

**PB# 92-30**

**Stewart's Ice Cream**

**65-2-42**

*Approved 11-20-92*

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12809

Received of

D+B Realty

August 7, 1992

\$ 350.00

Three hundred fifty and  $\frac{00}{100}$  DOLLARS

For Planning Board #92-30

Site Plan Appl. - \$150.00  
Special Per. Appl. - \$200.00

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CRK # 1347</u>		<u>\$350.00</u>

By

Pauline N. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

12811

Received of

Pauline N. Townsend, Town Clerk

August 7, 1992

\$ 1,000.00

One thousand and  $\frac{00}{100}$  DOLLARS

For Planning Board Growth (#92-30)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 109093</u>		<u>\$1,000.00</u>

By

Susan Zappalo

Deputy Comptroller

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

13012

Received of

D+B Realty

NOV 18 1992

\$ 150.00

one hundred fifty and  $\frac{00}{100}$  DOLLARS

For P.B. #92-30 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 1363</u>		<u>150.00</u>

By

Pauline N. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, NY 12550

NO. 92-30

NOV 18 1992

FUND	CODE	AMOUNT
CHK # 1347		\$330.00

By Pauline B. Townsend  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      12811  
 555 Union Avenue  
 New Windsor, NY 12550

Received of Pauline B. Townsend, Town Clerk \$ 1,000.00  
One thousand and 00/100 DOLLARS  
 For Planning Board Growth (#92-30)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 109093		\$1,000.00

By Susan Zappala  
Deputy Controller

**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      13012  
 555 Union Avenue  
 New Windsor, NY 12550

Received of D & B Realty \$ 150.00  
one hundred fifty 00/100 DOLLARS  
 For P.B. #92-30 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1363		150.00

By Pauline B. Townsend  
Town Clerk  
 Title

Planning Board  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12553

NO. 92-30  
November 18, 1992

RECEIVED FROM D & B Realty (Stewart)  
Two Thousand Four Hundred Twenty-Two 50/100 DOLLARS  
4% of \$50,000.00 + 2% of \$23,626.00 - Inspector Fee

Account Total \$ 2,472.52  
 Amount Paid \$ 2,472.52  
 Balance Due \$ 0-

Walter Cottrell  
Mayor  
Mary Mason, Secy for the PB

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

of 9/17/92  
\$239.50  
Eng

8103 TOWN OF NEW WINDSOR  
PAGE: 1 CHECK DATE 07/10/92  
LDC: C



CHECK NUMBER: 109093  
BOX 435  
SARATOGA SPRINGS, NEW YORK 12866

VOUCH NUMBER	INVOICE NUMBER	INVOICE DATE	PAYMENT DESCRIPTION	DEPT NO.	GROSS AMOUNT	DISCOUNT AMOUNT	NET AMOUNT
53450	330	07/09/92	330	330	1,000.00	0.00	1,000.00
* TOTALS *					1,000.00	0.00	1,000.00



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

Pauline G. Townsend  
TOWN CLERK

## REQUEST FOR PUBLIC RECORDS

DATE: \_\_\_\_\_

(Please specify or describe items(s) requested)

planning & zoning files pertaining  
to streets.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Representing: \_\_\_\_\_

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: \_\_\_\_\_

Time Returned: \_\_\_\_\_

# Stewart's

P.O. BOX 435  
SARATOGA SPRINGS, NY 12866

February 9, 1993

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

RE: NEW STEWART'S/OLD TEMPLE HILL ROAD

Greetings to all,

On behalf of Stewart's Ice Cream Co., Inc. and myself personally, I wish to thank you for your expeditious, professional (and favorable) handling of our appearance before your board.

As one who has made innumerable appearances before the various Zoning and Planning Boards up and down the Hudson Valley for over 20 years, I appreciate the manner in which you conduct your business.

My thanks to you all, and your staff for their assistance, and will make sure you are invited to our grand opening in the spring.

Very truly yours,

STEWART'S ICE CREAM CO., INC.



Graham P. Franks  
Real Estate Manager

cc: Pat, Myra

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/20/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-30  
NAME: STEWART'S SHOP  
APPLICANT: STEWART'S ICE CREAM CO,

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/05/92	S.P. ESCROW	PAID		1000.00	
05/27/92	P.B. MINUTES	CHG	13.50		
08/12/92	P.B. ATTY. FEES	CHG	35.00		
09/09/92	P.B. ATTY. FEES	CHG	35.00		
08/12/92	P.B. MINUTES	CHG	31.50		
09/09/92	P.B. MINUTES	CHG	40.50		
11/12/92	P.B. ENGINEER FEE	CHG	239.50		
11/20/92	RETURN TO APPLICANT	CHG	605.00		
TOTAL:			1000.00	1000.00	0.00

Please issue a check in the  
amount of \$605.00 to:

Stewart's Ice Cream Co.  
P.O. Box 435  
Saratoga Springs, N.Y. 12866

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/20/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 92-30

NAME: STEWART'S SHOP

APPLICANT: STEWART'S ICE CREAM CO,

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/20/92	PLANS STAMPED	APPROVED
09/09/92	P.B. APPEARANCE (PUBLIC HEAR)	P.H. CLOSED:NEG.DEC.
09/09/92	P.B. APPEARANCE CON T . BRICK ON BLDG., BRICK	APPROVED COND. DUMPSTER, CURBING, BOND ESTIMATE
08/18/92	WORK SESSION APPEARANCE	REVISE:P.H. 9-9-92
08/12/92	P.B. APPEARANCE	REVISE & RET./L.A.
08/12/92	P.B. APPEARANCE (CONT'T.)	SET P.H.-SITE VISIT
08/04/92	WORK SESSION APPEARANCE	REVISE & SUBMIT
07/14/92	WORK SESSION APPEARANCE	REVISE AND RETURN
06/16/92	WORK SESSION APPEARANCE	REVIS & RETURN
05/27/92	P.B. APPEARANCE (DISCUSSION)	DISCUSSION ONLY
05/19/92	WORK SESSION APPEARANCE	REVISE:PRESUBMISSION

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/20/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-30  
NAME: STEWART'S SHOP  
APPLICANT: STEWART'S ICE CREAM CO,

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 08/05/92	MUNICIPAL HIGHWAY	08/25/92	SUPERSEDED BY REV1
ORIG 08/05/92	MUNICIPAL WATER	08/07/92	APPROVED
ORIG 08/05/92	MUNICIPAL SEWER	08/25/92	SUPERSEDED BY REV1
ORIG 08/05/92	MUNICIPAL SANITARY	08/25/92	SUPERSEDED BY REV1
ORIG 08/05/92	MUNICIPAL FIRE	08/10/92	APPROVED
ORIG 08/05/92	PLANNING BOARD ENGINEER	08/25/92	SUPERSEDED BY REV1
ORIG 08/17/92	O.C. PLANNING DEPT.	08/26/92	LOCAL DETERM.
REV1 08/25/92	MUNICIPAL HIGHWAY	09/18/92	APPROVED
REV1 08/25/92	MUNICIPAL WATER	08/27/92	APPROVED
REV1 08/25/92	MUNICIPAL SEWER	/ /	
REV1 08/25/92	MUNICIPAL SANITARY	/ /	
REV1 08/25/92	MUNICIPAL FIRE	08/26/92	APPROVED
REV1 08/25/92	PLANNING BOARD ENGINEER	/ /	

APPLICATION FEE (DUE AT TIME OF SUBMITTAL) \$ 150.00

PLAN REVIEW FEE: (APPROVAL) \_\_\_\_\_

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00  
PLUS \$25.00/UNIT B. \_\_\_\_\_

TOTAL OF A & B: \$150.00 \*

SITE IMPROVEMENT COST ESTIMATE: \$ 73,626.00

A. 4% OF FIRST \$50,000.00  
B. 2% OF REMAINDER

A. 2,000.00  
B. 472.52

TOTAL OF A & B: \$2,472.52 \*

11/12/92

\* Need two separate checks

AS OF: 11/08/92

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 92- 30

FOR WORK DONE PRIOR TO: 11/11/92

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
92-30	54858	06/16/92	TIME	MJE	MC	STEWARTS #2 S/P	65.00	0.40	26.00			
92-30	56771	07/14/92	TIME	MJE	MC	STEWARTS 2 S/P	65.00	0.40	26.00			
92-30	58164	08/04/92	TIME	MJE	MC	STEWARTS 2 S/P	65.00	0.40	26.00			
92-30	58747	08/11/92	TIME	MJE	MC	STEWARTS	65.00	0.40	26.00			
92-30	58877	08/11/92	TIME	MCK	CL	S/REVIEW COMMENTS	25.00	0.50	12.50			
92-30	56176	08/18/92	TIME	MJE	MC	STEWARTS 2	65.00	0.40	26.00			
92-30	60563	09/04/92	TIME	MJE	MC	NW/STEWARTS S/P	65.00	0.50	32.50			
92-30	59013	09/09/92	TIME	MJE	MM	COND FINAL APPL	65.00	0.10	6.50			
92-30	60999	09/09/92	TIME	MCK	CL	S/REV COMMENTS	25.00	0.50	12.50			
92-30	61077	09/24/92	TIME	MJE	MC	STEWARTS	65.00	0.30	19.50			
									213.50			
92-30	62490	10/14/92				BILL 92 555	pd				-213.50	
											-213.50	
92-30	64466	11/11/92	TIME	MJE	MC	REVIEW SITE BOND EST	65.00	0.40	26.00			
									=====	=====	=====	=====
TASK TOTAL									239.50	0.00	-213.50	26.00
									=====	=====	=====	=====
GRAND TOTAL									239.50	0.00	-213.50	26.00

LOCATION: PHAS 330  
 NEW - OPEN: 1993

CONTRACTOR:

STANDARD DEVIATION

BUDGET

ACTUAL

COMMENTS

STANDARD FORMULA

TOTAL INVESTMENT

CC: BILL D.

**E**

9

**175000**

ERROR

.00 STD ANNO GP

10/ 5/1992

9:30:31 AM P

ROI %

LAND VALUE

NANCY T.

175000

175000

ERROR

TOTAL SITE COST

BRANDON M.

75000

74600

~~149800~~

ERROR

~~SITE COST 149,800~~

TOTAL LAND & SITE

TOM M.

250000

ERROR

TOTAL BLDG COST

CHAD F.

105000

0

\*\*\* FINAL BUDGET \*\*\*

TOTAL EQUIP

CHERYL W.

