

**PB# 91-15**

**ANTHONY'S PIER 9  
GARDEN EXT.**

**SBL 37-1-25, 26 & 27**

Approved

9/3/91

**General Receipt** 12123

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

Received of MFP JIRT / DBA Anthony's Pies \$ 25.00  
Twenty five and no/100 DOLLARS

For P.B. # 9-15 - Appl. Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Chk # 013040</u>		<u>25.00</u>

By Pauline J. Townsend / m  
Town Clerk  
Title

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

**General Receipt** 12122

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

Received of Town Clerk of New Windsor \$ 750.00  
Seven hundred fifty dollars and no/100 DOLLARS

For P.B. # 91-15 Escrow

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Chk. 003041</u>		<u>750.00</u>

By [Signature]  
Capital  
Title

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

**General Receipt** 12170

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

Received of MFP JIRT (Anthony's Pies) \$ 100.00  
One hundred and 00/100 DOLLARS

For P.B. # 91-15 S.P. Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Chk # 003350</u>		

By Pauline J. Townsend  
Town Clerk  
Title

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

County File No. .... NWT 25 91 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 Mary Bonura  
for a Site Plan Review - Within 500' of NYS Hwy. Rte. 9W  
County Action: Local Determination

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

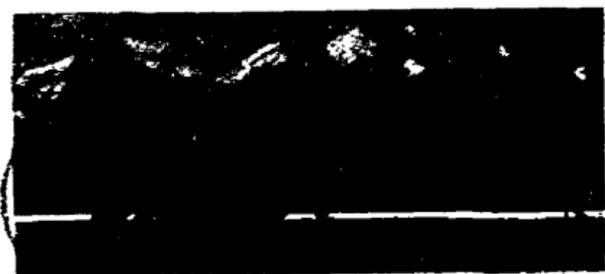
Denied ..... Approved .....

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**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/15/91

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 91-15  
NAME: ANTHONY'S PIER 9  
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/17/91	SITE PLAN MINIMUM	PAID		750.00	
08/12/91	P.B. ENGINEER FEE	CHG	135.50		
		TOTAL:	135.50	750.00	-614.50

Please issue a check  
in the amount of \$614.50 to:

MFPJJRT  
D-B-A Anthony's Pier 9  
87 Rt. 9W South  
New Windsor, N.Y. 12553

Gave to Larry R. 8/15/91 @

AS OF: 08/08/91

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: B7-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
TASK: 91- 15

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
91-15	42148	07/16/91	TIME	MJE	MC	PIER 9 S/P AM	65.00	0.50	32.50			
91-15	42150	07/16/91	TIME	MJE	MC	PIER9-DISC W/MARSHLL	65.00	0.50	32.50			
91-15	42722	07/23/91	TIME	MJE	MC	PIER 9	65.00	0.50	32.50			
91-15	42270	07/24/91	TIME	MJE	MM	FINAL APPL	65.00	0.10	6.50			
91-15	42730	07/24/91	TIME	MJE	MC	PIER 9	65.00	0.10	6.50			
91-15	42772	07/24/91	TIME	MCK	CL	PIER 9/REV COMMENTS	25.00	1.00	25.00			
TASK TOTAL									=====	=====	=====	=====
									135.50	0.00	0.00	135.50
GRAND TOTAL									=====	=====	=====	=====
									135.50	0.00	0.00	135.50

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/24/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-15  
NAME: ANTHONY'S PIER 9  
APPLICANT: BONURA, MARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/17/91	MUNICIPAL HIGHWAY	/ /	
ORIG	07/17/91	MUNICIPAL WATER	07/19/91	APPROVED
ORIG	07/17/91	MUNICIPAL SEWER	/ /	
ORIG	07/17/91	MUNICIPAL SANITARY	07/19/91	APPROVED
ORIG	07/17/91	MUNICIPAL FIRE	07/17/91	APPROVED
ORIG	07/17/91	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/24/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-15  
NAME: ANTHONY'S PIER 9  
APPLICANT: BONURA, MARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/16/91	WORK SESSION	SUBMIT APPLICATION

