

PB# 97-24

**SCHLESINGER, NEIL
RESTAURANT ADDITION**

4-3-11

97 - 24

SCHLESINGER, NEIL - SITE PLAN
RT. 300 (SCHLESINGER)

Approved 9/23/97

Wilson Jones - Carbonless - S11637 4W CL Dupl. - S1634 4W CL Tripl. - J16
 c. Wilson Jones, 1989

DATE July 8, 1997 RECEIPT NUMBER 97-24
 RECEIVED FROM 293 Temple Hill Rd
 Address 293 Temple Hill Rd New Windsor, N.Y. 12553
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	00	CASH		
AMOUNT PAID	750	00	CHECK	# 1154	
BALANCE DUE	-0	-	MONEY ORDER		

BY [Signature]
Myra Mason, Secretary

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

Received from 293 Temple Hill Road Inc, \$ 100.00
One Hundred and 00/100 DOLLARS

For Planning Board Application Fee # 97-24

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Ch 1153</u>		<u>100.00</u>

By Dorothy H. Hansen
Town Clerk
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - S11637 4W CL Dupl. - S1634 4W CL Tripl. - J16
 c. Wilson Jones, 1989

DATE 9/23/97 RECEIPT NUMBER 97-24
 RECEIVED FROM Schlesingers - 293 Temple Hill Rd, Inc.
 Address 293 Temple Hill Rd - New Windsor, N.Y.
One Hundred Nine Dollars 00/100 DOLLARS \$ 109.00
 FOR 2% of \$5,450.00 Cost Estimate Inspection fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	109	00	CASH		
AMOUNT PAID	109	00	CHECK	# 1166	
BALANCE DUE	-0	-	MONEY ORDER		

BY [Signature]
Myra Mason, Secretary

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657HCL Tripl. - J16
 MADE IN U.S.A.
 c. Wilson Jones, 1989

DATE Sept 23, 1997 RECEIPT NUMBER 6772351
 RECEIVED FROM 293 Temple Hill Rd, Inc
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR Planning Board # 97-24

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	# 1165	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

BY Town Clerk
Dorothy H. Hansen

Wilson Jones
© Wilson Jones, 1989

AMOUNT PAID	250 00	CHECK	# 1154
BALANCE DUE	- 0 -	MONEY ORDER	

BY *Myra Mason, Secretary*

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

16177
July 9 1997

Received from 293 Temple Hill Road Inc, \$ 100.00
One Hundred and 00/100 DOLLARS

For Planning Board Application Fee # 97-24

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CF 1153</u>		<u>100.00</u>

BY *Dorothy H. Hansen*
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - S1652-4W/CL Duplicate - S1654-4W/CL Triplicate
© Wilson Jones, 1989

RECEIPT

DATE 9/23/97 NUMBER 97-24

RECEIVED FROM Schlesingers - 293 Temple Hill Rd, Inc.
Address 293 Temple Hill Rd. - New Windsor, N.Y.

One Hundred Nine Dollars 00/100 DOLLARS \$109.00

FOR 2% of \$5,450.00 Cost Estimate Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>109 00</u>	CASH	
AMOUNT PAID	<u>109 00</u>	CHECK	<u># 1166</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY *Myra Mason, Secretary*

Wilson Jones - Carbonless - S1654-NCF Duplicate - S1657N-CL Triplicate
MADE IN U.S.A.
© Wilson Jones, 1989

RECEIPT

DATE Sept 23, 1997 NUMBER 6772351

RECEIVED FROM 293 Temple Hill Rd. Inc
Address _____

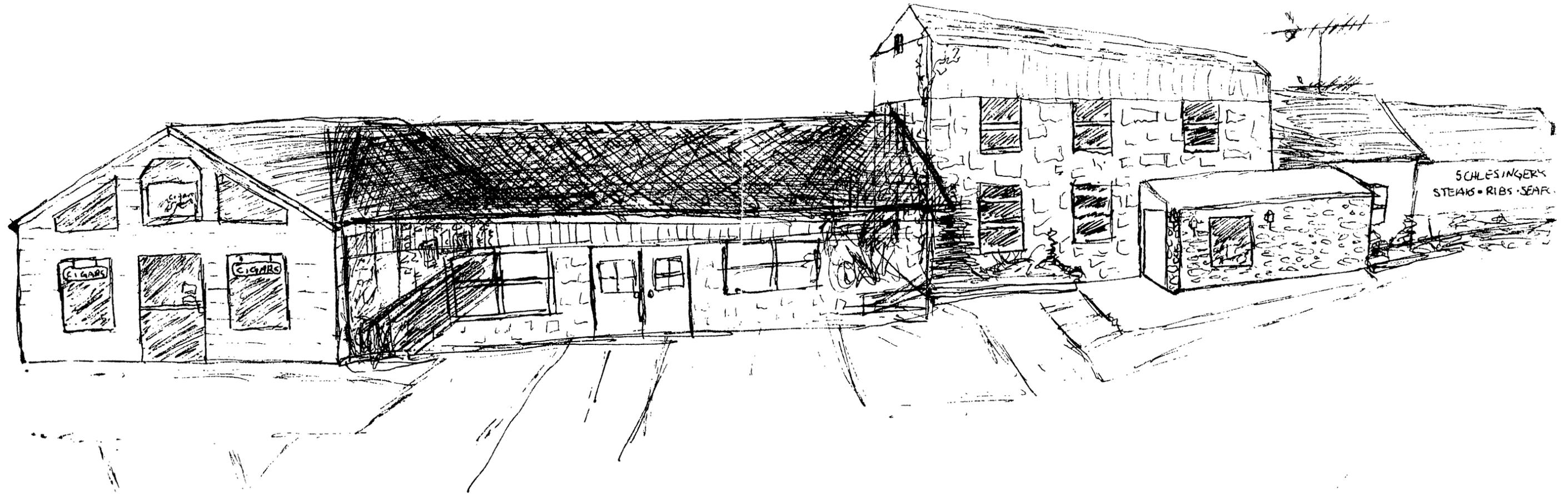
One Hundred 00/100 DOLLARS \$ 100.00

FOR Planning Board # 97-24

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	<u># 1165</u>
AMOUNT PAID		CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER	

