PB# 98-25

RPA ASSOCIATES LLC

SITE PLAN

4-2-21

RPA ASSOCIATES, LLC - SUBDIVISION
CORNER UNION AVE. & WINDSOR HWY.
(SHAW) 2 LOTS

98- 25

Approved 5/28/99

WilsonJones • Carbonless • S1642-4W CL Duplicate • S1644-4W CL Triplicate

DATE August 7, 1998 **RECEIPT** 065476

RECEIVED FROM R.P.A. Associates, LLC

Address

Fifty and XX/100 DOLLARS $ 50 XX/100

FOR Public Hearing Application Fee

98-25

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

1 Four Check

BY Dorothy J. Wilson

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WilsonJones • Carbonless • S1642-4W CL Duplicate • S1644-4W CL Triplicate

DATE August 7, 1998 **RECEIPT** NUMBER 98-25

RECEIVED FROM R.P.A. Associates

Address 1 Executive Blvd. - Yonkers, N.Y. 10701

Four Hundred 00/00 DOLLARS $ 400.00

FOR Subdivision Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	400	00	CASH		
AMOUNT PAID	400	-	CHECK	#010058	
BALANCE DUE	-0	-	MONEY ORDER		

BY Myra Mason

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WilsonJones • Carbonless • S1642-4W CL Duplicate • S1644-4W CL Triplicate

DATE May 17, 1999 **RECEIPT** NUMBER 98-25

RECEIVED FROM R.P.A. Associates LLC.

Address 1 Executive Blvd. - Yonkers, N.Y. 10701

Five Hundred 00/00 DOLLARS $ 500.00

FOR Recreation Fee (1 Lot)

ACCOUNT			HOW PAID		
BEGINNING BALANCE	500	-	CASH		
AMOUNT PAID	500	-	CHECK	#010279	
BALANCE DUE	-0	-	MONEY ORDER		

S. Zappola

BY Myra Mason, Secretary

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Map Number 125-99

Section 4 Block 2 Lot 21

City [ ]
Town [X]
Village [ ] New Windsor

Title: RPA Associates, LLC

Dated: 3-11-99 Filed 6-7-99

Approved by Edward Stent

on 5-28-99

Record Owner RPA Associates, LLC

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/02/1999 PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

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

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
05/28/1999	PLANS STAMPED	APPROVED
09/09/1998	P.B. APPEARANCE - PUBLIC HEA	CLOSED PH - APPROVE
08/12/1998	P.B. APPEARANCE	SCHED. P.H.
08/05/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/18/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/07/1998	RECEIVED CHECK #010058	PAID		400.00	
08/12/1998	P.B. ATTY FEE	CHG	35.00		
08/12/1998	P.B. MINUTES	CHG	13.50		
09/09/1998	P.B. ATTY. FEE	CHG	35.00		
09/09/1998	P.B. MINUTES	CHG	27.00		
04/29/1999	P.B. ENGINEER FEE	CHG	148.00		
05/17/1999	RET. TO APPLICANT	CHG	141.50		
		TOTAL:	400.00	400.00	0.00

L.R. 5/17/99

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/18/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/29/1999	P.B. APPROVAL FEE	CHG	260.00		
05/17/1999	REC. CK. #010280	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/18/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/29/1999	ONE LOT REC. FEE	CHG	500.00		
05/17/1999	REC. CK. #010279	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/04/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/29/1999	P.B. APPROVAL FEE	CHG	260.00		
		TOTAL:	260.00	0.00	260.00

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/04/1999 PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/29/1999	ONE LOT REC. FEE	CHG	500.00		
		TOTAL:	500.00	0.00	500.00

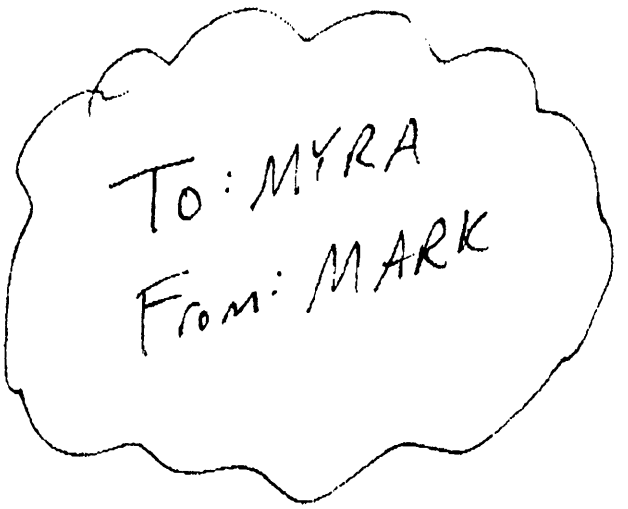
Check #2

AS OF: 05/03/99 PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56
NEW WINDSOR PLANNING BOARD (Chargeable to Applicant) CLIENT: NEWWIN - TOWN OF NEW WINDSOR
TASK: 98 25
FOR WORK DONE PRIOR TO: 05/03/99

TASK NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	-DOLLARS- TIME	EXP.	BILLED	BALANCE
98 25	128060	08/05/98	TIME	MJE	WS	RPA SUBD	75.00	0.40	30.00			
98-25	128641	08/10/98	TIME	MJE	MC	RPA SUBD	75.00	0.50	37.50			
98 25	128092	08/11/98	TIME	MCK	CL	RPA RVW COMMENTS	28.00	0.50	14.00			
98 25	128543	08/11/98	TIME	MJE	MC	RPA SUB	75.00	0.10	7.50			
98 25	129680	09/09/98	TIME	MJE	MM	RPA SUB FINAL APPL	75.00	0.10	7.50			
98-25	129848	09/09/98	TIME	MCK	CL	RPA ASSOC RVW COMMEN	28.00	0.50	14.00			
98-25	130371	09/09/98	TIME	MJE	MC	RPA SUB	75.00	0.50	37.50			
									148.00			
98-25	129981	09/11/98				BILL 98-1016 9/18/98					-110.50	
98 25	134421	11/18/98				BILL 98 1162					37.50	
											148.00	
						TASK TOTAL			148.00	0.00	-148.00	0.00
						GRAND TOTAL			148.00	0.00	-148.00	0.00



SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....$ 50.00

ESCROW:
RESIDENTIAL:
___ LOTS @ 150.00 (FIRST 4 LOTS).....$_____
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....$_____
COMMERCIAL:
___ LOTS @ 400.00 (FIRST 4 LOTS).....$_____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....$_____

TOTAL ESCROW DUE....$_____

* *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....$ 50.00
PRELIMINARY PLAT APPROVAL .....$ 100.00
FINAL PLAT APPROVAL ($100.00 + $5.00/LOT).....$ 110.00
FINAL PLAT SECTION FEE.....$ ~~100.00~~
BULK LAND TRANSFER...($100.00).....$_____

TOTAL SUBDIVISION APPROVAL FEES.....$ 260.00 (1)

* *

RECREATION FEES:

1 LOTS @ $500.00 PER LOT .....$ 500.00 (2)

* *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....$_____
PLANNING BOARD ATTORNEY FEES.....$_____
MINUTES OF MEETINGS.....$_____
OTHER.....$_____

* *

PERFORMANCE BOND AMOUNT.....$_____

4% OF ABOVE AMOUNT.....$_____

ESTIMATE OF PRIVATE IMPROVEMENTS: $_____

2% OF APPROVED COST ESTIMATE:.....$_____
(INSPECTION FEE)

RESULTS OF P.B. MEETING OF : September 9, 1998

PROJECT: R.P.A. Assoc. Sub. **P.B.#** 98-25

LEAD AGENCY:

1. **AUTHORIZE COORD LETTER**: Y___ N___
2. **TAKE LEAD AGENCY**: Y__N___

M)___S)___ VOTE: A___N___
CARRIED: YES___NO___

NEGATIVE DEC:

M)___ S)___ VOTE: A___N___
CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y___N___ (5) 5 A Closed P.H. 5 ayes 0 nays

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED:_____
M)5 S)LN VOTE: A5 N0 APPROVED CONDITIONALLY: 9/9/98

NEED NEW PLANS: Y____ N____

DISCUSSION/APPROVAL CONDITIONS:

RPA SUBDIVISION (98-25) CORNER UNION AVENUE & ROUTE 32

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is a 2 lot minor subdivision of the 85.9 plus acres.

MR. SHAW: Yes. As the Chairman mentioned, this is a subdivision of the lands of RPA Associates LLC. This board has reviewed applications on the site plan of the retail center for RPA Associates, in fact, we have a public hearing scheduled for that in the first week of September on the site plan. This application before you tonight creates the lot of the retail center. We're proposing to take the 80 some acres and recreate lot number 1 which will be the retail center of 12.99 acres with the balance of the land of RPA Associates being 72.95 acres as lot number 2. So, we're here tonight to introduce the subdivision application before you and ask the board to place the subdivision on the public hearing which is scheduled for the first meeting in September so we can have the joint public hearing on both the subdivision and the site plan application.

MR. PETRO: Why do we need a public hearing on the lot line change?

MR. EDSALL: Well, subdivision, you don't need a public hearing on the subdivision, but if you want one, I think what Greg's saying he wants to have them all the same night.

MR. PETRO: We'll give you what you want. Are there going to be two separate applications?

MR. EDSALL: They are.

MR. PETRO: So they'll run just back to back.

MR. EDSALL: If you want to have the public hearing, keep in mind it's a minor subdivision which he can waive the public hearing and the intent of the subdivision matches exactly with what you have previously reviewed and is part of the PUD.

MR. LUCAS: Does he have to send out twice as many envelopes?

MR. EDSALL: No.

MR. LANDER: I think we can piggy back.

MR. EDSALL: One note that Greg and I worked out in the workshop, the small property on the south side of the spine road that comes off of 32 is where there are drainage facilities which are really part of the commercial development and part of the facilities that serve that development. We're keeping that all as part of lot 1 and I think we need to make sure when the deed is created later on that they join those two parcels in the deed so it is clear that they cannot be separated because we didn't want that small lot floating on its own so it wouldn't get lost for taxes with a detention basin on it.

MR. PETRO: Okay, motion to set this up for public hearing?

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board set RPA up for their public hearing. Is there any further discussions from the board members? If not, roll call.

MR. STENT: Make a motion we declare lead agency on the Steele Road professional building site plan.

MR. ARGENIO: Second it.

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

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.
Licensed in NEW YORK, NEW JERSEY and PENNSYLVANIA

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e-mail: mheny@att.net

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net

TWENTY YEARS OF ENGINEERING EXCELLENCE 20th Anniversary 1978 1998

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: RPA ASSOCIATES SUBDIVISION
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVENUE
SECTION 4-BLOCK 2-LOT 21
PROJECT NUMBER: 98-25
DATE: 12 AUGUST 1998
DESCRIPTION: THE APPLICATION PROPOSES A TWO (2) LOT MINOR SUBDIVISION OF THE 85.9 +/- ACRE PARCEL.

1. The purpose of this application is to create a separate lot for the commercial properties along NYS Route 32, for which a site plan application is currently before the Board. The subdivision creates a 50' wide strip for a future roadway right-of-way from Route 32 to the rear parcel (Lot 2).

   The above referenced layout is in general conformance with the layout of the PUD approved by the Town Board. As discussed in the past, the development of the individual lots are subject to separate applications to the Planning Board; as such, the development of each of the lots need not be discussed as part of this action.

   The PUD for the overall property received a detailed environmental review for which an EIS was prepared and reviewed by the Town Board. Findings have been adopted. For purposes of this minor subdivision, I believe no additional SEQRA action is necessary.

2. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

3. At this time, I am aware of no additional procedural requirements for this minor subdivision, nor any further reviews which are necessary.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:RPA2.mk

PUBLIC HEARING:

RPA - SUBDIVISION (98-25) CORNER OR UNION AVENUE & ROUTE 32

MR. PETRO: The next item on tonight's agenda is a public hearing. Matter of fact, there is two public hearings. Obviously, there's some people here for the public hearing procedure that we do, this is for RPA subdivision, first one is just for a subdivision which is dividing the property into two separate parcels. It's already one parcel, they are going to divide it into two and then we're obviously going to go to the actual site plan of that property so it's two separate public hearings. We're going to run them back to back. The procedure of this board is we're going to review it first as a board and during that time, we'll open it up to the public at such time you'll be recognized by the chair, come forward, state your name, address and your concern. Okay, so next on tonight's agenda is RPA subdivision corner of Union Avenue and Route 32.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is a two lot commercial subdivision represented Mr. Shaw, two lot minor subdivision of the 85.9 plus or minus acre parcel. Plan was previously reviewed at the 12 August '98 planning board meeting. The application is before the board tonight for a public hearing.

MR. SHAW: For the record, my name is Gregory Shaw from Shaw Engineering tonight and I am representing RPA Associates. With me from RPA Associates is Thomas Perna and Mr. Dan Simone and also with us tonight is our traffic consultant, Phil Greely of John Collins Engineering.

MR. PETRO: Excuse me one second. Can you turn that so we can see it?

MR. SHAW: I thought you may have had one.

MR. PETRO: We do but I want to see what you're

pointing at, when it's time for the public hearing, we'll turn it.

MR. SHAW: As the Chairman mentioned, this is a two lot minor subdivision of a commercial piece of property. It has the zoning designation of a PUD which was granted by the Town Board in approximately 1989. At that point, it encompassed 141 acres from this piece, land has been conveyed to the Newburgh School System and presently the total acreage of the entire parcel is 86 acres. What we're proposing to do is subdivide the property into two lots, with lot number 1 designated on the subdivision plan being used for the retail center which will be the subject of a public hearing following this presentation. The total acreage of this parcel is 12.99 acres and again, it's for the retail center. You'll notice that the area of the lot crosses a portion a 50 foot leg of lot number 2. The reason for that is on this balance of lot number 1, which is to the south, is for the storm water retention pond for the retail center. The 50 foot leg, as I just mentioned, extends down to Windsor Highway and that is to provide public access for lot number 2 onto Windsor Highway. The subdivision plan indicates temporary drainage easements that will be incorporated into the design of the retail center to control storm water runoff. It also indicates the existing standard sanitary easement along Union Avenue. So, Mr. Chairman, very briefly, that is an overview of this minor subdivision. I'm sure a more detailed discussion will follow with the retail center. So, with that, I will conclude my remarks and answer any questions you may have.

MR. PETRO: Obviously, both lots that you're creating meet any minimum bulk requirements that the town has?

MR. SHAW: Correct.

MR. PETRO: And the roadway that is being connected with lot number 2 is going to be separate? In other words, the property lines are going to be running down the roadway on both sides so that roadway will indeed be part of lot number 2 and not part of lot number 1?

MR. SHAW: Correct.

MR. PETRO: And the actual purpose of creating this subdivision?

MR. SHAW: Is primarily for financing purposes. We have quite a large piece of land, I think I mentioned that it was 86 acres. The retail center will be built on lot number 1, there will be financing involved and with that, it's to everyone's best interest to have it on its own lot as opposed to having the financing spread over the entire parcel unnecessarily. And the retail end of this is going to be built on lot number 1.

MR. PETRO: That is permitted use by law under the PUD.

MR. SHAW: Correct, just to take a step back in time in 1989, after a very lengthy and thorough review which probably took about a year and a half, Town Board granted a special permit for a PUD zoning designation. At that time, the entire parcel was 141 acres. Again, now it's 86 as substantially reduced but the permit permitted on this parcel residential use, office space and 100,000 square feet of retail space. That retail space which was conceptually approved by the Town Board is in the identical location, the only difference is that in lieu of 100,000 square feet, the application which will follow this public hearing will be for about 76,000 square feet, about 25 percent less.

MR. PETRO: On the second application?

MR. SHAW: Correct.

MR. PETRO: The roadway, as I stated earlier is going to be part of lot number 2. It's going to remain part of number 2. How are you going to access lot number 1 through any roadway, if you're going to access the roadway that's left, I mean made from lot number 2, are you going to have an easement over that roadway?

MR. SHAW: Yes, there will be a right-of-way for lot number 1 over that portion the 50 foot leg of lot number 2 in order to access Windsor Highway. Also

access will be provided off our legal frontage on Union Avenue also.

MR. PETRO: From lot number 1 onto Union Avenue, I don't, so it would be lot number 2, so your only access for lot number 1 will be through an easement or right-of-way onto the road which is connected to lot number 2?

MR. STENT: As we see it now.

MR. SHAW: Correct.

MR. PETRO: Obviously, that easement and right-of-way would go with the property, obviously not with the ownership. So if ownership ever changed, they'd always have access.

MR. SHAW: Correct.

MR. LANDER: That is going to be a town road?

MR. SHAW: Yes.

MR. PETRO: We have seen this before. Any members want to ask anything of Mr. Shaw? We'll go to a public hearing and when we come back again.

MR. LUCAS: The only thing you say you did some work on that right-of-way going up through there, remember you said you were going to be working?

MR. PETRO: I don't think any work's been done, they came in and asked us if they can grub out was the terminology that you used, just so you can get in there and do some--

MR. SHAW: To get access to the back piece.

MR. PETRO: August 18, 1998, 35 addressed envelopes containing attached notice of public hearing went out for this subdivision and sworn to me this 18th day of August, 1998, Deborah Green, Notary Public, Town of New Windsor. So, at this time, I'm going to open it up to the public, hear any comments they may have. Also,

before I do that, I want to also state for the minutes that I am a property owner directly to the south of this site, but I have absolutely no interest in this application whatsoever. Now, once again, I'm going to open it up, if someone would like to speak on behalf of the subdivision, please be recognized by the chair, come forth with your name and address and tell us what you'd like to tell us. I would remind anybody that is here now that this is, this particular public hearing is only for the subdivision of the two properties. I think most of you are probably here for the actual building that is going to be done on the two properties which would be the site plan which is going to follow this application immediately. So, if you have a site plan question, please save it for the next public hearing. If it has something to do with dividing the two pieces of property in half, now is the time to speak. Is there anyone here that would like to speak on behalf of the subdivision? Okay, let the minutes show that no one is here to speak on behalf of the subdivision. So, I'll entertain a motion to close the public hearing for the RPA Associates subdivision.

MR. STENT: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing for the RPA Associates subdivision on Routes 32 and Union Avenue. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, at this time, do you have any outstanding engineering comments that you would have to prevent us from going further at this time?

MR. EDSALL: No, I just wanted to note as I indicated in my comment 2 that was Greg indicated there was an environmental review, a SEQRA review on this project and it's my opinion that what's being proposed is consistent tenth with the EIS information from the PUD and as well, I believe it's consistent with the findings that the Town Board had adopted in the past. So I don't believe you need to take any further action on SEQRA.

MR. PETRO: Which also would include lead agency would be under the PUD, so everything is done, complete, except for final approval.

MR. EDSALL: As far as SEQRA, yes, that's all complete.

MR. PETRO: We have highway approval on 8/11/98, water approval 8/11/98, sewer approval 8/13/98 and fire approval 8/10/98.

MR. STENT: Make a motion we grant approval to the subdivision RPA Associates.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the RPA Associates subdivision on Route 32 and Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

PUBLIC HEARING - RPA ASSOCIATES

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is the actual stage of the property so when we get to the public hearing, it will be the time to come up with some questions.

MR. SHAW: Again, Mr. Chairman, for the record, as this is a new application, I am continuing to represent RPA Associates. With me tonight is Mr. Perna, Mr. Simone, who also represents RPA Associates, Phil Greely of John Collins Engineering, who's our traffic consultant. The purpose of this public hearing tonight is to review the site plan application for the retail center for RPA Associates. As I mentioned in the previous application, this parcel goes back to 1989 when a special permit was issued by the Town Board for a PUD permit. Incorporated into that permit was residential housing, some office and 100,00 square feet of retail space. That application was followed in 1991 by a site plan for the retail section of this parcel and that got conditional site plan approval from this planning board. As is, conditions were not met, specifically with respect to the Orange County DPW and the New York State DOT, that approval lapsed and here we are seven years later with a very similar plan, except the coverage has been reduced by approximately 25 percent. In lieu of 100,000 square feet of retail, we're at 79,000 square feet. I stand corrected, 21 percent reduction. The overall scheme is the same as which this board had previously approved. There will be a spine road which will eventually extend to the west to the remaining lands of RPA Associates, but in the meantime, it's going to serve as our access to the retail center and that will be located immediately off of Wall Street. We're proposing five buildings, building number 1 will be approximately 10,000 square feet, building number 2 will be approximately 9,300 square feet, and there will be a freestanding building and then there will be three buildings that will be attached, buildings 3, 4 and 5 which will be approximately 21,000 square feet, 24,000 square feet and 15,000 square feet respectively. The layout of the

site conforms to the zoning ordinance of the PUD and with respect to it's parking spaces, we're obligated to provide 435 spaces to satisfy your zoning ordinance and that is the exact number that we're providing. Access, as I said to the site will be from Windsor Highway opposite Wall Street. Access will also be provided from Union Avenue, which at this point in time will reflect right-hand turn in and right-hand turn out only. Please keep in mind that with respect to both Union Avenue and Windsor Highway, they are under the jurisdiction of the Orange County DPW and the New York State DOT and we're presently, not myself, but the traffic consultant is presently under discussion in preparing design drawings and hammering out the fine points with respect to access. So what's indicated on the drawings may change slightly dependent upon how the DOT finally permits this project. With respect to central utilities, the retail center obviously will be tied into the Town of New Windsor sewer system. The buildings will also be tied into the water system of New Windsor, the buildings which are closest to Windsor Highway will be tied into the low pressure zone and will be serviced by the 20 inch water main on Windsor Highway and the three buildings to the west will be tied into the high pressure zone whose grade is being provided by the Snake Hill tank and when that connection is made, then also the lower building or buildings are closer to Windsor Highway will avail themselves to the higher pressure. With this application, we're proposing to construct this project in phases. The first phase will be for retail building number 1 which is closest to the intersection of Windsor Highway and Union Avenue that is 10,000 square foot building. The designs have been submitted before this board, they not only show the engineering work that will be required for the ultimate buildout of all 79,000 square feet, but also what the site will look like when the engineering work required and also buildout just retail building number 1. So the board will see exactly what physically will be constructed for the building and then for the overall parcel.

MR. PETRO: All the roadways entrance-wise are going to be complete before Phase 1 is done?

MR. SHAW: Correct, that is a requirement of the two regulatory agencies, DOT and Orange County DPW. With respect to storm drainage, we have prepared an engineering report and submitted it to this board. Basically, working on the theory of zero increase in runoff in very simple terms, we're taking the storm water that this site is generating after development as we know pavement and building roofs generate more storm water than grass and woods, we're taking the majority of that water and putting it into a detention pond and that pond is going to hold the water and release it at a slow rate so that the water which is going to be flowing to the intersection of Union Avenue and 32 will not be any greater after the buildout of the site than before. Okay, we know the drainage is a very important issue to New Windsor, especially with the problems that New Windsor has had historically on the east side of Route 32 for probably 20 years, so again, we're not going to be increasing to that problem as well be detaining our storm water.

MR. PETRO: None of the water is going to be going down to the Wall Street? Piping all to the intersection of Union Avenue and 32 and be let out that way?

MR. SHAW: That's correct.

MR. PETRO: At the same rate as it does at this time?

MR. SHAW: Correct. Storm drainage report is in your file addressing those issues. Incorporated into the drawings that are before you are lighting plans, landscaping plans, soil erosion control plans, very detailed drawings. We're not a hundred percent complete. There's a little bit more work to be done, some fine points. There will be some issues that will be added to the drawing after tonight's meeting, I'm sure, but there is certainly enough information available for this board and also for the public to get up to speed with respect to the construction on this parcel. Again, this public hearing is just on what we previously referred to as lot number 1 which is approximately 13 acres. So, with that, Mr. Chairman, that concludes my presentation. I will answer any questions you may have and then we'll talk to the

public.

MR. PETRO: The screening between this parcel and the parcel to the south which obviously would be Windsor Crest, I know you have a landscaping plan here, I don't feel like digging through your book, can you just go over that briefly with us and tell us what does it entail?

MR. SHAW: What we have tried to do is to leave a large piece of the wooded area which presently exists in its natural state rather than going in and regrading this area, we've left it alone in order to buffer our retail center from Windsor Crest Condominiums to the south. As we'll pass this buffer closer to Windsor Highway, we do have the storm water detention pond and we'll ultimately have a roadway passing through there. I think the point you're--

MR. PETRO: To reach the back of the property?

MR. SHAW: Correct.

MR. PETRO: Also the entranceway into the main retail center but it's on the north side of the retention pond and that retention pond is directly north of the existing detention pond that is at the Windsor Crest condo project?

MR. SHAW: Correct.

MR. PETRO: So it will be staggered along that line.

MR. STENT: Greg, is there going to be any trees between the road going up and Windsor Crest back here? I see you have a wooded area protecting it.

MR. SHAW: We have talked about that and again the point I alluded to before is that the drawings are not 100 percent complete. We have talked about possibly buffering that road and that buffer area would also assist in buffering the parking area a little bit more. We'd be more than willing to go back and revise it, the landscaping, and try to augment a buffer area that which is not going to be the natural area to remain in

order to buffer whatever is happening on this parcel with Windsor Crest, so that's something that we'll revise it and augment.

MR. PETRO: Can you discuss the approvals from the Orange County Department of Public Works, New York State DOT and Orange County Department of Health and where we are with all three of those?

MR. SHAW: With respect to the New York State DOT and Orange County DPW, I'd like to bring Phil Greely up who is the design engineer for those, the two components of the project. His firm is responsible for preparing the necessary studies and design drawings of the improvements along those two highways. I'll let him speak.

MR. PETRO: Highway study, the impact study, is that you?

MR. SHAW: Yes.

MR. PETRO: Because I want to talk about that a little bit.

MR. SHAW: Phil, if you would please.

MR. GREELY: Mr. Chairman, members of the board, ladies and gentlemen, my name is Phillip Greely with John Collins Engineers. I'm a professional engineer. We prepared the traffic impact study for the project and we have also prepared both conceptual and design plans for the access improvements for this site. Just a little background, Greg had alluded to the previous reviews of this site that were done late '80's, the Department of Transportation and the Orange County Department of Public Works had reviewed the property at that time so they have some background. At this point in time, kind of going in order, with respect to the Orange County DPW, we have a conceptual approval letter from February 23 of this year and that conceptual approval basically sets the location of the access to Union Avenue, it talks about some dedication of land along the frontage here, all of which are incorporated into this site plan. At this time, we're in the, I'll

say detailed design grading plans et cetera along Union Avenue in dealing with the county. With respect to the New York State Department of Transportation, we had met with them last spring to look at the access to the property and what types of improvements as a result of our traffic study.

MR. PETRO: I had attended that meeting also.

MR. GREELY: We had a meeting in the town, the DOT representative from Poughkeepsie came down to meet with the town and also discuss the access plans. Conceptually, they have agreed to the location of this main access road opposite Wall Street. The current intersection of Route 32 will have to be the cross-section that exists at the intersection will be carried to the south. So there will be some widening on Route 32 to accommodate turning lanes, primarily for northbound traffic that would want to turn left into this site so there will be a separate left turn lane constructed there. The other point in terms of the state access improvements will be some modifications to the traffic signal, some widening on the Union Avenue approach to the Route 32 intersection. Pretty much that's where we are today. We have gone into, you know, design drawings, we're involved with the grading plans, but conceptually, that is the approved access scheme. There will also be a signal at this intersection at some point in time. The DOT has not indicated to us at this point whether that would be required, you know, just for the shopping center, but our design plans are laid out such that all the conduit, everything is being done in Phase 1 so that the signal can go up as necessary. So that is pretty much where we are with both agencies. We have moved along pretty far and we'll continue with the highway work permits.

MR. PETRO: Your firm also did the impact study?

MR. GREELY: That's correct.

MR. PETRO: I read briefly over that and the bottom line you're telling us there's no change to any traffic in the area as long as all improvements are made

according to your plan.

MR. GREELY: The traffic road routes, yes.

MR. PETRO: That's an easy thing to say, easy for us to hear it, but why don't you tell us a little bit how you determined that?

MR. GREELY: The traffic study is pretty much done standard procedures, you identify what's currently on the road system, that is done by collecting traffic counts, both by our firm, but in this case, we have the county and the state. So it's also data that they have available. So start off with a base line condition of existing traffic volumes and in this case, because of the nature of the shopping plaza, the peak design periods would be afternoon, you know, peak hour which would coincide pretty much with commuter traffic and also to see what happens, for example, on a Saturday. So, those are really the two design periods that we looked at in our study in terms of background traffic, there's going to be increases due to other developments in the town or along the corridor. We incorporated traffic estimates or projections based on input from the DOT and the county in terms of background road rates. So you have existing and additional traffic that would be in the area besides this project and then for this particular project, including the future residential component, we have made estimates based on the Institute of Transportation Engineers Manuals and you know pretty much with this type of use, the residential future, pretty good estimates of the, what the traffic generation would be. I'll also point out that we prepared a comparison of the current estimates of this project, the future residential and also what transpired in terms of the school because the original DEIS and environmental studies had looked at this entire project so what we did in that case was did a comparison and basically, the project that is proposed now with the future residential plus the school being occupied actually generates less total traffic than what was done in the environmental studies and part of the reason is because there was a larger, significantly larger retail component here which was a much higher traffic generator.

