

PB# 02-32

**HZ Development
(SP)**

4-3-7

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 12-24-2002

02-32 HZ DEVELOPMENT S.
RT. 300 (HEIMER)
EXPANSION OF PARKING AREA

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 2-26
NAME: KFC/LJSILVERS - HEADLEE CORP - PA2002-0711
APPLICANT: HEADLEE MANAGEMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/31/2002	SITE PLAN BOND AMOUNT	CHG	4850.00		
12/31/2002	REC CK. #107	PAID		4850.00	
		TOTAL:	4850.00	4850.00	0.00


1/3/03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/02/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999
APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/24/2002	PLANS STAMPED	APPROVED
10/09/2002	P.B. APPEARANCE . SUBJECT TO MARK EDSALL	LA:ND WVE PH APPR
10/02/2002	WORK SHOP APPEARANCE	SUBMIT
09/18/2002	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/17/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-32
NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999
APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/2002	REC. CK. #002068	PAID		750.00	
10/09/2002	P.B. ATTY. FEE	CHG	35.00		
10/09/2002	P.B. MINUTES	CHG	22.50		
12/17/2002	P.B. ENGINEER FEE	CHG	272.80		
12/17/2002	RET. TO APPLICANT	CHG	419.70		
	TOTAL:		750.00	750.00	0.00

*To be returned to
Applicant*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/2002

PAGE:

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999

APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUI
12/17/2002	SITE PLAN BOND RECOMMENDA	CHG	1500.00		
12/17/2002	REC. CK. #002099	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00



12/18/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999
APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/17/2002	2%OF EST \$6972) INSPECT F	CHG	140.00		
12/18/2002	REC. CK. #002097	PAID		140.00	
		TOTAL:	140.00	140.00	0.00


12/18/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/19/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999

APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/17/2002	SITE PLAN APPROVAL FEE	CHG	100.00		
12/18/2002	REC. CK. #002098	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#1178-2002**

12/19/2002

H. Z. Development Partners # 02-92

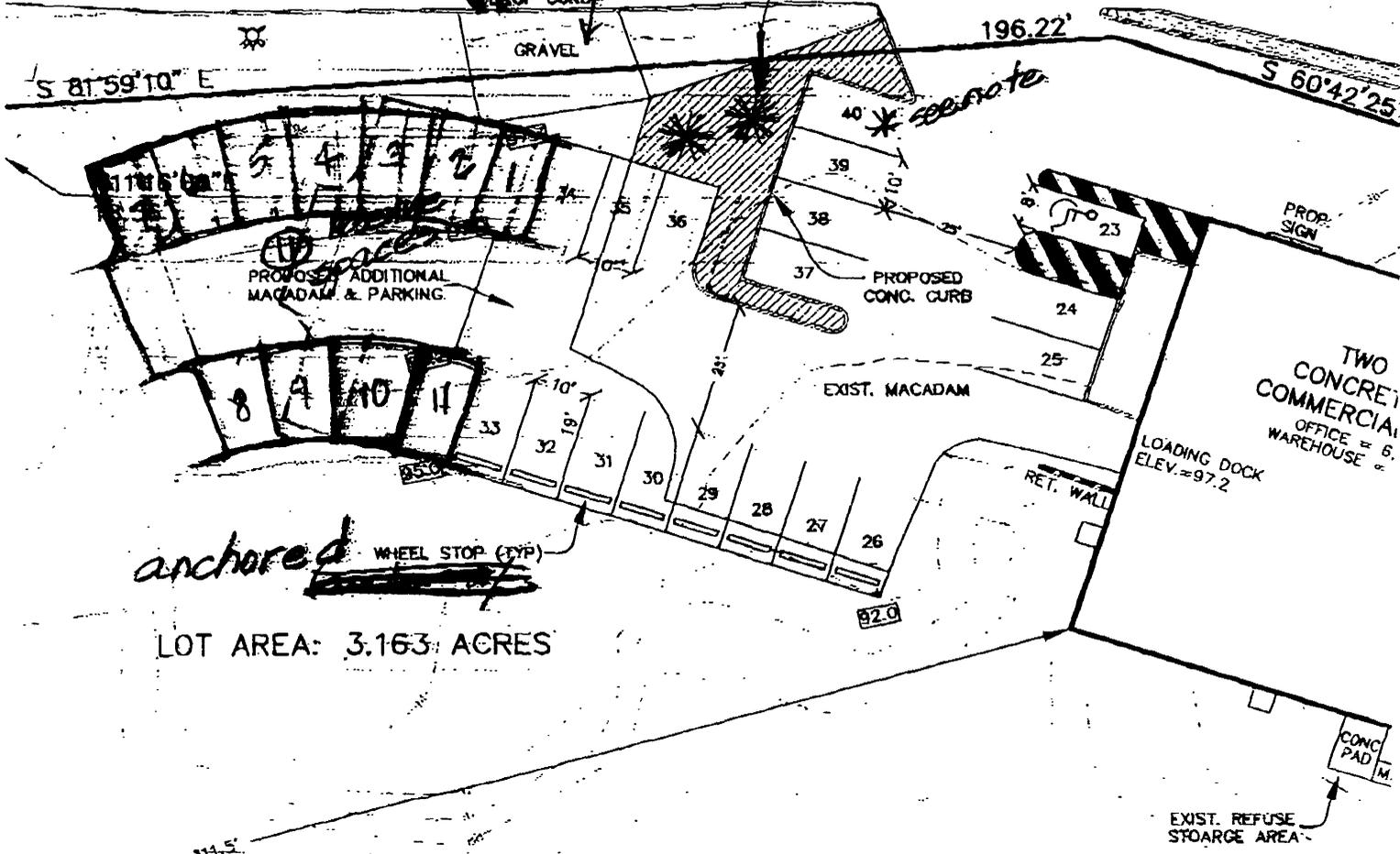
**Received \$ 100.00 for Planning Board Fees, on 12/19/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

