_\_\_\_ Approved XXXXXXXX

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

August 3, 1990  
Date

Peter Granovskiy  
Commissioner

8/6/90 @ CC: M.E.

**LEGAL NOTICE**  
\*\*\*\*\*

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A map of the proposed Site Plan is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Dated: 18 July 1990

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD  
Carl E. Schiefer  
Chairman



**FORGE HILL**  
**Country Furniture**

*Route 94 just East of Vails Gate • New Windsor, N.Y. 12550*  
*815 Blooming Grove Tpk. • 914-561-4590*

Town of New Windsor Planning Board  
Town Hall Union Avenue  
New Windsor, New York

Dear Sirs:

Due to the excessive delays incurred by the Palisades Interstate Parks Commission the Forge Hill project has already lost two good retail leases. We currently have a tenant who wishes to occupy the existing building in the back ( was Gordon's house) as soon as possible. The condition of the electrical wiring in this building is very unsafe.

We would like permission to start some renovation in this building. This would ensure safety as well as enabling the tenant to occupy as soon as Phase 2 is approved. We appreciate the boards time taken in considering this matter.

Sincerely,



Ted & Jane Tanner



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

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

- Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12550  
(914) 562-8640
- Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
(914) 856-5600

17 April 1990

**MEMORANDUM**

**TO: Grevas & Hildreth, P.C.  
Attention: Elias D. Grevas, L.S.**

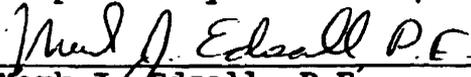
**FROM: Mark J. Edsall, P.E., New Windsor Planning Board Engineer**

**SUBJECT: TANNER SITE PLAN - PHASE II (NWPB NO. 90-7)  
SEQRA LEAD AGENCY COORDINATION**

This memorandum shall confirm that at the 14 March 1990 regular New Windsor Planning Board meeting, the Board voted to coordinate Lead Agency selection for the subject project. As was discussed at that meeting, you were to revise the Full Environmental Assessment Form for circulation.

Please provide me with fourteen (14) copies of the revised Full EAF, as well as fourteen (14) folded copies of the Preliminary Site Plan. A Lead Agency Coordination Letter has been prepared and will be released upon receipt of the fourteen (14) sets of information to be provided with that letter.

Respectfully submitted,

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

MJEmk

cc: Carl Schiefer, Planning Board Chairman ✓

A:4-17-ME.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

18 July 1990

**SUBJECT: TANNER SITE PLAN; PHASE II  
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 90-7)**

**To All Involved Agencies:**

The Town of New Windsor Planning Board has had placed before it an Application for site plan approval of the Tanner Site Plan - Phase II project located on the south side of N.Y.S. Route 94 approximately 300 feet west of Forge Hill Road within the Town. The project involves the development of approximately 8,900 square feet of retail space within five buildings, located on a 3 +/- acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is a Type 1 Action, due to its proximity to Knox's Headquarters, a Historic site.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

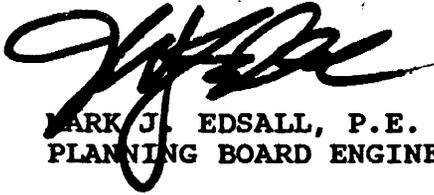
All Involved Agencies  
Page 2,  
Tanner Site Plan - Phase II

Attached hereto is a copy of preliminary Phase II site plan, with location plan, for your reference. A copy of the Full Environmental Assessment Form submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.  
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz  
NYS Department of Environmental Conservation, Albany  
New York State Parks, Recreation and Historic Preservation  
NYS Department of Transportation, Poughkeepsie  
Orange County Department of Health  
Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk  
Orange County Department of Planning  
State Clearing House Administrator  
NY District Office, US Army Corp. of Engineers  
Applicant (w/o encl)  
Planning Board Chairman  
Planning Board Engineer (w/o encl)  
Planning Board Attorney (w/o encl)

A:TANNER2.mk

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\*\*\*\*\*

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Dated: 18 July 1990

By Order of  
TOWN OF NEW WINDSOR PLANNING BOARD  
Carl E. Schiefer  
Chairman

PUBLIC HEARING: TANNER, JANE SITE PLAN (90-7) ROUTE 94

Elias Grevas, L.S. came before the Board representing this proposal.

MR. GREVAS: Here are the receipts, the assessor's list, copy of the notice and page from the Sentinal.

MR. SCHIEFER: All have responded. The list is somewhat in error but that covers it. Since we all have copies, we all know it relatively well, if anyone from the public wants to see the map, what we are talking about.

MR. GREVAS: The Board will recall that some months ago it approved Phase I of the site plan which consisted of a building addition on the existing building that is shown on the plan as being under construction. The proposal at hand is to complete the site, planning of the entire site of approximately three acres, a little over three acres with somewhat over 13,000 square feet of retail space broken up into the buildings that is shown on the plan. Access would be to Route 94 southerly into the site and we have shown on the site plan Sheet 1 the traffic circulation pattern for the site. The handicapped parking is spread amongst the buildings through the site and the buildings are oriented in accordance with zoning with one exception and that is that the building heights shown on the plan are based on an ordinance which is in the Town Board's hands at the present time and we understand is coming up for consideration at their September meeting. Second sheet shows site grading and drainage and the paving pattern on the site.

An earlier plan showed a retention basin along the easterly bounds which upon reconsideration and in consideration of the fact that the State was redoing the drainage system along Route 94, we have caused or have shown a positive drainage system consisting of catch basins and internal piping to connect to that State system. And we have eliminated the retention basin. It is my understanding that Palisades Park Commission has looked at the plans and is happy that we have directed the retention basin. They are concerned.

MR. SCHIEFER: They are happy we got around to notifying them prior to action. I saw the letter we got.

MR. GREVAS: Another unique thing shown on the second sheet is that in some areas, we are proposing that the parking lot remain unpaved and shown in stone or shale to provide some protection against some runoff to the adjoining property of Knox Headquarters to the south and to the east. We believe this parking to be sort of overflow parking given the small size of the stores and the square footage of the stores and we feel that

the handicapped parking spaces can be marked and the unpaved area can be marked upon as an overflow situation. Street lighting as stated on the plans would be a cross arm wooden post with a lantern type fixture using sodium vapor lighting and we have shown a note to prevent light spillage from the site. The third sheet of the set shows the landscaping proposed for the site, particularly in the nature of the buffering against the adjoining property and also some internal landscaping in the island and around the buildings. This was the subject of some concern also to the Palisades Park Commission and again they indicated to me this morning, Mr. Clark from the Commission indicated they were satisfied with that plan. So at this point, bearing any questions from the Board, I'd like to answer questions from the floor also.

MR. SCHIEFER: Let me ask you one question, Lou, the parking that is not paved, is that only this part here?

MR. GREVAS: No, you will see on the second sheet attached it is on the, along the southerly bounds along the westerly bounds, along here and along the easterly bounds in this area. We have scattered them through the site.

MR. SCHIEFER: All of the parking that is on the edge is unpaved?

MR. GREVAS: Right.

MR. SCHIEFER: Any questions from the Board before? If not, we will open it up to the public. Do you have any comments or questions on this plan? Again, I apologize if you'd like to see it, there's a copy of it over there.

MR. SOUKUP: What are the walkways going to be made out of?

MR. GREVAS: Concrete.

MR. LANDER: Curbs in here?

MR. GREVAS: Yes, we show the bottom and the top of the curb elevations. We have to do that to contain drainage and get it to the catch basins.

MR. VAN LEEUWEN: One way exit and one way entrance with a one way in and one way out or just going to be--

MR. GREVAS: We hadn't planned on any restrictions at that point.

MR. VAN LEEUWEN: I just asked the question.

MR. PAGANO: One of the questions we had when this first came

in, I may have missed the second meeting on it. My concern was to the larger delivery trucks maybe a six-wheel, I doubt if a 18-wheeler would even deliver here but in other words, if the new driver blunders into here, he is trapped. In other words, there should be a sign here trucks larger than whatever stay here. If you can do that because once he comes in here, we have to back up and--

MR. VAN LEEUWEN: If he comes in here and here, 20 feet is room enough turn around.

MR. GREVAS: We also have the, well, I think he has a good point because this store here being a furniture store, the parking for this by putting a sign out front certainly isn't going to detract from anything and we can, the loading dock for this building is back here anyway, that is why this is so wide so--

MR. PAGANO: Initially this was, we were open but he put the handicapped spaces and now that is blocked off.

MR. GREVAS: This right here was shown, this was on Phase I. The only reason we had this sidewalk here this paved walkway here is for internal handling and for pedestrians and in case they park back here and want to get up on these walks.

MR. VAN LEEUWEN: Just have a sign that trucks are going to--

MR. SCHIEFER: Before we have any further discussions, is there anyone from the public that would like to ask questions or make comments on this? If not, I am going to close this portion of the public hearing and the Board, I have a question for you. The building height do not conform to the present town code.

MR. GREVAS: That is correct.

MR. SCHIEFER: Therefore, we cannot approve the site plan as it exists at this time.

MR. GREVAS: Right.

MR. SCHIEFER: Just as long as you are aware of that.

MR. GREVAS: I am aware of that and I understand that the Board does not make their decision the night of the hearing anyway.

MR. MC CARVILLE: Is this, Mark's comment #5 on page 2 questions the parking, total parking area and I also question are the handicapped parking spaces going to be blacktopped?

MR. GREVAS: Yes.

MR. MC CARVILLE: They will be?

MR. GREVAS: Yes.

MR. MC CARVILLE: How about your total parking spaces?

MR. GREVAS: The numbers are shown on the plan. We exceeded the number required not by alot, not by the number that we have unpaved that was done in an effort to reduce off-site drainage in area particularly up against Knox Headquarters. Parking calculations on the plan indicate a requirement for 68, we provide 72.

MR. PAGANO: It specifies Phase I, what does that mean?

MR. GREVAS: Phase I was previously approved by the Board and it contains living quarters upstairs so I had to show the two spaces required for the dwelling unit and the parking calculation.

MR. SCHIEFER: Then 72 provided and requirement is 68, have you got these comments from Mark?

MR. GREVAS: Yes, I just received them.

MR. PAGANO: Another comment, Lou, again it may have to be refreshed but my concern was to the steep hill behind the, I guess the east side of the development over here where Silver Stream is, there is an extremely shear dropoff.

MR. SOUKUP: Right next to the building?

MR. PAGANO: Yes, my concern was that there is some sort of a fencing like to slow a kid down because children will be running loose here.

