

PB# 03-02

Margherita's Hair Zone

42-1-13

03-02

MARGHERITA'S HAIR ZONE - RT 32
SITE PLAN & SPECIAL PERMIT
CARETAKER'S APARTMENT (SEARS)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE:

05-21-03



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

MEMORANDUM
(via fax)
16 October 2003

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., TOWN ENGINEER

**SUBJECT: SITE COMPLETION REVIEW – 10-15-03
MARCHERITA HAIR ZONE (PROKOSCH) SITE PLAN
NEW WINDSOR P.B. APP. NO. 03-02**

On the afternoon of 15 October 2003 I visited the subject site to review the completion status of the subject application.

The site appears to be in general conformance with the site plan approved by the planning board, with stamp of approval of 5-21-03.

During my review, I noted the following incomplete items and/or items of concern:

1. The entrance paving has not been completed.
2. The front parking area depicted (on the plan) a row of 5 spaces and 6 spaces. The installed condition is rows of 4 and 5 (they are two spaces short in front).

They had three excess spaces based on code, so I don't think this is a zoning compliance issue. Alternate spaces are possible in the rear, if they care to construct same (likely use for employees).
3. The dumpster has not been constructed. They may have decided to utilize waste pails in lieu of a dumpster. I have no problem with this. If the waste issue becomes a problem in the future, we can always demand the installation of the dumpster. (in the interim the area of the dumpster can be used for parking).

A copy of this memo should be sent to the owner so they can advise us of their intent.

NW03-02-Site Compl Memo 101603.doc
MJE/st

REGIONAL OFFICES

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

*Sent Copy to
Margherita's 10/16/03
E*

CORRESPONDENCE

MARGHERITA'S HAIR ZONE

Mr. Al Prokosch appeared before the board for this discussion.

MR. PETRO: Letter requesting permission to do the work on proposed site. I would like to request planning board session for March 12, 2003. This will be--does everybody have this in front of them? Reference to the Hair Zone project, 293 Windsor Highway. I will be asking for a working permit on said project to start renovation of existing structure, demolition and construction of new porch and parking lot grading. Drawings were updated and sent to DOT and I'm waiting for the public hearing. All work pertaining to DOT approval will not start until permits from DOT are obtained. Al Prokosch. Where is this?

MR. BABCOCK: Right next to Mr. Transmission.

MR. LANDER: Right across from the Carpet Mill Outlet. Mr. Prokosch is here.

MR. PETRO: You want to start building?

MR. PROKOSCH: Yeah, I want to start the renovation on the building, I've got to get her in by May 15 or the lease runs out.

MR. PETRO: Why are the site plans not signed?

MR. EDSALL: They're waiting for DOT, all the revisions that we've asked for are either accomplished or there's pending some minor adjustments.

MR. LANDER: We need a public hearing for the special permit for the caretaker's apartment.

MR. EDSALL: The use by right which is what they're looking to begin the renovations on is really the hairdressers.

MR. LANDER: Mr. Prokosch has done all the demolition

on the inside, now that he's made application now he wants to do work on the outside of the building so that at the time he gets DOT approval, he can start that, the interior work will already be done.

MR. PETRO: He's still coming back for the special use permit.

MR. ARGENIO: How is the work inside the building ours?

MR. PETRO: Because it's under review.

MR. ARGENIO: Because the application is in place?

MR. LANDER: Right.

MR. PETRO: What triggered the mandatory public hearing?

MR. LANDER: Special permit for the caretaker's apartment.

MR. PETRO: Mike, your department's going to handle remodeling permit?

MR. BABCOCK: Well, yeah, if you gentlemen have no problem with it.

MR. PETRO: For the interior only, is that what it is?

MR. BABCOCK: Yes.

MR. PETRO: I don't have a problem. Does anybody have a problem?

MR. LANDER: I don't have a problem.

MR. KARNAVEZOS: I don't have a problem. The only thing in here he's saying that he wants to do the new front porch, is that still considered within the building?

MR. EDSALL: Well, I mean, isn't that an existing porch and he wants to rebuild it?

MR. PROKOSCH: Yes, take it off and put the new open porch on.

MR. KARNAVEZOS: When Mr. Prokosch was in the last time he does have a curb cut.

MR. EDSALL: He does, he's looking to improve it so effectively if he wasn't asking for the special use permit and he wasn't improving the site, he wouldn't have to go to DOT and would probably be done now.

MR. PETRO: So you'll take care of it?

MR. BABCOCK: Yes.

MR. PROKOSCH: Thank you.

MR. LANDER: What about the public hearing?

MS. MASON: We're working on that.

MR. LANDER: Okay.

MR. EDSALL: Everything has been prepared for DOT and shipped out so it's just a time game now but he's moving forward effectively on the use by right.

MR. PROKOSCH: Right.

MR. PETRO: Okay, thank you.

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

**RECEIPT
#475-2003**

05/21/2003

H Z Realty, Inc. *#0302*

**Received \$ 100.00 for Planning Board Fees, on 05/21/2003. 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: 05/20/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-2
NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/07/2003	2% OF COST EST \$24,504.50	CHG	490.00		
05/20/2003	REC. CK. #1085	PAID		490.00	
		TOTAL:	490.00	490.00	0.00

Alfred Prokosch
5/21/03
[Signature]

REGULAR ITEMS:

MARGHERITA'S HAIR ZONE (PROKOSCH) SITE PLAN AND SPECIAL PERMIT (03-02)

Mr. Al Prokosch appeared before the board for this proposal.

MR. PETRO: Proposed hair salon, caretaker apartment, we were waiting for DOT. We have DOT. Property is located in a C zone, proposed hair salon use by right, caretaker apartment special permit requires a public hearing which we did, lead agency coordination letter was issued 12 March, 2003, 30 day time period has elapsed, board can assume lead agency and determination of significance. I believe a negative dec is warranted so we'll move for a lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Margherita's Hair Zone. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for Margherita's Hair Zone. Any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Plans were forwarded to the New York State DOT for technical review. The intended driveway location does not meet minimum offset per State specifications. The plan should be brought up to DOT specifications prior to any approvals. As of 4/14/2003 received memo approved so it's been approved. The planning board should require that a bond estimate be submitted for this site plan in accordance with Chapter 19 of Town Code. I believe this application is ready for conditional approval. Do any of the members have any comments on Margherita's Hair Zone? We've seen it.

MR. LANDER: Conditioned on DOT.

MR. ARGENIO: We've got the approval?

MR. PETRO: I think it's conditioned on the bond estimate, I think that it has to be done before the plans are signed. You can contact Myra and just bring your checkbook.

MR. LANDER: Motion for final approval.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Margherita's Hair Zone on Windsor Highway.

ROLL CALL

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

MR. KARNAVEZOS: The only thing I had with Margherita and I know it's over, you were talking about closing in where you have the, along the road frontage but how far were you going up with that because you're going to start getting water into your property there, if you go too far up your property, you're going to still need some of that swale to take that water down into the culvert. You said something about putting a culvert pipe all the way up?

MR. PROKOSCH: Yeah.

MR. KARNAVEZOS: You're going to start getting a lot of road water, that's the only thing I was concerned about.

MR. LANDER: He will get some water right off the road right in the immediate area, he's not going to get anything from up the road up towards the transmission place because they get all the water.