91-15

# MARSHALL ROSENBLUM, A.I.A.

MARSHALL ROSENBLUM, A.I.A. ARCHITECT  
P.O. BOX 2966 NEWBURGH, NEW YORK 12550  
TELEPHONE 914-562-0270  
FAX 914-562-1652

Licensed: NY NJ CT IL RI NCARB

July 16, 1991

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

ATTENTION: PLANNING BOARD SECRETARY

SUBJECT: ANTHONY'S PIER 9, NEW WINDSOR, NY

TRANSMITTED:

- 14 copies Site Plan, Revision 4, dated 16 July 1991.
- 1 Application for Site Plan
- 1 SEQRA form
- 1 Proxy statement
- 1 Project checklist
- 1 Escrow check; \$750
- 1 Application fee check; \$25

  
Marshall Rosenblum, A.I.A.  
cc: J. Bonura





Louis Melmbush  
County Executive

Department of Planning  
& Development  
124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeYork, Deputy Commissioner

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 D P & D Reference No. NWT 25 91 M  
County I.D. No. 37 / 1 / 25, 26, 27

Applicant Mary Bonura

Proposed Action: Site Plan Review - Garden Expansion/Enclosure - Anthony Pier 9

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Hwy. Rte. 9W

Comments: There are no significant inter-community or County-wide issues to bring to your attention.

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

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

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

7/24/91

Date cc: M.E.

Commissioner

7-17-91

JUL 17 1991

91-15

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
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

Rosenblum AIA for the building or subdivision of

Anthony's Pier 9 has been

reviewed by me and is approved

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

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

There are 2 water services for this property  
Notif. water dept. if services need to be  
located.

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

*Stan D. Do*

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

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

\_\_\_\_\_  
DATE

✓  
cc: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 17 July 1991  
SUBJECT: Anthony's Pier 9

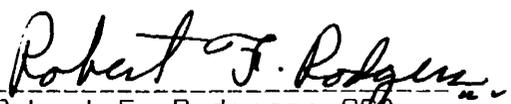
PLANNING BOARD REFERENCE NUMBER: PB-91-15  
DATED: 17 July 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-056

A review of the above referenced subject site plan was conducted this date.

This site plan is acceptable.

PLANS DATED: 16 July 1991; Revision 4.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

✓  
CC: M.E.

91-15

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INST.~~  
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

Rosenblum A.I.A. for the building or subdivision of  
Anthony's Piece 9 has been

reviewed by me and is approved

disapproved \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

J. J. Masten Jr.  
~~SANITARY SUPERINTENDENT~~

July 19, 1991  
DATE

✓  
cc: H.E

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 91-15

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

City, Town or Village Board  Planning Board  Zoning Board

2. Owner: Name Mary Bonura

Address 87 Rt. 9W - New Windsor, N.Y.

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Rt. 9W (West Side)  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 37 Block 1 Lot 25, 26, 27

Present Zoning District NC Size of Parcel 6.579

5. Type of Review:

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units \_\_\_\_\_

Site Plan: Use Garden Expansion & Enclosure

7/24/91

Date

Myra Mason, Secy for the P.B.  
Signature and Title



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 12553  
(914) 562-8640
- Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

*new*

*Mr. Howick  
P/P-2542  
2452  
@2/1/1/1  
w/1/1/1/1*

TOWN/VILLAGE OF New Windsor P/B # \_\_\_\_\_

WORK SESSION DATE: 16 July 1991 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Pier 9 - S/P An

PROJECT STATUS: NEW  OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Joe B - Marshall

MUNIC REPS PRESENT:

BLDG INSP.	<u>out - inf.</u>
FIRE INSP.	<u>Bob A</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- discuss proposed enclosure of garden area.