Remove drop curb & replace with 5'x5' DOT CURB

MACADAM TO BE REMOVED AND AREA LANDSCAPED



27 Route 210
Stony Point, N.Y. 10980
Tel (845) 942-1330
Fax (845) 942-1165
www.helmercronin.com



HELMER-CRONIN CONSTRUCTION, INC.
GENERAL CONTRACTORS

HZ DEVELOPMENT PARTNERS

(Sloan Building) - 831 Little Britian Road

Cost Estimate

Concrete Curb – 140 LF @ 12.00	=	1,680.00
Asphalt Paving - 200 s.y. @20.00	=	4,000.00
Precast Wheel Stops 8@ 24	=	192.00
Line Stripping	=	500.00
Remove Asphalt & Clean Up	=	<u>600.00</u>
Total Cost Estimate		\$ 6,972.00





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

REGIONAL OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhny@mhepc.com

Writer's e-mail address:

mjc@mhepc.com

RECEIVED

DEC 17 2002

Town of New Windsor City, Dept.

MEMORANDUM

(via fax)

17 December 2002

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: H Z DEVELOPMENT SITE PLAN
PLANNING BOARD APPLICATION NO. 02-32**

Our office performed a field review of the subject site on this date. All work appears complete, with the exception of the following:

1. Remove Drop Curb section to west of entrance and replace with full height curb.
2. Complete removal of abandoned parking areas.
3. Complete backfill of new curbs and landscape
4. Anchor (reset as necessary) wheelstops. Use properly sized anchors.

Based on the above list, it is my recommendation that a bond in the amount of \$ 1500 be established at this time.

Contact me if you have any questions.

REGIONAL OFFICES

- 507 Broad Street • Millard, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

Mason, Myra

From: Mark J. Edsall [mje@mhepc.com]
Sent: Tuesday, December 17, 2002 10:51 AM
To: mmason@town.new-windsor.ny.us
Cc: mje@mhepc.com
Subject: Helmer

Myra,

As per my discussion with Chairman Jim Petro, he agrees with the overlapping parking use for the spaces at the site. This is conditioned on the specific uses involved, wherein the top floor is office and the bottom floor a warehouse for the same company/business. Also, based on the fact that the warehouse use hours of operation are not concurrent with the office use.

