PB# 78-18

Herbert Slepoy

Herbert Slepoy ~~Site~~ Subdiv 78-18

approved 5/24/78
filed with T.C. office 5/25/78 402 PM.
SH.

2 lot subdivision approved 5-24-78

GENERAL RECEIPT

3673

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

May 25 1978

RECEIVED OF Apache Assoc. $100.00

One hundred and 00/100 DOLLARS

FOR 2 lot Sub division Fee #78-18 P.B

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00 ck		

BY Charlotte Mascantonio

Deputy

TITLE

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

P.B. received 5/19/78 SH.

COUNTY OF ORANGE / Department of Planning
124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

May 17, 1978

Mr. Ernest Spignardo, Chairman
c/o Shirley Hassdenteufel, Secretary
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Slepoy Subdivision - Sambo
Site Plan
Route 32

Dear Mr. Spignardo:

This office, pursuant to the provisions of Section 239, 1, m and n, Article 12-B of the General Municipal Law of the State of New York, has reviewed the above subject matter.

We hereby return the matter for final local determination by the Planning Board.

Very truly yours,

Peter Garrison

Peter Garrison
Commissioner of Planning

PG:jhb

7848

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Apache Assoc.
2. Location Route 32 + 94 Walles Gate
3. Acreage 5.44 Ac 4. Number of lots 2 5. Zone
6. Name & address of subdivider Herbert Slepoy
139-15 243 St Rosedale N.Y. 11422
7. Name & address of record owner of land
Same
8. Present and intended uses
Presently vacant
One lot, Sambos Rest, 2nd lot vacant
1.173 Ac 4.270 Ac.

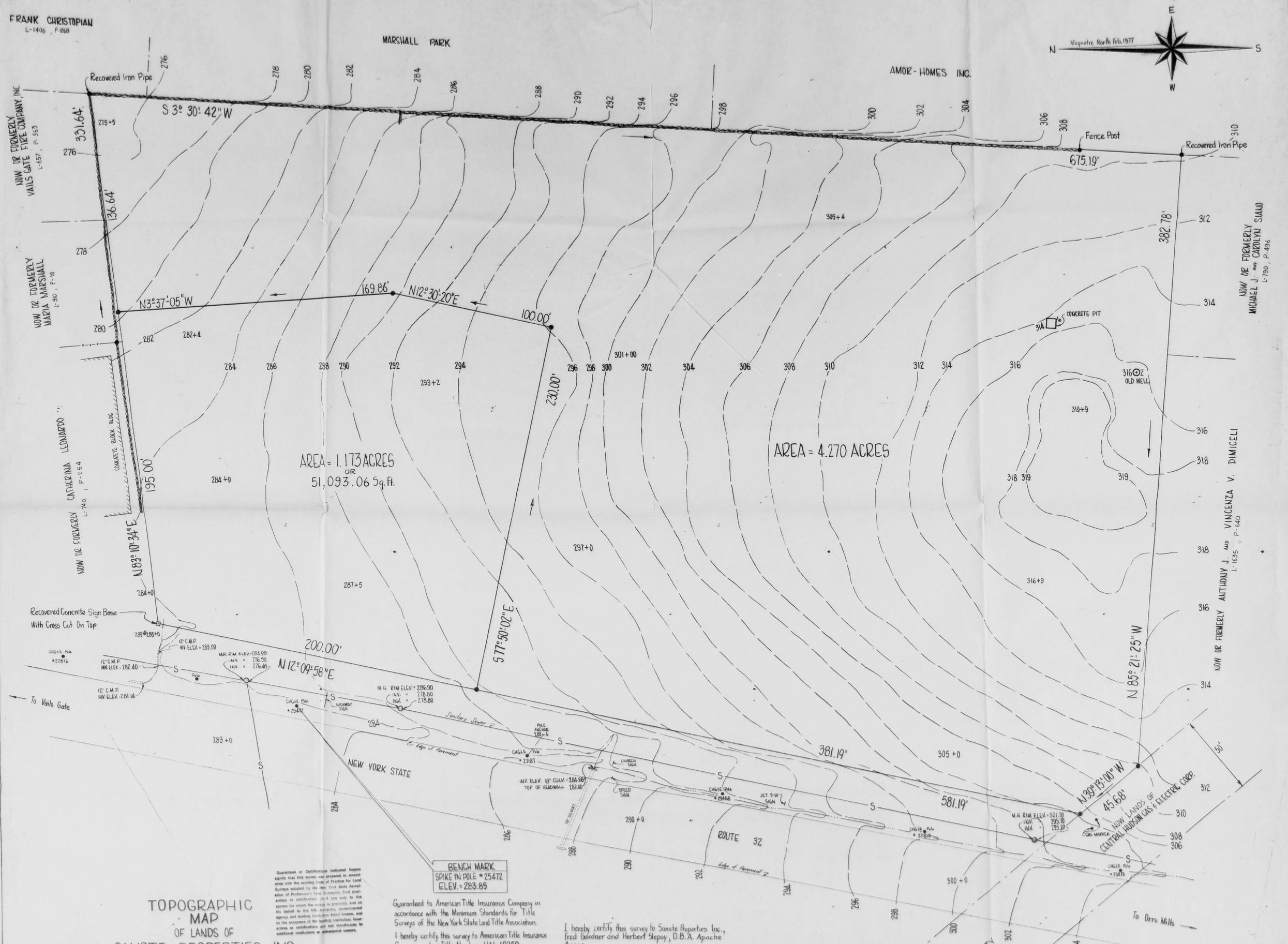
The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Herbert Slepoy

