

PB# 91-14

VIDEO RANGER

SBL 65-2-24

Approved 1-13-92

General Receipt 12114

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

July 11, 1991

Received of Video Ranger of Vails Gate, Inc. \$ 25.00
Twenty five & no/100 DOLLARS

For _____

DISTRIBUTION: P.B. # 91-14 - Application

FUND	CODE	AMOUNT
<u># Check 1057</u>		<u>25.00</u>

By Pauline J. Townsend
Town Clerk Title

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

General Receipt 12115

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

July 11, 1991

Received of Town Clerk \$ 750.00
Seven hundred fifty & no/100 DOLLARS

For Video Ranger Site Plan Minimum - P.B. # 91-14

DISTRIBUTION:

FUND	CODE	AMOUNT
<u># Check 1060</u>		<u>750.00</u>

By Juan Zappala
Deputy Comptroller Title

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

General Receipt 12416

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

January 10, 1992

Received of Video Ranger of Vails Gate, Inc. \$ 150.⁰⁰
One hundred fifty and ⁰⁵/₁₀₀ DOLLARS

For P.B. # 91-14 Approval fee

DISTRIBUTION:

FUND	CODE	AMOUNT

By Pauline J. Townsend
Town Clerk Title

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

General Receipt

12115

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

Received of Town Clerk July 11, 1991
Seven Hundred Fifty ⁰⁰/₁₀₀ DOLLARS
 For Vides Ranger Site Plan Minimum - P.B. # 91-14

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 1060</u>		<u>750.00</u>

By Juan Zappala
Deputy Comptroller
 Title

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

General Receipt

12416

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

Received of Vides Ranger of Vails Gate, Inc. January 10, 1992
One Hundred fifty and ⁰⁰/₁₀₀ DOLLARS
 For P.B. # 91-14 Approval fee

DISTRIBUTION:

FUND	CODE	AMOUNT

By Pauline Townsend
Town Clerk
 Title

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

General Receipt

12417

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

Received of Vides Ranger of Vails Gate January 10, 1992
Four Hundred fifty-four and ⁰⁰/₁₀₀ DOLLARS
 For P.B. # 91-14 Inspection fee

DISTRIBUTION:

FUND	CODE	AMOUNT

By Pauline Townsend
Town Clerk
 Title

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

Eng. 06/186.50

County File No. NT 31 91 M

COUNTY PLANNING REFERRAL

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

Application of Greg Mellick/Jack Aquino
for a Site Plan Review - Rte. 32 (East Side) + 150' North of Old
Temple Hill Rd.
County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

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



IV 10 21 51
America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

B # 91-14 Site Plan Bond

VIDEO RANGER OF VAILS GATE, INC. 565-7950

1029

P.O. BOX 66
BIG V SHOPPING PLAZA
VAILS GATE, NY 12584

58-587/219

8/31 1992

PAY TO THE ORDER OF

Town of New Windsor

\$ 7000.00

Seven thousand & no/100

DOLLARS

USB UNION STATE BANK
115 SOUTH MAIN STREET
NEW CITY, N.Y. 10956

[Signature]

FOR

⑆001029⑆ ⑆02190597⑆ 451⑆23068⑆9⑆

Received

9/1/92

[Signature]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/02/92

PAGE:

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 91-14

NAME: VIDEO RANGER OF VAILS GATE, INC.

APPLICANT: MELICK, GREG & AQUINO, JACK

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DU
07/11/91	SITE PLAN MINIMUM	PAID		750.00	
11/12/91	P.B. ENGINEER FEE	CHG	186.50		
		TOTAL:	186.50	750.00	-563.50

Please issue a check
in the amount of \$563.50 to:

Video Ranger of Vails Gate, Inc.
P.O. Box 56
Vails Gate, N.Y. 12584



**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

3 June 1993

MEMORANDUM

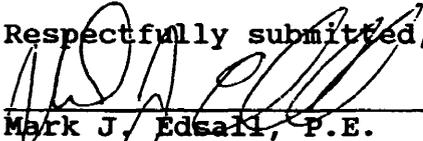
TO: Michael Babcock, Town Building Inspector

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

**SUBJECT: VIDEO RANGER SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-14
MHE JOB NO. 87-56.2**

Pursuant to our most recent field visit, I subsequently made a "drive-thru" follow-up review of the site, with regard to the installation of the trees (landscaping) for the project. Please be advised that the owners have installed trees in the locations indicated. At this time I am aware of no other outstanding items which must be resolved. As such, it is my understanding that the site improvement bond could be returned to the Applicant.

Respectfully submitted,



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

MJEmk

cc: Larry Reis, Town Comptroller

A:6-3-2E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

- 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

20 August 1992

MEMORANDUM FOR RECORD

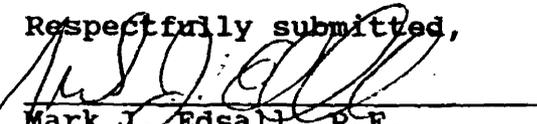
SUBJECT: VIDEO RANGER SITE PLAN
NEW WINDSOR PLANNING BOARD 91-14

This memorandum shall confirm that a site review was held on the afternoon of 18 August 1992 to determine the status of the work for the subject site plan. The following items were noted:

1. All site landscaping has not yet been completed.
2. The dumpster enclosure has not been installed.
3. Some of the parking lot striping has been installed for the parking spaces. The spaces directly in front of the building have been improperly striped.
4. No pavement arrows have been marked on the pavement to delineate traffic directional control.
5. The handicapped parking signs must be raised to proper height (post extensions are necessary).
6. The "Keep Right" sign has not been installed near the entrance.
7. A small area of pavement has not been completed near the northerly front corner of the lot.

Based on the above, it is necessary that the Applicant post a site plan completion bond if the Certificate of Occupancy is to be requested. Based on the cost estimate submitted, it is my recommendation that a bond amount be established as \$7,000.00.

Respectfully submitted,


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

cc: Michael Babcock, Town Building Inspector
James Petro, Planning Board Chairman
A:8-20-3E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

565-3902

- 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

23 February 1993

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

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

SUBJECT: VIDEO RANGER SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-14
(MHE JOB NO. 87-56.2)

This memorandum shall confirm that on the afternoon of 19 February 1993 I performed a follow-up visit to the subject site to review the status of completion of the key site improvements. This visit was a follow-up to my previous visit held on 18 August 1992, at which time numerous items were found incomplete.