Based on the above, the plan must be corrected as follows:

1. A required parking of 51 must be indicated.
2. A provided parking of 40 must be indicated, with an asterisk on the 40 with the following note on the plan.

" * The Planning Board has granted a parking waiver per Section 48-16(A)7 of the zoning code, permitting combined spaces for the office and warehouse uses. If either of the uses are modified in any way or the hours of operation are changed, the applicant and/or property owner shall reappear before the Planning Board for further review, and additional spaces shall be constructed, if required by the Planning Board at that time. Failure to notify the Planning Board of a change, if one occurs, shall be considered a site plan violation of the approval granted with this application."

Corrections

Please forward this note to Helmer so they can revise the plan.

Regarding the cost estimate (total \$6972) it is fine. An inspection fee in the amount of \$140 must be paid to the Town.

Since all other items have been accomplished, I am forwarding (via fax) our final billing for the site plan, so you can close out the approval once you get new plans and confirm the note.

Relative to the C of O, a field review of the site is currently in progress and i will send a memo with the bond amount (if any) to be posted prior to C of O. This will be via a separate memo to Mike B.

Call any questions.

Mark

Mark J. Edsall, P.E., Principal

McGoey, Hauser & Edsall, C.E., P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

MORA

AS OF: 12/17/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 32

FOR WORK DONE PRIOR TO: 12/17/2002

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
2-32	191099	01/16/02	TIME	MJE	WS HELMER SLOAN	88.00	0.40	35.20			
2-32	221491	09/18/02	TIME	MJE	WS HELMER/SLOAN SP	88.00	0.40	35.20			
2-32	223049	10/01/02	TIME	MJF	MC TC/CARRIE HELMER S/P	88.00	0.30	26.40			
2-32	223291	10/02/02	TIME	MJE	WS HELMLR SILL PLAN	88.00	0.40	35.20			
2-32	224382	10/09/02	TIME	MJE	MC HZ HELMER SLOAN SP	88.00	0.70	61.60			
2-32	224414	10/09/02	TIME	MJE	MM HZ Sloan Cond APPI	88.00	0.10	8.80			
								202.40			
2-32	228712	11/20/02			BILL 02 1316					202.40	
										-202.40	
					TASK TOTAL			202.40	0.00	-202.40	0.00
					GRAND TOTAL			202.40	0.00	-202.40	0.00

12/17 Closeout .8

70.40

272.80

419.70



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

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WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
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Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HZ (HELMER) SITE PLAN AMENDMENT
(FORMER SLOAN BUILDING)
PROJECT LOCATION: LITTLE BRITAIN ROAD (NYS ROUTE 300)
SECTION 4 – BLOCK 3 – LOT 7
PROJECT NUMBER: 02-32
DATE: 9 OCTOBER 2002
DESCRIPTION: THE APPLICANT PROPOSES TO EXPAND THE EXISTING NEWSPAPER
DISTRIBUTION/OFFICE OPERATION CURRENTLY ON THE BOTTOM
LEVEL TO BOTH LEVELS. THE APPLICATION WAS REVIEWED ON A
CONCEPT BASIS.

1. The property is located in the PI zoning district of the Town. The proposed use is permitted in the zone. The bulk table requires some corrections, as noted below, but the lot does appear to conform with the zoning with the exception of the pre-existing non-conforming front yard setback.
 - The rear yard required value should be 20'
 - Street Frontage and Development coverage should be added to the table, with required values noted as "N/A".
 - The required building height should be 12"/Ft. to NLL = 26.8'
 - The provided front yard setback should be asterisked with the notation "Pre-existing, Non-Conforming condition".
2. The plan should include a parking calculation to verify compliance. Gross floor areas should be noted for each floor.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.
7. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.

Respectfully Submitted,



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

MJE/st
NW02-32-09Oct02.doc

HZ DEVELOPMENT SITE PLAN (02-32)

Ms. Carrie Helmer appeared before the board for this proposal.