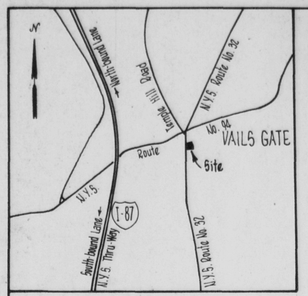
approved 5/24/78



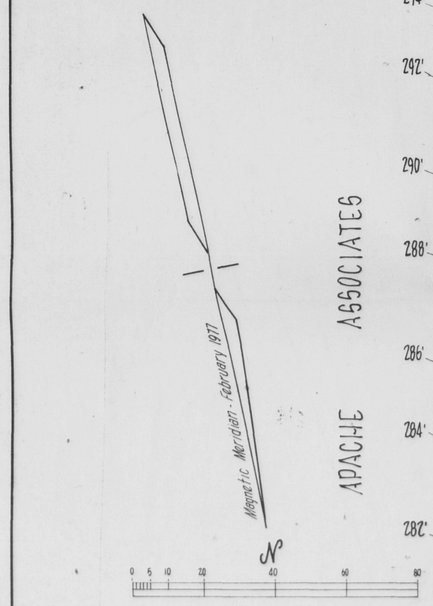
TOPOGRAPHIC MAP
OF LANDS OF
SANSTE PROPERTIES INC.,
FRED GARDNER & HERBERT SLEPOY
D.B.A.
APACHE ASSOC.
TOWN OF NEW WINDSOR, ORANGE COUNTY
NEW YORK
SCALE 1" = 20', MARCH 2, 1977

