

PB# 05-29

Windsor Gate Plaza

67-6-18.1, 18.2, 17

05-29 Windsor Gate Plaza
Rt. 94 (Taconic)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: August 18, 2006

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/29/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 5-29

NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511

APPLICANT: CIANCIO CORPORATION

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/18/2006	PLANS STAMPED	APPROVED
02/22/2006	P.B. APPEARANCE . NO PUBLIC COMMENT -	ND: CL PH APPR COND - COST ESTIMATE - ADDRESS MARK'S COMMENTS
11/30/2005	P.B. APPEARANCE	SCHED PH; RET TO WS . CHECK WITH KEN SCHERMERHORN TO SEE WHY DISAPPROVED BY FIRE - . RETURN TO WORK SHOP FOR ALL OF MARK'S COMMENTS . SET UP PUBLIC HEARING AFTER WORK SHOP
09/14/2005	P.B. APPEARANCE	LA: RETURN . SEND TO O.C. PLANNING - NEED FIRE APPROVAL - ADDRESS MARK'S . COMMENTS - NEED REVISIONS TO PLAN - SEE REVIEW SHEET IN FILE
09/07/2005	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/15/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-29

NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511

APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/09/2005	REC. CK. #1537	PAID		750.00	
09/14/2005	P.B. ATTY. FEE	CHG	35.00		
09/14/2005	P.B. MINUTES	CHG	63.00		
11/30/2005	P.B. ATTY. FEE	CHG	35.00		
11/30/2005	P.B. MINUTES	CHG	22.00		
02/10/2006	LEGAL AD - SENTINEL	CHG	15.51		
02/22/2006	P.B. ATTY. FEE	CHG	35.00		
02/22/2006	P.B. MINUTES	CHG	77.00		
08/03/2006	P.B. ENGINEER FEE	CHG	791.80		
08/11/2006	REC. CK. #120	PAID		324.31	
		TOTAL:	1074.31	1074.31	0.00

Received
8/15/06
h

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/15/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-29
NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/03/2006	2% OF COST EST \$210,792.1	CHG	4215.85		
08/11/2006	REC. CK. #119	PAID		4215.85	
		TOTAL:	4215.85	4215.85	0.00

Rec'd

8/15/06

JK

P.B. # 05-29
Approval fee

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

RECEIPT
#666-2006

08/15/2006

Ciancio, Rhoda

Received \$ 125.00 for Planning Board Fees, on 08/15/2006. 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: 08/15/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 5-29
NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/03/2006	P.B. APPROVAL FEE	CHG	125.00		
08/11/2006	REC. CK. #121	PAID		125.00	
		TOTAL:	125.00	125.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

August 3, 2006

Ciancio Corporation
593 Lakeside Road
Newburgh, NY 12550

ATTN: RHODA CIANCIO

SUBJECT: WINDSOR GATE PLAZA P.B. #05-29

Dear Rhoda:

Please find attached printouts of fees due for subject project.

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

Check #1 – Approval Fee.....	\$	125.00
Check #2 – Amount over Escrow Posted.....	\$	324.31
Check #3 - 2% of Cost Est. (\$210,792.18) inspect fee.....	\$	4,215.85

Upon receipt of these checks, I will have the plans stamped and signed approved.

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

Very truly yours,

Myra Mason

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

MLM

cc: *Alfred Capelli, Jr.*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/03/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 5-29
NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/03/2006	P.B. APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/03/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-29

NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511

APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/09/2005	REC. CK. #1537	PAID		750.00	
09/14/2005	P.B. ATTY. FEE	CHG	35.00		
09/14/2005	P.B. MINUTES	CHG	63.00		
11/30/2005	P.B. ATTY. FEE	CHG	35.00		
11/30/2005	P.B. MINUTES	CHG	22.00		
02/10/2006	LEGAL AD - SENTINEL	CHG	15.51		
02/22/2006	P.B. ATTY. FEE	CHG	35.00		
02/22/2006	P.B. MINUTES	CHG	77.00		
08/03/2006	P.B. ENGINEER FEE	CHG	791.80		
		TOTAL:	1074.31	750.00	324.31