MR. PETRO: We're building less than was what was originally approved. It's very difficult, you look at a project like this, I'm certainly not going against what you're saying, I live two doors down, I know when I go to get out of there in the morning, it's a pain in the you know what. And I see 80,000 square feet and your report says there's going to be no affect, maybe it should be no adverse affect, maybe the word is just throwing it off a little bit. But I understand that you have an approval on the original PUD and what you're telling us this is less of an impact with the improvements that you're doing, right turn out only on Union Avenue, right turn in only on Union Avenue and the opposite Wall Street exit entrance, widening of 32 and widening Union Avenue at the base.

MR. GREELY: Correct, and modifying the signal and in terms of, you know, the impact or the additional traffic, what we have to do is compare in terms of what's called a legal of service and with those improvements, we maintain the same level of service as under what would be the no-build conditions. In terms of the one thing about this type of retail center, you do end up with a lot of trips that are attracted off the roadway, that is one of the reasons why you would build this type of a center here. We have significant volume already present on Route 32, so in this type of use, you end up with what's called a significant number of pass-by trips or diverted trips. So, you know, that's all taken into account in our projections and may I add that the DOT has reviewed those projections in terms of traffic.

MR. PETRO: One last question on the traffic on the other phases, the top phases of this project, is the roadway anywhere up there actually looped into anywhere else to get out of the project? Maybe Greg, you can answer, I know we're talking about tying in for fire purposes for the school for emergency, correct?

MR. SHAW: We have talked about it, we have looked at different schemes, there are no engineering, hard engineering drawings indicating what we're going to do at this point right now, the retail center is the only

site that we have addressed. We have looked at the back but there has been no decisions made.

MR. PETRO: Traffic study taking into account the buildout?

MR. GREELY: Yes.

MR. PETRO: Worst case scenario is this, anything else develops later and does loop a way out, it's going to ease this, not make it worse?

MR. GREELY: That's correct.

MR. PETRO: That is the point I want to make, gentlemen. Anything else you wish from Mr. Greely, and we'll get back to Greg. There was one other item, I gave you three, he handled two of them.

MR. SHAW: With respect to the health department, we have not made a submission out there. We thought it was premature until we got the public hearing out of the way, until we got some feedback from the board with respect to the site plan and buildings, we do not need the health department for the first building but I do believe we'll need the health department for the balance of the other buildings. So we'll be making application to them shortly. But as of right now, we have not.

MR. PETRO: Storm water management plan, Mark, disturbing over five acres so we have to have one of those in place which you have done, Greg?

MR. SHAW: Yes, from the storm water detention pond, we have also incorporated water quality provisions, which will improve the quality of the storm water runoff as it leaves the pond in addition to detaining peak storm water flows.

MR. PETRO: Just before we go further on that maintenance of the storm water detention pond.

MR. SHAW: That will be the responsibility of the retail center. Again, if you just go back to maybe 15

minutes ago, when we spoke about the subdivision, that this was designated as lot 1 as this was, it's more residential on this, on that, the two are tied together to make sure the responsibility stays with the retail center and that the pond is not a separate lot.

MR. PETRO: But isn't the retail center the large one, not the two small ones on the bottom, isn't that Phase 3. Obviously, 1 will be the store on the corner then 2 and then 3 so if you are building that one last who takes care of the storm water pond until that is built or does that not get built until the big store?

MR. SHAW: The owner of this 12 acre lot initially will just contain this building and the pond, okay, but the responsibilities of the pond will lie to the owner of this building, even though retail building number 1 is done. I guess what I am saying that the pond, the responsibility of the pond will always be the responsibility of the owner of the retail lot, regardless of whether there's one building there or five buildings there.

MR. PETRO: The owner of the lot, not the stores is what you're saying? So RPA is going to be responsible?

MR. SHAW: Correct, RPA will be the owner of this parcel of land, RPA will be responsible for the pond.

MR. PETRO: You answered it, that's fine. I just didn't want the pond being built obviously and be the problem child of something that is not built for three years.

MR. SHAW: No.

MR. PETRO: Gentlemen, anything else before we go to the public hearing? Why don't we go to the public hearing. We're going to review this again after the public hearing. The way we do it is to get input from the public. So on August 18, 1998, 35 addressed envelopes containing the attached notice of public hearing with the certified list provided by the assessor did go out, sworn before me, Deborah Green, notary public, 18th day August, 1998. Now, once again

I'm going to call on anybody who wants to speak on behalf of this site plan. This is the site plan, this is the buildings as you see before you. If you'd like to speak on behalf of this application, please raise your hand, be recognized by the chair, come forward and state your name and address. I want to caution everyone please keep your questions and/or comments pertaining to planning board and/or site plan functions, in other words, if you have a leaky roof ora sidewalk is broken, you know, we feel bad about that but you can go see Mike Babcock tomorrow. Don't bother us with it now. Okay, Michael? So, with that, does anyone want to speak on behalf of this application, this site plan?

MS. BARKER: My name is Nancy Barker and I live at 187 Windsor Highway, and before you expressed your concern about how the Windsor Crest property would be protected as far as landscaping goes and since we live directly across the street, I'd like to know how you plan to protect the residents along Route 32 from having that right in our faces. That is my first question but I have several so--

MR. PETRO: Let's address that. We can go to another question.

MR. SHAW: There will be landscaping that will be incorporated into this site. I don't have the landscaping plan in front of me but there are islands throughout the site that we're proposing to put some deciduous trees on. There will also be landscaping around the storm water detention pond and there will also be some landscaping located at this intersection. So, yes, as you look across the street, and into the site, there will be landscaping and this board is going to ensure that it's sufficient, okay to break up the view from the residents across the street.

MR. PETRO: We have, our town attorney, who's Phil Crotty, is very, very, very meticulous when it comes to landscaping. I see him on a regular basis and he's always telling me trees, trees, trees. So I'm starting to get used to that. So we're trying to get more and more landscaping incorporated into the site plans.

Also, this site itself is going to rise rather quickly away from Route 32, if you can notice on the plan, with all those deep blue lines which you see that is the topo and each line, Greg, every one of the lines is a foot rise, so we're going to need to have something along the top of that and probably more than just junipers, something along that berm there to kind of keep it.

MR. SHAW: While you were talking, I had an opportunity to look with Mr. Lander at the landscaping, there's a row of trees along the entire frontage of Windsor Highway, I believe there's 13 of them that indicates so there will be 13 trees independent of what's happening on the interior of the site, there will be 13 trees along the frontage of Windsor Highway which should help considerably.

MR. PETRO: And the landscaping plan, part of the package that he's given us is available for review at any time.

MRS. BARKER: The other question I have is the building number 1 and number 2, how far are they set back from the highway? Are they right on the road or are they farther back?

MR. SHAW: From the edge of pavement, I would say that they are probably 120 feet, about three inches, 100 to 120 feet, probably close enough.

MRS. BARKER: Do you specifically know what businesses are going in there at this time?

MR. SHAW: No, not at this time.

MRS. BARKER: Are you looking to attract certain businesses and detract, kind of discourage certain businesses from coming in? What would that be?

MR. SHAW: I can't speak to that. Mr. Perna?

MR. PETRO: It's going to be zoned, it's retail space, that retail space is under a bulk table on our zoning code which Mr. Babcock and his people enforce. It has

to be any one of those types of businesses that are permitted in that use. It cannot vary without a use variance which is very difficult to acquire and that is what we're approving retail use for that zone.

MRS. BARKER: Meaning stores?

MR. PETRO: Whether they sell shoes, coats or pocketbooks.

MRS. BARKER: Restaurants?

MR. PETRO: Restaurant is a permitted use in that zone, yes.

MRS. BARKER: One other question I have you said you were going to widen Route 32 and mentioned around Union Avenue, are you also widening 32 south in any way?

MR. PETRO: No envelope.

MRS. BARKER: In front of that?

MR. PETRO: No, on 32 you said? Yes, I thought you meant Union Avenue. Yes, that's going to rap right around.

MR. GREELY: There will be widening on Route 32 along the frontage of the property here. Right now, you have a left turn lane that will be extended to the south and on this site plan, you can see the proposed edge of pavement.

MR. LANDER: Mr. Greely, there will be no widening on the east side of Route 32?

MR. GREELY: Yeah, in terms of the east side of 32, there will be resurfacing, shoulder work, but at this time, we're doing the widening on the west side of the street.

MRS. BARKER: Thank you very much.

MRS. DIANDRETTA: My name is Vienna DiAndretta. I live at 199 Highwood Drive. My home is adjacent to that

property line that you have there and I'm concerned, I have a 20 foot buffer zone and then you have a 50 foot road, why is that road put there?

MR. SHAW: That road?

MR. PETRO: Which one, Greg, I'm not sure which one she's talking about?

MR. BABCOCK: The main road.

MR. SHAW: The main spine road I think she's referring to this location?

MRS. DIANDRETTA: Yes.

MR. SHAW: The location of that road in order to access a substantial large portion of this property to the west was placed there in 1989. The concept plan that was approved by the Town Board showed access from Windsor Highway to that piece in the rear. They do not have legal access to the balance to have this property which is 72 acres on Union Avenue. This is our only point of access. So therefore, that is why it is in this location and in order to, again, I'm going back to 1989 cause I was involved in the project then in order to make the grade of the roads work, it had to have a serpentine twist to it which brought it into a southerly direction and then brought it back to the north again. I'm getting the point of your concern is about the proximity of the road to the property line.

MRS. DIANDRETTA: It's 20 feet right off my property line, that is a concern because right now, you mentioned that you were going to leave a buffer zone of whatever trees were there and in the wintertime, when the leaves are gone, we can see right through to Union Avenue. So, therefore, there's no buffer zone for us and there's no security for us because now you have opened up a road to allow people from Union Avenue to come through the property or come through 32 and we're vulnerable, very vulnerable without any kind of security, it's what you propose. And as I looked at your site plan, you have absolutely no planting there, you have some grass and that's about it now. What do

you propose to do about that?

MR. SHAW: Well, what I said earlier in the meeting is that the drawings were not complete and that we're going to go back and revisit the land, new additional landscaping which would be on the southerly portion of the project adjacent to the Windsor Crest and we'll do that.

MRS. DIANDRETTA: Well, Mr. Petro, you have to understand that we're from Windsor Crest and we have been promised many things and so far, lot of things haven't been addressed. We want to be sure that Mr. Shaw and RPA does put some landscaping in there that will give us privacy, will give us security and perhaps even a nice fence that will separate us from this shopping center.

MR. PETRO: Is there a stone wall there now?

MR. SHAW: I believe so.

MRS. DIANDRETTA: No, not where we are, there's no stone wall.

MR. PETRO: I marked that down and I agree with you a hundred percent. So I brought it up earlier, Greg, if you put your site plan map up for another second, I think you can really give her the first one we looked at showed the entire parcel and I think that would clarify for this lady.

MRS. DIANDRETTA: You can understand having a 50 foot road 20 feet off our property line, we don't have much in our back yard, anyone coming down.

MR. PETRO: I'm going to show you why the road's there and we were going to address that, you see it's quite a large parcel and that road starts at 32 and has to connect all the other properties, not just this one parcel.

MR. SHAW: It will service this large parcel to the back, ultimately, again, there's no legal frontage for this parcel on the town road. In fact, when the school

took this parcel of land, they created this 50 foot wide leg again for the sole purpose of accessing this back piece.

MRS. DIANDRETTA: Do you expect to put homes in that piece?

MR. SHAW: Do we expect to put homes right now, let me see how I can phrase this.

MR. PETRO: The proper response is they are allowed to put homes there. So whether they said they can or can't now is immaterial.

MRS. DIANDRETTA: We're talking about traffic.

MR. PETRO: I understand that is why I mentioned before, we're counting all the traffic as if they did build the homes. The homes are allowed there by law under the PUD development plan that was submitted years ago and under this zone, so we have to assume that if they could some day somebody might and that is how we're reviewing it, that the homes are going to be put there some day, might be 20 years, might never happen, we don't know, but we're assuming they are going to be.

MRS. DIANDRETTA: So the road will be put in now?

MR. SHAW: No.

MRS. DIANDRETTA: Will that be put in when you develop the other piece of property?

MR. SHAW: Correct.

MRS. DIANDRETTA: I have another question for you.

MR. PETRO: Sure.

MRS. DIANDRETTA: Building 3 is running at 288 feet and our home is 298 feet, so when I look out my back yard, I'm going to look at that supermarket, I think it's a supermarket because I see you have three bays where people can load and unload. So it's got to be a big store. Now, how do you prevent all of this noise that

goes on at 32 3 o'clock in the morning and all the lights, how do we prevent that from disturbing our peace and tranquility of living in Windsor Crest?

MR. SHAW: Well, I can't answer that because right now, there's no tenant for any of the buildings, there's no supermarket that is under contract and to the best of my knowledge, no supermarket that my client has even talked to, so with that being said, I think the discussion of lights and unloading in the middle of the night is a little premature.

MR. PETRO: It may be premature now in defense of her, in defense of her about the houses, a supermarket could go there. Let's assume it is going to go there, we don't know that it is or isn't but by law, it's a permitted use of that store that could go there. So, being it can go there, we need to know what we can do to prevent some sound. If you notice on the plan you can take that down, Greg, that the supermarket does somewhat sit into a hole because it's in the hill and you notice the topo again the black line behind the building, it's sitting down inside of that so that will certainly buffer some of the sound. But I'm concerned as you said earlier with the screening on the south side I believe maybe some nice pines which we're going to get to, we're a long ways from getting to that, but we'll get to it. I have already made a note with the landscaping on the south side would help to buffer the sound, will it be as quiet as 200 acres of grass there, I doubt it, but it's going to do what we can do.

MRS. DIANDRETTA: The pines would at least give us some buffer.

MR. PETRO: We plan on doing what we can do and we do have the wood area too there to help.

MRS. DIANDRETTA: Like I said, the trees that we have there once the leaves come down, you can see right through to Union Avenue. So they don't give us any coverage at all. They do in the summer, but not in the winter. I'd also like you to consider some sort of fence to give us some sort of protection. One other question I wanted to ask was you stopped the traffic on

Union Avenue and no heavy trucks can go on Union Avenue, if as you say you can only make a right onto Union Avenue, into the shopping center, they would have to come from 300, wouldn't they?

MR. SHAW: Correct.

MRS. DIANDRETTA: So therefore, if you did put a supermarket, they can never come down that road, could they?

MR. PETRO: No, they cannot.

MRS. DIANDRETTA: So.

MR. LUCAS: Well, if it's local delivery, they can.

MR. EDSALL: Local deliveries can continue.

MR. PETRO: For tractor trailer trucks.

MR. BABCOCK: Union Avenue, yes.

MRS. DIANDRETTA: You can have tractor trailer trucks?

MR. BABCOCK: Yes, local delivery.

MRS. DIANDRETTA: There we go, we're making legal sessions now. First you say no trucks, now you say you can. So we can bring an 18 wheeler down here every day and it would be fine because he's delivering. I'm just trying to make it comfortable for the people in Windsor Crest because we cannot live with constant noise and that is what we'll have if you turn around and say they can come down Union Avenue so we have to make some decision.

MR. LANDER: Can we have the planning board attorney address that the local law about that 5 ton limit they have in local delivery?

MR. PETRO: Well, I think there's nothing left to address. Evidently, legally, they can come down there and it's not a planning board issue, to be honest with you, I don't know.

MRS. DIANDRETTA: When do you plan to build the first building?

MR. SHAW: Springtime.

MR. PERNA: As soon as we have a tenant, as soon as possible.

MR. SHAW: As soon as Mr. Perna said, as soon as they have a tenant.

MRS. DIANDRETTA: Thank you, Mr. Petro, I really hope.

MR. PETRO: We'll take care of the screening.

MRS. DIANDRETTA: Thank you very much.

MR. BROCK: I'm Roger Brock, 622 Crabapple Lane. Concern I have is a lot of empty retail space in the area, especially with the malls in Vails Gate, the Newburgh Mall, as you build the first building and your subscribers don't come in as expected at some point in time where you're going to say time out, we're not going to build the remaining retail space. We don't want Dutchess Mall and Mid Valley Mall where ever since it's a real eyesore. We don't want empty stores. It draws undesirable people into the area. I don't think you're going to want this.

MR. PETRO: Let's let the owner of the property speak to that.

MR. PERNA: Good evening, my name is Thomas Perna, I represent, I'm part of RPA Associates. We're talking very actively now to a tenant for the 10,000 square foot building and as Greg said previously, our first plan is to put the first half of the center to grade, when I say to grade, clear it, grade the soil, water and sewer, and was basically bring it to so we can build a building, build one building here and put in other driveways. We're not a philanthropic organization, we're not funded, we're private, we have no state or federal support. So we don't build vacant buildings. In this day and age, you can't get

financing to build spec buildings. So when we get a lease in hand, which we take to the bank to get financing, we're going to build this building.

MR. BROCK: Can you tell us who the tenant is going to be?

MR. PERNA: No, I can't.

MR. BROCK: What type of business is it?

MR. PERNA: Retail business.

MR. PETRO: Any permitted business, that is any permitted retail use for the zone.

MR. PERNA: Neighborhood retail zoning pursuant to zoning, then we get another lease, we're going to build another building. So basically, depends on forces of the economy, the prime rate, the world economy, the stock market, I hope we can build a whole building 80,000 square feet within a year and a half, that's the maximum, but we're not prepared to do that now, take one step at a time, get approval, want to sign a lease, want to get financing, put this front to grade, want to build a building.

MR. PETRO: Okay, let's go back to the public. Thank you very much. You have to understand one thing. I'll be right there, we responded to your question I think more of a moral and ethical thing to do, that is a public hearing, but we have to realize in the eyes of the law, or in reality, if this may be wanted to build a mall and let it sit there empty, pay land and school taxes, it's not for us to say. You cannot build that. This is a permitted use in the zone. He wants to build his building, we can't say to him we don't think it's going to be filled up, so we don't want it. If it was your land and your commercial lot, you've been paying taxes for 30 years and you wanted to build that building, it's up to you to build it or not build it and pay the taxes. But I had him answer in reality, that is one way in reality, we kind of want to know what's happening.

MR. MCKINNON: Ernest McKinnon, 191 Highwood Road. That road, and you took the map down, can you put it back up again. What he's proposing is to build a town road from what I understand that is going to go 400 feet through the bottom piece of the property?

MR. PETRO: Correct.

MR. MCKINNON: Because he says he doesn't have entrance on Union?

MR. PETRO: For two-way traffic, that's correct.

MR. MCKINNON: For what?

MR. PETRO: For two-way traffic, he has right turn only in and right turn out.

MR. MCKINNON: I'm not talking about that, the original, what was it, '89 approval?

MR. PETRO: Yes.

MR. MCKINNON: All right, but now that he's divided it in half and he's saying it's going to be an easement in there but right now, isn't there an easement that goes from that road over to Union?

MR. SHAW: Isn't there an easement that goes from that road? Are we talking about the retail piece?

MR. MCKINNON: The top piece.

MR. SHAW: This piece here?

MR. MCKINNON: Where you come down along the school.

MR. SHAW: There's a right-of-way, okay, over the Central Hudson property, actually, it's over the school property along the Central Hudson right-of-way which brings you out onto Union Avenue. But we may be getting into semantics. There's a difference between having an easement to allow a vehicle to drive over it as opposed to the developing the road and dedicating it to the town because you don't own the property to

dedicate to the town.

MR. MCKINNON: I wasn't talking about that, I was talking on the top of your second piece of property, I'm sorry, it's a single piece, this piece right here, across here, isn't there an easement across here?

MR. SHAW: No.

MR. PETRO: I don't know.

MR. ARGENIO: Top of lot 1.

MR. SHAW: No.

MRS. DIANDRETTA: I think it's Mr. Petro's easement.

MR. PETRO: Mine?

MRS. DIANDRETTA: You have an easement on the top there to Union Avenue.

MR. PETRO: I don't know about that.

MR. MCKINNON: Why would you put in a 400 foot road when you go right over to Union? That's what I don't understand. And the other thing is on the other map, the one that shows the drainage, that drainage that comes on the left, it comes off from Windsor Crest is called riprap, that riprap is going to be some depth from the surface down and I think it's probably going to be a little bit dangerous because it's not a hundred yards from a school full of kids and there's bound to be Tom Sawyers there.

MR. PETRO: Where exactly are you talking about?

MR. SHAW: He's referring to the riprap channel as it goes along the southerly property line near Windsor Crest. The reason for the riprap is the slope of the land and the velocity of the water, we don't want to erode the soil with respect to the size of the swale. It's 4 feet wide at the base, and it goes up on a one and 2 1/2 slope, side slopes, I believe there's details in the drawings showing the exact dimensions of it but

it is not a large swale. But it has to be riprapped, otherwise, if it's grass when it does rain, you'll just erode whatever lining the channel has and it will end up in the pond.

MR. MCKINNON: And the other thing is that southeast corner behind the first building is going to have a cliff that is going to be at least 15 to 20 feet high.

MR. PETRO: Topo's 266 to what's that 270?

MR. SHAW: Road elevation in front of the building is 268 and the elevation at the base of the building is 281.

MR. MCKINNON: I'm talking about the southwest corner.

MR. SHAW: Over here?

MR. MCKINNON: Yes, that corner.

MR. SHAW: You have 87, you have 16 feet of an embankment which this is not unusual when you're cutting in a hillside.

MR. PETRO: Mark, why don't you address that, the embankment?

MR. EDSALL: About 50 plus feet, Greg.

MR. SHAW: It's a 1 on 2 slope.

MR. EDSALL: It's not any slope that is greater than what's permitted on any side of any town road.

MR. PETRO: I want to get back to the easement, what's he talking about?

MR. SHAW: I really don't know, Mr. Chairman, there are easements.

MR. PETRO: He says there's an easement from my property, I want to know where that is.

MR. SHAW: There are easements indicated on the

subdivision plan. There are easements for the existing sanitary sewer. There's an easement to the Town of New Windsor for a future water main. There are grading easements on the lands of the Newburgh School District and also on the lands of Petro to allow the grading to construct the road. There's an easement 50 feet wide to connect the southwest piece with Union Avenue over the school property but there are no easements that he is referring to which we can have an easement, it's usually the benefit of one lot over another lot, this is all one lot.

MR. PETRO: Okay.

MRS. BARKER: These are two lots.

MR. SHAW: As of right now, there's one lot.

MRS. DIANDRETTA: Well, at least we told Mr. Petro he has an easement.

MR. PETRO: I think the easement you may be speaking of is an easement in the back portion of the Windsor Crest property that goes from possibly my property over to this property.

MR. MCKINNON: Over Union.

MR. PETRO: Not all the way to Union.

MR. BABCOCK: It's along the roads for a grading easement.

MR. PETRO: I think you're talking about something else.

MR. BABCOCK: I know they are, but the easement that is along the Petro property in the road is a grading easement, it's not an easement for any other purpose but grading.

MR. PETRO: They can go on my property with a bulldozer and fix up and do what we have to do to improve the road, doesn't give me a road to Union Avenue, obviously, across all this. And it has no bearing on

this particular site, right, what we're talking about tonight?

MR. SHAW: None whatsoever.

MR. MCKINNON: Well, one other question here when the road thing, when was that given, ten years ago, they investigated the traffic? He didn't give us any dates.

MR. PETRO: For the original PUD is what you're talking about?

MR. MCKINNON: Right, there's been tremendous changes in ten years.

MR. GREELY: There was an undated traffic study done in 1997 traffic counts. In 1997, the traffic report is from this year 1998 there are additional counts that were done this year to identify school traffic, so the data that is in our study is over the last two year period.

MR. PETRO: Anyone else want to speak on any different subjects?

MR. BUCKHEIT: Buckheit, B-U-C-K-H-E-I-T. There's a connection between your sump and a sump on Windsor Crest in one of the drawings, why is that connected?

MR. SHAW: There is?

MR. BABCOCK: The easement for water and sewer.

MR. SHAW: Thank you, Michael. I think probably around 19, I think I can be pretty close with the date, 1979, the Town of New Windsor made a substantial improvement into their water system part of it which is a 20 inch water transmission main which went from Riley Road and terminates at this intersection. The easement you're referring to is the easement for that 20 inch water main as the water main is located or the easement for the water main is located partially on the property of Windsor Crest, it's also partially on the property of RPA Associate. So we have shown the easement for the water main on both properties.

MR. BUCKHEIT: You're saying that is going to be connected sometime?

MR. SHAW: No, that easement has existed for almost 20 years and it's for an existing water main which has been in the ground for 20 years, it has nothing to do with the new development.

MR. BUCKHEIT: But it seems that there was a connection between the sumps.

MR. SHAW: There's no connection between the ponds, absolutely not.

MR. BUCKHEIT: Pipe running from your sump into Windsor Crest.

MR. SHAW: Absolutely not.

MR. JOHN PETRO: John Petro, 8 Park Hill Drive. I'm also a neighbor and a former developer of property adjacent to this. As you all know, I'm the uncle of the Chairman and I happen to be in another meeting in the town hall, so I thought I'd come in and monitor him and I think he's doing a darn nice job. But I drive up Union Avenue every day. Now, to me, we're dealing with a focal point in the Town of New Windsor. This is a focal point. This is a place that we should be very, very proud of in the future as we all go through that intersection and my God, who do I see here, they are going to dig a big, dig the whole side of the mountain out. See that big heavy black line on the map, I don't know how many, just by the blackness of it, I can tell you that's got to be 24 feet high looking down on Union Avenue. What do they got there, they are building a bluff. That beautiful piece of ground you mean to tell us they can't come up with a better idea than that? I have been a developer, I know what you guys are going through. But that is a beautiful piece of ground. He says he don't have anybody before he can build anything, he has to go out and get a client. You're going to dig that big hole or going to dig a hole at a time while you get the clients and we're all going to have to look at it for maybe 20, 30 years guaranteed

my kids will be look at it. And I say to this board I'd send them back. You're not going to destroy the most precious part of the Town of New Windsor for the sake of a couple of dollars. For all I know, you guys are going to develop this plan, go out and sell it cause that's what most of you guys do. That is the game you all play. They are not going to build it, they are going to get a plan and we never know who is going to build it. Some strangers will come from out of town and they'll build it and then they'll put the fingers up their nose and we got the okay. You can't say nothing to us. So my suggestion to the board is to make these guys go back and look at what they are building on and do something consistent with the grounds. Now, that piece down on the corner of, over there that goes up about 12 foot, there's going to be a bluff on the corner at the intersection of Union Avenue and 32, there's going to be a bluff with a building on top of it. Is that what we want to look at every day? I'm sorry for getting overexuberant, I should of gone out the other door.

MR. PETRO: Let me know when I can stop you.

MR. JOHN PETRO: You fellas are off the track. What are you going to do with all the dirt, drag it all down to 32? You have an answer to that question, what are you going to do with all the dirt?

MR. SHAW: John, in all honesty, we haven't done the cut and fill analysis to determine how much material has got to come out.

MR. JOHN PETRO: You don't know how much dirt you're going to move out of there?

MR. SHAW: Not at this point.

MR. JOHN PETRO: I'm glad I'm here premature enough so you can look at it, give it another good, good look and I caution the planning board to be more careful with this one cause this is a center piece. I go through that intersection and when I go over that hill, I look at the most beautiful scenery in all of the United States when I come from Park Hill over that and I'm

going to have to go through this and go passed that and go under the bluff.

MR. PETRO: What we're going to do this plan as Mr. Shaw said is still in the very early stages of development, we're having a public hearing tonight, reason for a public hearing is to get input as we just did from Mr. Petro, from this other lady that had spoken about the buffer zone which we obviously need on the south side of the project. We'll look strongly at the bluff on the corner. Mr. Petro is also part of the Beautification Committee here in the Town of New Windsor. He had given us a plan that he thought would look nice. The owners thought it might not be applicable in this instance, maybe we'll take another look at it and come up with something that everybody can live with. We're a long way from giving anything a stamp of approval. We've got a long, long way to go and the reason we're here is to get scolded like I just got scolded and we're going to take that into consideration. Does anyone want to speak on the topic that has not been discussed?

MRS. BARKER: I just wanted to know if you've chosen an architectural plan for the project?

MR. PERNA: No.

MRS. BARKER: I was under the impression that New Windsor was into art deco and I would like to say considering the buildings of Shop Rite and Caldor and the new buildings on 32, it seems like an art deco type of facade on all these buildings. Since this is the heart of Colonial America, really, I would like to propose that you do something more on a colonial theme that's more in keeping.