MR. PROKOSCH: Transmission place has a culvert in their parking lot under my property.

MR. LANDER: It all goes down there.

MR. KARNAVEZOS: I was worried about the front of his property flooding out.

MR. LANDER: It's easier to maintain.

MR. PETRO: Hearing nothing further for tonight, motion to adjourn?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

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

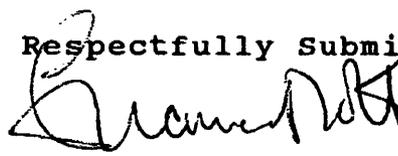
April 23, 2003

45

MR. PETRO

AYE

Respectfully Submitted By:

A handwritten signature in cursive script, appearing to read "Frances Roth".

5/9/03

Frances Roth
Stenographer



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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e-mail: mheny@mhepc.com

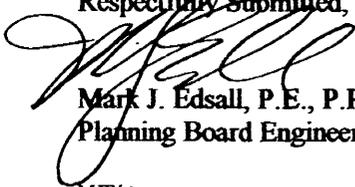
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: MARGHERITA'S HAIR ZONE
PROJECT LOCATION: WINDSOR HIGHWAY
SECTION 42 - BLOCK 1 - LOT 13
PROJECT NUMBER: 03-02
DATE: 9 APRIL 2003
DESCRIPTION: THE APPLICATION PROPOSES CONVERSION OF AN EXISTING RESIDENCE INTO A HAIR SALON WITH CARETAKER APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 FEBRUARY 2003 AND 9 APRIL 2003 PLANNING BOARD MEETINGS.

1. The property is located in the C Zone of the Town. The proposed hair salon is a "service establishment" which is use by right A-4. The caretaker apartment is special permit B-5. The bulk table has been corrected as requested.
2. A Lead Agency Coordination letter was issued on 12 March 2003. The 30-day time period has elapsed. The Board can now assume lead agency and consider a Determination of Significance. I believe a "neg dec" is warranted.
3. The plans were forwarded to NYSDOT for technical review. I have received a copy of a note from Richard Burns indicating acceptance of the plan. The applicant is reminded that any improvements within the State right-of-way cannot be constructed until a permit is obtained.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.
5. I believe this application is ready for conditional approval.

Respectfully Submitted,



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

MJE/st
NW03-02-23Apr03.doc

REGIONAL OFFICES

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/21/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/21/2003	PLANS STAMPED	APPROVED
04/23/2003	P.B. APPEARANCE	LA:ND APPR
04/09/2003	P.B. APPEARANCE - PUB HEARIN . NO PUBLIC COMMENT - NEED D.O.T. APPROVAL - LEAD AGENCY AT . NEXT MEETING - RESOLVE SPRINKLER SYSTEM QUESTIONS WITH BOB . RODGERS.	NEED D.O.T. RETURN
02/26/2003	P.B. APPEARANCE	SEND LA LETTR . SEND LEAD AGENCY COORDINATION LETTER - SCHEDULE PUBLIC . HEARING - SEND TO DEPT. TRANSPORTATION - NEED NEW PLANS . BEFORE SENDING OUT FOR REVIEWS.
01/15/2003	WORK SHOP APPEARANCE	SUBMIT
09/18/2002	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/21/2003

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001

APPLICANT: PROKOSCH, ALFRED

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/24/2003	MUNICIPAL HIGHWAY	01/31/2003	APPROVED
ORIG	01/24/2003	MUNICIPAL WATER	01/28/2003	APPROVED
ORIG	01/24/2003	MUNICIPAL SEWER	/ /	
ORIG	01/24/2003	MUNICIPAL FIRE	01/28/2003	APPROVED
ORIG	01/24/2003	NYS DOT	04/14/0303	APPROVED
		. THE INTENDED DRIVEWAY LOCATION DOES NOT MEET MINIMUM OFFSET		
		. PER STATE SPECIFICATIONS. THE PLANS SHOULD BE BROUGHT UP TO		
		. DOT SPECIFICATIONS PRIOR TO ANY APPROVALS. (RICH BURNS)		
		. AS OF 4-14-2003 RECEIVED MEMO - APPROVED		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/21/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG 04/15/2003	EAF SUBMITTED	/ /	
ORIG 04/15/2003	CIRCULATE TO INVOLVED AGENCIES	03/13/2003	SENT LETTERS
ORIG 04/15/2003	LEAD AGENCY DECLARED	04/23/2003	TOOK LA
ORIG 04/15/2003	DECLARATION (POS/NEG)	04/23/2003	DECL NEG DEC
ORIG 04/15/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG 04/15/2003	PUBLIC HEARING HELD	04/09/2003	CLOSED PH
ORIG 04/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG 04/15/2003	PRELIMINARY APPROVAL	/ /	
ORIG 04/15/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/20/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-2
NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/07/2003	APPROVAL FEE	CHG	100.00		
05/20/2003	REC. CK. #1084	PAID		100.00	
		TOTAL:	100.00	100.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

May 8, 2003

Mr. Al Prokosch
40 D'Alfonso Road
Newburgh, NY 12550

SUBJECT: PLANNING BOARD APPLICATION #03-02
MARGHERITA'S HAIR ZONE - FEES DUE

Dear Mr. Prokosch:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account of **\$369.00** that will be returned to you as soon as possible.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 100.00
Check #2 - Inspection Fee (2% of cost estimate).....	\$ 490.00

Upon receipt of these checks and five (5) additional sets of plans, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PAID

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2003

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-2
NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/07/2003	APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-2
NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/07/2003	2% OF COST EST \$24,504.50	CHG	490.00		
			-----	-----	-----
		TOTAL:	490.00	0.00	490.00

**TOWN OF NEW WINDSOR
PLANNING BOARD OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE PLANNING BOARD
DATE: MAY 8, 2003
SUBJECT: ESCROW REFUND - PLANNING BOARD #03-02 (PROKOSCH)

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 369.00 TO CLOSE OUT
ESCROW FOR:**

PB FILE #03-02

NAME: MARGHERITA'S HAIR ZONE (PROKOSCH)

NOTE: LARRY – YOU MAY HAVE THIS UNDER HZ REALTY.

THANK YOU,

MYRA

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-2
NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/23/2003	REC. CK. #1043	PAID		750.00	
02/26/2003	P.B. ATTY. FEE	CHG	35.00		
02/26/2003	P.B. MINUTES	CHG	22.50		
04/09/2003	P.B. ATTY. FEE	CHG	35.00		
04/09/2003	P.B. MINUTES	CHG	22.50		
05/07/2003	P.B. ENGINEER FEE	CHG	266.00		
05/08/2003	RET. TO APPLICANT	CHG	369.00		
		TOTAL:	750.00	750.00	0.00

Margherita's Hair Zone

Alfred & Margherita Prokosch

317 Windsor Highway

New Windsor NY 12553

(845) 655-9322

April 29, 2003

Schedule of values

Blacktop & Stripping	8,000 S.F.	11,000.00
Site work excavation, culvert extension & curbing		10,500.00
Lighting 2-14' light poles, 4-spot lights for sign		2,000.00
Signage business sign		800.00
handicap, no parking sign		100.00
Landscaping 10 Junipers	18.55 ea	185.50
2 Dogwoods	110.00 ea	220.00
3 Border Forsythia	18.50 ea	55.50
2 Scotch Broom	18.00 ea	36.00
1 Japanese Cherry		108.00
Total		24,504.50

Sincerely, Alfred Prokosch

OK for bond
amount
WJF

\$ 490 insp. fee.