MR. GREVAS: If you look at the landscaping plan, what we have done is put hedges along that side quite thickly right in here rather than put up a fence for a couple of reasons. Number one the aesthetics of the property up against Knox Headquarters we were kind of concerned they might not care for that and we needed some buffer landscaping anyway so you will notice these plants are very close together. These are Canadian Hemlocks planted pretty close together.

MR. SOUKUP: Those are all at the bottom of the hill?

MR. GREVAS: Probably right at the, they are up on the property line, they are just above the bottom of the bank is basically the edge of the driveway there, they are up on top.

MR. SCHIEFER: Mark, your comments on the drainage? Do you want to ask Lou any questions on that?

MR. EDSALL: Well, there is comments obviously you are not going to take action tonight so we will have an opportunity between now and the next appearance to go over the plan. I think we should go over the items that need answers from the Board.

MR. SCHIEFER: Any problems with that, Board members, Mark and Lou are going to work out drainage things before it is resubmitted.

MR. EDSALL: I think your decision should be made on the acceptance or the nonacceptance of the stone parking areas.

MR. SCHIEFER: Any comments on the stone parking around the edge?

MR. VAN LEEUWEN: Not if it is going to help the drainage.

MR. MC CARVILLE: Is the curbing throughout the parking area cement concrete curbing?

MR. GREVAS: Yes.

MR. MC CARVILLE: Even where it is not paved there is cement concrete curbing?

MR. GREVAS: Right around the perimeter.

MR. SCHIEFER: Any of the Board members have any objection to the nonpaved parking areas?

MR. SOUKUP: How many are not paved out of the 72?

MR. GREVAS: I don't have an answer for that right this minute. I didn't count them. We can check it from the front sheet.

MR. DUBALDI: You are saying it is overflow parking?

MR. GREVAS: I consider it that based on the store size and projected uses, small retail shops. I really don't think it will be used that much.

MR. SOUKUP: I get more than 50%, more than 50%. I am especially concerned about the eight up front next to the main store which is right up in the front area which is probably going to be a prime parking area, I would imagine.

MR. GREVAS: I must state something that is of concern in doing the drainage layout for this and that is that the site next door which is incomplete is presently discharging storm water in that area and not that that is the only reason for putting the stone there put that was one of the considerations. I will

look at that one and quite honestly, I think I can repave at least those eight spaces and probably the other four for the employees also.

MR. SCHIEFER: Dr. Allen's side?

MR. GREVAS: Yes.

MR. MC CARVILLE: I'd like to have, take a look at repaving all the spaces and utilizing a drywell type drainage perhaps I think you should be prepared with that alternative.

MR. SOUKUP: Convert the catch basins with drywells with an overflow?

MR. MC CARVILLE: You have shoppers walking on shale and rock, I just don't see why that is necessary.

MR. VAN LEEUWEN: Well, let Lou and the engineer fight that out and come up with an answer for that.

MR. GREVAS: I'd like to address the question now in general terms. I think the numbers we can work out based on what I have heard tonight but I think that one of the problems with drywells is of course that unless we have good soils, deep seepage pits or drywells just won't work and we don't have good soils deep, we don't have run-a-bank gravel on the site, we have some clays and some normal materials. We don't have seepage pit type material so all we will be doing is storing the storm water in that pit until it fills up and runs out over the top anyway. If I am to retain a significant amount, I'd have to put some pretty large structures on it.

MR. SCHIEFER: Any other comments from the Board members on the parking spaces? Normally, we pretty much insist on macadam.

MR. SOUKUP: Some of the back spaces, some of the perimeter spaces around the rear of the property I can see possibly reserving the paving for a later date but I think the front spaces and the spaces within the building complex at least should be paved and I think 50% is much to great a right off for stone paving, should be looking at a quarter to a third, my opinion.

MR. EDSALL: Previously, Lou had the need for a retention basin because there was not the ability to discharge properly to 94. I agree with Lou's approach to pick it all up and tie into the State's improvements on 94. Now, since we don't have a problem with downstream capacity, at least from what I understand, I don't believe the small amount of paving you are talking about for the parking spaces relative to all the roof areas, driveway areas, sidewalk areas, I don't think that those parking spaces

toward the front that Vince is referring to are going to make a heck of a lot of difference. I agree that they should be paved at minimum.

MR. GREVAS: The front spaces I will agree to the rear spaces of course you will notice that the topo and the drainage runoff go the other way.

MR. EDSALL: I would suggest that the areas that drain toward the Cantonment property which are not going to be tied into 94 be stoned, anything that drains toward 94 should be paved since that is a closed conduit system.

TED TANNER: One of the concerns I have with paving frankly is aesthetically. I don't want it to end up like ShopRite just a big open expanse of blacktop. By putting shale in you are at least getting away from that. The type of shop that are we are planning for in there is a small shop where you are going to have very few customers during the day and I realize that we have to meet a certain minimum standard for parking spaces but there is no way that the types of shops we are putting in there will utilize that number of spaces, probably only about 50% of that at the most.

MR. BABCOCK: Where is it calculated what is paved and what is not paved?

MR. GREVAS: On the second sheet.

MR. SOUKUP: Numbers are not shown, only the areas.

MR. BABCOCK: Okay.

MR. SOUKUP: I think that the applicant's goal at beaking it up is good but I think the same thing can be done with some planted areas, some islands, some planted islands either within parking lot or around the edges and maybe a little change in geometry in some of the curb lines. I don't think we necessarily have to give up the paving on the parking spaces to achieve his goal. And I am really concerned in the long run although he says there may be few people, we may have a variety of people, women and children there, be walking on shale is nowhere near as safe or convenient as walking on the blacktop and we can't, you can't have handicapped access over the shale parking spaces. It is not possible.

MR. TANNER: I could offer another suggestion maybe. In Massachusetts and a number of other States, what they do is they require you to construct spaces and put shale down and then you are allowed to put sod on top of certain areas. If the economics dictate that you need more spaces, you take the sod up and then you blacktop it and my feeling is the economics

aren't going to dictate the number of spaces. If they do, I will have to, as a landlord because my tenants aren't going to stay unless I provide adequate parking.

MR. SCHIEFER: We have the town code which requires 68 parking spaces.

MR. TANNER: I am not saying not making 68, I am saying put in 68, allow me to sod over some of them. I can go back and pull the sod up and blacktop it and--

MR. GREVAS: I think what the Chairman is saying and check me if I am wrong, we have to meet a certain criteria. The only thing we can do that with is four spaces.

MR. SCHIEFER: Covered spaces are not parking spaces, I understand what you are saying but unless we meet the town code, you are going to go to the Zoning Board of Appeals. You don't want to do that. If you don't meet the town code, that is what you are up against.

MR. MC CARVILLE: Do we have comments from Orange County Planning Department?

MR. SCHIEFER: Approved the 6th of August, Orange County Planning. Fire approved on the 13th of March. No further comments then we will close this hearing for now. Lou, you and Mark work together on the drainage part. I personally tend to go along with Mark as long as we get a good percentage of them paved but I am going to go along with what Mark recommends as far as the ability to drain there.

MR. GREVAS: On comment I'd like to clarify for the record, that when we did the calculations, all of the buildings were considered for the parking.

MR. EDSALL: We will have to check the numbers because unless they are changed from the plan that I have, there is still a concern.

MR. GREVAS: Same basic plan.

MR. SOUKUP: Have you submitted the drainage calculations to the State for their permit?

MR. GREVAS: No, we have discussed it verbally but we have not done that yet. We plan to do that in between now and--

MR. SOUKUP: A lot we are talking about are academic if they have a problem.

MR. EDSALL: Maybe two points so we can eliminate them from

future concern. Underground versus overground utilities, are you planning to put them in?

MR. GREVAS: The trenches are being put in now as part of the--

MR. EDSALL: All underground?

MR. GREVAS: All underground.

MR. EDSALL: Aesthetically we should address those because they are next to a historic site and they have provided very positive architectural renderings for consideration and I think we can add those to the EAF to help the applicant out.

MR. SCHIEFER: I know the answer but the buildings going to be the same architectural, same appearance as what is there now?

MR. GREVAS: We have some photographs if you want to put them in the town files.

MR. SCHIEFER: Sure.

MR. EDSALL: At this time, add those to the EAF.

MR. GREVAS: I will show them to you real quickly. This is the type we are talking about, I will make copies and attach them.

MR. EDSALL: We will add it on there for the record. We have the note and the location rather than Isolux curves for this plan.

MR. GREVAS: The locations are shown.

MR. EDSALL: Either that or Isolux.

MR. SCHIEFER: I will ask Mr. Pagano for his input.

MR. PAGANO: I want a clarification of Isolux.

MR. EDSALL: Specific fixtures so you can be sure of the lighting levels and the, showing that we are not spilling over.

MR. PAGANO: He's gone by the wattage, the type of the bulb they are using, sodium vapor, right?

MR. GREVAS: 250 watts.

MR. PAGANO: Yellow?

MR. GREVAS: Yes, I have held down the mounting height, I have sort of put it in between, not that it is at eye level, I have it at 18 feet so we have it high enough to cast enough light but

8-8-90

not to high that it gets off site.

MR. SCHIEFER: Mr. Pagano's happy with the lighting situation then we don't have a problem.

MR. EDSALL: I also spoke to, directly with the Palisades Interstate Park Commission both Mr. McCoy, who is the Assistant Executive Director in Bear Mountain and also Mr. Clark, they indicated they have reviewed the plan they were satisfied with the plan, they were going to send a letter to that effect and they appreciated our coordination on the matter.

MR. SCHIEFER: I saw the letter from the Park and they were very happy that we let them know what was going on.

MR. EDSALL: They were aware of tonight's meeting.

TANNER SITE PLAN:

Elias Grevas, L.S. came before the Board presenting the proposal.

BY MR. GREVAS: Since the last meeting, some items I have that require clarification due to statements that I made at the hearing or that I want to correct. Number one, not all of the curbing on the site is going to be concrete. We have shown on sheet two a timber curbing to be used in the back of the parking area up against the buildings and you will see that already in place on phase I site plan next to the new addition. The sidewalks are not going to be poured concrete but precast concrete to look like a brick or a tile type of setting.

BY MR. VANLEEUWEN: Decorative stone?

BY MR. GREVAS: Not stone, but precast concrete. Those are again already in existence on the site if anyone wishes to see them. Mr. Tanner and Mr. Edsall and myself met and discussed areas of where that curbing should be placed, so that it wouldn't interfere with traffic areas, that is what reflected on this plan. The one of the other things that has given us a continuing problem on this project is that thing we talked about earlier, the building height.

