

**PB# 01-21**

**N. Plank Devel.  
(SP)**

**32-2-86**

Approved 8-22-01



**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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(845) 667-3100  
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507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@mhepc.com

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

**MEMORANDUM**

(via fax)

30 January 2002

**TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR**

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

**SUBJECT: NORTH PLANK DYMT SITE PLAN  
REVIEW FOR SITE COMPLETION STATUS - 1/29/02  
PLANNING BOARD FILE NO. 01-21**

On 29 January 2002 I visited the subject site in connection with an upcoming request for a certificate of occupancy. At the time of my visit, numerous non-complete items were identified. The following issues were noted:

- Top course pavement not installed
- Final striping for all parking spaces must be installed after paving
- Handicapped parking spaces must be striped and signs installed
- Concern regarding backfill (burial) of sewer line (see below)
- Fill placement over property line (onto Thruway lands)
- Landscaping not installed to right of entrance and on west end of site
- Soil areas of site have not been landscape seeded (see stabilization concern below)
- Both (2) light poles and fixtures have not been installed for parking lot
- Utility pole guy wire set into paved parking area in front

Relative to the issuance of a C of O, I believe some work is needed before this can be considered. Once these items are done, I can review the site status at that time to determine the value for a completion bond. Note the following items that should be addressed prior to a C of O:

- Handicapped parking signs should be installed
- Soil stabilization should be installed. (see below)
- Sewer manholes should be uncovered (if needed)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/25/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

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

FOR PROJECT NUMBER: 1-21  
NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/22/2001	PLANS STAMPED	APPROVED
02/28/2001	P.B. APPEARANCE	ND:CLOSE PH APPR CON . CORRECT BULK TABLES - NO ONE PRESENT FOR PUBLIC HEARING - . ADDRESS #3 OF MARK'S COMMENTS - NEED D.O.T. APPROVAL - ONE . HANDICAP SPACE TO BE REVERTED BACK TO REGULAR PARKING . APPROVED COND.
01/24/2001	P.B. APPEARANCE	LA:SCH PH . ORDERED PUBLIC HEARING LIST - PLAN NEEDS D.O.T. REVIEW - . MARK TO SEND LETTER TO D.O.T.
01/17/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/22/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-21  
NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/21/2001	2% OF COST EST. \$18,530.0	CHG	370.60		
08/22/2001	REC. CK. #1716	PAID		370.60	
		TOTAL:	370.60	370.60	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/22/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**ESCROW**

FOR PROJECT NUMBER: 1-21  
NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/18/2001	REC. CK. 1573	PAID		750.00	
01/24/2001	P.B. ATTY. FEE	CHG	35.00		
01/24/2001	P.B. MINUTES	CHG	22.50		
02/28/2001	P.B. ATTY. FEE	CHG	35.00		
02/28/2001	P.B. MINUTES	CHG	31.50		
08/21/2001	P.B. ENGINEER FEE	CHG	238.00		
08/22/2001	RET. TO APPLICANT	CHG	388.00		
		TOTAL:	750.00	750.00	0.00

8/22/01  
L.R.

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

April 23, 2001

Chairman James R. Petro, Jr. and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Office/Retail Building For North Plank Development Company, L.L.C.  
NYS Route 207, Town of New Windsor

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Office/Retail Building For North Plank Development Company, L.L.C. Our estimate is as follows:

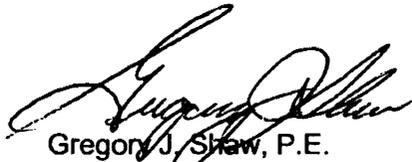
## CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	770 S.Y.	\$ 10	\$ 7,700
Pavement Markings	250 L.F.	\$ .40	\$ 100
Concrete Curbing	365 L.F.	\$ 10	\$ 3,650
Handicap Sign/Striping	1	\$ 125	\$ 125
Concrete Sidewalk	60 S.Y.	\$ 35	\$ 2,100
Wheelstops	2	\$ 15	\$ 30
Poles With Single Luminaire	2	\$ 900	\$ 1,800
Wall Paks	2	\$ 300	\$ 600
Flagpole	1	\$ 500	\$ 500
Trees	10	\$ 125	\$ 1,250
Shrubs	27	\$ 25	\$ 675
<b>Total</b>			<b>\$ 18,530</b>

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$370.60.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: John J. Lease III, North Plank Development Company, L.L.C.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/22/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-21

NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/21/2001	2% OF COST EST. \$18,530.0	CHG	370.60		
		TOTAL:	370.60	0.00	370.60

Due:  
Town of New Windsor

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/22/2001

PAGE

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-21

NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-I
05/01/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
05/01/2001	REC CK. #2217	PAID		100.00	
		TOTAL:	100.00	100.00	0.

*amt paid*  
*5/1/01*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/22/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-21

NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/18/2001	REC. CK. 1573	PAID		750.00	
01/24/2001	P.B. ATTY. FEE	CHG	35.00		
01/24/2001	P.B. MINUTES	CHG	22.50		
02/28/2001	P.B. ATTY. FEE	CHG	35.00		
02/28/2001	P.B. MINUTES	CHG	31.50		
08/21/2001	P.B. ENGINEER FEE	CHG	238.00		
		TOTAL:	362.00	750.00	-388.00

*To be returned  
to applicant*



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.

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

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B #           

WORK SESSION DATE: 5 Sept 01 APPLICANT RESUB. REQUIRED: Final Plans.

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: North Plank (change before final stamp)

PROJECT STATUS: NEW        OLD X

REPRESENTATIVE PRESENT: Greg Gharr

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

MJE

- ITEMS TO BE ADDRESSED ON RESUBMITTAL:
- ck if 6' fill on back over SD 20 & is problem.
  - reloc 2 pty poles to rear
  - add 6 add'l pty -
  - rear must be paved or P/R D/T
  - discuss @ end of agenda

CLOSING STATUS

       Set for agenda  
       possible agenda item  
X Discussion item for agenda  
       ZBA referral on agenda

MJE  
201  
GS

pbwsform 10MJE98

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

**RECEIPT  
#400-2001**

05/02/2001

01-21 *Approval Fee*  
North Plank Development Co, LLC

Received \$ 100.00 for Planning Board Fees, on 05/02/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PEPM-42p (8/93)

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION  
HIGHWAY WORK PERMIT

Permit Fee: \$ 550.00  
Insurance Fee: \$ 175.00  
Total Received: \$ 725.00  
Check or M.O. No.: 2698 & 2699

Permit No.: 8-01-0490  
Project Identification No.: 05/31/2002  
Expiration Date:  
SH No.: 1000.00  
Deposit Rec. for \$ 1637  
Check or M.O. No.: 07/18/2001  
Dated: 10000.00

NA

\*Permittee: NORTH PLANK DEVELOPMENT CO., LLC  
5020 ROUTE 9W  
NEWBURGH, NY 12250  
att: JOHN LEASE 565-2800

Estimated Cost of Work Performed in the State Right-of-Way \$

Chargeable to Bond No.: (\$ 0.00)  
or Undertaking on File: NA

Billing Address: (Complete if different from above)

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:  
CONSTRUCTION OF A NEW 25 FOOT WIDE HIGHWAY ENTRANCE ONTO NYS ROUTE 207.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. ANYONE WORKING IN THE STATE HIGHWAY RIGHT-OF-WAY IS REQUIRED TO WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND HARD HAT.