4/29/03

M.E.

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 2

FOR WORK DONE PRIOR TO: 05/07/2003

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
3-2	211908	01/15/03	TIME	MJE	WS MARGUARIDA HAIR ZONE	95.00	0.40	38.00				
3-2	217452	02/25/03	TIME	MJE	MC MARGHARITA HAIR S/P	95.00	0.50	47.50				
3-2	218138	03/05/03	TIME	MJE	WS MARGHARITA S/P	95.00	0.40	38.00				
								123.50				
3-2	221234	03/31/03			BILL 03-430						-123.50	
											-123.50	
3-2	223403	04/08/03	TIME	MJE	MC MARGERITAS HAIR	95.00	0.50	47.50				
3-2	224175	04/17/03	TIME	MJE	MC MARGARITA S/P	95.00	0.50	47.50				
					TASK TOTAL			218.50	0.00		-123.50	95.00
					GRAND TOTAL			218.50	0.00		-123.50	95.00

47.50
 266-

PUBLIC HEARINGS:

MARGHERITA'S HAIR ZONE (PROKOSCH) SITE PLAN AND SPECIAL PERMIT #03-02

Mr. Al Prokosch appeared before the board for this proposal.

MR. PETRO: Proposed hair salon with caretaker's apartment. This application proposes conversion of an existing residence into a hair salon with caretaker's apartment. Plan was previously reviewed at the 26 February, 2003 planning board meeting and is before the board for a public hearing at this meeting. It's in a C zone, proposed hair salon service establishment which is a use by right. Caretaker apartment is a special permit by this board. Lead agency coordination letter was issued on the 12th of March. New York State has responded?

MS. MASON: Yes.

MR. LANDER: New York State DOT?

MR. PETRO: Yes, the intended driveway location does not meet minimum offset per State specifications. The plan should be brought up to DOT specifications prior to any approvals. So, Mark, I guess you're going to fill us in on that? Have you seen that, Mark?

MR. EDSALL: I saw the letter, I'm not quite sure what Mr. Burns was looking for, but I'm sure the applicant's architect and engineer are working with them.

MR. PROKOSCH: I'll have those drawings this week, probably tomorrow.

MR. LANDER: Do we have--

MR. PETRO: Do you have a map for here?

MR. PROKOSCH: No.

MR. LANDER: Do you have anything from Fire?

MR. PETRO: Fire is approved 1/28/03 but we do not have DOT approval and the coordination letter is not up, 30 days, because this is not a response to that, this is just a comment so we can't do lead agency either. Just quickly what you're doing here so we can hear it one more time.

MR. PROKOSCH: We've got a parking lot in the front, we have 14 spots total, that's including two in the back for the apartment. We've got curbing coming from the road in approximately 300 foot of curbing encircling the whole parking lot. We've got a culvert underneath the driveway that we'd like to extend and connect to the culvert underneath the transmission place which is going to be shown on the new drawings.

MR. PETRO: Most of which is existing there, correct?

MR. PROKOSCH: None of the parking lot.

MR. PETRO: But the structure?

MR. PROKOSCH: Yes.

MR. PETRO: You're not changing the structure other than the remodeling that you're doing?

MR. PROKOSCH: Remodeling the inside, tearing off the front porch, putting a new front porch on.

MR. LANDER: Mark, in your comments, you have they were forwarded to DOT?

MR. EDSALL: Yes.

MR. LANDER: And well, the lead coordination letter has what I'm referring to on the 12th of March but Mark is the board maybe able to assume lead agency?

MR. EDSALL: If they have responded which apparently they haven't, I was kind of hopeful that we'd have something by tonight.

MR. LANDER: All right.

MR. PETRO: We've seen this, there's not too many changes, not too much to look at. It's now open to the public for any comment. On the 25th day of March, 2003, 48 addressed envelopes were mailed out with a notice of public hearing. If someone is here that would like to speak, come forward, state your name and address? Is there anyone here who'd like to speak? All right, Chair recognizes that no one wants to speak, therefore, I will entertain a motion to close the public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd open it up back to the board for any further comment which I don't think there's too many further comments, we're just basically waiting for DOT. Mark, you're going to have to get something with them, find out exactly what they want on the plan.

MR. EDSALL: Yeah, in all candor, there's not a lot that can be changed. It's a very short amount of frontage on the state highway and wherever they want the curb cut, they can slide it in and they'll just modify the parking. So we don't have a lot of options here, so it's going to be kind of the tail wagging the dog, whatever DOT wants for the access.

MR. PETRO: Look into it and see, I think the board was happy the way it was, but it's not our call, so see what happens with the DOT. And the comment would be

obviously at the next meeting, the lead agency would be expired, therefore, we can take action one way or the other. If we don't hear anything back, if that's the only comment, we'll go forward then.

MR. LANDER: Mr. Chairman, the applicant was told that he needs sprinklers in this building.

MR. PETRO: Sprinklers, why is that, Mike, how many square feet is the building?

MR. BABCOCK: It's not the square footage, it's the use, mixed use, we're having a little debate with the State of New York, they believe that he needs a sprinkler system in this building, we don't believe he does so--

MR. PETRO: Who's they?

MR. BABCOCK: The State of New York.

MR. PETRO: How did they get involved?

MR. BABCOCK: Well, I'm not sure but now we've got some phone calls in to them, tomorrow I'm supposed to contact them, I called them today, give them the insight, tomorrow, sometime tomorrow I'll be talking to him and figure it out. Bobby Rogers and I went through the code today and we don't feel he has to put a sprinkler system in.

MR. PETRO: What's the mixed use?

MR. BABCOCK: It's in the code, Mr. Chairman, that took effect and when there's a mixed use.

MR. ARGENIO: New State Code?

MR. BABCOCK: New State Code.

MR. LANDER: When was that?

MR. BABCOCK: January 1st, we just found out about this last Friday, this is when they called me.

April 9, 2003

8

MR. PETRO: It's not a planning board issue, so we're going to--

MR. BABCOCK: We'll handle that internally.

MR. PETRO: Ron and I were just curious.

MR. LANDER: 5,000 square feet.

MR. PETRO: New York State is 16,000?

MR. BABCOCK: Depends on the type of construction and the use of the building.

MR. PETRO: Any other comment other than that on this application? When we hear back from DOT, I guess Mark will get in touch with you, we'll find out what they want implemented on the plan.

MR. PROKOSCH: That's already been taken care of, they've told us what they want.

MR. PETRO: Since the letter came to me?

MR. PROKOSCH: Yes, the architect has it, he should have been done today but he wasn't.

MR. PETRO: Why don't you tell us?

MR. PROKOSCH: He was looking for distance to the driveway at the transmission place, distance to the neighbor's driveway.

MR. LANDER: Looking for sight distance?

MR. PROKOSCH: Yeah, distance to the driveways on the Carpet Mill and nearest road marker, speed limit sign.

MR. PETRO: He's looking for, he wanted nothing changed, he just wants it on the plan.

MR. PROKOSCH: Right, so he can see sight distance.

