

PB# 01-67

**Lizzie Realty
(LLC)**

65-2-16.1

Approved 4/16/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/16/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-67

NAME: LIZZIE REALTY, LLC. AMENDED SP - PA2001-1192

APPLICANT: LIZZIE REALTY, LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/16/2002	PLANS STAMPED	APPROVED
12/12/2001	P.B. APPEARANCE	LA:ND WVE PH APPR
12/05/2001	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/16/2002

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-67

NAME: LIZZIE REALTY, LLC. AMENDED SP - PA2001-1192

APPLICANT: LIZZIE REALTY, LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/06/2001	MUNICIPAL HIGHWAY	12/10/2001	APPROVED
ORIG	12/06/2001	MUNICIPAL WATER	12/10/2001	APPROVED
ORIG	12/06/2001	MUNICIPAL SEWER	/ /	
ORIG	12/06/2001	MUNICIPAL FIRE	12/10/2001	APPROVED
ORIG	12/06/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/16/2002

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-67

NAME: LIZZIE REALTY, LLC, AMENDED SP - PA2001-1192

APPLICANT: LIZZIE REALTY, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/06/2001	EAF SUBMITTED	12/06/2001	WITH APPLIC
ORIG	12/06/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/06/2001	LEAD AGENCY DECLARED	12/12/2001	TOOK LA
ORIG	12/06/2001	DECLARATION (POS/NEG)	12/12/2001	DECL NEG DEC
ORIG	12/06/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	12/06/2001	PUBLIC HEARING HELD	/ /	
ORIG	12/06/2001	WAIVE PUBLIC HEARING	12/12/2001	WAIVE PH
ORIG	12/06/2001	AGRICULTURAL NOTICES	/ /	
ORIG	12/06/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-67

NAME: LIZZIE REALTY, LLC. AMENDED SP - PA2001-1192
APPLICANT: LIZZIE REALTY, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/06/2001	REC. CK. #1060	PAID		750.00	
12/12/2001	P.B. ATTY. FEE	CHG	35.00		
12/12/2001	P.B. MINUTES	CHG	22.50		
03/22/2002	P.B. ENGINEER FEE	CHG	154.50		
04/11/2002	RET. TO APPLICANT	CHG	538.00		
		TOTAL:	750.00	750.00	0.00

4/11/02 L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/2002

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-67
NAME: LIZZIE REALTY, LLC. AMENDED SP - PA2001-1192
APPLICANT: LIZZIE REALTY, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/22/2002	P.B. APPROVAL FEE	CHG	100.00		
04/11/2002	REC. CK. #1067	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

P.B. #01-67
Approval fee

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

RECEIPT
#335-2002

04/11/2002

Lizzie Realty, LLC

Received \$ 100.00 for Planning Board Fees on 04/11/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 67

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----			
										EXP.	BILLED	BALANCE	
1-67	155262	08/09/01	TIME	MJE	MC	TC/PURDY RE RAL LOW	85.00	0.30	25.50				
1-67	156365	12/05/01	TIME	MJE	WS	RAL S/P AM	85.00	0.40	34.00				
1-67	156342	12/12/01	TIME	MJE	MM	Lizzie Reapproval	85.00	0.10	8.50				
1-67	156382	12/12/01	TIME	MJE	MC	LIZZIE S/P	85.00	0.50	42.50				
									110.50				
1-67	156419	12/20/01				BILL 01-1203						-110.50	
												-110.50	
						TASK TOTAL			110.50	0.00		-110.50	0.00
						GRAND TOTAL			110.50	0.00		-110.50	0.00

Clear out

44
 154.50

LIZZIE REALTY, LLC AMENDED SITE PLAN (01-67)

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

MR. PETRO: Conversion of existing storage space to retail.

MR. SHAW: This board approved this site plan about three years ago. I prepared it in 1977, it was for the utilization of the lower level into some office space retail space and some display warehouse space.

MR. LANDER: This is right next door to the pharmacy, Rite-Aid?

MR. SHAW: Right, that's one of the reasons why we had to come in for an amended site plan, one is that the approval expired, two is that the plans we prepared for Lizzie Realty showed being built without Rite-Aid converting the former Charlie's Farm Market scheme showing the interface with Rite-Aid. Well, after we got approval for Lizzie Realty, Rite-Aid changed their plans, I changed them, so now what I thought we had to do is come back before the board showing the as-built conditions of what exists there today, show how they're going, we're going to interface with it, so there's really three reasons, one was the approval, two was the as-built condition, primarily the accessway and thirdly is the changing of the grading along the southerly face of the building. What my client wants to do is create as much glass front on the south wall as possible. Again, it's going to be a retail display area to do that as you modify the grade, try and pull it back as much as I could starting at the rear of the building and moving forward to accomplish that, a few things had to happen, one, I had to move the sidewalk and the steps, two, embellish the landscaping because he wants as they're driving north and looking at the side of the building to find it's attractive, the third I went in and revised the specification for the light manufacturing, that's the only changes, no increase in footage with respect to uses in increase in parking spaces, grading, water, sewer, all that remains the same.

MR. LANDER: No decrease in parking spaces?

MR. SHAW: No, so I'm asking for a reapproval with the only changes being the fact that it reflects the as-built conditions remodified the sidewalk and we changed the landscaping and lighting.

MR. LANDER: We don't have an old plan here, do we?

MR. SHAW: No.

MR. ARGENIO: Mark, you have compared the plans, yes?

MR. EDSALL: Yes, we discussed it with Greg at the workshop and as Greg indicated, it's really a reapproval with a couple enhancements.

MR. LANDER: Only change is the planting area?

MR. SHAW: Along the south wall.

MR. EDSALL: My suggestion is that with those facts presented by the applicant on the record, you may want to just affirm the fact that your previous SEQRA review is still valid and there's no need to discuss it any further.

MR. ARGENIO: Greg.

MR. BRESNAN: So you're going to build it?

MR. SHAW: That was the intent way back when they wanted to create as much glass as they can to lure people to come into the lower level and the reason they're moving forward, such a nice job Shop Rite did across the street, they're trying to upgrade the building as you'll find a lot of businesses along Windsor Highway are doing.

MR. BRESNAN: People actually drive on the south side, how do they do it?

MR. SHAW: Right now, you have an old macadam drive which comes into an old macadam area in the back.

MR. BRESNAN: Where Charlie's was?

MR. SHAW: Charlie's was next door, but they use this primarily when Rosenblum's was in there and they'd bring the tractor trailers in and load the merchandise, put it in the lower level, store it and bring it up to the conveyer belt when you purchased something.

MR. BRESNAN: So it's going to be an improved display?

MR. SHAW: Absolutely, move out of storage into a retail area.