60000

0

TOTAL GAS

JACKIE/FILE

105000

0

~~SITE COST/SQ FT~~

~~32.72~~

~~31.40~~

~~62.96~~

ERROR

Site 149,800  
 BLD 118,600  
 GAS 113,000

7000 PLANS/PERMITS

5000

2000

7000

ERROR

OFF SITE DEVELOPMENT

4000

-4000

0

0

7030 DEMOLITION/CLEARING

5000

-1500

3500

0

7060 GRADING/STORM SEWERS

13000

11386

24386

0

\$11K+STORM/\$10K GRADING

7270 BACKFILL/FOOTINGS

2000

~~2000~~

0

7090 WATER

2000

1300

~~2000~~

0

7120 SANITARY

4000

6100

~~4000~~

0

7150 GRAVEL/FILL

6000

46374

~~6000~~

0

7330 UTILITIES

4000

1200

~~4000~~

0

7180 CURBING/SIDEWALK

5000

3990

8990

0

7210 BLACKTOP

16000

4750

20750

0

7240 LANDSCAPE/FENCE

9000

3000

12000

0

TOTAL SQ FT BUILDING

2292

84

2376

2376

40 X 60

BLDG COST/SQ FT

45.81

5.72

49.92

.00

7480 MASONRY

EMCO

1000

3000

4000

0

MASONRY DUMPSTER ENCLOSURE

7500 ELECTRIC/MATERIALS

WAREHOUSE

5000

5000

0

7570 HVAC

5000

5000

0

7510 PLUMBING

1000

1000

0

7690 ROOF

0

0

0

7630 FLOOR/WALLS/CEILING

7000

7000

0

7660 CONTRACT

EMCO

84000

8400

92400

0

4 SIDE BRICK/MANSARD

7720 GENERAL

2000

2000

4200

0

FLAGPOLE/OUTSIDE HYDRANT

TOT BLDG EXP

10725

10725

0

LAND VALUE PER SQ FT

76.35

.00

76

.00

SITE/BLDG/LAND

355000

88200

443200

ERROR

SITE/BLDG/LAND PER SQ FT

154.89

37.12

186.53

ERROR

7810

7840 SIGNS

SAXTON

1200

1200

0

7870 WALKING

BALLY

22000

3000

25000

0

CORNER COOLER/LABOR

SELF CONTAINED REFRI

HUSSMAN

19100

19100

0

8020

PIONEER

900

900

0

7900 ERECTOR SET

WAREHOUSE

4000

4000

0

7930 SHELVING

WAREHOUSE

2000

2000

0

8020 CASH REGISTER

APPLIANCE SHOP

4300

4300

0

GENERAL

WAREHOUSE

6500

6500

0

1981 TOT EQ EXP

12000

12000

0

1982 TANKS

DAIRYMPLE

45000

500

45500

0

SOUTHERN LOCATION/MILEAGE

1983 ISLAND

10000

2000

12000

0

ADDITIONAL CONDUIT

1984 CANOPY

15000

500

15500

0

ADDITIONAL CONDUIT

1985 FIRE SYSTEM

4300

200

4500

0

ADDITIONAL CONDUIT

1986 PUMPS

21200

-200

21000

0

1989 CONSOLE

3500

3500

0

1971 GENERAL & WAREHOUSE

6000

1000

7000

0

MILEAGE

SIGNS

0

4000

4000

0

4' X 8' FREESTANDING

CONTAMINATION

TOT BLDG EXP

373

TOTAL EXPENSE

373

4' X 8' FREESTANDING

4' X 8' FRE

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00

PLAN REVIEW FEE: (APPROVAL)

\_\_\_\_\_

PLAN REVIEW FEE (MULTI-FAMILY):  
PLUS \$25.00/UNIT

A. \$150.00

B. \_\_\_\_\_

TOTAL OF A & B: \_\_\_\_\_

SITE IMPROVEMENT COST ESTIMATE: \$ \_\_\_\_\_

A. 4% OF FIRST \$50,000.00

A. \_\_\_\_\_

B. 2% OF REMAINDER

B. \_\_\_\_\_

TOTAL OF A & B: \_\_\_\_\_



**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  
 Milford, Pennsylvania 18337  
 (717) 296-2765

**TOWN OF NEW WINDSOR  
 PLANNING BOARD  
 REVIEW COMMENTS**

**PROJECT NAME:** STEWART'S ICE CREAM SITE PLAN  
**PROJECT LOCATION:** OLD TEMPLE HILL ROAD AND VAILS GATE HEIGHTS ROAD  
 SECTION 65-BLOCK 2-LOT 42  
**PROJECT NUMBER:** 92-30  
**DATE:** 9 SEPTEMBER 1992  
**DESCRIPTION:** THE APPLICANT HAS SUBMITTED A PLAN FOR A  
 2400 SQ. FT. RETAIL ESTABLISHMENT ON THE  
 REFERENCED PROPERTY. THE PLAN WAS PREVIOUSLY  
 REVIEWED AT THE 12 AUGUST 1992 PLANNING BOARD  
 MEETING. THE APPLICANT IS BEFORE THE BOARD FOR  
 THE SITE PLAN AND SPECIAL PERMIT PUBLIC HEARING AT  
 THIS MEETING.

1. All previous engineering review comments, as well as all comments from the previous meeting (to my knowledge) have been addressed with this latest submittal drawing.

Once the Planning Board receives the comments from the public and makes further detailed review of this application, I will be pleased to review and comment on any concerns, as deemed appropriate by the Planning Board.

2. It appears that only one side of the entrances have curbs provided (since the central island is being curbed). If my understanding is correct, the Board may wish to consider recommending a section of curb for both sides of both entrances.
3. If the Planning Board believes sufficient information is available, they may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(9) of Chapter 19 of the Town Code.

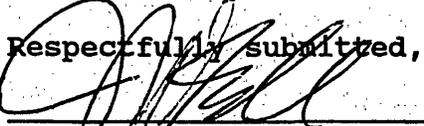
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: STEWART'S ICE CREAM SITE PLAN  
PROJECT LOCATION: OLD TEMPLE HILL ROAD AND VAILS GATE HEIGHTS ROAD  
SECTION 65-BLOCK 2-LOT 42  
PROJECT NUMBER: 92-30  
DATE: 9 SEPTEMBER 1992

5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

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

MJEmk

A:STEWART2.mk



# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
 NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd DR.  
New Windsor, NY 12553

DATE		CLAIMED	ALLOWED
8/12/92	Planning Board Meeting	75 00	
	Misc - 9	✓ 40 50	
	Windsor Enterprises - 1	✓ 4 50	
	Mt. St. Joseph - 2	✓ 9 00	
	✓ N.W. Golf Club - 5	✓ 22 50	
	✓ Fox Run - 5	✓ 22 50	
2-30	✓ <del>Stewart</del> - 7	✓ 31 50	
8-21	✓ AHFS - 4	✓ 18 00	
-14	✓ Hornsby - 8	✓ 36 00	
8-11	✓ Park, Drive and Fly - 23	✓ 103 50	
	Superior Auto - 5	✓ 22 50	
	Woodlawn - 1	✓ 4 50	
	Blossum Heights - 1	✓ 4 50	
		<u>394.50</u>	

PUBLIC HEARING:

STEWART'S ICE CREAM SITE PLAN (92-30) Old Temple Hill Road and Old Windsor Road

Mr. Meyers came before the board representing this proposal.

MR. PETRO: It has been checked by Myra Mason that on August 25, 1992 addressed envelopes containing attached notice of public hearing did indeed go out. We have it notarized in our minutes. Mr. Meyers, please make your presentation.

MR. MEYERS: Sure, I wanted for the benefit of the public, if there are people here for this tonight, that just to say that Stewart's, we're a very vertically integrated company, we own our own dairy, we bottle our own soda, process our on milk, distribute production to our stores and basically we pretty much control all aspects of our operation. This would make 187th shop. I wanted to mention that Stewart's has a very strong sense of civic responsibility. Last year, five percent of our profits which was over one half million dollars went to charities. This particular shop as every new shop when we open, we have a special and what we do is we match funds with purchases that are made of the \$187 figure so we have a very strong commitment to the civic responsibility in the area that we go into. Last time we ran through the basic elements of the site plan. There were some comments from the board and we have addressed those comments. We were asked to take a look at, I put down basically four things we were asked to provide some type of oil-water separator that would intercept water before it flowed off site from the storm water sewer system and basically since it was split into two areas, as is the site in terms of drainage, we have added two of those structures, one over here and one here. We also were asked to provide a flag pole and we've done that. We're showing it in the front in this green space directly in the front of the store and we were also asked to curb this entire island to provide protected green space and we're showing curbing now all the way around the perimeter

and we've made a note that it would be approved by the County or the Town Highway at the time of construction. Just to make sure that we're on the proper setback and so on. The dumpster enclosure I brought a photograph tonight.

MR. VAN LEEUWEN: I saw it, I'm not happy with the dumpster enclosure.

MR. MEYERS: What that is I want to point out a couple of advantages to it. We did spend a lot of time coming up with that design, it's a tubular galvanized all the way around so it will move on the pavement. Now this site, it's dumpster as in most sites, is located behind the building. This one I think is a little more protected from the view of the highway but nevertheless, the dumpster is four-sided. The enclosure, it's completely covered with the material which is vinyl. They are very easy to maintain because each component is replaceable. Lot less maintenance, they stay looking new longer and I think also allows for more flexibility to downsize. We recycle almost everything now but it's increasing, we take our own cardboard and bottles back to our own plant. As that trend continues, the dumpsters may shrink and we can shrink the size of the enclosures so it really provides some unique benefits we think and we'd rather have that versus something that was permanently constructed. But of course, that is up to the board but that is our pitch on it. Those are the reasons why we've come on to it. And that is really all the short version of the proposal. We've come into this area with proposal that doesn't encumber the board by asking for variances or other exceptions. We're in a proper zone. We have complied with the setbacks, et cetera and we think we've come up with a very good plan, very nicely landscaped, overall design for long term use and care because we're the owner, the developer and end user forever. This is not a franchise operation. So we'd like you to consider this as a final, if we could.

MR. VAN LEEUWEN: No, I have problem with the site at all. I'm not going to stand in the way if everybody else goes along with the dumpster, with the fence. I'm not crazy about that. That is the only thing, I

September 9, 1992

4

really, the rest of it, the site is a nice site, especially this type of operation, I have no problem with the site.

MR. DUBALDI: What do you want to see in the dumpster?

MR. VAN LEEUWEN: I'd rather see a different construction besides aluminum and strips in the thing, you know what I mean?

MR. PETRO: Normally, we go with the construction of the building if you're using brick face on the building, like to see a brick face.

MR. VAN LEEUWEN: If they made it out of wood of some kind instead of that.

MR. LANDER: Stockade fence?

MR. VAN LEEUWEN: Looks like stockade fence, you're correct, the dumpster doesn't, I don't mind seeing stockade fence, I just don't like the chain link fence effect. That is all I've got to say. We have been out to the site, I was out at the site again this afternoon, took another look and I have no problem.

MR. PETRO: In view of where the dumpster is on this particular application, I mean, it's in the back and it's secluded. I don't think you can see it from anywhere on the property.

MR. VAN LEEUWEN: That is a point well taken and I said I'm not going to stand in the way of it.

MR. PETRO: I don't think that is paramount. I'll go along with the rest of the members myself. It just doesn't seem to be that detrimental to having it looking that much better than it would look as it stands.

MR. DUBALDI: What are we going to do with curbing, curbing all around?

MR. VAN LEEUWEN: He already said that the whole island is curbing.

MR. DUBALDI: What about the sides of the entrance?

MR. PETRO: What Mark is saying in the notes on the two sides of the driveway, in other words, only curbed on the one side and that side being where the island is, the plan does not call for or show curbing on either side of the driveway.

MR. LANDER: I don't think we really asked for it. At the time we asked for this island to be closed. So maybe what we should look at here is maybe just giving us a curb with a return on it. That is what we do on the state highway, just a return coming in.

