

**PB# 04-15**

**NW Deli  
(SP & Spec. Permit)**

**4-2-1**

P.B. #04-15 NEW WINDSOR DELI  
(BONURA) SITE PLAN & SPEC. PERMIT

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 12-14-04

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/14/2004	PLANS STAMPED	APPROVED
08/11/2004	P.B. APPEARANCE (PUB HEARING . CHECK LOCATION OF HANDICAP PARKING - NO PUBLIC COMMENT - . ADDRESS MARK'S COMMENTS	ND:CL PH - APP COND
07/15/2004	P.B. APPEARANCE	LA: SCHED PH . SHOW SIDEWALK AND LIGHTING IN AREA OF APARTMENT ENTRANCE ON . PLAN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/12/2004	EAF SUBMITTED	07/12/2004	WITH APPLIC
ORIG	07/12/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/12/2004	LEAD AGENCY DECLARED	07/14/2004	TOOK LA
ORIG	07/12/2004	DECLARATION (POS/NEG)	08/11/2004	NEG DEC
ORIG	07/12/2004	SCHEDULE PUBLIC HEARING	07/14/2004	SCHED PH
ORIG	07/12/2004	PUBLIC HEARING HELD . NO PUBLIC COMMENT	08/11/2004	CLOSED PH
ORIG	07/12/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	07/12/2004	PRELIMINARY APPROVAL	/ /	
ORIG	07/12/2004		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/13/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/12/2002	REC. CK. #5510	PAID		750.00	
07/14/2004	P.B. ATTY. FEE	CHG	35.00		
07/14/2004	P.B. MINUTES	CHG	22.00		
08/11/2004	P.B ATTY. FEE	CHG	35.00		
08/11/2004	P.B. MINUTES	CHG	22.00		
10/06/2004	P.B. ENGINEER	CHG	178.20		
10/14/2004	RET. TO APPLICANT	CHG	457.80		
		TOTAL:	750.00	750.00	0.00

L.R.  
10/14/04

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 15

FOR WORK DONE PRIOR TO: 10/06/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
4-15	258326	07/14/04	TIME	MJE	MC NW DELI(BONURA) S/P	99.00	0.50	49.50					
4-15	258327	07/14/04	TIME	MJE	MC RVW ZONING ISSUES	99.00	0.30	29.70					
								79.20					
4-15	264050	07/30/04			BILL 04-952 8/31/04					-138.60			
										-138.60			
4-15	260862	08/05/04	TIME	MJE	MC BONURA NW DELI S/P	99.00	0.60	59.40					
TASK TOTAL								138.60	0.00	-138.60	0.00		
GRAND TOTAL								138.60	0.00	-138.60	0.00		

*Closed out .4 39.60*  


---

*\$ 170.20*

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

**RECEIPT**  
**#1011-2004**

10/04/2004

Bonura, Joseph

Received \$ 125.00 for Planning Board Fees, on 10/04/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

*PB # 04-15 approval fee*



**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)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK 12553

(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**  
MJE@MHEPC.COM

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** NEW WINDSOR DELI (BONURA) SITE PLAN  
(PROPOSED 10' x 40' ADDITION & CARETAKER APT.)

**PROJECT LOCATION:** NYS RT. 300 & UNION AVENUE (CR #69)  
SECTION 4 - BLOCK 2 - LOT 1

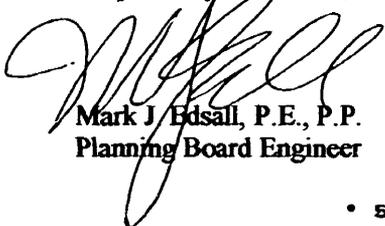
**PROJECT NUMBER:** 04-15

**DATE:** 14 JULY 2004

**DESCRIPTION:** THE APPLICATION PROPOSES A SMALL ADDITION FOR A WALK  
IN COOLER & STORAGE, AS WELL AS A CARETAKER APARTMENT  
ON THE 2<sup>nd</sup> FLOOR. THE PLAN WAS REVIEWED ON A CONCEPT  
BASIS.

1. The property is located in the PI zoning district of the Town. The site is also in the Historic Corridor overlay zone. The retail deli use is a pre-existing non-conforming use in the zone. The caretaker apartment is a special permit in the zone.  
  