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 for the Lizzie Realty. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: As far as public hearing is concerned, I think that most, this is so minor in nature, matter of fact, if you remember, nobody showed up at the last one for this Rite-Aid and Shop Rite, so I'll entertain a motion to not have a public hearing.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board not have a public hearing

for the Lizzie Realty site plan amendment on 32. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: SEQRA process, declaration by the board the last time, this is so negative of an impact on that, I'm sure that it's still in effect and it's in good standing and I think that we can just do a roll call as to a negative dec, I think it will be fine. Motion to that effect.

MR. ARGENIO: Yes.

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 Lizzie Realty site plan amendment on Route 32. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: We have highway approval on 12/10/01 and fire approval and 12/10/01, any further discussion from any of the board members and Mark do you have anything?

MR. EDSALL: I have none.

MR. PETRO: Any of the members? Motion for final approval.

December 12, 2001

36

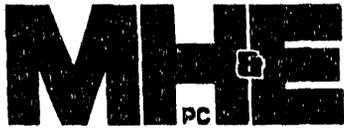
MR. ARGENIO: Motion for final.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Lizzie Realty site plan. Is there any further discussion? If not, roll call.

ROLL CALL

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



**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
e-mail: mheny@att.net

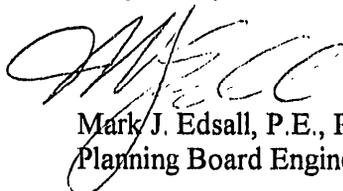
□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

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

PROJECT NAME: LIZZIE REALTY SITE PLAN AMENDMENT
(RAL SITE)
PROJECT LOCATION: NYS ROUTE 32 (VAILS GATE AREA)
SECTION 65 – BLOCK 2 – LOT 16.1
PROJECT NUMBER: 01-67
DATE: 12 DECEMBER 2001
DESCRIPTION: THE APPLICATION INVOLVES SOME MODIFICATIONS TO THE
SITE PLAN PREVIOUSLY APPROVED BY THE PLANNING BOARD
(APP. 98-41).

1. The application requests a re-approval, with some minor changes from the plan previously reviewed by the Board. The proposed changes, to my understanding, involve:
 - Minor modification to steps and grading on west side
 - Update plan to reflect as-built conditions of Rite Aid (to west)
 - Modification to rear lighting
 - Enhancement of landscaping on west side of building
2. It is my opinion that the minor changes noted above are consistent with the negative declaration previously made by the Board under SEQRA. The Board may wish to affirm this previous “neg dec”.
3. I have no engineering concerns with the proposed revisions. As such, I believe the Board can consider re-approval of this site plan, once any procedural issues are taken care of.

Respectfully Submitted,



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

MJE/st
NW01-67-12Dec01.doc

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

RECEIPT
#1131-2001

12/07/2001

Lizzie Realty LLC #01-67

Received \$ 100.00 for Planning Board Fees, on 12/07/2001. 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: 12/07/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-67

NAME: LIZZIE REALTY, LLC. AMENDED SP - PA2001-1192

APPLICANT: LIZZIE REALTY, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/06/2001	REC. CK. #1060	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00





1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-67** RECEIVED Please return
DATE PLAN RECEIVED: DEC - 6 2001 by 12/10

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

If disapproved, please list reason _____

RECEIVED

DEC 07 2001

N.W. HIGHWAY DEPT.

Henry Hull 12/10/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-67

DATE PLAN RECEIVED: _____ RECEIVED
DEC - 6 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Lizzie Realty LLC has been

reviewed by me and is approved L

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Notify water dept. if any changes in
water service.

HIGHWAY SUPERINTENDENT _____ DATE

Stewart J. D'... 12-10-01
WATER SUPERINTENDENT _____ DATE

SANITARY SUPERINTENDENT _____ DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

SUBJECT: Lizzie Realty, LLC

DATE: December 10, 2001

Planning Board Reference Number: PB-01-67

Dated: 6 December 2001

Fire Prevention Reference Number: FPS-01-069

A review of the amended above referenced site plan was conducted on 7 December 2001.

This site plan is acceptable.

Plans Dated: 3 December 2001

RFR (D.H.)
Robert F. Rodgers



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
e-mail: mheny@att.net

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: 01-67

WORK SESSION DATE: 5 DEC 101

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: NO

RESUB. REQ'D: Fill App

PROJECT NAME: RAC S/P Amendment

REPRESENTATIVES PRESENT: Greg Shaw

MUNICIPAL REPS PRESENT:
BLDG INSP.
ENGINEER X
P/B CHMN
FIRE INSP. X
PLANNER
OTHER

ITEMS DISCUSSED:

- RAC - new reapproval
- change to side steps/grading
- ① A/B site Aid
- ② revise rear lighting
- ④ enhance landscaping

STND CHECKLIST:

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

12/12
Next Wed
for Approval

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 X Special Permit ___

Tax Map Designation: Sec. 65 Block 2 Lot 16.1

BUILDING DEPARTMENT REFERRAL NUMBER 2001 - 1192

Amended Site Plan For

1. Name of Project Retail Expansion For Lizzie Realty, LLC

2. Owner of Record Lizzie Realty, LLC Phone 343-1456

Address: P.O. Box 429, Middletown, NY 10940
(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, NY 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 east side of Windsor Highway 600 feet
(Direction) (Street) (No.)
north of Old Temple Hill Road
(Direction) (Street)

8. Project Data: Acreage 1.53 Zone C R4 School Dist. Newburgh Enlarged

PAGE 1 OF 2

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DEC - 6 2001

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

01-67

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.) _____
Conversion of 11,046 S.F. of storage space in an existing building to retail, office, display and warehouse use. New construction of a 29 space parking lot.

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

12. Has a Special Permit previously been granted for this property? yes _____ no 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:

27th DAY OF NOVEMBER 2001



APPLICANT'S SIGNATURE


NOTARY PUBLIC

SUSAN BUSBY
Notary Public, State of New York
No. 24-4824188
Qualified in Orange County
Commission Expires Jan. 31, 2003

DAVID E. BERMAN

Please Print Applicant's Name as Signed

TOWN USE ONLY RECEIVED

DEC - 6 2001

DATE APPLICATION RECEIVED

01-67

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Lizzie Realty, LLC, it conducts business
(OWNER), deposes and says that ~~he~~ resides

at 24 Dunning Road, Middletown in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that ^{it}~~he~~ is the owner of property tax map

(Sec. 65 Block 2 Lot 16.1)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E., 744 Broadway, Newburgh, NY 12550
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: NOV 20, 2001