Please be advised of the following statuses, in order of the previous comments referenced in my 20 August 1992 memorandum:

1. Some site landscaping appears to have been installed; however, it is my belief that same is not in compliance with the details of the site plan. This issue will need further review, once the significant snow cover is gone.
2. A dumpster enclosure has been constructed.
3. The parking lot striping immediately in front of the building has been revised; however, it should be noted that the previously incorrect markings are still visible. These should be properly removed or blacked-out, utilizing suitable paint.
4. Pavement arrows have not yet been provided.
5. The handicapped parking signs have been raised.
6. A "Keep Right" sign has been installed.

23 February 1993

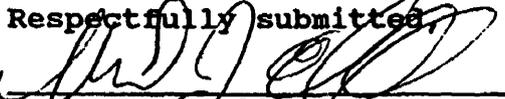
MEMORANDUM

-2-

7. It appears that the pavement near the front corner of the lot has been installed by the NYSDOT (who was apparently responsible for this item).

As noted above, a portion of the site improvements remain incomplete. Based on my previous review, a Performance Guarantee in the amount of \$7,000.00 was submitted. Based on the remaining items, I suggest that this amount be reduced to \$3,000.00. As such, please consider this memorandum a recommendation that \$4,000.00 of the original \$7,000.00 Performance Guarantee be released at this time.

Respectfully submitted,


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

MJEmk

cc: James Petro, Planning Board Chairman
Larry Reis, Town Comptroller

A:2-23-2E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

- 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

8 January 1992

MEMORANDUM

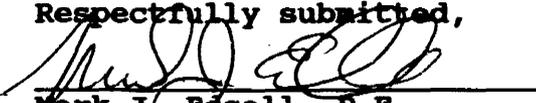
TO: Myra Mason, Planning Board Secretary

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

SUBJECT: VIDEO RANGER SITE PLAN (NWPB NO. 91-14)
SITE WORK BOND ESTIMATE

In accordance with Chapter 19 of the Town Code, the Applicant's Engineer for the project has submitted an estimate for the site work to be performed for the plan approved by the Planning Board on 25 September 1991. Attached hereto, please find an improvement cost estimate which, in my opinion, is acceptable for the purposes intended under Chapter 19 of the Town Code. Also please note that an inspection fee in an amount of \$434.60 should be paid to the Town, prior to the plan being stamped by the Secretary to the Board.

Respectfully submitted,



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

MJEmk

A:1-8-E.mk

September 13, 1991

LANDSCAPE ESTIMATE FOR
VIDEO RANGER SITE PLAN

NAME	QUANTITY	SIZE	PRICE EACH	TOTAL
Columnar Sargent Cherry	1	1 3/4-2" BB	\$ 220.-	\$ 220.00
Skyline Honeylocust	2	3-3 1/2" BB	500.-	1,000.00
Bradford Callery Pear	2	2 1/2-3" BB	310.-	620.00
Emerald Green Arborvitae	2	3-4' BB	45.-	90.00
Sargent Juniper	46	3 Gal.	24.-	1,104.00
Tam Juniper	5	3 Gal.	24.-	120.00
Anthony Waterer Spirea	5	3 Gal.	27.-	135.00
Goldflame Spirea	18	3 Gal.	27.-	486.00
Upright Japanese Yew	1	2-2 1/2" BB	65.-	65.00
				\$ 3,840.00
		Lump Sum for Labor		1,920.00
				\$ 5,760.00

Prepared by:

William Youngblood Associates
244 Route 59
Monsey, New York 10952

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/25/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-14

NAME: VIDEO RANGER OF VAILS GATE, INC.

APPLICANT: MELLICK, GREG & AQUINO, JACK

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/11/91 MUNICIPAL HIGHWAY	09/16/91	SUPERSEDED BY REV1
ORIG	07/11/91 MUNICIPAL WATER	07/15/91	APPROVED
ORIG	07/11/91 MUNICIPAL SEWER	07/30/91	APPROVED
ORIG	07/11/91 MUNICIPAL SANITARY	07/15/91	APPROVED
ORIG	07/11/91 MUNICIPAL FIRE	07/15/91	APPROVED
ORIG	07/11/91 PLANNING BOARD ENGINEER	09/16/91	SUPERSEDED BY REV1
ORIG	07/11/91 N.Y.S. DEPT. TRANSPORTATION	09/16/91	SUPERSEDED BY REV1
ORIG	08/29/91 O.C. PLANNING DEPT.	09/13/91	LOCAL DETERM
REV1	09/16/91 MUNICIPAL HIGHWAY	/ /	
REV1	09/16/91 MUNICIPAL WATER	09/17/91	APPROVED
REV1	09/16/91 MUNICIPAL SEWER	/ /	
REV1	09/16/91 MUNICIPAL SANITARY	09/18/91	APPROVED
REV1	09/16/91 MUNICIPAL FIRE	09/18/91	APPROVED
REV1	09/16/91 PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/25/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-14

NAME: VIDEO RANGER OF VAILS GATE, INC.

APPLICANT: MELLICK, GREG & AQUINO, JACK

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/28/91	P.B. APPEARANCE	LA/WAIVE P.H.-RETURN
06/18/91	WORK SESSION APPEARANCE	CHANGE & SUBMIT APPL
03/05/91	WORK SESSION APPEARANCE	TO RETURN:SEE SHEET

91-14

Submitted
Prior to 10/7/91
25.00
~~150.00~~

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

PLAN REVIEW FEE: (APPROVAL)

150.00 ✓

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

TOTAL OF A & B: _____

SITE IMPROVEMENT COST ESTIMATE: \$10,865.00

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

A. 434.00 ✓
B. _____

TOTAL OF A & B: \$ 434.00 ✓



Laboe
Total Cost of: Installation of Improvements -
Itemized breakdown

VIDEO RANGER SITE PLAN:

Patrick Brady came before the Board representing this proposal.

BY MR. BRADY: My name is Patrick Brady, engineer for the applicant. Also with me is the applicant. As of the last meeting, he had asked for a landscaping plan and to update the entrance on Route 32, which we have provided. Also, we had addressed all the issues from the engineer, Mr. Edsall. One of Mr. Edsall's comments was pertaining to the existing sign on the site and he asked that we get in contact with Mr. Babcock which we did and it was brought to our attention that the present sign does not meet the existing code. And Mr. Babcock had pointed out that if there was a sign permit issued prior to 1986, the sign would be acceptable. We have researched it and as of this time, have not obtained such a permit. Mr. Babcock also stated that in that case we should apply for a sign permit which we will do in that event not to hold up this procedure, we're going to remove the sign plan from this site plan.

BY MR. SCHIEFER: You're going to remove the sign from the site plan?