Since the retail use is not a listed use, there are no "required" bulk values. The table should be corrected to note "existing" and "proposed" values only. Also, the applicant's engineer should check the retail floor area value used in the parking calculation.
2. The proposed expansion is on the Rt. 300 side of the building and represents approximately a 21% increase in footprint. Per section 300-73 (B)(3) up to a 30% increase would be permitted.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.

Respectfully Submitted,



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

**REGIONAL OFFICES**

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



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)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Writer's e-mail address:  
mje@mhepc.com

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** NEW WINDSOR DELI (BONURA) SITE PLAN  
(PROPOSED 10' x 40' ADDITION & CARETAKER APT.)  
**PROJECT LOCATION:** NYS RT. 300 & UNION AVENUE (CR #69)  
SECTION 4 – BLOCK 2 – LOT 1  
**PROJECT NUMBER:** 04-15  
**DATE:** 11 AUGUST 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES A SMALL ADDITION FOR A WALK IN COOLER & STORAGE, AS WELL AS A CARETAKER APARTMENT ON THE 2<sup>nd</sup> FLOOR. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 JULY 2004 PLANNING BOARD MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the PI zoning district of the Town. The site is also in the Historic Corridor overlay zone. The retail deli use is a pre-existing non-conforming use in the zone. The caretaker apartment is a special permit in the zone. As previously noted, the proposed expansion is on the Rt. 300 side of the building and represents approximately a 21% increase in footprint. Per section 300-73 (B)(3) up to a 30% increase would be permitted

Since the retail use is not a listed use, there are no "required" bulk values. As per my previous direction, the bulk table provides "existing" and "proposed" values only.

2. 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.
3. All previous comments regarding the plan have been addressed on this resubmittal.

Respectfully Submitted,

*Mark Edsall, P.E., P.P.*

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

  
MJE/st NW04-15-11Aug04.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

PUBLIC HEARINGS:

NEW WINDSOR DELI (04-15)

Mr. Joseph Bonura appeared before the board for this proposal.

MR. PETRO: The application proposes small addition for a walk-in cooler and storage as well as caretaker apartment on the second floor. The plan was previously reviewed at the 14 July, 2004 planning board meeting is before the board for a public hearing at this meeting. PI zone, Historic corridor, the deli use is pre-existing, non-conforming use. Caretaker apartment is a special use in this zone and that's the reason for the public hearing.

Mr. Bonura, do you have anything you want to add to the last time you were here which I believe was only a couple weeks ago?

MR. BONURA: We made some changes that the engineer wanted us to do. We changed the bulk table and there was some speed bumps that we thought were a hazard and we took them off the plan. Also we propose a site for a free-standing sign towards the, in the corner of the parking lot there on our property, pylon sign there, we don't have the details of it yet but that would be the location. And I understand we go for a separate building permit for that.

MR. PETRO: That was basically the only changes, the one was requested by our engineer, right, so you just complied?

MR. BONURA: Just complied.

MR. PETRO: Twenty-one percent increase in the footprint and a 30 percent increase is permitted by law so you're well within your rights to ask for the increase in the non-conformance zone. Do any of the

members have any other questions before I open it up to the public?

MR. SCHLESINGER: I have a question, Joe, you just may want to look at your handicapped parking spaces on the plans, I think according to the numbers it works but in practicality without going out with the tape measure and everything I drive by every day and I have friends that drive vans and just looks as if it's going to be hard for them to get in and out of those parking spaces. And I have absolutely no problem relocating those and using those parking spaces for regular customers, I don't know, Jim, you and I were talking about it 200 feet or something?

MR. PETRO: To the front door.

MR. SCHLESINGER: You can put two handicapped parking spaces anywhere else, I just think that those two in the area could just use a little attention.

MR. BONURA: If they don't fit we'll relocate them.

MR. SCHLESINGER: According to the numbers it fits, you understand what I'm saying but you may want to take another look at it.

MR. PETRO: On the 27th day of July, 2004, 25 addressed envelopes containing the public hearing notice were mailed out. If someone is here who'd like to speak for or against or just make a comment on this application be recognized by the Chair, come forward, state your name and address there. Anyone who'd like to speak? Chair says I recognize there's no one here to speak so I'll entertain a motion to close.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the New Windsor Deli site plan on Route 300 and Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'll reopen this application to the board for further comment. We have fire approval on 7/14/2004. Make a motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: 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 Bonura site plan on 300 and Union Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I think he has addressed both of Mark's comments and frankly, I don't think that the planning board has anything left to do with this application. I think Joe from here you're going to get involved with

the building department, whether it's fire escapes, whatever it may need, you're going to talk to Mike so I think you're really done here. You did a good job.