MR. PETRO: We can make that recommendation to the owner, but in New Windsor, we do not have an architectural review board to say that is going to actually tell someone and I will be very honest with you, I don't know frankly just how what's the right words, legal that would be if I had a piece of property, wanted to put up a building that had block, somebody told me I wanted to have a different mansard

roof or I wanted pillars instead of a cantilever roof, I'd be pretty taken aback with it.

MRS. BARKER: I was told that you did have an architectural design and it was that art deco that you see along the highway.

MR. PETRO: I think you've been misinformed. But I'm sure when somebody is going to spend millions of dollars that they are going to do the best job that they can for the money that they are going to receive back. We'd hope he's going to do that. We have input that says this building was going to be made out of a nice brick and then we need some landscaping around it that maybe we'd want to follow through with that, we'd suggest that sometimes dumpster enclosures, Mr. Lander's big on that, he always asks the applicant to make those out of the same materials, kinds of keep it all in the same design lines. But we can't tell somebody to make it out of brick, stone, wood or glass. Anybody else?

MR. AL DIANDRETTA: Al Diandretta. Widening the roads with access for the property, is that correct, 32 and Union?

MR. SHAW: Yes, that is a general statement, correct.

MR. DIANDRETTA: Who's paying for the cost of widening the roads?

MR. SHAW: The developer.

MR. DIANDRETTA: Good question or good answer, thank you.

MS. RUFFINO: Joan Ruffino, Burrows Lane. Is it true that they want to enlarge the Shop Rite Plaza?

MR. PETRO: That's correct.

MR JOHN PETRO: With lots more stores. Do we really need more stores here in this residential area? I really am concerned over this, those of us who have to leave Burrows Lane and Nina trying to get out on Union

Avenue is hard enough now.

MR. PETRO: While I sympathize with you cause we all live in the same town, I live two doors down, this is zoned for commercial use and by law, they are using it under a permitted right. For us to say no, we would only wind up in court and they'd do it their way. So it's better that we have some input and again, somebody wanted to build five shoe stores in a row, it's not up to the planning board or any government agency to tell them no if it's a permitted use in the zone.

MRS. RUFFINO: If there's a danger traffic wise?

MR. PETRO: They are telling us that there is not. Our engineer is going to review it. We have done a study, it will be reviewed by maybe the town engineer also and it's just going to be so well scrutinized that in order for it to happen, it's going to be right.

MRS. RUFFINO: I hope so. I hope you guys are using that road all the time like we are.

MR. MCKINNON: I've got another question. Are they widening Union to make it so that there's a passing lane going up?

MR. PETRO: No.

MR. MCKINNON: Was that proposed at one time?

MR. PETRO: Yes, it was.

MR. MCKINNON: But it's not going to be done?

MR. PETRO: That is a county road and I think we were just, they just didn't want to do it.

MR. EDSALL: The county was doing a study of the backup of traffic as a result of the truck traffic and regular passenger vehicle traffic on the Union Avenue hill and when the Town Board took action to prohibit the trucks, it eliminated quite a bit of justification for the climbing lane. So the county has tabled the decision at this point but they are still looking at it.

MR. PETRO: Any different subject? Okay, hearing others and seeing no hands, I'll entertain a motion to close the public helping.

MR. STENT: Motion we close the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the RPA Associates site plan on Route 32 and Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We have heard some input from the public on the public hearing and Ron, you want to start off, we'll ask some questions?

MR. LANDER: Mr. Chairman, I have a question for Mr. Shaw. Mr. Shaw, we heard about gauging a big hole out of this lot here, how, I don't want another lot looking like Shop Rite's with carriages in the road, the grade is over 7 percent in the parking lot, can you tell us why you have to dig this hole out?

MR. SHAW: Yeah, that is a very good point. In very simple terms, the grade across the parking lot is at a maximum of 5 percent slopes. The reason 5 percent is the number, any slope greater than that, as Mr. Lander says, shopping carts run away from you. You open up your door, they come back and close on your legs and that, while that has happened on other shopping areas, centers in the Town of New Windsor, we elected to not go that route and what we have done is again, limit the slope to 5 percent, no greater, in fact, in a lot of cases, it's less than five percent. In order to

accomplish that, though, you get into the regrading of the lot. And that is what precipitates the cutting into the side of this hill and also the filling along this corner. Yes, we can make this go away, if we took the parking lot and made it 8 percent, that is not what we want, that is not a good shopping center, to be honest with you, with grades that steep, you're basically going to drive customers away due to, as I said, carriages running away and doors closing on people's legs. So that is the reason for the cuts and the fills in order to keep the slope of the parking lot reasonable. I think that answered that question.

MR. LANDER: I just wanted John to know that's why the hole has to be made, if it was single-family houses, you put a road up through and you build houses and the grade can be ten percent on the road. But in a parking lot and Shop Rite is the biggest culprit in New Windsor, for that hill, the parking on that hill has to be 8, 9 percent from Caldors down to Shop Rite. That's why they are spending all the money because they are driving people away because people are tired of the cars getting hit with shopping carts, tired of sliding down the hill. That's why this lot has to be re-graded and say we're just gauging out a hole in the most beautiful piece of property in New Windsor, it wasn't the right statement to me, it was the wrong statement because the parking lot has to be serviceable, it has to work.

MR. PETRO: But these two parts of what he was saying maybe the parking lot we can understand that but the other one and I have to agree and I'm not agreeing because he's my uncle, but he's also been around a long time and that's, that berm that is created in the front, I mean it does have to look like pretty bad, in other words, the wall of china, whatever you want to call it. He devised a plan as being part of the Beautification Committee, you didn't like it, not that you didn't like it, it wasn't feasible for that particular spot but there has to be some middle ground or gray area that we need to look at, come up with a plan other than just put something, junipers and a couple pine trees.

MR. SHAW: If we can go back to the meeting where we addressed that issue, what I did was at the end of the meeting, I broached that subject, I told you that I had met with John Petro and looked at his plan and I didn't think it was appropriate for this intersection. Basically, wanted to make it an area where residents of New Windsor could sit, it was a sitting area, okay, looking over one of the busiest intersections of New Windsor. We didn't feel that was appropriate. But what I did say was that for the board to give some thought as to what they felt was appropriate cause we do feel we have an obligation to that intersection but not necessarily what was on the plan that was presented by John Petro. And that is, again, if you want to check the minutes, that is exactly what I said and the same still holds. It hasn't changed. We'll look at that intersection. We'd like some feedback from you. We think something's appropriate there.

MR. PETRO: Maybe terracing or something needs to be done.

MR. SHAW: But not that which is on the plan, we didn't feel it was appropriate.

MR. PETRO: I know the public hearing's over but we're going to hear from Mr. Petro again.

MR. JOHN PETRO: When I gave them that little plan for the corner park that I would have liked to see there, I didn't see this whole map, Jim, I never seen this map before until I walked in and all I had to see was those dark shadows, you know, it's like mining, you're going to go, and I can't understand the developer wanting to get involved in a piece of ground. One look at the piece of ground and if you've got to move that much earth, you know, we're not in the middle of a large, populated area like New York, close to New York City where you can afford those kind of prices, just doesn't make sense to me.

MR. LUCAS: Remember John what you had approached on the corner, you've done a great job on the beautification jobs, Stewart Field, it's beautiful, but I had an objection, my roots being a fireman and going

to accidents, I've gone there many times, so if we can incorporate something that we can say was a little back, back farther that would, and use your set of plans, but set it so with the safety concern and set it back a little bit.

MR. PETRO: I want to see something, come up with an idea please, something I can look at or the board can look at. Hank, do you have something to say?

MR. VAN LEEUWEN: What about tiering it?

MR. PETRO: I said terracing.

MR. VAN LEEUWEN: I think that would be an answer to one of the problems. I think it would be more attractive than this would be.

MR. PETRO: The public hearing is closed. Let's go on to something else. We want to see something that is, what's come out of this other than just the hill.

MR. SHAW: I just want to pass one comment. It's a very important comment. I know I've heard input tonight with respect to that amount of fill being placed in the area, we get no enjoyment out of spending dollars and moving earth. The reason that is what it is is really by the entrance off of Union Avenue, the Orange County DPW, in order for to us access Union Avenue, they want it as far away from the light as possible for safety reasons. Therefore, that access is up the hill. Now, once we come in off the elevation of Union Avenue, again, as I'm going through the parking lot, I can't drop it ten percent, I can only go at a maximum of 5 percent, when I get to within 40 feet of the right-of-way line, the rest has to be an embankment. There is really no other option in this particular case, if you want to have access off Union Avenue, the elevation is dictated by the entrance, it comes off Union 5 percent through the site whatever is left over, that is your embankment.

MR. PETRO: Greg, I'm not asking you to compromise your requirements that are set forth, what you have to do is dress up those requirements to be pleasing to the eye

on that intersection.

MR. SHAW: We'll present something for your review.

MR. PETRO: Also, we need to get some buffer zoning on the landscaping plan along the south side of the property.

MR. SHAW: Understood.

MR. PETRO: Maybe not exactly where the storm water detention pond but anywhere where the road comes within certain number of feet we can buffer some of the sound out, it's obvious what we're talking about that is another thing that came out of the public hearing. Does anybody else have anything to add at this time? We're not going to go over all Mark's comments. I want you to just take this, we spent a lot of time on this, you can go over Mark's comments with Mark if you want, okay?

MR. LUCAS: Are we going to have another public hearing at the end of this?

MR. PETRO: Maybe, maybe not. I don't know that it would be unusual if we did, let's put it that way, we certainly have gotten an hour's worth of input.

MR. EDSALL: No, I just want to let you know that the majority of my comments were more information which is presented as part of the discussions tonight and I do have a couple comments that Greg can take care of at the workshop.

MR. PETRO: Thank you.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	RPA ASSOCIATES SITE PLAN (FORMERLY SKY-LOM SITE PLAN)
PROJECT LOCATION:	NYS ROUTE 32 AND UNION AVENUE SECTION 4-BLOCK 2-LOT 21
PROJECT NUMBER:	90-56
DATE:	9 SEPTEMBER 1998
DESCRIPTION:	THE APPLICATION PROPOSES THE CONSTRUCTION OF A TOTAL 79,050 SQUARE FOOT RETAIL ON THE 86.23 +/- ACRE PARCEL. THIS APPLICATION WAS PREVIOUSLY REVIEWED AS PART OF THE SKY-LOM PUD AND AT THE 10 JUNE 1998 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. As the Board may recall, this commercial/retail site received conditional site plan approval for 100,000 square foot as part of the Sky-Lom planned unit development. The retail area has been decreased and the Applicant has returned for a new approval for the revised layout.

2. The Board should discuss, with the Applicant, the status of approvals from the Orange County Department of Public Works, New York State Department of Transportation and Orange County Department of Health in connection with this project.

3. As noted for the subdivision application, the Town Board previously reviewed the overall impacts of the planned unit development as part of an Environmental Impact Statement under the SEQRA review process. The Planning Board requested that the Applicant submit an updated Stormwater Management Report for the site, as well as an updated Traffic Study.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
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A Stormwater Management Report prepared by Shaw Engineering dated 24 July 1998 has been submitted. The report indicates that the construction of a detention basin on the property will reduce post-development peak runoff rates to a level equal to or less than existing condition peak discharges. I believe the proposed measures are consistent with the Town drainage policy and intent referenced in the original SEQRA documents.

With regard to the traffic evaluation, a revised Traffic Analysis has been prepared by John Collins Engineers, P.C. dated 19 June 1998. It is the conclusion of the updated report that the site development with mixed commercial and residential uses (the evaluation also includes the future residential development) will have little or no impact on the area intersections based on three (3) assumed improvements as follows:

- Route 32/Union Avenue Intersection will have separate right turn lane on Union Avenue and traffic signal phasing and timing modifications.

- Route 32 northbound approach at the main access drive intersection will be widened to provide a separate left turn lane and one thru/right turn lane. Route 32 southbound approach will have one separate right turn lane, one thru lane and one separate left turn lane. Site driveway approach will have one thru/left turn lane and one separate right turn lane. A traffic signal will be required at this intersection.

- A separate right turn deceleration lane will be provided to the retail driveway at Union Avenue.

Based on these conclusions, which can be included as required improvements in the individual site plan approvals, I believe the previous SEQRA determination would remain valid. The Board should formally acknowledge same for the record.

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4. The plan submittal has been significantly expanded to include various plans and profiles, including a lighting plan, landscaping plan and erosion control plans. In addition, additional plans have been added which address a phased construction of the site, with separate Phase I plans included in the submittal package. As currently submitted, I believe the plans are complete.

5. I have not completed my detailed review of the site plans, awaiting input from this Public Hearing. Some minor issues which have been noted at this point are as follows:

   a. Site plan stripping plan should include painted stop bars for all cross lanes.

   b. The Access Drive Detail on Drawing 3 should be revised for a total 6" pavement thickness (4" base plus 2" top).

   c. The Board should discuss, with the Applicant, the proposed site project sign.

6. Once the Board has completed their review of this application at the Public Hearing, I will complete my detailed review and evaluate any additional concerns which may be identified as part of this hearing.

Respectfully submitted,

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

MJEmk

A:RPA-SP2.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/09/98 PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

	DATE-SENT	AGENCY	DATE-RECD	RESPONSE
ORIG	08/07/98	MUNICIPAL HIGHWAY	08/11/98	APPROVED
ORIG	08/07/98	MUNICIPAL WATER	08/11/98	APPROVED
ORIG	08/07/98	MUNICIPAL SEWER	08/13/98	APPROVED
ORIG	08/07/98	MUNICIPAL FIRE	08/10/98	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/09/98

LISTING OF PLANNING BOARD **SEQRA ACTIONS**

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

	DATE-SENT	ACTION----------	DATE-RECD	RESPONSE----------
ORIG	08/07/98	EAF SUBMITTED	08/07/98	WITH APPLICATION
ORIG	08/07/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/07/98	LEAD AGENCY DECLARED	08/12/98	WITH P.U.D.
ORIG	08/07/98	DECLARATION (POS/NEG)	08/12/98	WITH P.U.D.
ORIG	08/07/98	PUBLIC HEARING	08/12/98	SCHEDULE P.H.
ORIG	08/07/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/09/98 PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

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

FOR PROJECT NUMBER: 98-25
NAME: RPA ASSOCIATES, LLC SUBDIVISION
APPLICANT: RPA ASSOCIATES, LLC

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
08/12/98	P.B. APPEARANCE	SCHED. P.H.
08/05/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

----------x

In the Matter of Application for Site Plan/Subdivision of

Site Plan & Subdivision of RPA Associates,

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

----------x

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On August 18, 1998, I compared the 35 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this
18th day of August, 1998

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

AFFIMAIL.PLB - DISC#1 P.B.

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

July 14, 1998

Mr. Gregory J. Shaw, P.E.
744 Broadway
Newburgh, NY 12550

RE: 4-2-21

Dear Mr. Shaw:

According to our records, the attached list of property owners for the above parcel are abutting and across any street.

The charge for this service is $55.00, minus your deposit of $25.00.

Please remit the balance of $30.00 to the Town Clerk's office.

Sincerely,

L. Cook

Leslie Cook
Sole Assessor

35 Envelopes mailed 8/18/98

/cad
Attachments

CC: Myra Mason, PB

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Ave.
New Windsor, NY 12553

James R. Petro, Chairman
Planning Board
555 Union Ave.
New Windsor, NY 12553

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

Richard M. & Margaret L.
Dickerman
51 Ona Lane Ext.
New Windsor, NY 12553

Anne Starr
49 Ona Lane
New Windsor, NY 12553

Janice S. Olsen
55 Park Hill Dr.
New Windsor, NY 12553

Michael & Irene Fringuello
54 Park Hill Dr.
New Windsor, NY 12553

Newburgh Enlarged City School
District
124 Grand Ave.
Newburgh, NY 12550

Evelyn Simpson
368 Union Ave.
New Windsor, NY 12553

Ann Lease
366 Union Ave.
New Windsor, NY 12553

Realty Management Concept
Windsor Crest
P.O. Box 99
New Paltz, NY 12561

Mark H. & Harry T. & Janice A.
Walters
364 Union Ave.
New Windsor, NY 12553

Frank & Barbara Antonelli
360 Union Ave.
New Windsor, NY 12553

Vincent J. & Denise Pillitteri
C/O Hunter
6296 Terra Rosa Circle
Boyton Beach, FL 33437

Jonle Enterprises Inc.
56 North Plank Rd.
Suite 1-295
Newburgh, NY 12550

Central Hudson Gas & Electric
Corp.
C/O Tax Agent
South Rd.
Poughkeepsie, NY 12602

Frank P. Sr. & John R. Antonelli
170 Windsor Hwy.
New Windsor, NY 12553

Orwest Realty Corp.
C/O DB Companies Dairy Mart
Store #619
PO Box 9471
Providence, RI 02940

Joseph Bucciarelli
3 Breezy Knoll
Newburgh, NY 12550

James M. & Rosalind M. Wood
191 Windsor Hwy.
New Windsor, NY 12553

John S. & Mae H. Evans
189 Windsor Hwy.
New Windsor, NY 12553

Joel C. & Nancy A. Barker
187 Windsor Hwy.
New Windsor, NY 12553

Florence Boersma
181 Windsor Hwy.
New Windsor, NY 12553

Carmen Correa
Unionville Rd., PO Box 125
Plattekill, NY 12568

Anna Cleeves
254 Parkway Dr.
New Windsor, NY 12553

Edna L. Heter
197 Windsor Hwy.
New Windsor, NY 12553

John Terrizzi
PO Box 4735
New Windsor, NY 12553

Dept. of Audit & Control
Land Claims Unit
State Office Bldg.
Albany, NY 12226

Joan A. Shedden
42 Grand Ave.
Newburgh, NY 12550

James R. Petro Jr.
PO Box 928
Vails Gate, NY 12584

James R. & Rosemarie M. Petro Jr.
238 Maharay Lane
New Windsor, NY 12553

Continental Manor I
PO Box 697
Vails Gate, NY 12584

Continental Manor II
PO Box 4301
New Windsor, NY 12553

- To be noticed By 8/17
- In paper on 8/20
- mail notices on 8/17

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on September 9 1998 at 7:30 P.M. on the approval of the proposed Subdivision And Site Plan ~~(Subdivision of Lands) (Site Plan)~~ OF Lands Of RPA Associates, LLC (Tax Map Parcel: Section 4, Block 2 Lot 21) located on the southwest corner of Windsor Highway and Union Avenue Map of the (Subdivision of Lands and Site Plan) are ~~is~~ on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: August 17, 1998

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

RESULTS OF P[redacted] MEETING OF : 8/[redacted]/95

PROJECT: R P.A. Sub. **P.B.#** 95-35

LEAD AGENCY:

1. **AUTHORIZE COORD LETTER**: Y___ N___
2. **TAKE LEAD AGENCY**: Y___N___

M)___S)___ VOTE: A___N___
CARRIED: YES___NO___

NEGATIVE DEC:

M)___ S)___ VOTE: A___N___
CARRIED: YES___NO___

WAIVE PUBLIC HEARING: M)LN S)LU VOTE: A5 N0 WAIVED: Y___N✓

SCHEDULE P.H. Y✓N___

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___S)___ VOTE: A___N___

RETURN TO WORK SHOP: YES___ NO___

APPROVAL:

M)___S)___ VOTE: A___N___ APPROVED:_____
M)___S)___ VOTE: A___N___ APPROVED CONDITIONALLY:_____

NEED NEW PLANS: Y____ N____

DISCUSSION/APPROVAL CONDITIONS:

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98- 25

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

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

If disapproved, please list reason _____

_____

_____

_____

_____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE 8/13/98

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED
AUG 11 1998
N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 25

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

W. James Culley 8/11/98
HIGHWAY SUPERINTENDENT DATE

_____
WATER SUPERINTENDENT DATE

_____
SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: August 10, 1998

SUBJECT: RPA Assoc., LLC

Planning Board Reference Number: PB-98-25
Dated: 7 August 1998
Fire Prevention Reference Number: FPS-98-040

A review of the above referenced subdivision plan was conducted on 7 August 1998.

This subdivision plan is acceptable.

Plans Dated: 6 August 1998.

Robert F. Rodgers; C.C.A.
Fire Inspector

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98- 25

DATE PLAN RECEIVED: RECEIVED AUG 7 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

RPA assoc. _____ has been

reviewed by me and is approved ✓ _____,

di~~sapproved~~ _____.

If ~~disapproved, please list reason~~ _____

_____

_____

_____

_____

HIGHWAY SUPERINTENDENT DATE

[signature] 8-11-98

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MH&E PC
McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # ____ - ____

WORK SESSION DATE: 5 Aug 98 APPLICANT RESUB. REQUIRED: full

REAPPEARANCE AT W/S REQUESTED: not now

PROJECT NAME: RBA Subdiv

PROJECT STATUS: NEW X OLD ____

REPRESENTATIVE PRESENT: Greg S., Dan

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

South
~~West~~ property (with basin) part of cmn 1 lot.
2 lot not 3 (change plan)
P/A → 9/9 both sub + S/P

Pass A

4MJE91 pbwsform

Licensed in New York, New Jersey and Pennsylvania

98- 25

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

RECEIVED AUG 7 1998

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Change ___ Site Plan ___ Special Permit ___

Tax Map Designation: Sec. 4 Block 2 Lot 21

1. Name of Project Subdivision Of Lands Of RPA Associates, LLC

2. Owner of Record RPA Associates, LLC Phone 965-3990

   Address: One Executive Blvd., Yonkers, N.Y. 10701
   (Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone ___

   Address: ___
   (Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

   Address: 744 Broadway, Newburgh, N.Y. 12550
   (Street Name & Number) (Post Office) (State) (Zip)

5. Attorney James R. Loeb Phone 565 1100

   Address One Corwin Court, P.O. Box 1479, Newburgh, New York 12550
   (Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:
   Gregory J. Shaw, P.E. 561-3695
   (Name) (Phone)

7. Project Location:
   On the west side of Windsor Highway 0 feet
   (Direction) (Street) (No.)
   south of Union Avenue.
   (Direction) (Street)

8. Project Data: Acreage 86.23 Zone PUD School Dist. Newburgh Enlarged

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes_____ No X

***This information can be verified in the Assessor's Office.**
***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Minor subdivision creating a ~~13.85~~ 12.99 acre parcel with a residual parcel of 72.~~38~~ .95 acres

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes_____ no X

12. Has a Special Permit previously been granted for this property? yes_____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)
SS.:
COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

30 DAY OF July 19 98

APPLICANT'S SIGNATURE

JANET C. LIVESQUE
Notary Public, State of New York
No. 4951948
Qualified in Rockland County
Commission Expires June 23, 2000

Please Print Applicant's Name as Signed

****

TOWN USE ONLY:

RECEIVED AUG 7 1998
DATE APPLICATION RECEIVED

98- 25
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

it conducts business

RPA Associates, LLC, deposes and says that he resides
(OWNER)

at One Executive Blvd., Yonkers, NY 10701 in the County of Westchester
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 4 Block 2 Lot 21)
designation number(Sec._____Block_____Lot_____) which is the premises described in

the foregoing application and that he authorizes:

_____
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 7/30/98

Owner's Signature

Witness' Signature

Applicant's Signature if different than owner

Representative's 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.

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14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21
Appendix C
State Environmental Quality Review

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR: RPA Associates, LLC

2. PROJECT NAME: Subdivision Of Lands Of RPA Associates LLC

3. PROJECT LOCATION:
Municipality: Town Of New Windsor County: Orange

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
Intersection of Windsor Highway and Union Avenue

5. IS PROPOSED ACTION:
☒ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
Subdivision of an 86.23 acre parcel into a ~~13.85~~ 12.99 acre parcel and 72.~~38~~ 95 acre residual parcel

7. AMOUNT OF LAND AFFECTED:
Initially 86.23 acres Ultimately 86.23 acres

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

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☒ Other
Describe:
Planned Unit Development

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

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

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

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

Applicant/sponsor name: RPA Associates, LLC Date: July 27, 1998

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

98- 25
RECEIVED AUG 7 1998

PART II—ENVIRONMENTAL ASSESSMENT ([redacted]e completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review [redacted]ess and use the FULL EAF.
☐ Yes ☒ No

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

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

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

No

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

No

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

No

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

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

No

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

No

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

No

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:

Town Of New Windsor Planning Board
Name of Lead Agency

James Petro
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1.	X	Name and address of Applicant.
* 2.	X	Name and address of Owner.
3.	X	Subdivision name and location.
4.	X	Tax Map Data (Section, Block & Lot).
5.	X	Location Map at a scale of 1" = 2,000 ft.
6.	X	Zoning table showing what is required in the particular zone and what applicant is proposing.
7.	X	Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.	X	Date of plat preparation and/or date of any plat revisions.
9.	X	Scale the plat is drawn to and North arrow.
10.	X	Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11.	X	Surveyor's certificate.
12.	X	Surveyor's seal and signature.
13.	X	Name of adjoining owners.
14.	NA	Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
*15.	NA	Flood land boundaries.
16.	NA	A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.	X	Final metes and bounds.
18.	X	Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

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RECEIVED AUG 7 1998

19. X — Include existing or proposed easements.

20. X — Right-of-way widths.

21. NA — Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).

22. X — Lot area (in square feet for each lot less than 2 acres).

23. X — Number the lots including residual lot.

24. X — Show any existing waterways.

*25. NA — A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.

26. X — Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.

27. NA — Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).

28. NA — Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

29. Na — Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date oft est and name of professional who performed test.

30. NA — Provide "septic" system design notes as required by the Town of New Windsor.

31. X — Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.

32. X — Indicate percentage and direction of grade.

33. X — Indicate any reference to previous, i.e., file map date, file map number and previous lot number.

34. X — Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.

35. NA — Indicate location of street or area lighting (if required).

RECEIVED AUG 7 1998

98 - 25

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

36. NA — Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. NA — A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

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 ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: _____ July 27, 1998

Licensed Professional — Date

98- 25

RECEIVED AUG 7 1998

REFER TO DWG 2 FOR METES AND BOUNDS OF TEMPORARY EASEMENTS AND R.O.W. DEDICATIONS TO N.Y.S.D.O.T. AND COUNTY OF ORANGE

VICINITY MAP

ZONING MAP

NOTES

1. RECORD OWNER & APPLICANT: RPA ASSOCIATES, LLC
   1 EXECUTIVE BOULEVARD
   YONKERS, NEW YORK 10701
2. ZONE: PLANNED UNIT DEVELOPMENT (P.U.D.)
3. PARCEL AREA:
   LOT 1: 12.99± ACRES
   LOT 2: 72.95± ACRES
   UNION AVE. DEDICATION: 0.15± ACRES
   WINDSOR HIGHWAY DEDICATION: 0.14± ACRES
   TOTAL: 86.23± ACRES
4. TAX MAP DESIGNATION: SECTION 4, BLOCK 2, LOT 21
5. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS.

LEGEND

EXISTING — NEW

- 300 — 10' CONTOUR
- BOUNDARY
- ADJ. PROPERTY LINE
- O MH — SANITARY MANHOLE
- ø — UTILITY POLE
- WOODED LINE
- —x—x— CHAIN LINK FENCE
- STONEWALLS

LINE-TABLE		
LINE	LENGTH	BEARING
L1	255.65	N 37°51'33" W
L2	64.85	S 62°57'25" W
L3	560.35	S 85°37'57" W
L4	250.89	S 84°21'39" W
L5	60.20	N 71°06'04" W
L6	45.45	N 62°16'12" W
L7	488.67	N 84°21'39" E
L8	619.86	N 85°37'57" E
L9	89.91	N 83°36'13" E
L10	275.76	N 42°05'30" E
L11	267.56	S 42°05'30" W
L12	754.62	S 50°02'24" E
L13	20.00	S 39°57'36" W
L14	375.00	N 28°37'49" W
L15	321.25	N 11°24'34" W

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SPECIAL NOTES

1. BEING LOT NO. 2 AS SHOWN ON A MAP ENTITLED "SKY-LOM NEW WINDSOR DEVELOPMENT CORP. LOT LINE CHANGE PLAN", SAID MAP HAVING BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 1994 AS MAP NO. 30-94. TAX MAP SECTION 4 BLOCK 2 LOT 21.
2. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF SURVEY.
3. THIS PLAN WAS PREPARED PURSUANT TO A TITLE REPORT PREPARED BY KENNETH PREGNO AGENCY LTD. (TITLE NO. KPO-7957) AND IS SUBJECT TO EASEMENTS OR OTHER GRANTS NOT VISIBLE, IF ANY.

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

~~SITE PLAN~~ ☒SUBDIVISION ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD ON
BY: [signature]
ED STENT, SECRETARY

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON ON AND TO THE FILING OF THIS MAP.

SIGNED THIS 23 DAY OF March 1999

[signature]
RPA ASSOCIATES, LLC

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 11 DECEMBER 1984, A FIELD SURVEY FOR THE N.Y.S.D.O.T. ACQUISITION COMPLETED ON 26 NOVEMBER 1990 AND A FIELD SURVEY COMPLETED ON 3 APRIL 1997 PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.