MR. PETRO: How are you planning on treating that?

MR. MEYERS: Okay, what we've shown here is that both entrances, this side is curbed also then we'd fade it down in other words taper off flat but it would end 40 feet in from the road so this is not proposed as being curbed. The reason that we didn't propose that is because of a number of reasons. One is drainage. We'd like to keep the drainage plans as simple as we can. This allows basically each half of the lot to sheet flow off. Also snow plowing makes a lot easier in terms of plowing. If there's snow plowing and curb damage we just found granted down here there isn't as much snow. It isn't much of an issue up north anymore, it doesn't snow anywhere. That will change, I'm sure and we found it's a lot easier to maintain without it. On the other hand, we think it's easy to maintain a protected space as we show here so we kind of split it up.

MR. LANDER: You have a catch basin in easterly corner.

MR. MEYERS: So all the water coming off is intercepted. It not only does it keep it out of the road but it provides a way to controlling erosion so it really works.

MR. LANDER: The only place you're really going to have the sheet drainage is on the northeast side.

MR. MEYERS: Yeah, maybe off here too and that is

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really about it. Because this whole area is coming to this point, this is all going that way so the snow plowing is really the biggest concern.

MR. VAN LEEUWEN: This is one of these pre-fab buildings?

MR. MEYERS: No, this is all stick built, built right on the site. From the time we start the project from the time the footings come in we're open in 5 1/2 weeks but we do it so often, so repetitively that it goes like the same way. This site is a little different in that there's quite a large amount of fill required here so that aspect is probably two weeks, just to prep it.

MR. VAN LEEUWEN: It's going to be slab concrete type thing?

MR. MEYERS: Yes and it's brick, this building would be brick two sides unless there was a concern to do the other 2 but we'd propose in this type of corner lot to do these two sides and the back is T111, so it is a brick veneer.

MR. VAN LEEUWEN: See, it doesn't show it on the plan okay, the weigh it looks on the plan, it's all brick.

MR. MEYERS: It could be interpreted both ways, if that is really a preference of the board, it can be done. We weren't really thinking that up front because really there's nothing over here that we know of.

MR. PETRO: There's nothing there now but could be at some point so it is a consideration. I'd like to see it bricked on both sides.

MR. MEYERS: These three or?

MR. VAN LEEUWEN: No, the back side.

MR. MEYERS: This end and the front?

MR. VAN LEEUWEN: Right that should all be brick.

MR. PETRO: I think so, too.

MR. VAN LEEUWEN: How does everybody else feel about the curbing? Ron, it's your expertise.

MR. LANDER: We're going to curb the entrances, that is all I think that is all you need.

MR. EDSALL: You're saying curbing both sides at the entrance?

MR. LANDER: Both sides.

MR. EDSALL: I wasn't really pushing for anything more than that. I think he'll delineate where the entrance is. Beyond that, I wouldn't say that it's necessary.

MR. VAN LEEUWEN: What do we want to do about the dumpsters? Everybody happy with the dumpster?

MR. LANDER: I don't know it is always my preference to have it made out of the same material the building is made out of. If it's brick then it should be brick. The ones that I have seen around they don't of course I'm not saying that Stewart's doesn't maintain the properties but I've seen a lot of other ones, they get banged up, bent up, before you know it, the enclosure is down because it costs too much to maintain so I think that why don't we just make it out of the same material that the building is made out of, brick veneer. Otherwise, I have no problem with the project.

MR. PETRO: I think the direction of the Planning Board is that it be made out of the same material which would be the brick. I think the swinging gates in the front maybe slatted with your other material would be fine so you have those couple changes. You have the dumpster, and the brick on three sides of the building and curbing in the front entranceways on both sides. Do you want to put an amount of net on that to go in when you say, I mean, they can come in four feet off the property line and say it's curb.

MR. LANDER: They'll come back in as far as the, where it meets.

MR. PETRO: Where the radius would end.

MR. MEYERS: That would make sense.

MR. VAN LEEUWEN: As far as I'm concerned, when you make the changes, I'll go along with approving it, I have no problem with it.

MR. MEYERS: I'll agree to do that right here and now so if you want to make that a condition, we can put that as part.

MR. VAN LEEUWEN: You want to take a subject-to vote tonight?

MR. LANDER: How about fire department has seen this?

MR. PETRO: For anyone in the audience and for the members also, the fire department did review this on 8/26/92 and approved it. Local determination by Orange County Planning Department as of 8/26/92.

MR. LANDER: How about Mr. Fayo, has he seen it?

MR. PETRO: He has no comment.

MR. LANDER: Has he seen it?

MR. PETRO: He evidently, yes, I just asked the same question and he had no comment, one way or the other so we assume that that should be more definitive though, in the future.

MR. VAN LEEUWEN: I'll make a motion we approve it subject to.

MR. EDSALL: Got to go--

MR. PETRO: Before we do the SEQRA, I'm going to open it up to the public, then we'll go back to the board members for a public hearing. If anyone is here for the Stewart's site plan and you have something to say, please state your name for the steno and your address. Anyone here to speak? If not, I'm going to close the public hearing to the public.

MR. VAN LEEUWEN: I make a motion to close the public hearing.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made and seconded to close the public hearing. Any further discussion from the board members?

ROLL CALL

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have to clear up negative dec.

MR. VAN LEEUWEN: I make a motion to declare negative dec.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made and seconded to declare negative dec on the Stewart's Ice Cream Site Plan. Any further discussion from the board members?

ROLL CALL

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Also in your subject-to, we are going to have to make sure that we state that before the been plan is signed, that a bond estimate is correlated with the Mark Edsall be placed on this application. So with that we're going to have a few subjects-to's. Hank, do you want to go through them all?

MR. VAN LEEUWEN: I'll make a motion that we approve subject to the following, that the curbing on the outer perimeter of the property is put in, I don't know how

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many feet that's got to be?

MR. DUBALDI: To the radius.

MR. VAN LEEUWEN: To the radius, subject to the dumpster being made out of the same material that the building is, that is brick, there was one more, three sides of the building have to be brick and the bond estimate has to be put up.

MR. LANDER: I'll second it.

MR. PETRO: Motion has been made and seconded to approve Stewart's Ice Cream Site Plan, Old Temple Hill Road subject to the dumpster being enclosed with the same building material, namely brick, the curbing going in as far as the radius, three sides of the building being made of brick facing and also the bond estimate. Any further discussion from any of the board members? Before we take a vote, I want to read into the minutes do you have a landscaping detail on this plan anywhere? I see shrubbery all over the place but we don't have any indication nor does it say right on there.

MR. EDSALL: There's a planting schedule on the plan.

MR. VAN LEEUWEN: That's been on there right along.

MR. PETRO: I'll take a roll call, if there's no further discussion.

ROLL CALL

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

STEWART'S ICE CREAM SITE PLAN (92-30) ROUTE 300

Brandon Myers came before the Board representing this proposal.

MR. PETRO: I do have a notice that you received Fire approval on 8-10-92, Water approval on 8-7-92. This is not the same site that you were here for at the last meeting?

MR. MYERS: This is my first time here tonight. So, I think, this site was on Route 92.

MR. PETRO: Route 94.

MR. MYERS: That is correct. This is a different site all together.

MR. DUBALDI: There's two?

MR. PETRO: There's two separate applications, this is not the one that we reviewed before.

MR. MYERS: My name is Brandon Myers, Stewart's Ice Cream Company. I'd like to introduce the company. I don't know if a lot of people here are really familiar with the Stewart's Ice Cream. I'm based in Saratoga Springs so I'd like to go through a sort of introduction of the company and then go through some of the basics of the site plan. Then I'll take any questions or comments after that.

We are a company based in Saratoga Springs. It's a family and public, or employee and family owned company. We have 187 stores now from Plattsburg to Poughkeepsie. We take a very long term conservative approach to the business. We are a profitable company, carry no debt, very personal oriented and are committed to the communities in which we are located. Right now, we have a dozen shops in process and we are aware of how various Boards differ in their approach. We'd like to interface with the Board in the most appropriate manner possible, find the critical issues if there are any as early as we can and deal with it accordingly. We won't be able to respond to the Board clearly and promptly since we are the developer/contractor and the ultimate users of the project, all of the planning and

design function of our shops are done in-house:

We have surprisingly little net impact on the area, we use less water and sewer than most residences. We recycle nearly all of our trash, state of the art security and fire system as well. Our gasoline installation which in this site consists of two 4,000 gallon tanks and one 8,000 gallon tank consisting of monitoring systems as well as secondary containment to prevent gasoline contamination.

Our design of the building is uniform so we can minimize signing and utilize texture of brick and shingles versus garish colors in making our presentation. We have a mansard roof which provides overhang that covers the sidewalks as protective walkway for customers and provides us with a place to locate the signs on the building. We have had the opportunity over the year to try every type of layout to try to maximize greenspace, avoid a sea of blacktop since we park very few customers at one time and nearly everyone wants to park near the building.

Drainage is critical as is durable landscaping and on this particular site plan, we have presented this such that we can create a very protected green area directly in front of the building. Exterior lighting is shown on two entranceways. We're proposing to light for each one but it's minimal and it's only designed for safety and to illuminate areas where people walk and drive.

As far as the site plan goes, this is approximately 1.6 acres location is Old Temple Hill Road and Vails Gate Heights directly across from the property there's a floor covering tile business. We have nearly 75% of this proposal is to remain as a greenspace with the other fourth being developed with a building and parking. Most of the vegetation in the lower level we'll maintain and we are showing a line to delineate what we'll not disturb. Which is about a third that won't be disturbed. We are proposing 13 parking spaces, 2300 square foot building and as I mentioned two underground 4,000 gallon tanks, one 8,000 gallon tank with a self-service canopy and two dispensers in the front.

We have tried to include the basics on the plan and having dealt with the drainage we tried to keep that

simple and controlled with catch basins in the front which will serve to direct to the back of the lot which is where the water is flowing now as well as minimizing erosion of the development.

We have provided buffering to the south for the existing residents. We have also indicated what we think to be appropriate for landscaping. As I mentioned, protected area in the front and some trees in the back.

There is sewer here as I guess you have already mentioned, Mr. Chairman, you have approval for water also. I have been involved with this project since the contract was signed with the owner. And I have, I can answer I think nearly all of your questions and I'd be happy to do that.

MR. VanLEEuwEN: Can I ask a question: In your catch basin, do you have anything designed for a grease pit to pick up the oil coming off the parking lot before it winds up in the stream back here?

MR. MYERS: We don't but the good point is we can modify very easily either all the catch basins or to do that what we'd call a mini separator.

MR. VanLEEuwEN: Just do it final where everything goes into and put a grease separator in there. We have got Silver Stream and we don't want the grease and oil and gasoline running into that stream.

MR. MYERS: Sure, I'll make a note of that.

MR. VanLEEuwEN: Otherwise, I think the Board should take a look at it. I know where the land is, I know the land.

MR. LANDER: The only thing that I see that I would like to see you have curbing starting at Old Temple Hill Road going into your property and coming back out onto Vails Gate Heights drive. What I'd like to see is that you are actually be an island continue your curbing right around because what is going to happen at that point, seems to me you're going to have a problem water is going to --

MR. MYERS: Are you saying in the front?