MR. ARGENIO: Make a motion for final approval for New Windsor Deli site plan on Route 300 and Union Avenue.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the New Windsor Deli on the corner of Union Avenue and Route 300. Is there any further comment from board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/11/2004

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 4-15

NAME: NEW WINDSOR DELI (BONURA)

APPLICANT: JOSEPH BONURA

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 07/14/2004	MUNICIPAL FIRE	07/14/2004	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/11/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/12/2004	EAF SUBMITTED	07/12/2004	WITH APPLIC
ORIG	07/12/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/12/2004	LEAD AGENCY DECLARED	07/14/2004	TOOK LA
ORIG	07/12/2004	DECLARATION (POS/NEG)	/ /	
ORIG	07/12/2004	SCHEDULE PUBLIC HEARING	07/14/2004	SCHED PH
ORIG	07/12/2004	PUBLIC HEARING HELD	/ /	
ORIG	07/12/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	07/12/2004	PRELIMINARY APPROVAL	/ /	
ORIG	07/12/2004		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/11/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

07/15/2004 P.B. APPEARANCE LA: SCHED PH  
. SHOW SIDEWALK AND LIGHTING IN AREA OF APARTMENT ENTRANCE ON  
. PLAN



**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 **AUGUST 11, 2004** at 7:30 P.M. on the approval of the proposed Site Plan Special Permit for **NEW WINDSOR DELI (04-15) RT. 300 & UNION AVENUE (BONURA) Proposed cooler and storage addition to existing deli with caretaker's apartment.**

Located at **RT. 300 & UNION AVENUE** (Tax Map #Section **4**, Block **2**, Lot **1**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: **JULY 19, 2004**

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

# TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 07-15-04 PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # 04-15

APPLICANT NAME: NEW WINDSOR DELI (BONURA)

PERSON TO NOTIFY TO PICK UP LIST:

JOSEPH BONURA  
2975 RT. 9W  
NEW WINDSOR, NY 12553

TELEPHONE: 565-3390

TAX MAP NUMBER: SEC. 4 BLOCK 2 LOT 1  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ B LOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: CORNER RT. 300 & UNION AVENUE  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) XXX

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_



NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 4568

TOTAL CHARGES: \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

July 15, 2004

Joseph Bonura  
2975 Route 9W  
New Windsor, NY 12553

Re: 4-2-1 PB#: 04-15

Dear Mr. Bonura:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in black ink that reads "J. Todd Wiley" with a stylized flourish at the end.

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Planning Board

4-2-2  
August Associates, Inc.  
P.O. Box 829  
Wappingers Falls, NY 12590

4-2-3.13  
Cimorelli's Econo Collision Center, Inc.  
514 Temple Hill Road  
New Windsor, NY 12553

4-3-10.4  
Anthony Granuzzo  
D/B/A Gamma Realty  
Lincoln Road  
Putnam Valley, NY 10579

6-1-20.1  
Sebastiano & Adriana Giordano  
606 Union Avenue  
New Windsor, NY 12553

6-1-22.2  
Harry & Dorothy Simpson  
616 Union Avenue  
New Windsor, NY 12553

6-1-25  
Mario & Ruth Ronsini  
630 Union Avenue  
New Windsor, NY 12553

6-1-32  
Juanita & Nicholas Ronsini, Jr.  
546 Temple Hill Road  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

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

4-2-3.11  
Eugene Lois  
P.O. Box 829  
Wappingers Falls, NY 12590

4-2-3.14  
Lt. Col. Susan Fischer  
Mark J Fischer  
3117 Worthington Circle  
Falls Church, VA 22044

6-1-18  
Philip & Madeline Infante  
602 Union Avenue  
New Windsor, NY 12553

6-1-20.2  
Nicholas & Isabelle Scaglione  
608 Union Avenue  
New Windsor, NY 12553

6-1-23 & 6-1-26.4  
Jose Ramirez  
618 Union Avenue  
New Windsor, NY 12553

6-1-26.3  
Olympia Rossi  
52 Balmville Road  
Newburgh, NY 12550

6-1-33  
Rose & Nicholas Ronsini, Sr.  
544 Temple Hill Road  
New Windsor, NY 12553