BY *Dorothy H. Hansen*
Town Clerk

Emp
149.90





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

11 August 1999

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Town Consulting Engineer

SUBJECT: SCHLESSINGERS SITE PLAN
FIELD COMPLIANCE REVIEW – 8/9/99
MHE JOB NO. 87-56.2/T97-24

As per your request, on the afternoon of 9 August 1999, we performed a joint field review of the subject site. The Owner has caused some corrective work to the site, including an increase in the site parking as a result of some reorientation of the parking spaces. This reorientation was previously discussed between the Owner and us, and it would appear that the parking space reorientation is in conformance with our previous field discussions.

Notwithstanding the improvement to the number and layout of parking spaces, there are several other non-conformances and incomplete items on the site. Please note the following observations from our joint review:

1. The curb on the west side of the parking lot has not been completed. New curbing was to have been installed from the westerly site entrance, along the limits of the parking, to the area of the dumpster.
2. A new dumpster enclosure has been constructed. Same is generally acceptable, except that the front gates of the enclosure are missing and the bottom of the enclosure should be enclosed to prevent paper and debris from exiting the contained area. As well, the old dumpster enclosure waste demolition materials must be properly disposed of.

Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640

RECEIVED
mhepa@ptd.net

Regional Office
507 Broad Street
Harrisburg, Pennsylvania 17337
(570) 296-2765

e-mail: mhepa@ptd.net

AUG 13 1999
BUILDING DEPARTMENT

11 August 1999

MEMORANDUM
PAGE 2

3. Two (2) handicapped parking signs are missing from the spaces along Route 300. In addition, the one parking space near the cigar shop must have the sign properly installed.
4. The site flagpole is missing.
5. The new light pole to be installed near the building is missing. As well, proper delineation and protection must be provided to the southerly light pole, which is now positioned between parking spaces.
6. The landscaping on the site is not complete.

Once the property owner has completed the referenced improvements, I will be pleased to perform a follow-up review with you to verify compliance with the site plan approved by the Planning Board.

MJEmk

cc: Neil Schlessinger

A:8-11-2E.mk



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

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

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

3 March 1998

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e-mail: mhepa@ptd.net



MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Town Planning Board Engineer

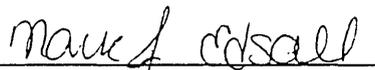
SUBJECT: SCHLESINGERS SITE PLAN
FIELD COMPLETION REVIEW
27 FEBRUARY 1998
NEW WINDSOR PLANNING BOARD NO. 97-24

This memorandum shall confirm our joint field review on the afternoon of 27 February 1998 of the subject project to determine the status of completion for the key site improvements. Virtually all of the site improvements remain uncompleted and it appears that only some minor effort has been made to date to start the proposed site improvements.

Based on the above, it is my recommendation that you collect the full bond amount of \$5,450.00 should a Certificate of Occupancy be requested.

Once the Applicant has completed all the site work, please contact me such that we can schedule a reinspection.

Respectfully submitted,


 Mark J. Edsall, P.E.
 Principal

MJesh

cc: James Petro, Planning Board Chairman

a:schl3-3.sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 97-24

NAME: SCHLESINGER'S STEAK HOUSE AMENDMENT

APPLICANT: 293 TEMPLE HILL ROAD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/23/97	PLANS STAMPED	APPROVED
07/09/97	P.B. APPEARANCE . BOARD REQUESTS FRONT . SUBMIT COST ESTIMATE	LA:ND WVE PH APPR ELEVATION OF BLDG. \ REPAIR DUMPSTER \ NEED HISTORIAN APPROVAL
07/02/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-24

NAME: SCHLESINGER'S STEAK HOUSE AMENDMENT

APPLICANT: 293 TEMPLE HILL ROAD

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 07/08/97	MUNICIPAL HIGHWAY	07/08/97	APPROVED
ORIG 07/08/97	MUNICIPAL WATER	07/09/97	APPROVED
ORIG 07/08/97	MUNICIPAL SEWER	/ /	
ORIG 07/08/97	MUNICIPAL FIRE	07/08/97	APPROVED
ORIG 07/08/97	TOWN HISTORIAN	07/09/97	SEE NOTE
	. REQUESTING FRONT ELEVATION PLAN OF BUILDING		
	. FRONT ELEVATION REVIEWED:APPROVED BY GLEN MARSHALL 9/3/97		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-24