MS. HELMER: Hi, I'm Carrie Helmer from HZ Development. We're going in to expand the west side of the parking lot by I believe four or five parking spaces. We had a couple of workshops with Mark, we added some curbing that he wanted and a couple little things. Times Herald Record is moving into the whole building, all except 500 square feet which we haven't rented yet. Downstairs is their distribution center, which they operate from 1 o'clock in the morning until 6 o'clock in the morning and upstairs is where their offices will be from 9 to 5.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the HZ Development site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: You needed more parking?

MS. HELMER: Yeah, and the signage, the Times Herald Record would like to add some signage on the front of the building which was on the drawings, they're talking about, I just got this today, they're talking about taking the sign that they had in New Windsor in Newburgh and placing it in this building here.

MR. LANDER: On Broadway?

MS. HELMER: Yeah, so they'd like to take the existing sign, I think I had it.

MR. EDSALL: Is that the same size as what's on the plan?

MS. HELMER: No. What did I have on the plan?

MR. EDSALL: Ten by two.

MS. HELMER: It's 3 x 12, the one they want to put on the building, they would like to take the existing one that they have.

MR. EDSALL: It's fine.

MS. HELMER: If that's going to hold me up--

MR. EDSALL: No, it doesn't, it's one-sided anyway.

MS. HELMER: Yeah.

MR. EDSALL: The sign is going to be the freestanding sign, right?

MS. HELMER: The first one is the one that's going on the building.

MR. EDSALL: Well then that one's too big.

MS. HELMER: That's the existing sign that they have now in Newburgh.

MR. BABCOCK: We can handle that as a building permit issue if they need to go to the zoning board.

MR. EDSALL: You don't have to deal with it now.

MS. HELMER: Second one.

MR. PETRO: You understand what he's saying, you might not be able to do that.

MS. HELMER: I have no concern.

MR. BABCOCK: You shouldn't involve that with the site plan.

MR. EDSALL: Probably the quickest way, there's no problem with them leaving these on the plan, but they would just change it with their building application, no big deal.

MR. BABCOCK: Yes.

MS. HELMER: The signage on the street they're not really concerned with that at this time, they don't plan on putting that up for quite some time.

MR. PETRO: Let me try to understand why you're here, first, you're going to increase the use downstairs, you're taking over the whole building which triggered what, the parking?

MR. EDSALL: The only issue we had was complying with the parking and then when we looked at it, the parking lot to the west had no striping and didn't have enough spaces, even if she striped it, so they reoriented it provided curbing that was missing, so it's an extremely minor application, it's an amendment, we're just showing compliance.

MR. LANDER: So all the shaded area is all done?

MS. HELMER: Yes.

MR. ARGENIO: Are you doing anything else with the building?

MS. HELMER: We're going to clean it up, change the windows.

MR. PETRO: Again, you're basically like just adding five parking spots.

MR. EDSALL: Five parking spots and some curbing and cleaning it up.

MR. PETRO: Motion to waive the public hearing?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board waive the public hearing for the Helmer site plan amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: The site plan, you're going to have to put the bond estimate up for your improvements according to Chapter 19 of the Town Code. Motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the HZ site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, you have some minor comments on your sheet.

MR. EDSALL: Yes, I just gave those the Carrie.

MR. PETRO: With that, we can do a final, motion for final approval.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the HZ site plan amendment, subject to Mark's comments being implemented before the plan is signed and the applicant realizes that the signs will have to be handled through the building department, we're not giving permission for signs. Any further comments from the board members or the applicant?

MS. HELMER: No, thank you.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

INTER-OFFICE CORRESPONDENCE

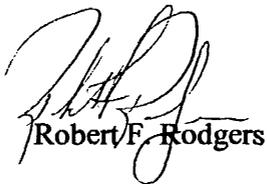
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: H Z Development
DATE: 16 October 2002

Planning Board Reference Number: PB-02-32
Dated: 7 October 2002
Fire Prevention Reference Number: FPS-02-058

A review of the above referenced site plan was conducted on 16 October 2002.

This site plan is acceptable.