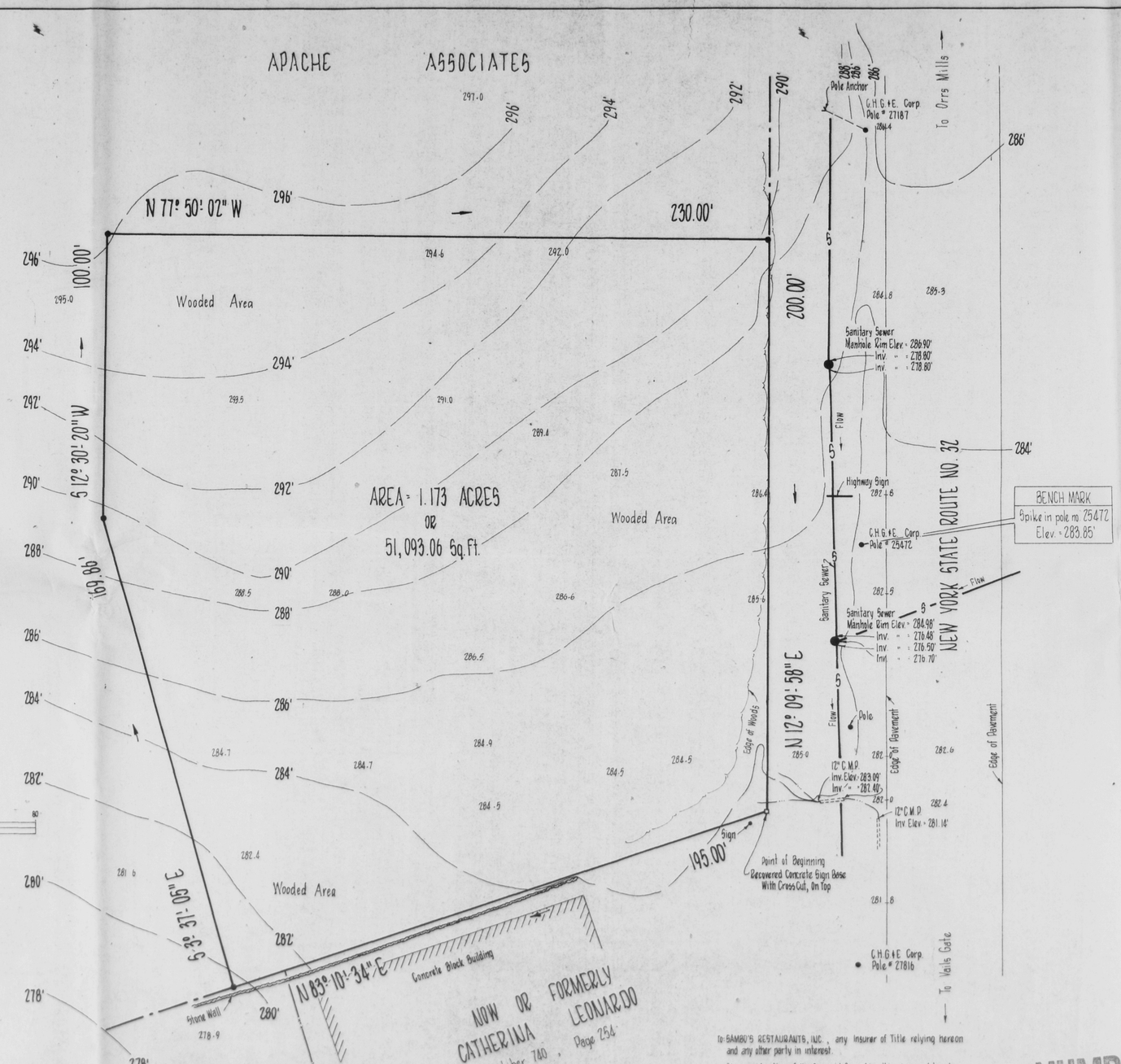
BRINNIER & LARIOS, P.C.

998-F-94



LOCATION MAP
Scale 1" = 2000'





BENCH MARK
Spike in pole no. 25472
Elev. = 283.85'

LEGAL DESCRIPTION

Beginning at a cross cut on the top of a concrete sign base, said point being on the Easterly side of New York State Highway Route 32 leading from Orrs Mills to Vail's Gate, said point being the Southwesterly corner of lands of now or formerly Catherina Leonardo and running:

1. thence from said point of beginning along the Southerly line of lands of now or formerly Catherina Leonardo and Maria Marshall North 83° 10' 34" East, 195.00 feet to a point;
2. thence along other lands of Apache Associates, the following courses and distances: South 3° 37' 05" East, 169.86 feet to a point;
3. thence South 12° 30' 20" West, 100.00 feet to a point;
4. thence North 77° 50' 02" West, 230.00 feet to a point on the Easterly side of New York State Highway Route 32;
5. thence along the Easterly side of said highway North 12° 09' 58" East, 200.00 feet to the place of beginning.