BY MR. BRADY: Yes.

BY MR. SCHIEFER: Any questions from any members of the Board?

BY MR. MC CARVILLE: Looks pretty straight forward.

BY MR. BRADY: Also there was questions brought up concerning the use which was at the last meeting was retail stores and eating and drinking establishments. And there was a question concerning the parking. We have eliminated the eating and drinking establishment and satisfied all parking requirements.

BY MR. DUBALDI: Dan, are you happy with the landscaping? You brought up some concerns last time.

BY MR. MC CARVILLE: Not too much there before so --

BY MR. SCHIEFER: I like it, I think it's definitely an improvement. Anyone have any problems?

BY MR. PETRO: If you want a sign, get a variance and put up a sign. We don't want that to hold up this process.

BY MR. MC CARVILLE: I make a motion we declare a negative declaration as it pertains to the Video Ranger.

BY MR. PETRO: I'll second that motion.

ROLL CALL:

Mr. Petro: Aye.

Mr. McCarville: Aye.

Mr. Lander: Aye.

Mr. Dubaldi: Aye.

Mr. Schiefer: Aye.

BY MR. MC CARVILLE: I make a motion that we approve the Video Ranger site plan subject to the removal or approval of location of the proper permits or --

BY MR. BRADY: We'd like to proceed. We're going to take it off.

BY MR. SCHIEFER: If the sign is off --

BY MR. MC CARVILLE: It's not on it, okay, so --

BY MR. BRADY: It's on the drawings now, these plans were submitted prior to my conversation with Mr. Babcock. We'll remove this from the plan but if you can appoint someone to --

BY MR. DUBALDI: Mr. Chairman, Mark has something on here about New York State DOT approval. Do we have that?

BY MR. MC CARVILLE: It's an existing curb cut. You're not changing it.

BY MR. SCHIEFER: Look at Mark's 1A comment.

BY MR. DUBALDI: Okay.

BY MR. SCHIEFER: That kind of takes care of that.

BY MR. MC CARVILLE: Motion is to approve the Video Ranger site plan subject to the removal or obtaining proper approvals for the signs shown on the site plan.

BY MR. DUBALDI: I'll second it.

BY MR. SCHIEFER: Motion has been made and seconded that we approve the site plan with the exception of the consideration of the sign, the applicant has the option to remove it or get permission.

ROLL CALL:

Mr. Petro: Aye.

Mr. McCarville: Aye.

Mr. Lander; Abstain, I wasn't here last time.

Mr. Dubaldi: Aye.

Mr. Schiefer: Aye.

BY MR. BABCOCK: Are you going to bring us new plans taking the sign off?

BY MR. BRADY: Yes.

VIDEO RANGER SITE PLAN (91-14) ROUTE 32

Mr. Patrick Brady came before the Board representing this proposal along with Jack Acquino and Greg Mellick.

MR. BRADY: I represent William Youngblood Associates. With me tonight are the owner/applicants, also present is the architect, Mr. Jim Tanner. Tonight, we propose before you a site plan --

MR. SCHIEFER: Excuse me, I guess there's no place to mount this.

MR. MC CARVILLE: Is this the building that had the fire?

MR. SCHIEFER: Yes.

MR. BRADY: We propose a site plan for an existing building along Route 32. We propose an addition to the existing structure. The property lies in a zone C. The proposed use will be retail stores, including eating and drinking place. The sewer will exist, we'll use the existing service as well as the water which will be -- the building and its addition will comply with all zoning requirements. If you notice on the lower left hand corner of your sheet, we have the bulk table which specifies the required conditions and we show the proposed in which we meet all conditions. There's an existing nonconforming condition in which the building, the peak of the building is higher than the required for its side yard that's existing. The proposed addition extends out but falls within the requirement set forth by the zoning law. We have supplied a dumpster station which was required in the workshop meetings. We have shown a sign detail. We plan to use the existing sign. The only thing that would be changed on the sign would be the advertisements for the particular stores that would be involved.

MR. SCHIEFER: How many stores do you propose?

MR. BRADY: Two stores.

MR. SCHIEFER: Does that include the one for the eating?

MR. AQUINO: Yes.

MR. SCHIEFER: Any other questions, gentlemen?

MR. DUBALDI: No landscaping at all, nothing?

MR. BRADY: No. Basically, it's going to, the parking lot as it is going to be kept the same. We have the required parking spaces, as far as additional landscaping, there's none proposed.

MR. SCHIEFER: Mark, have they resolved this number three issue, the number of seats and parking calculations?

MR. EDSALL: Not as of yet. I believe we had talked mainly about having retail. I was not aware that they are proposing an eating and drinking establishment as well. There's no problem in proposing that but the parking calculations must distinguish since the parking calculation is not equivalent for retail services, eating and drinking establishments, just can't switch back and forth in effect. So, you must define, let's say the total number of seats that would be in the establishment, total for the complex and then work that into the parking calculations.

MR. AQUINO: We weren't going to have seats for the eating and drinking, to be a take-out.

MR. TANNER: Service type of restaurant, pizza, chinese, at this point we just took the worse case condition which would be, the worst which would be a restaurant. There's no leads so we have no idea.

MR. EDSALL: You can't take the worst condition but not use the calculation. If you're going to call it an eating and drinking establishment, that was a definition and has parking. If it's retail food, there's no seats, we wouldn't care if you sold a pizza or a record album but if you're going to have seats, then it's an eating and drinking establishment. If you remove that reference, then you'd have no problem with sales of food but no seats.

MR. BRADY: Then, this will be taken off.

MR. SCHIEFER: Then it's not an eating and drinking establishment. It could be sale of food but not to be consumed on the premises.

MR. DUBALDI: What is going in there?

MR. AQUINO: We planned to have it pizza take-out or chinese restaurant as compliment to the video store. We hadn't signed leases so, but we didn't intend for it to be sit down.

MR. SCHIEFER: Let me make a comment in this way and it no way is intended as derogatory. We have had several pizzerias that have turned into restaurants, don't do that. Take-out pizzeria that all of a sudden is a restaurant. We hope that doesn't happen here.

MR. MC CARVILLE: I'd like to see a landscaping plan accompany this plan as well. Landscaping that's there is not very adequate and also question whether you'll be rebuilding the building that's there or is that going to be tied in?

MR. TANNER: As it stands right now, we have planned on using the building but you may be aware there was a fire so certain portions of the roof will have to be removed, which we had planned on keeping at least in the section of the fire. But, the actual footprint and the foundation we'll be reusing. The building as it exists right now is type 5 construction and we'll be converting it to type 4 in order to comply with the New York State Building Code and under the construction restrictions right now it wouldn't comply. So, the two walls to the, the wall to the north and to the west would be coming down and we'd encompass that within the framework of the addition to we'll be using what is there.