County - ORANGE

Municipality - NEW WINDSOR

Route # - 207

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: POUGHKEEPSIE, N.Y.  
Date Signed: 08/03/2001

Commissioner of Transportation

W.D. FITZPATRICK  
By: *W.D. Fitzpatrick*

**IMPORTANT**

**THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION.**

**BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY THE RESIDENT ENGINEER,**

TERRY TOBIN  
(914)562-4020

112 DICKSON STREET  
NEWBURGH, NEW YORK 12550

**UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED, SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.**

Work authorized by this permit has been completed. Refund of deposit or return/release of bond is requested.

\_\_\_\_\_  
DATE PERMITTEE AUTHORIZED AGENT (If Any)

Work authorized by this permit has been satisfactorily completed and is accepted. Reverse side of this form must be completed.

- Refund of Deposit is authorized
- Return of Bond is authorized
- Amount charged against Bond may be released
- Retain Bond for future permits
- Other

\_\_\_\_\_  
DATE RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

- Permit closed
- Bond returned/released
- Refund of Guarantee Deposit on this permit is authorized
- Other

\_\_\_\_\_  
DATE REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

\* Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.



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□ **Regional Office**  
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e-mail: mhpsa@ptd.net

**MEMORANDUM**

(via fax)

21 August 2001

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

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

**SUBJECT: NORTH PLANK DVMT SITE PLAN  
NWPB APP. NO. 01-21**

I have reviewed the revised site plan from Greg Shaw for the subject project. The plan appears to have all corrections requested and is in compliance with the conditional approval from the Board.

The cost estimate submitted, with an amount of \$18,530 is acceptable.

*pd \$370.60 Inspect fee*  
*pd 100.00 Approval*

It is my recommendation that the plan be stamped approved.

Attached is our time printout for the project.

Call if you have any questions.

AS OF: 08/21/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 55

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1-21

FOR WORK DONE PRIOR TO: 08/21/2001

TASK NO	REQ	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
1-21	17555	01/17/01	TIME	MJE	WS NORTH PLANK DVMT	85.00	0.40	34.00			
1-21	17699	01/23/01	TIME	MJE	MC NORTH PLANK S/P	85.00	0.50	42.50			
1-21	17427	02/28/01	TIME	MJE	MM COND S/P APP	85.00	0.10	8.50			
1-21	17449	02/28/01	TIME	MJE	MC TC/LM NYSDDI	85.00	0.20	17.00			
1-21	174576	02/28/01	TIME	MJE	MC TC/MYRA REV APP	85.00	0.30	25.50			
1-21	174528	02/28/01	TIME	MJE	MC NORTH PLANK S/P	85.00	0.50	42.50			
								170.00			
1-21	173256	02/23/01			BILL 01-212						-76.50
1-21	176711	02/28/01			BILL 01-340 3/27/01						-119.00
											195.50
1-21	176555	03/01/01	TIME	MJE	MC TC/PLASS NYSDDI	85.00	0.30	25.50			
1-21	191558	08/21/01	TIME	MJE	MC N Plank closeout	85.00	0.50	42.50			
					TASK TOTAL			238.00	0.00	-195.50	42.50
					GRAND TOTAL			238.00	0.00	-195.50	42.50

PUBLIC HEARINGS:NORTH PLANK DEVELOPMENT SITE PLAN AND SPECIAL PERMIT  
(01-21)

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

MR. PETRO: Construction of 2,100 square foot office retail building with caretaker's apartment. We have previously reviewed this at the 24 January, 2001 planning board meeting and this is a public hearing. The board will review this first and then will open it up to the public. Before we start, I want to just state for the minutes that I don't have any interest in this particular site or this application, even though one of my business partners does own it. But I have no interest. Okay, Mr. Shaw.

MR. SHAW: Thank you. For the record, I'm representing North Plank Development Company LLC tonight regarding their proposal for a 1.07 acre parcel of land located on the south side of New York State Route 207. The project is immediately opposite Silver Stream Road. It's in the NC neighborhood commercial zone and what we're proposing to construct is a 2,100 square foot building on the first floor which would contain either offices or retail space, dependent upon what the market would allow and on the second story would be the living quarters for the owner/caretaker. That's the purpose of this public hearing tonight because we need a special permit for the caretaker's quarters. As I said, the site is just a little over an acre, according to your zoning ordinance, we're required to provide 16 parking spaces and we have provided the 16 parking spaces. The site plan that has been submitted before the board shows the access to parking spaces. With respect to water and sewer, there will be a one inch water service coming in from 207 running through the property maybe about 30 feet off the rear of the building is a 30 inch sanitary sewer main of Sewer district 20, we'll be tying into that sanitary sewer line and with respect to storm drainage, this site is quite unique because of the fact that it's rather small. There are no catch basins. Everything will be

drained over land to the rear of the property and will flow via sheet flow into Silver Stream which runs parallel to the sanitary sewer main. The site plans that have been on review include not only the grading, but also the landscaping and the site lighting and other measure that board feels is appropriate. So, with that, that's a brief overview. I'd answer any questions you may have or anyone here who's for the public hearing for the special permit.

MR. PETRO: What was the couple comments on the handicapped parking?

MR. SHAW: Just one comment what Mark said the law requires one handicapped space, probably more appropriate to take the second handicapped space and make this a conventional parking space to make one more space open for anybody who'd be going into the new building as opposed to reserving one.

MR. PETRO: Mark, let's go over the letter from DOT a little bit, try to clarify that.

MR. EDSALL: We received a fax back from the Department of Transportation. I had sent them a letter with a copy of the plan on January 25, they faxed back a note on February 22 and they have no objection in concept to the plan, as far as I can understand, and then they gave a copy of a whole slew of details that are apparently necessary to get approval, but I would presume that to mean what's necessary to get a DOT highway work permit. Now, Jim Plass (phonetic), who is the engineer who replaced Bill Elgie over at the Newburgh permitting office, I called him to ask if he's going to handle this the same way that Don Greene and Bill had in the past, where they respond, say they have no objection which gives you the green light to go ahead and do your thing, grant the approvals, if you see fit and then just says but a highway work permit will be required so they go the permit after they get approval. He didn't call me back this week but I'm understanding this letter to be just that.

MR. PETRO: We're going to proceed that way because I read it and that's how I looked at it, we're going to

proceed with getting far enough to do an approval being you can handle it, they'd be proceeding at their own risk, they have to get a highway work permit with DOT.

MR. EDSALL: I'm just going to try to coordinate in general with Jim because I'd like to have the same understanding we had in the past, we had had problems we when didn't communicate and this application will probably go ahead and coordinate.

MR. PETRO: That's the way we're going to proceed.

MR. LANDER: Does this have to go to Poughkeepsie or just local determination?

MR. EDSALL: Well, we've always handled it, any letters for SEQRA coordination go to Poughkeepsie, any permit applications for a, just a single curb cut I send right to Newburgh, they make a determination if they can handle the permit or their comment or for safety reasons, it goes to the Safety Division in Poughkeepsie. Larger projects, like Hannaford's automatically go up to Poughkeepsie, but the decision where it goes, they have been handling that in Newburgh, that's why I want to talk to Jim to find out if he wants to handle it the same way, the fact that it responded and came from him rather than Poughkeepsie, they'll probably handle it the same way.

MR. LANDER: Suppose it goes to Poughkeepsie and it gets denied?

MR. EDSALL: They can't get a building permit until they get a highway work permit, in extreme cases, theoretically, you can approve it and it could be subject to getting a highway work permit.

MR. PETRO: Almost die for lack of a second.