MR. PETRO: Let me have that plan back before you leave. Okay, we'll see you next time.



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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Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

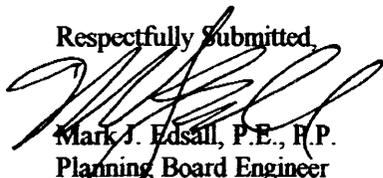
PROJECT NAME: MARGHERITA'S HAIR ZONE
PROJECT LOCATION: WINDSOR HIGHWAY
SECTION 42 – BLOCK 1 – LOT 13
PROJECT NUMBER: 03-02
DATE: 9 APRIL 2003
DESCRIPTION: THE APPLICATION PROPOSES CONVERSION OF AN EXISTING RESIDENCE INTO A HAIR SALON WITH CARETAKER APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 FEBRUARY 2003 PLANNING BOARD MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the C Zone of the Town. The proposed hair salon is a "service establishment" which is use by right A-4. The caretaker apartment is special permit B-5. The public hearing held tonight is mandatory for the special permit use.

I had requested some bulk table corrections, and some corrections to the plan. All have been accomplished, with the exception of one remaining bulk table correction. The side yard values are single/total. Based on the plan, the bulk table should read 20'/59'.

2. A Lead Agency Coordination letter was issued on 12 March 2003. If the NYSDOT has responded, the Board may be able to assume lead agency and consider a Determination of Significance.
3. The plans were forwarded to NYSDOT for technical review. I am aware that Richard Burns has one concern, but I am not aware of the current status.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW03-02-09Apr03.doc

REGIONAL OFFICES

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/23/2003

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 01/24/2003	MUNICIPAL HIGHWAY	01/31/2003	APPROVED
ORIG 01/24/2003	MUNICIPAL WATER	01/28/2003	APPROVED
ORIG 01/24/2003	MUNICIPAL SEWER	/ /	
ORIG 01/24/2003	MUNICIPAL FIRE	01/28/2003	APPROVED
ORIG 01/24/2003	NYS DOT	04/14/0303	APPROVED
	. THE INTENDED DRIVEWAY LOCATION DOES NOT MEET MINIMUM OFFSET		
	. PER STATE SPECIFICATIONS. THE PLANS SHOULD BE BROUGHT UP TO		
	. DOT SPECIFICATIONS PRIOR TO ANY APPROVALS. (RICH BURNS)		
	. AS OF 4-14-2003 RECEIVED MEMO - APPROVED		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/23/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001

APPLICANT: PROKOSCH, ALFRED

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/09/2003	P.B. APPEARANCE - PUB HEARIN . NO PUBLIC COMMENT - NEED D.O.T. APPROVAL - LEAD AGENCY AT . NEXT MEETING - RESOLVE SPRINKLER SYSTEM QUESTIONS WITH BOB . RODGERS.	
02/26/2003	P.B. APPEARANCE	SEND LA LETTR . SEND LEAD AGENCY COORDINATION LETTER - SCHEDULE PUBLIC . HEARING - SEND TO DEPT. TRANSPORTATION - NEED NEW PLANS . BEFORE SENDING OUT FOR REVIEWS.
01/15/2003	WORK SHOP APPEARANCE	SUBMIT
09/18/2002	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/23/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001

APPLICANT: PROKOSCH, ALFRED

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/15/2003	EAF SUBMITTED	/ /	
ORIG	04/15/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/15/2003	LEAD AGENCY DECLARED	/ /	
ORIG	04/15/2003	DECLARATION (POS/NEG)	/ /	
ORIG	04/15/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	04/15/2003	PUBLIC HEARING HELD	04/09/2003	CLOSED PH
ORIG	04/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	04/15/2003	PRELIMINARY APPROVAL	/ /	
ORIG	04/15/2003		/ /	



RESULTS OF P.B. MEETING OF: April 9, 2003

PROJECT: Margherita's Hair Zone P.B. # 03-02

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y ___ N ___

M) ___ S) ___ VOTE: A ___ N ___

TAKE LEAD AGENCY: Y ___ N ___

CARRIED: Y ___ N ___

M) ___ S) ___ VOTE: A ___ N ___

CARRIED: Y ___ N ___

PUBLIC HEARING: WAIVED: ___ CLOSED:

M) L S) A VOTE: A 5 N 0 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: Y ___ N ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

NEED NEW PLANS: Y ___ N ___

CONDITIONS - NOTES:

<i>No Public Comment</i>
<i>Need D.O.T.</i>
<i>Lead Agency at Next Meeting</i>
<i>Need to resolve sprinkler questions w/ Bob Rodgers</i>



1763

Town of New Windsor

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

Assessors Office

January 31, 2003

Alfred Prokosch Jr.
293 Windsor Hwy.
New Windsor, NY 12553

Re: 42-1-13

Dear Mr. Prokosch:

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

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in cursive script that reads 'J. Todd Wiley'. To the right of the signature is a circular stamp containing the initials 'JTW'.

J. Todd Wiley
Sole Assessor

JTW/jjl
Attachments

CC: Myra Mason, ZBA

35-1-47 Ronald F. Lander & Phylis E. Silver Life Est. for Clara & Francis Lander 12 Cimorelli Dr. New Windsor, NY 12553 ✓	35-1-112 Joseph Kaufman Properties of New Windsor C/o Superb Builders ✓ 2 Lake Street Monroe, NY 10950	42-1-16 Gerald S. Hecht Liv Tr W/ Gerald S. Hecht & Helaine J. Hecht Trustees ✓ 25 Ona Lane New Windsor, NY 12553
35-1-48 In Kee & Song Hui Hong ✓ PO Box 914 Woodridge, NY 12789	42-1-1.22 Richard C. Harris ✓ 275 Windsor Hwy. New Windsor, NY 12553	42-1-17 Julius A. Herrmann & Kathleen Dunphy ✓ 18 Lannis Ave. New Windsor, NY 12553
35-1-50 Stephen R. & Faith A. Kuprych ✓ 279 Windsor Hwy. New Windsor, NY 12553	42-1-7 Paul & Joyce A. Estess ✓ 4 Lannis Ave. New Windsor, NY 12553	42-1-18 Ruth E. Bakker ✓ 20 Lannis Ave. New Windsor, NY 12553
35-1-51 Agnes E. Cavalari ✓ 89 Bethlehem Rd. New Windsor, NY 12553	42-1-8 Peter F. & Mary Jeanette Fornal ✓ 6 Lannis Ave. New Windsor, NY 12553	42-1-19 Linda L. Canale & Francis J. McKeon ✓ Life Est. for Alma M. McKeon 10 Downey Ave. Wappingers Falls, NY 12590
35-1-52 Scott G. Rollo ✓ 287 Windsor Hwy. New Windsor, NY 12553	42-1-9 Philip J. McCarthy ✓ & Lori Schiffmar- McCarthy 10 Lannis Ave. New Windsor, NY 12553	42-1-20 Robert Pavignano ✓ 62 Woodward Ter. Central Valley, NY 10917
35-1-54.12 Seymour & Terri E. Borden ✓ C/o Carpet Mills Outlet 294 Windsor Hwy. New Windsor, NY 12553	42-1-10 Giuseppe & Michelle Iacoviello ✓ 12 Lannis Ave. New Windsor, NY 12553	42-1-21 John A. & Mary E. Craig ✓ 22 Lannis Ave. New Windsor, NY 12553
35-1-54.21 Poly Works Inc. ✓ PO Box 4417 New Windsor, NY 12553	42-1-11 Edward R. & Alicia J. Hughes ✓ 14 Lannis Ave. New Windsor, NY 12553	42-2-3 Gilbert & Barbara Ferrero ✓ 2 Mark St. New Windsor, NY 12553
35-1-55 U-Haul International Inc. ✓ Attn: Property Tax Department PO Box 29046 Phoenix, AZ 85038	42-1-12 William A. & Mary B. Washington ✓ 16 Lannis Ave. New Windsor, NY 12553	42-2-4 John & Lucille Faricellia ✓ 6 Mark St. New Windsor, NY 12553
35-1-56 Aniello & Maria Guerriero ✓ 306 Windsor Hwy. New Windsor, NY 12553	42-1-14 KLJ Corp. ✓ PO Box 4520 New Windsor, NY 12553	42-2-6 Pierina & Angelo Zazzi ✓ 8 Mark St. New Windsor, NY 12553
35-1-58 Aliya Inc. ✓ 115 Corporate Dr. New Windsor, NY 12553	42-1-15 Gladys P. Gorton ✓ 297 Windsor Hwy. New Windsor, NY 12553	42-2-7 Joseph S. Jr. & Charlene J. Hunt ✓ 10 Mark Street New Windsor, NY 12553