Tina Sutherland
Witness' Signature


Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED
DEC - 6 2001

01-67

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

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

PROPOSED IMPROVEMENTS

- 22. Landscaping
- 23. Exterior Lighting
- 24. Screening
- 25. Access & Egress
- 26. Parking Areas
- 27. Loading Areas
- 28. Paving Details (Items 25 - 27)
- 29. Curbing Locations
- 30. Curbing through section
- 31. Catch Basin Locations
- 32. Catch Basin Through Section
- 33. Storm Drainage
- 34. Refuse Storage
- 35. Other Outdoor Storage
- 36. Water Supply
- 37. Sanitary Disposal System
- 38. Fire Hydrants
- 39. Building Locations
- 40. Building Setbacks
- 41. Front Building Elevations
- 42. Divisions of Occupancy
- 43. Sign Details
- 44. Bulk Table Inset
- 45. Property Area (Nearest 100 sq. ft.)
- 46. Building Coverage (sq. ft.)
- 47. Building Coverage (% of total area)
- 48. Pavement Coverage (sq. ft.)
- 49. Pavement Coverage (% of total area)
- 50. Open Space (sq. ft.)
- 51. Open Space (% of total area)
- 52. No. of parking spaces proposed
- 53. 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 site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

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

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

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

PREPARER'S ACKNOWLEDGMENT:

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

BY: _____ November 26, 2001
Licensed Professional Date

RECEIVED
DEC - 6 2001

01-67

PROJECT I.D. NUMBER

617.21

SEQR

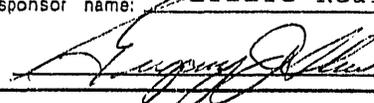
Appendix C

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 <u>Lizzie Realty, LLC</u>	2. PROJECT NAME <u>Retail Expansion For Lizzie Realty, LLC</u>
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>East side of Windsor Highway, 600 feet north of its intersection with Old Forge Hill Road</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Conversion of 11,046 S.F. of storage space to retail, office and display/warehouse use. Conversion will require 29 new parking spaces.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.53</u> acres Ultimately <u>1.53</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 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	
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>Lizzie Realty, LLC</u>	Date: <u>Nov. 26, 2001</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

OVER

1

RECEIVED

DEC - 6 2001

01-67

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

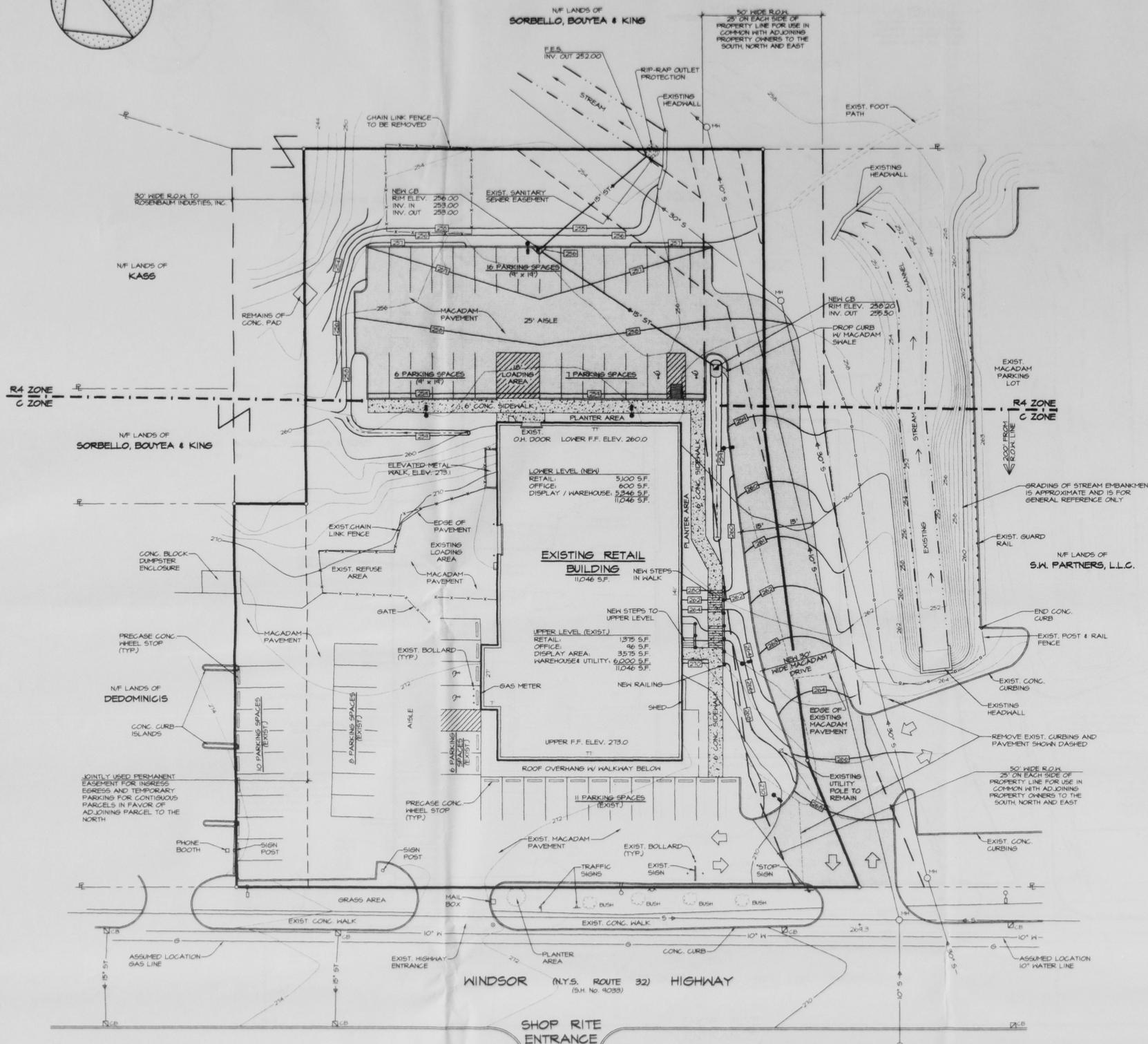
James R. Petro, Jr.
Print or Type Name of Responsible Officer in Lead Agency

Chairman
Title of Responsible Officer

[Signature]
Signature of Officer (if different from responsible officer)

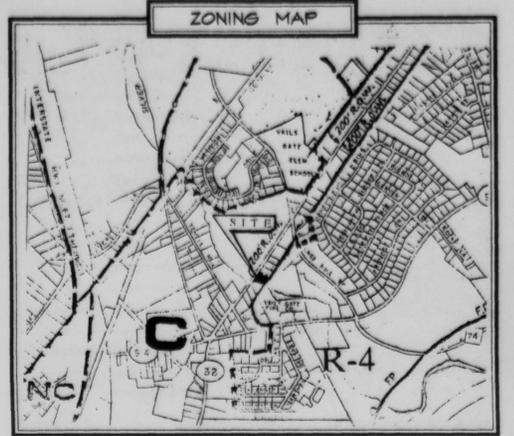
Signature of Responsible Officer in Lead Agency