MR. LANDER: Just loop the curb around, just like you're on a State highway, I think it will define it.

MR. VanLEEuwEN: I'd like to see a flag pole on this, if you don't mind, you're right on Freedom Road, right, that's where the hostages came in when they got off the plane.

MR. MYERS: American Flag pole?

MR. VanLEEuwEN: We don't want a Dutch, just a flag that counts in this country.

MR. MYERS: It's a good spot for it.

MR. VanLEEuwEN: Temple Hill Road, okay, is Freedom Road, you're right near, that is the reason why we ask for it on Freedom Road, that's where the hostages first came in when they went to West Point, they came out of Stewart. Since that time, that road has been named Freedom Road. The other thing I ask is grease pit. I'd like to look at the property.

MR. LANDER: I see you have dumpster pad and fence, what we'd like to see is that whatever this building is made out of, make your dumpster enclosure conform to the building material that we use here. I don't know what the siding is going to be.

MR. MYERS: I'd like to comment on that. It is brick. We have done that in the past but I'd like to call your attention to what we are doing now, it's aluminum or a metal tubular construction, it's not permanently attached to the ground, it's designed so it can move, there's slats all the way around. We spent about a year making one prototype trying another back and forth, back and forth because what we found that the permanent enclosures tend to hit and damaged and they look terrible.

MR. LANDER: Do you have one that we can see?

MR. MYERS: I can get a photograph and the detail sheets on it, I think it's in the back, it's, you know --

MR. LANDER: We want to keep all that paper and

containers and everything so it doesn't --

MR. MYERS: On site.

MR. LANDER: So it doesn't blow all over New Windsor, we tried to get a top but the Fire Department didn't think that was a good idea.

MR. MYERS: I'll provide it for you.

MR. VanLEEuwEN: Their stores are clean.

MR. DUBALDI: What kind of hours of operation.

MR. MYERS: Hours of operation typically are 5:30, 6:00 to 11:30, 11:00 sometimes 12:00 but very very rarely 24 hours. The district sets those hours on a shop by shop basis but typically that is what it involves.

MR. PETRO: Lead agency, does anyone --

MR. VanLEEuwEN: I make a motion that we declare lead agency.

MR. LANDER: I'll second it.

MR. PETRO: Motion has been made and seconded that we declare lead agency for the Stewart's Ice Cream. Any discussion from the Board members?

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

MR. PETRO: Also the public hearing which is mandatory because of the special use permit.

MR. VanLEEuwEN: I make a motion we have a public hearing.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made and seconded by Mr. Dubaldi we have a public hearing on the Stewart's Ice

Cream Site Plan. Any discussion from the Members of the Board? If not, roll call.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

MR. LANDER: One question, where is the nearest store that would be similar to this one, I know there's one I don't know if it's your outfit up on 52 in the Town of Newburgh.

MR. MYERS: That is us and that is pretty much the same. This building is a new prototype 60 by 40 but the brick, the shakes, the sidewalk, all that is typical.

MR. LANDER: Lighting would be the same?

MR. MYERS: There's one that we are opening tomorrow that's identical to this on Tower Drive in Walkill, the same size building.

MR. VanLEEuwEN: How about the one in Bolton Landing?

MR. MYERS: That I think there was, I think that building though was put up new, that building, I think is a little bit smaller, that lot is very small.

MR. PETRO: Can you get a letter to Orange County Planning even though we are going to go for a site visit. I don't think that the site plan is going to be affected that much. I think we can get one off and get it back to us. Also schedule a site visit or put down --

MR. VanLEEuwEN: It's got to go to the county because it's a county road.

MR. PETRO: That is what I just said, it's going to Orange County Planning. Anything you'd like to add?

MR. MYERS: Does this mean we have a date set now for the public hearing?

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MR. PETRO: One will be set through the Building Inspector's Office.

MR. MYERS: Thank you. We'll make sure that our revisions that you have mentioned tonight are incorporated.

MR. VanLEEuwEN: Flag pole, grease pit and curbing.

MR. MYERS: Dumpster.

MR. PETRO: In the meantime, we are going to look at the site and we'll have a better understanding next time you come before us. That's as far as we can go tonight. Thank you very much.



# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

COPY

*Myra,*  
attached is a complete  
set of copies for your  
records.

*(m)*

August 20, 1992

Mr. Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
45 Quassaick Avenue  
New Windsor, NY 12553

Dear Mr. Edsall,

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 Town Hall, 555 Union Avenue, New Windsor, New York on September 9, 1992 at 7:30 PM on the approval of the proposed site plan of Stewart's Shop #330 located at Old Temple Hill Road and Old Windsor Road, Section 65, Block 2, Lot 42. Map of the Site Plan is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

By Order of Town of New Windsor Planning Board, James R. Petro, Jr.,  
Chairman.

If you have any questions, please do not hesitate to call  
1-800-723-1201 X212.

Sincerely,

*Mary Anne Macica*

Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Mr. Andrew Krieger, Esq.  
219 Quassaick Avenue  
New Windsor, NY 12553

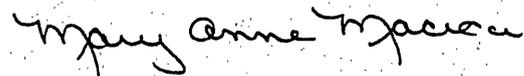
Dear Mr. Krieger,

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Chairman.

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1-800-723-1201 X212.

Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Ms. Pauline G. Townsend, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

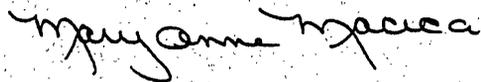
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Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Mr. James R. Petro, Chairman  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

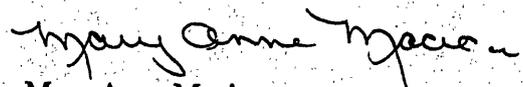
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Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Mr. George A. Green, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

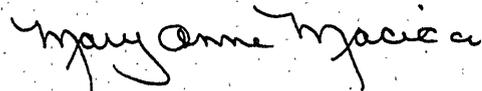
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Chairman.

If you have any questions, please do not hesitate to call  
1-800-723-1201 X212.

Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Mr. Dominick S. Parisi  
Mrs. Lucille Parisi  
53 Highview Avenue  
Newburgh, NY 12550

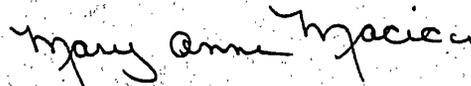
Dear Mr. and Mrs. Parisi,

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Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

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

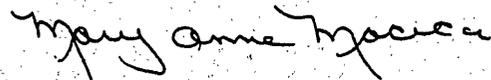
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Chairman.

If you have any questions, please do not hesitate to call  
1-800-723-1201 X212.

Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Mr. William J. Trifilo  
Mrs. Etta Trifilo  
Box 55  
Vails Gate, NY 12584

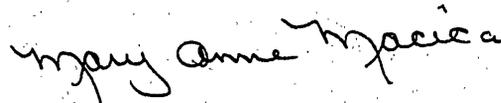
Dear Mr. and Mrs. Trifilo,

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1-800-723-1201 X212.

Sincerely,



Mary Anne Macica  
Risk Manager

# Stewart's

SARATOGA SPRINGS, NEW YORK 12866

August 20, 1992

Mr. Thomas Manning  
Mrs. Kathleen I. Manning  
2 Creek Run Road  
Newburgh, NY 12550

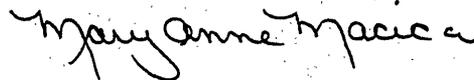
Dear Mr. and Mrs. Manning,

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Mary Anne Macica  
Risk Manager



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

August 6, 1992

Stewart's  
Brandon Myers  
P.O. Box 435  
Saratoga Springs, NY 12866

Re: Tax Map Parcel: 65-2-42  
Owner: Stockdale, Arthur D. & Julie

Dear Mr. Myers:

According to our records, the attached list is a list of all properties contiguous to the above referenced property.

The charge for this service is \$25.00, which you have already paid as your deposit fee.

Sincerely,

LESLIE COOK  
Sole Assessor

LC/cad  
Attachment  
cc: Myra Mason

Manning, Thomas & Kathleen I. ✓  
2 Creek Run Rd.  
Newburgh, NY 12550

Trifilo, William J. & Etta ✓  
Box 55  
Vails Gate, NY 12584

Town of New Windsor ✓  
555 Union Ave.  
New Windsor, NY 12553

Parisi, Dominick S. & Lucille ✓  
53 Highview Ave.  
Newburgh, NY 12550

Andrew Krieger ✓  
Mark Edsall ✓  
Pauline Townsend ✓  
James Petro, Jr ✓  
George Green ✓

Total = 9 Envelopes

Mailed + Distributed  
on 8/25/92 (m)

RESULTS OF P.B. MEETING

DATE: 8-12-92

PROJECT NAME: Stewart's Ice Cream

PROJECT NUMBER 92-30

LEAD AGENCY: 8-12-92

NEGATIVE DEC: \_\_\_\_\_

PUBLIC HEARING: Yes (8-12-92)  
P.H. date 9/9/92

Site Visit: 8-19-92 @ 6:00  
Jim ✓ Carmen -  
Hank ✓ Carl - No Answer  
Ron ✓

DISCUSSION:

Correct location of site - \* revise catch basins

SEND TO ORANGE CO. PLANNING: Yes - 8-12-92 - Sent 8-17-92

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO ✓

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

revise catch basins - curbs - flag pole

92-30 ESCROW

78-581-1201 Ext. 243  
ADIRONDACK TRUST CO.  
SARATOGA SPRINGS, N.Y.



No. 109093

50-288  
213

PAY EXACTLY DOLLARS CENTS

CHECK DATE	CHECK NO.
07/13/92	109093

ONE THOUSAND DOLLARS AND NO CENTS

PAY TO THE ORDER OF

DOLLARS	CENTS
***1,000.00	

TOWN OF NEW WINDSOR

*[Handwritten signature]*

⑈109093⑈ ⑆021302884⑆ 401092509⑈

P.B. #92-30  
Site Plan Application\* 518-581-1201 EXT. 243  
Spec. Permit Application\*\* D & B REALTY  
\* \$ 150.00  
\*\* 200.00  
P. O. BOX 435  
SARATOGA SPRINGS, NY 12866

1347

8-5 1992 50-288/213

PAY TO THE ORDER OF Town New Windsor \$ 350.00  
Three hundred fifty dollars and 00/100 cent DOLLARS

THE ADIRONDACK TRUST COMPANY  
THE BANK OF SARATOGA  
SARATOGA SPRINGS, NEW YORK 12866

MEMO #330

*[Handwritten signature]*

⑆021302884⑆ 095031703⑈ 1347

May 27, 1992

92- 30 39

STEWART'S ICE CREAM COMPANY:

Graham Franks came before the Board representing this proposal.

BY MR. FRANKS: My name is Graham Franks for Stewart's Ice Cream Company. This is a picture, Mr. Chairman, of the site as it now exists. It consists of two properties which will be combined to a single use.

BY MR. KRIEGER: The vacant piece and the house?