BY MR. VANLEEUWEN: Not with the State of New York.

BY MR. SCHIEFER: No, this is the other item.

BY MR. GREVAS: In the first place, the building height requirement again the site was basically laid out with that in mind. There is a note on the plan to that effect but we can't wait for the Town Board any longer. What we propose to do where we have shown the maximum heights of the buildings on here, take those off, remove the note that talks about the change by the Town Board and add a note that says that the building heights will be in accordance with the ordinance at the time of the building permit. That will give us the opportunity to complete the, or work on the existing buildings on the site until the Board decides to do whatever it is they are going to do on the ordinance. That

means that then we would conform on the site plan to the zoning. The last item that we had some discussion about was The State Historical Preservation Office wrote a letter down to Mr. Edsall. He asked me to reply insofar as there were some items in between the original application and the application to the Planning Board which he wasn't privy to. I have written a letter to Mark. This is a copy for the Board's file. What it says is that there was a full archeological investigation done on this site and those results were submitted to the State Historic Preservation office back in July of 1989. I must say that the Palisades Interstate Park Commission, who is right next door to us here on site has been directly involved with the site. We have met with them at their office and on the site. We have met with them here at the Town Hall since the beginning with the zone change application and it's our understanding that that department is satisfied and that they were to have written a letter. Mr. Clark called me before the last meeting and said he was going to write a letter and when I still hadn't received it and checked with Myra and found out it still wasn't in the files here, I checked again with Mr. Workmaster and he was surprised that it had not been yet received either. Mr. Clark is due back Friday and will submit the letter. As far as I know, we are now prepared to request final approval on the subject to removal of that double asterisk note on the zone bulk requirements and taking off the maximum height on the buildings.

BY MR. SCHIEFER: Mark, you have to comment?

BY MR. EDSALL: Let me get a couple of things on the record so we can cover what has happened. Just going over my comments, comment number one, if Lou makes that revision and notes that the height of the building will be restricted to whatever ordinance is in effect at the time of the issuance of the permit, my comment one could be amended to just read that they meet the A1 use requirement for the C zone so they have no zoning problem with that change. Comment number two, getting into SEQRA and blends in with comment number three that the point you can take lead agency because the 30 days had expired so you may want to at the end of my review comments, just make that motion and formally take

it. We have coordinated this site and this project I think more than many other sites have had the benefit of because of the zone change and now for the site plan phase I and phase II. The historic aspects have been reviewed and I did talk to David McCoy and I am quite surprised they haven't sent the letter. I think we have done everything we have to for SEQRA. Lou's recorded it in his letter dated 11 September, 1990, so I think it's clear that we have done our job, so I think you would be --

BY MR. VANLEEUVEN: They are never on time, they are never paying attention when they see something go through, they say hey, wait a minute, we want to stop this. The hell with them.

BY MR. EDSALL: P.I.P. people have been cooperative and said they were happy we haven't gotten the letter and I can acknowledge that I did speak with them personally so you can make a negative declaration at this point as a follow up. That would take care of comment number four. And my only outstanding item which may be have you had a letter yet from D.O.T.?

BY MR. GREVAS: No, what I do have is my letter of transmittal to them dated 16 of August. A telephone call from Don Green which came into the office. I made a copy of it for the Board's files wherein he said the state sees no problem, would like drainage calculations. That data came in on the 23rd of August so --

BY MR. EDSALL: So basically what I am saying you might want to add one more condition prior to stamping to get a response from D.O.T. that they don't object to the drainage discharge or the access.

BY MR. VANLEEUVEN: I make a motion we take lead agency.

BY MR. EDSALL: I think it's in good shape.

BY MR. MCCARVILLE: I will second it, official lead agency status.

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ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Lander: Aye.  
Dubaldi: Aye.  
Schiefer: Aye.  
Soukup: Aye.

BY MR. MCCARVILLE: I make a motion that we declare a negative declaration.

BY MR. VANLEEUVEN: I will second it.

BY MR. SOUKUP: Before you make that motion, let me ask the attorney when the fact that Knox Village is next to this allows the Board to do a negative declaration?

BY MR. EDSALL: We have already done a Type I coordinated circulation. We have contacted all the involved and interested agencies. They have all had an opportunity to speak over the 30 day period. We have had a public hearing with a request.

BY MR. SOUKUP: It's a Type I action, can you do a negative declaration?

BY MR. EDSALL: That is part of SEQRA process. It's illegal not to. You have to do a negative declaration.

BY MR. SCHIEFER: Motion has been made and seconded we declare a negative declaration.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Soukup: Aye.  
Lander: Aye.  
Dubaldi: Aye.  
Schiefer: Aye.

BY MR. MCCARVILLE: I make a motion we approve the Forge Hill Village site plan subject to the removal

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of the double asterisk item on the site plan and subject to the filing of the D.O.T. approvals and work permits.

BY MR. GREVAS: In this case, it will be an approval letter until the permit is applied for.

BY MR. MCCARVILLE: Right, approval letter.

BY MR. EDSALL: And addition of the note regarding that the heights are limited to the ordinance.

BY MR. SCHIEFER: That was his first condition.

BY MR. VANLEEUVEN: I will second that.

BY MR. SCHIEFER: Any discussion?

BY MR. DUBALDI: I just want it to be known that we are approving this most of the parking lot but a majority of spaces are not paved with blacktop.

BY MR. GREVAS: I am sorry, I didn't mention that before. Yes, the majority is now paved. We have changed that.

BY MR. VANLEEUVEN: We changed it last time.

BY MR. GREVAS: No.

BY MR. VANLEEUVEN: You said at the last meeting at the public hearing that you would change it.

BY MR. GREVAS: That is correct and I have.

BY MR. EDSALL: Just for the record so we are not setting a precedent, the only spaces that are not being paved are the portions that drain directly onto the historical site, so there is a specific reason why they aren't being paved so the next time somebody comes in and doesn't want to pave it, they have got to have an historical site next to them.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen; Aye.  
Soukup: Aye.

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Lander: Aye.  
Dubaldi: Aye.  
Schiefer: Aye.

**TANNER, PHASE II SITE PLAN:**

Elias Grevas, L.S. came before the Board presenting the proposal.

BY MR. GREVAS: I prepared this to show that the Phase II site plan show the areas covered by buildings and driveways and parking areas as opposed to areas to be either landscaped or left alone. This proposal last was seen by the Board in the Phase I site plan which was the addition to the existing Forge Hill Country Furniture Store which turned out to be a separate building, but it is here as shown on the approved site plan. Since we are going to Phase II which calls for additional buildings of course we have extended the driveway through and shown the circle here, not exactly a circle but a bypass around an existing stone shed which I believe was shown on the site plan. We have incorporated a driveway coming down to the southerly end of the property and coming back around in back of the building which was a comment made by the Planning Board. They wanted to see loading areas in the rear of the building. We are cognizant of the fact that we are next door to Knox Headquarters in as much as the property was the subject of an archoeological study prior to the granting of the zoning change before the Town Board and as a result of that, there is some concerns expressed by those people from Palisades Interstate park Commission which we wanted to bring to the Planning Board and discuss with you. One of which of course, is the storm drainage coming from this site through an existing eight inch corrugated metal pipe and leading down towards Silver Stream. This area, of course, you can see from spot elevations, is quite a bit lower than other property. We propose a storm water retention area here which will be in the nature of a lawn area so that we will not have to disturb the existing eight inch pipe except to extend it slightly because at the present time, the discharge is behind the top of the slope here. The suggestion was made, and rightly so, that the pipe be extended to make sure that the outfal does not deteriorate the side slope of the driveway. Existing drainage pattern from the site there is a discharge from the Allen property at the current time coming through the property and you can see it on the blue line here

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and went through here prior to the construction of this addition. Right now it collects in this area. My clients have been in touch with the State DOT who are getting ready to redo Route 94 in this area by the driveway entry and picking up some of the storm drainage and bringing it out to 94 and tying it into the state system. We were informed yesterday by Palisades Park people that they have made a request to the state that when they bring this system down that they bring it directly to the culvert under 94 and not discharge over land to Silver Stream, so this will be a closed system from about the rear of the building towards 94 going out to the east and then there will be a center drainage section will be picked up by the storm water retention area and when we get into the design of that, we have to design this to make sure we are not putting any more water through here than currently goes through here. That was one of the requests made by Palisades Park. The remainder of the site would drain off to the southeast into an existing drainage pattern, which brings up a very good point. This drainage pattern now is over land and eventually crosses what used to be the old highway going north and south. I believe it was called Kings Highway, that went to the south of this site. There is an over land pattern here and there is a drainage swale crossing that roadway. So there is some concern about erosion at that point, which we will have to address. One of the points that that brought up was the impervious nature of the driveways and so forth and we'd like to request at least consideration or give some thought given to the, to having some of our driveway areas, particularly the loading areas and employee parking spaces, to be pervious material rather than asphalt concrete paving so that we can have some percolation into the ground, particularly around the rear of the building. This will also have an aesthetic appeal to the type of construction plan here. For example, the sidewalks are not going to be concrete, they are going to be of a brick. The buildings are all going to be of the type that is currently under construction, which is also intended to match the existing one and a half story house shown as building B and also reflect to the look at Knox Headquarters. At this point, this plan is submitted as a preliminary plan for feedback from the town engineer and from the

Planning Board prior to the going on to the next step. We again have tried to address concerns raised by the Palisades Interstate Park Commission during the zone change application, during which we had several meetings. We had a meeting again yesterday with their representatives at the site to walk the site and I am sure that we are not complete yet with our review with Palisades Park people because this is a preliminary plan. So what we want to do is get input from the Planning Board as I said before, and from Mark, before we proceed to final.

BY MR. VAN LEEUWEN: I think we ought to turn it over to our engineer, let him look at it.

BY MR. McCARVILLE: I think we should probably take a look. It's been some time. I was at the site and they put the one addition on a couple of years ago, but I haven't been in the back here.

BY MR. PAGANO: We have permission to enter the property?

BY MR. GREVAS: Permission, we welcome it. The other comment I feel I should make is on the zone bulk tables. You will notice the maximum building height is shown on each proposed building based on a recommendation before the Town Board at the present time. I don't think it had been adopted yet, but I understand's it eminent and we have indicated on the plan that we are doing that at this point. We would hope that by the time we get to the final stages of this plan that that will have been implemented by the Town Board and we can proceed.

BY MR. VAN LEEUWEN: Basically going to be one story building?