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/03/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-29

NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/03/2006	2% OF COST EST \$210,792.1	CHG	4215.85		
		TOTAL:	4215.85	0.00	4215.85

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: MERWIN - TOWN OF NEW WINDSOR

TASK: S- 29

FOR WORK DONE PRIOR TO: 08/03/2006

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
5-29	223704	03/31/04	TIME	MJE	WS CIANCIO RT 94	99.00	0.40	39.60			
5-29	249766	01/05/05	TIME	MJE	WS CIANCIO SITE PLAN	99.00	0.40	39.60			
5-29	261233	05/18/05	TIME	MJE	WS CIANCIO S/P RT 94	99.00	0.40	39.60			
5-29	273757	09/16/05	TIME	MJE	MC WIND GATE S/P OGD?	99.00	0.40	39.60			
5-29	277941	10/19/05	TIME	MJE	WS CIANCIO SITE PLAN	99.00	0.40	39.60			
5-29	283217	11/29/05	TIME	MJE	MC WINDSOR GATE	99.00	0.80	79.20			
5-29	283592	12/07/05	TIME	MJE	WS WINDSOR GATE SP	99.00	0.40	39.60			
									316.80		
5-29	282665	12/02/05			BILL 05-1703					-198.00	
5-29	284310	12/16/05			BILL 05-1815					-118.80	
											-316.80
5-29	286017	01/04/06	TIME	MJE	WS WINDSOR GATE S/P	115.00	0.50	57.50			
5-29	286024	01/05/06	TIME	MJE	MC WINDSOR GATE W/HWODA	115.00	0.40	46.00			
5-29	288557	01/18/06	TIME	MJE	MC WINDSOR PLAZA PLAN	115.00	0.60	69.00			
5-29	288558	01/19/06	TIME	MJE	MC WIND PL CIANCIO S/P	115.00	0.40	46.00			
5-29	292110	02/17/06	TIME	MJE	MR WINDGATE SITE PLAN	115.00	0.80	92.00			
5-29	292190	02/17/06	TIME	MJE	PM WINDGATE W/CHAIRMAN	115.00	0.20	23.00			
5-29	292119	02/18/06	TIME	MJE	MR WINDGATE SITE PLAN	115.00	0.10	11.50			
5-29	292257	02/22/06	TIME	MJE	MR WindGate Cond S/P AP	115.00	0.10	11.50			
5-29	292262	02/22/06	TIME	MJE	MR P/H Weg Dec	115.00	0.10	11.50			
									368.00		
5-29	291666	02/17/06			BILL 06-544					-218.50	
5-29	296895	03/23/06			BILL 06-763					-149.50	
											-368.00
5-29	301938	04/18/06	TIME	MJE	MC TC/MM RE WIND GATE	115.00	0.20	23.00			
5-29	317582	08/03/06	TIME	EMM	MC cost est rev	99.00	0.50	49.50			
5-29	317586	08/03/06	TIME	MJE	MC cost est w/EMM	115.00	0.30	34.50			
TASK TOTAL								791.80		-684.80	107.00
									0.00		
GRAND TOTAL								791.80		-684.80	107.00
									0.00		

ATTN: MYRA

Mark,

I revised their estimate quantities and unit costs. The correct bond amount is \$210,792.18.

Attached is a PDF of their estimate sheets.