MR. MC CARVILLE: Do you have any problem with encompassing a landscaping plan in this?

MR. TANNER: For the building, no, I think probably the reason it wasn't addressed is because the parking area is pre-existing. We're not adding any parking area, any new curbs. It's all there. The assumption was it had been approved before that way and we just didn't address the idea of landscaping.

MR. MC CARVILLE: When you come in an amended site plan, we take that opportunity to try and correct something that got by the Board in the past and I think landscaping is one of the items that certainly would be needed on this piece of property.

MR. PETRO: I'll address my question to Mark. Has this been to the Fire Inspector at all?

MR. EDSALL: Yes, it's been approved on the 15th of July, as well Bob Rogers was at the work session and the layouts have been coordinated as part of that process.

MR. PETRO: On the side closest to us looking at the picture, south side, right, is there any way to get around the building there? I mean, the Fire Inspector looked at that, can you drive around the building at all?

MR. EDSALL: No, for the type occupancy, Bob's evaluations are not purely on size of buildings and access with no attention to the type of use internal, if it's a warehouse with combustibles, he wants to have more access. For this particular use, he felt it was acceptable to have the full 30 foot lane in front and have the access along the far side, the north side. There's access, limited access obviously along the south side. He was pleased with the two side more particular use and type of construction.

MR. PETRO: I have a question. The curb cuts that are drawn on there, are these the curb cuts that have just recently been put in? Is this the way it looks now?

MR. VAN LEEUWEN: Curb cuts are in there.

MR. BRADY: They are existing.

MR. VAN LEEUWEN: They were just changed.

MR. PETRO: That road was widened quite a bit in that particular spot.

MR. BRADY: I believe these are the currents.

MR. AQUINO: It includes where the town and State pulled the --

MR. SCHIEFER: The new ones are in, aren't they?

MR. PETRO: Definitely.

MR. SCHIEFER: What are you asking, does this drawing indicate what is there right now?

MR. BRADY: I believe it does.

MR. SCHIEFER: Since you're going to come back anyway, would you check into that?

MR. BRADY: Well --

MR. VAN LEEUWEN: I'd like to see some landscaping done on this.

MR. SCHIEFER: Mr. McCarville brought that up. Any other questions or any other comments? Does the applicant wish to add anything?

MR. TANNER: One thing that should be brought out is the applicant is not a contract purchaser, he's the owner of this building within the past two months so time is an issue right now. Now he's paying for the building and it's not being used for anything.

MR. VAN LEEUWEN: I don't think you can use it right now.

MR. TANNER: And he wants to prevent any additional vandalism.

MR. SCHIEFER: Was he the owner while that happened?

MR. TANNER: Yes.

MR. MC CARVILLE: I make a motion that the New Windsor Planning Board take lead agency position under the SEQRA process.

MR. VAN LEEUWEN: I'll second it.

ROLL CALL:

Mr. Petro Aye
Mr. VanLeeuwen Aye

Mr. McCarville Aye
Mr. Dubaldi Aye
Mr. Schiefer Aye

MR. SCHIEFER: I see nothing if you gentlemen are in a hurry, get the comments, look at them, get back to us and right now I see nothing negative.

MR. BRADY: Can we possibly get on for a public hearing?

MR. MC CARVILLE: Depending how it goes.

MR. SCHIEFER: Do you gentlemen want to make a motion on a public hearing now?

MR. VAN LEEUWEN: I'll put it on the floor, I'll make a motion to waive the public hearing.

MR. PETRO: I'll second that.

ROLL CALL:

Mr. Petro Aye
Mr. VanLeeuwen Aye
Mr. McCarville Aye
Mr. Dubaldi Aye
Mr. Schiefer Aye

MR. SCHIEFER: You don't have to have a public hearing. Just a landscaping plan.



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: VIDEO RANGER SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 65-BLOCK 2-LOT 24
PROJECT NUMBER: 91-14
DATE: 28 AUGUST 1991
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR AN
ADDITION TO THE EXISTING BUILDING, WITH ASSOCIATED
SITE IMPROVEMENTS. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The bulk table information appears correct for Use A-1 of Zone "C". The bulk table should be corrected to indicate the appropriate zone and use group. The proposed site plan appears to comply with the applicable bulk requirements.
2. The configuration of the parking appears acceptable. It is recommended that traffic control delineation for direction be included both by pavement markings and signs. This should be included on subsequent plans.
3. The bulk table calculation utilizes a 75% "in use" sales area for determining parking. Note 4 indicates that the use will also include eating and drinking places. If such use is proposed, the number of seats must be defined and the parking calculation revised. Inasmuch as the parking requirements for retail stores and eating and drinking places are not equal, these cannot be arbitrarily changed within the building.
4. The Board should question whether the curb cuts indicated on the plan, onto NYS Route 32, have been coordinated with the NYSDOT improvement project currently in construction. If not, the ultimate curb configuration should be depicted and coordinated with this site plan.
5. As part of the dumpster enclosure construction, the transformer should be protected from damage utilizing appropriately sized bollards. As well, the gas meter on the south side of the building should be protected.

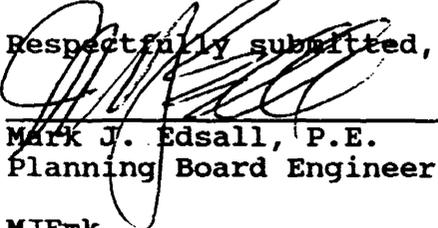
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: VIDEO RANGER SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 65-BLOCK 2-LOT 24
PROJECT NUMBER: 91-14
DATE: 28 AUGUST 1991

6. The plan indicates that the sign is existing and is a directory type sign. Conformance with the Code accessory sign requirements should be verified with the Building Inspector.
7. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
8. 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.
9. Submittal of this plan/application to the New York State Department of Transportation and Orange County Planning Department will be required.
10. Pursuant to a memorandum dated 23 February 1989 from the Town Building Inspector, a detail for the handicapped parking and associated sign should be provided on the plans.
11. 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:VIDEO.mk

WILLIAM YOUNGBLOOD ASSOCIATES
ENGINEERS - SURVEYORS - LAND PLANNERS
ENVIRONMENTAL DESIGNERS

244 ROUTE 59
P.O. BOX 790
MONSEY, NEW YORK 10952

(914) 357-8188

September 10, 1991

Michael Babcock, Building Inspector
Town of New Windsor
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

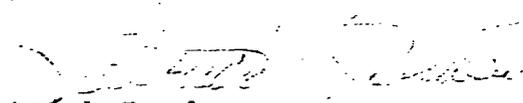
Re: Video Ranger

Dear Mr. Babcock:

As per Mark Edsall, Town Engineer's letter of August 28, 1991 (copy enclosed), I am enclosing the plan for the above noted project showing an existing sign which is of a directory type. Would you please verify that the sign conforms with the Code for accessory sign requirements as he has asked.