Containing 51,093.06 square feet or 1.173 acres.

All bearings are referred to the Magnetic Meridian as of February, 1977.

NOTES:

1. CENTRAL HUDSON GAS & ELECTRIC CORPORATION
   SOUTH ROAD
   POUGHKEEPSIE, N.Y. 12602 Phone: 914-452-2000
2. TOWN OF NEW WINDSOR WATER DEPARTMENT
   555 UNION AVENUE
   NEW WINDSOR, N.Y. 12550 Phone: 914-561-8510
3. TOWN OF NEW WINDSOR SANITATION DEPARTMENT
   555 UNION AVENUE
   NEW WINDSOR, N.Y. 12550 Phone: 914-561-2554
4. ZONED: "C" (DESIGN SHOPPING)
5. FIRE DISTRICT: VAILS GATE FIRE DISTRICT
6. PREVAILING BUILDING CODE: NEW YORK STATE BUILDING CODE
7. ADJOINING LANDS ZONED: "C"
8. All elevations are tied into U.S.G.S. Datum. Bench Mark & U.S.G.S. Datum taken from "Survey of Property for McDonald's Corporation", done by Theodore F. Atzl, P.L.S., dated 4 Feb. 1971
9. PRESENT OWNER: APPACHE ASSOCIATES
   195 CARVER STREET
   HUNTINGTON, N.Y. 11743

DATE	△	REVISION	BY

0 10 20 40 60 80 100
ORIGINAL SCALE 1" = 20'

TO: SAMBO'S RESTAURANTS, INC., any insurer of Title relying hereon and any other party in interest.

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon."