BY MR. GREVAS: One and one and a half, just for looks. YOU can see from the building heights that they really wouldn't make much more than a story and a half, you have your high roof pitches on some of this style building. I think that the view of the property or the walk over is an excellent idea, you can see what Mr. Tanner is doing to the addition at the present time and also see at this time of the year the view from this property to

Knox Headquarters and vice versa. I think it is an excellent idea to go out and walk the property. You don't have any objection, do you?

BY MR. TANNER: No, they are welcome.

BY MR. PAGANO: We will set this up for a walk.

BY MR. SOUKUP: I would suggest that we take action on a coordinated lead agency designation and see to it that notice is sent out to appropriate agencies, Palisades Park, DOT, etc. The character of the neighborhood warrants that.

BY MR. VAN LEEUWEN: I make a motion that we take lead agency.

BY MR. EDSALL: Don't take a position to take lead agency, make a motion that you issue a lead agency coordination letter.

BY MR. GREVAS: There was one done for the initial application for the zone change. I understand though that Mark's comment is well put that the coordination letter should go out again.

BY MR. EDSALL: Just for the record, I discussed quite a bit on SEQRA for this application, it is unknown to me why but the Town Board's resolution indicates that they took action or took lead agency and took action on the zone change, their closing statements indicate that they took action on not only the zone change but the site plan lot line change and the whole action, meaning this entire package included. Their negative declaration findings sheet that is issued under SEQRA also referred to the whole thing. I asked George Green if it was their intent to make a SEQRA review for site plan and they said no, so it is my impression that what they did was they felt in their review of the zone change, they felt that if developed the site would not cause a problem because they have to do that when we are looking at a zone change. It is my understanding that George feels we should still be doing SEQRA for the site plan through this Board. Now obviously 90 percent of what was considered by those gentlemen and ladies on the Town Board will be covered and we can just put it in for the record, for the applicant's benefit we

shouldn't take any chance and not go through SEQRA because this could backfire and overturn any approval that they get here. Maybe what Lou can do is get those records attached to his EAF and we will just accept it and issue it and it will be repetitious but it will at least protect the applicant.

BY MR. GREVAS: I have requested that the coordinated review letter that went out well over a year ago, I have replies in the file but I don't have the actual letter.

BY MR. EDSALL: We will issue one stating that there is an application to the Planning Board for this site and we will just do lead agency for that. Leave everything else as it is.

BY MR. SOUKUP: You will also need the long form EAF from the applicant to go with that form.

BY MR. GREVAS: We had prepared one way back when. I believe it is part of the file, but we will revise it for this application.

BY MR. PAGANO: Mr. Van Leeuwen, you made a motion.

BY MR. SOUKUP: I will second it.

ROLL CALL:

|             |      |
|-------------|------|
| Soukup:     | Aye. |
| Dubaldi:    | Aye. |
| Lander:     | Aye. |
| Pagano:     | Aye. |
| McCarville: | Aye. |
| VanLeeuwen: | Aye. |

BY MR. MCCARVILLE: Question about the refuse disposal.

BY MR. GREVAS: I am thinking about individual points because I don't want to put one big dumpster on the site.

BY MR. MCCARVILLE: Thank you.

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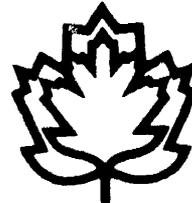
BY MR. PAGANO: We received a letter from the  
Palisades Interstate Park Commission dated March  
14, 1990.



Palisades Interstate  
Park Commission  
Administration Building  
Bear Mountain, N.Y. 10911-0427  
914-786-2701

David P. McCoy  
Assistant Executive Director

March 14, 1990



Mr. Carl E. Schiefer  
Chairman  
Town of New Windsor Planning Board  
New Windsor Town Hall  
New Windsor, NY 12550

Dear Mr. Schiefer:

On February 14, 1990, Scott Fish of our office wrote to you regarding a failure to advise us of a hearing on a proposed development adjacent to New Windsor Cantonment State Historic Site, which we administer on behalf of the New York State Office of Parks, Recreation and Historic Preservation.

To date, we have not received the courtesy of a reply. Now, another situation affecting one of the properties under our jurisdiction has arisen, again without any contact from your Planning Board and within an impossible time frame, despite the fact there apparently already has been consideration of some of the issues in a workshop session.

On Monday, March 12, our Regional Historic Preservation Supervisor, Wallace F. Workmaster, was advised by Jane Tanner, co-owner with her husband of a property adjacent to Knox's Headquarters State Historic Site which we also administer on behalf of the New York State Office of Parks, Recreation and Historic Preservation, that matters pertaining to a preliminary site plan approval for a development on the Tanner property were scheduled for discussion on your Planning Board's agenda at a meeting scheduled for the evening of March 14.

We especially regret this, not only because of State law regarding projects adjacent to properties under State Park jurisdiction, but also because other local planning boards throughout the New York counties (Rockland, Orange, Ulster, and Sullivan) in which this Commission operates routinely provide intergovernmental cooperation necessary to allow resolution of any points that may be at issue.

The Tanners met yesterday afternoon with Mr.

Workmaster to outline their site plan proposal to him; however, he must be in Albany today and Thursday on official business, and he cannot alter his commitments at this late date to attend tonight's meeting. In any event, time also will be needed to consult with engineers here at Bear Mountain and, probably, other technical personnel in OPRHP's Bureau of Historic Sites and Field Services Bureau.

As indicated to Supervisor George Green and the Town Board when the change in zoning for the Tanner and Gordon properties was under consideration last year, we are vitally concerned with such matters as:

1. Intensity of the proposed use of the existing access that once connected with the 18th-century King's Highway known as the Goshen Road and which passes a structure recently purchased by the Tanners from Donald Gordon to the latter's present residence.

Although covered by a 1917 deed restriction granted by the long-defunct Knox's Headquarters Association, this road is located on Knox's Headquarters State Historic Site property and borders the location of the historically significant Ellison Mill complex.

We are awaiting conversion of an oral agreement pertaining to this matter, reached with Mr. and Ms. Tanner prior to the Town Board's approval of the zoning change, into written form by their attorney, Brian Gilmartin.

2. Handling of surface water drainage to avoid discharge onto the Knox's Headquarters State Historic Site property that will adversely impact historical or archeological features (especially in the critical Silver Steam area occupied by features of the Ellison Mill complex), erosion, or other environmental damage.
3. Landscape plantings, as may be necessary, to screen proposed new elements of the development.

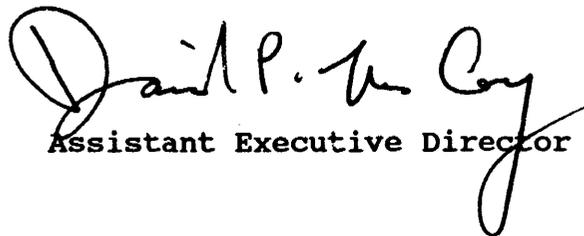
The Town of New Windsor is unique in that no other municipality shares the importance of having two officially designated New York State Historic Sites within its boundaries. As we all know, the Town of New Windsor also faces unusual development pressures, some of which inevitably will impact our sites upon occasion.

March 14, 1990

I appreciate that your Planning Board may feel strongly about its prerogative to proceed without the necessity of advising private owners of adjacent properties of site plan review discussions; however, since we are another governmental agency that also is a directly affected party, we respectfully request your cooperation once again.

Please be assured that your assistance and communication will be most deeply appreciated.

Sincerely,

  
Assistant Executive Director

DPM:cw

CC: Mr. Green  
Mr. Gold  
Mr. Workmaster  
Ms. Townsend  
Ms. Jones  
Mr. Fish

IOC.PB  
TANNER

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 13 March 1990  
**SUBJECT:** Tanner Site Plan

**PLANNING BOARD REFERENCE NUMBER:** PB-90-7  
**DATED:** 5 March 1990

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-015

A review of the above referenced subject site plan was conducted on 13 March 1990.

This site plan is found acceptable.

**PLANS DATED:** 16 February 1990, Review 1.

*Robert F. Rodgers* cc.

Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

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

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Cruas + Hildreth for the building or subdivision of  
Jane A. Turner has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is water servicing this prop.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

[Signature]  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by

Grevas & Hildeeth for the building or subdivision of

JANE LAWRENCE has been

reviewed by me and is approved

disapproved \_\_\_\_\_.

If disapproved, please list reason In the event of a block age

requiring Excavation in the parking area, the town shall be held responsible  
for rough grading.

An as built must be submitted indicating location and depth of spurs and manholes.

All buildings must be inspected by this Department.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman R. Masten Jr  
SANITARY SUPERINTENDENT

3/12/90

DATE

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, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project JANE A. TANNER - PHASE II SITE PLAN
2. Name of Applicant JANE A. TANNER Phone (914) 561-4590  
Address 815 Blooming Grove Turnpike, 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 ELIAS D. GREVAS Phone (914) 562-8667  
Grevas & Hildreth, L.S., P.C.  
Address 33 Quassaick Avenue, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Brian Gilmartin, Esq. Phone (914) 496-5414  
Address 90 E. Main St. Washingtonville, N.Y. 10992  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of N.Y.S. Route 94  
(Street)  
300' ± feet West  
(Direction)  
of Forge Hill Road,  
(Street)
7. Acreage of Parcel 3.02 ± 8. Zoning District C'
9. Tax Map Designation: Section 65 Block 2 Lots # 22, 33, 6  
# 10, 33, 11
10. This application is for Retail Space and other uses  
permitted in the zone.
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  
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

JANE A. TANNER being duly sworn, deposes and says that he resides at 815 BLOOMINGGROVE TPK, NEW WINDSOR, NY. in the County of ORANGE and State of \_\_\_\_\_ and that he is (the owner in fee) of PAES.