MR. EDSALL: They have to come back for a revision, people have come back and said I have to move the driveway, but normally, since we have been doing this where we send and get a response back, I have seen very few cases where the Newburgh office once they have okayed it and just said a permit will be required, I

haven't seen many of them have a problem.

MR. BABCOCK: I don't think that they can tell this applicant they cannot have access, I think they can tell him how, so that's going to be up to them to work with DOT to figure out how to get the access. I'm sure they have to give it to them.

MR. EDSALL: Usually, the location, once they send back the comment sheets and it says no objection, usually, the location they have agreed to, usually it's the details.

MR. LANDER: Whether they can make a left-hand turn.

MR. EDSALL: Sometimes, sometimes change the radius on the curb cut.

MR. PETRO: Plan bulk table requires some corrections. Greg?

MR. SHAW: Mark just wanted some additional information, I believe, on that regarding--

MR. EDSALL: Bulk table.

MR. SHAW: Yeah, he wants the developmental coverage added to the drawing and floor area ratio, just those two items to be added to the table. He said basically, the table was correct, just wanted those two items incorporated.

MR. PETRO: Okay, at this time, I'm going to open it up to the public. This is a public hearing. On February 2, 2001, 31 addressed envelopes went out containing the attached notice of public hearing. If anyone is here that would like to speak on behalf of the application? Is anybody here that would like to speak? Let the minutes show that no one is here. I'll entertain a motion to close the public hearing.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the North Plank Development Company Site Plan on New York State 207. Is there any further comments? If not, roll call.

ROLL CALL

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

MR. PETRO: The old curb cut there, Mark, why don't you go over that for a second.

MR. EDSALL: For consistency on the final plan, you show on the plan curb cut to remain and last month's meeting you said that you were going to eliminate that.

MR. SHAW: Correct, seeing we're down to so few items, that's the handicapped parking space, two items on the bulk table and the third item was the fact that we were going to designate that the existing curb cut was going to be removed, I thought they were rather small, rather than change the drawings and getting to the time line problem with drawings available for inspection, I let these drawings stay for inspection of the public hearing. I just thought those are three loose ends we can make a contingency of approval.

MR. EDSALL: Definitely eliminating is the point.

MR. SHAW: Absolutely.

MR. PETRO: We have highway approval, no, we have, I'm sorry, we have fire approval on 1/19/01. Can I have a motion for negative dec?

MR. LANDER: 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 North Plank Development site plan on 207. Is there any further comments? If not, roll call.

ROLL CALL

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

MR. SHAW: Any of the storage would be done on the inside, there's no dumpster provided.

MR. PETRO: Report back once a year and tell us that the cans are in good shape.

MR. SHAW: Yes, if that's a condition of approval.

MR. PETRO: You'll say yes to anything.

MR. LANDER: We were just discussing whether they had a flag pole here, would the applicant wish to put a flag pole in?

MR. PETRO: But not necessarily a condition of the planning board approval.

MR. LANDER: Right, it's not a condition.

MR. RICHARD LEASE: I was thinking about that last night, I have the roof where it's probably a nice feature, sure.

MR. PETRO: Anybody disagree with that because it's kind of close to the highway, we don't know how that's going to look.

MR. SHAW: Flag pole with a flag?

MR. PETRO: With a flag. All right, gentlemen, we have seen this a couple times, nobody's here, we have a couple subjects-to's which I can read in.

MR. LANDER: I'll make a motion for final approval.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the North Plank Development site plan for special permit on Route 207, subject to elimination of the old curb cut on the plan, bulk table required some corrections, Greg had read them in himself earlier two of those and obviously, number 3, getting the applicant obtaining a DOT approval.

MR. SHAW: Jim, also that one handicapped space be converted back for customer use.

MR. PETRO: Okay, once that's done, the plans will be stamped and a building permit issued.

ROLL CALL

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

NORTH PLANK DEVELOPMENT

MR. BABCOCK: I had a request from North Plank Development, that's the one right on the entrance to the Thruway, just approved a site plan there, what they'd like to do is they've got some DOT issues, work permits and whatever that they haven't received yet, get their plan stamped, they sent the fees in, I understand today working with Mark to get that stuff and asking me for a foundation permit. I told them the only way I can do that, they don't have a stamped plan, they're waiting for things to get done.

MR. LANDER: Waiting for DOT.

MR. BABCOCK: At their own risk, I have explained that to them.

MR. ARGENIO: Standard verbiage.

MR. BABCOCK: They're asking me that, I told them the only way they can do that is if the planning board authorizes me to do that. We're all in favor. I have no objection and it's just up to the board. I want some direction so I don't have a problem.

MR. ARGENIO: Yes at their own risk.

MR. BRESNAN: Yes.

MR. KARNAVEZOS: Yes.

MR. LANDER: At their own risk.

MR. PETRO: I agree.

MR. BABCOCK: Thank you.

MR. PETRO: Motion to adjourn.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

April 25, 1901

23

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

Respectfully Submitted By:



Frances Roth  
Stenographer

4/27/01

NORTH PLANK DEVELOPMENT SITE PLAN & SPECIAL PERMIT  
(01-21)

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

MR. PETRO: This is for construction of 2,100 square foot office retail building with caretakers apartment and once again, for the minutes, I want to state that I am a partner of North Plank Development, although I have no interest in this site whatsoever. Mr. Shaw?

MR. SHAW: Thank you. This parcel is a 1.17 acre parcel located on Route 207 opposite Silver Stream Road. Maybe it's better located as is situated between the New York State Thruway and the medical office building was to be to the west. It's in an NC zone, it's rather odd shaped, it's a long triangle and what we're proposing to construct on it is a new 2,100 square foot office building or a retail building, whatever the market would dictate, and on top of that would be a caretaker's, excuse me, a caretaker's apartment and in accordance with your zoning. We're here tonight for site plan approval and also for a special permit for the caretaker's apartment. According to your zoning ordinance, we're required to provide a total of 14 spaces for the retail/office portion and two spaces for the caretaker's apartment and the site plan represents a total of 16 parking spaces. We'll need approval from the New York State DOT for the curb cut entrance onto 207. I spoke to Don Greene a couple times about that last time, he said in his review with the State that he would give us a choice to either combine the curb cuts that straddle the westerly property line or for us to construct our curb cut as indicated and to block off the curb cut that's on our property, which the adjacent owner uses and that's our preference. We'd be hard pressed to get in the number of parking spaces if we had a shared entrance, that would only further reduce the size of the building. One other thing I'd like to bring to the board's attention is that there's a 30 foot wide sanitary sewer easement in the rear of the building which has a 30 inch sanitary line that's Sewer District 20, we'll be tapping into the rear of that and I spoke

to Mr. Agito about the procedure for doing that. So that's a quick overview of the project. Again, the site plan, the landscaping, the lighting is all before you, it's relatively simple, and I would answer any questions you may have.

MR. PETRO: The two handicapped spots, Mark, you mentioned one should be put back to conventional but he already has 14 required, so he would have 16, that's with the two spaces, he still has the required amount if you left him alone, doesn't matter one way or the other, does it?

MR. EDSALL: Only my opinion has been that if you have an excess number of handicapped spaces, they tend to be unused and then abused. So I'm just suggesting you consider having only one.

MR. SHAW: We can do that, that's very easy.

MR. EDSALL: On the other hand, if they get a medical facility use, they feel they'd really rather have two, either way they build it, it's fine.