42-2-8
David Green
12 Mark Street
New Windsor, NY 12553 ✓

45-1-1.1
Joseph & Genevieve Masloski
24 Lannis Ave.
New Windsor, NY 12553 ✓

42-2-9 & 42-2-10
Kathleen & John Reid
16 Mark St.
New Windsor, NY 12553 ✓

45-1-1.21
Edward J. & Loretta Trizinsky
309 Windsor Hwy.
New Windsor, NY 12553 ✓

42-2-11
Gary L. & Rosemary McDermott
18 Mark St.
New Windsor, NY 12553 ✓

45-1-1.22
Leone Properties, LLC
348 Route 32
PO Box 141
Central Valley, NY 10917 ✓

42-2-12
Steven M. Catania
19 Lannis Ave.
New Windsor, NY 12553 ✓

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

42-2-14
Sandra Jean Argenio
17 Lannis Ave.
New Windsor, NY 12553 ✓

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

42-2-15
Stephen C. Jr. & Elizabeth V. Donato
15 Lannis Ave.
New Windsor, NY 12553 ✓

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

42-1-16
John V. & Sylvia A. Fieldly
13 Lannis Ave.
New Windsor, NY 12553 ✓

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

42-2-19
Joan Hess Trust
C/O Barbara O'Hara Trustee
9 Lannis Ave.
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey And Hauser
Consulting Engineers, P.C.
33 Airport Center Drive Suite 302
New Windsor, NY 12553 ✓

42-2-20
Henry J. Donato
7 Lannis Ave.
New Windsor, NY 12553 ✓

42-2-21
Vincent J. & Nancy F. Evans
5 Lannis Ave.
New Windsor, NY 12553 ✓

30
18
48 Mailed 3/25/03

★ LEGAL NOTICE ★

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

APRIL 9, 2003 at 7:30 P.M. on the approval of the proposed Site Plan Approval and Special Permit for MARGHERITA'S HAIR ZONE

(Tax Map #Section 42, Block 1, Lot 13)

Located at 293 WINDSOR HIGHWAY. Map of the Site Plan and Special Permit is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: MARCH 13, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



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

12 March 2003

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

ATT: Richard Burns

SUBJECT: MARGHERITA'S HAIR ZONE SITE PLAN – NYS RT. 32
NEW WINDSOR PLANNING BOARD NO. 03-02

Dear Mr. Burns:

The Town of New Windsor Planning Board has received an application for site plan approval of a personal service establishment (conversion of existing building to hairdresser) located on Windsor Highway (Rt. 32) 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 plan submitted with the application 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

Mark J. Edsall, P.E., P.P.

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

MJE/st
NW03-02-DOT Burns 031203.doc

Sent 3/13/03



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

12 March 2003

**SUBJECT: MARGHERITA'S HAIR ZONE SITE PLAN
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 03-02)**

To all Involved Agencies:

The Town of New Windsor Planning Board has received an application for site plan approval of a personal service establishment (conversion of existing building to hairdresser) located on Windsor Highway (Rt. 32) within the Town. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from the NYSDOT. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 567-3100.

Very truly yours,

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

NYS Department of Transportation, Poughkeepsie
George J. Meyers, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Myra Mason, Planning Board Secretary ✓
Planning Board Attorney (w/o encl)
Applicant (w/o encl)

NW03-02-LA Coord Letter.doc

Sent 3/13/03

Margherita's Hair Zone

Alfred & Margherita Prokosch

317 Windsor Highway

New Windsor NY 12553

(845) 655-9322

March 5, 2003

Mr. James Petro,

I would like to request a planning board session for March 12, 2003. This will be in reference to the Hair Zone project at 293 Windsor Highway. I will be asking for a working permit on said project to start renovation of existing structure, demolition and construction of new porch and parking lot grading. Drawings were updated and sent to D.O.T. and I'm waiting for the public hearing. All work pertaining to D.O.T. approval will not start until all permits from D.O.T. are obtained.

Sincerely, Alfred Prokosch

OK



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: MARGHERITA'S HAIR ZONE
PROJECT LOCATION: WINDSOR HIGHWAY
SECTION 42 – BLOCK 1 – LOT 13
PROJECT NUMBER: 03-02
DATE: 26 FEBRUARY 2003
DESCRIPTION: THE APPLICATION PROPOSES CONVERSION OF AN EXISTING RESIDENCE INTO A HAIR SALON WITH CARETAKER APARTMENT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the C Zone of the Town. The proposed hair salon is a “service establishment” which is use by right A-4. The caretaker apartment is special permit B-5.

Both uses have the same bulk requirements. The “required” values on the bulk table appear correct for the zone and uses. The provided values require correction, as follows:

- The lot width, side yard, total side yard, and possibly the height must be asterisked and noted as “pre-existing, non-conforming condition”.
- An existing height must be noted for the building.
- Correct use classification per identification noted above

2. I have performed a preliminary review of the plan, and have the following comments:

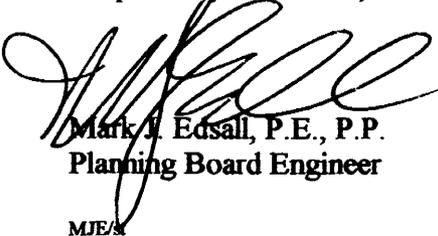
- Dimensions should be noted on the plan for the setbacks noted in the bulk table.
- The covered front porch is noted as “new”, is it existing?
- The “No Parking” sign should be “No Parking – Any Time”.
- The contours on the southwest of the building need revision in the area of the drainage swale.
- Both sides of the front parking area should be curbed.

REGIONAL OFFICES

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

3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The only other agency is the NYSDOT.
4. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.
5. Submittal of this application/plan to the NYSDOT will be necessary. The applicant has already submitted extra copies to our office for this purpose. With the Board's authorization, I will forward copies to DOT.