NAME: SCHLESINGER'S STEAK HOUSE AMENDMENT

APPLICANT: 293 TEMPLE HILL ROAD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/09/97	EAF SUBMITTED	07/09/97	WITH APPLICATION
ORIG	07/09/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/09/97	LEAD AGENCY DECLARED	07/09/97	TOOK LEAD AGENCY
ORIG	07/09/97	DECLARATION (POS/NEG)	07/09/97	DECL. NEG. DEC
ORIG	07/09/97	PUBLIC HEARING	07/09/97	WAIVE PH
ORIG	07/09/97	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 97-24
NAME: SCHLESINGER'S STEAK HOUSE AMENDMENT
APPLICANT: 293 TEMPLE HILL ROAD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/10/97	2% OF 5450.00 PRIVATE IMP	CHG	109.00		
09/23/97	REC CK. #1166	PAID		109.00	
		TOTAL:	<u>109.00</u>	<u>109.00</u>	<u>0.00</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 97-24
NAME: SCHLESINGER'S STEAK HOUSE AMENDMENT
APPLICANT: 293 TEMPLE HILL ROAD

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
09/10/97	SITE PLAN APPROVAL FEE	CHG	100.00		
09/23/97	REC CK. #1165	PAID		100.00	
		TOTAL:	<u>100.00</u>	<u>100.00</u>	<u>0.00</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-24

NAME: SCHLESINGER'S STEAK HOUSE AMENDMENT

APPLICANT: 293 TEMPLE HILL ROAD

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
07/08/97	REC. CK. #1154	PAID		750.00	
07/09/97	P.B. ATTY. FEE	CHG	35.00		
07/09/97	P.B. MINUTES	CHG	40.50		
09/10/97	P.B. ENGINEER FEE	CHG	149.90		
09/23/97	RET. TO APPLICANT	CHG	524.60		
		TOTAL:	<u>750.00</u>	<u>750.00</u>	<u>0.00</u>

cc: LR 9/23/97

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$

MULTI-FAMILY SITE PLANS:

 UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$

 UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$

TOTAL ESCROW PAID:.....\$

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B.

TOTAL OF A & B:\$

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

 @ \$500.00 EA. EQUALS: \$
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$

2% OF COST ESTIMATE \$ 5450.00 EQUALS \$ 109.00 (2)

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW:

RETURN TO APPLICANT: \$

ADDITIONAL DUE: \$



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

10 September 1996

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

SUBJECT: SCHLESINGERS SITE PLAN AMENDMENT
FINAL PLAN/COST ESTIMATE REVIEW
NEW WINDSOR PLANNING BOARD NO. 97-24

Reference the subject application, it is my understanding that no corrections were required on the plan, nor any conditions made by the Board relative to plan modifications. As such, the plans as previously submitted should be acceptable for stamp of approval.

With regard to the cost estimate submitted for the project, I had one minor modification to the Cost Estimate and recommend that the total Bond amount be established at \$5,450.00.

Please contact me if you have any further questions regarding this application

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', written over a horizontal line.

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

MJesh

a:mason2.sh

SCHLESINGER'S

STEAK HOUSE

293 Temple Hill Road • New Windsor, NY 12553 • Restaurant 914-561-1762 • Office 914-496-7420

August 27, 1997

97-245

To Whom It May Concern:

Enclosed please find a copy of the proposed front elevation of the new construction connecting Schlesinger's Steak House and Hudson Valley Cigars.

The estimated site plan costs are as follows:

New Lighting - to be supplied and installed by Central Hudson.	\$ 900.00
Landscaping and Shrubbery	\$1850.00
Black top & Restriping	\$1950.00
Remove & Relocate Fence	\$ 150.00
Extend & install new Curb	\$ 600.00
Total Cost	\$4550.00

5450.00

Very Truly Yours,


Neil Schlesinger

Ins. Fee
\$109

 9/10/97

AS OF: 09/10/97

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 24

FOR WORK DONE PRIOR TO: 09/10/97

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
.....												
97-24	125021	07/02/97	TIME	MJE	WS SCHLESSINGERS	75.00	0.40	30.00				
97-24	125241	07/09/97	TIME	MJE	MC SCHLESSENGERS	75.00	0.50	37.50				
97-24	125661	07/09/97	TIME	SAS	CL SCHELSINGERS PB COMM	28.00	0.50	14.00				
97-24	128038	07/09/97	TIME	MJE	MM SCHLES COND S/P APPL	75.00	0.10	7.50				

								89.00				
97-24	128066	07/31/97			BILL 97-707 8/13/97					-81.50		

										-81.50		
97-24	130736	09/10/97	TIME	MJE	MC SCHLESS FINAL REVIEW	75.00	0.70	52.50				
97-24	130740	09/10/97	TIME	SAS	CL FINAL MEMO	28.00	0.30	8.40				
								=====	=====	=====	=====	
TASK TOTAL								149.90	0.00	-81.50	68.40	
.....												
								=====	=====	=====	=====	
GRAND TOTAL								149.90	0.00	-81.50	68.40	



McGOEY, HAUSER and EDSALL
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SCHLESINGERS SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 300 (TEMPLE HILL ROAD)
SECTION 4 - BLOCK 3 - LOT 11
PROJECT NUMBER: 97-24
DATE: 9 JULY 1997
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION TO JOIN THE MAIN BUILDING AND SMALL BUILDING ON THE SITE, WITH THE NEW AREA AS A BAR/WAITING AREA FOR THE RESTAURANT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the PI Zoning District of the Town. The use exists by Variance; as such, I believe no bulk values have been established. The plan should be made complete via some indication as to the property zoning and existence by Variance (a note would be acceptable).
2. The Site Plan also includes improvements to the existing parking configuration. The parking lot will be somewhat expanded and re-sealed and re-stripped. It is my opinion that the layout is acceptable, with two notations;
 - a. The Board should note that spaces 5, 6 and 7 were not originally approved and the spaces create a constriction near the main entrance (12' single car width results). It was my understanding that this was how the current site is functioning.
 - b. The Applicant should note that two additional spaces are possible to the east of spaces 44 and 45. If so constructed, triangular cross hatched areas should be provided on each side of these additional spaces.
3. The plan includes some additional lighting and landscaping. I believe these improvements are beneficial to the overall site aesthetics.