need app -

set up - next avail agenda

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, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Anthony's Prior 9
2. Name of Applicant Mary Bonura Phone 505-4210  
Address 87 Route 9w New Windsor NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Mary Bonura Phone 505-4210  
Address 87 Route 9w New Windsor NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan M. ROSENBLUM Phone 562-0270  
Address POB 2966 Newburgh NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Joseph Bonura Phone 565-4210  
(Name)
7. Location: On the WEST side of ROUTE 9w  
\_\_\_\_\_ feet \_\_\_\_\_  
(Street) (Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 6.579 9. Zoning District NC
10. Tax Map Designation: Section 37 Block 7 Lot 25, 26, 27
11. This application is for GARDEN EXPANSION of ENCLOSURE.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. 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

MARY BONURA being duly sworn, deposes and says that he resides at 87 ROUTE 9W NEW WINDSOR NY 12850 in the County of ORANGE and State of NY and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

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

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

Sworn before me this

Mary E Bonura  
(Owner's Signature)

16<sup>th</sup> day of July 1991

\_\_\_\_\_  
(Applicant's Signature)

Ruth J Eaton  
Notary Public

\_\_\_\_\_  
(Title)

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
No. 4673512  
Commission Expires October 31, 1992

PROJECT I.D. NUMBER

617.21

91-15

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>MARSHALL ROSENBLUM</b>		2. PROJECT NAME <b>ANTHONY'S PIER 9</b>	
3. PROJECT LOCATION: Municipality <b>NEW WINDSOR</b> County <b>ORANGE</b>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>101 ROUTE 9W, NEW WINDSOR</b>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <b>ENCLOSURE OF &amp; EXPANSION OF REAR GARDEN. (SKYLIGHT / GREENHOUSE ENCL.)</b>			
7. AMOUNT OF LAND AFFECTED: Initially <b>.27</b> acres Ultimately <b>.27</b> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <b>MARSHALL ROSENBLUM</b>		Date: <b>16 July 91</b>	
Signature: <i>Marshall Rosenblum</i>			

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

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127** If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67** If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

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

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

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

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

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

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

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

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

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

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

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

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

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

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

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

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

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

\_\_\_\_\_  
 Date

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations                   |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input type="checkbox"/> Curbing Through Section                        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | 31. <input type="checkbox"/> Catch Basin Locations                          |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 32. <input type="checkbox"/> Catch Basin Through Section                    |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage                                 |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | 34. <input type="checkbox"/> Refuse Storage                                 |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 35. <input type="checkbox"/> Other Outdoor Storage                          |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 36. <input type="checkbox"/> Water Supply                                   |
| 9. <input checked="" type="checkbox"/> Site Designation             | 37. <input type="checkbox"/> Sanitary Disposal Sys.                         |
| 10. <input type="checkbox"/> Properties Within 500 Feet of Site     | 38. <input type="checkbox"/> Fire Hydrants                                  |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 41. <input type="checkbox"/> Front Building Elevations                      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 42. <input type="checkbox"/> Divisions of Occupancy                         |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | 43. <input type="checkbox"/> Sign Details                                   |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                    |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 48. <input type="checkbox"/> Pavement Coverage (Sq. Ft.)                    |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 49. <input type="checkbox"/> Pavement Coverage (% of Total Area)            |
|   | 50. <input type="checkbox"/> Open Space (Sq. Ft.)                           |
|   | 51. <input type="checkbox"/> Open Space (% of Total Area)                   |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
|   | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |

PROPOSED IMPROVEMENTS

- 22.  Landscaping
- 23.  Exterior Lighting
- 24.  Screening
- 25.  Access & Egress
- 26.  Parking Areas
- 27.  Loading Areas
- 28.  Paving Details (Items 25-27)

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

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Richard R. [Signature]*  
Licensed Professional

Date: 16 July 91

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

MARY BONURA, deposes and says that he  
resides at 87 ROUTE 9W NEW WINDSOR NY  
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of PIER 9