Respectfully Submitted,



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

MJE/s
NW03-02-26Feb03.doc



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

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

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

**PLANNING BOARD WORK SESSION
 RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 03-02
WORK SESSION DATE: 5 MAR 03 PROJECT: NEW OLD X
REAPPEARANCE AT W/S REQUESTED: _____ RESUB. REQ'D: _____

PROJECT NAME: Margherita's Hair Sp

REPRESENTATIVES PRESENT: Bill Feare

MUNICIPAL REPS PRESENT:

BLDG INSP. ENGINEER	<u>X</u>	FIRE INSP. PLANNER	<u>Bob #48</u>
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED:

- all ready.
- letter re auth to start renovations
- on next week for letter
- get to DOT tech + SEB/M

STND CHECKLIST:

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

APPROVAL BOX _____

PROJECT TYPE

SITE PLAN _____
 SPEC PERMIT _____
 L L CHG. _____
 SUBDIVISION _____
 OTHER _____

PROJECT STATUS:
 ZBA Referral: _____ Y _____ N
 Ready For Meeting _____ Y _____ N
 Recommended Mtg Date _____

MARGHERITA'S HAIR ZONE (PROKOSCH) SITE PLAN AND SPECIAL PERMIT (03-02)

Mr. Al Prokosch appeared before the board for this proposal.

MR. PETRO: Proposed hair salon and caretaker's apartment. Where is this?

MR. LANDER: Route 32 next to used to be Amaco Transmissions right across from Carpet World.

MR. PETRO: The property is located in a C zone, proposed hair salon which is a use by right, caretakers property special permit B5, we're going to have a public hearing for the special permit?

MR. EDSALL: Yes.

MR. PETRO: There's a few corrections that need to be done on the plan which when you leave you can take a copy of Mark's comments, just relay that to your engineer.

MR. PROKOSCH: There's an amendment to the plan, we want to bring the culvert all the way across.

MR. LANDER: Do you have a copy of this plan? Put it right up on the board.

MR. PROKOSCH: No, I don't.

MR. LANDER: Just give us a brief rundown of what you want to do here.

MR. PROKOSCH: There's an existing culvert underneath the driveway which has to be extended to make the driveway area larger, we want to bring the culvert all the way across so we can get rid of the rocks and mess that's in there for landscaping.

MR. LANDER: Question for you, it says new covered porch, is that existing now or is that going to be--

MR. PROKOSCH: There's an existing enclosed porch.

MR. LANDER: That's right where it says new covered porch so we'll just change that to existing because that's already there.

MR. BABCOCK: Are you rebuilding it?

MR. PROKOSCH: Rip it down and put up an open porch.

MR. BABCOCK: That's why you're saying new.

MR. LANDER: Thanks for clarifying that, Mike.

MR. PETRO: I like your comment here, says no parking sign should be no parking any time. When does no parking mean some of the time?

MR. EDSALL: We've seen a lot of it, that's the problem.

MR. PETRO: No parking sometimes.

MR. LANDER: But to enforce the law, it has to say any time.

MR. EDSALL: I think that's the legal text.

MR. PETRO: I learn something every day.

MR. LANDER: And the lot in front that's all going to be paved?

MR. PROKOSCH: Yes.

MR. LANDER: How many parking spaces are required? I see you're providing 11.

MR. BABCOCK: They're required 10 and they're providing 13.

MR. LANDER: Says 11 on here and the living quarters is two more?

MR. BABCOCK: Right.

MR. PETRO: Motion to issue a lead agency coordination letter.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board issue a lead agency coordination letter for the project. Any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: I'd also entertain a motion to authorize mandatory public hearing.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize mandatory public hearing because of the special use permit for Margherita's Hair Salon. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Submittal of this application will be necessary to the DOT, you can take care of that and get it out. I guess you have already given copies it says here so Mark will take care of it.

MR. EDSALL: Yes, I have copies, I want to make sure you thought it was ready.

MR. PETRO: That culvert pipe that you want to extend is it on that plan?

MR. PROKOSCH: Yes.

MR. PETRO: So the copies that are going to DOT are showing that?

MR. PROKOSCH: It doesn't show it extended to the point where we want to bring it.

MR. PETRO: Take the plans back from Mark because you're going to change it, you don't want to do it twice, that would be a nightmare.

MR. EDSALL: For the one out in the state highway, yeah, you'd want to show it before we send it to DOT, show it the way you want it.

MR. LANDER: It's 24 feet wide here on the plan, what's existing there now 24 feet, no?

MR. PROKOSCH: No, maybe 15.

MR. LANDER: So your plan is reflecting what you're going to do, that's my point.

MR. PROKOSCH: Well, it's reflecting the culvert coming up to the edge of the new driveway, the end of the new entrance, but we want to bring the culvert all the way across the property going towards Ace Transmission.

MR. PETRO: He better get it on the plan.

MR. LANDER: It's 24 feet wide he has on the plan, what I'm saying is now existing is probably only 12 feet, it's a driveway right going to that?

MR. BABCOCK: Right.

MR. LANDER: Now he has on the plan 24 feet wide, he's extending the culvert now he's already doing that.

MR. PROKOSCH: Probably want to extend it to 40 feet.

MR. LANDER: You want to go up going south on 32?

MR. PROKOSCH: Yes, continue up the property so we can get out of the swale in the front.

MR. LANDER: Yeah, you have to do that.

MR. KARNAVEZOS: Can you do that from drainage coming off the road?

MR. LANDER: I don't see why not. Well, I can't speak for DOT.

MR. KARNAVEZOS: DOT issue, not ours.

MR. BABCOCK: The most they can do is make him put a slotted drain if there's an area.

MR. EDSALL: They may make you put a basin before the driveway cut.

MR. LANDER: He wants to run that all the way up to 40 feet you know.

MR. PETRO: They'll have to look at it, do it right on the plan, otherwise, they're going to kick it back.

MR. LANDER: Reflect what you want to do on the plan cause you don't want to deal with them more than once, deal with them once, hopefully you get away with your skin.

MR. PETRO: There's six or seven items here on Mark's notes, if you take that, correct the plan and we issue, authorize the lead agency coordination letter tonight, public hearing and I think once you get the plan corrected, you can come back and we'll set you up for a public hearing. There's not much more we can do tonight but take a page of Mark's comments.

MR. PROKOSCH: Okay, conceptually nobody has a problem?

MR. LANDER: No.



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

Richard A. Burns
NYSDOT Permits
112 Dickson Street
Newburgh, NY 12550
☎ (845) 565-9762

20 March, 2003

Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor Planning Board Engineer
555 Union Avenue
New Windsor, NY 12553

Re: MARGHERITA'S HAIR ZONE SITE PLAN RT 32 NEW WINDSOR
PLANNING BOARD # 03-02

Dear Mr. Edsall,

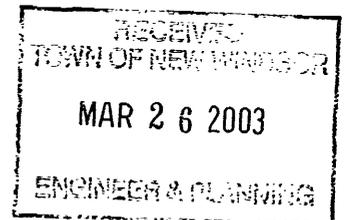
The intended driveway location does not meet minimum offset per state specifications. The plans should be brought up to DOT specifications prior to any approvals. If I can be of further assistance, please advise.