Date



LEGEND

EXISTING	NEW
266 2' CONTOUR	250 FINISHED GRADE
260 10' CONTOUR	CB CATCH BASIN
BOUNDARY	15" ST. STORM DRAIN
ADJ. PROPERTY LINE	F.E.S. FLARED END SECTION
CB CATCH BASIN	● LIGHT POLE W/ LUMINAIRE
FB FLUSHING BASIN	
SM SANITARY MANHOLE	
HYDRANT	
WV WATER VALVE	
UP UTILITY POLE	
UP UTILITY POLE W/ LIGHT	
LP LAMP POST	
10" S SANITARY SEWER	
10" W WATER MAIN	
12" ST STORM SEWER	
G GAS MAIN	
344.4 SPOT ELEV. 344.4	
CHAIN LINK FENCE	



NOTES

- ZONING DISTRICT: C-1 DESIGN SHOPPING
- RECORD OWNER & APPLICANT: LIZZIE REALTY, LLC
P.O. BOX 424
MIDDLETOWN, NEW YORK 10940
- TOTAL PARCEL AREA: 1.531 ACRES
- TAX MAP DESIGNATION: SECTION 65, BLOCK 2, LOT 16.1
- BOTH THE UPPER LEVEL AND LOWER LEVEL AREAS ARE PRESENTLY CONNECTED TO THE TOWN OF NEW WINDSOR WATER AND SEWER SYSTEMS.
- THE LOWER LEVEL SHALL BE SPRINKLERED.
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 58 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-762-7962. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- BOUNDARY AND PLANIMETRIC SURVEY INFORMATION OBTAINED FROM DRAWINGS ENTITLED "SURVEY FOR DAVID E. BERMAN - BOUNDARY / LOCATION SURVEY" PREPARED BY GREVAS & HILDRETH, P.C., AND DATED FEBRUARY 2, 1998.

ZONING SCHEDULE

ZONE: C-1 DESIGN SHOPPING
BULK REGULATIONS OF C ZONE - USE: A-1 - RETAIL STORE

BULK REGULATIONS: C ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	66,551 S.F.
MIN. LOT WIDTH	200 FT.	241 FT.
MIN. FRONT YARD DEPTH	60 FT.	45 FT.
MIN. SIDE YARD - ONE	30 FT.	35 FT.
MIN. SIDE YARD - BOTH	10 FT.	15 FT.
MIN. REAR YARD DEPTH	30 FT.	113 FT.
MIN. STREET FRONTAGE	N/A	260 FT.
MAX. FLOOR AREA RATIO	0.50	0.11

OFF-STREET PARKING	REQUIRED	PROVIDED
UPPER LEVEL (EXIST.) RETAIL BUILDING 1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE (1,375 S.F. / 150 S.F. PER SPACE)	10 SPACES	
OFFICE 1 SPACE PER 200 S.F. OF FLOOR AREA (600 S.F. / 200 S.F. PER SPACE)	1 SPACE	
DISPLAY AREA 1 SPACE PER 1,000 S.F. OF FLOOR AREA (3,346 S.F. / 1,000 S.F. PER SPACE)	4 SPACES	
WAREHOUSE & UTILITY 1 SPACE PER 1,000 S.F. OF FLOOR AREA (6,000 S.F. / 1,000 S.F. PER SPACE)	6 SPACES	
LOWER LEVEL (NEW) RETAIL BUILDING 1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE (5,100 S.F. / 150 S.F. PER SPACE)	34 SPACES	
OFFICE 1 SPACE PER 200 S.F. OF FLOOR AREA (600 S.F. / 200 S.F. PER SPACE)	3 SPACE	
DISPLAY / WAREHOUSE 1 SPACE PER 1,000 S.F. OF FLOOR AREA (5,346 S.F. / 1,000 S.F. PER SPACE)	6 SPACES	
TOTAL	64 SPACES	64 SPACES

COVERAGES	% OF TOTAL AREA
BUILDING COVERAGE	11,046 S.F. / 6.6 %
PAVEMENT COVERAGE	38,246 S.F. / 25.0 %
OPEN SPACE COVERAGE	17,218 S.F. / 29.4 %

SCHEDULE OF DRAWINGS

SHEET TITLE	SHEET NUMBER
SITE DEVELOPMENT / GRADINGS & UTILITY PLAN	1 OF 7
EXISTING CONDITIONS PLAN	2 OF 7
SITE DEVELOPMENT & UTILITY DETAILS	3 OF 7
LANDSCAPING PLAN & DETAILS	4 OF 7
LIGHTING PLAN & DETAILS	5 OF 7
EROSION CONTROL PLAN & MEASURES	6 OF 7
EROSION & SEDIMENT CONTROL DETAILS	7 OF 7

THE CURB CUT TO SHOP RITE AS INDICATED ON THIS DMS, REFLECTS THE CONFIGURATION OF 1997. THIS CURB CUT HAS BEEN MODIFIED IN THE RECONSTRUCTION OF THE SHOP RITE PARKING LOT.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