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

4-2-3.12  
K-C Development Corp.  
520 Temple Hill Road  
New Windsor, NY 12553

4-3-10.12  
Scenic Properties, LLC  
335 Temple Hill Road  
New Windsor, NY 12553

6-1-19  
Randy Davidson  
Maryann Rizzo  
604 Union Avenue  
New Windsor, NY 12553

6-1-21.2  
Eileen McDougall  
614 Union Avenue  
New Windsor, NY 12553

6-1-24.1 & 6-1-24.2  
Wilson & Maricelis Rosa  
626 Union Avenue  
New Windsor, NY 12553

6-1-27  
Americo & Rose Angeloni  
554 Temple Hill Road  
New Windsor, NY 12553

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

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553



P.B. #04-15  
Special Permit

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

**RECEIPT**  
**#720-2004**

07/12/2004

Jet Set Deli Enterprises, Inc.

Received \$ 250.00 for Planning Board Fees, on 07/12/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

P.B. #04-15  
Application fee

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

**RECEIPT**  
**#719-2004**

07/12/2004

Jet Set Deli Enterprises, Inc.

Received \$ 125.00 for Planning Board Fees, on 07/12/2004. 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: 07/12/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/12/2002	REC. CK. #5510	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*Joseph Bonura*  
*1/12/04*

**PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553**

**Appl No:** 4-15

**File Date:**07/12/2004

**SEC-BLK-LOT:**4-2-1-0

**Project Name:**NEW WINDSOR DELI (BONURA)

**Type:**3&4

**Owner's Name:**RICHARD PRESTIPINO

**Phone:**(239) 823-2782

**Address:**14894 CRESENT COVE DR. - FT. MYERS, FL 33906

**Applicant's Name:**JOSEPH BONURA

**Phone:**(845) 565-3390

**Address:**2975 RT. 9W - NEW WINDSOR, NY

**Preparer's Name:**CUOMO ENGINEERING

**Phone:**(845) 567-1177

**Address:**STEWART AIRPORT - NEW WINDSOR, NY

**Proxy/Attny's Name:**JOSEPH RONES

**Phone:**

**Address:**436 ROBINSON AVE - NEWBURGH, NY

**Notify:**JOSEPH BONURA FAX 565-9451

**Phone:**(845) 565-3390

**Location:**UNION AVE & RT. 300

<b>Acreage</b>	<b>Zoned</b>	<b>Prop-Class</b>	<b>Stage</b>	<b>Status</b>
0.000	PI	0		0
<b>Printed-on</b>	<b>Schl-Dist</b>	<b>Sewr-Dist</b>	<b>Fire-Dist</b>	<b>Light-Dist</b>
07/12/2004	NEWB			

**Appl for:**DELI WITH CARETAKER'S APARTMENT

**Addl Municipal Services:**

**Streets:**

**Water:**

**Sewer:**

**Garbage:**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/12/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPLICATION**

FOR PROJECT NUMBER: 4-15  
NAME: NEW WINDSOR DELI (BONURA)  
APPLICANT: JOSEPH BONURA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/12/2004	SITE PLAN APPLIC FEE	CHG	125.00		
07/12/2004	REC. CK. #5509	PAID		125.00	
07/12/2004	SPECIAL PERMIT FEE	CHG	250.00		
07/12/2004	REC. CK. #5508	PAID		250.00	
		TOTAL:	----- 375.00	----- 375.00	----- 0.00

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** James Petro, Planning Board Chairman

**FROM:** John McDonald, Fire Inspector

**SUBJECT:** PB-04-15  
New Windsor Deli

**DATE:** July 13, 2004



Fire Prevention Reference Number: FPS-04-030

The above referenced site plan and special permit plans have been reviewed and found to be acceptable.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

**TO: FIRE INSPECTOR**

**P.B. FILE #04-15      DATE RECEIVED: 07-09-04**

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 07-14-04 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

**NEW WINDSOR DELI**

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

**APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *[Handwritten Signature]*      7/13/04  
Reviewed by      date

# TOWN OF NEW WINDSOR

04-15

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_ Lot Line Change \_\_\_ Site Plan  Special Permit