Augustus S. Brinnier, P.E., L.L.S., N.Y.S. Lic. No. 22865

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

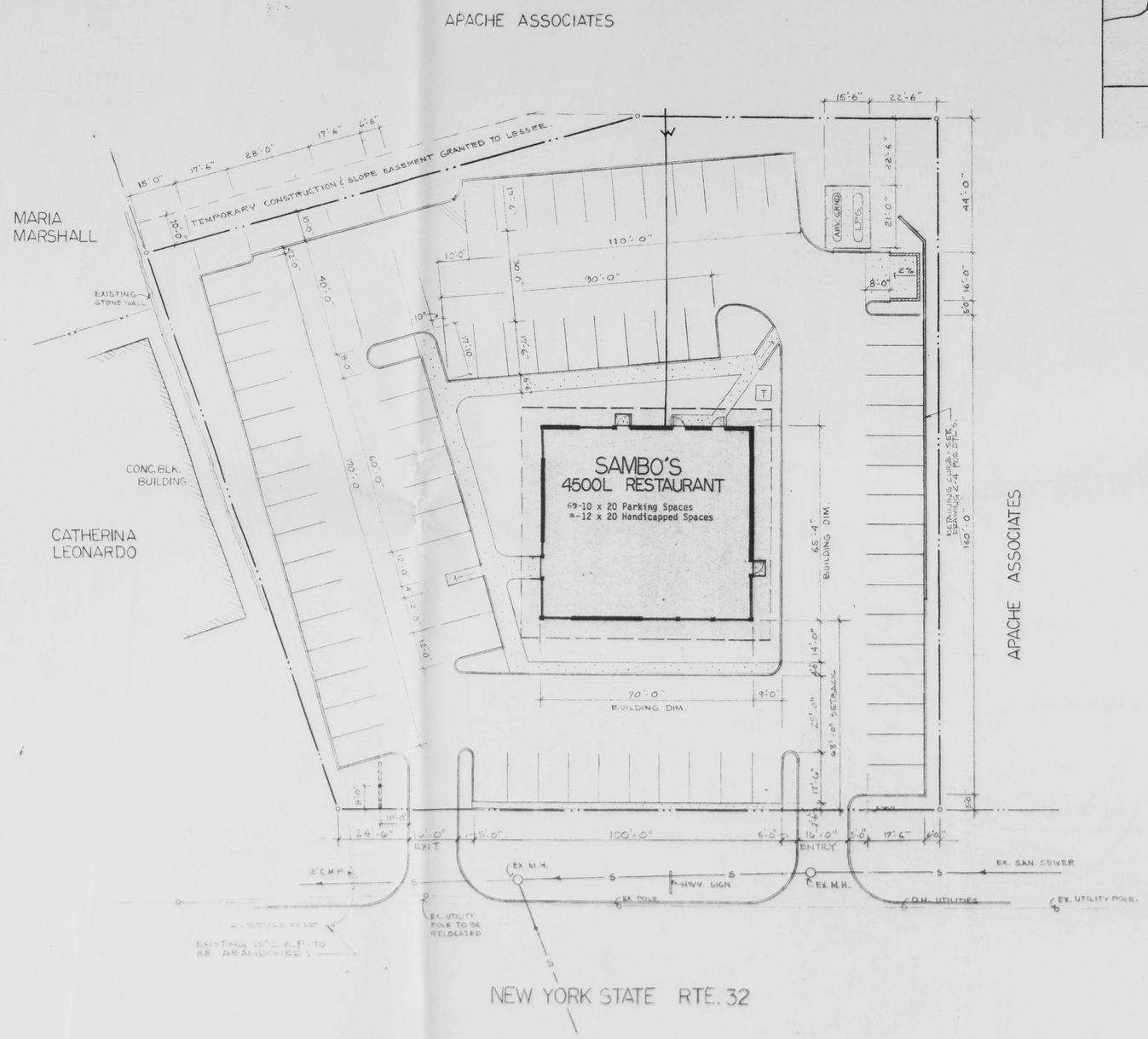
SET NUMBER 1

NOT TO BE USED FOR CONSTRUCTION

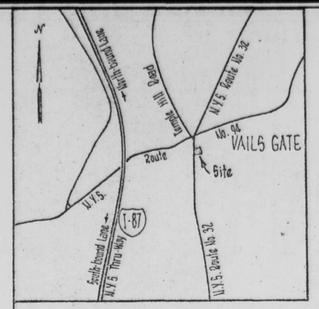
LAND TITLE SURVEY
WITH TOPOGRAPHIC & PUBLIC UTILITY DATA

SURVEYED BY: BRINNIER & LARIOS, P.C.	DATE 6 MARCH 1978
ADDRESS: 67 MAIDEN LANE CITY: KINGSTON	DRAWN BY G. Williams
STATE: NY 12401 914-338-7622	CHECKED BY T.Z.
LOCATION: New York State Route No. 32, Vails Gate, Town of New Windsor, Orange County, N.Y. Cornwall Quadrangle, New York (U.S.G.S.) 41° 27' 10" North Latitude, 74° 03' 30" West Longitude	FILE NO.
STREET ADDRESS: New York State Route No. 32	SHEET C-1 OF SHEETS
POST OFFICE: Vails Gate STATE: N.Y. ZIP: 12584	RECEIVED

BRINNIER & LARIOS, P.C.



SITE PLAN



LOCATION MAP
Scale: 1" = 2000'

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All bearings are referred to the Magnetic Meridian as of February, 1977

date	Δ	by	

drawn by 78.4.6 / 78.4.16

project no.