[signature]
WILLIAM B. HILDRETH, L.L.S.

STATE OF NEW YORK — WILLIAM B. HILDRETH — No. 49396 — LICENSED LAND SURVEYOR

Grevas & Hildreth P.C. LAND SURVEYORS
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (914) 566-6650

REVISIONS: ACAD: PERNA

DATE	DESCRIPTION
3-11-1999	GENERAL REVISIONS

PLAN FOR:
SUBDIVISION PLAN FOR RPA ASSOCIATES, LLC

TOWN OF NEW WINDSOR — ORANGE COUNTY — NEW YORK

Drawn: WBH/GAB
Checked:
Scale: 1"=200'
Date: 8-6-1998
Job No:

FINAL SUBDIVISION PLAN

SHEET 1 OF 2
INVALID WITHOUT SHEET 2 OF 2

CURVE-TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	38.18'	50.00'	43°45'23"	20.08'	S 88°24'47" E	37.26'
C2	34.12'	85.00'	26°22'10"	19.41'	N 78°48'11" W	33.78'
C3	288.12'	225.00'	12°51'34"	166.06'	S 56°28'24" E	287.23'
C4	348.10'	275.00'	12°51'34"	202.41'	S 56°28'24" E	326.61'
C5	52.48'	40.00'	75°09'22"	30.75'	N 55°21'15" W	48.76'
C6	39.01'	310.12'	05°06'34"	19.51'	S 85°50'13" W	39.00'
C7	20.08'	322.85'	03°33'14"	10.02'	N 89°48'16" W	20.08'
C8	24.84'	241.85'	05°53'36"	14.98'	N 84°32'00" W	24.83'
C9	23.96'	345.12'	03°58'40"	11.98'	S 86°19'28" W	23.96'
E1	45.62'	165.50'	15°47'33"	22.95'	S 02°48'22" W	45.47'
E2	106.48'	391.11'	15°35'44"	53.51'	S 11°08'28" W	106.15'
E3	100.69'	389.14'	04°26'56"	50.34'	S 30°24'56" W	100.80'
E4	108.31'	314.67'	19°43'15"	54.70'	S 50°16'48" W	107.78'
E5	87.05'	611.31'	08°09'28"	43.60'	S 61°02'15" W	86.97'
E6	85.42'	134.50'	35°44'56"	43.86'	N 51°22'55" E	82.56'
E7	64.67'	345.44'	10°43'34"	45.09'	N 21°01'10" E	64.48'
E8	45.25'	420.44'	12°20'51"	47.83'	N 21°01'32" E	45.04'
E9	44.52'	134.50'	35°44'56"	51.44'	N 51°22'55" E	43.81'
E10	88.28'	586.37'	08°37'14"	44.11'	S 61°05'15" W	88.21'
E11	88.00'	284.67'	41°28'01"	46.47'	S 50°21'45" W	87.55'
E12	45.88'	564.14'	04°39'51"	45.03'	S 30°20'34" W	45.71'
E13	98.86'	366.14'	15°27'22"	50.24'	S 14°10'35" W	98.54'
E14	13.30'	140.50'	05°25'25"	6.65'	S 07°59'26" W	13.29'

LEGEND

EXISTING

- 10' CONTOUR
- BOUNDARY
- A.D.J. PROPERTY LINE
- WOODED LINE
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- SANITARY MANHOLE
- SANITARY SEWER

NORTH

LOT 2 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.48± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.49± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.49± ACRES

20' WIDE UTILITY EASEMENT FOR BENEFIT OF TOWN OF NEW WINDSOR

25' WIDE TEMPORARY DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 1

25' WIDE TEMPORARY DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 1

25' WIDE TEMPORARY DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 1

50' WIDE RIGHT-OF-WAY AND DRAINAGE EASEMENT (BOTH TEMPORARY) FOR THE BENEFIT OF LOT 1

LIMIT OF TEMPORARY R.O.W. AND DRAINAGE EASEMENT

EXIST. WATER MAIN EASEMENT FOR BENEFIT OF TOWN OF NEW WINDSOR

VIEN EASEMENT

SANITARY SEWER OF NEWBURGH SCHOOL DISTRICT

LANDS TO BE GRATUITOUSLY DEDICATED TO THE N.Y.S. DEPT. OF TRANSPORTATION (AREA: 0.14 ACRES)

LANDS TO BE GRATUITOUSLY DEDICATED TO COUNTY OF ORANGE (AREA: 0.05 ACRES)

NO RECORDED EASEMENT FOR SANITARY SEWER FOUND IN ORANGE COUNTY CLERKS OFFICE

LANDS TO BE GRATUITOUSLY DEDICATED TO COUNTY OF ORANGE (AREA: 0.10 ACRES)

N/F LANDS OF NEW HILLTOP DEVELOPMENT CORP.

N/F LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP.

N/F LANDS OF ANTONELLI

FRAME STRUCTURE

WOODED AREA

AVENUE

(COUNTY ROAD 69)

UNION

(N.Y.S. ROUTE 32)

WINDSOR HIGHWAY

PARKWAY DRIVE

N/F LANDS OF HEUMAN

N/F LANDS OF HETER

N/F LANDS OF TERRIZZI

WALL STREET

N/F LANDS OF WOOD

N/F LANDS OF EVANS

N/F LANDS OF BARKER

N/F LANDS OF MARRULLO

N/F LANDS OF CARMEN CORREA

N/F LANDS OF BUCCIARELLI

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

☐SITE PLAN ☐SUBDIVISION ☐LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 26 1999
PLANNING BOARD ON
BY: ED STENT, SECRETARY

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP.

SIGNED THIS 28 DAY OF APRIL 1999

RPA ASSOCIATES, LLC

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 11 DECEMBER 1984, A FIELD SURVEY FOR THE N.Y.S.D.O.T. ACQUISITION COMPLETED ON 26 NOVEMBER 1990 AND A FIELD SURVEY COMPLETED ON 3 APRIL 1997 PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.

WILLIAM B. HILDRETH, L.L.S.

STATE OF NEW YORK — WILLIAM B. HILDRETH — No. 49390 — LICENSED LAND SURVEYOR

Greyas & Hildreth LAND SURVEYORS P.C.
407 SOUTH PLANK ROAD UNIT 5, NEWBURGH, N.Y. 12550
TEL. (914) 566-5550

REVISIONS		ACAD: PERNA
DATE	DESCRIPTION	
3-11-1999	GENERAL REVISIONS	

PLAN FOR:
PARTIAL SUBDIVISION PLAN FOR RPA ASSOCIATES, LLC
TOWN OF NEW WINDSOR — ORANGE COUNTY — NEW YORK

Drawn: MBH/GAB
Checked:
Scale: 1"=50'
Date: 8-6-1998
Job No:

FINAL SUBDIVISION PLAN

SHEET 2 OF 2
INVALID WITHOUT SHEET 1 OF 2

REMAINING LANDS (LOT 2) OF RPA ASSOCIATES, LLC
AREA = 12.45± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.94± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.94± ACRES

RETAIL BUILDING No. 3
20,550 S.F.
F.F. ELEV. 288.0

RETAIL BUILDING No. 4
24,000 S.F.
F.F. ELEV. 284.0

RETAIL BUILDING No. 5
15,000 S.F.
F.F. ELEV. 288.0

RETAIL BLDG. No. 2B
4,500 S.F.
F.F. ELEV. 282.0

RETAIL BLDG. No. 2A
4,875 S.F.
F.F. ELEV. 279.0

RETAIL BLDG. No. 1
10,125 S.F.
F.F. ELEV. 282.0

STORMWATER DETENTION POND
W.S. ELEV. 270.50'

UNION AVENUE

WINDSOR HIGHWAY

(N.Y.S. ROUTE 32)

PARKWAY DR.

WALL STREET

N/F LANDS OF WINDSOR CREST CONDOMINIUMS

N/F LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP.

N/F LANDS OF ANTONELLI

N/F LANDS OF HEUMAN

N/F LANDS OF HETER

N/F LANDS OF TERRIZZI

N/F LANDS OF WOOD

N/F LANDS OF EVANS

N/F LANDS OF BARKER

N/F LANDS OF MARRULLO

N/F LANDS OF CARMEN CORREA

N/F LANDS OF BUCCIARELLI

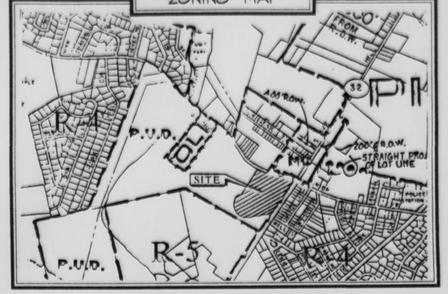
TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

FOR CONTINUATION OF FINISH GRADES IN R.O.W. REFER TO DWGS. PREPARED BY JOHN COLLINS ENGINEERS

DIRECTIONAL SIGN TO INDICATE "ALL DELIVERIES TO ENTER FROM N.Y.S. ROUTE 32"

DIRECTIONAL SIGN TO INDICATE "NO LEFT HAND TURNS"

ZONING MAP



ZONING SCHEDULE

NEIGHBORHOOD RETAIL CENTER - ZONE: P.U.D. (PLANNED UNIT DEVELOPMENT)

BULK REGULATIONS:

	REQUIRED	PROVIDED
MIN. LOT AREA		86.23 ACRES
MIN. LOT WIDTH		1,007 FT.
FRONT YARD DEPTH		64 FT.
SIDE YARD WIDTH - ONE		113 FT.
SIDE YARD WIDTH - TWO		514 FT.
REAR YARD DEPTH		110 FT.
STREET FRONTAGE (TOTAL)		-
MAX. BLDG. HEIGHT		35 FT.
FLOOR AREA RATIO		0.12
DEVELOPMENT COVERAGE		9.6 %

SITE PLAN SUBDIVISION LOT LINE CHANGE APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999

COVERAGES:

BUILDING COVERAGE	1.81 ACRES	
% OF TOTAL AREA	2.1 %	
PAVEMENT COVERAGE	6.04 ACRES	
% OF TOTAL AREA	7.5 %	
OPEN SPACE COVERAGE	78.38 ACRES	
% OF TOTAL AREA	90.4 %	

OFFSTREET PARKING:		REQUIRED	PROVIDED
RETAIL BUILDING No. 1	(10,125 S.F.)		
RETAIL BUILDING No. 2	(4,875 S.F.)		
RETAIL BUILDING No. 3	(20,550 S.F.)		
RETAIL BUILDING No. 4	(24,000 S.F.)		
RETAIL BUILDING No. 5	(15,000 S.F.)		
	(74,050 S.F.)		
PARKING SPACES REQ'D. (5.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA) 74,050 S.F. / 5.5 SPACES PER 1,000 S.F.		435 SPACES	431 SPACES

NOTES

1. RECORD OWNER & APPLICANT: RPA ASSOCIATES, LLC
   1 EXECUTIVE BOULEVARD
   YONKERS, NEW YORK 10701
2. ZONE: PLANNED UNIT DEVELOPMENT (P.U.D.)
3. PARCEL AREA:

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC	12.94± ACRES
REMAINING LANDS (LOT 2) OF RPA ASSOCIATES, LLC	72.85± ACRES
UNION AVE. - WINDSOR HIGHWAY TAKING:	0.24± ACRES
TOTAL:	86.23± ACRES

4. TAX MAP DESIGNATION: SECTION 4, BLOCK 2, LOT 21
5. BOUNDARY AND EASEMENT SURVEY INFORMATION TAKEN FROM DRAWING ENTITLED "BOUNDARY / LOCATION SURVEY - AVR REALTY COMPANY" PREPARED BY GREVAS & HILDRETH LAND SURVEYORS AND DATED APRIL 28, 1997.
6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS.
7. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.): SECTION 1149 OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
8. THE IMPROVEMENTS INDICATED WITHIN THE RIGHT-OF-WAY OF N.Y.S. ROUTE 32 AND UNION AVENUE ARE PROPOSED AND SUBJECT TO PERMIT FROM N.Y.S.D.O.T. AND ORANGE COUNTY D.P.W., RESPECTIVELY. REFER TO DESIGN DRAWINGS PREPARED BY JOHN COLLINS ENGINEERING FOR IMPROVEMENTS WITHIN RIGHT-OF-WAY.
9. A STOP BAR AND STRIPING SHALL BE PROVIDED AT ALL INTERSECTIONS BETWEEN SECONDARY AISLES WITH PRIMARY AISLES.

LEGEND

EXISTING		NEW	
200	2' CONTOUR	260	FINISHED GRADE
300	10' CONTOUR	CB	CATCH BASIN
	BOUNDARY	FB	FLUSHING BASIN
	ADJ. PROPERTY LINE	MH	SANITARY MANHOLE
CB	CATCH BASIN	DMH	SANITARY DROP MANHOLE
FB	FLUSHING BASIN		VALVE
MH	SANITARY MANHOLE		HYDRANT
DMH	ELECTRIC MANHOLE	FES	FLARED END SECTION
	HYDRANT		RETAINING WALL
	WATER VALVE		DIVERSION SWALE
	UTILITY POLE		HOODED LINE
	UTILITY POLE		POLE W/ LUMINAIRE
	SIGN		WALL PAK LUMINAIRE
	TELEPHONE BOX	287.5	SPOT ELEVATION 287.5
	HOODED LINE		
	CHAIN LINK FENCE		

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 1999 SHAW ENGINEERING

ISSUE	REVISION	DATE
3	RELOCATED HYDRANT, FENCE HEIGHT & DIRECTIONAL SIGNS	3-11-1999
2	ADDITIONAL ACCESS FROM ROUTE 32, GENERAL REVISIONS	1-6-1999
1	GENERAL REVISIONS	7-16-1998

Drawn By: J.R.V.
Checked By: G.J.S.
Scale: 1"=40'
Date: 6-3-1998

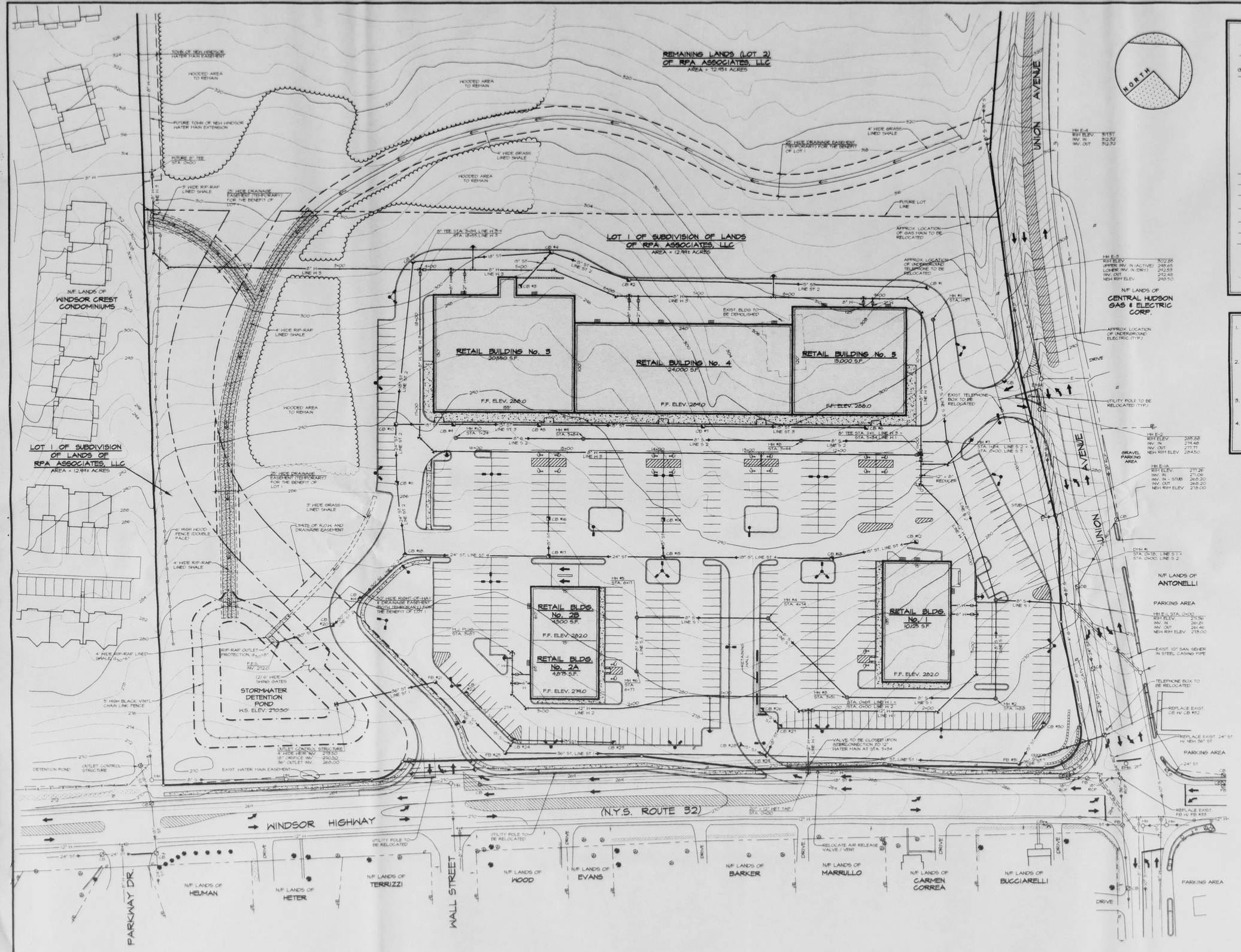
Drawing: SITE DEVELOPMENT PLAN

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

1 OF 19

Project No. 9703

98608 90-54



LEGEND

EXISTING		NEW	
280	2' CONTOUR	CB	CATCH BASIN
300	10' CONTOUR	FB	FLUSHING BASIN
	BOUNDARY	MH	SANITARY MANHOLE
	ADJ. PROPERTY LINE	DMH	SANITARY DROP MANHOLE
CB	CATCH BASIN		VALVE
FB	FLUSHING BASIN	GV	GURB VALVE
MH	SANITARY MANHOLE		HYDRANT
EMH	ELECTRIC MANHOLE	FES	FLARED END SECTION
	HYDRANT	8" S	SANITARY SEWER
	WATER VALVE	8" W	WATER MAIN
	UTILITY POLE		REDUCER
	SIGNAL POLE	15" ST	STORM DRAIN
8" S	SANITARY SEWER	FES	FLARED END SECTION
16" W	WATER MAIN		FITTING W/ THRUST BLOCK
15" ST	STORM SEWER		RETAINING WALL
CATV	UNDERGROUND CABLE TV CABLE		DIVERSION SWALE
E	UNDERGROUND ELECTRIC		WOODED LINE
4" G	GAS MAIN		POLE W/ LUMINAIRE
X X	CHAIN LINK FENCE		WALL PAK LUMINAIRE
	SIGN		
	TELEPHONE BOX		
	WOODED LINE		

NOTES

1. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O). SECTION 1149 B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. No. 1-800-962-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
2. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT UNION AVENUE CONTAINS UNDERGROUND ELECTRIC, WATER, TELEPHONE, CABLE TV AND GAS. THE LOCATIONS OF THESE UTILITIES SHALL BE CONSIDERED APPROXIMATE, AND MAY REQUIRE RELOCATION DUE TO RIGHT-OF-WAY AND SITE GRADING. PRIOR TO COMMENCING SITE WORK, TEST PITS SHALL BE EXCAVATED TO LOCATE UTILITIES FOR CONFLICTS WITH NEW SITE WORK.
3. THE WATER SERVICES INDICATED ARE FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LOCATION AND SIZE OF THE WATER SERVICES SHALL BE DETERMINED AT THE TIME OF APPLYING FOR A BUILDING PERMIT.
4. WHERE REQUIRED, APPROPRIATE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

CATCH BASIN SCHEDULE

CATCH BASIN No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
1	285.8					283.00
2	287.3	281.40	CB No. 1			281.40
3	284.2					281.00
4	285.8	280.50	CB No. 2	280.50	CB No. 3	280.25
5	285.8	278.10	CB No. 4			278.10
6	287.1					284.00
7	288.1	282.00	CB No. 6			282.00
8	287.3	280.00	CB No. 7			280.00
9	287.0	279.00	CB No. 8			279.00
10	285.6	277.00	CB No. 9	276.75	CB No. 5	276.25
11	284.0	275.60	CB No. 10			275.60
12	280.8					277.85
13	281.6	277.35	CB No. 12			277.10
14	282.8					279.00
15	280.8	276.05	CB No. 13	276.30	CB No. 14	275.80
16	282.8					278.00
17	280.8	275.10	CB No. 15	276.00	CB No. 16	275.10
18	281.9	274.40	CB No. 11	274.30	CB No. 17	273.90
19	278.3	273.20	CB No. 18			273.20
20	277.0	272.75	CB No. 19			272.75
*21	274.0	266.75	O.C.S.			266.75
22	277.7					275.00
23	277.8					274.50
24	276.5	273.50	CB No. 22	273.25	CB No. 23	273.00
*25	272.0	265.65	FB No. 21	269.00	CB No. 24	265.65
26	278.4					276.00
27	278.4	275.50	CB No. 26			275.25
28	272.9					269.50
29	271.3	262.75	FB No. 25	268.00	CB No. 28	262.75
		266.50	CB No. 27			
30	276.8					273.00
*31	267.0	260.00	FB No. 29	263.50	CB No. 30	260.00
32	264.0	259.00	FB No. 31			259.00
*33	263.5	258.60	CB No. 32			258.60

* DENOTES FLUSHING BASIN

SANITARY SEWER MANHOLE SCHEDULE

MANHOLE No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
*1	280.8	266.00	MH No. 2	274.00	MH No. 7	265.80
2	278.4	267.30	MH No. 3			267.10
3	280.4	264.20	MH No. 4			264.00
4	280.6	270.10	MH No. 5			270.50
5	280.4	272.40	MH No. 6			272.20
6	278.9					273.00
7	286.0	271.20	MH No. 8	278.90	MH No. 11	271.00
8	287.0	278.50	MH No. 9			278.30
9	287.4	280.40	MH No. 10			280.20
10	286.8					281.40
11	286.8					281.00

* DENOTES DROP MANHOLE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN SUBDIVISION LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD CHAIRMAN
ED STENT, SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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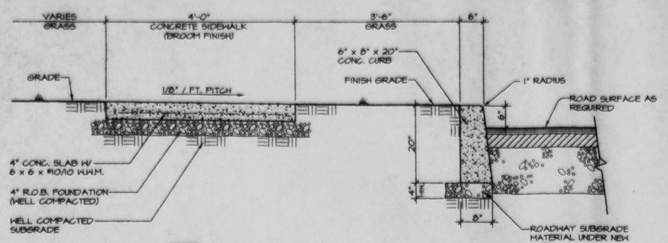
ISSUE	REVISION	DATE
3	RELOCATED HYDRANT, FENCE HEIGHT	3-11-1999
2	ADDITIONAL ACCESS FROM ROUTE 32, GENERAL REVISIONS	1-6-1999
1	GENERAL REVISIONS	7-16-1998

Drawn By: J.R.J.
Checked By: G.V.S.
Scale: 1"=40'
Date: 6-3-1998

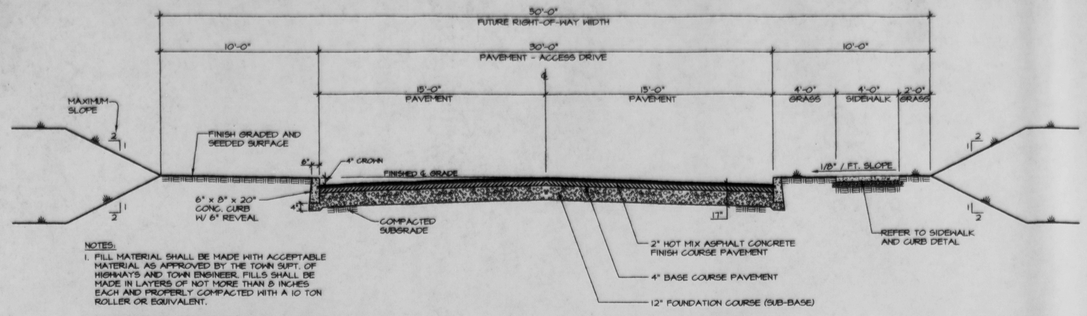
Drawing: UTILITY PLAN
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

2 OF 19
Project No. 9703



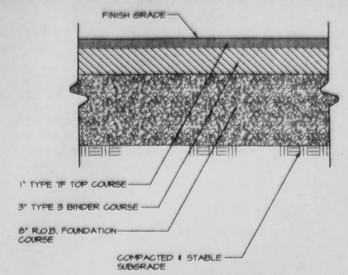
NOTES:
1. SIDEWALK: 1/2" x 4" PRE-MOLDED EXPANSION JOINTS, 15' O.C.
2. CURB: 1/2" PRE-MOLDED EXPANSION JOINTS, 10' O.C.

ACCESS DRIVE SIDEWALK / CURB DETAIL
NOT TO SCALE

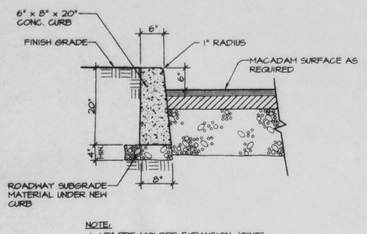


NOTES:
1. FILL MATERIAL SHALL BE MADE WITH ACCEPTABLE MATERIAL AS APPROVED BY THE TOWN SUPT. OF HIGHWAYS AND TOWN ENGINEER. FILLS SHALL BE MADE IN LAYERS OF NOT MORE THAN 8 INCHES EACH AND PROPERLY COMPACTED WITH A 10 TON ROLLER OR EQUIVALENT.
2. SUBGRADE SHALL BE SHAPED TO LINE AND GRADE WITH NO DEPRESSIONS. SUBGRADE SHALL BE STABLE IN ALL RESPECTS TO THE SATISFACTION OF THE TOWN SUPT. OF HIGHWAYS AND TOWN ENGINEER BEFORE THE FOUNDATION COURSE IS LAID. NO LARGE STONES OR ROCK LEDGES SHALL PROTRUDE INTO THE FOUNDATION COURSE.
3. FOR MATERIALS OF ROAD CONSTRUCTION, REFER TO CHAPTER A80 OF THE CODE OF THE TOWN OF NEW WINDSOR, "STREET SPECIFICATIONS FOR SUBDIVISIONS' PROPOSED TOWN ROADS".

ACCESS DRIVE (FUTURE TOWN ROAD) CROSS - SECTION
NOT TO SCALE

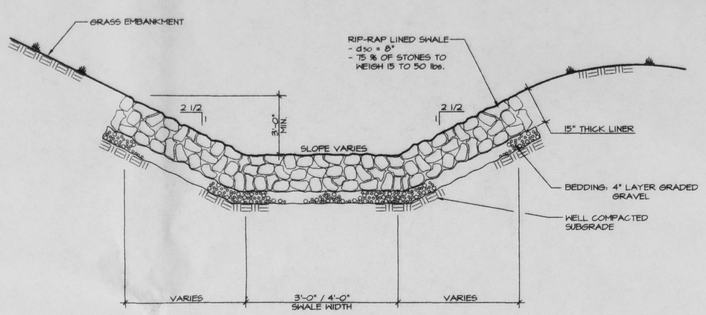


ASPHALT PAVEMENT - PARKING AREA
NOT TO SCALE

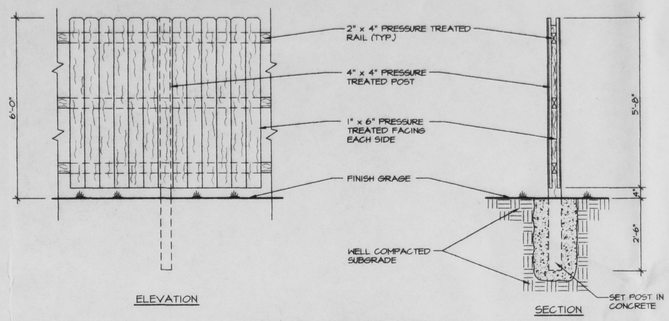


NOTE:
1. 1/2" PRE-MOLDED EXPANSION JOINTS, 10' O.C.

