

PB#92-12

WINDSOR ENTERPRISES

SBL 37-1-35.32

WINDSOR ENTERPRISES SITE PLAN #92-12
RT. 9W (KENNEDY)

Approved

3/18/92

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

GENERAL RECEIPT 12509

Received of Windsor Enterprises Inc. March 5 1992 \$ 150.00

One Hundred Fifty 00 DOLLARS

For Planning Board Application Fee # 92-12

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 2219</u>		<u>150.00</u>

By Pauline M. Townsend
Town Clerk
Title

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

GENERAL RECEIPT 12510

Received of Town Clerk March 5 1992 \$ 750.00

Seven Hundred Fifty 00 DOLLARS

For Planning Board # 92-12 100
Ascho Windsor Enterprises

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 2218</u>		<u>750.00</u>

By Li
Control
Title

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

GENERAL RECEIPT 12528

Received of Windsor Enterprises, Inc. March 16 1992 \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Planning Board Approval Fee # 92-12

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR No. 2224</u>		<u>150.00</u>

By Pauline J. Townsend
Town Clerk
Title

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McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

- Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

29 September 1992

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

SUBJECT: WINDSOR ENTERPRISES SITE PLAN
NEW WINDSOR PLANNING BOARD #92-12

Pursuant to being contacted by Building Inspector Mike Babcock, on 29 September 1992 the undersigned and Mr. Babcock performed a site review of the subject site, for purposes of determination of the completeness of the site work, in accordance with the Site Plan stamped approved by the Planning Board on 18 March 1992. Based on our review of the site, the site work in connection with this application appears to have been completed in general conformance with the approved Site Plan. One field modification which was noted, and does not apparently cause any problem, is the relocation of three (3) of the required parking spaces to another location on-site.

Based on the above, it is my opinion that the Site Plan has been completed in an acceptable fashion and see no problem with the issuance of the Certificate of Occupancy, once the building related items are fully complete.

Respectfully submitted,

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

MJEss

cc: Michael Babcock, Town Building Inspector

a:orange.ss

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/24/92

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 92-12

NAME: WINDSOR ENTERPRISES - SITE PLAN
APPLICANT: WINDSOR ENTERPRISES, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/04/92	SITE PLAN MINIMUM	PAID		750.00	
03/11/92	P.B. ATTY. FEES	CHG	35.00		
03/11/92	P.B. MINUTES	CHG	13.50		
03/24/92	P.B. ENGINEER FEE	CHG	84.00		
		TOTAL:	----- 132.50	----- 750.00	----- -617.50

Returned check 3/25/92 (M)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/25/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 92-12

NAME: WINDSOR ENTERPRISES - SITE PLAN

APPLICANT: WINDSOR ENTERPRISES, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/18/92	PLANS STAMPED	APPROVED
03/11/92	P.B. APPEARANCE	LA/ND WPH APPROVED
03/03/92	WORK SESSION APPEARANCE	SUBMIT APPLICAITON

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/11/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-12

NAME: WINDSOR ENTERPRISES - SITE PLAN

APPLICANT: WINDSOR ENTERPRISES, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/05/92	MUNICIPAL HIGHWAY	/ /	
ORIG	03/05/92	MUNICIPAL WATER	03/05/92	APPROVED
ORIG	03/05/92	MUNICIPAL SEWER	/ /	
ORIG	03/05/92	MUNICIPAL SANITARY	/ /	
ORIG	03/05/92	MUNICIPAL FIRE	03/10/92	APPROVED
ORIG	03/05/92	PLANNING BOARD ENGINEER	/ /	

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 10 MARCH 1992
SUBJECT: WINDSOR ENTERPRISES

PLANNING BOARD REFERENCE NUMBER: PB-92-012

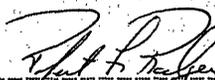
DATED: 05 MARCH 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-018

A REVIEW OF THE ABOVE REFERENCED SUBJECT SITE PLAN WAS
CONDUCTED ON 10 MARCH 1992.

THIS SITE PLAN IS ACCEPTABLE.

PLAN DATED: 20 FEBRUARY 1992


ROBERT F. RODGERS: CCA

CC: M.E.

3-92

92-12

MAR - 5 1992

ORIG

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

Patrick J. Kennedy for the building or subdivision of

Windsor Enterprises has been

reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason _____

Should not interfere with water service.