date

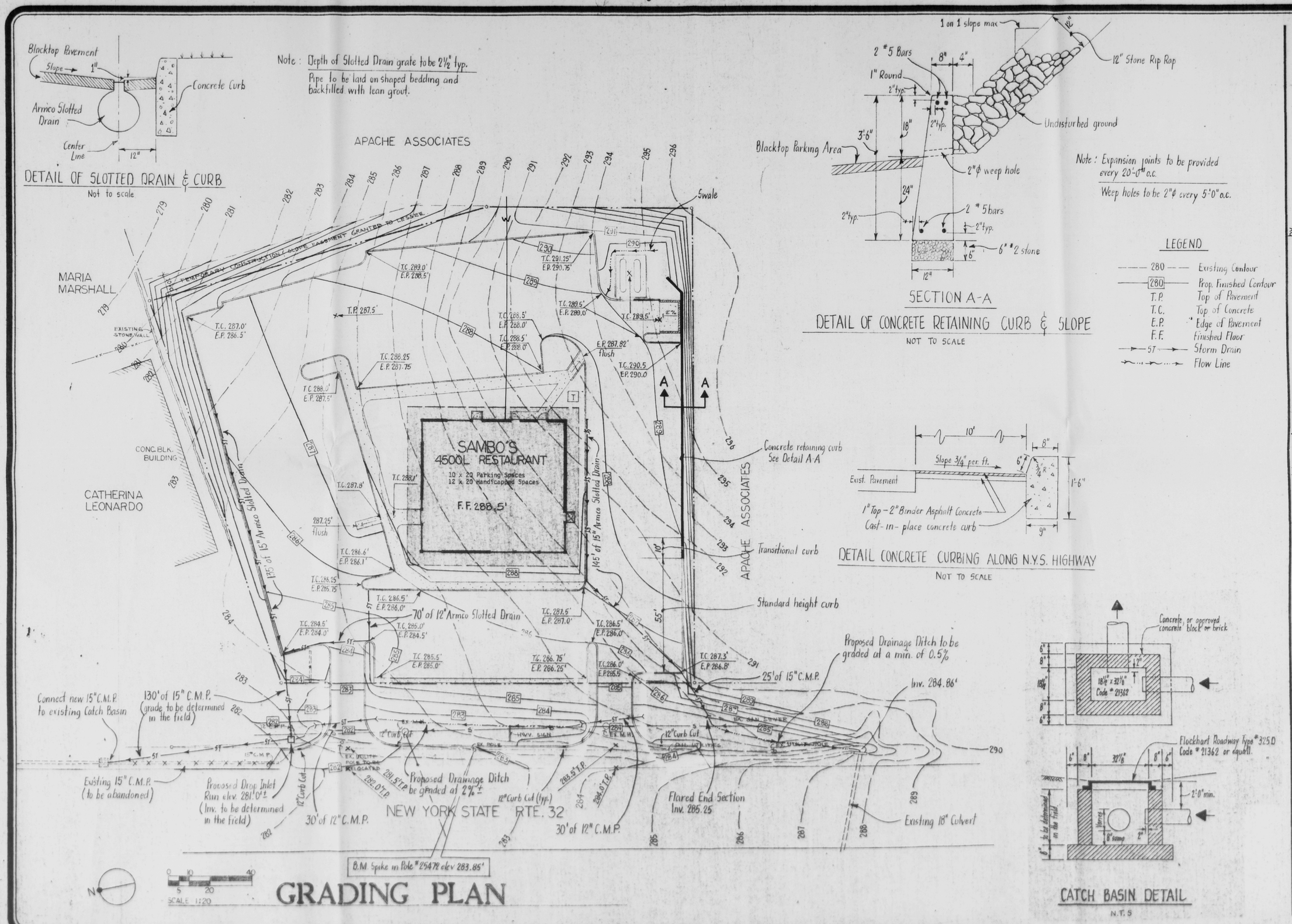
SAMBO'S
EAST SIDE OF RTE. 32, SOUTH OF RTE. 94
NEW WINDSOR, N.Y.

SIERRA WEST architects

Richard W. Rush A.I.A., Architect / 1415 Route 70, Cherry Hill, N.J. 08034 (609) 795-7330

SITE PLAN

sheet C-3 of



DETAIL OF SLOTTED DRAIN & CURB
Not to scale

GRADING PLAN

SECTION A-A

DETAIL OF CONCRETE RETAINING CURB & SLOPE
NOT TO SCALE

Note: Expansion joints to be provided every 20'-0" o.c.
Weep holes to be 2"φ every 5'-0" o.c.