BY MR. FRANKS: They are owned at this time by a Dr. Burton Allen. What we intend on doing is to raise the house and to construct a 2400 square foot convenience store. These are typicals, they consist of 2400 square foot of convenience store, rebrick with a mansard roof and self service convenience gasoline facility which will look typically like they are in that picture. That is kind of, that really is the overview. We have met with your engineer and we have a couple of issues that we are addressing up front. One is that the site distance, incidentally this is north towards you, I'm sorry, Mr. Chairman. You can smell ammonia, that is how fresh they are. The site distance is being reviewed by Bill Elge (phonetic) this week. We now, it's an issue, he has a copy of this plan and will go to the Town, this being a town highway, we'll go to them and have that thing reviewed also. It's good sight distance down Route 94 and we envision because of the very localized nature of the neighborhood situation we think that we are going to see people. There is a little triangular part that is in here. We'll be doing this. This is an easy maneuver. We have made some suggestions to Mr. Elge with respect to that situation.

BY MR. KRIEGER: The police like to park in the parking lot and give tickets.

BY MR. FRANKS: For the record, you know that Stewart's, we opened up our 185th store this past weekend. We have a few of them and basically members of the Board we are privately owned and operated, we operate our own stores. We have 1800 employees, we have our own trucking concern, we sell. Basically we are basically a dairy company operating convenience

stores and I have 175 more or less facilities with gas. We find that our stores tend to diminish traffic at heavy trafficked intersections. When we make a formal presentation to the Board, I'll present that unique feature and we are not destination oriented. People pass us by going to work, from work to shopping, from shopping they link us and we have a very interesting study that shows that.

BY MR. PETRO: No increased traffic, the traffic is already there, just going to be turning into your store.

BY MR. FRANKS: There will be nominally, and we'll statistically show how much new traffic there will be, it's minimal.

BY MR. PETRO: It's a permitted use.

BY MR. EDSALL: The retail use is permitted but the gas station would be special use permit. Just to give a little background on why we suggested they come in at this point. We obviously were fully aware that traffic, that it's a traffic concern. The access to 94 is out of our jurisdiction so they are going to DOT to find out if they are going to be turned down for access to that portion of the property and mandate that the only access to the town highway they need to go to Skip Fayo to find out if he accepts the access. I wanted them to come in to see if there were any other issues significant that they would then be aware of. I was not aware of any other ones. I warned them, they need a public hearing. That is mandatory. I was not aware of any other concerns and I thought the Board could help them out.

BY MR. KRIEGER: This public hearing will be well attended.

BY MR. PETRO: I think conceptually we don't have a problem and they should proceed accordingly.

BY MR. SCHIEFER: I have no problem. There is quite a few of these in that immediate area. Are you going to do, all right, there's one down the road here, there's a couple up the road here.

BY MR. PETRO: I thought I don't see a car count on

May 27, 1992

41

Route 94 as being significant.

BY MR. SCHIEFER: I have no problem.

BY MR. FRANKS: Car count is important but cars of themselves, Mr. Chairman, don't buy our products, people do. So this is very definitely well developed neighborhood and to answer your question, I'm well aware of the competition situation that is in there.

BY MR. SCHIEFER: That is my only concern.

BY MR. FRANKS: There is nothing that we sell that isn't available someplace else and in order for us to be successful and I think 185 is a pretty good success story, we have to do it better and that is what we do.

BY MR. PETRO: I'm sure they did all the demographics.

BY MR. SCHIEFER: I have no problem with it.

BY MR. DUBALDI: I'm just worried about the sight distance.

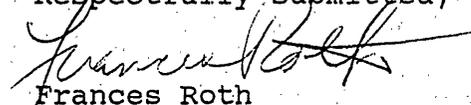
BY MR. FRANKS: Next time through we'll have that.

BY MR. PETRO: Conceptually perceived.

BY MR. SCHIEFER: I'd like us to see something profitable instead of that building standing there. I'm getting a little tired of that.

Being that there was no further business to come before the Board, a motion was made to adjourn the meeting by Mr. Schiefer, seconded by Mr. Dubaldi and approved by the Board.

Respectfully submitted,

  
Frances Roth  
Stenographer

D 6/23/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moores Hill DR.  
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
5/27/92		Planning Board Meeting	75 00	
		Misc. - 2		
2-3		DeDominicus - 7 pgs 11.50		
2-21		A.H.F.S. - 3 13.50		
10-31		C&R - 6 27.00		
12-24		N.W. Fire House - 14 63.00		
		Quality Homes - 2 9.00		
2-25		Mt. St. Joseph - 4 18.00		
2-25	3	Stewart's - 3 13.50		
			184 50	
			259 50	

92-30

AUG 25 1992

Rev 1

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 Stewart  
Subdivision \_\_\_\_\_ as submitted by  
Gaili \_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved   
disapproved \_\_\_\_\_

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

[Signature]  
HIGHWAY SUPERINTENDENT

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

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

9/18/92  
DATE



MARY MCPHILLIPS  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON *Commissioner*  
VINCENT HAMMOND *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. NWI 24 92 M

County I.D. No. 65 / 2 / 42

Applicant Arthur & Julie Stockdale

Proposed Action: Special Permit/Site Plan - Convenience Store - Gasoline Dispenser

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Hwy. #300

Comments: There are no significant Inter-community or Countywide concerns to bring to your attention.

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

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

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

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

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

8/25/92

Date

*Vincent Hammond*  
D&P Commissioner

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. 92-30

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date 9-9-92

City, Town or Village Board  Planning Board  Zoning Board

2. Owner: Name Stockdale, Arthur & Julie

Address P.O. Box 782, Cornwall, N.Y. 12518

3. Applicant\*: Name Stewart's Ice Cream

Address P.O. Box 435, Saratoga Springs, N.Y. 12866

\* If Applicant is owner, leave blank

4. Location of Site: Old temple Hill Rd. - At Intersection with Rt. 300  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 65 Block 2 Lot 42

Present Zoning District C Size of Parcel 1.6

5. Type of Review:

Special Permit: Gasoline Dispensers

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

Area \_\_\_\_\_

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

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

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

Site Plan: Use Convenience Store

8/17/92

Date

Myles L. Mason Secy to the P.B.  
Signature and Title

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 26 August 1992  
SUBJECT: Stewart's Site Plan

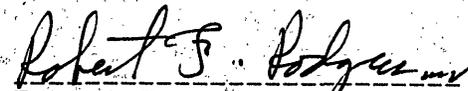
PLANNING BOARD REFERENCE NUMBER: PB-92-30  
DATED: 25 August 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-050

A review of the above referenced subject site plan was conducted on 25 August 1992.

This site plan is acceptable.

PLANS DATED: 21 August 1992; Revision 3.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

8-27-92

92-30  
aug-25-1992  
REV. 1

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Ernest Gailor - Eng. for the building or subdivision of  
Stewarts has been  
reviewed by me and is approved   
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

Water is available in this area - as per  
my discussion with Stewarts Eng.

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

[Signature]  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE



INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 10 August 1992  
SUBJECT: Stewart's Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-92-30  
DATED: 5 August 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-043

A review of the above referenced subject site plan was conducted on 10 August 1992.

This site plan is acceptable.

PLANS DATED: 4 August 1992; Revision 2.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

✓  
CC: M.E.

8-7-92

92-30

AUG - 5 1992

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  
Brandon Meyers Eng for the building or subdivision of  
Stewart's Ice Cream \_\_\_\_\_ has been  
reviewed by me and is approved   
disapproved \_\_\_\_\_

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

water is available on vails Gate Hts drive - back  
road

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

Steve D. D.  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

✓  
C.C.M.E.



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

1-3

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92-30  
WORK SESSION DATE: 4 AUG '92 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plans  
PROJECT NAME: Stewarts #2

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

REPRESENTATIVE PRESENT: Brandon Myers

MUNIC REPS PRESENT: BLDG INSP. @mtg  
FIRE INSP. Bob  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- elev 8" & ext - use 6" lateral only.
- suggest dotted drain @ VGH to.
- finalize bulk table.
- area to be undeveloped (note)
- sched P/H -

Put on next agenda  
after plans

STEWART #2



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 92-30

WORK SESSION DATE: 14 July 1992 APPLICANT RESUB. REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Stewarts #2

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

REPRESENTATIVE PRESENT: Brandon Myers

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. Rich  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

- ITEMS TO BE ADDRESSED ON RESUBMITTAL:
- area not to be developed - leave natural - area to dissipate
  - pave around C/S - where curbs.
  - canopy must meet setback.
  - A1-B-5 fix bulk; water/sewer
  - add O detail
  - ~~at~~ dumpster screen
  - entry lights.
  - 2x4 app'l box
  - landscape.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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New Windsor, New York 12553  
(914) 562-8640
- Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

*MYRA*  
*THIS IS STEWARTS*  
*SITE #2.*

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 92-30

WORK SESSION DATE: 6-16-92 APPLICANT RESUB. REQUIRED: \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: YES

PROJECT NAME: Stewarts #2 (their project #330)

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

REPRESENTATIVE PRESENT: Graham Frankel

MUNIC REPS PRESENT:

BLDG INSP.	<input checked="" type="checkbox"/>
FIRE INSP.	<input checked="" type="checkbox"/>
ENGINEER	<input checked="" type="checkbox"/>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Old Temple Hill Rd & Vails Gate Hts.  
(aka Old Windsor Drive)

\* locate "C" vs "R-5" zone line

lot line to be dissolved.  
(MANY MARKUPS MADE ON PLAN)

*Adj Prop Owners*  
*detail curbs/pav*  
*slab*  
*contour*  
*water*  
*sewer*  
*or access detail*  
*signs 15' setbacks*  
*fix bulk table*



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  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 92 - - 30

WORK SESSION DATE: 19 May 1992 APPLICANT RESUB.  
REQUIRED:

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

PROJECT NAME: Stewarts -

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

REPRESENTATIVE PRESENT: \_\_\_\_\_

MUNIC REPS PRESENT:

BLDG INSP.	<u>out in field</u>
FIRE INSP.	<u>X</u>
ENGINEER	<u>Y</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- @ Crown Around prop RA 94 / BG Tpk.
- NC - proposed connection
- A-6 B-7 - full bulk table
- PROP ACCESS - T/W & DOT
- 2400/04 SQ FT 1000 RETAIL pkg calc.

Resub once — Prop Owner  
revised plan — App'l

4MJ91 pbwsform

rec'd



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

STOCKDALE

- 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

no # 1-3

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 92-30

WORK SESSION DATE: 3 Sept 91 APPLICANT RESUB. REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Stockdale s/p

PROJECT STATUS: NEW  OLD

REPRESENTATIVE PRESENT: Art Stockdale

MUNIC REPS PRESENT:

BLDG INSP.	<u>VAC</u>
FIRE INSP.	<u>not</u>
ENGINEER	<u>no</u>
PLANNER	<u>_____</u>
P/B CHMN.	<u>_____</u>
OTHER (Specify)	<u>_____</u>

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Opposite Spar Floor on VIG. Hk side

- supported C zone.

- discuss various uses.