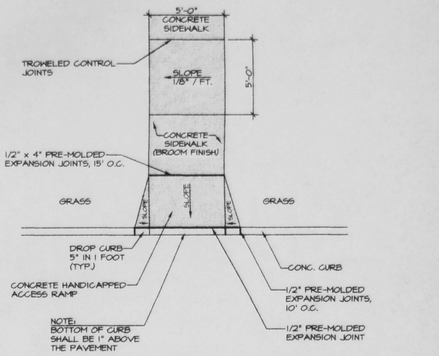
ON - SITE CURB DETAIL
NOT TO SCALE



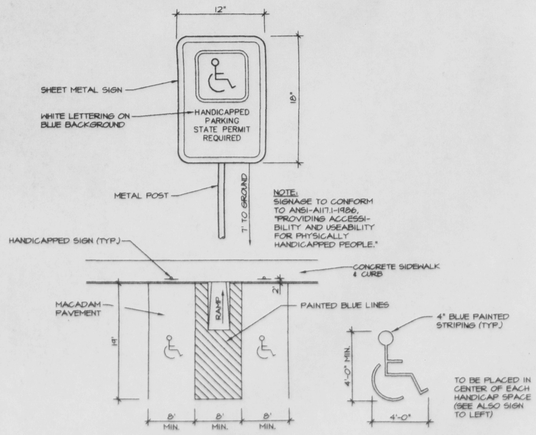
RIP - RAP LINED SWALE
NOT TO SCALE



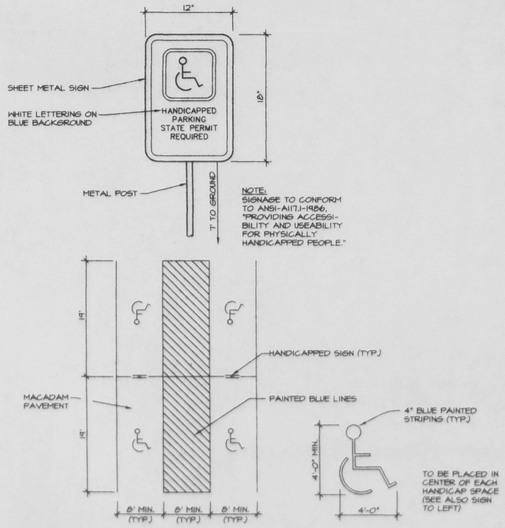
WOOD FENCE DETAIL
NOT TO SCALE



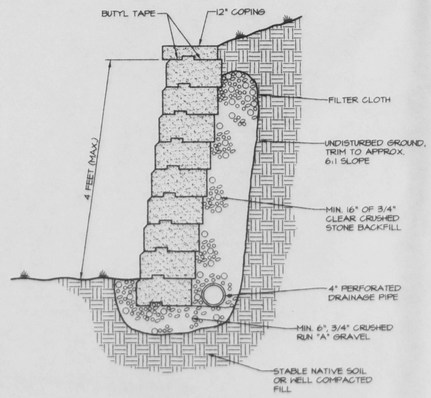
HANDICAPPED DROP CURB / SIDEWALK - TYPE I
NOT TO SCALE



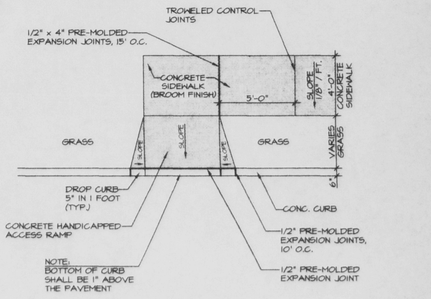
HANDICAPPED SIGN & SPACE DETAIL - TYPE I
NOT TO SCALE



HANDICAPPED SIGN & SPACE DETAIL - TYPE II
NOT TO SCALE



PRECAST MASONRY RETAINING WALL
NOT TO SCALE



HANDICAPPED DROP CURB / SIDEWALK - TYPE II
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~Subdivision Plat~~ ~~Site Change~~ APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD ON
BY: ED STENT, SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	NO REVISION	8-11-1999
2	RETAINING WALL DETAIL	1-6-1999
1	GENERAL REVISIONS	7-16-1998

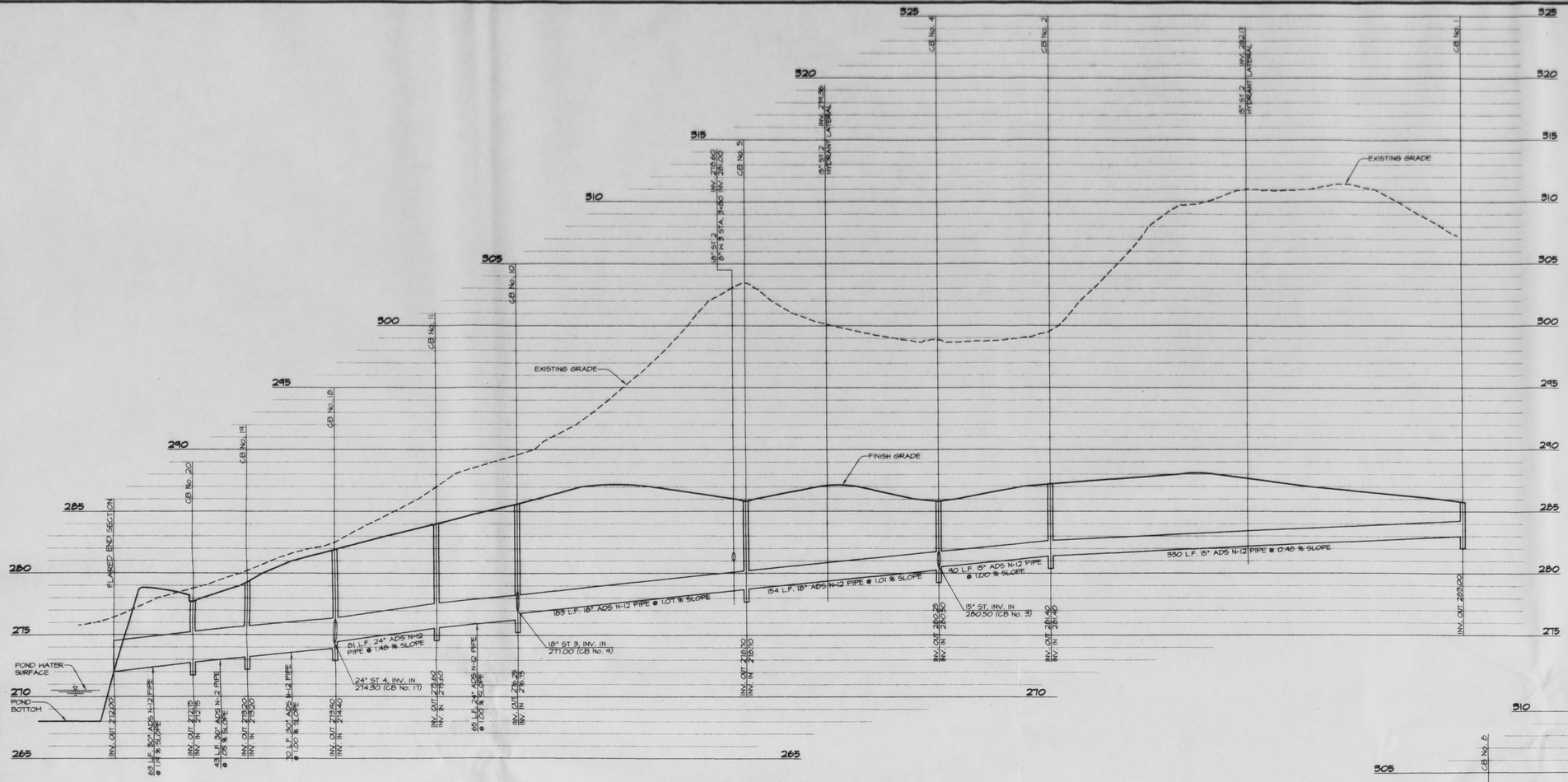
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 6-3-1998

Drawing: SITE DEVELOPMENT DETAILS

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

3 OF 9

Project No. 9703


CB No. 4
CB No. 2
INV. 282.11
15" ST.2 HYDRANT LATERAL
CB No. 1
INV. 279.36
15" ST.2 HYDRANT LATERAL
INV. 278.60
INV. 280.03
CB No. 5
18" ST.2 8"W 3 STA. 3+80
CB No. 10
CB No. 11
CB No. 9
CB No. 19
CB No. 20
EXISTING GRADE
FINISH GRADE
FLARED END SECTION
POND WATER SURFACE
POND BOTTOM
63 L.F. 8" ADS N-12 PIPE @ 1.19 % SLOPE
43 L.F. 30" ADS N-12 PIPE @ 1.05 % SLOPE
10 L.F. 30" ADS N-12 PIPE @ 1.00 % SLOPE
81 L.F. 24" ADS N-12 PIPE @ 1.48 % SLOPE
24" ST 4, INV. IN 274.30 (CB No. 11)
65 L.F. 24" ADS N-12 PIPE @ 1.00 % SLOPE
183 L.F. 18" ADS N-12 PIPE @ 1.01 % SLOPE
18" ST 3, INV. IN 271.00 (CB No. 9)
154 L.F. 18" ADS N-12 PIPE @ 1.01 % SLOPE
90 L.F. 15" ADS N-12 PIPE @ 1.00 % SLOPE
15" ST, INV. IN 280.50 (CB No. 3)
930 L.F. 15" ADS N-12 PIPE @ 0.48 % SLOPE
INV. OUT 279.00
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INV. OUT -66.60
INV. IN -66.50
INV. OUT -67.10
INV. IN -67.00
INV. OUT -67.60
INV. IN -67.50
INV. OUT -68.10
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INV. OUT -68.60
INV. IN -68.50
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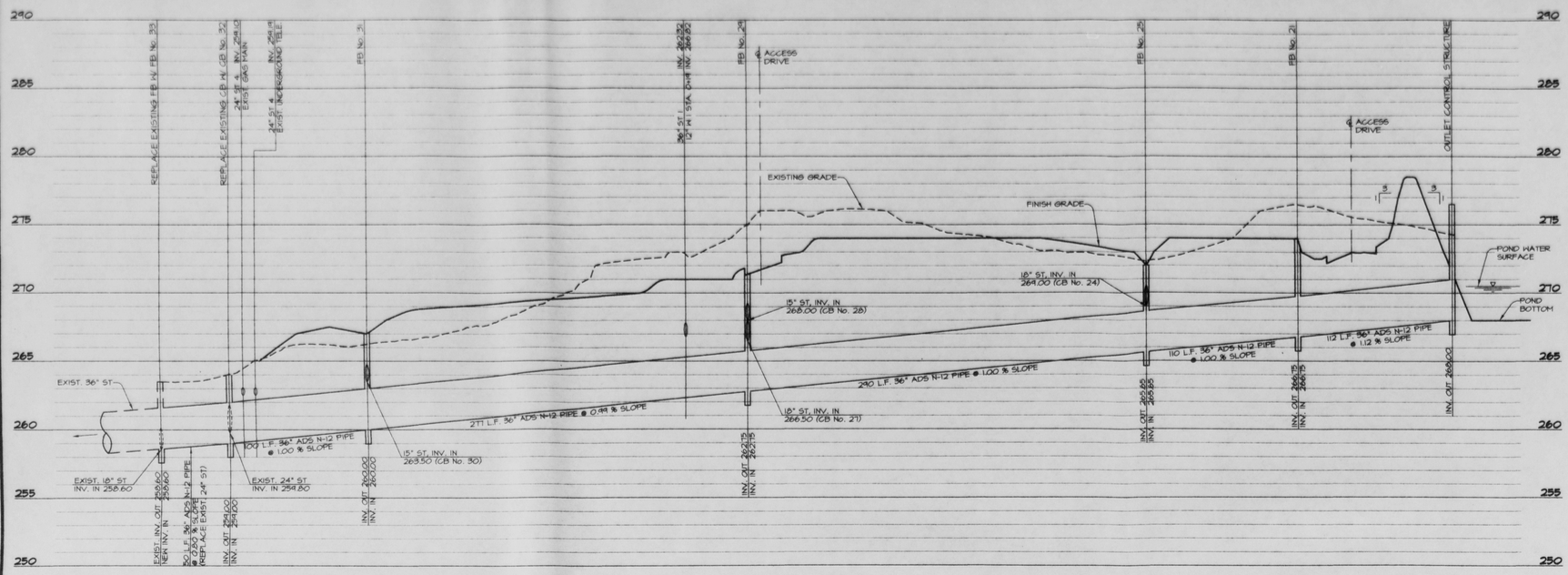
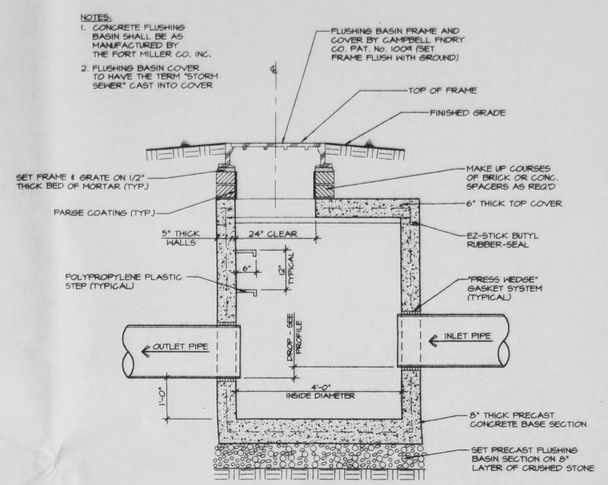
INV. IN -86.



STORM SEWER PROFILE - LINE ST 1

SCALE: VERT. 1"=4'
HORIZ. 1"=40'

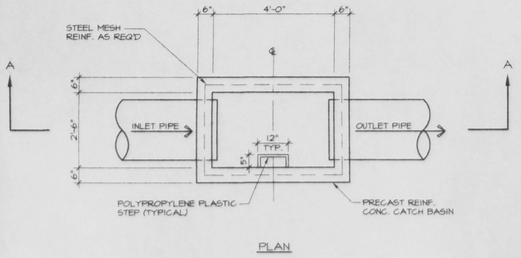
NOTES:
1. CONCRETE FLUSHING BASIN SHALL BE AS MANUFACTURED BY THE FORT MILLER CO. INC.
2. FLUSHING BASIN COVER TO HAVE THE TERM "STORM SEWER" CAST INTO COVER



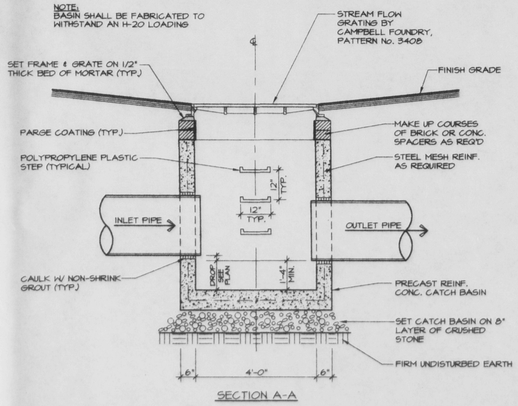
FLUSHING BASIN DETAIL

NOT TO SCALE

NOTE:
FB #S 21, 25, 31 & 33 SHALL HAVE AN INSIDE DIAMETER OF 5'-0"



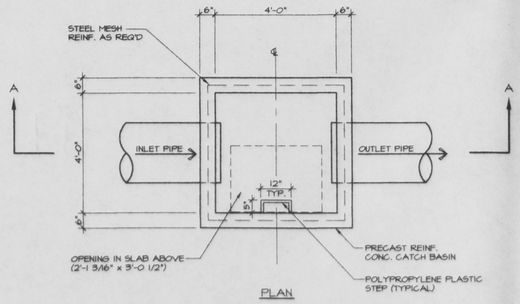
PLAN



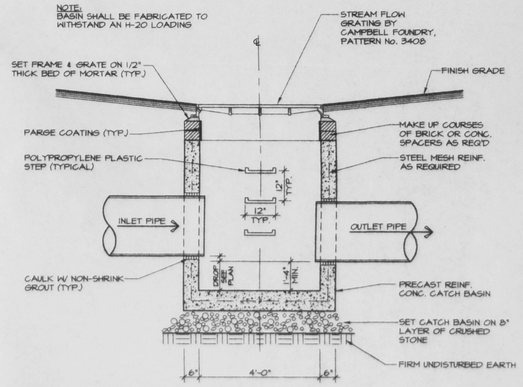
SECTION A-A

CATCH BASIN DETAIL - TYPE I

NOT TO SCALE



PLAN



SECTION A-A

CATCH BASIN DETAIL - TYPE II

NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN SUBDIVISION LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD ON
BY: ED STENT SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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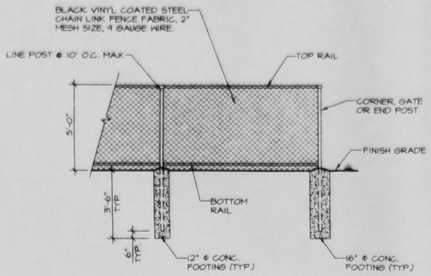
ISSUE	REVISION	DATE
3	NO REVISION	5-11-1999
2	GENERAL REVISIONS	1-6-1999
1	GENERAL REVISIONS	7-16-1998

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 6-3-1998

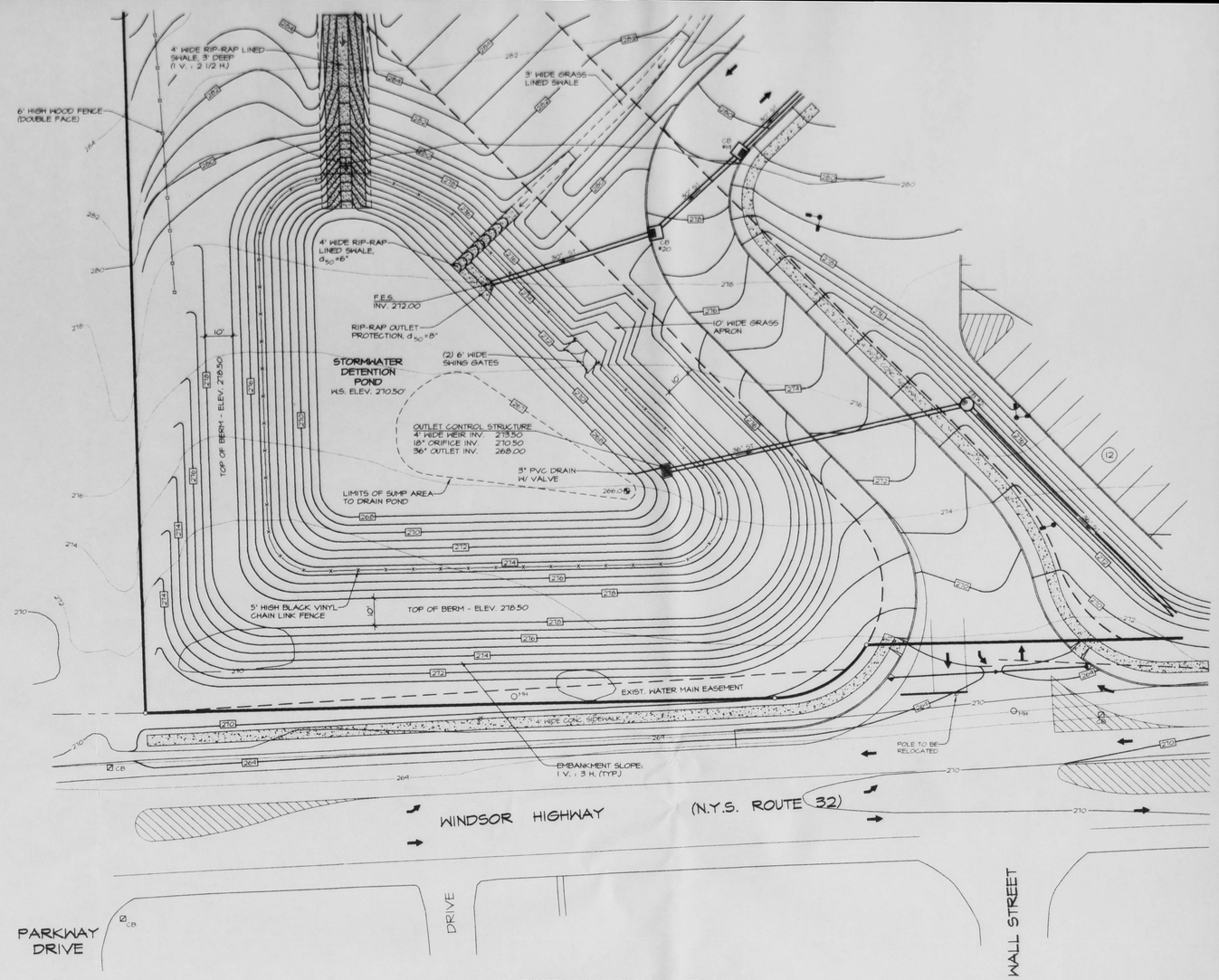
Drawing: STORM SEWER PROFILE & DETAILS
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

5 OF 19

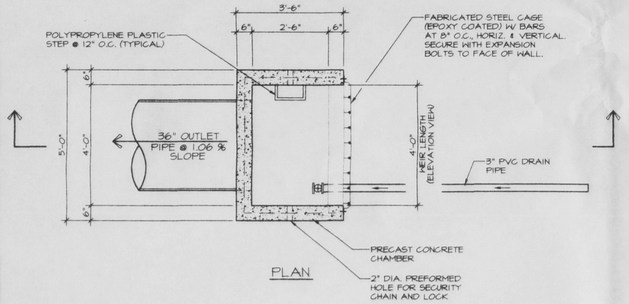
Project No. 9703



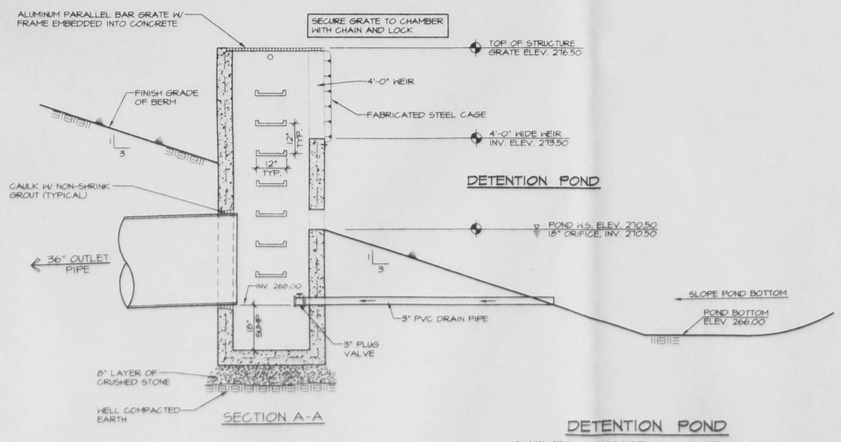
CHAIN LINK FENCE
NOT TO SCALE



DETENTION POND DETAIL
SCALE: 1"=20'

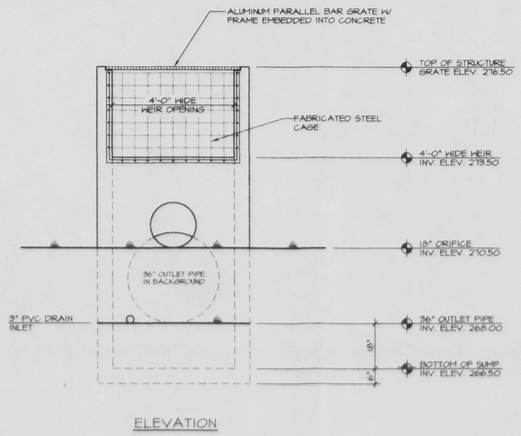


PLAN



SECTION A-A

DETENTION POND



ELEVATION

DETENTION POND
OUTLET CONTROL STRUCTURE
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD ON
BY
~~BOARD SECRETARY~~

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	FENCE HEIGHT	3-11-1999
2	DETENTION POND DETAIL	1-6-1999
1		

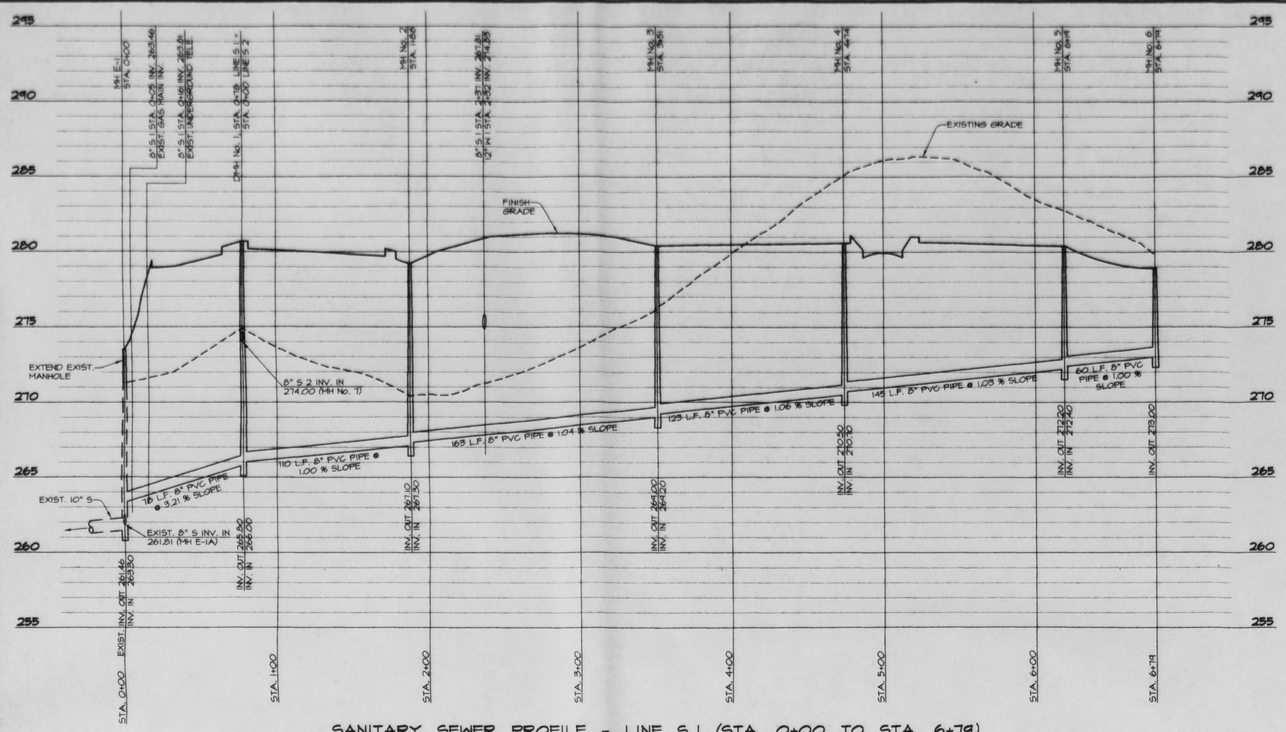
Drawn By: J.R.J.
Checked By: G.J.S
Scale: AS SHOWN
Date: 7-16-1998

Drawing: DETENTION POND & DETAILS

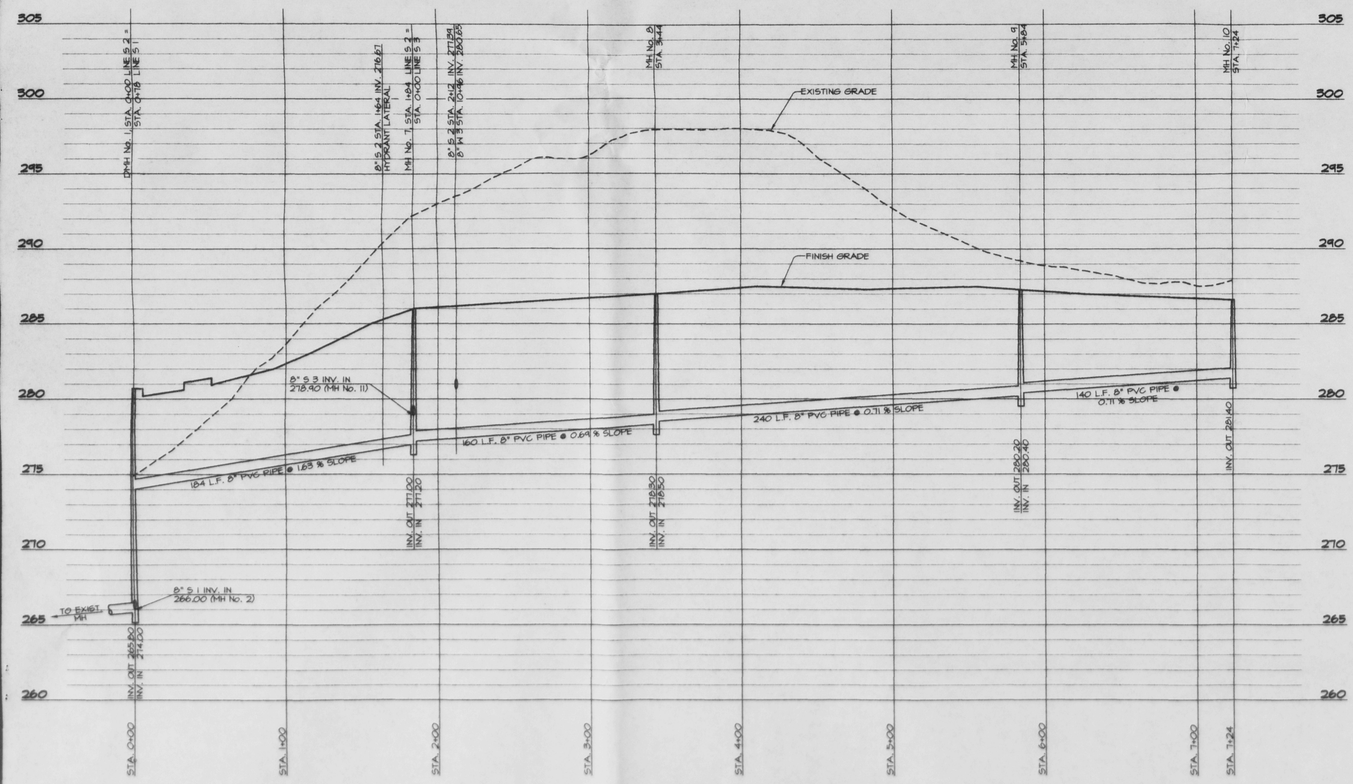
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

6 OF 19

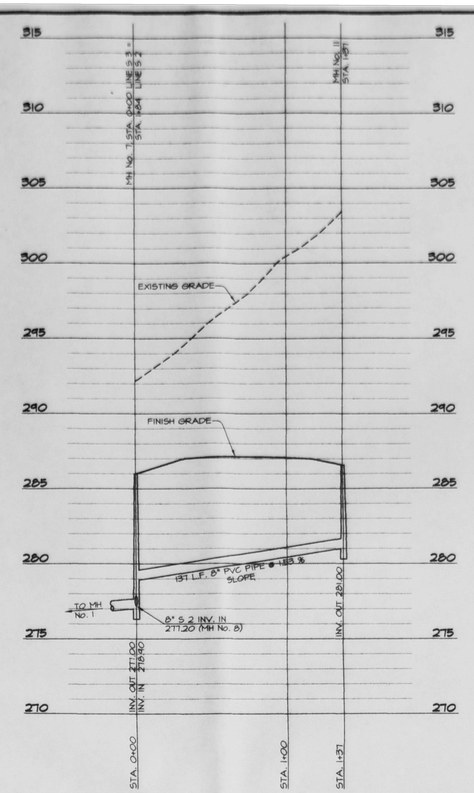
Project No. 9703



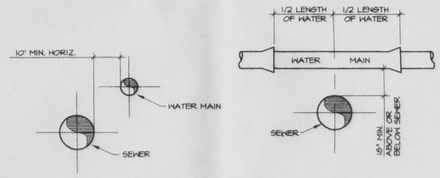
SANITARY SEWER PROFILE - LINE S 1 (STA. 0+00 TO STA. 6+79)
SCALE: VERT. 1"=4'
HORIZ. 1"=40'



SANITARY SEWER PROFILE - LINE S 2 (STA. 0+00 TO STA. 7+24)
SCALE: VERT. 1"=4'
HORIZ. 1"=40'



SANITARY SEWER PROFILE - LINE S 3 (STA. 0+00 TO STA. 1+37)
SCALE: VERT. 1"=4'
HORIZ. 1"=40'



NOTES
1. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
2. THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LATERALS.
3. THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
4. ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE TOWN OF NEW WINDSOR.