MR. LANDER: I tend to agree with the State on this, if you combine the entrances, it would be really good, another curb cut there we don't need to know, you're entitled to one.

MR. SHAW: What we're proposing is to construct it as shown and eliminate the curb cut that's along the westerly property line. According to Mr. Greene and he looked at it, I believe there's three curb cuts which simultaneously serve the restaurant on the corner, the health facility and he says you don't need all three, so they'd still have two if we eliminated the common one.

MR. LANDER: You're going to eliminate one?

MR. SHAW: Correct.

MR. LANDER: It's really going to be difficult to get out of there 4:30, 5 o'clock, you can never make a left.

MR. ARGENIO: I think you're right.

MR. PETRO: You have to go to DOT, if they turn it down or you can't do it or restrict it.

MR. SHAW: They have to give you access but they may restrict it.

MR. PETRO: Then if the applicant doesn't want to do it that way, they're restricting, you can revise another plan so we can review it at this point and see how you make out.

MR. LANDER: Flag pole is where, Mr. Shaw, is there a flag pole?

MR. SHAW: Not really.

MR. LANDER: Are you going to, I'm not going to say you're going to need one, but it would be nice.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the North Plan Development site plan on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNSN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Where is all the water going, the surface water here?

MR. SHAW: Surface water is going to be flowing over land into the Silver Stream which runs through the middle of the property. The grades work out very nicely and we don't have to put storm drainage system, not catch basins and piping because it's a relatively small parking area, only 16 spots, we're going to create some macadam valleys to swale the water away as opposed to putting in any storm drainage.

MR. PETRO: Fire approval on 1/19/01.

MR. LANDER: Only reason I ask we don't want to be dumping it on the medical building next door.

MR. SHAW: No, it's not, not at all.

MR. LANDER: Are you going to have curbs all the way around except to the rear?

MR. SHAW: We're going to have curbs starting, if you can follow me please along the front, the entrance along the side and it will terminate here so this will be sheet flow into the creek and this will be sheet flow through the easterly side of the parking.

MR. LANDER: Is there a landscape plan here?

MR. SHAW: Yes, there is.

MR. PETRO: And lighting plan, too. We're going to schedule a public hearing because of the mandatory, it's mandatory because of the special use permit, so if I can have a motion to schedule a public hearing.

MR. KARNAVEZOS: Make it.

MR. BRESNAN: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board schedule a public hearing for the North Plank Development site plan.

ROLL CALL

MR. ARGENIO                      AYE

MR. BRESNSN AYE  
MR. KARNAVEZOS AYE  
MR. LANDER AYE  
MR. PETRO AYE

MR. PETRO: Greg, just one more time I want to mention the fact that you're going to go to DOT and we're going to proceed like you probably won't have a problem, you realize if you do have a problem, we're going to have to--

MR. SHAW: Come back and revise it.

MR. PETRO: Because you're probably going to have to change the plan drastically.

MR. SHAW: Talking to Mr. Greene, he didn't mention anything about left hand turns and he told me we have the option of constructing as indicated and if we remove the entrance, it would be permitted so hopefully, that's the way it shakes out.

MR. EDSALL: What I will do just so we have a formal transmittal from the Town to do it, I will ship them over a single page letter with a copy of the plan.

MR. PETRO: I don't want to see him go too far along and all of a sudden, get stuck, he's been to the site you said?

MR. SHAW: Yes.

MR. PETRO: You're removing one and gaining one, so he's probably happy, okay, schedule a public hearing and, you know how to do that, you're going to submit to DOT site lighting and landscaping, the plans are here, does anybody want to add or detract anything from those? We'll look at them again at the public hearing and I think that's as far as we're going to go.

MR. SHAW: Thank you.



**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

□ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(845) 562-8640  
e-mail: mhenry@att.net

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

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

**PROJECT NAME:** NORTH PLANK DVMT CO. SITE PLAN  
**PROJECT LOCATION:** N.Y.S. RT. 207  
SECTION 32 – BLOCK 2 – LOT 86  
**PROJECT NUMBER:** 01-21  
**DATE:** 24 JANUARY 2001  
**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF THE  
1.07 ACRE PARCEL AS AN OFFICE/RETAIL BUILDING. A  
CARETAKER APARTMENT IS ALSO PROPOSED ON THE  
SECOND FLOOR OF THE BUILDING. THE PLAN WAS REVIEWED  
ON A CONCEPT BASIS ONLY.

1. The project is located in the Neighborhood Commercial (NC) zoning district of the Town. The office/retail uses are uses by right in the zone (#A-7 and A-4). The caretaker apartment is Special Permit use B-2. All three uses have the same bulk requirements.

The “required” bulk information on the plan is correct for the zone and uses, although the table should be expanded to add “Development Coverage – N/A” to the table. The “proposed” values indicated appear correct for the plan as presented. Values should be shown for FAR and Dvmt. Cvg. on the subsequent plan submitted.

2. A parking calculation has been provided on the plan. The calculation, and the parking layout on the site plan, appear acceptable. One item I note is that two handicapped spaces are provided when only one is required. I suggest one be changed to a conventional space.
3. The plans are submitted on the basis of sheet flow drainage off the site for discharge to the grassed area prior to discharge to the adjoining Silver Stream. I have no problem with this configuration and believe it is appropriate for this small site.

4. **Site Lighting and Landscaping plans have been submitted. Each appears acceptable, although the Board should review each and advise of any concerns.**
5. **Submittal of this application/plan to the NYSDOT will be necessary.**
6. **An encroachment is noted regarding the drive for the adjoining site. This should be discussed with the Attorney as to whether it is a concern.**
7. **The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.**
8. **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.**
9. **At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed appropriate by the Board.**

**Respectfully Submitted,**



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

RESULTS OF P.B. MEETING OF: February 28, 2001

PROJECT: North Plank Dev. P.B.# 01-21

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) L S) B VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES ✓ NO\_\_

M)    S)    VOTE: A    N   

CARRIED: YES    NO   

*Close*

WAVE PUBLIC HEARING:

M) B S) L VOTE: A 4 N 0

*closed*

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) L S) K VOTE: A 4 N 0 APPROVED CONDITIONALLY: 2-28-01

NEED NEW PLANS: Y ✓ N   

**DISCUSSION/APPROVAL CONDITIONS:**

<i>Correct Bulk Tables from Jan. "Comments"</i>
<i>No One Present at Public Hearing</i>
<i># 3 of Comments - Address</i>
<i>D.O.T. Approval</i>
<i>Flagpole -</i>
<i>One Handicap space be reverted back</i>

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-21

NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/19/2001	MUNICIPAL HIGHWAY	/ /	
ORIG	01/19/2001	MUNICIPAL WATER	01/23/2001	APPROVED
ORIG	01/19/2001	MUNICIPAL SEWER	/ /	
ORIG	01/19/2001	MUNICIPAL FIRE	01/19/2001	APPROVED
ORIG	01/19/2001	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-21

NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/24/2001	P.B. APPEARANCE	LA: SCH PH . ORDERED PUBLIC HEARING LIST - PLAN NEEDS D.O.T. REVIEW - . MARK TO SEND LETTER TO D.O.T.
01/17/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/28/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-21

NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/19/2001	EAF SUBMITTED	01/18/2001	WITH APPLIC
ORIG	01/19/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/19/2001	LEAD AGENCY DECLARED	01/24/2001	TOOK LA
ORIG	01/19/2001	DECLARATION (POS/NEG)	/ /	
ORIG	01/19/2001	SCHEDULE PUBLIC HEARING	01/24/2001	SCHED PH
ORIG	01/19/2001	PUBLIC HEARING HELD	/ /	
ORIG	01/19/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	01/19/2001	AGRICULTURAL NOTICES	/ /	
ORIG	01/19/2001	BUILDING DEPT REFER NUMBER	01/18/2001	2000-1243

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

-----X  
In the Matter of Application for Site Plan/Subdivision of  
North Park Dev. Co. Site Plan + Spec. Permit.  
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 February 2, 2001, I compared the 31 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  
2nd day of February, 19 2001

Mary Ann Hotaling  
Notary Public

MARY ANN HOTALING  
Notary Public, State of New York  
No. 01H05062877  
Qualified in Orange County  
Commission Expires July 8, 2001

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

-----x  
In the Matter of Application for Site Plan/Subdivision of

-----

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 67 Bethlehem Road, New Windsor, NY 12552.