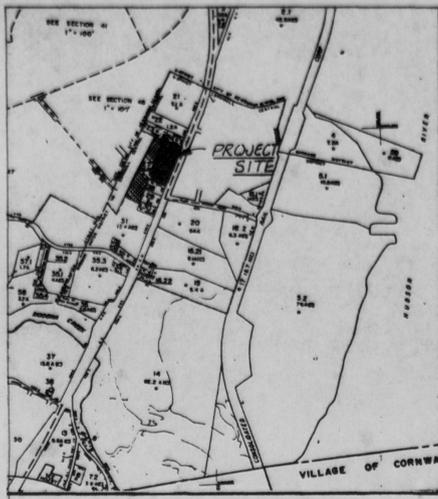
which is the premises described in the foregoing application and  
that he has authorized JOSEPH BONURA & MONTANA ROSENBLUM  
to make the foregoing application as described therein.

Date: 7/17/91

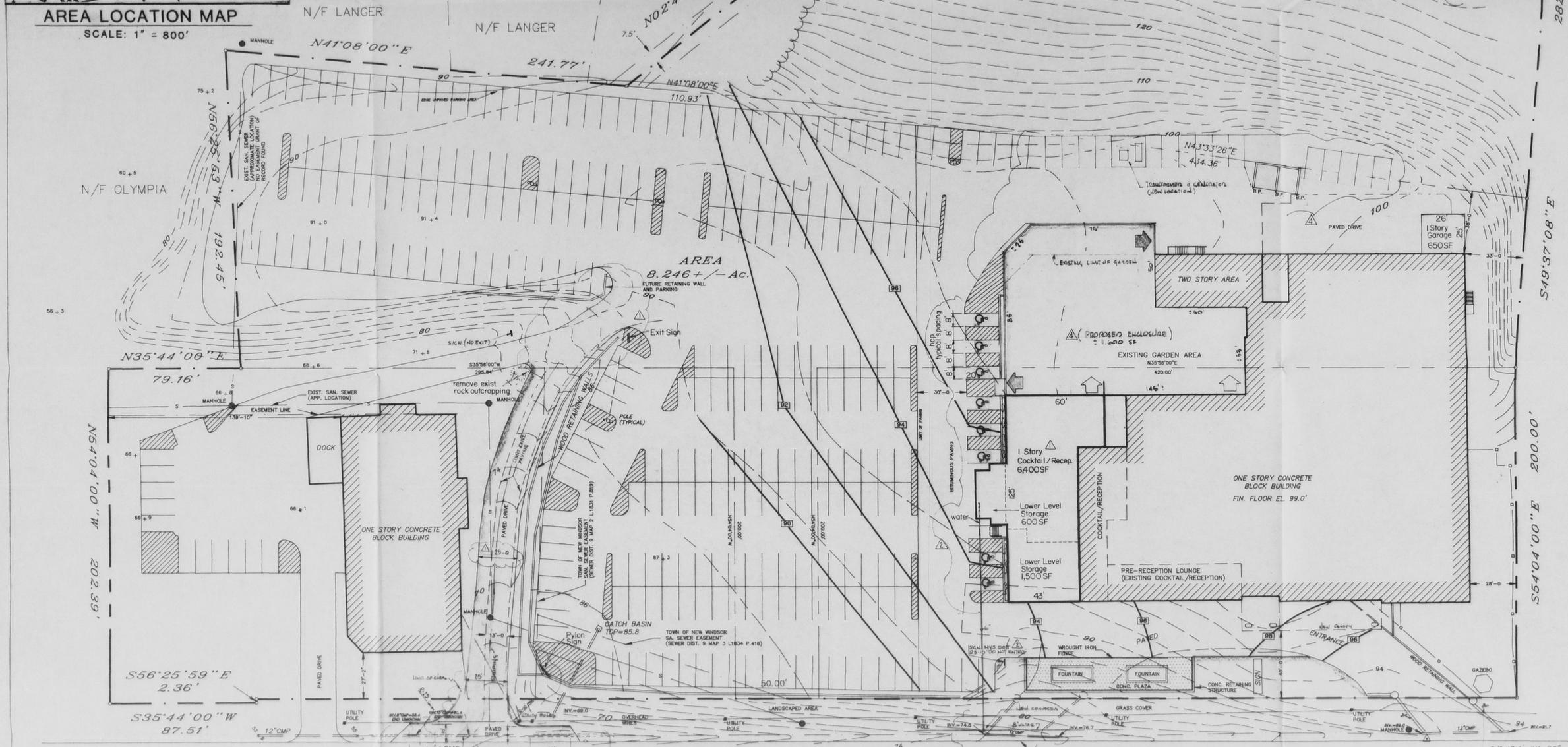
Mary Bonura  
(Owner's Signature)