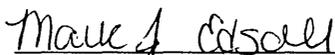
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SCHLESINGERS SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 300 (TEMPLE HILL ROAD)
SECTION 4 - BLOCK 3 - LOT 11
PROJECT NUMBER: 97-24
DATE: 9 JULY 1997

Page Two

4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process. I believe this is an unlisted action and has no other involved agencies.
5. The Planning Board may wish to make a determination regarding environmental significance for this project.
6. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48 - 19.C of the Town Zoning Local Law.
7. At this time I am aware of no additional concerns with regard to this application. If the Board identifies any such concerns, I will be pleased to review same, as deemed necessary by the Planning Board.

Respectfully submitted,



Mark J. Eusall, P.E.

Planning Board Engineer

MJEsh

A:.schles.sh

RESULTS OF P.B. MEETING

DATE: July 9, 1991

PROJECT NAME: Sub to City of State House PROJECT NUMBER _____

LEAD AGENCY:

NEGATIVE DEC:

M) D S) M VOTE: A 5 N 0

M) D S) M VOTE: A 5 N 0

CARRIED: YES NO

CARRIED: YES: NO

PUBLIC HEARING: M) D S) M VOTE: A 5 N 0

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) M S) D VOTE: A 5 N 0 APPROVED: 7/9/91

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS: _____

Board requested for site elevation plan of the building

by use discrepancy existing

Per estimate

Sub to District approval

SCHLESINGER'S STEAK HOUSE (97-24) RT. 300

Mr. Schlesinger appeared before the board for this proposal.

MR. PETRO: This consists of making a larger area to the existing restaurant connecting to the cigar store. While you're doing that, let me bring the board up to par as far as these notes the town historian, this is a historical site, he's requesting a front elevation plan of the building which is very simple to do, but you'll find some of our comments are going to go back to the stone, like we have stone on the building, we want stone on the front of this building, make the new part of the building conducive to the old part.

MR. SCHLESINGER: Building down the block, Duggan law firm, they did a similar type thing, they followed the same format.

MR. PETRO: That is what he is probably going to be looking for so when your architect draws up the plan, we would need a copy of that so we can forward it to him, okay?

MR. SCHLESINGER: No problem.

MR. PETRO: We have fire approval on 7/8/97 and highway approval on 7/8/97.

MR. SCHLESINGER: Okay, we met with Mark in the workshop and we discussed several matters that we felt were important as far as the site plan is concerned, those included parking, obviously drainage, lighting and I guess landscaping which were several of the important issues. As far as the parking is concerned, we rearranged it according to the site plan you have in front of you. We have 54 spaces, there's room even for three more, we didn't show them but according to I guess the code specifies that we need one space for every three seats, I think we meet the requirements as far as that is concerned. We squared off the parking to make the aisles more accessible and we included three handicapped spaces which are more than required. As far as the lighting is concerned there were 1, 2, 3,

existing lights were adding, one more on the northwest corner of the building and as indicated, we called Central Hudson and we got these lights were installed by Central Hudson and they had 4 poles 25 feet high 400 watt 36,000 lumens and as far as the drainage is concerned, there's an existing which I believe we just mentioned a runoff ditch between us and Verla and the water flows in the direction and there's also an existing catch basin in front of the existing freestanding little building there.

MR. PETRO: The entire large portion of the parking lot is going to just sheet flow to the rear?

MR. SCHLESINGER: To the rear which is the property is owned by Ganin Tire and that is all heavy underbrush and trees and everything there.

MR. PETRO: They are quite a ways away.

MR. LUCAS: You have to address a little bit with the new addition, the runoff towards the front of that new addition.

MR. SCHLESINGER: Yeah, well, that water all flows right to the front of the existing cigar lounge that is indicated there and there's a catch basin there.

MR. PETRO: You can extend that if you had to.

MR. SCHLESINGER: Yeah, if we had to.

MR. LUCAS: Might have to.

MR. SCHLESINGER: I just came from there, its working real good.

MR. PETRO: Doesn't have far to go, that is an open top one just go right in.

MR. SCHLESINGER: Yes.

MR. PETRO: Mark, your comments on 2A on spaces 5, 6 and 7 I'm there quite a bit myself, I have even parked there, I don't see any major problem with that, I know

that you are not saying that you do you're just pointing out.

MR. EDSALL: I'm just pointing out it's there and something that is being added that is not on the other plan.

MR. PETRO: They do exist and we have the fire inspector saying it's okay with him to have the 12 foot going through.

MR. EDSALL: Because it's such a short distance or it has that constraint, it seems to function okay if it was the only entrance and all the cars needed to pass through that area, that problem won't work but he's got the other curb cut to the north.

MR. PETRO: The cars in the spots don't protrude all the way to the line, they could if somebody parks kind of wacko, but normally, there'd be a little more space, but I don't see that as a problem, unless any board member wants to bring it up and you want to explain that one, 44 and 45?