WATER / SEWER SEPARATION
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN CONFORMATION OR LOT LINE CHANGE APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD ON
BY
SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
5	RELOCATED HYDRANT	5-11-1999
2	GENERAL REVISIONS	1-6-1999
1	GENERAL REVISIONS	7-16-1998

Drawn By: J.R.J.
Checked By: G.J.S
Scale: AS SHOWN
Date: 6-3-1998

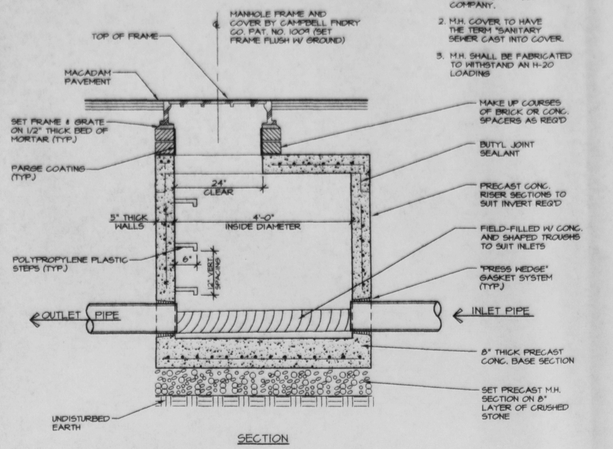
Drawing: SANITARY SEWER PROFILES & DETAILS

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

7 OF 19

Project No. 9703

NOTES:
1. CONCRETE MANHOLE SHALL BE AS MANUF'D BY THE FORT MILLER COMPANY.
2. M.H. COVER TO HAVE THE TERM "SANITARY SEWER CAST INTO COVER.
3. M.H. SHALL BE FABRICATED TO WITHSTAND AN H-20 LOADING



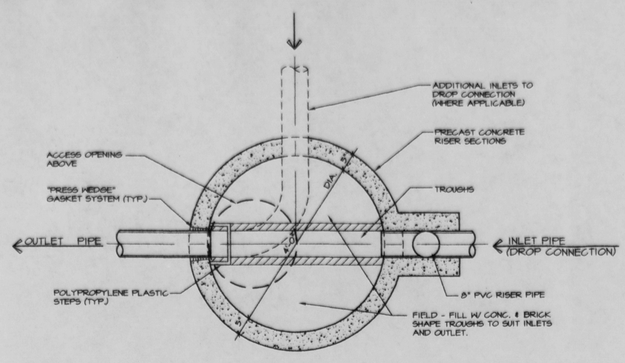
SECTION

FLAT TOP MANHOLE ASSEMBLY
NOT TO SCALE

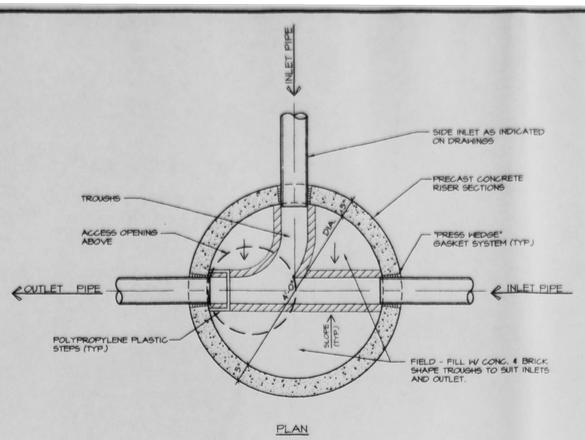
UTILITY INSTALLATION NOTES

SANITARY SYSTEM

1. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.E.C. AND THE TOWN OF NEW WINDSOR.
2. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
3. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR SEWER DEPARTMENT.
4. THE SEWER MAIN AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR SEWER DEPARTMENT.



PLAN



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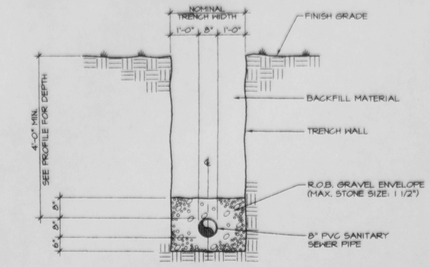
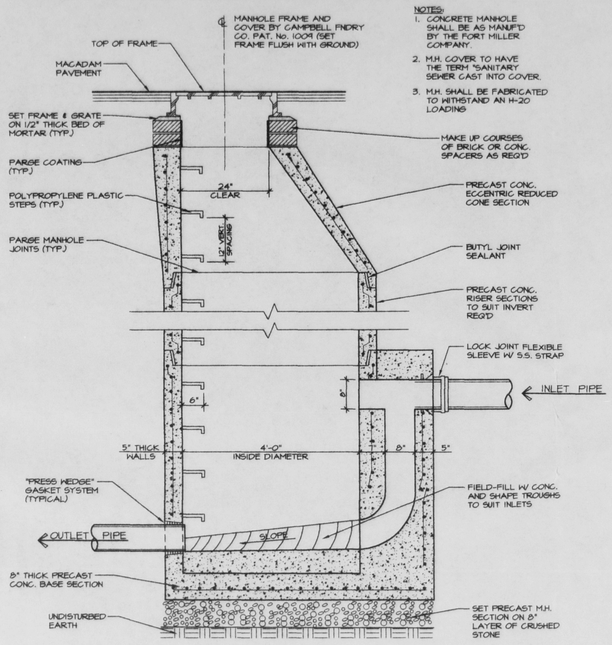


SANITARY SEWER TRENCH EXCAVATION
NOT TO SCALE

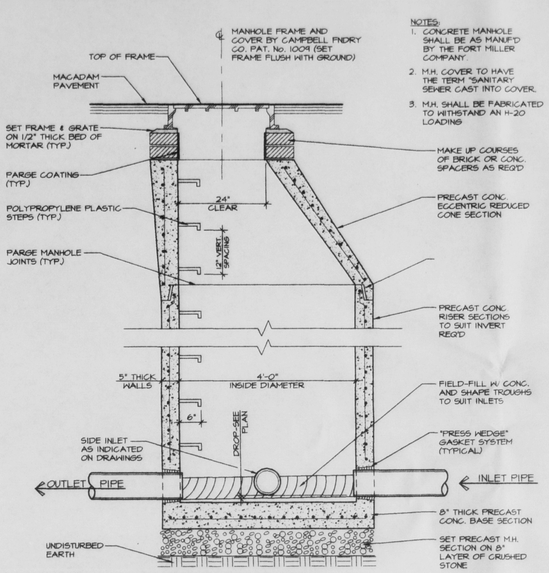
NOTES:
1. CONCRETE MANHOLE SHALL BE AS MANUF'D BY THE FORT MILLER COMPANY.
2. M.H. COVER TO HAVE THE TERM "SANITARY SEWER CAST INTO COVER.
3. M.H. SHALL BE FABRICATED TO WITHSTAND AN H-20 LOADING



SECTION

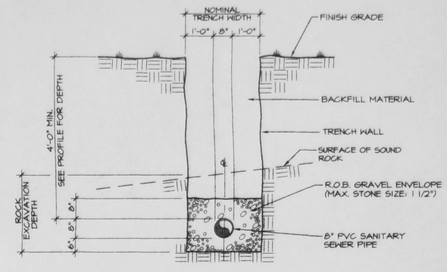
DROP MANHOLE ASSEMBLY
NOT TO SCALE

NOTES:
1. CONCRETE MANHOLE SHALL BE AS MANUF'D BY THE FORT MILLER COMPANY.
2. M.H. COVER TO HAVE THE TERM "SANITARY SEWER CAST INTO COVER.
3. M.H. SHALL BE FABRICATED TO WITHSTAND AN H-20 LOADING

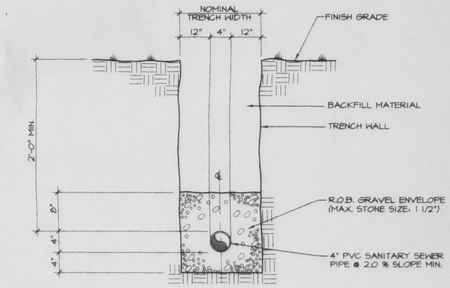


SECTION

ECCENTRIC CONE MANHOLE ASSEMBLY
NOT TO SCALE



SANITARY SEWER TRENCH / ROCK EXCAVATION
NOT TO SCALE



SANITARY SERVICE TRENCH EXCAVATION
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD CHAIRMAN
BY _____ ED STENT SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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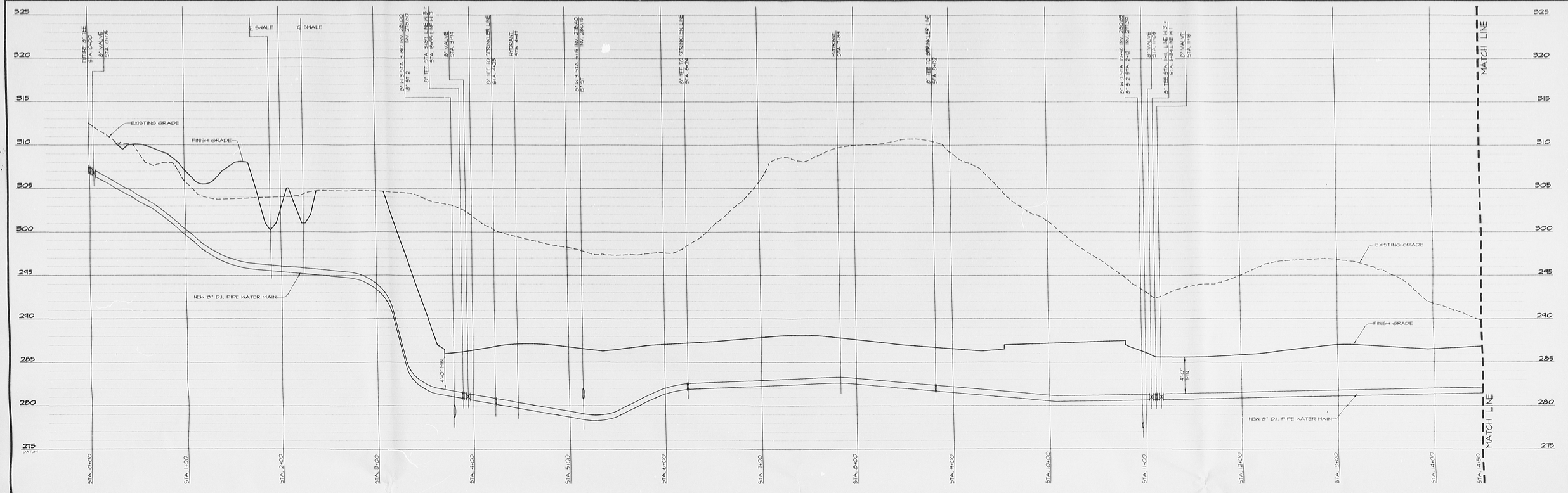
ISSUE	REVISION	DATE
3	NO REVISION	~~5-11-1999~~
2	GENERAL REVISIONS, NOTES	~~1-6-1999~~
1	GENERAL REVISIONS	~~7-16-1998~~

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 6-3-1998

Drawing: SANITARY SEWER DETAILS
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

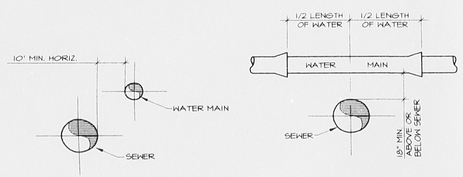
8 OF 19

Project No. 9703



WATER MAIN PROFILE - LINE W 3 (STA. 0+00 TO STA. 18+55)

SCALE: VERT. 1"=4'
HORIZ. 1"=40'



NOTES
1. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
2. THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LATERALS.
3. THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
4. ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPERATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE TOWN OF NEW WINDSOR.

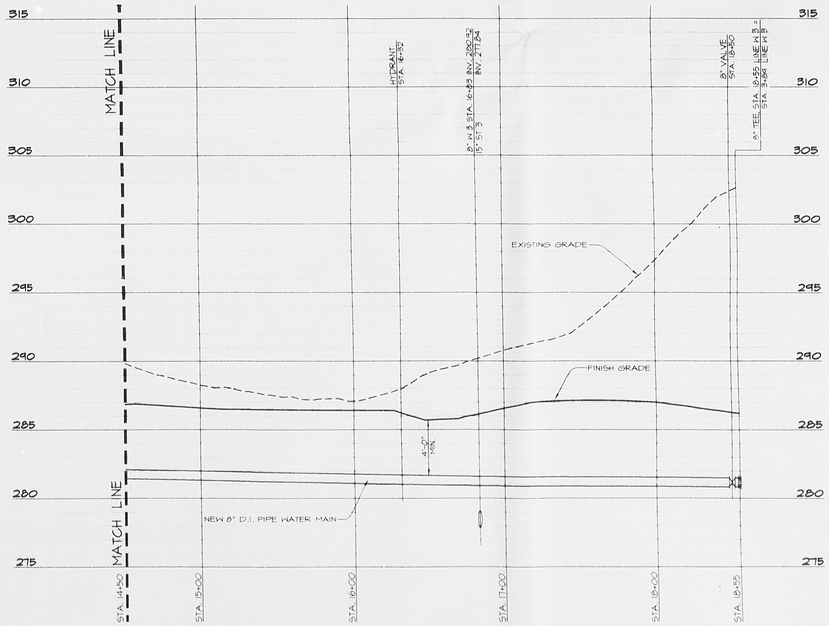
WATER / SEWER SEPARATION

NOT TO SCALE

UTILITY INSTALLATION NOTES

WATER SYSTEM

1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF NEW WINDSOR.
2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
3. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-93 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94, FOR DUCTILE IRON COMPACT FITTINGS.
4. ALL VALVES SHALL BE DOUBLE DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-93 SUCH AS MUELLER A-23130-23 OR APPROVED EQUAL.
5. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE DOUBLE DISC, MECHANICAL JOINT BY FLANGED END SUCH AS MUELLER H-667 OR EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 psi MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
6. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 3/4 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 3/4 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10812 FOR 3/4 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
7. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT.
8. THE WATER MAIN SHALL BE TESTED, DISINFECTED, FLUSHED, AND BACTERIOLOGICAL TESTED IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.



WATER MAIN PROFILE - LINE W 3 (STA. 0+00 TO STA. 18+55)

SCALE: VERT. 1"=4'
HORIZ. 1"=40'

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ☐ SUBDIVISION ☐ LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD CHAIRMAN
(D. STENT, SECRETARY)

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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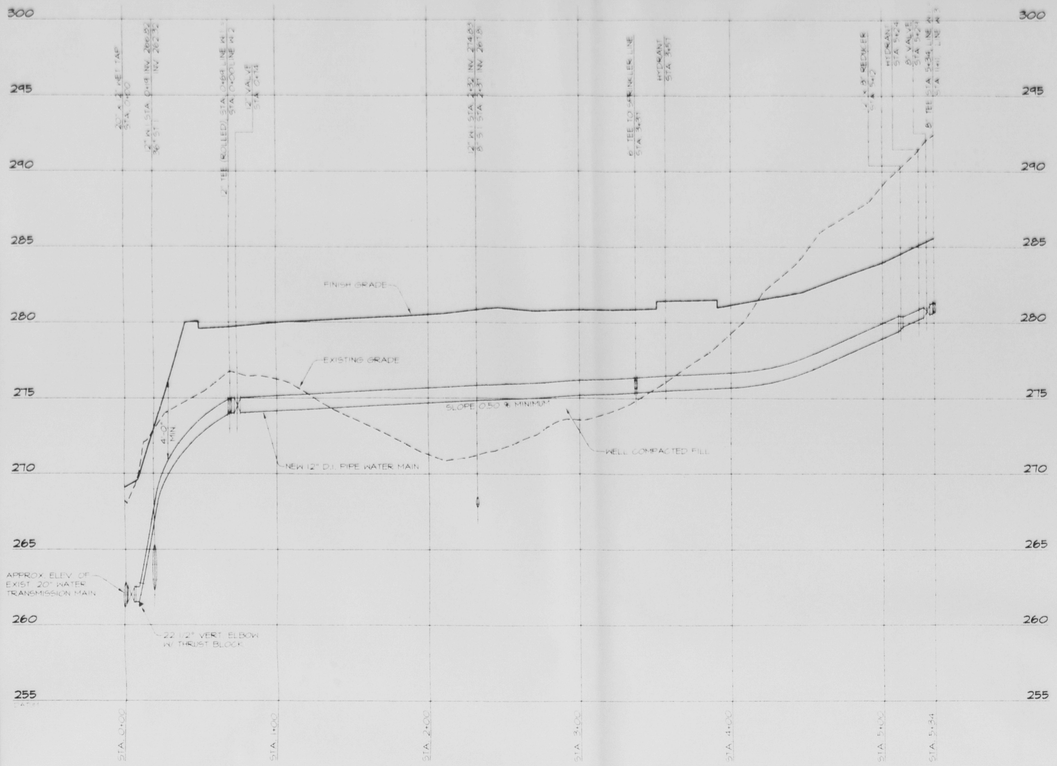
ISSUE	REVISION	DATE
3	RELOCATED HYDRANT	3-11-1999
2	GENERAL REVISIONS, NOTES	1-6-1999
1	GENERAL REVISIONS	7-16-1998

Drawn By: V.B.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 6-3-1998

Drawing: WATER MAIN PROFILES & DETAILS
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR N.Y.

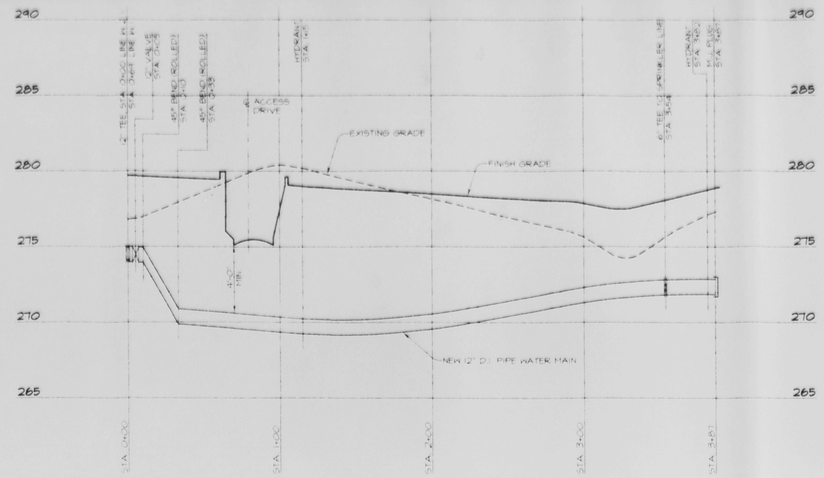
9 OF 19

Project No. 9703



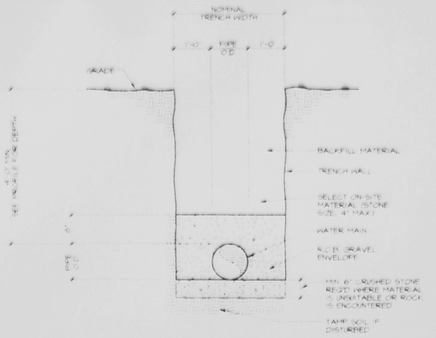
WATER MAIN PROFILE - LINE W 1 (STA. 0+00 TO STA. 5+34)

SCALE: VERT. 1"=4'
HORIZ. 1"=40'



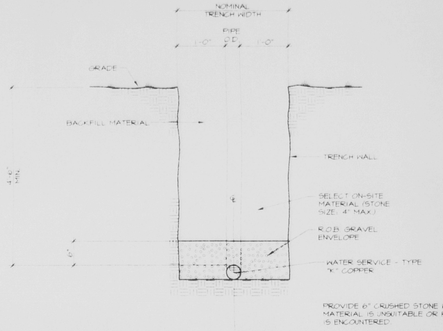
WATER MAIN PROFILE - LINE W 2 (STA. 0+00 TO STA. 3+87)

SCALE: VERT. 1"=4'
HORIZ. 1"=40'



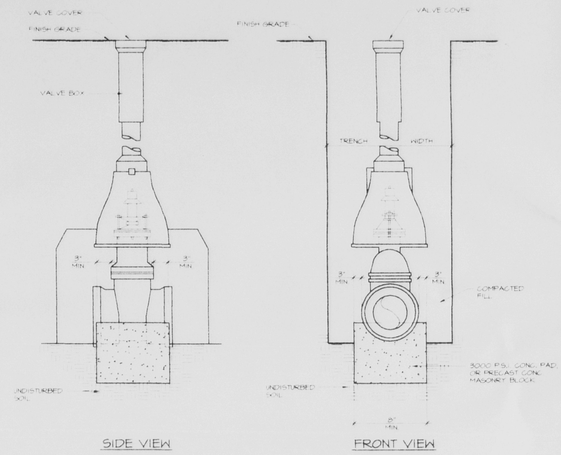
WATER MAIN EXCAVATION

NOT TO SCALE



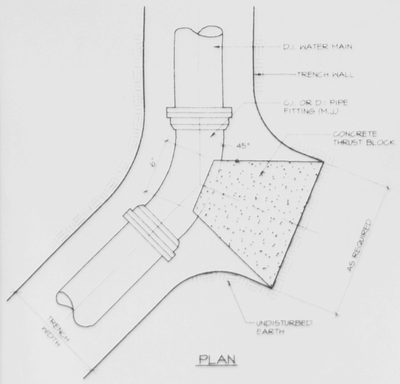
WATER SERVICE EXCAVATION

NOT TO SCALE

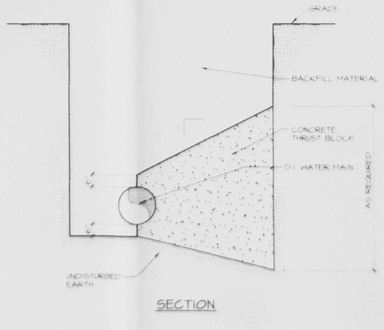


WATER VALVE INSTALLATION DETAIL

NOT TO SCALE



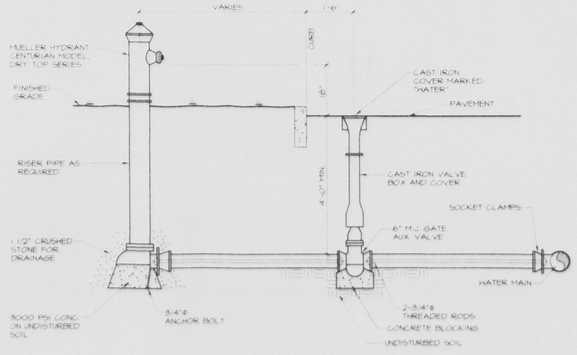
PLAN



SECTION

THRUST BLOCK

NOT TO SCALE



HYDRANT INSTALLATION

NOT TO SCALE

IF GROUNDWATER, OR EVIDENCE THEREOF, IS REVEALED WITHIN 2 FEET OF THE BASE OF THE HYDRANT DURING INSTALLATION THE HYDRANT DRAIN SHALL REMAIN PLUGGED AND SIGNAGE SHALL BE PLACED ON THE HYDRANT STATING THAT THE HYDRANT MUST BE PUMPED OUT AFTER USE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ☐SUBDIVISION ☐LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY 2 8 1999

PLANNING BOARD ON
BY
ZONING SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	RELOCATED HYDRANT	3-11-1999
2	GENERAL REVISIONS	1-6-1999
1	GENERAL REVISIONS	7-16-1998

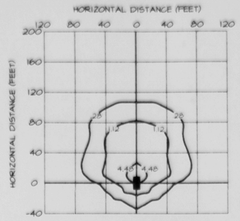
Drawn By: J.R.V.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 6-3-1998

Drawing: WATER MAIN PROFILES & DETAILS

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

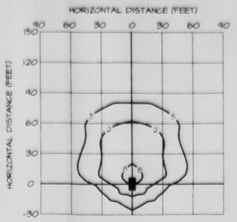
10 OF 19

Project No. 9703



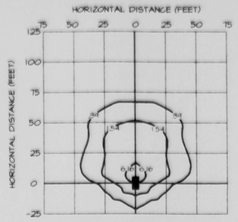
SAR SERIES
AREA / ROADWAY LUMINAIRE
400 WATT HIGH PRESSURE SODIUM
40' MOUNTING HEIGHT

ISOLUX CHART - L1, L3 & L11@
NOT TO SCALE



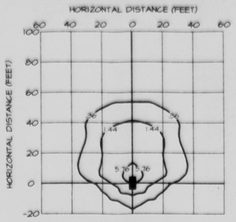
SAR SERIES
AREA / ROADWAY LUMINAIRE
400 WATT HIGH PRESSURE SODIUM
30' MOUNTING HEIGHT

ISOLUX CHART - L4, L5, L6, L8 & L11@
NOT TO SCALE



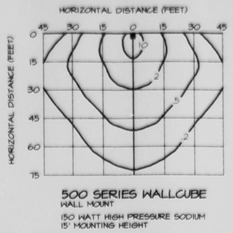
SAR SERIES
AREA / ROADWAY LUMINAIRE
250 WATT HIGH PRESSURE SODIUM
25' MOUNTING HEIGHT