1.8A - 78400

- 18250 } Two lots.

advise fe cost to convert house (up to code)

75-8803

92-30  
AUG - 5 1980

OUR #

330

~~ORIGINAL~~

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

- Name of Project STEWART'S SHOP.
- Name of Applicant STEWART'S ICE CREAM Co. Phone (518) 581-1201 X247  
Address PO BOX 435 SACATOGA SPRINGS N.Y. 12866  
(Street No. & Name) (Post Office) (State) (Zip)
- Owner of Record ARTHUR & JULIE STOCKDALE Phone (914) 534-8392  
Address PO Box 702 CORNWALL N.Y. 12518  
(Street No. & Name) (Post Office) (State) (Zip)
- Person Preparing Plan GEORGE MOORE Phone \_\_\_\_\_  
Address STEWART'S ICE CREAM  
(Street No. & Name) (Post Office) (State) (Zip)
- Attorney N/A Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
- Person to be notified to represent applicant at Planning Board Meeting GRANHAM FRAUKS or BRANDON MYERS Phone (518) 581-1201 X247 or X243  
(Name)
- Location: On the NORTH side of OLD TEMPLE Hill Rd X243  
(Street)  
\_\_\_\_\_ feet AT  
(Direction)  
of VALENTINE HEIGHTS ROAD  
(Street)
- Acreage of Parcel 1.6
- Zoning District C-DESIGNATED Shopping
- Tax Map Designation: Section 65 Block 2 Lot 42
- This application is for Site Plan Approval, SPECIAL PERMIT (913)  
Town Highway curb cuts.

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 65 Block 2 Lot(s) 41

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 that 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

ARTHUR & JULIE STOCKDALE being duly sworn, deposes and says that they resides at LONG HILL ROAD, CORNWALL in the County of DANBURG and State of NEW YORK and that they ~~is~~ ARE (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 they has authorized STEWART ICE CREAM CO. INC. 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

15<sup>th</sup> day of July 1992

Julie Stockdale  
(Owner's Signature)

Robert J. Zucko  
(Applicant's Signature)  
STEWART ICE CREAM CO. INC.  
ZEA ESTATE MANAGER  
(Title)

Erika L. Marvel-Stringer  
Notary Public

MARY ANNE MACICA  
Notary Public  
State of New York, Saratoga County  
My Commission Expires 6/30/93  
# 4710669

SWORN TO BEFORE ME This 10<sup>th</sup> Day  
July, 1992

Mary Anne Macica

ERIKA L. MARVEL  
Notary Public of New York  
Residing in Dutchess County  
Commission Expires 11-13-92

OUR 330  
92-30  
AUG - 5 1992

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 SPECIAL PERMIT.

1. Name of Project Stewarts Shop.
2. Name of Applicant Stewarts Ice Cream Co. <sup>Inc</sup> Phone (518) 581-1301 x247  
Address PO Box 435 Saratoga Springs N.Y. 12866  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record ARTHUR & JULIE STOCKDALE Phone (914) 534-8392  
Address PO Box 782 Cornwall N.Y. 12518  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GEORGE MEDICK Phone X 244  
Address STEWARTS  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GRAHAM FRANK OR BRADON MYERS Phone X 247 X 243  
(Name)
7. Location: On the NORTH side of OLD TEMPLE (Street)  
Hill Rd feet AT (Direction)  
of VAIK GATE HIGHWAY ROAD (Street)
8. Acreage of Parcel 1.6 9. Zoning District C- DESIGNATED SHOPPING
10. Tax Map Designation: Section 65 Block 2 Lot 42
11. Describe proposed use in detail:  
CONVENIENCE STORE w/ SELF SERVICE GASOLINE FACILITY

12. Other Property Information:

- a.) Is the proposed use in or adjacent to a Residential District? No
- b.) Is a pending sale or lease subject to Planning Board approval of this application? YES
- c.) When was property purchased by present owner? 12/1991
- d.) Has property been subdivided previously? No When? \_\_\_\_\_
- e.) Has property been subject of special permit previously? No When? \_\_\_\_\_
- f.) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- g.) Is there any outside storage at the property now or is any proposed? Describe in detail: Proposed: TRASH DUMPSTER

13. Attach a proposed plan showing the size and location of the Lot and location of all buildings and proposed facilities, including access drives, parking areas and all streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: 7/10/92

STATE OF NEW YORK)

SARATOGA SS.:  
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require you to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Robert J. [Signature]  
(Applicant) ROBERT M. [Signature]  
STEWART JOE CREAM C. [Signature]

Sworn to before me this  
10 day of July, 1992  
Mary Anne Macica  
(Notary)

MARY ANNE MACICA  
Notary Public  
State of New York, Saratoga County  
My Commission Expires 7/31/92  
# 4710889

PROJECT I.D. NUMBER

617.21

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 <i>STEWART'S ICE CREAM CO. INC</i>	2. PROJECT NAME <i>STEWART'S SHOP</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>N/E/C OLD TEMPLE HILL ROAD ST VAIK GATE HEIGHTS ROAD SEC. 65 BL. 2 LOT 42</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TO CONSTRUCT A 2400 SF CONVENIENCE STORE WITH SELF SERVICE GASOLINE FACILITY</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.6</i> acres    Ultimately <i>1.6</i> 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 checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>MIXED USE OF ALL SORTS. VACANT LAND, SHOPPING CENTER COMMERCIAL PARKS.</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals <i>TOWN OF NEW WINDSOR PLANNING BOARD HIGHWAY DEPT. WATER &amp; SEWER</i>	
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: <i>STEWART'S ICE CREAM CO. INC</i>	Date: <i>7/10/92</i>
Signature: <i>Geoffrey J. Frank Real Estate Representative</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 617.12? If yes, coordinate the review process and use the FULL EAF.  
 Yes     No

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_ Signature of Responsible Officer in Lead Agency      \_\_\_\_\_ Signature of Preparer (if different from responsible officer)

\_\_\_\_\_ Date

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Arthur & Julie Stockdale, deposes and says that they  
resides at Box 782 Longhill Road Cornwall, N.Y.  
(Owner's Address)

in the County of Orange  
and State of New York

and that he is the owner in fee of Property located on  
Old Tempis Hill Road Sec 65 Blk 2 lot 42

which is the premises described in the foregoing application and  
that they have authorized STEWART ICE CREAM CO. INC.  
to make the foregoing application as described therein.

Date: 6/29/92

Julie Stockdale  
(Owner's Signature)

Patti Smith  
(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.

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 checked="" type="checkbox"/> Curbing Through Section             |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)             | 31. <input checked="" type="checkbox"/> Catch Basin Locations               |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name           | 32. <input checked="" type="checkbox"/> Catch Basin Through Section         |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address        | 33. <input checked="" type="checkbox"/> Storm Drainage                      |
| 6. <input checked="" type="checkbox"/> Drawing Date                        | 34. <input checked="" type="checkbox"/> Refuse Storage                      |
| 7. <input checked="" type="checkbox"/> Revision Dates                      | 35. <input checked="" type="checkbox"/> Other Outdoor Storage               |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET                      | 36. <input checked="" type="checkbox"/> Water Supply                        |
| 9. <input checked="" type="checkbox"/> Site Designation                    | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.              |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" 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 checked="" type="checkbox"/> Front Building Elevations           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                   | 42. <input checked="" type="checkbox"/> Divisions of Occupancy              |
| 15. <input checked="" type="checkbox"/> Zoning Designation                 | 43. <input checked="" 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 checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.)         |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress           | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u>   |   |
| 22. <input checked="" type="checkbox"/> Landscaping                        | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                |
| 23. <input checked="" type="checkbox"/> Exterior Lighting                  | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 24. <input checked="" type="checkbox"/> Screening                          | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
| 25. <input checked="" type="checkbox"/> Access & Egress                    | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |
| 26. <input checked="" type="checkbox"/> Parking Areas                      |   |
| 27. <input checked="" type="checkbox"/> Loading Areas                      |   |
| 28. <input checked="" type="checkbox"/> 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: Cristy J. Guler  
Licensed Professional

Date: 8-4-92

92 - 30

AUG - 5 1992

PROJECT LOCATIONStreet Address: OLD TEMPLE Hill Road AT  
DAIK GATE HEIGHTS ROAD

Tax Map No.

Sec  
65  
Bl 2  
Lot 42Name of, distance and direction from nearest intersection or other landmark  
\_\_\_\_\_  
\_\_\_\_\_Name of Waterway: NONEPROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures New Construction  
 Addition  
 Alteration  
 Relocation  
 Demolition  
 ReplacementStructure Type Residential (1-4 family)  
 Residential (More than 4 family)  
 Commercial  
 Industrial  
 Mobile Home (single lot)  
 Mobile Home (Park)  
 Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities Fill  Excavation  Mining  Drilling  Grading Watercourse alteration  Water System  Sewer System Subdivision (New)  Subdivision (Expansion) Other (Explain) 2400 SF Convenience Store w/ Gasoline Facility

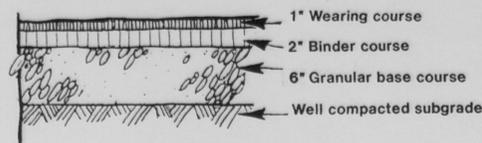
CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

7/10/92

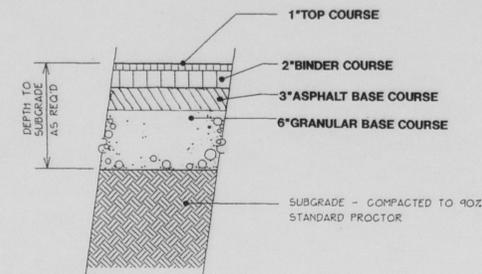
Date

Graham P. Starks  
Signature of Applicant  
STEARNS ICE Cream Co. Inc.  
PO Box 435  
SARATOGA Springs NY  
12866



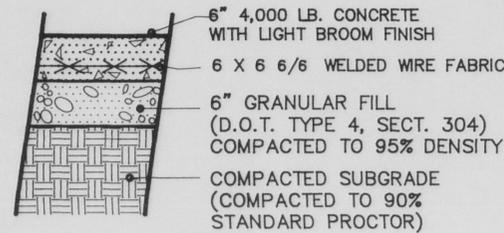
**ASPHALT PAVEMENT - PARKING LOT ONLY**

NTS



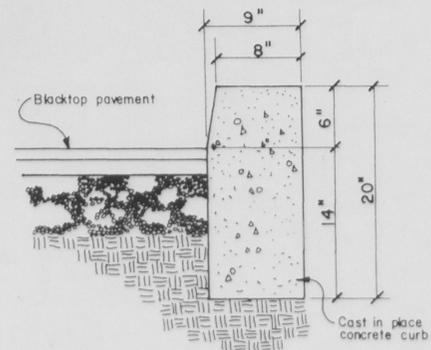
**ASPHALT PAVEMENT WITHIN TOWN RIGHT-OF-WAY**

NTS

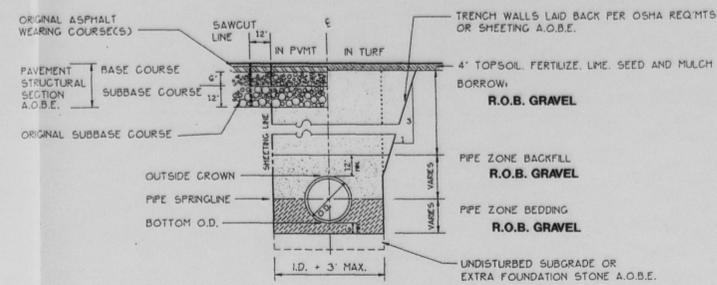


**CONCRETE WALK DETAIL**

NTS



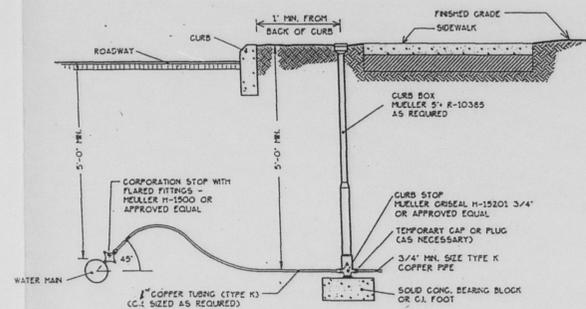
**Curb Detail**  
n.t.s.