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized JANE A. TANNER 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

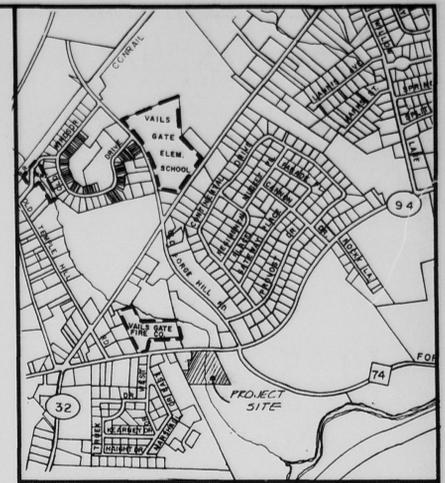
3 day of 3 1990

RICHARD W. HARDEN  
Notary Public, State of New York  
Residing in Cornwall City, Johnson, N.Y.  
Commission Expires 12-31-1997  
Notary Public

Jane A. Tanner  
(Owner's Signature)

Jane A. Tanner  
(Applicant's Signature)

Paes.  
(Title)



LOCATION PLAN 1"=1,000'

- NOTES:**
- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lot 43.
  - TOTAL PARCEL AREA: 3.02 +/- ACRES
  - PROPERTY ZONE: \*C\* (Design Shopping)
  - OWNER/APPLICANT: Jane A. Tanner  
c/o Forge Hill Country Furniture  
815 Blooming Grove Tpke.  
New Windsor, NY 12553
  - PROPERTY DEVELOPEMENT: Retail Space and other uses permitted in the Zone
  - WATER SUPPLY & SANITARY DISPOSAL: Town of New Windsor
  - Boundaries, location of physical features and topographic information shown hereon is from a field survey performed by the undersigned on 16 October 1989.
  - Lampposts and Luminaires shown are laminated timber posts, with crossarms (as manufactured by Ryter-Purdy Lumber Company, Inc. or an acceptable equal), mounted with hanging lanterns fitted with 250 watt Sodium Vapor lamps. Mounting height shall be 18 feet.
  - Building-mounted fixtures shall be of the "lantern" type, fitted with Sodium Vapor Lamps.
  - All lighting fixtures shall contain shielding devices to prevent "spillage" of light on adjoining properties and the "halo" effect of upward light.
  - All water and sewer connection shall be made in accordance with Town of New Windsor requirements.
  - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
  - Prepared pursuant to Section 7208 (n) of the N.Y.S. Education Law.

**PARKING CALCULATIONS**

REQUIRED: 1 Space/150 SF. in Retail Use  
13,245 S.F. Gross; 9,934 S.F. net (75%) = 66 Spaces  
Additional for Residential Use (Phase I) = 2 Spaces  
TOTAL REQUIRED: = 68 SPACES

PROVIDED: 72 Spaces

**ZONE BULK REQUIREMENTS: 'C' Zone (Retail Uses)**

| Lot Area               | Lot Width | Front Yard | Side Yard(s) | Rear Yd. |
|------------------------|-----------|------------|--------------|----------|
| Required: 40,000 S.F.  | 200'      | 60'        | 30'/70'      | 30'      |
| Provided: 131,685 S.F. | 282' +/-  | *32.3'     | *12.0/58.6   | 40'      |

| Bldg. Height                | Floor/Area Ratio |
|-----------------------------|------------------|
| Required: (4"/Ft.-lot line) | 0.5              |
| Provided: (see below)       | 0.10             |

Building Heights shall be in accordance with Zoning requirements in effect at the time of issuance of a Building Permit.  
\* Existing Condition

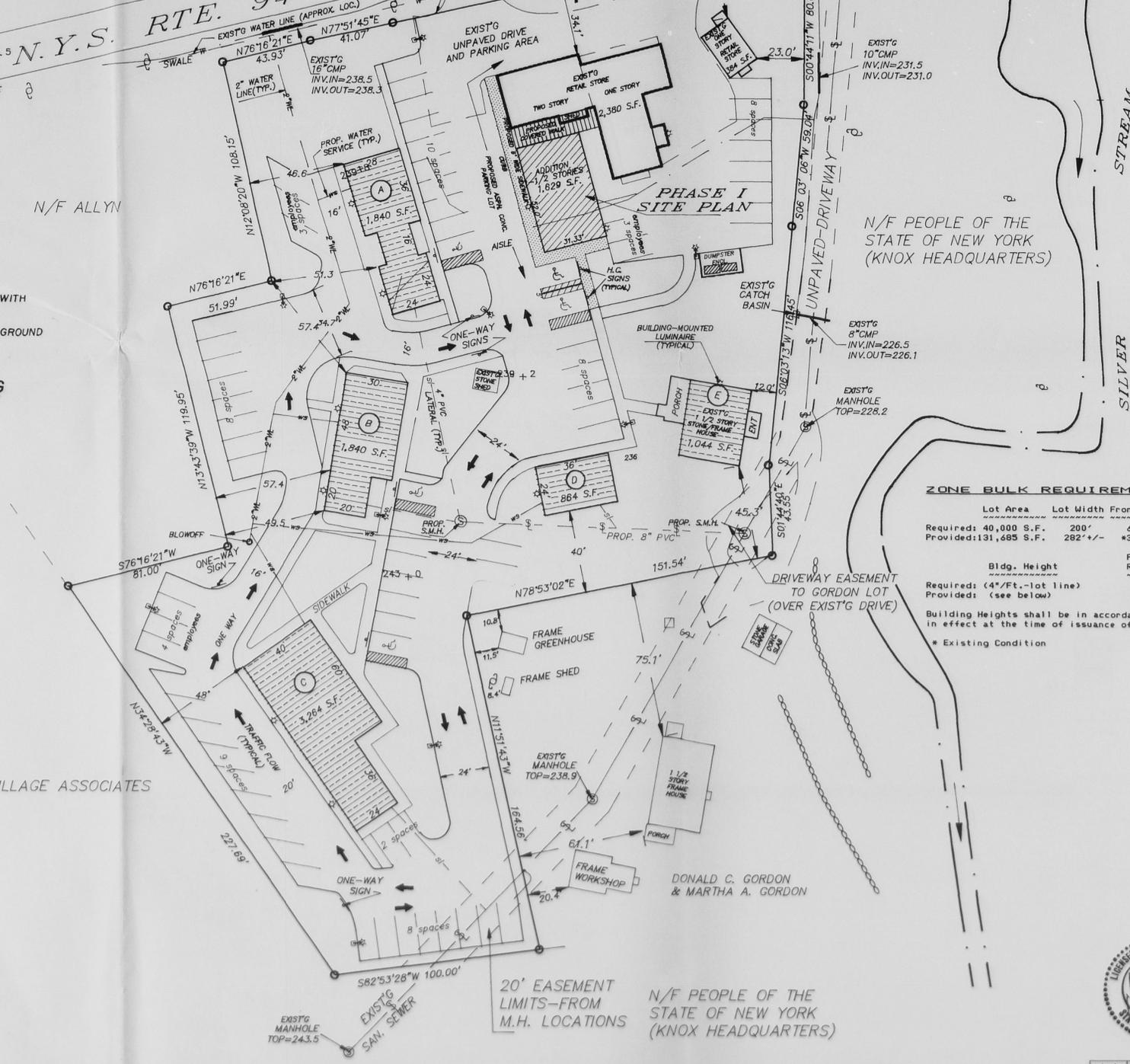


WHITE, WITH BLUE BACKGROUND

HANDICAPPED PARKING SIGN DETAIL

NOT TO SCALE

**BLOOMING GROVE TURNPIKE**  
**N.Y.S. RTE. 94**



N/F KNOX VILLAGE ASSOCIATES

N/F PEOPLE OF THE STATE OF NEW YORK (KNOX HEADQUARTERS)

**PLANNING BOARD APPROVAL**

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON OCT 24 1990  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY



**Grevas & Hildreth** - LAND SURVEYORS  
P.C.  
33 QUADRANT AVENUE, NEW WINDSOR, NEW YORK 12553  
TEL: (914) 542-8888

| DATE    | DESCRIPTION                        |
|---------|------------------------------------|
| 2/16/90 | GEN. REVISIONS                     |
| 5/11/90 | GEN. REVISIONS                     |
| 5/24/90 | GEN. REVISIONS                     |
| 7/16/90 | GEN. REVISIONS                     |
| 9/13/90 | REMOVED BUILDING HEIGHT REFERENCES |

PLAN FOR: **JANE A. TANNER**  
**FORGE HILL VILLAGE**

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Scale: 1"=30'  
Date: 2 Jan, 1990  
Job No: 87-098

**PHASE II SITE PLAN**

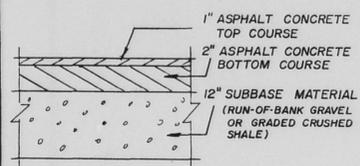
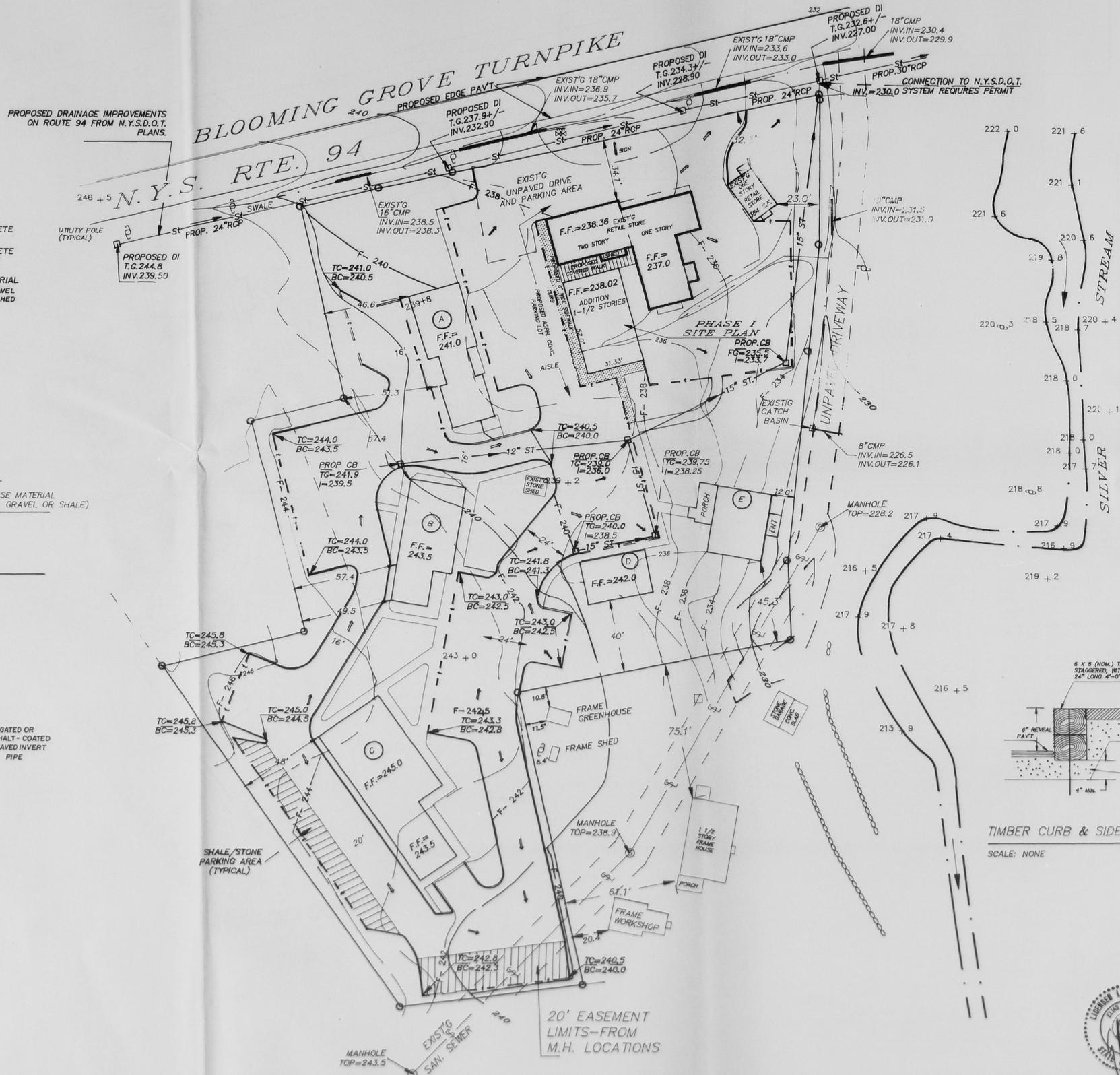
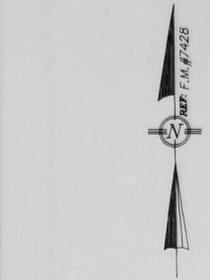
SHEET 1 OF 3