ISOLUX CHART - L2 & L9
NOT TO SCALE



SAR SERIES
AREA / ROADWAY LUMINAIRE
150 WATT HIGH PRESSURE SODIUM
20' MOUNTING HEIGHT

ISOLUX CHART - L7
NOT TO SCALE



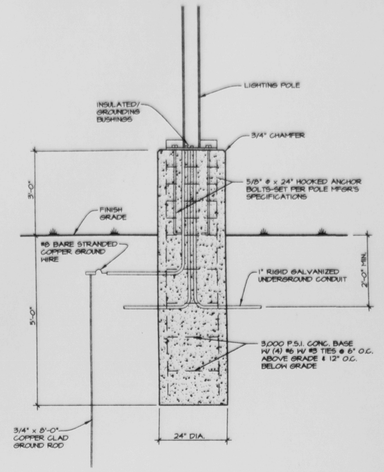
500 SERIES WALLCUBE
WALL MOUNT
150 WATT HIGH PRESSURE SODIUM
15' MOUNTING HEIGHT

ISOLUX CHART - L10
NOT TO SCALE

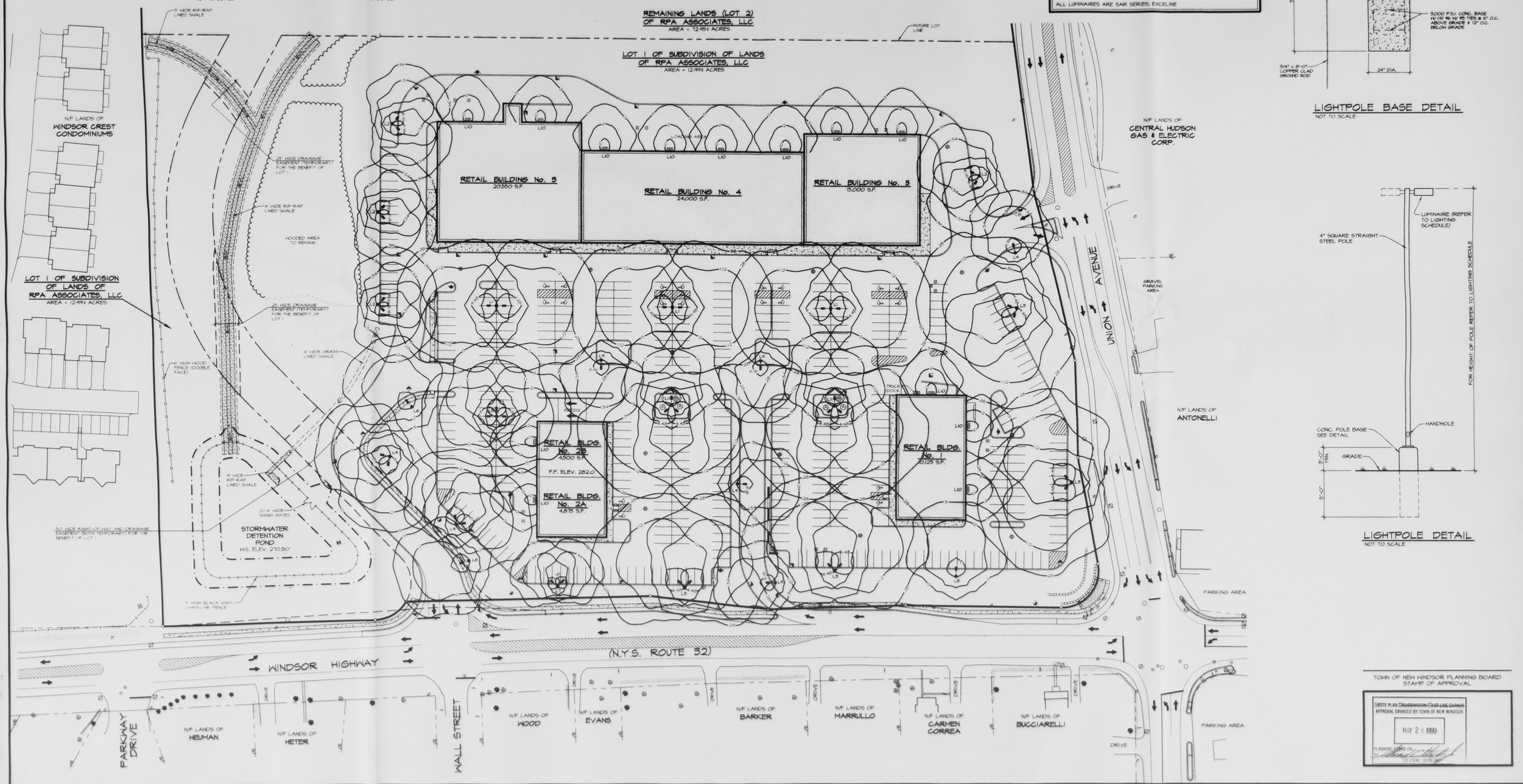
LIGHTING SCHEDULE

MARK	NUMBER OF LUMINAIRES	TYPE	MOUNTING HEIGHT
L1	(2) @ 90°	400 WATT H.P.S.	40 FT.
L2	(2) @ 90°	250 WATT H.P.S.	25 FT.
L3	(2) @ 90°	400 WATT H.P.S.	40 FT.
L4	(2) @ 90°	400 WATT H.P.S.	30 FT.
L5	(3) @ 90°	400 WATT H.P.S.	30 FT.
L6	(1)	400 WATT H.P.S.	30 FT.
L7	(2) @ 90°	150 WATT H.P.S.	20 FT.
L8	(1)	400 WATT H.P.S.	30 FT.
L9	(1)	250 WATT H.P.S.	25 FT.
L10	(1)	150 WATT H.P.S.	15 FT.
L11	(3) @ 120°	(A) 400 WATT H.P.S. (B) 400 WATT H.P.S.	40 FT. 30 FT.

ALL LUMINAIRES ARE SAR SERIES, EXCELINE



LIGHTPOLE BASE DETAIL
NOT TO SCALE



LIGHTPOLE DETAIL
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD CHAIRMAN

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	RELOCATED HYDRANT, FENCE HEIGHT	5-11-1999
2	ADDITIONAL LUMINAIRES	1-6-1999
1	-	-

Drawn By: J.R.W.
Checked By: G.J.S.
Scale: 1"=40'
Date: 7-16-1998

Drawing: LIGHTING PLAN

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

11 OF 19

Project No. 9703

REMAINING LANDS (LOT 2)
OF RPA ASSOCIATES, LLC
AREA = 12.951± ACRES

LOT 1 OF SUBDIVISION OF LANDS
OF RPA ASSOCIATES, LLC
AREA = 12.991± ACRES

UNION AVENUE

RETAIL BUILDING No. 3
20,550 S.F.
F.F. ELEV. 288.0

RETAIL BUILDING No. 4
24,000 S.F.
F.F. ELEV. 284.0

RETAIL BUILDING No. 5
15,000 S.F.
F.F. ELEV. 288.0

RETAIL BLDG. No. 2B
4,500 S.F.
F.F. ELEV. 282.0

RETAIL BLDG. No. 2A
4,875 S.F.
F.F. ELEV. 279.0

RETAIL BLDG. No. 1
10,125 S.F.
F.F. ELEV. 282.0

N/F LANDS OF
WINDSOR CREST
CONDOMINIUMS

LOT 1 OF SUBDIVISION
OF LANDS OF
RPA ASSOCIATES, LLC
AREA = 12.991± ACRES

STORMWATER
DETENTION
POND
W.S. ELEV. 270.50'

6' HIGH HOOD FENCE (DOUBLE FACE)

12'-6" WIDE SWING GATES

HYDRO SEED BANK WITH FIBER MULCH @ 1,500 POUNDS PER ACRE MIXED WITH TACKIFIER

4' WIDE RIP-RAP SWALE 8" DEEP (1 V. : 2 1/2 H.)

4' WIDE GRASS LINED SWALE

SEEDING

HOODED AREA TO REMAIN

AREA TO REMAIN IN NATURAL STATE

30' DRAINAGE EASEMENT (PERPETUITY) IN FAVOR OF TOWN

WINDSOR HIGHWAY (N.Y.S. ROUTE 32)

PARKWAY DR.

WALL STREET

N/F LANDS OF HEUMAN

N/F LANDS OF HETER

N/F LANDS OF WOOD

N/F LANDS OF EVANS

N/F LANDS OF BARKER

N/F LANDS OF MARRULLO

N/F LANDS OF CARMEN CORREA

N/F LANDS OF BUCCIARELLI

30' FLAG POLE W/ FLAG

DATILIT

BRICK TERRACE

3' HIGH WALLS OF STACKED STONE

2 BENCHES (TYP.)

PARKING AREA

DRIVE

NORTH

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	17	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
QC	QUERCUS COCCINEA	SCARLET OAK	42	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	6	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
MS	MALUS SARGENTI	SARGENTS CRABAPPLE	7	2" - 2 1/2" CAL.	B & B FULL, WELL BRANCHED
PC	PYRUS CALLERIANA	BRADFORD PEAR	4	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
PT	PRUNUS "THUNDERCLOUD"	"THUNDERCLOUD" PLUM	13	8' - 10' HT.	B & B FULL HEAD, WELL BRANCHED
PS	PINUS STROBUS	EASTERN WHITE PINE	20	6' - 7' HT.	B & B FULL & DENSE TO GROUND
PA	PICEA ABIES	NORWAY SPRUCE	37	6' - 7' HT.	B & B FULL & DENSE TO GROUND
EA	EUONYMUS ALATUS COMPACTA	DWARF WINGED EUONYMUS	152	2 1/2' - 3' HT.	B & B FULL & WELL BRANCHED
JS	JUNIPERUS SAN JOSE	SAN JOSE JUNIPER	410	18" - 21" SPD.	2 GAL. CONT. FULL & DENSE
TH	TAXUS HICKSI	HICKS YEW	14	2' - 2 1/2' HT.	B & B FULL & DENSE

LEGEND

EXISTING		NEW	
250	2' CONTOUR	250	FINISHED GRADE
10	10' CONTOUR		CATCH BASIN
	BOUNDARY		FLUSHING BASIN
PE	ADJ. PROPERTY LINE		SANITARY MANHOLE
	CATCH BASIN		VALVE
	FLUSHING BASIN		HYDRANT
	SANITARY MANHOLE		FLARED END SECTION
	HYDRANT		LIGHT POLE
	WATER VALVE		RETAINING WALL
	UTILITY POLE		DIVERSION SWALE
	STONEWALL		WOODED LINE
	WOODED LINE		WALL PAK LUMINAIRE

BANK STABILIZATION NOTES

1. ALL BANKS ARE TO BE SEEDED HYDRAULICALLY. SEED TO BE MIXED WITH WATER, FERTILIZER, MULCH AND TACKIFIER.
2. SEED MIXTURE: 40 % RELIENT HARD FESCUE
   40 % JAMESTOWN II CHEWINGS FESCUE
   20 % PALMER II PERENNIAL RYEGRASS
   APPLIED @ 5 POUNDS PER 1,000 S.F.
   FERTILIZER: 10-6-4 APPLIED @ 10 POUNDS PER 1,000 S.F.
   MULCH: CELLULOSE WOOD FIBER APPLIED @ 35 POUNDS PER 1,000 S.F.
   TACKIFIER: APPLIED AS PER MANUFACTURERS REC.
3. MIXED SLURRY IS TO BE APPLIED AT THE RATE OF 150 GALLONS PER ACRE IN AN EVEN THOROUGH COVER ON ALL BANKS.

PLANTING NOTES

1. ALL PLANT MATERIALS TO BE OF HIGHEST QUALITY NURSERY GROWN STOCK.
2. REFER TO ENGINEERING DRAWINGS PRIOR TO ANY EXCAVATION FOR LOCATION OF MECHANICAL & UTILITY LINES & STRUCTURES. IF A CONFLICT EXISTS CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR SUGGESTED CHANGES.
3. ALL PLANT PITS TO BE BACKFILLED WITH TOPSOIL MIXED WITH 0-20-0 FERTILIZER AT THE RATE OF (5) POUNDS PER YARD.
4. ALL TREE PITS & SHRUB BEDS TO BE MULCHED WITH 3" DEEP FRESH CUT SHREDDED BARK MULCH.
5. ALL TREES TO BE PLANTED & STAKED AS PER DETAIL.
6. ALL AREAS TO BE SEEDED OR SODDED ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL & (10) POUNDS OF 10-30-15 FERTILIZER PER 1,000 SQ. FT.
7. ALL PLANT MATERIALS TO BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM THE TIME OF PLANTING.
8. IF ANY DISCREPANCY EXISTS BETWEEN THE PLAN & PLANT LIST, THE PLAN SHALL GOVERN.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ / ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD OK
BY _____
CHAIRMAN

WILLIAM JOHNSON – LANDSCAPE ARCHITECT
2350 CLEARVIEW AVE.
SOUTHOLD, N.Y. 11971
516-765-1793

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ISSUE	REVISION	DATE
3	FLAG POLE ADDITIONAL SCREENING	5-11-1999
2	PLANTINGS ALONG SOUTH PROPERTY LINE	4-21-1999

Drawn By: JEF
Checked By: WJ
Scale: 1"=40'
Date: 2-16-1998

Drawing: LANDSCAPE PLAN

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

12 OF 19

Project No. 9703

EROSION & SEDIMENT CONTROL IMPLEMENTATION SCHEDULE

EROSION AND SEDIMENT CONTROL IMPLEMENTATION SCHEDULE

1. A pre-construction conference with contractors and/or subcontractors shall be held one week prior to commencing construction.
2. Review the drawing entitled "Erosion Control Plan" to identify areas of site disturbance and those areas which are scheduled to remain undisturbed. Delineate the limits of the undisturbed areas in the field with flagging, and protect those trees which can remain. Clear and grub the areas to be re-graded, and stockpile topsoil.
3. Utilize the existing swales of Phase I to collect stormwater, and install straw bales within the swale channel.
4. Install (2) 24-inch culverts within the existing swale channel that discharges to the Stormwater Detention Pond, and install the stabilized construction entrance. Install the silt fence on the uphill side of the existing diversion swale.
5. Install the permanent grass lined and rip-rap lined channels that discharge to the Stormwater Detention Pond. Install the silt fence on the uphill side of the permanent swale.
6. Commence cut and fill operations, and bring site elevations to rough grade. Haul excess excavated material off-site to a point of legal disposal. Temporarily seed embankments within 7 days of completing rough grading. Install silt fence at the base of embankment west of Retail Buildings 3, 4, & 5.
7. Upon attaining rough grade, install the storm drainage system. Modify designated catch basins as per Excavated Drop Inlet Protection detail.
8. Install site infrastructure and utilities, and bring site to final grade.
9. Remove diversion swales, culvert piping, and stabilized construction entrance. Install concrete curbing, gravel foundation course, and the binder course of macadam pavement.
10. Spread stockpiled topsoil over all disturbed areas and permanently seed. Do not remove Erosion And Sediment Control measures until 30 days post stabilization.
11. After stabilization of the site, remove accumulated sediment from the pond inlet.

LEGEND

EXISTING		NEW	
206	2' CONTOUR		SILT FENCE
300	10' CONTOUR	A-1	TEMPORARY DIVERSION
	BOUNDARY		EXCAVATED DROP INLET PROTECTION
R/E	ADJ. PROPERTY LINE		STABILIZED CONSTRUCTION ENTRANCE
CB	CATCH BASIN	272	FINISHED GRADE
FB	FLUSHING BASIN	CB	CATCH BASIN
15" ST	STORM SEWER	FB	FLUSHING BASIN
	WOODED LINE	15" ST	STORM SEWER
			STRAW BALES

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ ~~CO OF LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY 2 8 1999

PLANNING BOARD CHAIRMAN

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	FENCE HEIGHT	3-11-1999
2	GENERAL REVISIONS	1-6-1999
1	-	-

Drawn By: J.R.J.
Checked By: G.V.S.
Scale: 1"=40'
Date: 7-16-1998

Drawing: EROSION CONTROL PLAN
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

13 OF 19

Project No. 9703

EROSION & SEDIMENT CONTROL MEASURES

Temporary Diversion Swales
-Temporary diversion swales will be installed immediately uphill of areas scheduled to be disturbed for the purpose of diverting stormwater. Swales immediately uphill of the retail center shall be maintained until the regraded site is stabilized with permanent seeding.
-Refer to Temporary Diversion Swale Detail for specifications.

Stabilized Construction Entrance
-Temporary gravel construction entrance(s) shall be installed immediately adjacent to the existing macadam pavement. During wet weather it may be necessary to wash vehicle tires at this location. The entrance shall be graded off so that runoff will be directed to an existing catch basin and away from the macadam pavement. All sediment shall be prevented from entering catch basins.

Silt Fence
-Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.
-Refer to Silt Fence Detail for specifications.

Vegetation Protection
-Limit soil placement over existing trees and shrub roots to a maximum of 3 inches. Use soils with loamy textures and good structure. Construct sturdy fences, wood or steel barriers, or other protective devices surrounding valuable vegetation from construction equipment. Place barriers far enough from trees so that tall equipment such as backhoes and dumptrucks do not contact tree branches.

-Construction limits should be identified and clearly marked to exclude equipment. Obstructive and broken branches should be pruned properly. Existing vegetation should be preserved where attainable.

Land Grading
-Finish land surfaces will be graded as indicated on the plans. At a maximum, no more than 5 acres of unprotected soil should be exposed at any one time.

-Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

-Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, areas shall be seeded and mulched immediately.

-Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.

-Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.

-Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

Dust Control
-Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where possible. The site, including haul roads and access roads, can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	300
Latex Emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

Temporary And Permanent Seedings
-Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seed if construction does not resume in 15 days.

-Apply permanent seeding as indicated on landscape plan.

-Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

-The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

Topsoil/Mulching
-Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

-Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.

-Topsoil shall be placed at a uniform depth of 4 inches for the steep slopes, and 6 inches for the lawn areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

-If soil is compacted or crusted, surface should be loosened to at least two inches by disking or other suitable methods.

INSPECTION OF EROSION AND SEDIMENT CONTROL MEASURES:
-The owner or qualified representative of the owner shall inspect the erosion and sediment control measures at least once every 7 calendar days and within 24 hours of the end of a rainfall that is 1/2 inch or greater. At a minimum these measures include the disturbed areas of the construction site, the areas used for storage of materials that are exposed to precipitation and that have not been finally stabilized, the sedimentation basin and other structural control measures, and the locations where vehicles enter and exit the site. Where portions of the construction area have been finally stabilized, inspection of such portions shall be conducted at least once every month until the entire site is finally stabilized.

-The term "finally stabilized" means that all the soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70% for the area has been established, or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.

MAINTENANCE REQUIREMENTS AND SCHEDULES
EROSION AND SEDIMENT CONTROL MEASURES:
-All erosion and sediment control measures shall be inspected for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs shall be made immediately to maintain all measures as designed.

-Sediment shall be removed from behind the silt fence when it becomes approximately 6 inches deep at the fence. Insure that no concentrated flows are directed towards the fence. Replace the silt fence when "bulges" develop in the fence.

-All seeded areas shall be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover.

-Sediment spilled, dropped, or washed onto existing macadam roadways must be removed immediately. All sediment shall be prevented from entering the storm drains. Additional aggregate shall be added to the stabilized construction entrances as required.

-Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

EROSION & SEDIMENT CONTROL MEASURES

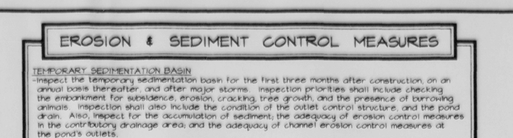
TEMPORARY SEDIMENTATION BASIN
-Inspect the temporary sedimentation basin for the first three months after construction, on an annual basis thereafter, and after major storms. Inspection priorities shall include checking the embankment for subsidence, erosion, cracking, tree growth, and the presence of burrowing animals. Inspection shall also include the condition of the outlet control structure, and the pond drain. Also, inspect for the accumulation of sediment; the adequacy of erosion control measures in the contributory drainage area; and the adequacy of channel erosion control measures at the pond's outlets.

-Establishment of trees and woody shrubs shall be prevented on the embankments and buffer areas by periodic mowing (at least four times a year). More frequent mowing may be desirable for aesthetic purposes.

-Debris and litter shall be removed periodically from the pond and surrounding areas. Remove debris from around the outlet control structure as necessary to prevent clogging.

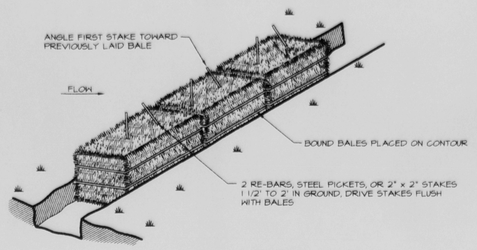
-Soils may slump and erode from buffer areas surrounding the pond, its side slopes, or from the pond's impoundment or embankments. If this occurs, the area must be regraded and the vegetation re-established. Re-position channel rip-rap if dislodged by stormwater discharge.

-Periodically inspect inlets for accumulation of sediment and remove accordingly. Remove accumulated sediment from the pond when 10% of the pond capacity has been exhausted.



BEDDING DETAIL

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%



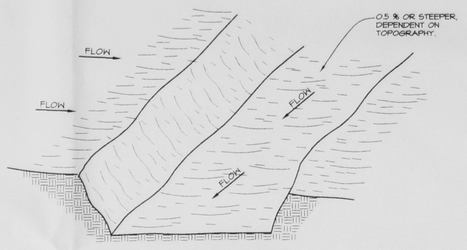
ANCHORING DETAIL

STRAW BALE DIKE

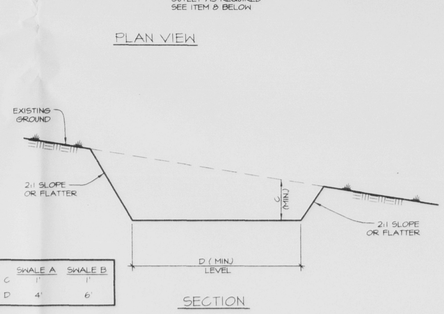
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



PLAN VIEW



	SWALE A	SWALE B
DIMENSION C	2'	4'
DIMENSION D	4'	6'

SECTION

TEMPORARY SWALE DETAIL

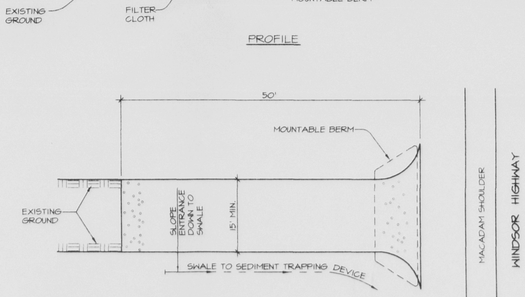
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE CHART BELOW:

TYPE OF TREATMENT	CHANNEL GRADE	SWALE A (5 AC. OR LESS)	SWALE B (5 AC. TO 10 AC.)
1	0.5-3.0 %	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0 %	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0 %	SEED USING JUTE OR EXCELSIOR, SOD	LINED RIP-RAP 4" - 8" RECYCLED CONCRETE EQUIVALENT
4	8.1-20 %	LINED 4-8" RIP-RAP	LINED RIP RAP 6" - 8"

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



PROFILE

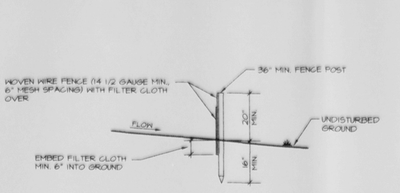
PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE DETAIL

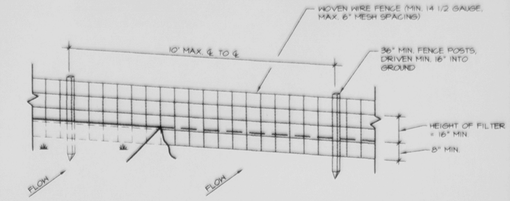
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FEET.
3. THICKNESS - SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SWALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SECTION



PERSPECTIVE VIEW

SILT FENCE DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

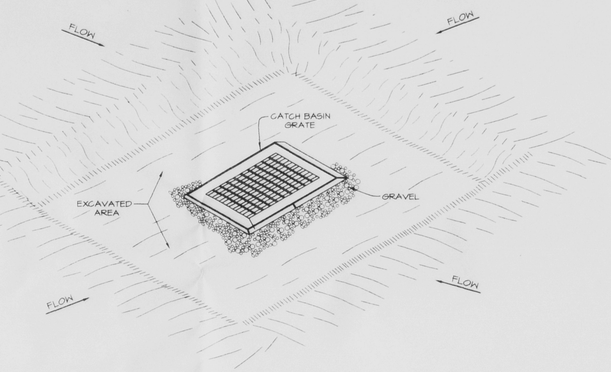
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS:
STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

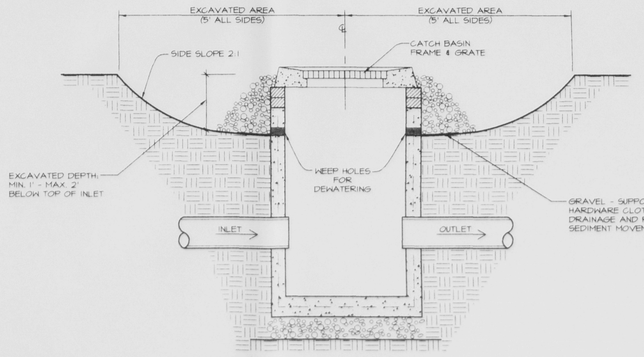
FENCE:
WOVEN WIRE, 14 1/2 GUAGE 6" MAX MESH OPENING

FILTER CLOTH:
FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT:
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL



PLAN VIEW



SECTION

EXCAVATED DROP INLET PROTECTION DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

QUOTE PLAN ERRONEOUSLY CLOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 2 8 1999
PLANNING BOARD
TOWN OF NEW WINDSOR

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	NO REVISION	3-11-1999
2	MEASURES	1-6-1999

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=40'
Date: 7-16-1998

Drawing: EROSION & SEDIMENT CONTROL DETAILS AND SPECIFICATIONS
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

14 OF 19
Project No. 9703

LEGEND

EXISTING		NEW	
286	2' CONTOUR	286	FINISHED GRADE
300	10' CONTOUR	C.B.	CATCH BASIN
	BOUNDARY	F.B.	FLUSHING BASIN
P.L.	ADJ. PROPERTY LINE	S.M.H.	SANITARY MANHOLE
C.B.	CATCH BASIN	D.M.H.	SANITARY DROP MANHOLE
F.B.	FLUSHING BASIN		VALVE
S.M.H.	SANITARY MANHOLE		HYDRANT
E.M.H.	ELECTRIC MANHOLE	F.E.S.	FLARED END SECTION
	HYDRANT		RETAINING WALL
	WATER VALVE		DIVERSION SWALE
	UTILITY POLE		WOODED LINE
	UTILITY POLE		POLE W/ LUMINAIRE
	SIGN		WALL PAK LUMINAIRE
	TELEPHONE BOX		
	WOODED LINE		
	CHAIN LINK FENCE		

NOTES

1. THE LOCATION OF THE EMBANKMENT IS APPROXIMATE. THE EMBANKMENT MAY BE RELOCATED TO THE WEST TO PROVIDE THE NECESSARY FILL FOR THE EASTERLY PORTION OF THE SITE.

NORTH

REMAINING LANDS (LOT 2) OF RPA ASSOCIATES, LLC
AREA = 12.19± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.99± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.99± ACRES

N/F LANDS OF WINDSOR CREST CONDOMINIUMS

N/F LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP.

N/F LANDS OF ANTONELLI

WOODED AREA TO REMAIN

AREA TO REMAIN IN NATURAL STATE

FUTURE PROPERTY LINE

EXIST. BLDG TO BE DEMOLISHED

UNION AVENUE

NYS

RETAIL BLDG. NO. 1
10,125 S.F.

F.F. ELEV. 282.0

STORMWATER DETENTION POND
W.S. ELEV. 270.50'

AREA TO BE STABILIZED W/ TOPSOIL AND SEED

MACADAM PAVEMENT

CONCRETE SIDEWALK

CURBED PLANTING ISLAND (TYP.)

TRUCK DOCK

REFUSE AREA

PAINTED STRIPING

DRIVE THRU

GRAVEL PARKING AREA

PARKING AREA

DRIVE

5' WIDE GRASS LINED SWALE

4' WIDE RIP-RAP LINED SWALE

6' HIGH HOOD-FENCE (DOUBLE FACE)

5' HIGH BLACK VINYL CHAIN LINK FENCE

LIMITS OF ROW AND DRAINAGE EASEMENT

30' WIDE RIGHT-OF-WAY AND DRAINAGE EASEMENT (BOTH TEMPORARY FOR THE BENEFIT OF LOT 1)

RIP-RAP OUTLET PROTECTION

(2) 6' WIDE SWING GATES

DETENTION POND OUTLET CONTROL STRUCTURE

EXIST. WATER MAIN EASEMENT

4' WIDE CONC. SIDEWALK

CONC. CURB

5' HIGH WALLS OF STACKED STONE

30' FLAG POLE W/ FLAG

DIRECTIONAL SIGN TO INDICATE "ALL DELIVERIES TO ENTER FROM N.Y.S. ROUTE 32"

DIRECTIONAL SIGN TO INDICATE "NO LEFT HAND TURNS"

FOR CONTINUATION OF FINISH GRADES IN R.O.W., REFER TO DWGS. PREPARED BY JOHN COLLINS ENGINEERS

REFER TO NOTE 8 DWG. 1

NEW R.O.W. AFTER HIGHWAY TAKINGS FOR IMPROVEMENTS

WINDSOR HIGHWAY

(N.Y.S. ROUTE 32)

PARKWAY DR.