LEGEND

280	Existing Contour
280	Prop. Finished Contour
T.P.	Top of Pavement
T.C.	Top of Concrete
E.P.	Edge of Pavement
F.F.	Finished Floor
57	Storm Drain
	Flow Line

DETAIL CONCRETE CURBING ALONG N.Y.S. HIGHWAY
NOT TO SCALE

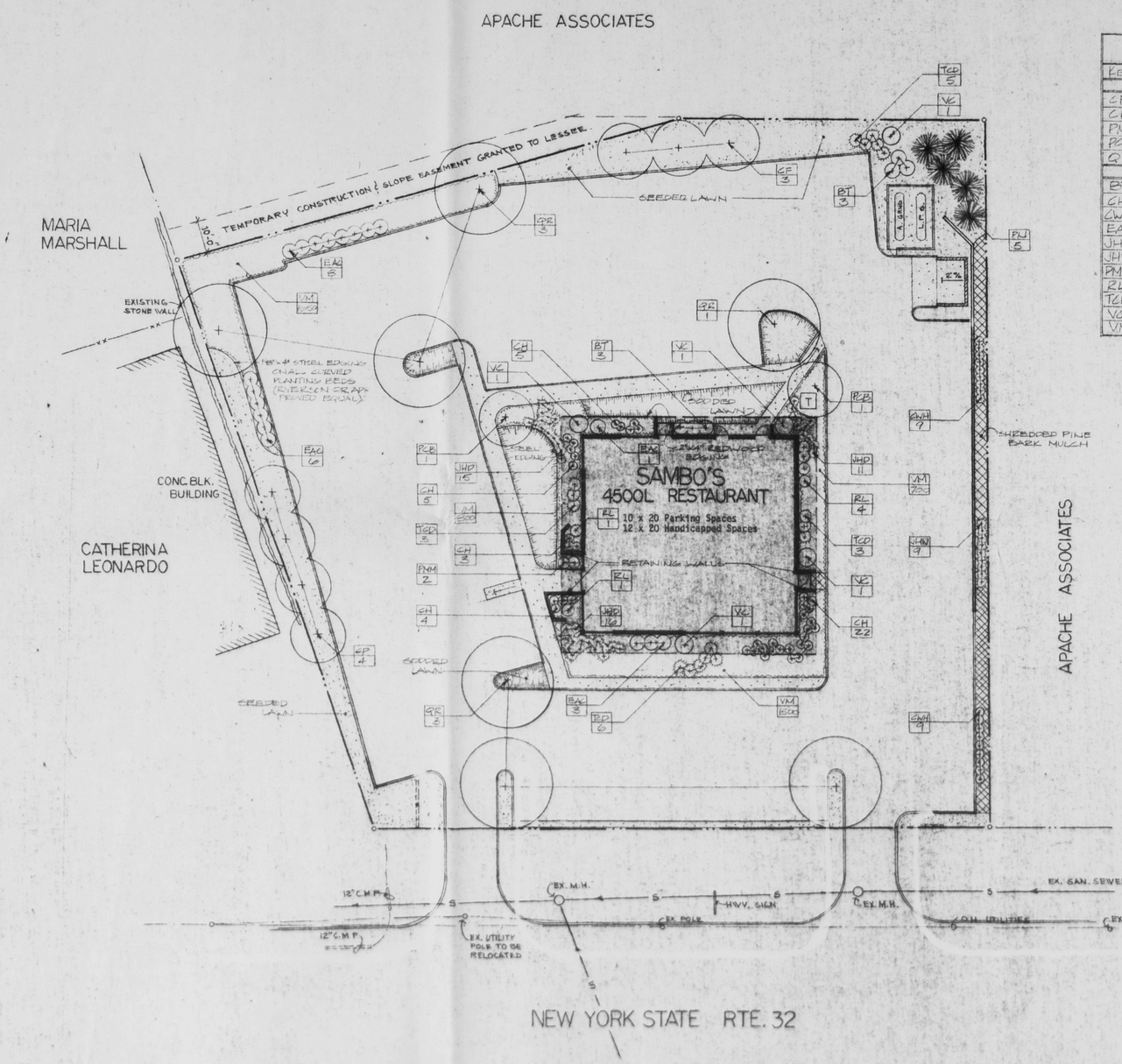
CATCH BASIN DETAIL
N.T.S.