**NOTE: FULL DEPTH R.O.B. GRAVEL IN DRIVEWAYS AND ALL UTILITIES.**

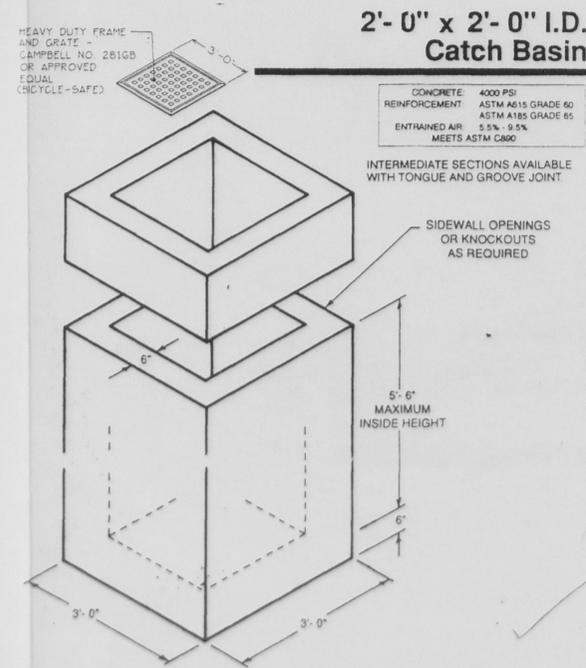
**TRENCH DETAIL**

N.T.S.



**WATER SERVICE**

N.T.S.



**2'-0" x 2'-0" I.D. Catch Basin**

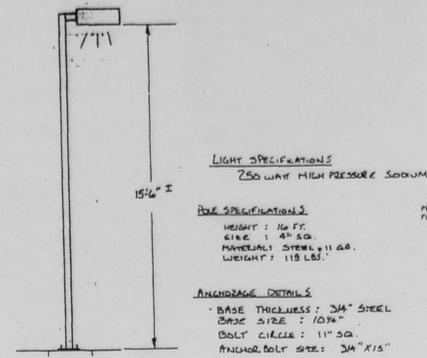
CONCRETE: 4000 PSI  
REINFORCEMENT: ASTM A615 GRADE 60  
ASTM A185 GRADE 65  
ENTRAINED AIR: 5.5% - 9.5%  
MEETS ASTM C940

INTERMEDIATE SECTIONS AVAILABLE WITH TONGUE AND GROOVE JOINT

SIDEWALL OPENINGS OR KNOCKOUTS AS REQUIRED

5'-6" MAXIMUM INSIDE HEIGHT

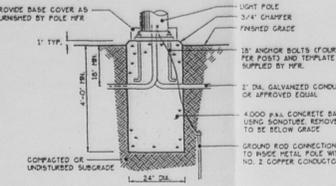
WEIGHTS, LBS	
BOTTOM SLAB	PER VERT. FT.
675	750



**LIGHT SPECIFICATIONS**  
250 MPA HIGH PRESSURE SODIUM

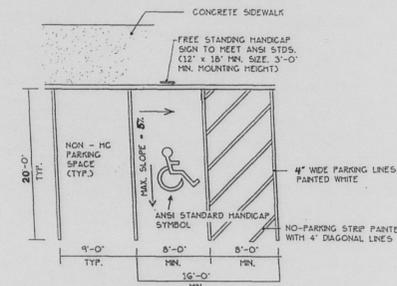
**POLE SPECIFICATIONS**  
HEIGHT: 15' 6"  
SIZE: 4" O.D.  
MATERIAL: STEEL - 11 GA.  
WEIGHT: 115 LBS.

**ANCHORAGE DETAILS**  
BASE THICKNESS: 3/4" STEEL  
BASE SIZE: 10 1/2"  
QUAL. GRADE: 11 1/2" S.G.  
ANCHOR BOLT SIZE: 3/4" X 1/2"



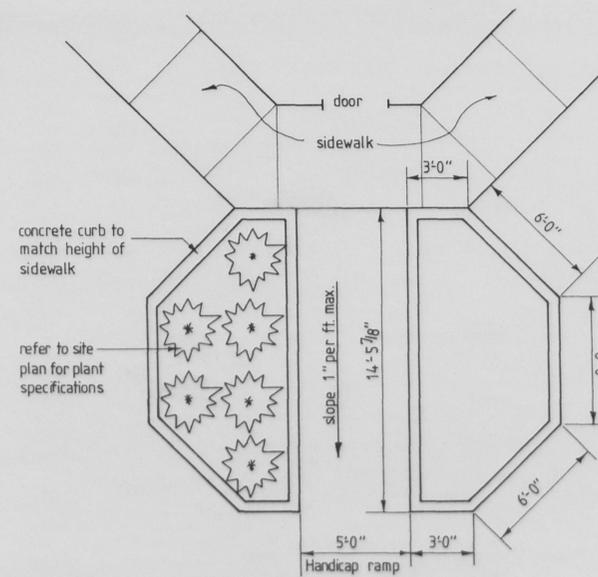
**LIGHT POLE SPECIFICATIONS**

N.T.S.



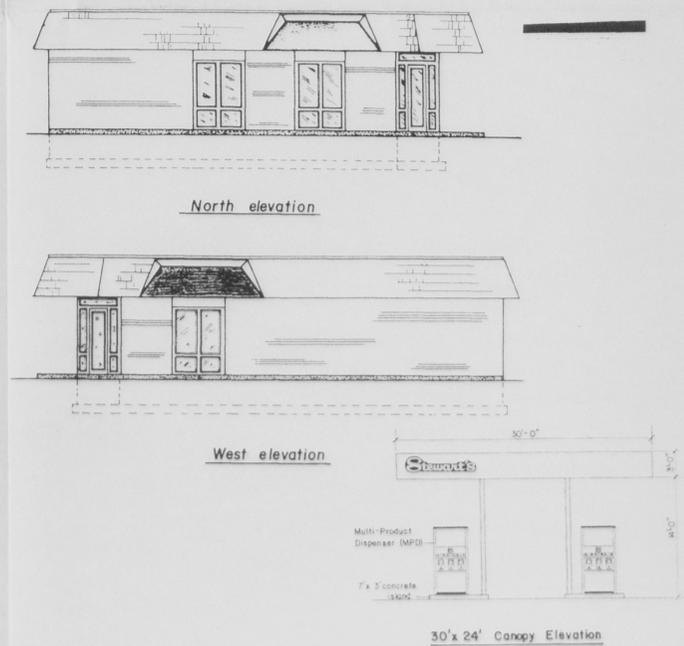
**HANDICAPPED PARKING DETAIL**

NTS



**Handicap ramp / Planter detail**

NTS



<b>REVISIONS</b>		JOB/SITE <b>OLD TEMPLE HILL ROAD</b>	JOB/STORE NO. <b>330</b>
DATE	CHK		
		DRAWN BY:	SCALE:
		DATE: 8-4-92	
		<b>DETAILS</b>	
		DRAWING NO. <b>SD-2</b>	

Lands N/F  
Town of New Windsor

**ZONING DATA**

• OLD TEMPLE HILL ROAD & VAILS GATE HEIGHTS ROAD  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NY  
• TAX MAP SECTION 65 BLOCK 2 LOT 42  
• OWNER: ARTHUR & JULIE STOCKDALE  
PO BOX 782  
CORNWALL, NY 12518  
• APPLICANT &  
CONTRACT PURCHASER: STEWART'S ICE CREAM CO. INC.  
PO BOX 435 SARATOGA SPRINGS, NY

• ZONE C - DESIGNATED SHOPPING

	REQUIRED RETAIL	REQUIRED GASOLINE B-5	PROVIDED
LOT AREA	min 40,000 SF	min 40,000 SF	69,836.95 SF
LOT WIDTH	200 FT	200 FT	207± FT
FRONT YARD SETBACK	min 60 FT	min 60 FT	70/116± FT - BLDG
SIDE YARD SETBACK	30/70 FT	30/70 FT	60± FT - CANOPY
REAR YARD SETBACK	30 FT	30 FT	64± FT
DEVELOPED GREEN/UNDISTURBED			26.3 % (see Note #4)
BUILDING HEIGHT	21.3 FT MAX	21.3 FT MAX	14 FT
4' FT x 64 FT			
PARKING SPACES:	9 SPACES	n/a	13 SPACES
RETAIL REQUIREMENT = 9			
(1350SF RETAIL AREA at 1 per 150SF = 9)			
REQUIRED = 9			PROVIDED = 12 (10' x 20') + 1 HANDICAP (16' x 18')
SIGNAGE:			
BUILDING:	67.5 SF MAX		32 SF (2 @ 16 SF Each)
FREESTANDING:	40 SF MAX		
			TOTAL SIGNAGE = 64 SF
			(Building Sign Area Max. 7.5% x Wall Area = 7.5% x (100' x 9') = 67.5 SF)

**NOTES:**

1. Site is Presently Zoned "C" - Designated Shopping District. Tax Map Section 65 Block 2 Lot 42
2. Property Line Information As Per Map Entitled "Survey Map For Arthur D. & Julie Stockdale" By Anthony D. Valdina, L.S. Dated 28 October 1991 - Job #91-37.
3. Topographic Information and Existing Site Amenities/Utilities As Per Map Referenced in Note 1; Further Information Based on Site Survey Notes By Stewart's Dated July 1992.
4. Total Site Area = 69,836.95 SF  
Building Area = 2,400 SF 3.4%  
Paved Area = 15,964± SF 22.9%  
Green Space = 51,473± SF 73.7%  
Total Lot Size 1.6± Acres
5. Water, Power & Sanitary Sewer Utilities As Shown On Plan & Details.
6. Curbing Subject To Approval By Town Highway Superintendent Prior To Construction.



Note: Dumpster to be constructed with 4 sides brick enclosure with gate.

Lands N/F Felicia Morgese

Note: End Curbing / Transition to meet asphalt.