Should have any questions, please feel free to call.

Yours truly,


Patrick Brady
Project Engineer
enc.

cc: ~~Jack~~ Aquino
New Windsor Planning Board
Mark Edsall, Town Engineer

vr1

91-14

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

Subdivision _____ as submitted by
Wm Youngblood Assoc. for the building or subdivision of
Video Range has been
reviewed by me and is approved
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Masten

SANITARY SUPERINTENDENT

September 18, 1991

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 18 September 1991
SUBJECT: Video Ranger Site Plan

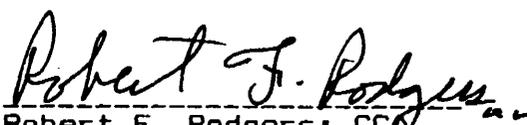
PLANNING BOARD REFERENCE NUMBER: PB-91-14
DATED: 16 September 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-074

A review of the above referenced subject site plan was conducted on 17 September 1991.

This site plan is acceptable.

PLANS DATED: 12 September 1991; Revision 2.


Robert F. Rodgers; CCO
Fire Inspector

RFR:mr
Att.

✓
CC: H.E.

9-17-91

SEP 16 1991

91-14
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 _____

Subdivision _____ as submitted by

Wm. Younblond for the building or subdivision of
Video Project _____ has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water servicing this property

HIGHWAY SUPERINTENDENT

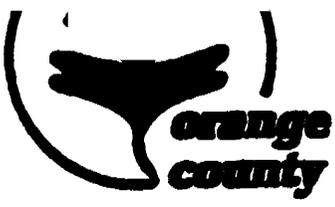
[Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.



Leslie Melimboch
County Executive

91-14
Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

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

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

Referred by Town of New Windsor D P & D Reference No. NWT 31 91 M
County I.D. No. 65 / 2 / 24

Applicant Greg Mellick/Jack Aquino

Proposed Action: Site Plan Review - Retail (Video Ranger)

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Rte. #32.

Comments: There are no significant inter communityor 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: _____

9/10/91
Date

[Signature]
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. 91-14

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____
 City Town or Village Board Planning Board Zoning Board

2. Owner: Name _____
Address _____

3. Applicant*: Name _____
Address _____

* If Applicant is owner, leave blank

4. Location of Site: _____
(street or highway, plus nearest intersection)

Tax Map Identification: Section _____ Block _____ Lot _____

Present Zoning District _____ Size of Parcel _____

5. Type of Review:
Special Permit: _____

Variance: Use _____
Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use _____

Date

Signature and Title

7-15-91

91-1

JUL 11 1991

Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY
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

Wm. Youngblood Assoc. for the building or subdivision of

Video Ranger _____ has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water service on this property.

HIGHWAY SUPERINTENDENT

Steve [Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.C.M.E.

JUL 11 1991

Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY IN~~
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

Wm Youngblood Peseac for the building or subdivision of

Videa Ramon _____ has been

reviewed by me and is approved

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Seymour D. Masten

SANITARY SUPERINTENDENT

July 15, 1991

DATE

✓
cc: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 July 1991
SUBJECT: Vidio Ranger Site Plan

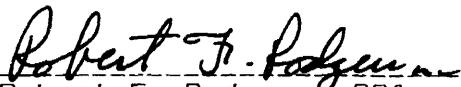
PLANNING BOARD REFERENCE NUMBER: PB-91-14
DATED: 11 July 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-054

A review of the above referenced subject site plan was conducted on 11 July 1991.

This site plan is acceptable.

PLANS DATED: 21 June 1991; Revision 1.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

✓
CC: 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
Millard, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new

TOWN/VILLAGE OF New Windsor

P/B # 91-14

WORK SESSION DATE: 18 June '91

APPLICANT RESUB.
REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Video Ranger

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Greg Miller / Bill Jungsblood

MUNIC REPS PRESENT: BLDG INSP. @mty 4/6
FIRE INSP. ms
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

old Yuki's
1) show 30' setback off zone line per 48-6
2) propose call entire ^{top} bldg retail-
3) height - pre-exist cond -
show dumpster end. - state type of comb.
move pole @ north front of bldg -
show sign & type
Escrow \$ 750

changing from 6"/ft to 4"/ft



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

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

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

New

TOWN OF New Windsor

P/B # 91-14

WORK SESSION DATE: 5 MAR '91

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

Yes w/Plan.

PROJECT NAME: Old Yuki's Rest (Rt 32) opposite Albany Savings.

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Jack Aquino/Greg Melich

TOWN REPS PRESENT: BLDG INSP. xl
FIRE INSP. Rich
ENGINEER x
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- want to change to retail
- Parking & 30' fire lane
- ~~#~~ Prep Concept Plan first.

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

(This is a two-sided form)

Date Received _____
 Meeting Date _____
 Public Hearing _____
 Action Date _____
 Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
 OR LOT LINE CHANGE APPROVAL

1. Name of Project VIDEO RANGER OF VAILS GATE INC.
2. Name of Applicant GREG MELLICK
JACK AQUINO Phone (914) 565-7950
 Address PO. Box 56 VAILS GATE NY 12584
 (Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record ISAMU KIMURA Phone (914) 368-1147
 Address PO Box 713 VAILS GATE NY 12584
 (Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan William Youngblood Phone (914) 357 8188
 Address 244 RT 59 MONSEY NY 10952
 (Street No. & Name) (Post Office) (State) (Zip)
5. Attorney ROD FRIEDMAN Phone (914) 631 6200
 Address 150 WHITE PLAINS RD TOWNSEND NY 10591
 (Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting William Youngblood Phone 357 8188
 (Name)
7. Location: On the EAST side of RT 32
± 150 feet NORTH
 (Direction)
 of VAILS GATE INTERSECTION (RT 32) OLD TEMPLE HILL RD
 (Street)
8. Acreage of Parcel .940 9. Zoning District C + R4
10. Tax Map Designation: Section 65 Block 2 Lot 24
11. This application is for SITE PLAN