Brendan

P. B. #05-29

Project Name: New Windsor Gate Expansion Municipality: T/O New Windsor
 Planning Board No.: _____ Date: July 30, 2006

**PRIVATE IMPROVEMENT
 AND SITE PLAN UNIT PRICES
 (Updated March 2006)**

<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty.</u>	<u>Total Cost</u>	
A. <u>Roadway and Parking Lot</u>					
Erosion Control	AC	\$ 1,800.00	2	\$ 3,600.00	
Paving & Base (regular const.)	SY	\$ 12.00 12.00	4,500	\$ 54,000.00	81,900.00
Paving & Base (heavy-duty const.)	SY	\$ 16.00		\$ _____	
Tack coat	SY	\$ 0.50 0.45	9,166	\$ 750.00	3,083.00
Overlay Existing Pavement (1.5")	SY	\$ 6.23 5.00	1,666	\$ 8,333.00	10,739.18
Double Surface Treatment	SY	\$ 6.00		\$ _____	
Private Road (traveled way only)	SY	\$ 12.00		\$ _____	
Private Road (complete-swales, etc.)	LF	\$ 35.00		\$ _____	
Topsoil & Seeding	SF	\$ 2 1.25	1,140	\$ 1,425.00	2,280.00
Street Signs (Traffic Control)	EA	\$ 250.00		\$ _____	
Parking Space Striping	EA	\$ 9.00	110	\$ 990.00	
Parking & Lane Striping	LF	\$ 0.50	180	\$ 90.00	
Painted Striped Island	EA	\$ 35.00	10	\$ 350.00	
Site Plan Stop Bar	EA	\$ 80 15.00	1	\$ 15.00	80.00
Handicapped Sign & Striping	EA	\$ 200.00	5	\$ 1,000.00	
Traffic Control Sign	EA	\$ 200.00	2	\$ 400.00	
Concrete Curbing	LF	\$ 18.00	1,590	\$ 28,620.00	
Concrete Sidewalk	SY	\$ 38.00	140	\$ 5,320.00	
Timber Curbing	LF	\$ 12.00		\$ _____	
Curb (Precast) Bumpers	EA	\$ 15.00		\$ _____	
Shale Parking (Overflow) Area	SY	\$ 8.00		\$ _____	
Guiderail	LF	\$ 40.00		\$ _____	
SUBTOTAL				\$104,893.00	\$138,452.18
B. <u>Drainage</u>					
Catch Basin	EA	\$ 2,700.00	6	\$ 18,900.00	16,200.00
Connection to Existing Catch Basin	EA	\$ 500.00		\$ _____	
Stormwater Pipe (15")	LF	\$ 30.00	665	\$ 19,950.00	
Stormwater Pipe (18")	LF	\$ 40.00		\$ _____	
Stormwater Pipe (24")	LF	\$ 45.00		\$ _____	
Stormwater Pipe (30")	LF	\$ 50.00		\$ _____	
Stormceptor (MA A-1)	EA	\$ 5,000	1	\$ 5,000	

Stormwater Pipe (36")	LF	\$ 55.00	-----	\$ -----
Stormwater Pipe (48")	LF	\$ 65.00	-----	\$ -----
End Section	EA	\$ 350.00	-----	\$ -----
Concrete Headwall	EA	\$ 4,000.00	-----	\$ -----
Rip Rap Drainage Channel	LF	\$ 8.00	-----	\$ -----
Non-lined Drainage Channel	LF	\$ 3.50	-----	\$ -----

SUBTOTAL \$ ~~38,850.00~~

\$ 41,150.00

Utilities

Water Main (8")	LF	\$ 50.00	-----	\$ -----
Gate Valve (8")	EA	\$ 1,000.00	-----	\$ -----
Gapping Sleeve & Valve (8")	EA	\$ 2,200.00	-----	\$ -----
Water Main (12")	LF	\$ 65.00	-----	\$ -----
Gate Valve (12")	EA	\$ 1,750.00	-----	\$ -----
Hydrant Assembly	EA	\$ 2,700.00	-----	\$ -----
Sewer Main (8")	LF	\$ 35.00	-----	\$ -----
Sewer Main (12")	LF	\$ 45.00	-----	\$ -----
Sewer Manholes	EA	\$ 2,300.00	-----	\$ -----
Utility Trench (elect., phone, cable)	LF	\$ 10.00	-----	\$ -----

SUBTOTAL 0

Misc.