Sincerely

Richard A. Burns
Richard A. Burns, Permits

cc: Glenn Boucher, Traffic

3/26 Spoke to Al Prokosch and advised that he meet with Rich Burns to solve this and keep us informed as to the outcome.



EB

4/9

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/26/2003

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE

PA2001-1001

APPLICANT: PROKOSCH, ALFRED

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/24/2003	MUNICIPAL HIGHWAY	01/31/2003	APPROVED
ORIG	01/24/2003	MUNICIPAL WATER	01/28/2003	APPROVED
ORIG	01/24/2003	MUNICIPAL SEWER	/ /	
ORIG	01/24/2003	MUNICIPAL FIRE	01/28/2003	APPROVED
ORIG	01/24/2003	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/26/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-2

NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/15/2003	WORK SHOP APPEARANCE	SUBMIT
09/18/2002	WORK SHOP APPEARANCE	RET TO WS

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

**RECEIPT
#71-2003**

01/27/2003

HZ Realty Inc.

**Received \$ 200.00 for Planning Board Fees, on 01/27/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

#03-02 Special Permit Fee

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

**RECEIPT
#72-2003**

01/27/2003

HZ Realty Inc.

**Received \$ 100.00 for Planning Board Fees, on 01/27/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

#03-08 Application fee.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/24/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-2
NAME: MARGHERITA'S HAIR ZONE PA2001-1001
APPLICANT: PROKOSCH, ALFRED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/23/2003	REC. CK. #1043	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00


1-27-03

INTER-OFFICE CORRESPONDENCE

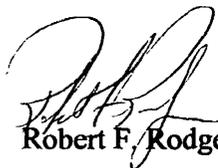
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Margherita's Hair Zone (Prokosch)
DATE: 28 January 2003

Planning Board Reference Number: PB-03-02
Dated: 23 January 2003
Fire Prevention Reference Number: FPS-03-06

A review of the above referenced site plan was conducted on 28 January 2003.

This site plan is acceptable.

Plans Dated: 21 January 2003


Robert F. Rodgers



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR, WATER DEPT.,
 SEWER DEPT., XX HIGHWAY DEPT.

P.B. FILE #03-02 DATE RECEIVED: 01-23-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 02-20-2003

THE MAPS AND/OR PLANS FOR:

MARGHERITA'S HAIR ZONE (PROKOSCH)
Applicant or Project Name

RECEIVED
JAN 27 2003

SITE PLAN XX , SUBDIVISION , LOT LINE CHANGE ,
SPECIAL PERMIT XX N.W. HIGHWAY DEPT.

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Contact D. O. I

DISAPPROVED:

Notes: _____

Signature: Henry J. Hall 1/31/03
Reviewed by: _____ Date





Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR, XX WATER DEPT.,
 SEWER DEPT., HIGHWAY DEPT.

P.B. FILE #03-02 DATE RECEIVED: 01-23-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 02-20-2003

THE MAPS AND/OR PLANS FOR:

MARGHERITA'S HAIR ZONE (PROKOSCH)
Applicant or Project Name

SITE PLAN XX, SUBDIVISION , LOT LINE CHANGE ,
SPECIAL PERMIT XX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: This property has town water.
Call water dept. if any change in service.

DISAPPROVED:

Notes: _____

Signature: [Signature] 1-28-03
Reviewed by: Date



**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: mhenry@mhepc.com

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3
03-02

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.:

WORK SESSION DATE: 15 Jan 2003

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Full App

PROJECT NAME: Prokorh TP

REPRESENTATIVES PRESENT: Al Prokorh / Dal Seare (Law)

MUNICIPAL REPS PRESENT:

BLDG INSP. ENGINEER X
P/B CHMN

FIRE INSP. PLANNER B. C.
OTHER

ITEMS DISCUSSED:

- Exit, SFR + Aprt => Hair piece + Aprt
- Rt 32 C Zone
- next to transmissor chap
- 2 up from Flag guy
- A-2/D-5
- dot in exit drive.
- add Footage + Dist Cov n/a
- on detail
- curb front part of site
- extend DOT
- plants sched. 3 trees

STND CHECKLIST:

- DRAINAGE Swale
- DUMPSTER detail
- SCREENING
- LIGHTING 1-2
(Streetlights)
- LANDSCAPING ✓
- BLACKTOP ✓
- ROADWAYS ✓
- APPROVAL BOX * more title

PROJECT TYPE

- SITE PLAN
- SPEC PERMIT
- L I CHG.
- SUBDIVISION
- OTHER

PROJECT STATUS:

ZBA Referral: Y X N

Ready For Meeting X Y N

Recommended Mtg Date next avail



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

TOWN/VILLAGE OF: NEW Windsor P/B APP. NO.: 1-3 03-02
WORK SESSION DATE: 18 Sept 02 PROJECT: NEW 0 OLD
REAPPEARANCE AT W/S REQUESTED: Yes. RESUB. REQ'D: RY
PROJECT NAME: Margherita's Hair Zone
REPRESENTATIVES PRESENT: Al Prokosch.

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

ITEMS DISCUSSED: C Zone
- 293 Rt 32 - residence
- Service Estab A-4 - hair dresser
- 1/150 1200 8 + residence 2nd
Carthagen B-5 5/Permit
9x19 2-5'
- Anthony C doing slip
- fill in open culvert (exterd pipe + backfill)
- water - fire flow - Q-
- roads - details - all 30'

STND CHECKLIST:
DRAINAGE
DUMPSTER
SCREENING
LIGHTING
(Streetlights)
LANDSCAPING
BLACKTOP
ROADWAYS

TOWN OF NEW WINDSOR

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

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan Special Permit

Tax Map Designation: Sec. 42 Block 1 Lot 13

BUILDING DEPARTMENT REFERRAL NUMBER 2001 - 1001

1. Name of Project Margherita's Hair Zone

2. Owner of Record Alfred Prokosch Phone 562 8520

Address: 40 D'Alfonso Rd N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Alfred Prokosch Phone 562-8520

Address: 40 D'Alfonso Rd NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Bob Sears (Law ass.) Phone 615-0350

Address: _____
(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:
Alfred Prokosch 562-4212 562-8782
(Name) (Phone) (fax)

7. Project Location: On the East side of Windsor Hwy 600 feet
(Direction) (Street) (No.)
South of Willow Parkway
(Direction) (Street)

8. Project Data: Acreage 1.1 Zone _____ School Dist. Newburgh

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

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TOWN OF NEW WINDSOR
JAN 23 2003
ENGINEER & PLANNING
03-02

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 _____

***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.) Beauty Salon, Apartment,
1160 SQFT 1-Lot

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

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

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:

21st DAY OF January 192003

Alfred Prokosh Jr
APPLICANT'S SIGNATURE

Patricia E. Dalton
NOTARY PUBLIC Patricia E. Dalton
Notary Public for State of New York
Orange County No. 01ST5038807
Commission Expires 2/6/03

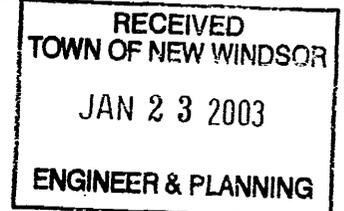
Alfred Prokosh Jr
Please Print Applicant's Name as Signed

TOWN USE ONLY:

03-02

DATE APPLICATION RECEIVED

APPLICATION NUMBER



APPLICATION/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Alfred Prokosch, deposes and says that he resides
(OWNER)

at 40 D'Alfonso Rd in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 42 Block 1 Lot 13)
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)

Alfred Prokosch 40 D'Alfonso Rd Newburgh N.Y.
(Name & Address of Professional Representative of Owner and/or Applicant)

*Law associates
Bob Sears*

to make the foregoing application as described therein.