**DRAWING LEGEND**

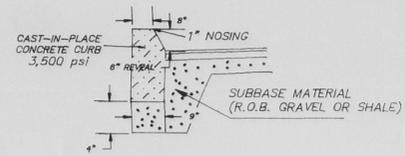
- 242 — EXISTING CONTOUR (2')
- 240 — EXISTING CONTOUR (10')
- F-240 — PROPOSED CONTOUR (10')
- F-242 — PROPOSED CONTOUR (2')
- TC=240.0  
BC=239.5 TOP & BOTTOM OF CURBS, ELEV.
- TG=240.0  
I=238.5 TOP GRATE, INVERT, ELEV.
- F-242.5 FINISHED GRADE ELEVATION
- CB CATCH BASIN
- DI DROP INLET
- 15" ST STORM DRAIN, DIR. OF FLOW
- F.F.=240.0 FINISHED FLOOR ELEVATION
- SURFACE DRAINAGE FLOW
- 220 + 4 EXISTING, SPOT ELEVATION
- - - - - TIMBER CURBING
- CONCRETE CURBING

**NOTES**

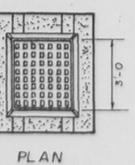
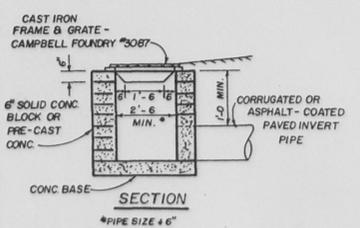
1. Entrances to this site are to be reconstructed under contract by the N.Y.S.D.O.T. for work proposed on the Newburgh-Woodbury Highway, S.H. 42.
2. Drainage improvements along Route 94 are also to be undertaken at the time of reconstruction.
3. During on-site construction, erosion control measures, such as staked hay bales and construction filter fabric shall be used to prevent downstream siltation of existing water courses.
4. Areas to be landscaped shall receive topsoil and be seeded and mulched immediately upon completion of the grading operations.
5. Elevations shown are in accordance with a topographic survey performed by the undersigned, completed 16 October 1989, and are also in accordance with N.Y.S.D.O.T. elevation datum along Route 94.
6. No Certificate of Occupancy shall be requested or issued until sufficient paved or shall-stone parking areas are provided for the building for which the certificate is requested.
7. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
8. Prepared pursuant to Section 7298 (n) of the N.Y.S. Education Law.



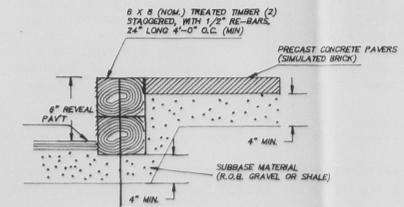
**PAVEMENT SECTION**  
SCALE: NONE



**CONCRETE CURB DETAIL**  
SCALE: NONE



**CATCH BASIN DETAILS**  
SCALE: NONE



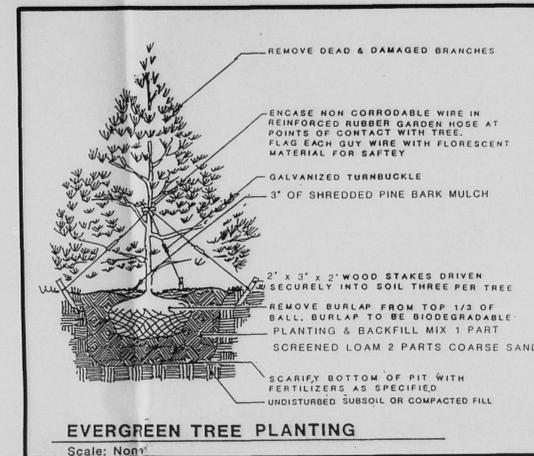
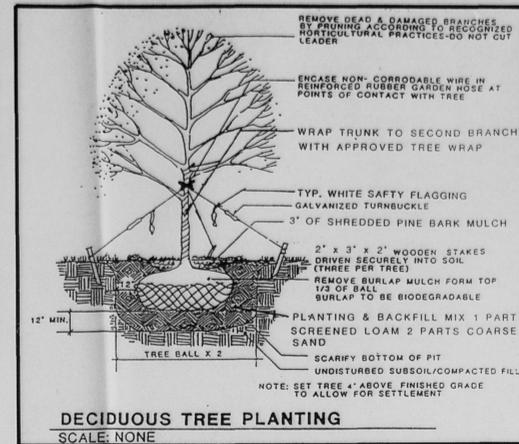
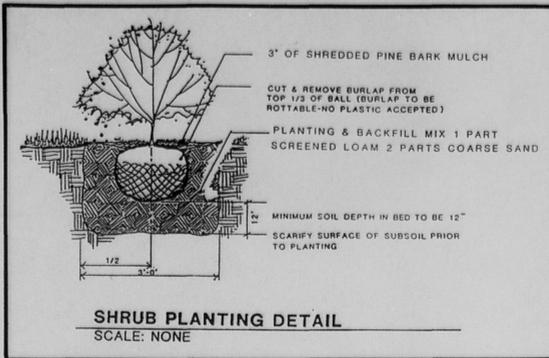
**TIMBER CURB & SIDEWALK DETAIL**  
SCALE: NONE

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON **OCT 24 1990**  
BY *Daniel C. McCarville*  
DANIEL C. MCCARVILLE  
SECRETARY



|                                                                                                                                  |                |                                 |                                         |
|----------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------|-----------------------------------------|
| <b>Grevas &amp; Hindreth</b><br>LAND SURVEYORS<br>P.C.<br>70 QUADRANT AVENUE, NEW WINDSOR, NEW YORK 12553<br>TEL: (518) 546-8687 |                | PLAN FOR: <b>JANE A. TANNER</b> |                                         |
| REVISIONS:                                                                                                                       |                | <b>FORGE HILL VILLAGE</b>       |                                         |
| DATE                                                                                                                             | DESCRIPTION    | TOWN OF NEW WINDSOR             | ORANGE COUNTY NEW YORK                  |
| 8/31/90                                                                                                                          | GEN. REVISIONS | Drawn:                          | <b>SITE GRADING &amp; DRAINAGE PLAN</b> |
|                                                                                                                                  |                | Checked:                        |                                         |
|                                                                                                                                  |                | Date: 16 Jul '90                |                                         |
|                                                                                                                                  |                | Job No: 87-098                  | SHEET: 2 OF 3                           |

BLOOMING GROVE TURNPIKE  
N. Y. S. RTE. 94



**PLANT LIST**

| KEY | No. | SIZE          | BOTANICAL NAME               | COMMON NAME              |
|-----|-----|---------------|------------------------------|--------------------------|
| A   | 5   | 1 1/2"-2" CAL | ACER PLATANOIDES RUBRUM      | RED MAPLE                |
| B   | 2   | 8"-10" FT     | CERCIS CANADENSIS            | AMERICAN RED BUD         |
| C   | 1   | 10' CLUMP     | BETULA PAPYRIFERA            | CANOE BIRCH              |
| D   | 1   | 8"-10" HT     | CORNUS FLORIDA KOUSA         | CHINESE DOGWOOD          |
| E   | 2   | 8"-10" HT     | MAGNOLIA STELLATA            | STAR MAGNOLIA            |
| F   | 5   | 1 1/2"-2" CAL | MALUS ZUMI                   | ZUMI WHITE CRABAPPLE     |
| H   | 3   | 5"-6" FT      | PINUS NIGRA AUSTRIACA        | AUSTRIAN PINE            |
| J   | 7   | 1 1/2"-2" CAL | PRUNUS 'KWANZAN'             | KWANZAN FLOWERING CHERRY |
| L   | 45  | 5"-6" HT      | TSUGA CANADENSIS             | CANADIAN HEMLOCK         |
| M   | 9   | 18"-24" SPD   | AZALEA DELAWARE VALLEY WHITE | WHITE KURUME AZALEA      |
| N   | 18  | 18"-24" SPD   | AZALEA HINOCRIMSON           | COMPACT RED AZALEA       |
| P   | 11  | 18"-24" SPD   | AZALEA ROSE BUD              | DOUBLE PINK AZALEA       |
| Q   | 11  | 18"-24" SPD   | JUNIPERUS DEPRESSA PLUMOSA   | COMPACT ANDORA JUNIPER   |
| R   | 6   | 18"-24" SPD   | RHODODENDRON BOULE DE NEIGE  | WHITE RHODODENDRON       |

NOTE:  
1 ALL PLANT, SHRUB, AND TREE PITS TO HAVE A MIN. OF 3" OF SHREDDED PINE BARK MULCH  
2 ALL AREAS NOT PLANTED OR MULCHED SHALL BE SEEDDED WITH PERENNIAL GRASS SEED

NOTE:  
THIS PLAN WAS TRACED FROM A PLAN PREPARED BY A SURVEY COMPANY. THE USE OF THIS PLAN IS STRICTLY FOR THE LOCATION OF PLANT MATERIALS.