Landscaping Trees	EA	\$ 180.00	-----	\$ -----
Landscaping Shrubs	EA	\$ 25.00	54	\$ 1,350.00
Mulched Surface	SY	\$ 3.00	130	\$ 360.00
Chain Link Fence (4' black vinyl coat)	LF	\$ 12.00	40	\$ 480.00
Split Rail Fence	LF	\$ 8.00	-----	\$ -----
Short Masonry Landscape Walls	LF	\$ 10.00	-----	\$ -----
Retaining Walls (modular) 4' height	LF	\$ 40.00	-----	\$ -----
Lamppost	EA	\$ 1,500.00	9	\$ 10,500.00
Building Mtd. Light	EA	\$ 500.00	6	\$ 3,000.00
Water Enclosure (small)	EA	\$ 750.00	-----	\$ -----
Dumpster Enclosure (masonry/conc)	EA	\$ 1,500.00	1	\$ 1,500.00
Clear & Grub	AC	\$ 3,000.00	2	\$ 6,000.00

SUBTOTAL \$ 22,190.00

13,500.00

5,000.00

\$ 31,190.00

Other

\$ -----
\$ -----
\$ -----
\$ -----

TOTAL \$166,933.00

\$ 210,792.18

2% 4,215.85

8/3/20

State of New York
County of Orange, ss:
Lucas Ladlee being duly
sworn disposes and says that he is The
Supervisor of Legal Dept. of the E.W. Smith
Publishing Company; Inc. Publisher of The
Sentinel, a weekly newspaper published and
of general circulation in the Town of New
Windsor, Town of Newburgh and City of
Newburgh and that the notice of which the
annexed is a true copy was published 1x
in said newspaper, commencing on
the 10 day of Feb. A.D., 2006
and ending on the 10 day of Feb.
A.D. 2006

NOTICE 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 February 22, 2006 at 7:30 P.M. on the approval of the proposed for CUMBERLAND FARMS Located at 401 BLOSSING GROVE TURNPIKE (Tax Map #Section 37, Block 1, Lot 53). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.
Date: JANUARY 27, 2006
By Order of
TOWN OF NEW WINDSOR PLANNING BOARD

Lucas W. Ladlee

Subscribed and shown to before me
this 8th day of Nov, 2006

\$15.11

Deborah Jean

Notary Public of the State of New York
County of Orange.

NOTARY PUBLIC
DEBORAH JEAN
12121
COUNTY OF ORANGE
COMMISSION EXPIRES JULY 10, 2007

My commission expires 7-15-07

WINDSOR GATE PLAZA

ESTIMATE OF SITE IMPROVEMENTS

JUNE 26, 2006

1.	Site Clearing	\$ 11,901.00
2.	Grading	\$ 21,896.00
3.	Base Courses	\$ 63,407.00
4.	Erosion Control	\$ 5,235.00
5.	Curbing, Sidewalks	\$ 34,286.00
6.	Bituminous Asphalt Paving	\$ 77,309.00
7.	Striping	\$ 1,658.00
8.	Storm Sewage	\$ 59,977.00
9.	Site Lighting	\$ 21,021.00
10.	Misc. Signage, Etc.	\$ 742.00
11.	Lawns & Grasses	\$ 2,451.00
12.	Landscaping	\$ 2,525.00
13.	Dumpster Enclosure & Misc.	<u>\$ 14,743.00</u>
	TOTAL	\$317,151.00

ACAPPE 2102@aol



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: E 911 COORDINATOR

P.B. FILE #05-29

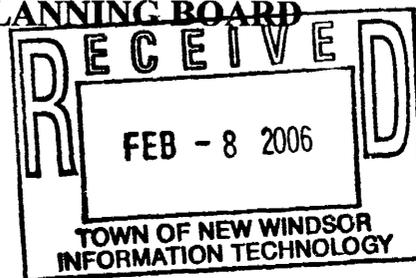
DATE RECEIVED: 02-07-06 TAX MAP #67-4-17, 18.1 & 18.2