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? YES 4/28/76

If so, list Case No. and Name #76-11 VINCONI + ROBERT BIAGINI

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____ and that he is (the owner in fee) of _____ (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized GREGORY MELICK 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

1st day of July 1981

Jeanne Mahoney
Notary Public

(Owner's Signature)

[Signature]
(Applicant's Signature)

(Title)

JEANNE MAHONEY
Notary Public, State of New York
Qualified in Orange County
No. 4956044 4/30/92
My Commission Expires

PROJECT I.D. NUMBER

617.21

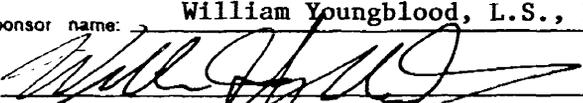
Appendix C

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 Jack Aquino	2. PROJECT NAME Video Ranger
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) South east side of Route 32, 150 feet north of Old Temple Hill Road.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 3282 square foot addition to an existing 4307 square foot building and re-striping of parking lot.	
7. AMOUNT OF LAND AFFECTED: Initially 0.940 acres Ultimately 0.940 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Site in C zone with small 2500 sq. ft. in R4 zone.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval C.O. for existing eating and drinking place from Town of New Windsor.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No New C.O. for addition.	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: William Youngblood, L.S., P.E.	Date: 6/19/91
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

OVER

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 617.67 If No, a negative declaration may be superseded by another involved agency.
 Yes No

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 No, existing building presently used for an eating and drinking place and proposed use is same, including retail sales.

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No - existing building to be improved.

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No - vegetation to be removed.

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.
 No - no variance needed.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 No - developed parcel.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 None

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 Reduction of area of eating & drinking place may reduce gas consumption, however, increase in building area will increase gas and electric for heating and lighting.

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

GREGORY MELLICK, deposes and says that he
resides at 135 W. NYACK RD #74 NANUET
(Owner's Address)

in the County of ROCKLAND

and State of NY

and that he is the owner in fee of _____

_____ which is the premises described in the foregoing application and
that he has authorized WILLIAM YOUNGBLOOD
to make the foregoing application as described therein.

Date: 9/20/91

[Signature]
(Owner's Signature)

[Signature]
(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.

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

ISAMU Kimura, deposes and says that he
 resides at 36 Park Ave 6T, Suffern, N.Y., 10901.
 (Owner's Address)
 in the County of Rockland
 and State of New York
 and that he is the owner in fee of Former Maiko Restaurant, Rt.
32 Vails Gate - Tax Map # 65-2-24 (New Windsor.)
 which is the premises described in the foregoing application and
 that he has authorized JOHN (Jack.) Aquino/Vidio Ranger
 to make the foregoing application as described therein.

Date: 6/26/91.

X
 (Owner's Signature)

Linda J. Centolanza
 (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.

WILLIAM YOUNGBLOOD ASSOCIATES
ENGINEERS - SURVEYORS - LAND PLANNERS
ENVIRONMENTAL DESIGNERS
244 ROUTE 59
P.O. BOX 790
MONSEY, NEW YORK 10952
(914) 357-8188

July 8, 1991

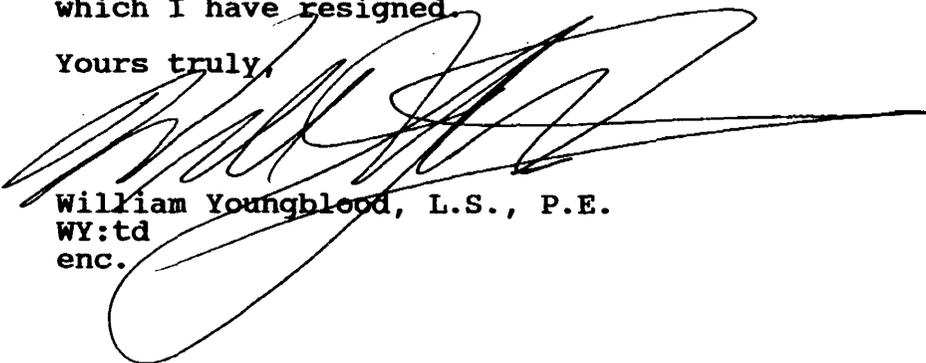
Town of New Windsor Planning Board
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Video Ranger

Gentlemen:

Enclosed herewith is the revised Site Plan Check List,
which I have resigned.

Yours truly,



William Youngblood, L.S., P.E.
WY:td
enc.

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

91- 14

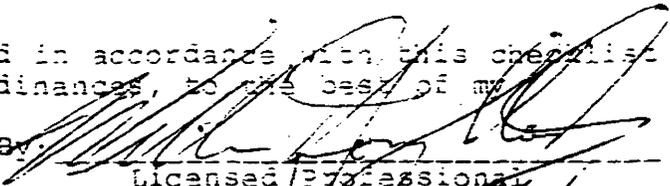
ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input 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 type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site (1000') | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input 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 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 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 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 type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input 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 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 type="checkbox"/> Loading Areas | |
| 28. <input 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: 
Licensed Professional

Date: 7/2/91


7/9/91

WILLIAM YOUNGBLOOD ASSOCIATES
ENGINEERS - SURVEYORS - LAND PLANNERS
ENVIRONMENTAL DESIGNERS
244 ROUTE 59
P.O. BOX 790
MONSEY, NEW YORK 10952

 (914) 357-8188

July 3, 1991

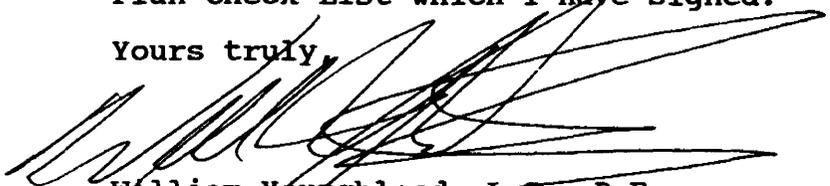
Town of New Windsor Planning Board
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Video Ranger

Gentlemen:

Enclosed herewith is the New Windsor Planning Board Site
Plan Check List which I have signed.