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON OCT 24 1990  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY



0 5 10 15 30 60 90 100'  
SCALE: 1" = 30'-0"

FORGE HILL VILLAGE  
SITE DEVELOPMENT

Date  
6/8/90

Scale  
1" = 30'-0"

Drawn

Checked

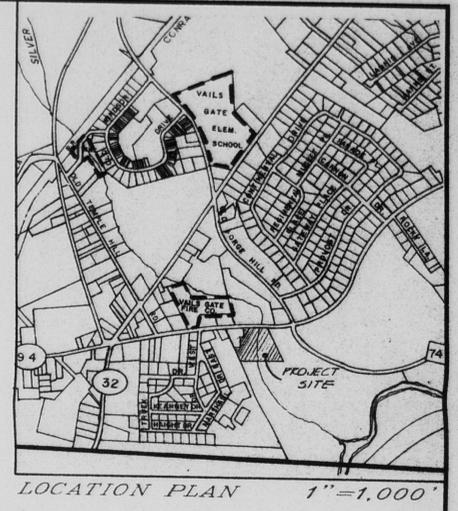
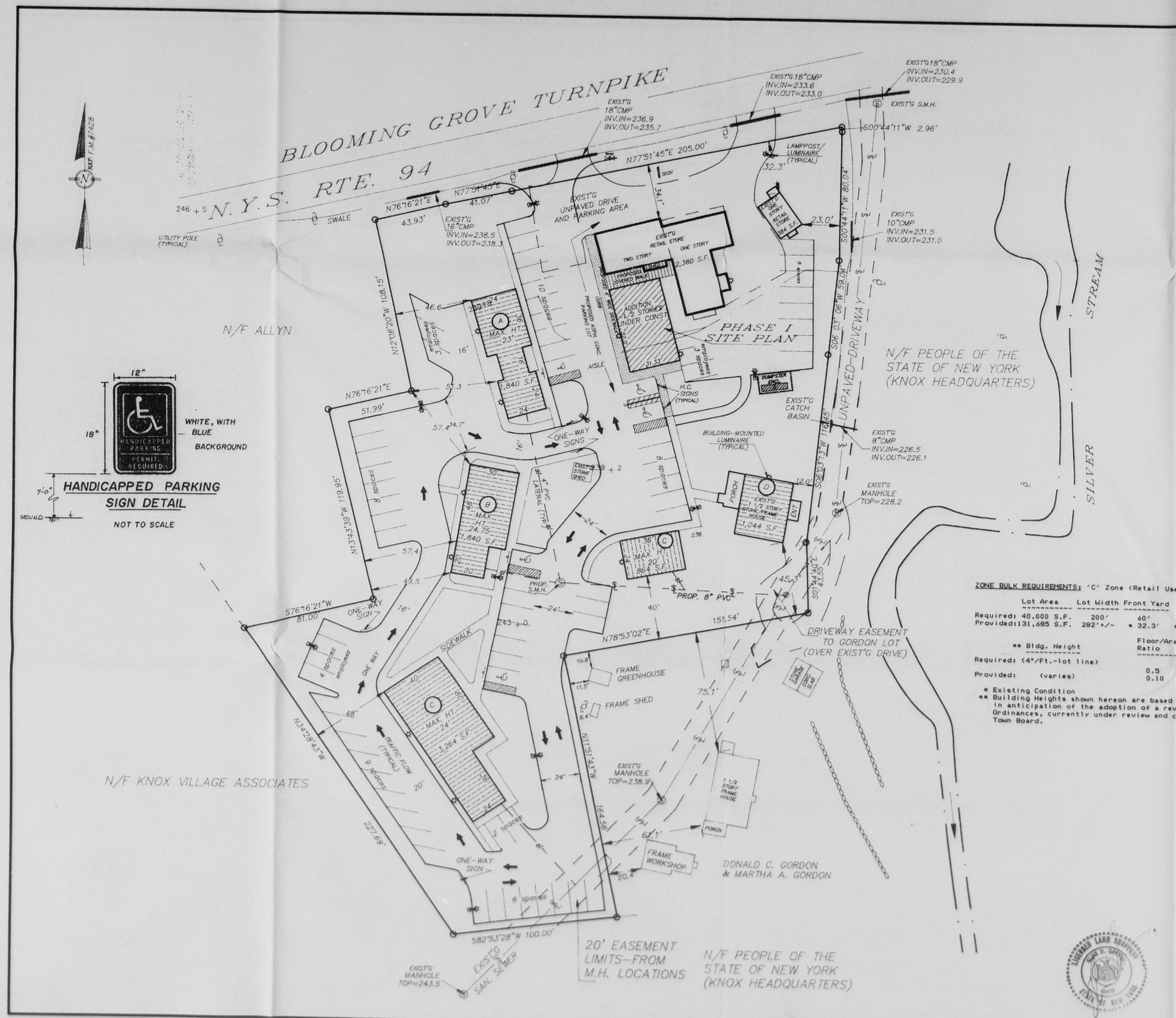
Drawing Number  
L-1

SHEET: 3 OF 3

MR. & MRS. E. TANNER  
815 BLOOMING GROVE TURNPIKE  
NEW WINDSOR NY 12553

Developer  
JANE & TED TANNER

Consultant  
JAMES E CASSELLMAN ASLA  
14 NOTTINGHAM DRIVE  
NATTICK, MA. 01760



- NOTES:**
- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lot 43.
  - TOTAL PARCEL AREA: 3.02 +/- ACRES
  - PROPERTY ZONE: \*C\* (Design Shopping)
  - OWNER/APPLICANT: Jane A. Tanner c/o Forge Hill Country Furniture 815 Blooming Grove Tpke. New Windsor, NY 12553
  - PROPERTY DEVELOPMENT: Retail Space and other uses permitted in the Zone
  - WATER SUPPLY & SANITARY DISPOSAL: Town of New Windsor
  - Boundaries, location of physical features and topographic information shown hereon is from a field survey performed by the undersigned on 16 October 1989.
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  - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
  - Prepared pursuant to Section 7208 (n) of the N.Y.S. Education Law.
- PARKING CALCULATIONS**
- REQUIRED: 1 Space/150 SF. in Retail Use  
 13,245 S.F. Gross; 9,934 S.F. net (75%) = 66 Spaces  
 Additional for Residential Use (Phase I) = 2 Spaces  
**TOTAL REQUIRED: = 68 SPACES**
- PROVIDED: 72 Spaces

**ZONE BULK REQUIREMENTS: 'C' Zone (Retail Uses)**

| Lot Area               | Lot Width | Front Yard | Side Yard(s) | Rear Yd. |
|------------------------|-----------|------------|--------------|----------|
| Required: 40,000 S.F.  | 200'      | 60'        | 30'/70'      | 30'      |
| Provided: 131,685 S.F. | 282'+/-   | 32.3'      | 23.0'/69.6'  | 40'      |

| ** Bldg. Height             | Floor/Area Ratio |
|-----------------------------|------------------|
| Required: (4'/ft.-lot line) | 0.5              |
| Provided: (varies)          | 0.10             |

\* Existing Condition  
 \*\* Building Heights shown hereon are based on 4'/ft.-lot line, in anticipation of the adoption of a revision to the Ordinances, currently under review and consideration by the Town Board.

PLANNING BOARD APPROVAL

P.B. # 90-7



**Grevas & Midreth** LAND SURVEYORS  
 20 GRANDIOR AVENUE, NEW WINDSOR, NEW YORK 12553  
 TEL: (518) 562-8867

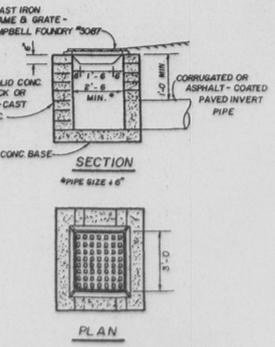
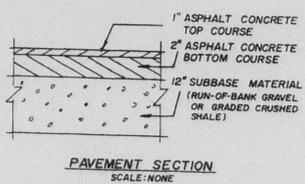
PLAN FOR: **JANE A. TANNER**  
**FORGE HILL VILLAGE**  
 TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

| DATE    | DESCRIPTION    | DRAWN             |
|---------|----------------|-------------------|
| 2/16/90 | GEN. REVISIONS | Checked:          |
| 3/11/90 | GEN. REVISIONS | Scale: 1"=30'     |
| 5/24/90 | GEN. REVISIONS | Date: 2 Jan, 1990 |
| 7/16/90 | GEN. REVISIONS | Job No: 87-088    |
| 7/16/90 | GEN. REVISIONS |                   |