On \_\_\_\_\_, I compared the \_\_\_\_\_ addressed envelopes containing the attached Agricultural District Notice 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, Secretary for  
the Planning Board

Sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

-----  
Notary Public



# Town of New Windsor

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

## Assessors Office

January 26, 2001

Gregory J. Shaw  
744 Broadway  
Newburgh, NY 12550

Re:32-2-86 Excaliber 7 Inc.

Dear Mr. Shaw,

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

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,

A handwritten signature in cursive script that reads "L. Cook" with a circular flourish at the end.

Leslie Cook  
Sole Assessor

LC/bw  
Attachments

CC: Myra Mason,PB

3-1-19.1  
Helen Stellwag  
470 Little Britain Road  
New Windsor, NY 12553 ✓

32-2-25 32-2-29.1  
Sand Castle Homes, Inc.  
2 Corporate Drive, Suite 201  
Central Valley, NY 10917 ✓

32-2-34  
Toni & Ronald Vanasco  
568 Riley Road  
New Windsor, NY 12553 ✓

3-1-20  
Verizon New York Inc.  
C/o Bell Atlantic  
Property Tax Dep. Room 3137  
1095 Ave of the America  
New York, NY 10036 ✓

32-2-27  
James Whalen  
559 Riley Road  
New Windsor, NY 12553 ✓

32-2-35.1  
Joan Thiele  
222 Daniher Ave  
New Windsor, NY 12553 ✓

3-1-22.1  
Eugene Hecht  
514 Temple Hill Road  
New Windsor, NY 12553 ✓

32-2-28.1  
Ann Palmerone  
567 Riley Road  
New Windsor, NY 12553 ✓

32-2-35.2  
Carroll Wight  
560 Riley Road  
New Windsor, NY 12553 ✓

3-1-22.2  
Chester Palozzo  
21 Silver Stream Road  
New Windsor, NY 12553 ✓

32-2-28.2  
Mary & Nelson Zayas  
563 Riley Road  
New Windsor, NY 12553 ✓

32-2-36.1  
Jean & Nicholas Passerino  
564 Riley Road  
New Windsor, NY 12553 ✓

3-1-23.1  
Jim Smith Chevrolet Sales, Inc.  
P.O. Box 281  
Walden, NY 12586 ✓

32-2-29.2  
Philip & Guiomar Raiani  
PMB 335-3350 Highway 6  
Sugar Land, Texas 77479 ✓

32-2-91  
Eleanor & Thomas Siano  
546 Riley Road  
New Windsor, NY 12553 ✓

3-1-24  
Carol & Charles Craft  
128 Eustis Ave  
Newport, RI 02840 ✓

32-2-30  
Rose C. Sears  
586 Riley Road  
New Windsor, NY 12553 ✓

32-2-92  
Merlin Bond  
548 Riley Road  
New Windsor, NY 12553 ✓

4-1-9.3  
Mobil Oil Corporation  
C/o Exxon Mobil Corporation  
Property Tax Division  
P.O. Box 4973  
Houston, Texas 77210-4973 ✓

32-2-32.11 32-2-31.12  
Ronsar Real Estate, LLC  
911 Little Britain Road  
New Windsor, NY 12553 ✓

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

4-1-9.4  
Inhalation Therapy Co. Inc.  
600 Rt. 46  
Clifton, NJ 07015 ✓

32-2-31.2  
Highland Management Corp.  
160 North Midland Ave  
Nyack, NY 10960 ✓

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

4-1-12.2 4-3-1.1  
Newburgh Water Supply  
83 Broadway  
Newburgh, NY 12550 ✓

32-2-31.3 32-2-33  
Dawn & Gerald Long  
572 Riley Road  
New Windsor, NY 12553 ✓

Andrew Krieger, ESQ.  
219 Quassaick Ave  
New Windsor, NY 12553 ✓

4-3-1.2  
State of New York, Office of Comptroller  
Bureau of Financial Administration  
C/o Colin Campbell  
5<sup>th</sup> Floor, A.E. Smith Bldg.  
Albany, NY 12236 ✓

32-2-32  
Bernice & Edward Nugent  
578 Riley Road  
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



30  
1  
-----  
31 Mailed





**Department of Transportation  
112 Dickson Street  
Newburgh, N Y 12550**

Robert A. Dennison III, P.E.  
Regional Director

Joseph H. Boardman  
Commissioner

RE: *NORTH PLANK Development Co.  
NYS ROUTE 207*

DATE: *02-22-01*

Dear Sir: *PLANNING BOARD MEMBERS*

In concept, access to the subject property will be allowed when D.O.T. standards have been complied with. We have reviewed the material submitted and found there to be deficiencies in the following areas that would need to be corrected before further review could take place and/or a Highway Work Permit issued. Please review the following areas before resubmitting.

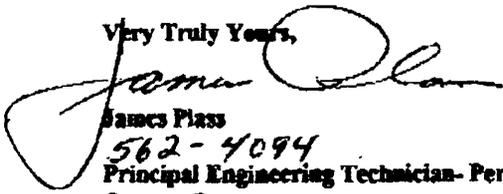
**6.1.2 Plan Details**

The plans shall include the following details prepared by a licensed design professional.

- Location and dimensions of existing highway pavement, curbs, guide rail, medians, sidewalk, utilities, traffic signs, signals, pavement markings and right-of-way and property lines.
- Existing and proposed buildings and appurtenances.
- Design features to be incorporated in proposed construction or reconstruction:
  - Width, pavement type and thickness of driveways.
  - Radii of driveway returns and other points of curvature.
  - Driveway grades or profile view of driveway.
  - Angle of driveways relative to the roadway centerline.
  - Location of proposed median openings and guide rail.
  - Dimensions of roadside control islands and driveway medians.
  - Dimensions and elevations of curbs and sidewalks relative to the pavement edge.
  - Location of authorized traffic signs, pavement markings and proposed advertisement signs.
- Existing and proposed drainage features and a report addressing their impacts:
  - Size, type and grade of driveway culverts.
  - Highway drainage structures.
  - Direction of surface water flow on applicant's property.
- Distance from each existing and proposed driveway on the site to:
  - The nearest side road in each direction if within 1000 feet (300 m).
  - Nearest driveway on adjacent properties.
  - Streets, roads or driveways opposite the site.
  - Adjacent property lines.
  - North directional arrow.
- Provisions for maintaining safe traffic flow, pedestrian access and work site safety during construction and any work or work space restrictions required by the Department to minimize traffic impacts during peak traffic flow periods.
- The Department may require additional information as site specific conditions warrant.