Notify water dept. for further information.

HIGHWAY SUPERINTENDENT

Steve J. Du

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.E



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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New Windsor, New York 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 92-12

WORK SESSION DATE: 3 March '92 APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Enterprises

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Pat K.

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. John
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Near Bldg. office area / Part 50 - "No Retail"

- New Bldg. Retail showroom \$750 escrow

Public use front Bldg.
30' front fire lane.

Next avail agenda after app

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 Site Plan for Windsor Enterprises
2. Name of Applicant Windsor Enterprises Phone 565-8530
Address P.O. Box 928 Vails Gate NY 12584
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy Phone 562-6444
Address 219 Quassaick Ave. New Windsor N.Y. 12553
(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 Patrick T. Kennedy, L.S. Phone 562-6444
(Name)
7. Location: On the West side of Rte 9W
112 feet South
(Street) (Direction)
of Caesar Lane
(Street)
8. Acreage of Parcel 4.685 ac. 9. Zoning District NC
10. Tax Map Designation: Section 37 Block 1 Lot 35-32
11. This application is for Modification to Existing Site Plan
down size one of three previously approved buildings

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

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section 37 Block 1 Lot(s) 34 & 35-31

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 _____ 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

Windsor Enterprises Inc.
(Owner's Signature)

5th day of March 1992

(Applicant's Signature)

Pauline G. Townsend
Notary Public

PRES.
(Title)

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692
Appointed in Orange County
My Commission Expires December 31, 1993

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR <i>Windsor Enterprises</i>	2. PROJECT NAME <i>Site Plan for Windsor Enterprises</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Westside Etc 9W, 112' So. of Caesars Lane Tax Map section 37, Block 1, Lot 35-32</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Down size previously approved boat sales building. Note: other previously approved buildings are as built.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>4.685</i> acres Ultimately <i>4.685</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>Adjacent Trailer park</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: _____
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

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

<p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>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:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>

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.

<p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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:</p>	
<p>_____ Name of Lead Agency _____</p>	
<p>_____ Print or Type Name of Responsible Officer in Lead Agency _____</p>	<p>_____ Title of Responsible Officer _____</p>
<p>_____ Signature of Responsible Officer in Lead Agency _____</p>	<p>_____ Signature of Preparer (if different from responsible officer) _____</p>
<p>_____ Date _____</p>	

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

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

PROPOSED IMPROVEMENTS

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

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

PREPARER'S ACKNOWLEDGEMENT:

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

By: *[Signature]*
 Licensed Professional

Date: 3/2/92

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Raymond D Yamone Jr, PRES, Windsor Enterprises Inc. deposes and says that he
resides at 51-53 Route 9W New Windsor
(Owner's Address)

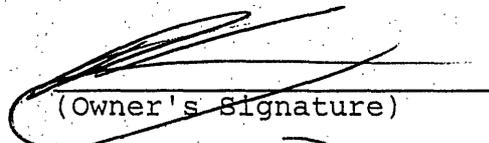
in the County of ORANGE

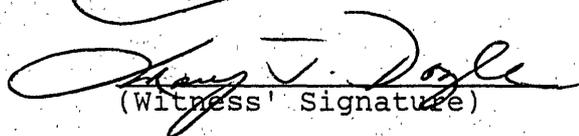
and State of New York

and that he is the owner in fee of Tax Map Section 37,
Block 1, lot 35-32

which is the premises described in the foregoing application and
that he has authorized Patrick T. Kennedy, L.S.
to make the foregoing application as described therein.

Date: _____


(Owner's Signature) x


(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.

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

_____ County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____ - _____.

1. Name and Address of Applicant

Windsor Enterprises
(First Name) (MI) (Last Name)

Street Address: PO Box 928

Post Office: Vails Gate State: N.Y. Zip Code: 12584

Telephone: (914) 565-8530

2. Name and Address of Owner (If Different)

Same
(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick I Kennedy, L.S.
(First Name) (MI) (Last Name)

Street Address: 219 Quassak Ave.