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 02-20-06 TO BE ON AGENDA FOR THE 02-22-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

WINDSOR GATE PLAZA

Applicant or Project Name



SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes:

*E911 Numbers will be Assigned
during Building Plan phase as it
only affects Suite Numbers.*

DISAPPROVED:

Notes:

Signature:

[Handwritten Signature]

Reviewed by

3/9/06
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
 fax: (845) 567-3232
 e-mail: mhenry@mhepc.com

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR GATE PLAZA SITE PLAN AMENDMENT
 (ADDITION TO EXISTING CMML. BUILDING)
PROJECT LOCATION: NYS ROUTE 94
 SECTION 67 – BLOCK 6 – LOT 18.1, 18.2 & 17
PROJECT NUMBER: 05-29
DATE: 22 FEBRUARY 2006
DESCRIPTION: THE APPLICATION PROPOSES A 9890 S.F. TWO-STORY ADDITION TO THE EXISTING 7544 S.F TWO-STORY COMMERCIAL BUILDING ON LOT18.1. AS PART OF THE APPLICATION THE THREE LOTS ARE BEING COMBINED. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 SEPTEMBER 2005 AND 14 SEPTEMBER 2005 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. I have reviewed the application and plans submitted and some comments and corrections, as follows:
 - The reference to “Proposed Lot #1” at SBL 67-4-18.1 on sheet 1 should be removed.
 - Note #1 on sheet 1 should state “combined into a singly described parcel prior to stamp of approval”, and the statement “and the applicant will provide sufficient documentation to the Planning Board Attorney of the combination of the lots”.
 - We previously recommended a masonry type dumpster enclosure, with finish (or coating) to match the proposed building. The enclosure is chain link fence. We recommend the Board mandate a change to the more durable configuration preferred by the Board.

REGIONAL OFFICES

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

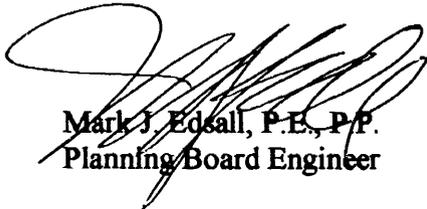
- The double row of parking spaces on the east side of the building has offset alignment. These should be aligned, and the one “lost” space could be replaced with an additional space at the rear.
- The pavement detail on sheet 6 implies that *all pavement will be removed and replaced* with all new pavement. If this is not intended, a revised detail should be provided.

2. Procedural Status:

- *Orange County Planning Referral* – already made, response indicating “local determination” is on file.
- *SEQRA* – Lead Agency Taken 9-14-05. No further action taken.

3. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW05-29-22Feb06.doc

Please return with payment

Invoice



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Date	Invoice #
2/28/2006	7401

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project
43764	Due on receipt	

Issue Date	Description	PCS/Units	Amount
2/10/2006	LEGAL ADS: CUMBERLAND FARMS	7.11	7.11
	2 AFFIDAVITS	8.00	8.00
2/10/2006	LEGAL ADS: WINDSOR GATE PLAZA 05-29 ✓	7.51	7.51
	2 AFFIDAVITS	8.00	8.00
Total			\$30.62

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845) 562-1218

State of New York

County of Orange, ss:

Lucas Ladlee being duly

sworn disposes and says that he is The Supervisor of Legal Dept. of the E.W. Smith Publishing Company; Inc. Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which the annexed is a true copy was published 1x in said newspaper, commencing on the 10 day of Feb. A.D., 2006 and ending on the 10 day of Feb. A.D. 2006

NOTICE OF PUBLIC HEARING AND THE PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at 7:30 P.M. on FEBRUARY 22, 2006 at 7:30 P.M. on the approval of the proposed for WINDSOR GATE PLAZA (CIANCIO) (05-29)
Located at RT. 94 (Tax Map Section 67, Block 4, Lot 17, 18.2 & 18.2). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 325 Union Avenue, New Windsor, NY prior to the Public Hearing.
Date: FEBRUARY 6, 2006
By Order of
TOWN OF NEW WINDSOR PLANNING BOARD

Lucas W. Ladlee

Subscribed and shown to before me this 8th day of March, 2006

Deborah Green

Notary Public of the State of New York
County of Orange.