MR. EDSALL: That I am just pointing out if they do find that they'd like to have a couple more spaces, there's room physically and still meeting the code to put two more spaces in to the east of 44 and 45. And if the board would not object, we can more or less leave that optional, if they want to add two more and stripe appropriately, they can pick up two more, they don't need them to comply but then again, if business booms as it seems to be doing--

MR. PETRO: So they have room for two more spots?

MR. PETRO: That is a good comment, plan includes additional landscaping and lighting, I believe these are beneficial to the overall site aesthetically, so you are happy with the lighting?

MR. EDSALL: Yeah, we worked that out at the workshop.

MR. PETRO: The planning board may wish to assume lead agency, these are just housekeeping. Okay, back to the

plan, that takes care of Mark's comments. We talked about the drainage in front of the cigar store. We have all been there, we know what it looks like. I don't know that it would be a problem once you block that off, I don't know how much goes down the grassy area. You know what I am saying?

MR. SCHLESINGER: It flows right towards that existing catch basin that is there, there's no puddling or buildup or anything.

MR. PETRO: You may want to maybe slope backwards from that site the new building down towards that front a little bit somehow so if it did get that far, swale it down, it is going to go there naturally, but it can be worked out easily.

MR. LANDER: They keep the same elevation, it should work out all right, they can slope this away.

MR. LUCAS: Will there be entrance from the cigar lounge into the bar waiting area?

MR. SCHLESINGER: Yes.

MR. LANDER: I don't see a big problem. Only thing we have to do is get the rendering for the historical society.

MR. PETRO: That could come naturally when you have your plan, it's a natural by-product of what you're going to do and I feel that as long as you make it you know if you don't put Texture 111 on the other building, you'll be in good shape. Whatever you do, don't paint it lime green or some stupid color.

MR. STENT: There is a note on the plan that he is planning to blend it with the existing structure.

MR. PETRO: He knows what we want and I think he knows what the right thing to do is.

MR. DUBALDI: Make a motion we declare ourselves lead agency under the SEQRA process.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Schlesinger site plan on Route 300. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Obviously, as far as the public hearing goes, this is an amended site plan and we just did one next door and did not require a public hearing, so if that case--

MR. DUBALDI: Make a motion we waive the public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Schlesinger Steak House on Route 300 under its discretionary judgment.

MR. LANDER: We had a letter from I think you told me didn't we read that in the minutes before that there was a letter they wanted to see a rendering?

MR. PETRO: No. The town historian.

MR. LANDER: Okay, they would be the only ones I would think you need a public hearing for.

MR. PETRO: Don't forget, Ron, he's on the opposite side of Verla and Verla's closer.

MR. LANDER: I know.

MR. PETRO: They give the facade of what that is going to look like.

MR. LANDER: I think that will suffice.

MR. PETRO: You know what they are looking for. All right, motion has been made and seconded.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, as far as impact on the surrounding areas as far as wetlands there isn't any to the immediate vicinity.

MR. EDSALL: Other than the historical aspect which you have discussed, I don't see that this amendment and again, keeping in mind that it is an amendment, I don't believe there's any significant--

MR. LANDER: Let's remember one thing that a lot of the parking is already here, it's not that he is doing the whole parking lot probably adding on the back parking.

MR. EDSALL: Very minor really reorienting it so that it meets the spacing requirements of the current code.

MR. PETRO: But the one note we should bring this up now is that you're going to have a tremendous sheet flow of water to the rear of the property which you do not own, Ganin Tire owns the property if they ever develop it would be only proper and right that you put a couple catch basins being that you have a place to go to which would be on the southerly side at that time which could be 50 years from that, I don't know whatever happens, I think you should agree to do that, okay, you follow what I am saying? So all that sheet flow if I had that land back there I see all the water coming off the parking lot but that could never come to pass.

MR. SCHLESINGER: Okay.

MR. LANDER: He's only adding one small piece of pavement in the back, most of his parking is already here, it's going that way anyway.

MR. PETRO: He's not worsening the problem, almost zero.

MR. LANDER: He's adding on a few feet to the parking spaces.

MR. EDSALL: That is all.

MR. SCHLESINGER: None on to the back.

MR. EDSALL: Extremely minor change to the impervious area to the site.

MR. LANDER: Now one other thing the dumpster area, is that enclosed, I don't remember?

MR. SCHLESINGER: It was enclosed and it's in the process of being repaired now.

MR. PETRO: It's in disrepair.

MR. LANDER: Doesn't have to be made out of stone like the building.

MR. SCHLESINGER: It was supposed to be done today and tomorrow as a matter of fact.

MR. PETRO: So back to what we're talking about no immediate impact on the surrounding areas.

MR. DUBALDI: Motion to declare negative dec under SEQRA process.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Schlesinger Steakhouse on

Route 300. Is there any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I don't even think do we have any subject to's here?

MR. EDSALL: Just the cost estimate for the site improvements.

MR. PETRO: Which you have to do, take that up with Myra or Mark, tell you how to do that, so with that once we get the rendering, we get over to the historian, you'll get final approval in about two minutes, just give us the rendering from your architect and get over to the town historian. Once he says fine, we'll stamp the plans. Do I have a motion for final approval?

MR. LUCAS: Make a motion.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Schlesinger Steakhouse on Route 300. Is there any further discussion from the board members, with the subject to the rendering which I had already read in, do you want to say anything else?