**PHASE II SITE PLAN**  
 SHEET: 1 OF 3



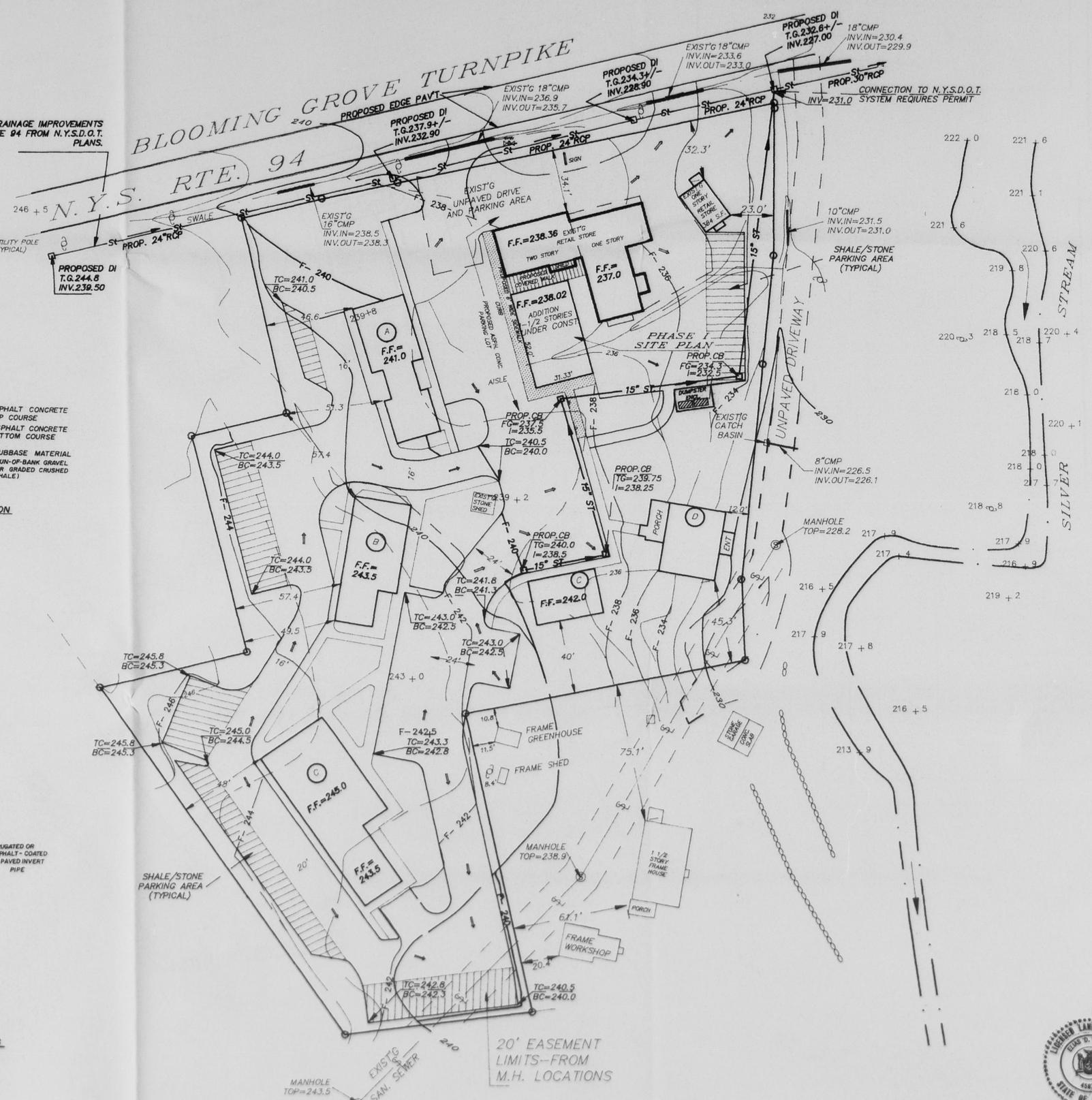
PROPOSED DRAINAGE IMPROVEMENTS ON ROUTE 94 FROM N.Y.S.D.O.T. PLANS.



CATCH BASIN DETAILS SCALE: NONE

# BLOOMING GROVE TURNPIKE

## N.Y.S. RTE. 94



20' EASEMENT LIMITS--FROM M.H. LOCATIONS

### DRAWING LEGEND

- 242 --- EXISTING CONTOUR (2')
- 240 --- EXISTING CONTOUR (10')
- F- 240 --- PROPOSED CONTOUR (10')
- F- 242 --- PROPOSED CONTOUR (2')
- TC=240.0 BC=239.5 TOP & BOTTOM OF CURBS, ELEV.
- TG=240.0 I=238.5 TOP GRATE, INVERT, ELEV.
- F-242.5 FINISHED GRADE ELEVATION
- CB CATCH BASIN
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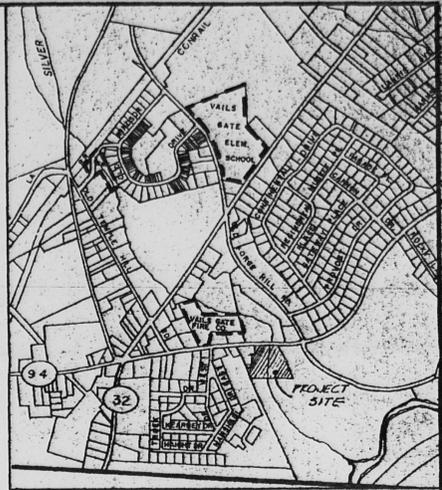
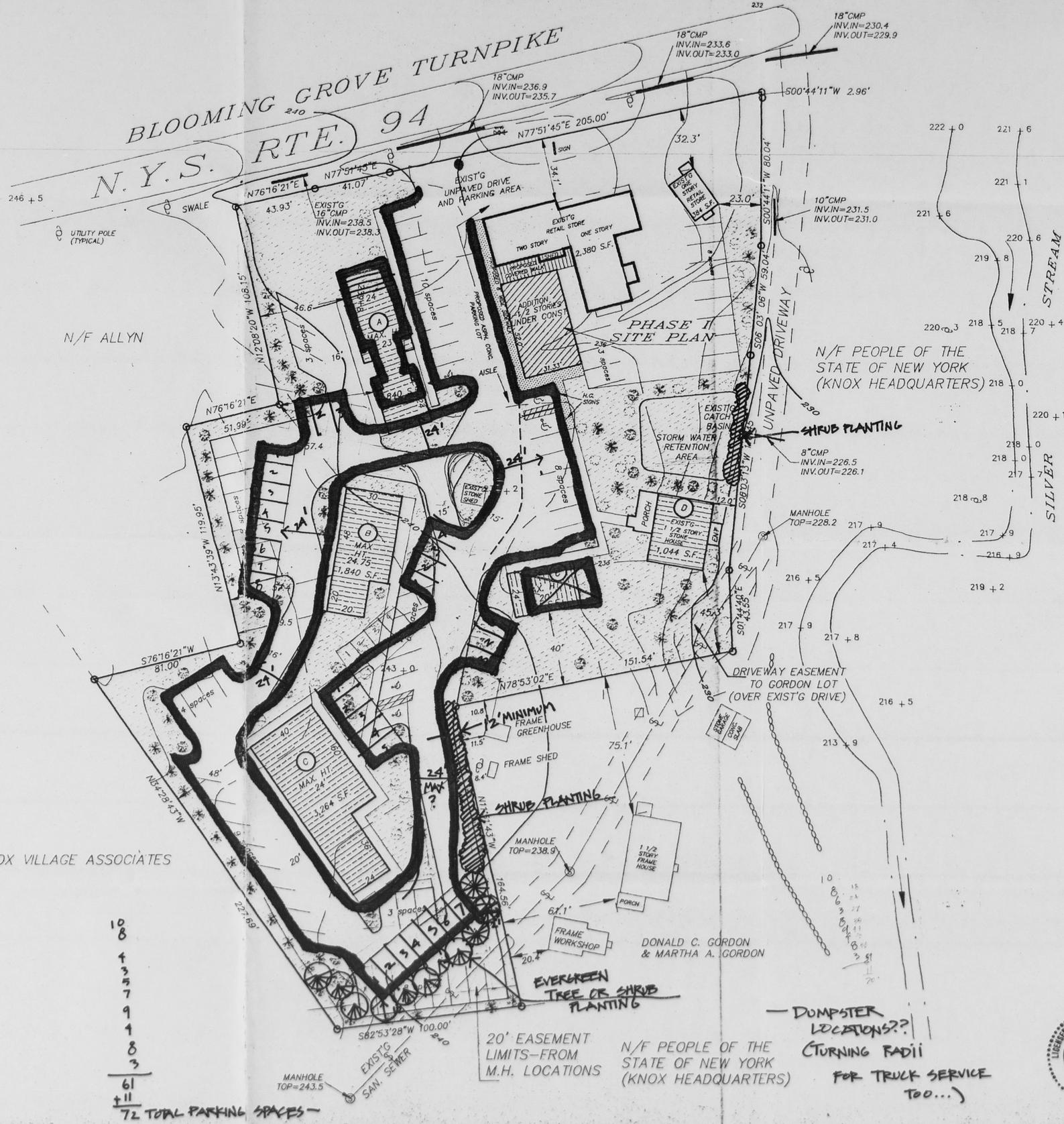
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7. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
8. Prepared pursuant to Section 7298 (n) of the N.Y.S. Education Law.



|                                                                                                                               |               |                                                                                                     |                                                         |
|-------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Grevas &amp; Hildreth, P.C.</b><br>LAND SURVEYORS<br>33 QUADRANT AVENUE, NEW BRIDGE, NEW YORK 10853<br>TEL. (914) 862-6667 |               | PLAN FOR: JANE A. TANNER<br><b>FORGE HILL VILLAGE</b><br>TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK |                                                         |
| REVISIONS<br>DATE DESCRIPTION                                                                                                 | ACAD. TANSERP | Drawn:<br>Checked:<br>Scale: 1"=30'<br>Date: 16 Jul'90<br>Job No: 87-098                            | <b>SITE GRADING &amp; DRAINAGE PLAN</b><br>SHEET 2 OF 3 |





**NOTES:**

1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 65, Block 2, Lots 33.22, 33.6 & part of 33.11.
2. TOTAL PARCEL AREA: 3.02 +/- ACRES
3. PROPERTY ZONE: "C" (Design Shopping)
4. OWNER/APPLICANT: Jane A. Tanner  
c/o Forge Hill Country Furniture  
815 Blooming Grove Tpke.  
New Windsor, NY 12553
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| Lot Area               | Lot Width | Front Yard | Side Yard(s) | Rear Yd. |
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| Required: 40,000 S.F.  | 200'      | 60'        | 30'/70'      | 30'      |
| Provided: 131,685 S.F. | 282' +/-  | 32.3'      | #23.0/69.6   | 40'      |

| Bldg. Height                | Floor/Area Ratio |
|-----------------------------|------------------|
| Required: (4'/ft.-lot line) | 0.5              |
| Provided: (varies)          | 0.10             |

\* Existing Condition  
 \*\* Building Heights shown hereon are based on 6'/ft.-lot line, in anticipation of the adoption of a revision to the Ordinances, currently under review and consideration by the Town Board.

**PARKING CALCULATIONS**

REQUIRED: 1 Space/150 SF. In Retail Use  
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 Additional for Residential Use (Phase I) = 2 Spaces  
**TOTAL REQUIRED: = 68 SPACES**

PROVIDED: 70 Spaces

10  
8  
1  
3  
5  
7  
9  
1  
8  
3  
61  
11  
72 TOTAL PARKING SPACES -

|                                                                                                                    |                                               |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Grevas &amp; Grevas</b> LAND SURVEYORS<br>33 SEABARK AVENUE, NEW WINDSOR, NEW YORK 12550<br>TEL: (516) 882-8617 |                                               | PLAN FOR:<br><b>JANE A. TANNER</b>                                                  |
| REVISIONS:<br>DATE DESCRIPTION<br>2/16/90 GEN. REVISIONS                                                           | TOWN OF NEW WINDSOR<br>ORANGE COUNTY NEW YORK | Drawn: <i>GA</i><br>Checked:<br>Scale: 1"=30'<br>Date: 2 Jan, 1990<br>Job No: 87036 |
| <b>PRELIMINARY PHASE II SITE PLAN</b>                                                                              |                                               |                                                                                     |