SAMBO'S
EAST SIDE OF RTE. 32, SOUTH OF RTE. 94
NEW WINDSOR, N.Y.

SIERRA WEST architects
Richard W. Rush A.I.A., Architect / 1415 Route 70, Cherry Hill, N.J. 08034 . (609) 795-7330

drawn by JS
project no. 78-416/7616
date
date
by

GRADING PLAN
sheet C-4 of



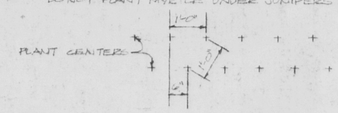
LANDSCAPE PLAN

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	BROKEN BAL	SPREAD	PLANTING SIZE HT.	HEADS	QUAN.	REMARKS
TREES:								
CF	CORNUS FLORIDA	FLOWERING DOGWOOD			5/6'	B&B	3	FULL-BUDDED
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN			6/8'	B&B	4	TREEFORM
PN	PINUS NIGRA	AUSTRIAN PINE			3/4'	B&B	5	SHEARED
PCB	PYRUS CALLERIANA 'BRADFORD'	BRADFORD PEAR			6/8'	B&B	2	
QR	QUERCUS RUBRA BOREALIS	NORTHERN RED OAK	1½/2"		10/12'	B&B	7	DOUBLE-STAKED
SHRUBS AND GROUNDCOVERS:								
BT	BERBERIS THUNBERGII ATROPURPUREA	RED LEAF BARBERRY			2½/3'	B&B	6	FULL PLANTS
CH	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER			18/24"	3 GAL	37	PLANT 3'-0" O.C.
CWH	COTONEASTER WATERERI HERBSTFEUER	FALL FIRE COTONEASTER			15/18"	3 GAL	18	
EAC	EUONYMUS ALATUS COMPACTUS	DWARF WINGED EUONYMUS			18/24"	B&B	18	
JHD	JUNIPERUS HORIZONTALIS 'DOUGLASII'	WAUKEGAN JUNIPER			15/18"	2 GAL	42	PLANT 3'-0" O.C.
JHW	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER			15/18"	3 GAL	9	
PMM	PINUS MUGO MUGO	MUGHO PINE			12/15"	B&B	2	
RL	RHODODENDRON LATEVIRENS	WILSON RHODODENDRON			18/24"		6	
TCD	TAXUS CUSPIDATA DENSA	DENSE YEW			15/18"	B&B	17	SHEARED
VC	VIBURNUM CARLESII	FRAGRANT VIBURNUM			24/30"	B&B	5	FULL-BUDDED
VM	VINCA MINOR	MYRTLE	2 YR. GROWTH		24"x18"		46 SQ	PLANT 16" O.C.

NOTES:

1. QUANTITIES INDICATED ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BEFORE BIDDING.
2. OAK SHALL BE SINGLE STEMMED AND CLEAR TO 7'-0".
3. ALL GROUNDCOVER BEDS AROUND BUILDING SHALL BE COVERED IN 3" DEEP MULCH OF SHREDDED PINE BARK.
4. MYRTLE SPACING SHALL BE TRIANGULAR SPACING AS ILLUSTRATED BELOW. DO NOT PLANT MYRTLE UNDER JUNIPERS OR COTONEASTERS.



LEGEND

- LAWN (SODDED)
- LAWN (SEEDED)
- GROUNDCOVER
- SHREDDED PINE BARK MULCH
- PROPOSED PLANTINGS

PLANT KEY LETTERS

QUANTITY IN GROUP

JS
drawn by
73-416/7616
project no.
date

	date		by

Richard W. Rush A.I.A., Architect & 1415 Route 70, Cherry Hill, N.J. 08034 (609) 795-7330

SIERRA WEST architects

SAMBO'S
EAST SIDE OF RTE. 32, SOUTH OF RTE. 94
NEW WINDSOR, N.Y.

LANDSCAPE PLAN

sheet
L-1
of