For major commercial entrances, a Traffic Impact Study (TIS) including details of internal vehicular, transit and pedestrian traffic circulation, parking, traffic control devices, actual and estimated traffic volumes and any proposed additional pavement lanes or widening on the highway shall be provided. The TIS and the plans submitted shall be prepared by a licensed Professional Engineer.

Very Truly Yours,



James Plass  
*562-4094*  
Principal Engineering Technician- Permits  
Orange County

2/23/01

James Petro ✓  
cc: Mark Edsall ✓  
Greg Shaw



# 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

25 January 2001

New York State Department of Transportation  
Permit Inspection Unit Office  
112 Dickson Street  
Newburgh, New York 12550

**SUBJECT: NORTH PLANK DEVELOPMENT CO.  
NEW WINDSOR PLANNING BOARD NO. 01-21**

Gentlemen:

The Town of New Windsor Planning Board has received an application for Site Plan approval for the subject office/retail building located on NYS Route 207 within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

We are forwarding herewith a copy of the site plan submitted to the Board for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', is written over the typed name.

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

ME:st  
NW01-21-DOT012501.doc

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

**RECEIPT  
#48-2001**

01/19/2001

North Plank Development Co, Llc <sup>P.B.</sup> #01-21 Application Fee

Received \$ 100.00 for Planning Board Fees, on 01/19/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

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

**RECEIPT**  
**#49-2001**

01/19/2001

North Plank Development Co. Llc *P.B. #01-21 Special Permit application fee*

Received \$ 200.00 for Planning Board Fees, on 01/19/2001. 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: 01/19/2001

PAGE:

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-21  
NAME: NORTH PLANK DEVELOPMENT COMPANY OFFICE/RETAIL  
APPLICANT: NORTH PLANK DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/18/2001	REC. CK. 1573	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



P.B. #01-21 Application Fee

1572

**NORTH PLANK DEVELOPMENT COMPANY, L.L.C.**

5020 ROUTE 9W  
NEWBURGH, NY 12550 565-2800

DATE 12/20/00

50-235  
219 611

PAY TO THE ORDER OF Town of New Windsor  
One hundred & 00/100

\$ 100.00

DOLLARS Security Features: MICR, Color, Watermark

**THE BANK OF NEW YORK**  
5020 Route 9w  
Newburgh, NY 12550

FOR Rt 207- Site Plan Ad. Fee.

⑈001572⑈ ⑆021902352⑆ ⑈6801580759⑈

P.B. #01-21 Escrow

1573

**NORTH PLANK DEVELOPMENT COMPANY, L.L.C.**

5020 ROUTE 9W  
NEWBURGH, NY 12550 565-2800

DATE 12/20/00

50-235  
219 611

PAY TO THE ORDER OF Town of New Windsor  
Seven Hundred Fifty & 00/100

\$ 750.00

DOLLARS Security Features: MICR, Color, Watermark

**THE BANK OF NEW YORK**  
5020 Route 9w  
Newburgh, NY 12550

FOR Rt 207 - Escrow Fee.

⑈001573⑈ ⑆021902352⑆ ⑈6801580759⑈

P.B. #01-21 Special Permit Application fee

1647

**NORTH PLANK DEVELOPMENT COMPANY, L.L.C.**

5020 ROUTE 9W  
NEWBURGH, NY 12550 565-2800

DATE January 9, 01

50-235  
219 611

PAY TO THE ORDER OF Town of New Windsor  
Two Hundred dollars & 00/100

\$ 200.00

DOLLARS Security Features: MICR, Color, Watermark

**THE BANK OF NEW YORK**  
5020 Route 9w  
Newburgh, NY 12550

FOR Rt 207 property special permit

⑈001647⑈ ⑆021902352⑆ ⑈6801580759⑈

**INTER-OFFICE CORRESPONCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: January 19, 2001**

**SUBJECT: North Plank Dev. Co., L.L.C.**

**Planning Board Reference Number: PB-01-21**

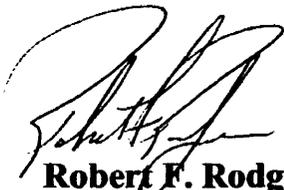
**Dated: 18 January 2001**

**Fire Prevention Reference Number: FPS-01-007**

**A review of the above referenced subject site plan was conducted on 19 January 2001.**

**This site plan is acceptable.**

**Plans Dated: 9 January 2001**



**Robert F. Rodgers  
Fire Inspector**



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

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: 01-21

DATE PLAN RECEIVED: RECEIVED  
JAN 18 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

North Plank Dev. Co. has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason.~~

Water is available for this project-  
Notify water Dept for details-

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

Steve DiSto 1-23-01  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



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.

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

(TOWN/VILLAGE OF New Windsor P/B # \_\_\_\_\_  
 WORK SESSION DATE: 17 Jan 01 APPLICANT RESUB.  
 REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App  
 PROJECT NAME: North Park Development  
 PROJECT STATUS: NEW X OLD \_\_\_\_\_  
 REPRESENTATIVE PRESENT: John (Shaw)  
 MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
 FIRE INSP. X  
 ENGINEER X  
 PLANNER \_\_\_\_\_  
 P/B CHMN. \_\_\_\_\_  
 OTHER (Specify) Kroll

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- encroachment issue neighbor  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CLOSING STATUS  
 Set for agenda  
 possible agenda item  
 Discussion item for agenda  
 ZBA referral on agenda

pbwsform 10MJE98



1763

# 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. 32 Block 2 Lot 86

New Office/Retail Building For North Plank Development

1. Name of Project Company L.L.C.

North Plank Development

2. Owner of Record Company, L.L.C. Phone 565-2800

Address: 5020 Route 9W, Newburgh, N.Y. 12550  
(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 \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(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 south side of NYS Route 207 0 feet  
(Direction) (Street) (No.)  
west of NYS Thruway  
(Direction) (Street)

8. Project Data: Acreage 1.07 Zone NC 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.) The construction of a 2,100 S.F. building for office and/or retail use along with associated site improvements. Included is an apartment for the owner or caretaker

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:

2000  
Evelyn D. Baumgartner  
Notary Public, State of New York  
#4617193  
Qualified in Ulster County  
Commission Expires August 31, 192001  
Evelyn D. Baumgartner  
NOTARY PUBLIC

[Signature]  
APPLICANT'S SIGNATURE  
John Lead III  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED

JAN 18 2001  
DATE APPLICATION RECEIVED

01-21

APPLICATION NUMBER



**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

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

**PROPOSED IMPROVEMENTS**

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

**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:**

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. 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.