APR 16 2002

By: *[Signature]* Chairman
By: *[Signature]* Secretary

Shaw Engineering
Consulting Engineers

744 Broadway
Newburgh, N.Y. 12550

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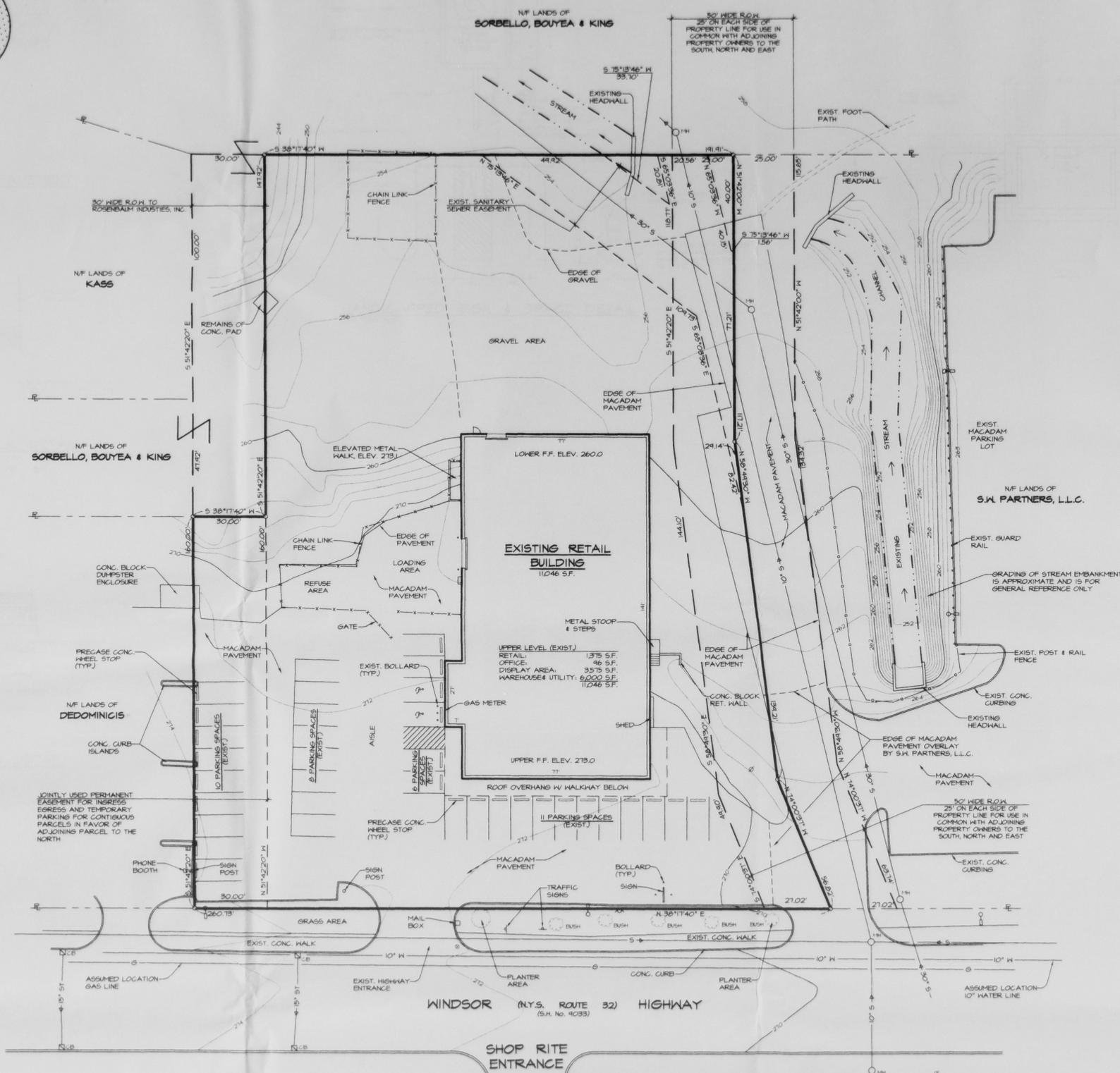
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 12-3-2001

Project: AMENDED SITE DEVELOPMENT / GRADING & UTILITY PLAN
RETAIL EXPANSION FOR LIZZIE REALTY, LLC
N.Y.S. ROUTE 32 TOWN OF NEW WINDSOR, N.Y.

1 OF 7
Project No. 9711



LEGEND	
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	BOUNDARY
	ADJ. PROPERTY LINE
	CATCH BASIN
	FLUSHING BASIN
	SANITARY MANHOLE
	HYDRANT
	WATER VALVE
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	LAMP POST
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	GAS MAIN
	SPOT ELEV. 314.4
	CHAIN LINK FENCE



SHOP RITE ENTRANCE

THE CURB CUT TO SHOP RITE AS INDICATED ON THIS DRAWING REFLECTS THE CONFIGURATION OF 1987. THIS CURB CUT HAS BEEN MODIFIED IN THE RECONSTRUCTION OF THE SHOP RITE PARKING LOT.

TOWN OF NEW WINDSOR PLANNING BOARD
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APPROVAL GRANTED BY TOWN OF NEW WINDSOR

APR 16 2012

By: *[Signature]*
Town Secretary

Shaw Engineering
Consulting Engineers

744 Broadway
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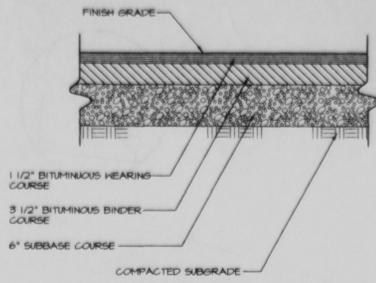
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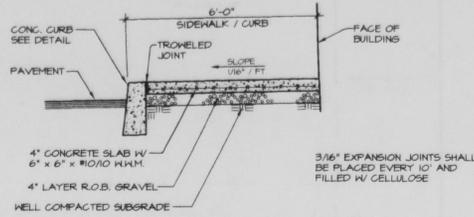
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 12-3-2001

Project: RETAIL EXPANSION FOR LIZZIE REALTY, L.L.C.
N.Y.S. ROUTE 32 TOWN OF NEW WINDSOR, N.Y.

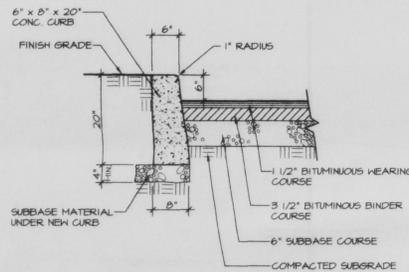
2 OF 7
Project No. 9711



ON - SITE ASPHALT PAVEMENT
NOT TO SCALE

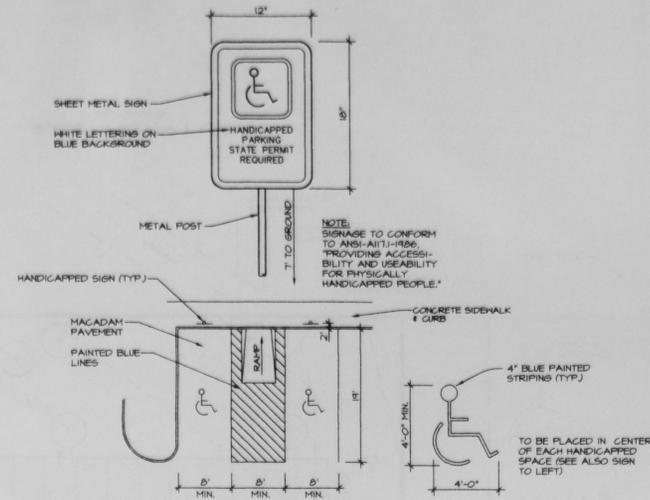


ON - SITE SIDEWALK DETAIL
NOT TO SCALE

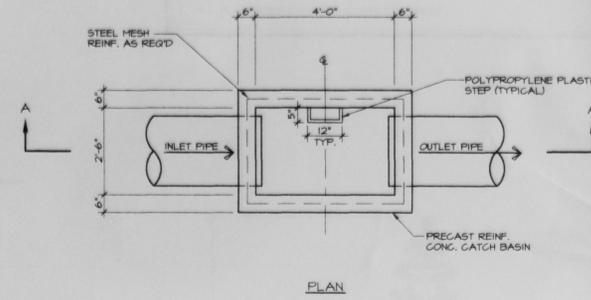


NOTE:
1. 1/2" PRE-MOLDED EXPANSION JOINTS,
10' O.C.