NOTARY PUBLIC
Deborah Green
Notary Public
County of Orange
New York
Commission Expires July 15, 2007

My commission expires 7-15-07

WINDSOR_GATE_PLAZA_EXPANSION_(CIANCIO)_(05-29)

Mr. Charles Brown appeared before the board for this proposal.

MR. ARGENIO: I believe it's on the, you head out towards 94 underneath the Thruway comes up on your right, is it passed the Thruway or before?

MR. EDSALL: It's on the other side of the Thruway.

MR. ARGENIO: This application proposes 9,800 square feet to the existing 7,544 square foot two story commercial building on lot 18.1. As part of the application, the three lots are being brought together combined as it were. The plan was previously reviewed at the 14 September, 2005, and 14, it was reviewed at a few meetings between September and October, there's a little bungle here in the dates but that's okay, the application is before the board for a public hearing at this meeting. If you will address the board, we've seen this a couple times at least, you can address the board briefly then we'll open it up to the public.

MR. EDSALL: The second date was the 30th of November.

MR. ARGENIO: So we saw it on 14th of September and 30th of November.

MR. MINUTA: For the record, I'm familiar with the owner as the applicant and in no way affects my judgment on this project.

MR. ARGENIO: Okay.

MR. BROWN: As stated in the notice this is three lots under common ownership, lot one that currently has the Windsor Gate Plaza approximately 2/3 of an acre, the other two lots out in front contains two residences which will be demolished, all three lots will be

February 2, 2006

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combined, it's actually 8,773 square foot addition will be added to the Windsor Gate Plaza two stores and the parking has been increased to accommodate that, we have also provided a 30 foot access around the existing building for the fire department.

MR. ARGENIO: That was an issue at one of the meetings, wasn't it, if I remember correctly?

MR. BROWN: Right, we had to reconfigure the parking to get the 30 foot around the existing building.

MR. ARGENIO: Are you still in conformance with the quantity of stalls?

MR. BROWN: Yes. That's about it, existing 7,544 square foot two story building.

MR. ARGENIO: We've seen this a couple times. Does anybody have anything on this? Neil?

MR. VAN LEEUWEN: I'm glad to see those houses coming down.

MR. ARGENIO: Would you move that so Mr. Brown can see it, it's difficult?

MR. VAN LEEUWEN: Who is the present owner of the property now?

MR. BROWN: It's Ciancio.

MR. ARGENIO: Who's the young woman who's Ciancio? She's the daycare lady over in Ducktown.

MR. BABCOCK: Yes.

MR. ARGENIO: Anybody have anything?

MR. VAN LEEUWEN: It's an improvement.

MR. ARGENIO: On the 3th day of February 2006, 14 addressed envelopes containing the public hearing notice pertinent to this application went out. At this point in time, if there's anybody in the audience who wants to speak for or against the Windsor Gate Plaza site amendment please raise your hand and be recognized by the Chair and you'll be afforded the opportunity to speak. Insomuch as there's no hands, I'll accept a motion we close the public hearing on Windsor Gate Plaza.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we close the public hearing on Windsor Gate Plaza site plan amendment, Vails Gate, Route 94. If there's no further discussion from the board members, I'll accept a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: At this time, I will open it back up to the members for comment or any other questions that they have. What about your dumpster enclosure, you just heard this banter we had with the prior applicant about the dumpster enclosure, I'm sure you must be thinking about that.

MR. BROWN: We show it on sheet 6 as a three sided architectural block but I can note that it will be in conformance with the architectural style of the

building.