Post Office: New Windsor State: NY Zip Code: 12553

Telephone: 914 562-6444

PROJECT LOCATION

Street Address: W. side of Rte 9W

Tax Map No. 37-1-35-32

Name of, distance and direction from nearest intersection or other landmark

112' So of Caesars Lane

Name of Waterway: Dove

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

New Construction
 Addition
 Alteration
 Relocation
 Demolition
 Replacement

Residential (1-4 family)
 Residential (More than 4 family)
 Commercial
 Industrial
 Mobile Home (single lot)
 Mobile Home (Park)
 Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

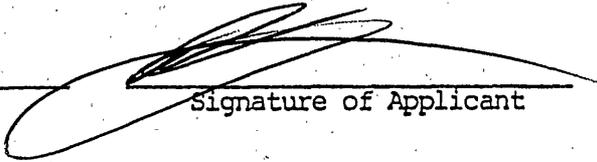
Other Development Activities

Fill Excavation Mining Drilling Grading
 Watercourse alteration Water System Sewer System
 Subdivision (New) Subdivision (Expansion)
 Other (Explain)

CERTIFICATION

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

_____ Date


_____ Signature of Applicant

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

_____ Permit is approved, proposed development in compliance with applicable floodplain management standards.

_____ Additional information required for review. Specify: (i.e, encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature



Date

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

_____ of _____
County, N.Y.
(Applicant shall fill in all pertinent information in Section A
including 1 or 2)

SECTION A

Premises location _____

Applicant
Name & Address _____

Telephone No. _____

Permit No. _____
Variance No. _____
Date _____

CHECK ONE

New Building _____
Existing Building _____
Other (List) _____

1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed _____

Date _____

2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed _____

Date _____

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

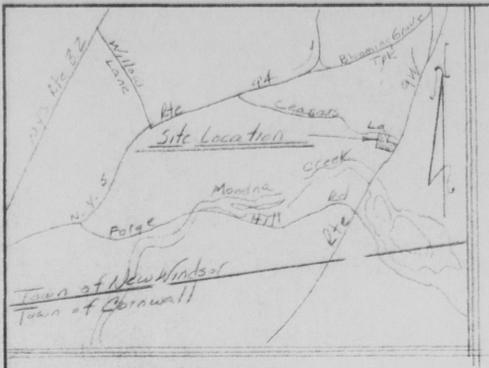
Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).



Location Map
Scale: 1"=2,000'

Zoning District: NC

Minimum Required	Proposed
Lot Area 10,000 sq	4.685 acres
Lot Width 100'	235'
Front Yard 40'	25'
Side Yard 15/35'	15'
Rear Yard 15'	58.3'
Street Front N.A.	N.A.
Max. Bldg. Ht. 35'	< 35'
Floor Area Ratio 1	.11
Lot Area N.A.	N.A.
Devel. Cov. N.A.	N.A.

Total Building Floor Area = 4,976 S.F.