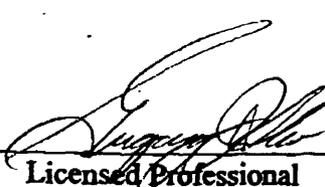
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

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

BY:  12/15/2000  
Licensed Professional Date

PROJECT I.D. NUMBER

617.21

SEQR

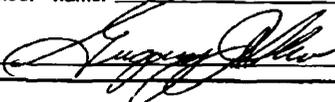
## Appendix C

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 North Plank Develop- ment Company, L.L.C.	2. PROJECT NAME New Office/Retail Build- ing For North Plank Development Company
3. PROJECT LOCATION: Municipality <u>Town Of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  <u>South side of NYS Route 207 immediately west of Thruway Overpass</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  <u>Construction of a 2,100 S.F. building for office and/or retail use with associated site improvements. Included is an apartment for the owner's or caretaker's use.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.07</u> acres    Ultimately <u>1.07</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals  <u>NYS DOT. Highway Entrance Permit</u>	
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>North Plank Development Company L.L.C.</u> Date: <u>Dec 18, 2000</u>	
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

RECEIVED

JAN 18 2001

01-21

**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:  
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

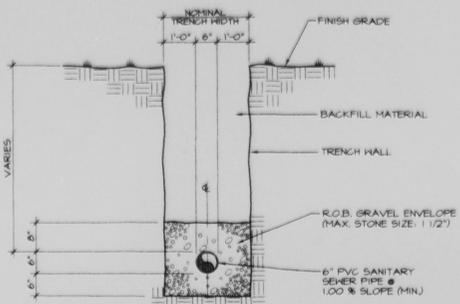
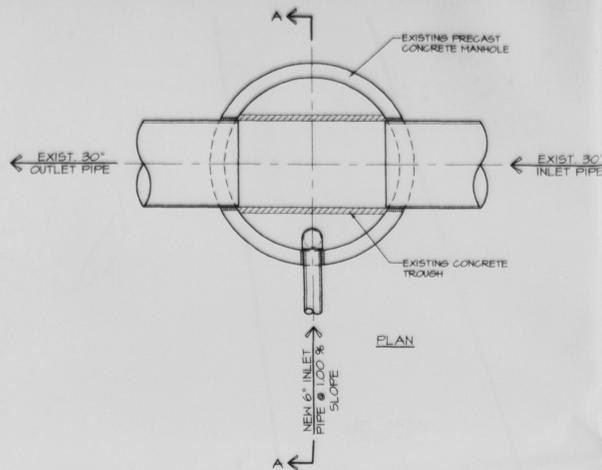
Chairman  
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

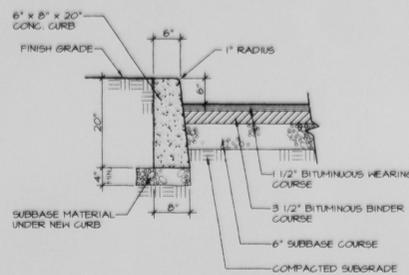
Signature of Preparer (if different from responsible officer)

Date

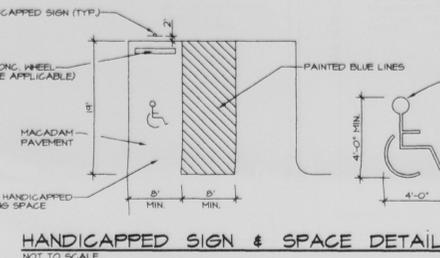
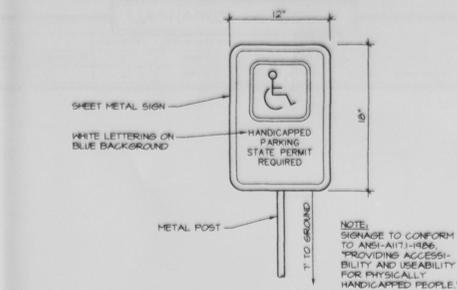




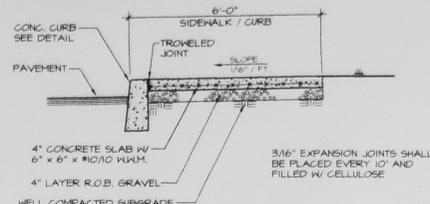
**SANITARY SEWER TRENCH DETAIL**  
NOT TO SCALE



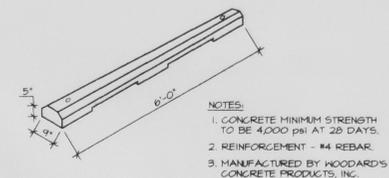
**ON-SITE CURB DETAIL**  
NOT TO SCALE



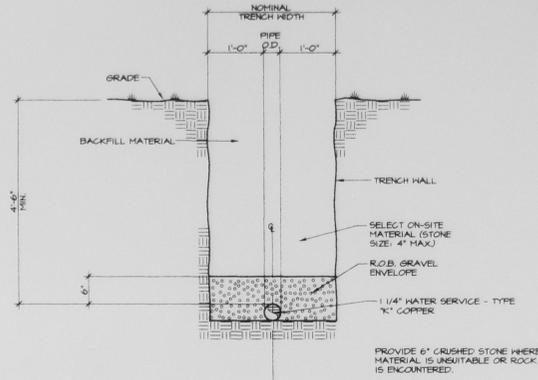
**HANDICAPPED SIGN & SPACE DETAIL**  
NOT TO SCALE



**SIDEWALK DETAIL**  
NOT TO SCALE

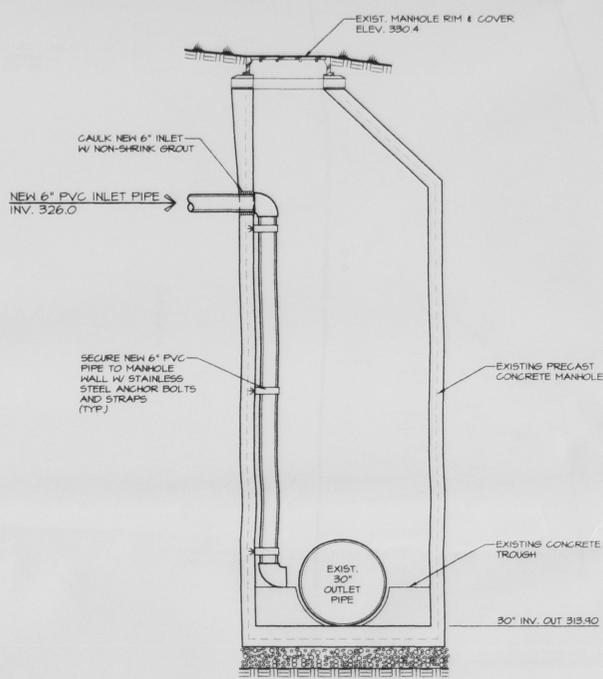


**WHEEL STOP DETAIL**  
NOT TO SCALE

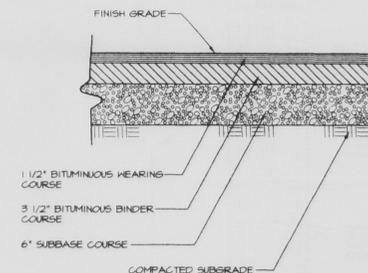


**WATER SERVICE EXCAVATION**  
NOT TO SCALE

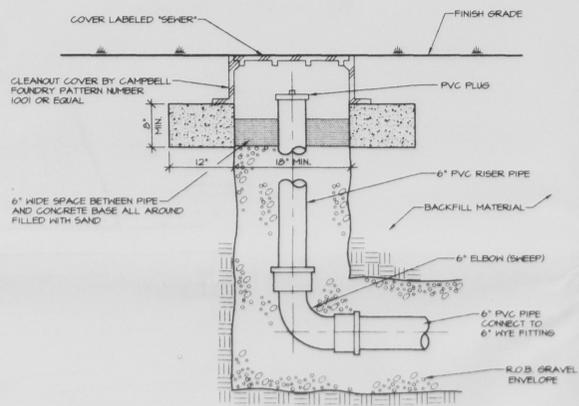
UTILITY MATERIAL SPECIFICATIONS	
SANITARY SEWER:	PVC SDR-35
DOMESTIC WATER SERVICE:	COPPER, TYPE K