Plans Dated: 3 October 2002 Revision 1


Robert F. Rodgers

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#910-2002

10/09/2002

#02-32 Application Fee

H Z Development Partners
27 Route 210
Stony Point, N Y 10980

Received \$ 100.00 for Planning Board Fees on 10/09/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/09/2002

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999

APPLICANT: HZ DEVELOPMENT PARTNERS

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	10/07/2002 MUNICIPAL HIGHWAY	/ /	
ORIG	10/07/2002 MUNICIPAL WATER	/ /	
ORIG	10/07/2002 MUNICIPAL SEWER	/ /	
ORIG	10/07/2002 MUNICIPAL FIRE	/ /	
ORIG	10/07/2002 NYSDOT	/ /	

LEAD AGENCY RL JB (5OK)
1 2

WAVIVE P/H JR JB (5OK)
1 2

NET DEC JR JD (5OK)
1 2

APPROVED JR JB (5OK)
1 2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/09/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999

APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/02/2002	WORK SHOP APPEARANCE	SUBMIT
09/18/2002	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/07/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-32

NAME: HELMER - 831 LITTLE BRITAIN RD - PA2002-0999

APPLICANT: HZ DEVELOPMENT PARTNERS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/07/2002	REC. CK. #002068	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



A handwritten signature, possibly 'J. Helmer', is written above the date '10/7/02'.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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 Regional Office
507 Broad Street
Milford, Pennsylvania 18337
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e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

02-32¹⁻³

TOWN/VILLAGE OF: NEW Windsor P/B APP. NO.: _____
WORK SESSION DATE: 18 Sept 02 PROJECT: NEW OLD _____
REAPPEARANCE AT W/S REQUESTED: not now RESUB. REQ'D: fill
PROJECT NAME: Helmer S/P.
REPRESENTATIVES PRESENT: Steve / Carrie Helmer / _____, THA
MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. Bob.
ENGINEER PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED: PI STND CHECKLIST:
- Sloan Building. DRAINAGE _____
- want top floor as Times Herald head DUMPSTER _____
- need single sheet S/P. - real SCREENING _____
- LIGHTING _____
MJE - MB criteria w- rd. ch. (Streetlights) LANDSCAPING _____
- pkg calc BLACKTOP _____
- ROADWAYS _____
need real S/P based on real survey!



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.
 RICHARD D. McGOEY, P.E. (NY & PA)
 WILLIAM J. HAUSER, P.E. (NY & NJ)
 MARK J. EDSALL, P.E. (NY, NJ & PA)
 JAMES M. FARR, P.E. (NY & PA)

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 (570) 296-2765
 e-mail: mhempa@mhepc.com

Writer's E-mail Address:
 mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 02-32
WORK SESSION DATE: 10-2-02 **PROJECT:** NEW OLD
REAPPEARANCE AT W/S REQUESTED: No **RESUB. REQ'D:** Full App
PROJECT NAME: H2 Helmer SP
REPRESENTATIVES PRESENT: Carric Helmer

MUNICIPAL REPS PRESENT:

BLDG INSP. ENGINEER	<u>X</u>	FIRE INSP. PLANNER	<u>Bob</u>
P/B CHMN	<u> </u>	OTHER	<u> </u>

ITEMS DISCUSSED: _____

APPROVAL BOX: _____

- need to complete plan per S/P checklist
 - add curb partial
 - site sign
 - landscaping
 - paving detail

STND CHECKLIST:

DRAINAGE _____
 DUMPSTER _____
 SCREENING _____
 LIGHTING (Streetlights) _____
 LANDSCAPING _____
 BLACKTOP _____
 ROADWAYS _____

PROJECT TYPE

SITE PLAN
 SPEC PERMIT
 L L CHG.
 SUBDIVISION
 OTHER

PROJECT STATUS:

ZBA Referral: Y N
 Ready For Meeting Y N
 Recommended Mtg Date 10/9/02
 site plan

TOWN OF NEW WINDSOR

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

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ___ Lot Line Change ___ Site Plan Special Permit ___

Tax Map Designation: Sec. 4 Block 3 Lot 7

BUILDING DEPARTMENT REFERRAL NUMBER PA2002 0999

1. Name of Project 831 Little Britain Road

2. Owner of Record HZ Development Partners Phone (845) 567-9300 (Zerilli)
(845) 942-1330 (Helmer)

Address: 27 Route 210 Stony Point, NY 10980
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant _____ Phone _____