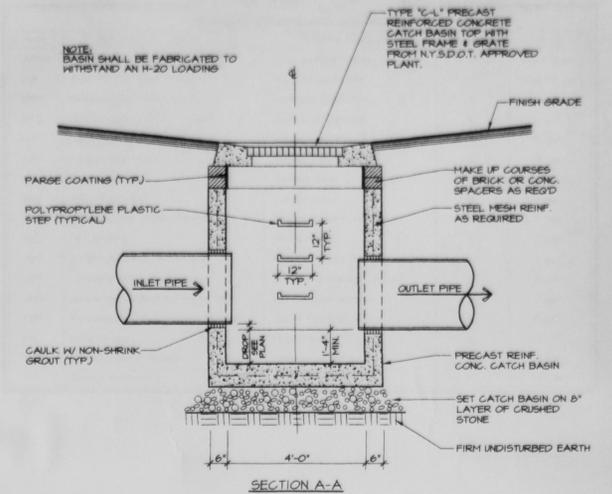
ON - SITE CURB DETAIL
NOT TO SCALE



HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE



PLAN



SECTION A-A

CATCH BASIN DETAIL
NOT TO SCALE

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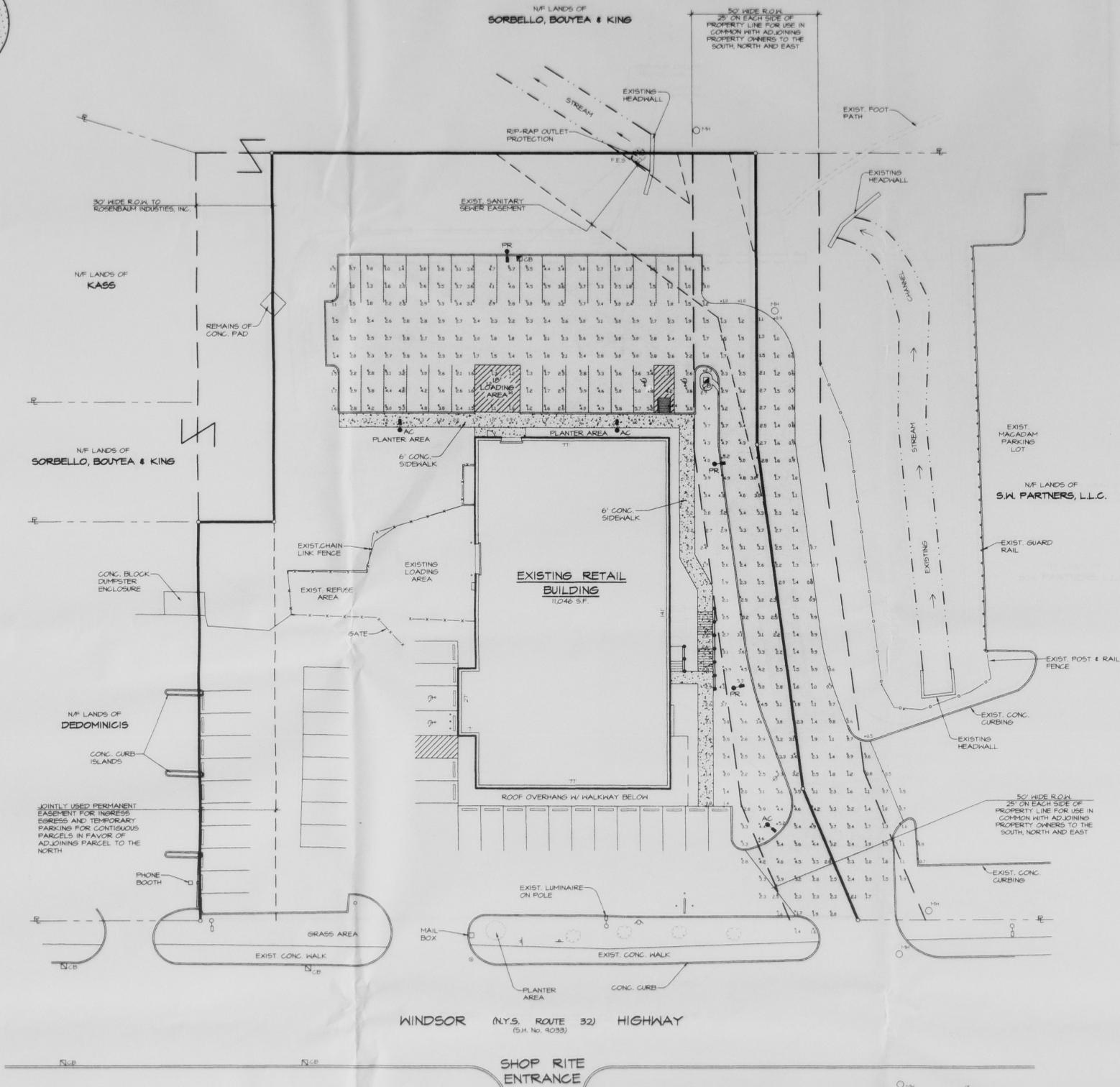
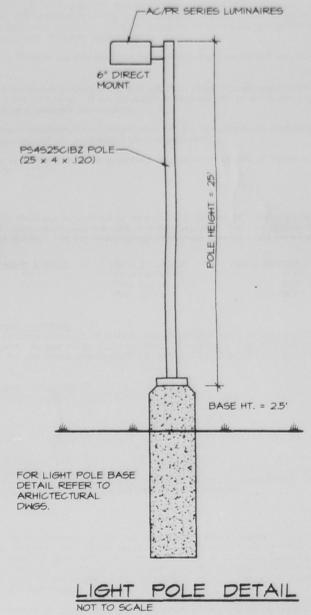
Drawn By: J.R.J.	Drawing: SITE DEVELOPMENT & UTILITY DETAILS	3 OF 7
Checked By: G.J.S.	Project: RETAIL EXPANSION FOR LIZZIE REALTY, LLC	
Scale: 1"=20'	Date: 12-3-2001	Project No. 9711
N.Y.S. ROUTE 92		TOWN OF NEW WINDSOR, N.Y.



LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
●●	3	PR	SINGLE	33100	0.650	PR2440-M (400w mh)
●●	3	AC	SINGLE	33100	0.650	AC2440-M (400w mh)

(6) P54525G1BZ 25 x 4 x .120 Square steel poles
 *** Poles meet 100 mph sustained winds



RUUD LIGHTING
 800.236.7000 USA <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 WINDSOR PLANNING BOARD
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APR 16 2012

By: *[Signature]*
 Town of New Windsor Secretary

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ISSUE	REVISION	DATE

Drawn By: J.R.J.
 Checked By: G.J.S.
 Scale: 1"=20'
 Date: 12-3-2001

Drawing: **LIGHTING PLAN & DETAILS**

Project: **RETAIL EXPANSION FOR LIZZIE REALTY, L.L.C.**

TOWN OF NEW WINDSOR, N.Y.