**PLANTING SCHEDULE:**

KEY QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AC 3	ACER PLATANOIDES "CRIMSON"	CRIMSON KING MAPLE	2'-2 1/2" cal
BN 2	BETULA NIGRA	HERITAGE BIRCH	2'-2 1/2" cal
GT 3	GLEDITSIA TRIACANTHOS INERMIS "SKYLINE"	SKYLINE HONEYLOCUST	2'-2 1/2" cal
MS 1	MALUS "SUGAR TYME"	"SUGAR TYME" CRABAPPLE	2'-2 1/2" cal
QP 1	QUERCUS PALUSTRIS	PIN OAK	2'-2 1/2" cal
EA 6	EUONYMUS ALATUS COMPACTA	BURNING BUSH EUONYMUS	2'-3"
JC 38	JUNIPERUS CHINENSIS "SEA GREEN"	SEA GREEN JUNIPER	2'-3"
JH 65	JUNIPERUS HORIZONTALIS PLUMOSA	ANDORRA COMPACT JUNIPER	2'-3"
SB 37	SPIREA BUMALDA FROEBELI	FROEBELI SPIREA	2'-3"
TC 30	TAXUS CUSPIDATA	SPREADING JAPANESE YEW	2'-3"
VD 18	CORNUS ARGENTEO MARGINATA	VARIEGATED DOGWOOD	2'-3"
PN 3	PINUS NIGRA	AUSTRIAN PINE	5'-6"
PE 13	PINUS STROBUS	EASTERN WHITE PINE	5'-6"

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON NOV 20 1992  
BY RONALD LANDER  
SECRETARY

JOBSTORE NO. 380

JOB SITE: OLD TEMPLE HILL ROAD

SCALE: 1"=20'

DATE: 7-7-92

NEW WINDSOR SITE #2

DRAWING NO. S-1

Stewart's  
WE ARE CLOSER TO YOU

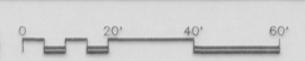
P.O. BOX 435  
SARATOGA SPRINGS, N.Y. 12866

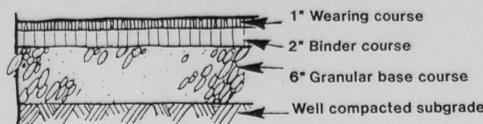
REVISIONS

DATE: 8-4-92  
BY: J. J. [unclear]  
REASON: [unclear]

DATE: 10-20-92  
BY: [unclear]  
REASON: [unclear]

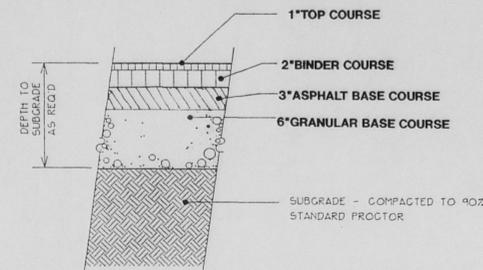
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BY: [unclear]  
REASON: [unclear]





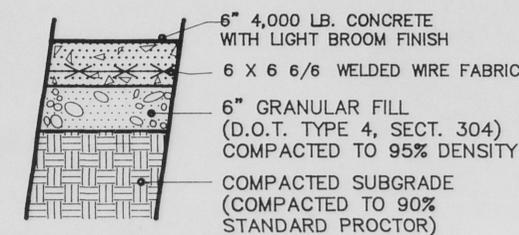
**ASPHALT PAVEMENT - PARKING LOT ONLY**

NTS



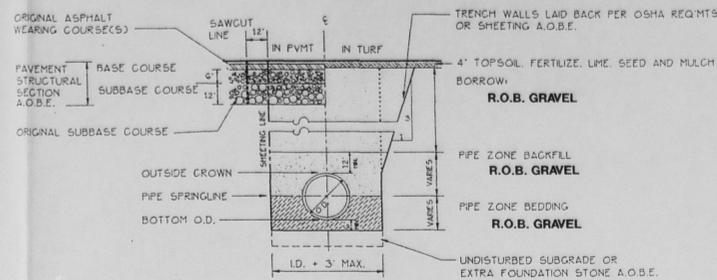
**ASPHALT PAVEMENT WITHIN TOWN RIGHT-OF-WAY**

NTS



**CONCRETE WALK DETAIL**

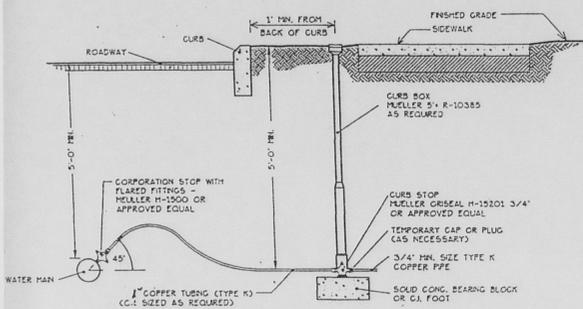
NTS



**NOTE: FULL DEPTH R.O.B. GRAVEL IN DRIVEWAYS AND ALL UTILITIES.**

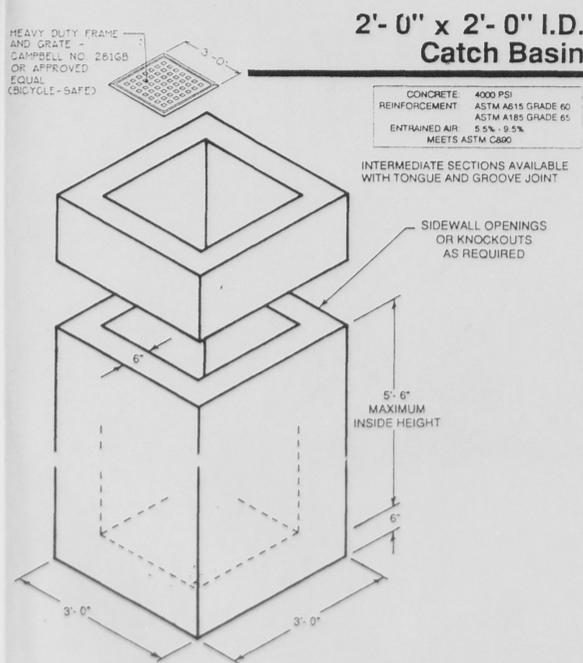
**TRENCH DETAIL**

NTS



**WATER SERVICE**

NTS



**2'-0" x 2'-0" I.D. Catch Basin**

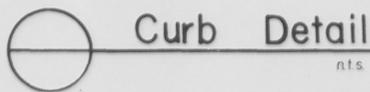
CONCRETE REINFORCEMENT: 4000 PSI, ASTM A615 GRADE 60, ASTM A185 GRADE 65, ENTRAINED AIR: 5.5% - 9.5%, MEETS ASTM C896

INTERMEDIATE SECTIONS AVAILABLE WITH TONGUE AND GROOVE JOINT

SIDEWALL OPENINGS OR KNOCKOUTS AS REQUIRED

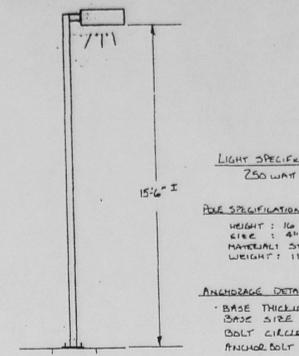
5'-6" MAXIMUM INSIDE HEIGHT

WEIGHTS, LBS	
BOTTOM SLAB	PER VERT. FT.
675	750



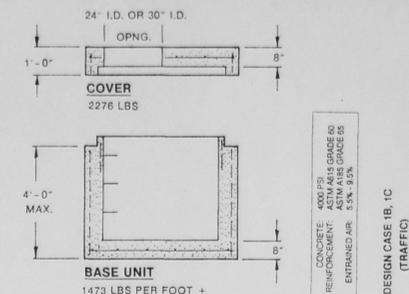
**Curb Detail**

NTS

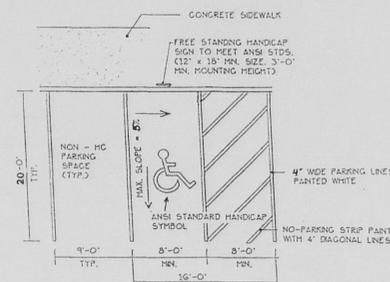


**LIGHT POLE SPECIFICATIONS**

NTS

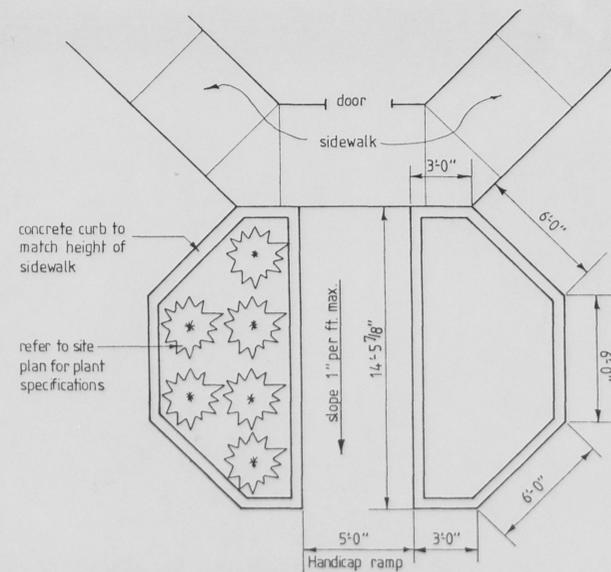


**4'-0" I.D. Heavy Duty Manhole Sections**



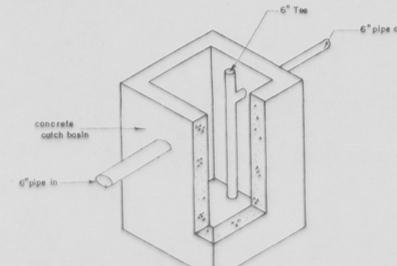
**HANDICAPPED PARKING DETAIL**

NTS

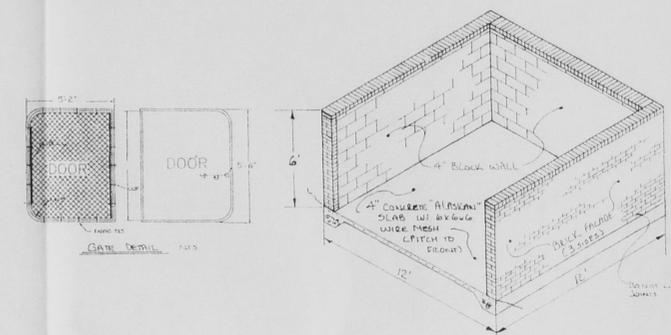


**Handicap ramp / Planter detail**

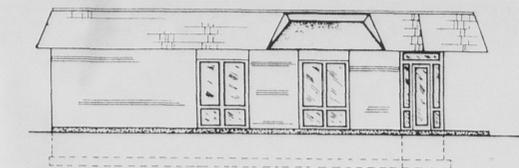
NTS



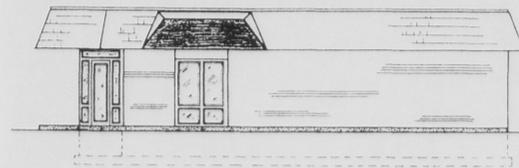
**OIL / WATER SEPARATOR DETAIL**



**DUMPSTER SCREENING / ENCLOSURE**



North elevation



West elevation



SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON **NOV 20 1992** BY *Ronald Lander* RONALD LANDER SECRETARY

30' x 24' Canopy Elevation

REVISIONS		JOB/SITE	JOB/STORE NO.
DATE	8-21-92	OLD TEMPLE HILL ROAD	330
NO-28	Dumpster fence		
DRAWN BY:		SCALE:	
DATE: 8-4-92		NEW WINDSOR SITE #2	
DRAWING NO. SD-2		DETAILS	