Address: 831 Little Britain Road, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Atzl, Svatassa & Zigler, P.C. Phone (845) 634-4094

Address: 234 North Main St. New City, NY 10956
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

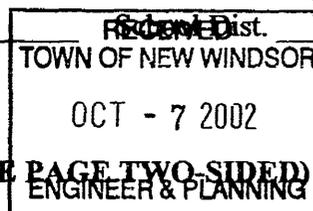
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

William Helmer/Steve Zerilli (845) 942-1330
(Name) (Phone)

7. Project Location: On the south side of Rt 300 & Rt 207 1700 feet
(Direction) (Street) (No.)
east of Union Avenue
(Direction) (Street)

8. Project Data: Acreage 3.16 Zone PI Newburgh Dist.



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.) _____
Expanding Parking Lot

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 _____

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:

 2 DAY OF Oct 2002 . [Signature]

APPLICANT'S SIGNATURE

 [Signature]

NOTARY PUBLIC

 Carrie J. Helmer
Please Print Applicant's Name as Signed

BERNADETTE TOMASSI

*****Notary Public, State of New York*****
No. 01TO488381

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR

Qualified in Rockland County
Commission Expires June 24, 20 03

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 OCT - 7 2002
DATE APPLICATION RECEIVED

APPLICATION NUMBER

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PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR HZ Development Partners	2. PROJECT NAME Section 3 - Block 3 - Lot 7
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 831 Little Britain Rd. New Windsor, NY 12553	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Existing Building - to expand parking lot	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>HZ Development Partners</u> Date: _____	
Signature: _____	

RECEIVED Action is in the Coastal Area, and you are a state agency, complete the TOWN OF NEW WINDSOR Assessment Form before proceeding with this assessment

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TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

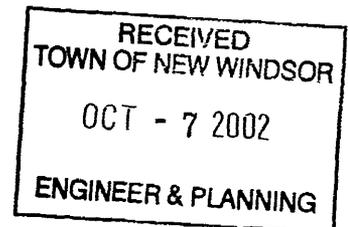
ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress



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PROPOSED IMPROVEMENTS

- 22. ✓ Landscaping
- 23. NA Exterior Lighting
- 24. NA Screening
- 25. NA Access & Egress
- 26. ✓ Parking Areas
- 27. NA Loading Areas
- 28. ✓ Paving Details (Items 25 - 27)
- 29. ✓ Curbing Locations
- 30. ✓ Curbing through section
- 31. NA Catch Basin Locations
- 32. NA Catch Basin Through Section
- 33. NA Storm Drainage
- 34. NA Refuse Storage
- 35. NA Other Outdoor Storage
- 36. NA Water Supply
- 37. NA Sanitary Disposal System
- 38. NA Fire Hydrants
- 39. NA Building Locations
- 40. NA Building Setbacks
- 41. NA Front Building Elevations
- 42. NA Divisions of Occupancy
- 43. ✓ Sign Details
- 44. ✓ Bulk Table Inset
- 45. 137,780 Property Area (Nearest 100 sq. ft.)
- 46. 6,560 Building Coverage (sq. ft.)
- 47. 5% Building Coverage (% of total area)
- 48. 23,950 Pavement Coverage (sq. ft.)
- 49. 17% Pavement Coverage (% of total area)
- 50. 107,270 Open Space (sq. ft.)
- 51. 78% Open Space (% of total area)
- 52. 40 No. of parking spaces proposed
- 53. NA No. of parking spaces required

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS 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:

54. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. _____ A disclosure Statement, in the form set below, must be inscribed on all site plan 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.

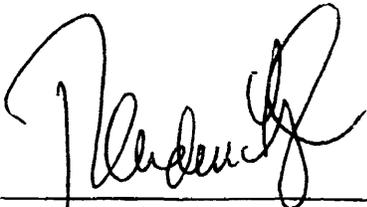
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

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 SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  10-3-02
Licensed Professional Date

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