Yours truly,



William Youngblood, L.S., P.E.
WY:td
enc.

vr

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

91- 14

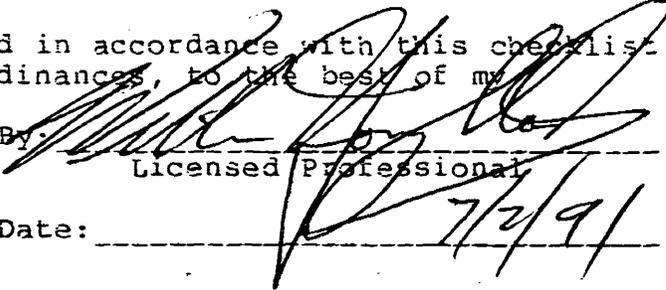
ITEM

- | | |
|-------------------------------------|--------------------------------|
| 1. ___ Site Plan Title | 29. ___ Curbing Locations |
| 2. ___ Applicant's Name(s) | 30. ___ Curbing Through |
| 3. ___ Applicant's Address(es) | Section |
| 4. ___ Site Plan Preparer's Name | 31. ___ Catch Basin Locations |
| 5. ___ Site Plan Preparer's Address | 32. ___ Catch Basin Through |
| 6. ___ Drawing Date | Section |
| 7. ___ Revision Dates | 33. ___ Storm Drainage |
| | 34. ___ Refuse Storage |
| 8. ___ AREA MAP INSET | 35. ___ Other Outdoor Storage |
| 9. ___ Site Designation | 36. ___ Water Supply |
| 10. ___ Properties Within 500 Feet | 37. ___ Sanitary Disposal Sys. |
| of Site | |
| 11. ___ Property Owners (Item #10) | 38. ___ Fire Hydrants |
| 12. ___ PLOT PLAN | 39. ___ Building Locations |
| 13. ___ Scale (1" = 50' or lesser) | 40. ___ Building Setbacks |
| 14. ___ Metes and Bounds | 41. ___ Front Building |
| 15. ___ Zoning Designation | Elevations |
| 16. ___ North Arrow | 42. ___ Divisions of Occupancy |
| 17. ___ Abutting Property Owners | 43. ___ Sign Details |
| 18. ___ Existing Building Locations | 44. ___ BULK TABLE INSET |
| 19. ___ Existing Paved Areas | 45. ___ Property Area (Nearest |
| 20. ___ Existing Vegetation | 100 sq. ft.) |
| 21. ___ Existing Access & Egress | 46. ___ Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. ___ Building Coverage (% |
| 22. ___ Landscaping | of Total Area) |
| 23. ___ Exterior Lighting | 48. ___ Pavement Coverage (Sq. |
| 24. ___ Screening | Ft.) |
| 25. ___ Access & Egress | 49. ___ Pavement Coverage (% |
| 26. ___ Parking Areas | of Total Area) |
| 27. ___ Loading Areas | 50. ___ Open Space (Sq. Ft.) |
| 28. ___ Paving Details | 51. ___ Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. ___ No. of Parking Spaces |
| | Proposed. |
| | 53. ___ No. of Parking |
| | Required. |

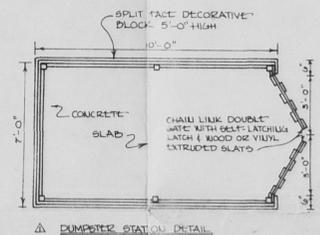
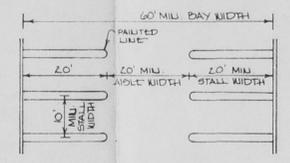
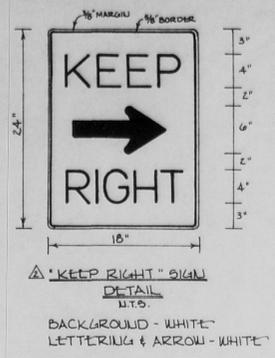
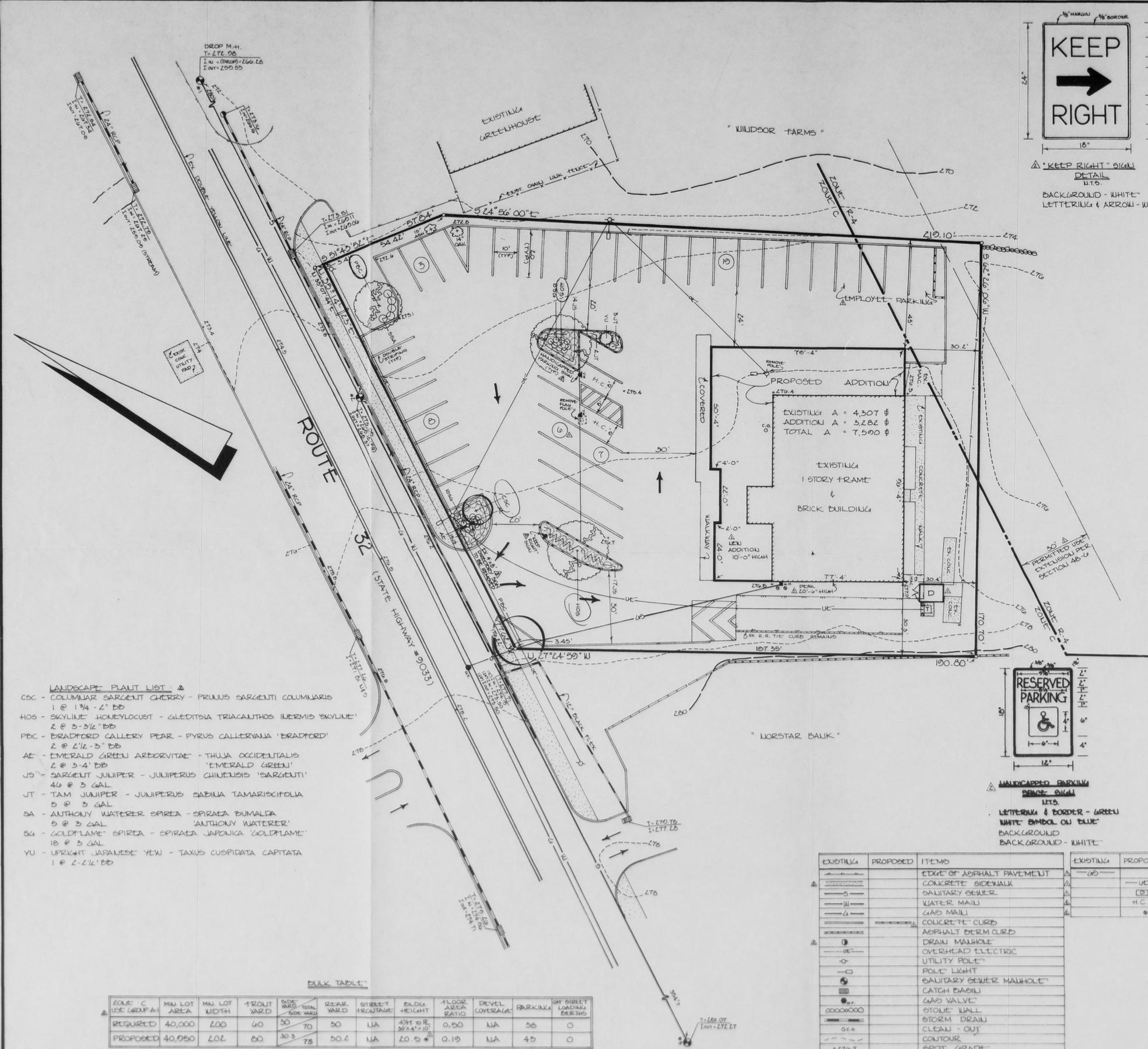
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