Tax Map Designation: Sec. 4 Block 2 Lot 1

BUILDING DEPARTMENT PERMIT NUMBER PA - \_\_\_\_\_

1. Name of Project NEW WINDSOR Deli

2. Owner of Record Richard Prestepino Phone 845-565-3390

Address: 14894 Crescent Cove Dr. Fort Myers FL. 33906  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant JOSEPH A. BONURA Phone 239-823-2782

Address: 2975 Rte 9W NEW WINDSOR N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan CUOMO ENGINEERING Phone 845-567-1177

Address: Stewart Intl Airport NEW WINDSOR N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney JOSEPH RONES Phone 845-562-0203

Address 436 ROBINSON AVE NEWBURGH, N.Y. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

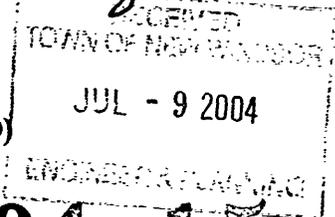
6. Person to be notified to appear at Planning Board meeting:

JOSEPH A. BONURA 845-565-3390 845-565-9451  
(Name) (Phone) (fax)

7. Project Location: On the North side of Rte 207  
(Direction) (Street)

8. Project Data: Acreage 187635F Zone PI School Dist. Newburgh

( PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED )



04-15

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

\*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. Detailed description of Project: (Use, Size, Number of Lots, etc.) Deli

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes  no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no

**IF THIS APPLICATION IS SIGNED 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:

9th DAY OF July 2004  
Cheryl L. Canfield

CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
#01CA6073319

Commission Expires April 22, 2006

NOTARY PUBLIC

[Signature]  
(OWNER'S SIGNATURE)

[Signature]  
(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

\*\*\*\*\*

TOWN USE ONLY  
TOWN OF NEW WINDSOR

JUL - 9 2004

04-15

DATE APPLICATION RECEIVED

APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
**TOWN OF NEW WINDSOR PLANNING BOARD**

Richard Prestipino, deposes and says that he resides  
(OWNER)  
at 14897 Crescent Cove Dr., Fort Myers in the County of Lee  
(OWNER'S ADDRESS)  
and State of Florida and that he is the owner of property tax map

(Sec. 4 Block 2 Lot 1)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:

Joseph A. Bonura  
(Agent Name & Address)  
2975 Pte 9w New Windsor Ny 12553  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\* Richard Prestipino  
Owner's Signature (MUST BE NOTARIZED)

9th DAY OF July 2004)

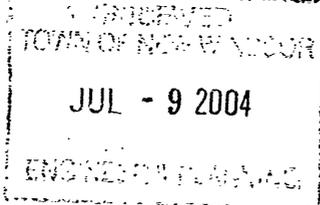
Joseph Bonura  
Agent's Signature (If Applicable)

Cheryl L. Canfield  
CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
#01CA6073319  
Commission Expires April 22, 2006  
NOTARY PUBLIC

Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**



04-15

PROJECT I.D. NUMBER

617.21

Appendix C

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

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

1. APPLICANT /SPONSOR <i>Joseph A. BONURA</i>	2. PROJECT NAME <i>NEW WINDSOR Deli</i>
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Intersection of Rte 207 &amp; Temple Hill Road</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>addition of 10'x40' for walk-in cooler + storage on South Side of Deli addition of exterior exit (steps) from 2nd Floor on North Side of Deli applicant for Special Permit for Cantilever Apt on 2nd Floor</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>570 S.F.</i> acres    Ultimately <i>570 S.F.</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
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 <i>Health Dept</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Joseph A. BONURA</i>	Date: <i>7/9/04</i>
Signature: <i>Joseph A. Bonura</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

JUL - 9 2004

OVER

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04-15

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

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.  
 Yes     No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?** 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:

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

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

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:

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

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

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

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**  
 Yes     No    If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_ Name of Lead Agency

\_\_\_\_\_ Title of Responsible Officer

\_\_\_\_\_ Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_ Signature of Preparer (If different from responsible officer)