MR. SCHLESINGER: No.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

July 9, 197

31

MR. PETRO

AYE

DISCUSSION

SCHLESINGER, NEIL - ROUTE 300

Mr. Neil Schlesinger appeared before the board for this discussion item.

MR. PETRO: I had asked Mr. Schlesinger to come in, he owns the steakhouse on Route 300, he has a few ideas I thought it would be a good idea for him to poll the board as it would be.

MR. SCHLESINGER: Quite simply really what my idea is to take building one and building two and tie them together. It's all on one lot and as a matter of fact, the use has to be consistent with the restaurant so we just want to make it all one building so we can tie it together.

MR. LANDER: I take it from the sketch that we're going to have the field stone look and not the vinyl siding look?

MR. SCHLESINGER: No, no, same type of look.

MR. PETRO: Let me help him out a little bit, we had a couple problems with the small structure but a number of times small structure was maybe not proper use that we would like to see going along with the restaurant and years ago when we gave approval for this, that was an accessory structure to coincide with the restaurant business and they were going to sell baskets and food I and think maybe it was your wife, somebody?

MR. SCHLESINGER: We carried it over.

MR. PETRO: So he's been vacillating, had a real estate person and a couple of uses that were really not conducive to what we had approved. I think by doing this, in making it all one building, and it would be one use, it would be the restaurant use, obviously if you decide that you want to sell cigars in the portion of your restaurant that is your business, and I think that it would alleviate a problem, he certainly has the space. Mark, I don't think, wasn't going to create any

problems as far as setback, we're going to be internal of the property, right?

MR. EDSALL: I would agree with you.

MR. LANDER: Only problem might be parking.

MR. SCHLESINGER: I thought about that, the whole parking lot is only grass now so I have the space for additional parking.

MR. PETRO: You'd have to make improved parking in other words blacktopping?

MR. SCHLESINGER: Of course.

MR. DUBALDI: Since this is under discussion, I do go to this place a lot to eat and one of the problems is parking, parking is a problem and you might want to add a few additional spaces.

MR. SCHLESINGER: I think we're going to have to add more than a few only because it's a situation now.

MR. DUBALDI: Even in addition to what may be required just a recommendation that you may want to add a few more.

MR. SCHLESINGER: I agree there's some things there now that I can change there, some storage bins there that can be removed and parking lot, yeah, the area in the back yard is not really used so I have the space to do that, yes.

MR. PETRO: This is only a sketch plan for concept, obviously he's got to come in with a full set of plans.

MR. LANDER: Mike had a good question, this is on the historic registry, right?

MR. SCHLESINGER: This is not registered now.

MR. LANDER: Because I know when the previous owner came and they added on this piece back here and they raised the roof, right, well, they put vinyl siding and

the historic society sent a letter, how can we let this happen, that is what he is asking.

MR. SCHLESINGER: It's not registered.

MR. PETRO: This is the purpose of a discussion, we have two members already that are saying they want to keep it in the same look of the other building, I'm sure you probably would also.

MR. SCHLESINGER: Of course.

MR. PETRO: Probably for a stone face.

MR. SCHLESINGER: Absolutely.

MR. PETRO: Probably be better for you anyway.

MR. LANDER: I like the idea.

MR. BABCOCK: Mr. Chairman, I don't, maybe Andy, not without looking in the book, mark's starting to look it up, I think this building, the use of this building in a PI zone is there by variance. If that is the case, then there's a section of the code that says that he can expand his building ground floor area not more than 30 percent so he might be tied into that if he's there by variance.

MR. EDSALL: That is section--

MR. PETRO: I think this place is grandfathered in, this place has been a restaurant.

MR. EDSALL: It's a non-conforming use.

MR. BABCOCK: No, I don't think so.

MR. LUCAS: Mike, would that--

MR. BABCOCK: What happened was is when the Brewster House came here for the approval, they are the ones that opened up the restaurant and did the remodel as a restaurant, I don't know what it was before that I can't think of.

MR. SCHLESINGER: It was a residence.

MR. BABCOCK: When they came here, they went to the zoning board to get a variance to have a restaurant in a PI zone, that is where the issue of the little store came up because you can't have retail in a PI zone, but it's always associated retail associated with the restaurant, that is where we got it in our mind whatever's in this little building needs to be associated with that restaurant.

MR. PETRO: Let me say this, if in fact he's there by variance, and we still don't know that, and he's allowed to expand by 30 percent, that is of the total square footage that he is using now floor area.

MR. BABCOCK: Jim, I'm just here for discussion like you are.

MR. PETRO: My point is he has a lot of floor area here.

MR. LUCAS: That includes both buildings that exist?

MR. LANDER: So what you're saying 30 percent shouldn't be a big problem?

MR. PETRO: Might not be a problem, but we have to determine that.

MR. LUCAS: It's a thousand square feet and with that he's got more than enough room.

MR. PETRO: How big of an addition?

MR. SCHLESINGER: Approximately, a thousand square feet.

MR. EDSALL: Can we step back to the whole issue of 30 percent or not, the section that Mike and I are looking at is Section 4824 B-3 which deals with non-conforming uses and extensions or remodeling of those non-conforming uses, what Mike and I were just discussing is if this is here by variance, Andy,

correct me if I say something wrong, then it's not really considered a non-conforming use, it's a use that is there now by variance so--

MR. PETRO: It's a permitted use by variance.