WALL STREET

N/F LANDS OF HEUMAN

N/F LANDS OF HETER

N/F LANDS OF WOOD

N/F LANDS OF EVANS

N/F LANDS OF BARKER

N/F LANDS OF MARRULLO

N/F LANDS OF CARMEN CORREA

N/F LANDS OF BUCCIARELLI

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~Subdivision~~ ~~Lot Line Change~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 2 8 1999
PLANNING BOARD ON
BY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	RELOCATED HYDRANT, FENCE HEIGHT, FLAG POLE	5-11-1999
2	ADDITIONAL ACCESS FROM ROUTE 32, GENERAL REVISIONS	1-6-1999
1	-	-

Drawn By: J.R.V.
Checked By: G.J.S.
Scale: 1"=40'
Date: 7-16-1998

Drawing: SITE DEVELOPMENT PLAN - PHASE I -
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

15 OF 19
Project No. 9703

LEGEND

EXISTING		NEW	
280	2' CONTOUR	CB	CATCH BASIN
300	10' CONTOUR	FB	FLUSHING BASIN
	BOUNDARY	SMH	SANITARY MANHOLE
	ADJ. PROPERTY LINE	SDMH	SANITARY DROP MANHOLE
CB	CATCH BASIN	V	VALVE
FB	FLUSHING BASIN	CV	CURB VALVE
SMH	SANITARY MANHOLE		HYDRANT
EMH	ELECTRIC MANHOLE	FES	FLARED END SECTION
	HYDRANT	8" S	SANITARY SEWER
	WATER VALVE	8" W	WATER MAIN
	UTILITY POLE		REDUCER
	SIGNAL POLE	15" ST	STORM DRAIN
8" S	SANITARY SEWER	FES	FLARED END SECTION
16" W	WATER MAIN		FITTING W/ THRUST BLOCK
15" ST	STORM SEWER		RETAINING WALL
CATV	UNDERGROUND CABLE TV CABLE		DIVERSION SWALE
E	UNDERGROUND ELECTRIC		WOODED LINE
4" G	GAS MAIN		POLE W/ LUMINAIRE
X	CHAIN LINK FENCE		WALL PAK LUMINAIRE
	SIGN		
	TELEPHONE BOX		
	WOODED LINE		

NOTES

1. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O). SECTION 1196 OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. No. 1-800-962-1962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
2. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT UNION AVENUE CONTAINS UNDERGROUND ELECTRIC, WATER, TELEPHONE, CABLE TV AND GAS. THE LOCATIONS OF THESE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MAY REQUIRE RELOCATION DUE TO RIGHT-OF-WAY AND SITE GRADING. PRIOR TO COMMENCING SITE WORK, TEST PITS SHALL BE EXCAVATED TO LOCATE UTILITIES FOR CONFLICTS WITH NEW SITE WORK.
3. THE WATER SERVICES INDICATED ARE FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LOCATION AND SIZE OF THE WATER SERVICES SHALL BE DETERMINED AT THE TIME OF APPLYING FOR A BUILDING PERMIT.
4. WHERE REQUIRED, APPROPRIATE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

CATCH BASIN SCHEDULE

CATCH BASIN No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
11	284.0	275.60	CB No. 10			275.60
12	280.8					271.85
13	281.6	271.35	CB No. 12			271.10
14	282.8					274.00
15	280.8	276.05	CB No. 13	276.30	CB No. 14	275.80
16	282.8					278.00
17	280.8	275.10	CB No. 15	276.00	CB No. 16	275.10
18	281.9	274.40	CB No. 11	274.30	CB No. 17	273.90
19	278.3	273.20	CB No. 18			273.20
20	277.0	272.75	CB No. 19			272.75
*21	274.0	266.75	O.C.S.			266.75
22	277.1					275.00
23	277.8					274.50
24	276.5	273.50	CB No. 22	273.25	CB No. 23	273.00
*25	272.0	265.65	FB No. 21	269.00	CB No. 24	265.65
26	278.4					276.00
27	278.4	275.50	CB No. 26			275.25
28	272.9					269.50
29	271.3	262.75 266.50	FB No. 25 CB No. 27	268.00	CB No. 28	262.75
30	276.8					273.00
*31	267.0	260.00	FB No. 29	263.50	CB No. 30	260.00
32	264.0	259.00	FB No. 31			259.00
*33	263.5	258.60	CB No. 32			258.60

* DENOTES FLUSHING BASIN

SANITARY SEWER MANHOLE SCHEDULE

MANHOLE No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
* 1	280.6	266.00	MH No. 2	274.00	MH No. 7	265.80
2	279.4	267.30	MH No. 3			267.10
3	280.4	269.20	MH No. 4			269.00
4	280.6	270.70	MH No. 5			270.50
5	280.4	272.40	MH No. 6			272.20

* DENOTES DROP MANHOLE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

Site Plan ~~Subdivision Plat Line Change~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 2 8 1999
PLANNING BOARD CHAIRMAN

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	RELOCATED HYDRANT, FENCE HEIGHT	5-11-1999
2	ADDITIONAL ACCESS FROM ROUTE 32, GENERAL REVISIONS	1-6-1999
1	-	-

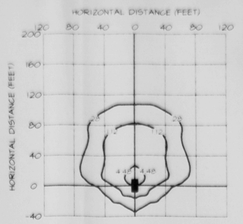
Drawn By: J.R.V.
Checked By: G.J.S.
Scale: 1"=40'
Date: 7-16-1998

Drawing: UTILITY PLAN
PHASE I

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

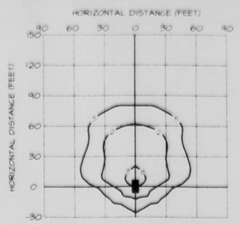
16 OF 19

Project No. 9703



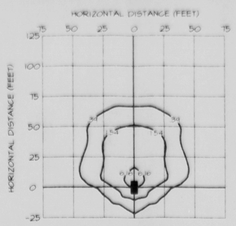
SAR SERIES
AREA / ROADWAY LUMINAIRE
400 WATT HIGH PRESSURE SODIUM
40' MOUNTING HEIGHT

ISOLUX CHART - L3 & L11
NOT TO SCALE



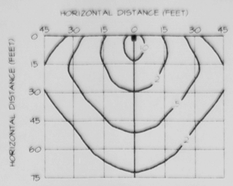
SAR SERIES
AREA / ROADWAY LUMINAIRE
400 WATT HIGH PRESSURE SODIUM
30' MOUNTING HEIGHT

ISOLUX CHART -
L4, L5, L6, L8 & L11
NOT TO SCALE



SAR SERIES
AREA / ROADWAY LUMINAIRE
250 WATT HIGH PRESSURE SODIUM
25' MOUNTING HEIGHT

ISOLUX CHART - L9
NOT TO SCALE



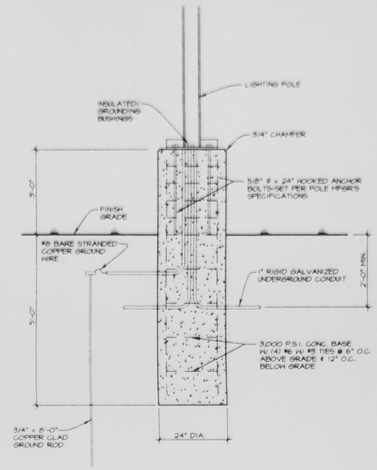
500 SERIES WALLCUBE
WALL MOUNT
150 WATT HIGH PRESSURE SODIUM
15' MOUNTING HEIGHT

ISOLUX CHART - L10
NOT TO SCALE

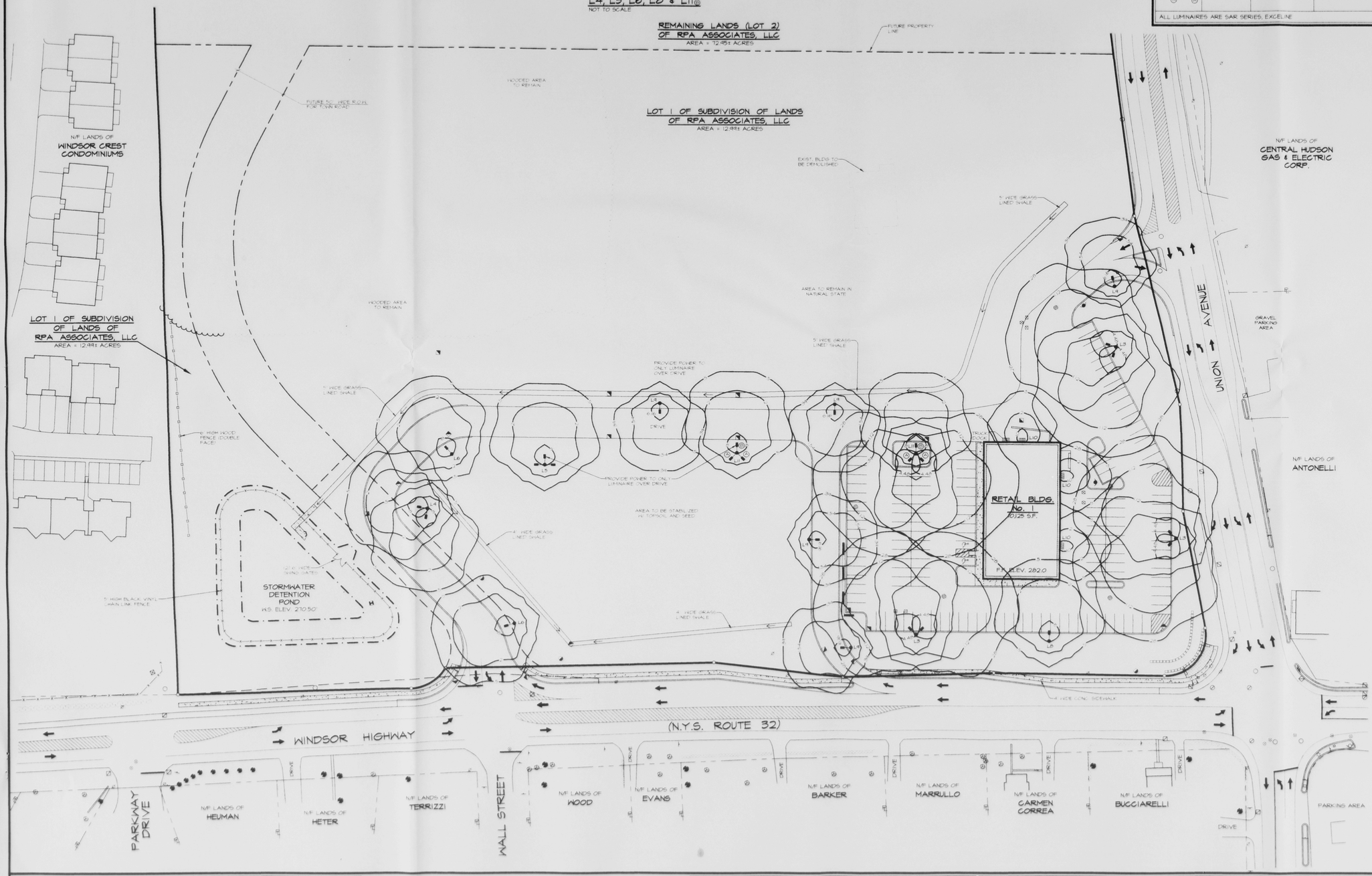
LIGHTING SCHEDULE

MARK	NUMBER OF LUMINAIRES	TYPE	MOUNTING HEIGHT
L1	(2) @ 90°	400 WATT H.P.S.	40 FT.
L2	(2) @ 90°	250 WATT H.P.S.	25 FT.
L3	(2) @ 90°	400 WATT H.P.S.	40 FT.
L4	(2) @ 90°	400 WATT H.P.S.	30 FT.
L5	(3) @ 90°	400 WATT H.P.S.	30 FT.
L6	(1)	400 WATT H.P.S.	30 FT.
L7	(2) @ 90°	150 WATT H.P.S.	20 FT.
L8	(1)	400 WATT H.P.S.	30 FT.
L9	(1)	250 WATT H.P.S.	25 FT.
L10	(1)	150 WATT H.P.S.	15 FT.
L11	(3) @ 120°	(A) 400 WATT H.P.S. (B) 400 WATT H.P.S.	40 FT. 30 FT.

ALL LUMINAIRES ARE SAR SERIES, EXCELINE



LIGHTPOLE BASE DETAIL
NOT TO SCALE



LIGHTPOLE DETAIL
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 28 1999
PLANNING BOARD CHAIRMAN

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh, N.Y. 12550

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ISSUE	REVISION	DATE
3	FENCE HEIGHT	5-11-1999
2	ADDITIONAL LUMINAIRES	1-6-1999

Drawn By J.R.V.
Checked By G.J.S.
Scale 1"=40'
Date 7-16-1998

Drawing: LIGHTING PLAN - PHASE I -

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

17 OF 19

Project No. 9703

LEGEND

EXISTING		NEW	
280	2' CONTOUR	280	FINISHED GRADE
	10' CONTOUR		CATCH BASIN
	BOUNDARY		FLUSHING BASIN
	ADJ. PROPERTY LINE		SANITARY MANHOLE
	CATCH BASIN		VALVE
	FLUSHING BASIN		HYDRANT
	SANITARY MANHOLE		FLARED END SECTION
	HYDRANT		LIGHT POLE
	WATER VALVE		RETAINING WALL
	UTILITY POLE		DIVERSION SWALE
	STONEWALL		WOODED LINE
	WOODED LINE		

PLANTING NOTES

1. ALL PLANT MATERIALS TO BE OF HIGHEST QUALITY NURSERY GROWN STOCK.
2. REFER TO ENGINEERING DRAWINGS PRIOR TO ANY EXCAVATION FOR LOCATION OF MECHANICAL & UTILITY LINES & STRUCTURES - IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR SUGGESTED CHANGES.
3. ALL PLANT PITS TO BE BACKFILLED WITH TOPSOIL MIXED WITH 0-20-0 FERTILIZER AT THE RATE OF (5) POUNDS PER YARD.
4. ALL TREE PITS & SHRUB BEDS TO BE MULCHED WITH 3" DEEP FRESH CUT SHREDDED BARK MULCH.
5. ALL TREES TO BE PLANTED & STAKED AS PER DETAIL.
6. ALL AREAS TO BE SEEDED OR SODDED ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL & (10) POUNDS OF 10-30-15 FERTILIZER PER 1,000 SQ. FT.
7. ALL PLANT MATERIALS TO BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM THE TIME OF PLANTING.
8. IF ANY DISCREPANCY EXISTS BETWEEN THE PLAN & PLANT LIST, THE PLAN SHALL GOVERN.

BANK STABILIZATION NOTES

1. ALL BANKS ARE TO BE SEEDED HYDRAULICALLY. SEED TO BE MIXED WITH WATER, FERTILIZER, MULCH AND TACKIFIER.
2. SEED MIXTURE: 40 % RELIENT HARD FESCUE
   40 % JAMESTOWN II CHEWINGS FESCUE
   20 % PALMER II PERENNIAL RYEGRASS
   APPLIED @ 5 POUNDS PER 1,000 S.F.

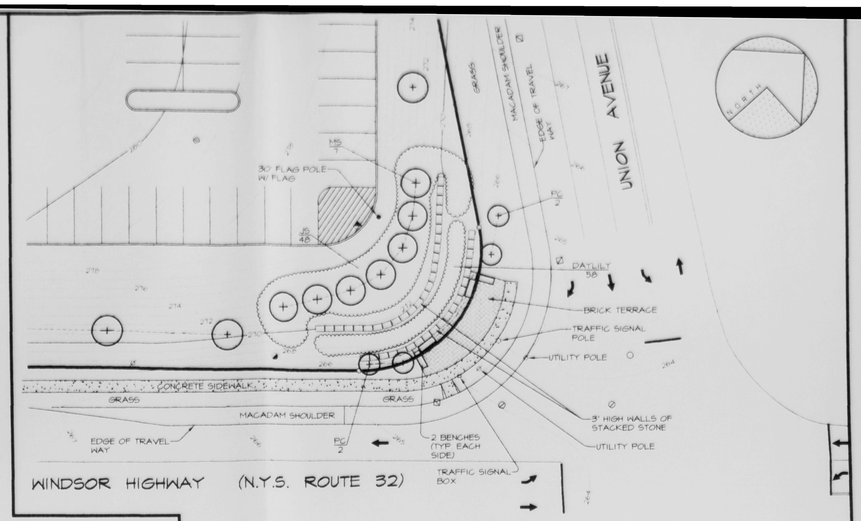
   FERTILIZER: 10-6-4 APPLIED @ 10 POUNDS PER 1,000 S.F.

   MULCH: CELLULOSE WOOD FIBER APPLIED @ 35 POUNDS PER 1,000 S.F.

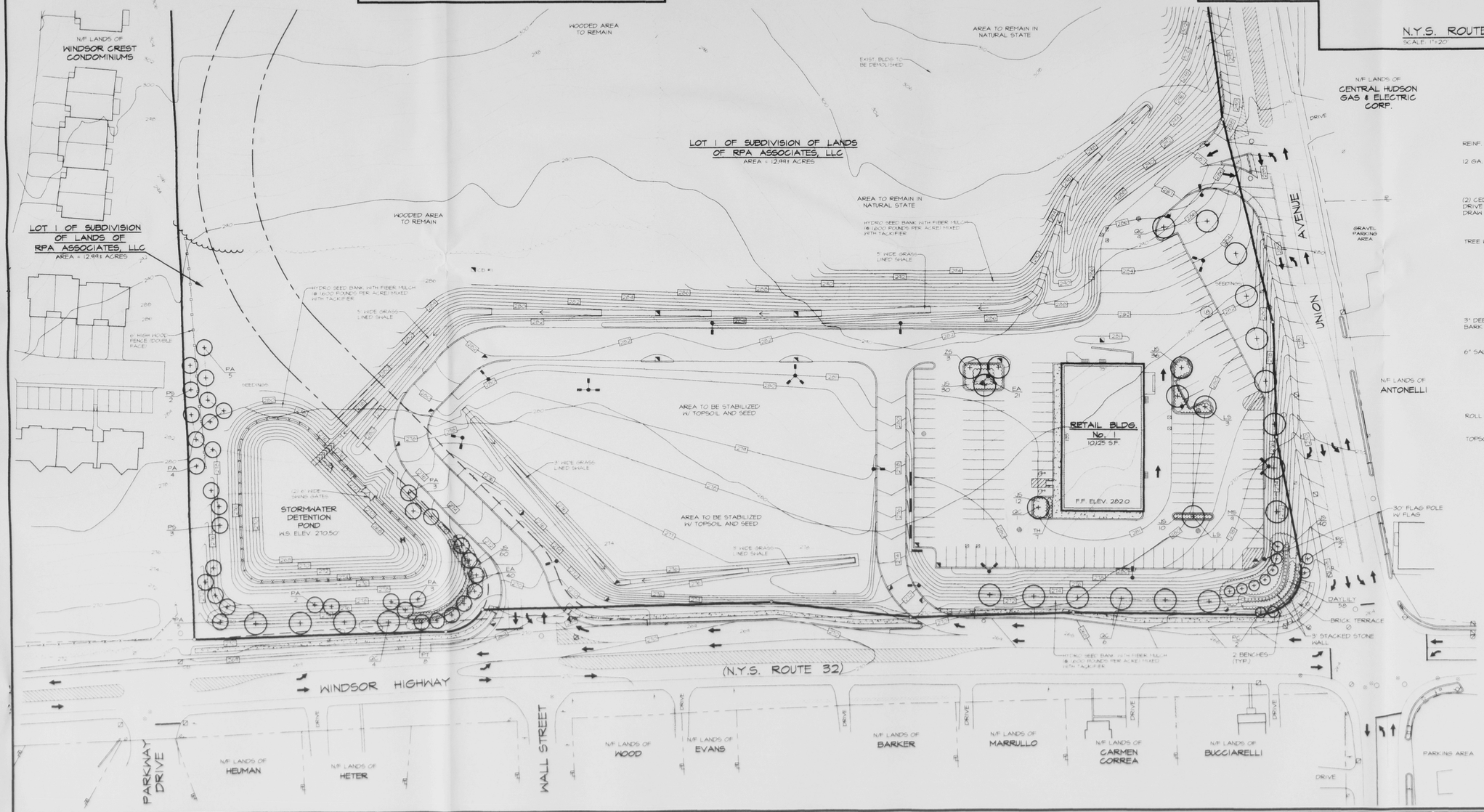
   TACKIFIER: APPLIED AS PER MANUFACTURERS REC.
3. MIXED SLURRY IS TO BE APPLIED AT THE RATE OF 150 GALLONS PER ACRE IN AN EVEN THOROUGH COVER ON ALL BANKS.

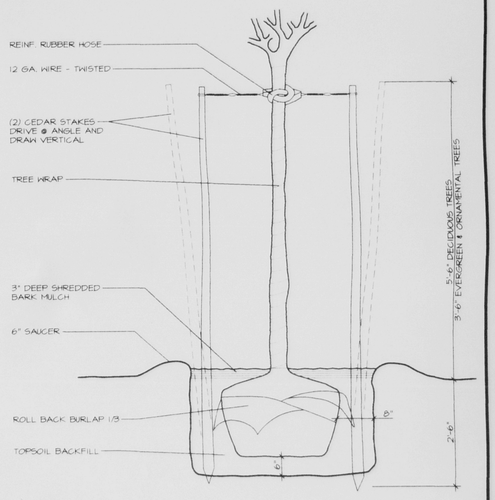
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
LS	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	4	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
QC	QUERCUS COCCINEA	SCARLET OAK	20	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	3	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
MS	MALUS SARGENTI	SARGENTS CRABAPPLE	7	2' - 2 1/2" CAL.	B & B FULL, WELL BRANCHED
PC	PYRUS CALLERIANA	BRADFORD PEAR	4	2 1/2" - 3" CAL.	B & B FULL HEAD, WELL BRANCHED
PT	PRUNUS "THUNDERCLOUD"	"THUNDERCLOUD" PLUM	8	8' - 10' HT.	B & B FULL HEAD, WELL BRANCHED
PS	PINUS STROBUS	EASTERN WHITE PINE	5	6' - 7' HT.	B & B FULL & DENSE TO GROUND
PA	PICEA ABIES	NORWAY SPRUCE	22	6' - 7' HT.	B & B FULL & DENSE TO GROUND
EA	EUONYMUS ALATUS COMPACTA	DWARF WINGED EUONYMUS	61	2 1/2" - 3' HT.	B & B FULL & WELL BRANCHED
JS	JUNIPERUS SAN JOSE	SAN JOSE JUNIPER	196	18" - 21" SPD.	2 GAL. CONT. FULL & DENSE
TH	TAXUS HICKSI	HICKS YEW	7	2' - 2 1/2' HT.	B & B FULL & DENSE



LANDSCAPE PLAN
N.Y.S. ROUTE 32 / UNION AVE. INTERSECTION
SCALE: 1"=20'





TREE PLANTING DETAIL
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

SITE PLAN ~~SUBDIVISION~~ ~~LOT LINE CHANGE~~
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
MAY 2 8 1999
PLANNING BOARD
BY _____
CHAIRMAN SECRETARY

WILLIAM JOHNSON - LANDSCAPE ARCHITECT
2350 CLEARVIEW AVE.
SOUTHOLD, N.Y. 11971
516-765-1793

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ISSUE	REVISION	DATE
3	ADDITIONAL SCREENING, FLAG POLE	5-11-1999
2	PLANTINGS AT INTERSECTION	4-6-1999

Drawn By: J.R.J.
Checked By: W.J.
Scale: 1"=40'
Date: 7-16-1998

Drawing: LANDSCAPE PLAN - PHASE I -

Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

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Project No. 9703

EROSION & SEDIMENT CONTROL IMPLEMENTATION SCHEDULE

EROSION AND SEDIMENT CONTROL IMPLEMENTATION SCHEDULE

1. A pre-construction conference with contractors and/or subcontractors shall be held one week prior to commencing construction in 1998.
2. Review the drawing entitled "Erosion Control Plan-Phase I" to identify areas of site disturbance and those areas which are scheduled to remain undisturbed. Delineate the limits of the undisturbed areas in the field with flagging, and protect those trees which can remain. Clear and grub the areas to be re-graded, and stockpile topsoil.
3. Install the stabilized construction entrance.
4. Install silt fence along the base of the proposed embankments on Union Avenue, Windsor Highway, and the Temporary Sedimentation Basin. Excavate along proposed diversion swale discharging to Catch Basins 14 and 16, and utilize excavated material for embankments of Temporary Sedimentation Basin. Install silt fence and diversion swale discharging to Catch Basins 14 and 16. Install stone rip-rap (d50=8 inches) at the swale's outlet.
5. Commence cut and fill operations, and bring site elevations to rough grade. Temporarily seed embankments within 7 days of completing rough grading.
6. Upon attaining finish grades, install storm drainage system. Install diversion swales with straw bales protection to Catch Basin No. 30. Modify designated catch basins as per Excavated Drop Inlet Protection detail.
7. Install site infrastructure and utilities, and bring site to final grade.
8. Within proposed access drives and parking areas, install concrete curbing and gravel foundation course. Remove stabilized construction entrance and diversion swales to Catch Basin No. 30. Install the binder course of macadam pavement for the access drives and parking areas.
9. Modify remaining diversion swales in accordance with swale detail. In the area south of the new retail building, spread stockpiled topsoil over all disturbed areas and permanently seed. Do not remove Erosion And Sediment Control measures until 30 days past stabilization.
10. After stabilization of the site, drain the water from the Sedimentation Basin and remove accumulated sediment. Restore Basin to dimensions and capacity of Storm Water Detention Pond. Spread stockpiled topsoil on embankments and permanently seed.

LEGEND

EXISTING		NEW	
256	2' CONTOUR		SILT FENCE
300	10' CONTOUR	A-L	TEMPORARY DIVERSION
	BOUNDARY		EXCAVATED DROP INLET PROTECTION
P	ADJ. PROPERTY LINE		STABILIZED CONSTRUCTION ENTRANCE
CB	CATCH BASIN	272	FINISHED GRADE
FB	FLUSHING BASIN	CB	CATCH BASIN
15" ST	STORM SEWER	FB	FLUSHING BASIN
	HOODED LINE	15" ST	STORM SEWER
			STRAW BALES

NORTH

REMAINING LANDS (LOT 2) OF RPA ASSOCIATES, LLC
AREA = 12.491± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.991± ACRES

LOT 1 OF SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC
AREA = 12.991± ACRES

N/F LANDS OF WINDSOR CREST CONDOMINIUMS

N/F LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP.

N/F LANDS OF ANTONELLI

HOODED AREA TO REMAIN

AREA TO REMAIN IN NATURAL STATE

FUTURE PROPERTY LINE

EXIST. BLDG TO BE DEMOLISHED

6' HIGH HOOD FENCE (DOUBLE FACE)

RIP-RAP OUTLET

(2) 6' HIDE-AWAY GATES

STORMWATER DETENTION POND
W.S. ELEV. 270.50'

OUTLET CONTROL STRUCTURE

5' HIGH BLACK VINYL CHAIN LINK FENCE

DETENTION POND OUTLET CONTROL STRUCTURE

RETAIL BLDG. No. 1

GRAVEL PARKING AREA

PARKING AREA

DRIVE

UNION AVENUE

WINDSOR HIGHWAY

(N.Y.S. ROUTE 32)

PARKWAY DR.

WALL STREET

N/F LANDS OF HEIMAN

N/F LANDS OF HETER

N/F LANDS OF TERRIZZI

N/F LANDS OF WOOD

N/F LANDS OF EVANS

N/F LANDS OF BARKER

N/F LANDS OF MARRULLO

N/F LANDS OF CARMEN CORREA

N/F LANDS OF BUCCIARELLI

REPLACE EXIST. CB IN CB #32

REPLACE EXIST. 24" ST IN MH 30" ST.

REPLACE EXIST. FB IN FB #33

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL

WASTE PLANT SUBDIVISION / SITE LINE CHANGE
APPROVAL GRANTED BY TOWN OF N.W. WINDSOR
MAY 28 1999
PLANNING BOARD CH.
BY: ED STENT, SECRETARY

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
3	FENCE HEIGHT	9-11-1999
2	GENERAL REVISIONS	1-6-1999
1		

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=40'
Date: 7-16-1998

Drawing: EROSION CONTROL PLAN - PHASE I -
Project: NEW RETAIL CENTER FOR RPA ASSOCIATES, LLC
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

19 OF 19

Project No. 9703