**EXISTING MANHOLE - SEWER DISTRICT 20**  
NOT TO SCALE



**ON-SITE ASPHALT PAVEMENT**  
NOT TO SCALE



**6\"/> NOT TO SCALE**

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL



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

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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS OF 2-28-2001	4-28-2001

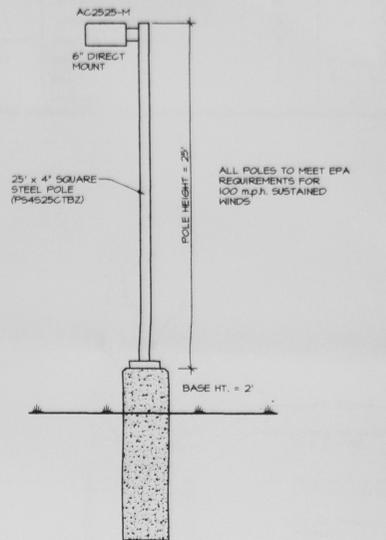
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-9-2001

Drawing: **SITE DEVELOPMENT & UTILITY DETAILS**  
Project: NEW OFFICE / RETAIL BUILDING FOR **NORTH FLANK DEVELOPMENT COMPANY, L.L.C.**  
N.Y.S. ROUTE 207 TOWN OF NEW HINDSOR, N.Y.

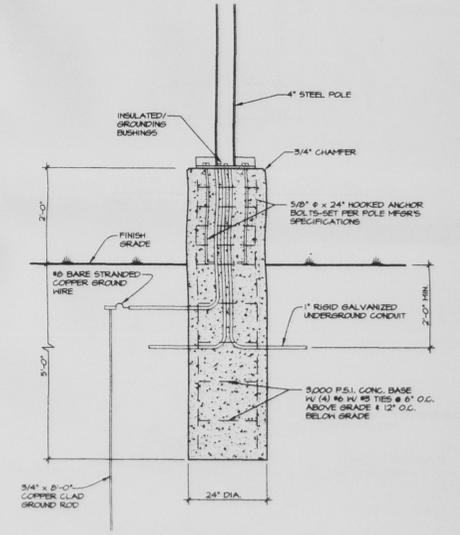
2 OF 4  
Project No. 2004



LUMINAIRE SCHEDULE					
SYMBOL	TYPE	QUANTITY	ARRANGEMENT	LAMP	DESCRIPTION
●-L1	SINGLE LUMINAIRE ON A POLE	2	SINGLE	28000	O.B. AC2525-M, 250W 185, 21' MOUNTING HEIGHT
■-L2	HALL - PAK	2	SINGLE	6400	O.B. E4507-D, 10W 185, 8' MOUNTING HEIGHT



**LIGHT POLE DETAIL**  
NOT TO SCALE



**LIGHTPOLE BASE DETAIL**  
NOT TO SCALE

**RUUD LIGHTING**  
800.236.7000 USA [www.ruudlighting.com](http://www.ruudlighting.com) 800.473.1234 CAN

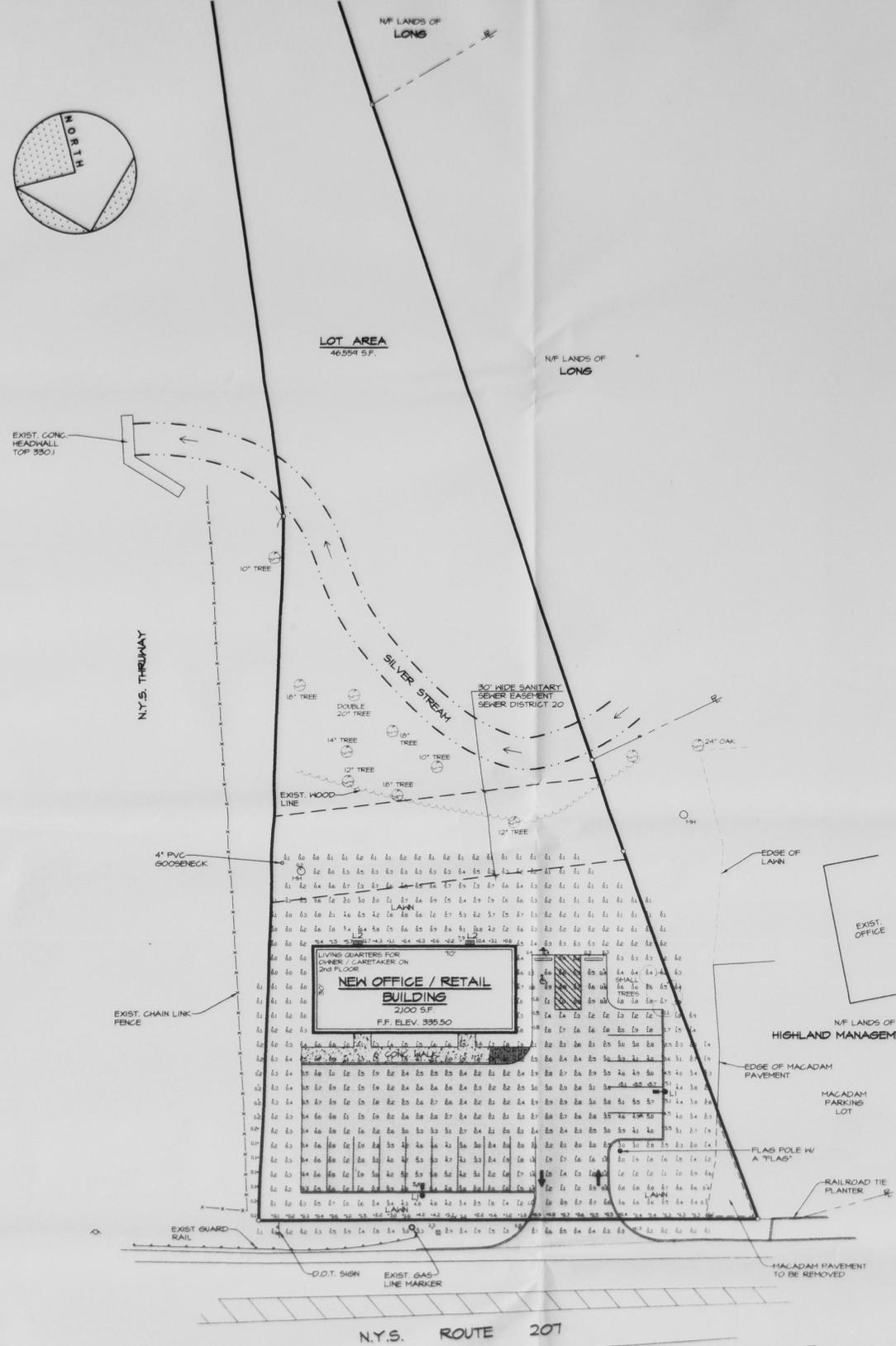
Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

TOWN OF NEW HINSDOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW HINSDOR

MAY 22 2001

By: *James Petro* Chairman  
By: *John DeWitt* Secretary



**Shaw Engineering**  
Consulting Engineers

744 Broadway  
Newburgh N.Y. 12550

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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS OF 2-28-2001	4-28-2001

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 1-9-2001

Drawing: **LIGHTING PLAN & DETAILS**

Project: NEW OFFICE / RETAIL BUILDING  
**NORTH FLANK DEVELOPMENT COMPANY, L.L.C.**  
N.Y.S. ROUTE 207  
TOWN OF NEW HINSDOR, N.Y.

3 OF 4  
Project No. 2004