5 OF 7
 Project No. 9711



N/F LANDS OF
SORBELLO, BOUYEA & KINS

LEGEND

<p>EXISTING</p> <p>262 2' CONTOUR</p> <p>260 10' CONTOUR</p>	<p>NEW</p> <p>SILT FENCE</p> <p>TEMPORARY DIVERSION SHALE</p> <p>EXCAVATED DROP INLET PROTECTION</p> <p>STABILIZED CONSTRUCTION ENTRANCE</p> <p>FINISHED GRADE</p> <p>CATCH BASIN</p> <p>5' ST. STORM SEWER</p>
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EROSION & SEDIMENT CONTROL MEASURES

Temporary Diversion Shaales
Temporary diversion shaales will be installed in the locations indicated on the drawing for the purpose of diverting stormwater. Shaales shall be maintained until the regraded area is stabilized with permanent seeding.

Stabilized Construction Entrances
Temporary gravel construction entrance shall be installed immediately adjacent to the existing existing macadam pavement. During wet weather it may be necessary to wash vehicle tires of this location. The entrance shall be graded off so that runoff will be directed to the diversion shale. All sediment shall be prevented from entering catch basins.

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

Land Grading
Final land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.
-Cut slopes will be 3:1 or flatter for maintenance by mowing, and roughened for vegetative establishment.
-Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.
-Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-seeded, areas.
-Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

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

Material	Water Dilution	Type of nozzle	Apply gallons per acre
Acrylic Polymer	4:1	Coarse Spray	500
Latex Emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

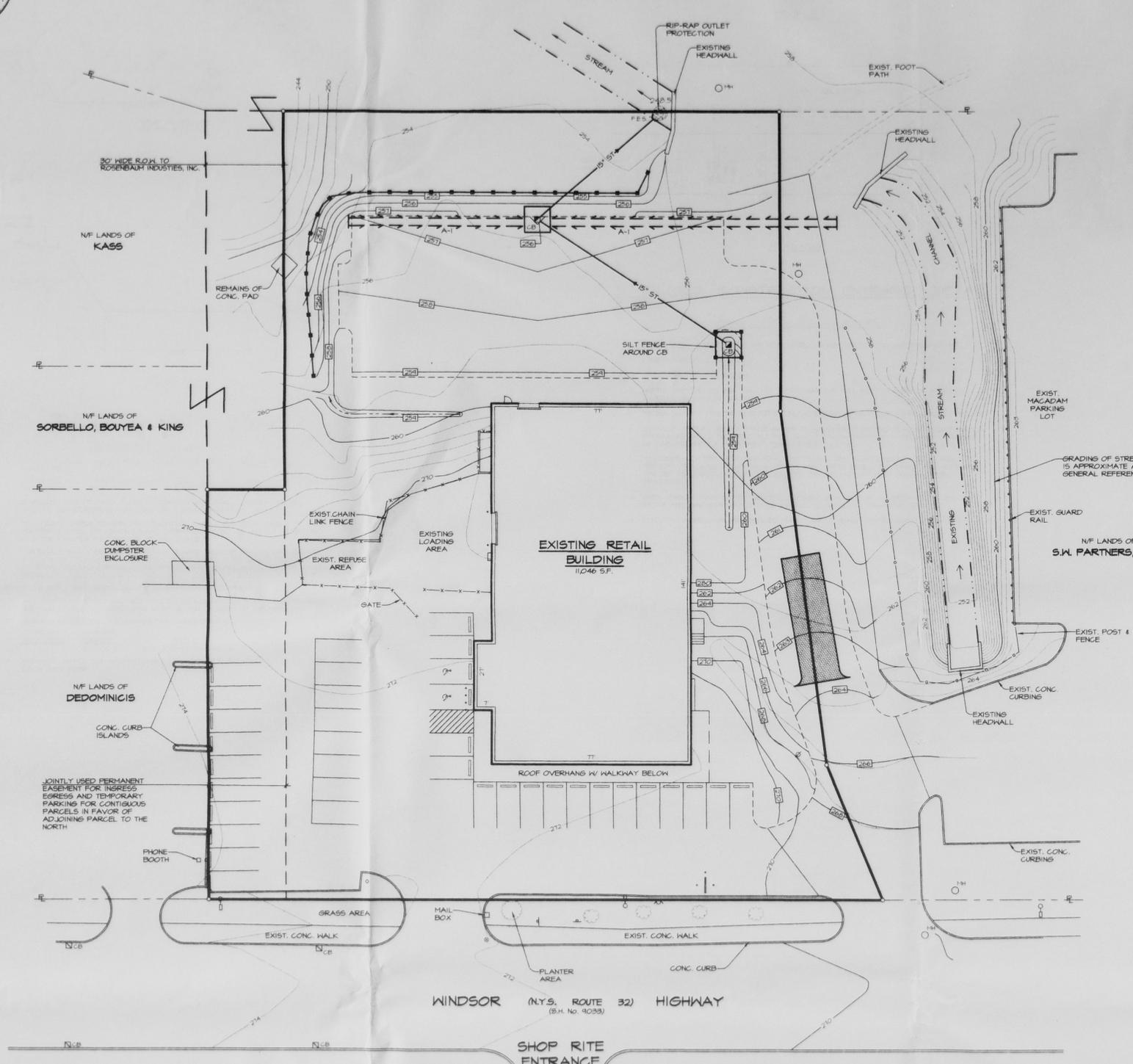
Temporary And Permanent Seeding
Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seed if construction does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

- Apply permanent seeding consisting of:
 - Empire broadcast brome or common white clover 8 lbs per acre
 - Plus tall fescue 20 lbs per acre
 - Plus Ryegrass 8 lbs per acre
- Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

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

Topsoil/Mulching
-Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas, in soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.
-Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 20/ sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.
-Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the lawn areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by tracking with suitable equipment.
-If soil is compacted or crusted, surface should be loosened to at least two inches by disking or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydro-mulch) at 500-750 lbs per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

MAINTENANCE REQUIREMENTS AND SCHEDULES
EROSION AND SEDIMENT CONTROL MEASURES
-All erosion and sediment control measures shall be inspected for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs shall be made immediately to maintain all measures as designed.
-Sediment shall be removed from behind the silt fence when it becomes approximately 6 inches deep at the fence. Insure that no concentrated flows are directed towards the fence. Replace the silt fence when "bulges" develop in the fence.
-All seeded areas shall be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover.
-Sediment spilled, dropped, or washed onto existing macadam roadways must be removed immediately. All sediment shall be prevented from entering the storm drains. Additional aggregate shall be added to the stabilized construction entrances as required.
-Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.



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

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ISSUE	REVISION	DATE

Drawn By: J.R.J.	Checked By: G.J.S.	Scale: 1"=20'	Date: 12-3-2001
EROSION CONTROL PLAN & MEASURES			
LIZZIE REALTY, L.L.C.			
TOWN OF NEW WINDSOR, N.Y.			