\_\_\_\_\_ Signature of Responsible Officer in Lead Agency

\_\_\_\_\_ Date

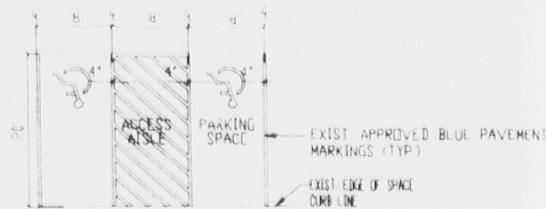
EXIST. HANDICAPPED PARKING SIGN WHITE LETTERING W/ BLUE BACK-GROUND



NOTE: HANDICAPPED PARKING SIGN AFFIXED TO WEST BUILDING

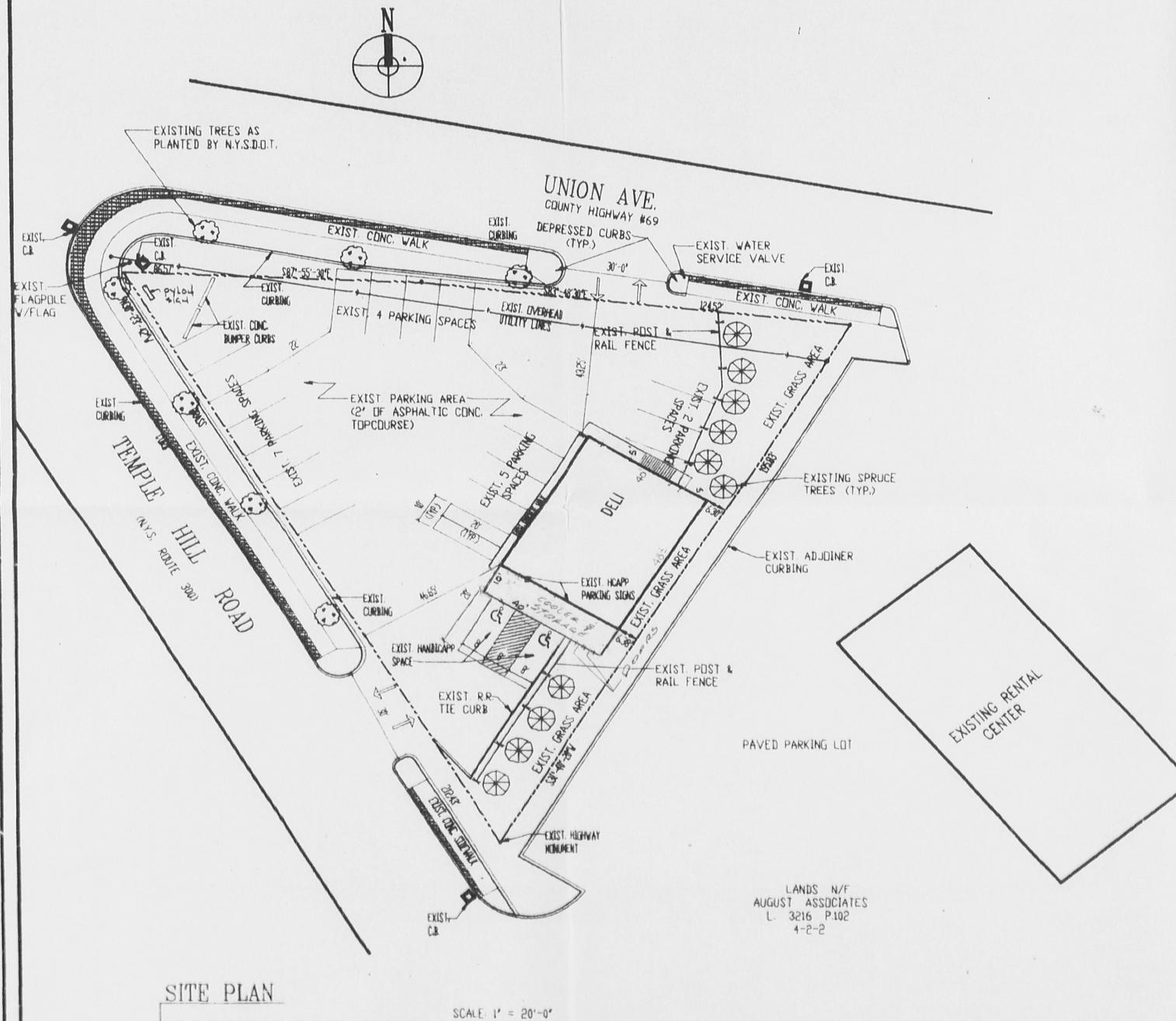
EXISTING CONCRETE SIDEWALK

HANDICAP SIGN DETAIL  
NO SCALE



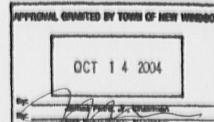
HANDICAPPED SPACE DETAIL

SCALE: 1"=10'