MR. ARGENIO: Mark, the comment here says the enclosure is chain link fence.

MR. EDSALL: Well, the whole front is all chain link.

MR. BROWN: Front actually faces this way so it won't be very visible.

MR. EDSALL: Twenty-eight foot of chain link fence in the front.

MR. BROWN: It's wide, yeah, we can put returns on it.

MR. EDSALL: Well, the return in the middle section should be--

MR. BROWN: Okay, that's fine.

MR. EDSALL: We have it not just for aesthetics, we've had a terrific amount of stability problems where the chain link doesn't hold up, it becomes in disrepair.

MR. VAN LEEUWEN: Even with block.

MR. EDSALL: That's why it's good to have block and have a bollard in front so when it's four in the morning and the garbage truck shows up.

MR. ARGENIO: Show bollards, you don't need a dozen of them, but the idea is to keep the garbage truck from hitting it, make due note. I built a job in the Town of Newburgh and we installed 16 dumpster enclosures and after the dumpster enclosures were constructed and built, guess what, the owner and the architect and the engineer found out the dumpsters don't fit in the enclosures. So due diligence.

MR. EDSALL: I'm sure you built them per plan.

MR. ARGENIO: We did, they eliminated the gates and the dumpsters stick out of the dumpster enclosures, which is a shotty way of doing things.

MR. BROWN: We have actually talked to the garbage service people and this is very--

MR. BABCOCK: This thing is 28 feet long, I even question why do you have two, two different buildings.

MR. BROWN: Just one, the other one's being removed.

MR. BABCOCK: You've got two 6 foot gates so you've got two different areas.

MR. BROWN: Right, no, inside it will all be open, but I like Mark's comment, we'll put where the two pairs of gates come together we'll put block for stability.

MR. EDSALL: He's asking do you need this big of an enclosure?

MR. BROWN: Well, depends on what the tenants, what type of tenants they have in it so we have pretty much left it.

MR. BABCOCK: You're right, if you get--

MR. ARGENIO: A big generator.

MR. BABCOCK: Exactly.

MR. BROWN: With the recycling you need the two, you end up with more units just for the recycling.

MR. ARGENIO: Neil's comment was a little bit bigger is better than a little bit too small.

MR. EDSALL: That's true.

MR. ARGENIO: We have fire approval on 2/10, we have highway approval on 2/10, we also need to take action under SEQRA and again as was the case with the previous application, I believe that the board can consider declaring, taking a negative dec on this, under the SEQRA process. If somebody agrees, I'll accept a motion.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec on Windsor Gate Plaza site plan amendment in Vails Gate. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: This applicant has been referred to Orange County Planning, we've got a response from them, local determination is what they say, we've taken lead agency, Henry, go ahead, you had a question?

MR. VAN LEEUWEN: I know who built that building.

MR. ARGENIO: Who built it?

MR. VAN LEEUWEN: Vince.

MR. BROWN: He didn't follow the plans either.

MR. ARGENIO: Certainly I agree with Mr. Van Leeuwen that area could certainly use a face lift.

MR. VAN LEEUWEN: I'd like to see some brick on the front, both, the building looks terrible, it's not a bad looking building but--

MR. BROWN: There's a combination of cultured stone and different types of siding but they definitely want to dress it up.

MR. ARGENIO: I have a question and again this is probably by Mark the pavement detail on sheet 6 implies all pavement will be removed and replaced with all new pavement, is that intended or not intended?

MR. BROWN: No, it's not intended, it will all be overlaid or where required for the drainage work and adjustment in the grading that will be repaved but most of the existing pavement will be overlaid.

MR. EDSALL: Maybe what you could do is give us a detail that indicates that you're going to take all the non-paved areas or areas that are in failure and show us what you're going to put in for a pavement structure there and just indicate that it all will be overlaid so you have a new finish surface. I'm sure that will save them a lot of money because I looked at the plans, I didn't see a reason why you wanted to rip everything out.