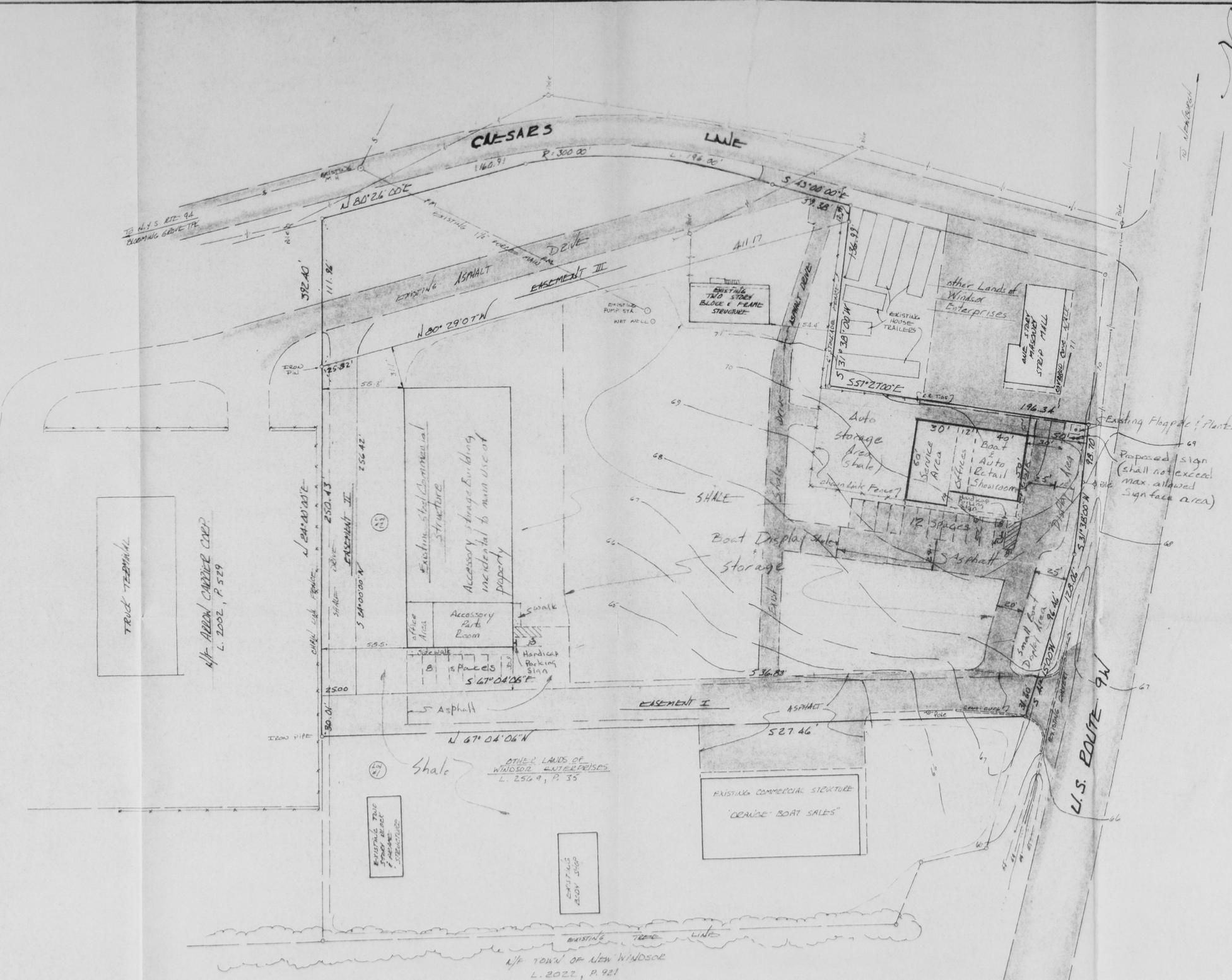
- Parking Requirements
- Floor Areas:
1. Retail Area: 1200 SF (60% of 2000 S.F.)
 2. Office Area: 600 SF
 3. Service 1800 S.F.
 4. 2nd fl. Storage above Offices 576 S.F.

Required Spaces

Retail	1 space / 150 S.F.	= 8 spaces
Offices	1 space / 150 S.F.	= 4 spaces
spaces required		12 spaces
spaces proposed		11 Standard 1 Handicapped
Total		12 spaces

Note:
Boats for service will be placed in fenced-in area behind service area.

To Windsor Enterprises,
And the Town of New Windsor
Certified to be a correct and
accurate survey.
Feb. 20, 1992



TAX MAP DATA:

SECTION: 37
BLOCK: 1
LOT: 35.32

DEED REFERENCE:

LIBER 2630, PAGE 175

MAP REFERENCE:

"SURVEY & SUBDIVISION FOR WINDSOR ENTERPRISES"
DATED: DEC. 17, 1985
FILED: APR. 17, 1986
MAP # 7578
LOT # 2

LOT AREA:

4.685 ACRES

Record Owners & Developers
Windsor Enterprises, Inc.
P.O. Box 928
Valhalla, New York
The owners of this property have reviewed this map and are in concurrence with the information & proposals shown hereon.

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON MAR 18 1992
APPROVED BY THE BUREAU OF FIRE PREVENTION TOWN OF NEW WINDSOR, N.Y.
BY RONALD LANDER SECRETARY
DATE: FEB 20 1992 SIGNATURE: [Signature]

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's initial seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.



Patrick T. Kennedy, L.S.
214 QUASSANCE AVE. • NEW WINDSOR • NY 12553
SCALE 1"=40' APPROVED BY: [Signature]
DATE FEB 20 1992 DRAWN BY: [Signature]
WINDSOR ENTERPRISES
TOWN OF NEW WINDSOR NEW YORK
DRAWING NUMBER 85-444C