MR. EDSALL: By variance, so either Andy or if you think ZBA has to tell us, I don't know what you want to do, has to tell us yes, yes or no, does this section apply and if it doesn't, it might just be a matter of site plan approval. I don't know that they need another variance or they need to follow this 30 percent rule.

MR. BABCOCK: We need to look that over between ourselves.

MR. PETRO: Either way, you're going to be okay, if you don't need it, you're better if you eliminated, you're limited to 30 percent, I still think by being in the restaurant and knowing the size of it and the other little building and add all that up and take 30 percent more, I don't think you're going to be close.

MR. BABCOCK: What are you using this section of the building for?

MR. SCHLESINGER: Well, I think--

MR. BABCOCK: More seating?

MR. SCHLESINGER: Not more seating for the restaurant, right now our bar area is very small, I have a bar that is five stools and it's not really conducive, doesn't compliment the restaurant, thinking maybe if I would put the bar area right in between the two buildings where your hand is and then the small bar area that I have now, I would use for extra dining, not a lot either way, what I am really doing is just moving my bar to a different area and then it would give me approximately another 20, 22 more seats in the restaurant.

MR. PETRO: I think it's a good idea and I like it.

MR. LUCAS: Maybe a cigar bar?

MR. SCHLESINGER: You can smoke cigars there.

MR. BABCOCK: One thing about the building just so that he is clear, the parking you had before is not an issue because it's on the lawn, but when you create more square footage in your building, there's more parking requirements for the square footage.

MR. SCHLESINGER: I didn't mean that it wasn't an issue, I meant it is an issue which I'm aware of and I know that I have the space to get myself more.

MR. PETRO: Behind the rear dining room is all the grass area, you're going to have to put parking, it's going to have to be paved.

MR. SCHLESINGER: Yes.

MR. EDSALL: I think that main parking area right now is not being used efficiently because of the odd shape that it has, maybe you can square it off.

MR. SCHLESINGER: As I said, there's storage areas which I really want to move out of there, I have room to add on ten foot where it drops off a little bit.

MR. EDSALL: If you have somebody lay it out a little more efficiently with the 9 x 19, that will help you out.

MR. SCHLESINGER: 9 x 19?

MR. EDSALL: Parking spaces have now decreased in size.

MR. SCHLESINGER: Yeah, sure.

MR. PETRO: Lighting, you're going to have to have a little lighting.

MR. SCHLESINGER: I just had new lighting.

MR. PETRO: When you do the site plan, show lighting and before you come in something that we have to do

with the dumpsters.

MR. SCHLESINGER: That is in the process of being done because I already spoke to somebody.

MR. PETRO: I pulled in the other night and I parked next to the stockade fence and it fell on my car.

MR. SCHLESINGER: What happens there's a sanitation war going on.

MR. PETRO: One drops it off and they refuse to pick the one up so but it is a headache.

MR. SCHLESINGER: I just had the grease thing moved also and now I'm able to work there and temporarily repair the fence and then when we get rolling on this, I can maybe move that area completely.

MR. PETRO: This particular board doesn't agree, namely me, on dumpster enclosures all the time. On your particular site, I do agree with Ron and do agree with the rest of the members that is where, that is an ideal place you need a dumpster enclosure.

MR. SCHLESINGER: I agree.

MR. PETRO: Garbage blowing.

MR. SCHLESINGER: I agree.

MR. PETRO: Right now that is, that needs to be addressed.

MR. STENT: This cigar store, is that going to be retail store selling out of the front or is that going to be entrance from the people to the store to go to light cigars?

MR. SCHLESINGER: Either way.

MR. STENT: Will that have any affect on that?

MR. PETRO: No, first of all, there will be another entrance to the restaurant, it's an entrance to his

restaurant, this is the way I see it, and you know when you leave the Vails Gate Diner they have the little case there and they sell Lifesavers and things, whatever they sell, what if they had a box of cigars in there, it coincides with after dinner.

MR. DUBALDI: Are these two buildings going to be interconnected?

MR. SCHLESINGER: Yes.

MR. PETRO: One whole building.

MR. SCHLESINGER: Do I have to find out whether that 30 percent?

MR. KRIEGER: I have reviewed the statute that Mark was talking about and the other applicable portions of the statute and in my opinion, no, he does not have to comply with the 30 percent and I think that is a matter of law, I don't think it's a matter of subject to interpretation by the Zoning Board of Appeals. So I would say no, he doesn't have to go to the ZBA, should not be referred to them for that purpose.

MR. PETRO: There you have it, so you need site plan approval, you have to generate a formal site plan from this board and good luck.

MR. SCHLESINGER: Thank you very much.

RESULTS OF P.B. MEETING

DATE: May 11, 1997

PROJECT NAME: Noel Schlosinger PROJECT NUMBER _____

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) ___ S) ___ VOTE: A ___ N ___ M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Issues: _____

Parking - Lighting - Lot Coverage Dumpsters

Submit Site Plan + Application

"
Building is on historical Bldg. List - Per Glen Marshall
send him a copy of S.P."



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 24

DATE PLAN RECEIVED: RECEIVED JUL - 7 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Schlessingers - _____ has been

reviewed by me and is approved L _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

This project is on town water -
should be no change in service.