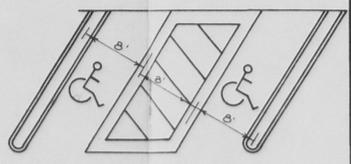
The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  _____
 Licensed Professional

Date: _____ 7/2/91



- NOTES:
1. ALL FASTENING SHALL BE GALVANIZED
 2. RECESSED IN CONCRETE FOR GATE DROP PIN
 3. PITCH CONCRETE SLAB 1/8" FOOT TO ROAD
 4. LUMBER SHALL BE REDWOOD

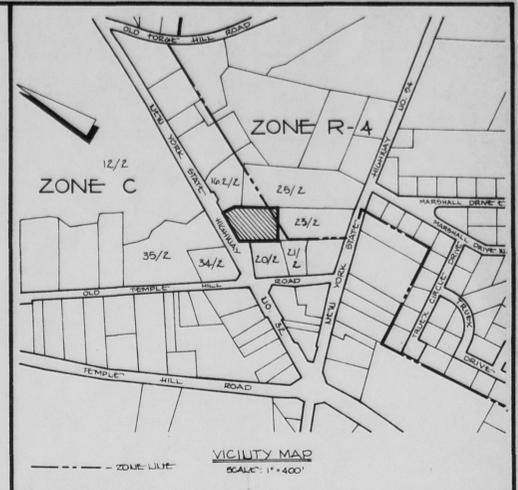


- LANDSCAPE PLANT LIST:
- CSC - COLUMBIAN SARGENT CHERRY - PRUNUS SARGENTI COLUMBIANIS
 - HOS - SKYLINE HOUEYLOCUST - GLEDITSIA TRIACANTHOS IBERMIS 'SKYLINE'
 - PBC - BRADFORD GALLERY PEAR - PYRUS CALLERYANA 'BRADFORD'
 - AE - EMERALD GREEN ARBORVITAE - THUJA OCCIDENTALIS 'EMERALD GREEN'
 - JS - SARGENT JUNIPER - JUNIPERUS CHINENSIS 'SARGENTI'
 - JT - TAM JUNIPER - JUNIPERUS SABINA TAMARISCIFOLIA
 - SA - ANTHONY WATERER SPIREA - SPIRAEA BUMALDA 'ANTHONY WATERER'
 - SA - GOLDFLAME SPIREA - SPIRAEA JAPONICA 'GOLDFLAME'
 - YU - UPRIGHT JAPANESE YEW - TAXUS CUSPIDATA CAPITATA

BULK TABLE

ZONE C USE GROUP 'A'	MIN LOT AREA	MIN LOT WIDTH	FRONT YARD	SIDE YARD TOTAL SIDE YARD	REAR YARD	STREET FRONTAGE	BLDG HEIGHT	FLOOR AREA RATIO	DEVEL COVERAGE	PARKING	OFF STREET LOADING DASHES
REQUIRED	40,000	200	60	50	70	30	4 1/2 TO 10	0.50	NA	38	0
PROPOSED	40,050	202	80	30	75	30.2	NA	0.19	NA	45	0

EXISTING	PROPOSED	ITEMS	EXISTING	PROPOSED	ITEMS
---	---	EDGE OF ASPHALT PAVEMENT	---	---	GAS SERVICE
---	---	CONCRETE SIDEWALK	---	---	UNDERGROUND ELECTRIC
---	---	SAUNARY SEWER	---	---	DUMPSTER
---	---	WATER MAIN	---	---	HANDICAPPED PARKING SPACE
---	---	GAS MAIN	---	---	4" DIA BOLLARD STEEL PIPE FILLED
---	---	CONCRETE CURB	---	---	
---	---	ASPHALT BERM CURB	---	---	
---	---	DRAIN MANHOLE	---	---	
---	---	OVERHEAD ELECTRIC	---	---	
---	---	UTILITY POLE	---	---	
---	---	POLE LIGHT	---	---	
---	---	SAUNARY SEWER MANHOLE	---	---	
---	---	CATCH BASIN	---	---	
---	---	GAS VALVE	---	---	
---	---	STONE WALL	---	---	
---	---	STORM DRAIN	---	---	
---	---	CLEAN - OUT	---	---	
---	---	CONTOUR	---	---	
---	---	SPOT GRADE	---	---	
---	---	TRANSFORMER	---	---	
---	---	GAS METER	---	---	



- NOTES:
1. THIS IS A SITE PLAN OF TAX LOT 24, BLOCK 2, SECTION 68 OF THE TOWN OF NEW WINDSOR TAX MAP.
 2. AREA OF TRACT: 40,050 sq ft = 0.940 Ac.
 3. ZONE: C & R-4
 4. PROPOSED USE: RETAIL STORES
 5. RECORD OWNER: JACK AQUINO
515 STRAWTOWN ROAD
WEST YACK, NEW YORK 10994
 6. PURCHASERS: GREG MELLICK
155 WEST YACK ROAD
WALLET, NEW YORK 10954
P.O. BOX 56
WALLS GATE, NEW YORK 12584

8-18-92
17,000.00
Boro

REVISIONS

1. JUNE 21, 1991
2. SEPT 12, 1991
3. SEPT 26, 1991 - EX SIGN DETAIL REMOVED

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JAN 13 1992
BY *Ronald Lander*
RONALD LANDER
SECRETARY

SITE PLAN OF PROPERTY FOR
VIDEO RANGER

LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK
GRAPHIC SCALE

0 10 20 30 40 50

William Youngblood Associates
Engineers, Surveyors and Land Planners
244 Route 59, Monsey, N.Y. 10952

5710
DATE: APRIL 30, 1991
SCALE: 1" = 20'

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

WILLIAM H. YOUNGBLOOD & ASSOCIATES
No. 40178
STATE OF NEW YORK
WILLIAM YOUNGBLOOD
No. 40178