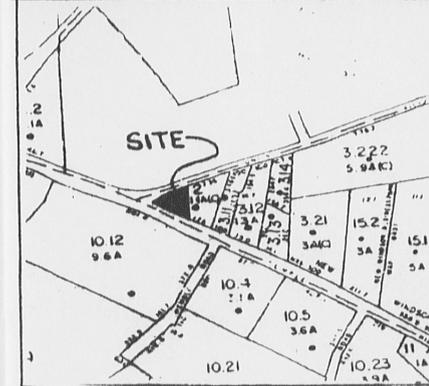


SITE PLAN

SCALE: 1" = 20'-0"



APPROVAL BOX



LOCATION MAP

NOTE: THIS PLAN IS COPYRIGHTED. UNAUTHORIZED ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	ISSUANCE	#
DATE	REVISIONS	#

ZONING REQUIREMENTS

DISTRICT PLANNED INDUSTRIAL USE ALLOWED BY VARIANCE SECTION 4, BLOCK 2, LOT 1

ITEM	PROPOSED	EXISTING	NOTES
LOT AREA	NO CHANGE	18,763 SF	
LOT WIDTH	NO CHANGE	150'	NOTE #2
FRONT YARD	43.25' / 36.65'	43.25' / 46.65'	NOTE #3
SIDE YARD	NO CHANGE	N/A	NOTE #4
REAR YARD	NO CHANGE	6.30'	NOTE #5
MAX. BLDG. HGT.	NO CHANGE	24'	NOTE #6
FLOOR AREA RATIO	.12	.01	NOTE #6

ZONING NOTES

- CONSIDERATION UNDER NEIGHBORHOOD COMMERCIAL IS BEING REQUESTED
- LOT WIDTH IS BEING MEASURED ACROSS FRONT OF BUILDING LINE
- THERE ARE TWO FRONT YARDS ON THIS SITE AS THIS IS A CORNER LOT
- THERE ARE NO SIDE YARDS ON THIS LOT
- REAR YARD IS 6.30' THIS IS A PRE-EXISTING CONDITION
- FLOOR AREA RATIO IS .01 THIS IS A PRE-EXISTING CONDITION
- VARIANCE GRANTED 10-23-83, FOR FRONT YARD & 76SQFT SIGN VARIANCE
- 2 PARKING SPACES FOR CARE TAKER

PARKING REQUIREMENTS

NOTE: SITE IS PRESENTLY ZONED PLANNED INDUSTRIAL IS REQUESTING CONSIDERATION UNDER NEIGHBORHOOD COMMERCIAL.

PARKING REQUIRED:

CARE TAKER = 2 SPACES  
PARKING SPACES

DELI - ONE PARKING SPACE  
FOR EACH 200 SQ. FT. FLOOR AREA  
2,920 SQ. FT. / 200 = 14.6 SPACES

TOTAL PARKING SPACES REQUIRED = 14 SPACES

PARKING PROVIDED:

TOTAL PARKING SPACES PROVIDED = 16 SPACES INCLUDING 2 HANDICAPP SPACES

NOTE: ALL PARKING SPACES ARE EXISTING AS SHOWN ON PLAN

GENERAL INFORMATION

OWNER OF RECORD Joseph Bonura 20 South Lake Newburgh, NY 12550	APPLICANT Joseph Bonura 20 South Lake Newburgh, NY 12550
---	---

SURVEY INFORMATION BY:

BOUNDARY SURVEY COMPLETED ON MARCH 8, 1993 BY:  
CHUMARD & MC EVILLY  
4 FAIRLAWN AVE.  
MIDDLETOWN NY

ROSENBLUM AIA  
 MARSHALL ROSENBLUM, A.I.A. ARCHITECT  
 3211 ROUTE 9W  
 NEW WINDSOR, NY 12553  
 PROJECT TITLE: MR. JOE BONURA  
 NEW WINDSOR DELI  
 SHEET TITLE: ADMENDED SITE PLAN, NOTES & DETAILS

DATE: 7-19-04  
DRAWN BY: D.D.  
CHECKED BY: P.V.C.

SCALE: AS NOTED  
PROJECT NO.: 95070

SP-1