HIGHWAY SUPERINTENDENT DATE

John D. Di... 7-9-97
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY, **TOWN HISTORIAN**

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 24

DATE PLAN RECEIVED: RECEIVED JUL - 7 1997

The maps and plans for the Site Approval 97-27

Subdivision SHLESINGERS Steak, as submitted by

_____ for the building or subdivision of

An addition to Steak House, has been

reviewed by me and is approved PENDING STRUCTURAL PLAN.

disapproved _____.

If disapproved, please list reason _____

See approval on sketch of Bldg. @

[Signature] 7/8/97
~~WATER SUPERINTENDENT~~ DATE
GLEN MARSHALL - TOWN HISTORIAN

WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 24

DATE PLAN RECEIVED: RECEIVED JUL - 7 1997

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

If disapproved, please list reason _____

W. James Cullen 7/8/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Schlesingers Steak House

Date: 8 July 1997

Planning Board Reference Number: PB-97-24

Dated: 7 July 1997

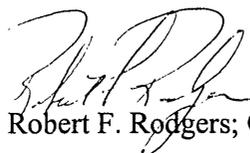
Fire Prevention Reference Number: FPS-97-033

A review of the above referenced subject site plan was conducted on 8 July 1997.

This site plan is acceptable.

Plans Dated: 2 July 1997

Note: The plan list 293 Temple Hill Road as the address. The Enhanced 911 and new street address is 477 Temple Hill Road.



Robert F. Rodgers; C.C.A.

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

SCHLESSENGER

- 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

TOWN/VILLAGE OF New Windsor P/B # 97 - 94

WORK SESSION DATE: 2 July 97

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: maybe later

PROJECT NAME: Schlesseger - 1 Steak

PROJECT STATUS: NEW ✓ OLD _____

REPRESENTATIVE PRESENT: Neil S.

MUNIC REPS PRESENT:

BLDG INSP.	<u>avoid</u>
FIRE INSP.	<u>Rich</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 9x19 all spaces exc 8x19
- make all pks 90° remove 1-way flow
- leave 3 in front - ask P/B if OK
- Itz -
- fix on size
- plan by Monday
- (Wed agenda if plan)
- rec'd



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

178 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan Spec. Permit _____

1. Name of Project Schlesingers Steak House

2. Name of Applicant 293 Temple Hill Rd Inc Phone 561-1762

Address 475 Temple Hill Rd New Windsor NY 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record 293 Temple Hill Rd Phone 561-1762

Address 475 Temple Hill Rd New Windsor NY
(Street No. & Name) (Post Office) (State) (zip)

X 4. Person Preparing Plan Ken Gill / Louis J. Cascino P.E.

Address 2081 Rt 94 Salisbury Mills NY 12577
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting Neil Schlesinger Phone 561-1762
(Name)

X 7. Project Location: On the SOUTH side of Temple Hill Rd (Rt 300)
(street)
11500 feet WEST of UNION AVE
(direction) (street)

X 8. Project Data: Acreage of Parcel .25 Acre Zone PI
School Dist. N.W.

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

If applicable "X"

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 type="checkbox"/> Revision Dates | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input 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 type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | 50. <input type="checkbox"/> Open Space (sq. ft.) |
| 22. <input checked="" type="checkbox"/> Landscaping | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 24. <input type="checkbox"/> Screening | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 25. <input checked="" type="checkbox"/> Access & Egress | |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input type="checkbox"/> Paving Details
(Items 25-27) | |

N/A

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

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PREPARER'S ACKNOWLEDGEMENT:

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

By: Louis J. Carvay (Signature)
Licensed Professional

Date: _____

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR: 293 Temple Hill Rd Inc. 2. PROJECT NAME: Schlesinger's Steak House

3. PROJECT LOCATION: 475 Temple Hill Rd. Municipality: New Windsor County: Orange

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map): 475 Temple Hill Rd (Rt 300)

5. IS PROPOSED ACTION: [] New [] Expansion [x] Modification/alteration

6. DESCRIBE PROJECT BRIEFLY: Addition to existing Building and increase in parking facilities

7. AMOUNT OF LAND AFFECTED: Initially 2.9 acres Ultimately _____ acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? [x] Yes [] No If No, describe briefly

9. WHAT IS PRESENT LAND-USE IN VICINITY OF PROJECT? [] Residential [] Industrial [x] Commercial [] Agriculture [] Park/Forest/Open space [] Other Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? [] Yes [x] No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? [] Yes [x] No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? [] Yes [x] No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: 293 Temple Hill Rd Inc. Date: 7/7/97

Signature: [Handwritten Signature]

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

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

DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 817.127 If yes, coordinate the review process and use the FULL EAF.
 Yes No

WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 817.87 If No, a negative declaration may be superseded by another involved agency.
 Yes No

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.

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

RT 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

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Neil Schlesinger Pres.

293 Temple Hill Rd. Inc., deposes and says that he
(Applicant)

resides at 475 Temple Hill Rd. New Windsor
(Applicant's Address)

in the County of Oranget

and State of NY

and that he is the applicant for the Schlesinger's Stern House

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Ken Gill
(Professional Representative)

to make the foregoing application as described therein.

Date: 7-7-97

Neil Schlesinger
(Owner's Signature)

Susan Johnson
(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.

If applicable "ZX"

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 type="checkbox"/> Revision Dates | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input 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 type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 24. <input type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input type="checkbox"/> Paving Details
(Items 25-27) | |

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By: _____
Licensed Professional

Date: _____

REC-104

"XX"

N/A

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Not in Flood Zone

293 Temple Hill Rd Dr
JMM