Richard J. DeTom  
(Witness Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

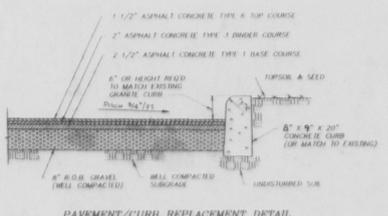


AREA LOCATION MAP  
SCALE: 1" = 800'



NEW YORK STATE HIGHWAY ROUTE 9W  
(SOUTH BOUND LANES)

SITE PLAN  
SCALE 1"=30'



REQUIRED	ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)	REQUIRED SIDE YARD / TOTAL BOTH SIDES (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAXIMUM BUILDING HEIGHT (IN FT.)
PROVIDED	NC	AA	10,000	100	40	15/35	40	30'	
PROVIDED	PIER 9	-	287,365.3 +/-	787	40	28/460 +/-	45 +/-	30'	
PROVIDED	MNP OFC/WH	-	-	-	27.2 (pre-existing condition)	635/40	207 +/-	15'	

- LEGEND
- ▬ EXISTING BUILDING
  - EXISTING UTILITY POLE
  - EXISTING AREA LIGHTING
  - EXISTING CATCH BASIN
  - EXISTING SIGNAL BOX
  - EXISTING TRAFFIC FLOW
  - EXISTING ONE WAY SIGN(S) (R6-1 L&R)
  - ▲ EXISTING NO LEFT TURN SIGN(S) (R3-1P L&R)

GENERAL NOTES

- BEING A PROPOSED DEVELOPMENT OF THE LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 37, BLOCK 1, LOTS 25, 26, 27
- PROPERTY OWNER/DEVELOPER : MARY E. BONJURA  
87 ROUTE 9W  
NEW WINDSOR, NY 12550
- PROPERTY AREA : 6.579 ACRES (287,365.3 SQ. FT.)
- LOCAL RULE #4 AREA : 267,605.3 SQ. FT. = (287,365.3 - 19,760)
- PROPERTY ZONE : NC
- EXISTING USE : A) CATERING RESTAURANT  
B) WAREHOUSE/OFFICE
- THIS SITE PLAN INFORMATION HEREON IS FROM FIELD SURVEY BY ELIAS D. GREVAS, L.S., DATED 26 OCT 1989.
- ALL PROPOSED ROAD SIGNS SHALL BE IN ACCORDANCE WITH THE N.Y.S. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PARKING REQUIRED : PIER 9 (MAX 750 SEATS)  
1 SPACE PER 3 SEATS=250 SPACES  
MNP SUPPLY  
1000 SF OFFICE (1000/2000)=5 SPACES  
6100 SF WAREHOUSE (6100/1000)=7 SPACES  
TOTAL REQUIRED=262 SPACES  
PROVIDED : 295 SPACES @ PIER 9  
AND 12 SPACES @ MNP SUPPLY

APPROVED BY THE TOWN OF NEW WINDSOR  
DATE: 10/15/90  
SIGNATURE: [Signature]

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