Date: 1/21/2003

** *Alfred Prokosch*
Owner's Signature (MUST BE NOTARIZED)

Applicant's Signature if different than owner

Representative's Signature

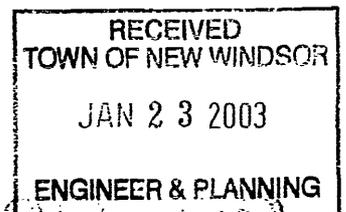
Sworn to before me this 21st day of
January, 2003

Patricia E. Dalton

Patricia E. Dalton
Notary Public for State of New York
Orange County No. 01ST5038807
Commission Expires 2/6/03

**PLEASE NOTE:

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.



TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

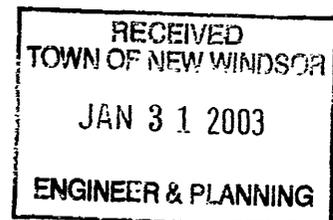
ITEM

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

SAMPLE:



- 3. 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. Revision Dates
- 9. X Area Map Inset and Site Designation
- 10. Properties within 500' of site
- 11. Property Owners (Item #10)
- 12. 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. X Existing Building Locations
- 19. X Existing Paved Areas
- 20. 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. _____ Loading Areas
- 28. X Paving Details (Items 25 - 27)
- 29. X Curbing Locations
- 30. x Curbing through section
- 31. _____ Catch Basin Locations
- 32. _____ Catch Basin Through Section
- 33. x Storm Drainage
- 34. X 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. X Bulk Table Inset
- 45. x 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. X No. of parking spaces proposed
- 53. X No. of parking spaces required

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TOWN OF NEW WINDSOR
JAN 31 2003
ENGINEER & PLANNING

03-02

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. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
- 55. _____ A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

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

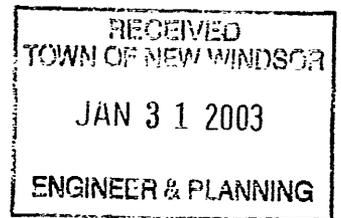
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they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

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

PREPARER'S ACKNOWLEDGMENT:

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

BY: *Richard McGowan* 1/27/03
 Licensed Professional Date



⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

LAN

LAN ASSOCIATES

ENGINEERING ■ PLANNING ■ ARCHITECTURE, LLP
 252 MAIN STREET, GOSHEN, N.Y. 10924

845-615-0350

FAX ■ 845-615-0351

PROJECT: Mr. Al Prokosch/ New Country Porch/
 (Description) Alteration and Site Development

PROJECT NO: LLP 4.157.1

TO: Mr. Al Prokosch
 40 Dalfonso Road
 Newburgh, NY 12550

DATE: January 23, 2003

If enclosures are not as noted, please inform us immediately.

ATTN:

If checked below, please:

- Acknowledge receipt of enclosures.
- Return enclosures to us.

WE TRANSMIT:

- Herewith In accordance with your request
- VIA: Hand Delivery by RMS on 1/23/03**

FOR YOUR:

- Approval Distribution to Parties Information
- Review & Comment Record
- Use Signature

THE FOLLOWING:

- Drawing(s) Shop Drawing Prints Samples
- Specifications Shop Drawing Reproducibles Product Literature
- Change Order Document(s) Cut Sheets

COPIES	DATE	REV #	DESCRIPTION	ACTION
14 sets	1/21/03		<u>Drawings:</u> T0.01, SP.01 and SP.02 (Signed and Sealed)	E
1 set	1/21/03		<u>Drawings:</u> T0.01, SP.01 and SP.02	E
1	1/22/03		LAN Flood Plane Statement	E
1	1/23/03		Short Environmental Assessment Form	E

- ACTION:** A. Action indicated on item transmitted D. For signature and forwarding as noted below under REMARKS
 B. No action required E. See REMARKS below
 C. For signature and return to this office

REMARKS: Enclosed please find ten (10) sets of signed and sealed drawings for the New Windsor Planning Board, four (4) signed and sealed sets for the New York State Department of Transportation and one (1) set for your record.

COPIES TO:

File: LAN LLP #4.157.1, w/ att.

RMS:jah \\nyrv1\Projects\100-LAN-LLP\0100-01590\157\157 TAdmin\T\arram\table.LTP\Prokosch\012303.doc

By: 
 Robert M. Sears, RA

RECEIVED
 TOWN OF NEW WINDSOR
 JAN 23 2003
 ENGINEER & PLANNING

003-02

LAN

LAN ASSOCIATES

ENGINEERING ■ PLANNING ■ ARCHITECTURE, LLP
252 MAIN STREET, GOSHEN, N.Y 10924

845-615-0350

FAX ■ 845-615-0351

January 23, 2003

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Subject: A/E Services –
New Country Porch/Alteration and
Site Development
293 Windsor Highway, New Windsor
LAN Ref. #4.157.1

To Whom It May Concern:

The parcel of land located at 293 Windsor Highway, New Windsor, New York 12553, shown on the Town of New Windsor Tax Map as Section 42, Block 1, Lot 13, is not located in a flood zone.

Very truly yours,

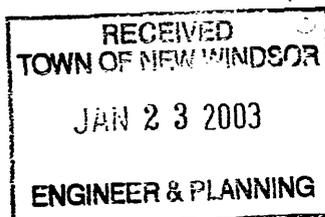
LAN Associates, Engineering,
Planning, Architecture, LLP (LAN)



Michael J. McGovern, AIA

MJM:jah I:\Users\1\Projects\100-LAN\LLP\0190\157\157.1\Admin\Letter\LAN\Planning\12303.doc:1/22/2003 4:46 PM

cc: Mr. Al Prokosch
File #4.157.1 - NY



03-02

4 (2/87)—Text 12
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: Alfred Prokosch & Martherita Prokosch
2. PROJECT NAME: Margherita's Hair Zone

PROJECT LOCATION:
Municipality New Windsor County Orange

PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
293 Windsor Highway
New Windsor, NY 12553

IS PROPOSED ACTION:
 New Expansion Modification/alteration

DESCRIBE PROJECT BRIEFLY:
1. Provide parking for new hair salon and one (1) family apartment at 293 Windsor Highway: 11 cars for hair salon and 2 cars for one (1) family apartment

2. Widen existing curb cut from ±20' to 24'-0"

AMOUNT OF LAND AFFECTED:
Initially 0.2 acres Ultimately 0.2 acres

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

WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
 Residential Industrial Commercial Agriculture Park/Forest/Open space Other
Describe:

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

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

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

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

LAN Associates, Engineering, Planning,
Architecture, LLP

Applicant/sponsor name: _____ Date: 1/23/2003

Signature: *Michael J. McGovern* Michael J. McGovern, RA

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

ART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

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

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

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

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

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

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

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

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

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

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If Yes, explain briefly

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

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

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

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

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date