6 OF 7

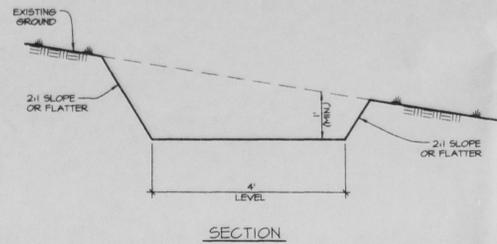
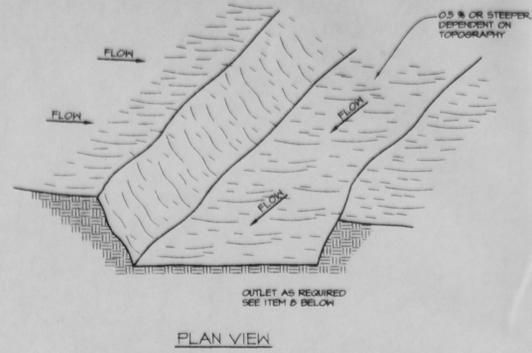
Project No. 9711

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

APR 16 2002

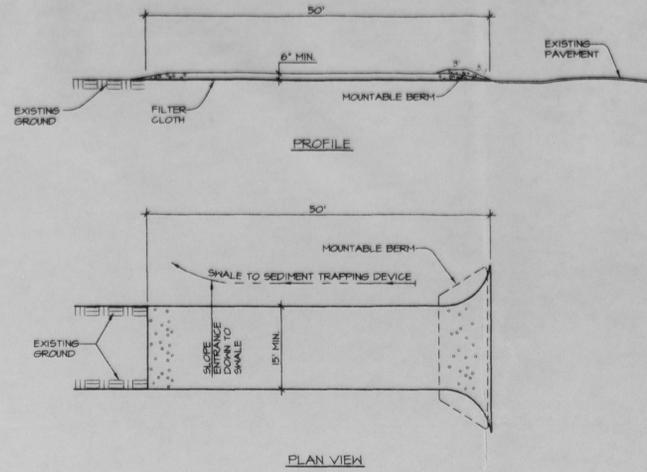
By: *[Signature]*
Town Secretary



TEMPORARY SWALE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

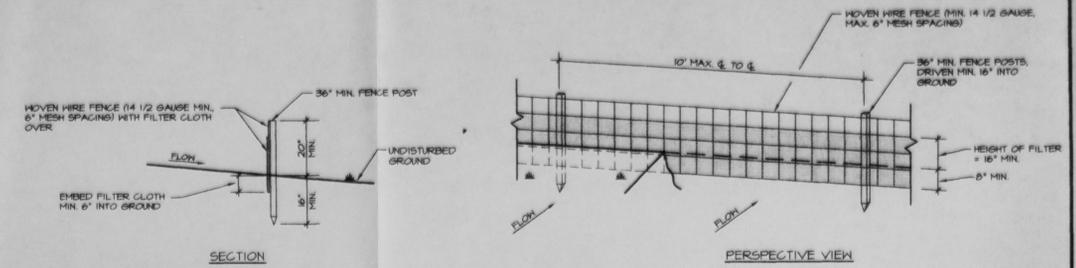
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
 - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
 - STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | SWALE |
|-------------------|---------------|----------------------|
| | 0.5-3.0% | SEED AND STRAW MULCH |
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

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



SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

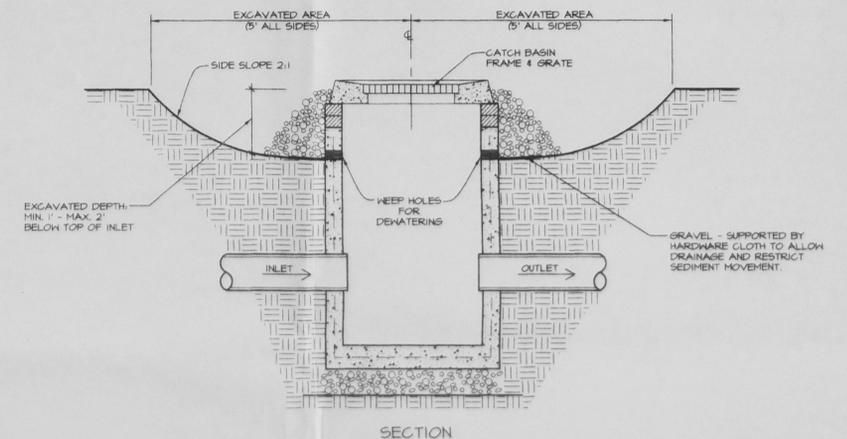
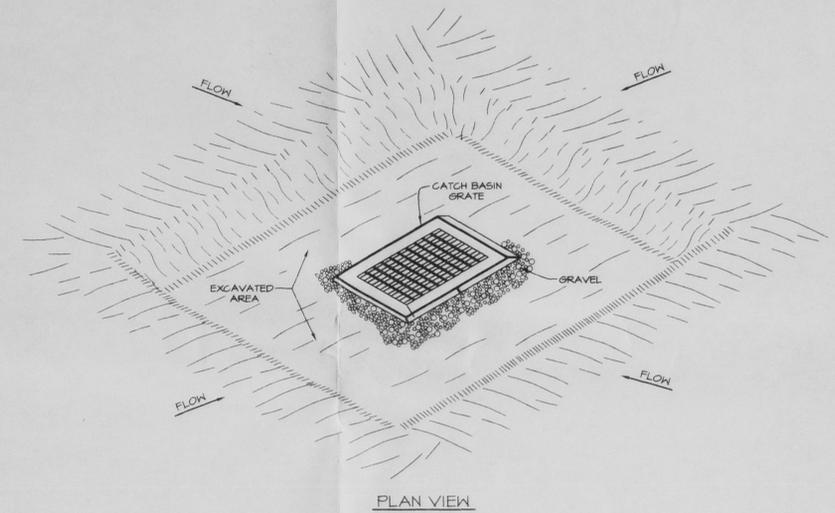
- HOLED WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO HOLED WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
-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

POSTS: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD

FENCE: HOLED WIRE, 14 1/2 GAUGE, 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X HIRSHI 100%, STABILINA T140N OR APPROVED EQUAL

PREFABRICATED UNIT, GEOTAB, ENVIROFENCE, OR APPROVED EQUAL



EXCAVATED DROP INLET PROTECTION DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

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

TOWN OF NEW HINDSOR PLANNING BOARD
STAMP OF APPROVAL



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ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 12-3-2001

Drawing: **EROSION & SEDIMENT CONTROL DETAILS**

Project: **RETAIL EXPANSION FOR LIZZIE REALTY, LLC**

N.Y.S. ROUTE 92
TOWN OF NEW HINDSOR, N.Y.

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Project No. 9711