MR. ARGENIO: I see Andy and Mark we've taken care of a lot of procedural stuff is behind us on this application, we've seen it a few times, Mark, these other bullets that are left over here, how, what's your opinion on these things?

MR. EDSALL: There's only one other one I'd like to discuss is the top of the second page of the comments I wanted to see if they would agree that the double row

of parking on the east side right now has offset parking that tends to be a hazard, people sideswipe each other, if you can make that aligned you can get another parking space in the rear.

MR. BROWN: I'll do that, I agree with you.

MR. EDSALL: Other than that, Mr. Chairman, the rest of the comments are very minor and could be just corrections on the final plan.

MR. SCHLESINGER: What about the handicapped spot moving one over for the existing building?

MR. BROWN: We can do that, I can put, I can actually put this pair here over by the existing building and that would have no affect on the count.

MR. EDSALL: You'd lose a space because you have to provide another crosshatched area over there.

MR. BROWN: Well, I'd have three there instead of the two and two there instead of three.

MR. MINUTA: Same amount of spaces.

MR. BROWN: One more spot on the north.

MR. ARGENIO: Mark, what do you think of that?

MR. EDSALL: No, he's correct.

MR. ARGENIO: I think that's a good idea.

MR. EDSALL: Good suggestion.

MR. ARGENIO: I think it's too kind of spreads that out. Good job, Neil, glad you came tonight. So, Mark, you feel that these comments are minor in nature then?

MR. EDSALL: Yes.

MR. ARGENIO: So if I were to be on the comment sheet the subject-tos would be, Mark, help me with this.

MR. EDSALL: Mr. Chairman, the building inspector's pointed out the two things that need to be added on the final plan are the location of the fire department connection which the architect can provide and just depict, make sure that the fire line for the sprinklers is depicted on the plan.

MR. ARGENIO: We have fire approval without that location being indicated?

MR. EDSALL: That's likely because of some changes with the fire inspector's review so rather than have them ask for it after the fact we'll let them know now.

MR. BABCOCK: I want the fire department connection on all the plans so we know where the fire lane's going to go because when they send you a letter saying they want a fire lane for the building, where would that be, does it go all the way around? So the fire department connection will tell you that's where they've got to get to, that will tell you where the fire lane's got to be.

MR. ARGENIO: Well--

MR. BABCOCK: That's a minor addition to the plan.

MR. ARGENIO: Where is the fire lane going to be?

MR. BABCOCK: Right now they've got it on the side, they don't have it in the front, I guess they do, you have to come in the front of the building.

MR. BROWN: We provided 30 foot all the way around with the section of--

MR. BABCOCK: If you go left it's only 28 feet so I would assume they want to pull through and then they've got 30 feet behind.

MR. BROWN: Thirty foot radius, I did check the turning templates on fire trucks for that right there, I can't do anything about that because that's the Town's sewer pump station right there.

MR. BROWN: We can make it subject to the building permit because I'm not doing the plans for this particular building.

MR. EDSALL: They have already approved it, we're just asking for these two items to be added consistent with current policy. I'm sure before you get the C.O. if they want fire lane signs put up they'll tell you.

MR. ARGENIO: What else was there Mike or Mark?

MR. EDSALL: That was it, everything else is very minor where they're going to add bollards in the area and modify the dumpster enclosure, they're going to move the handicapped space, change the parking, change the pavement detail, the bond estimate.

MR. VAN LEEUWEN: Are you going to put an elevator in this to get to the second floor?

MR. BROWN: There's already an elevator in the existing building in the rear and the existing building has an elevator.

MR. MINUTA: It will be required by code anyway.

MR. BROWN: Building permit wouldn't be issued without compliance with the building codes but anyway that elevator will service both buildings and another elevator would be provided in the new building.

MR. ARGENIO: Okay, if nobody has anything else, I'll accept a motion for final approval subject to what I'll read into the minutes in a minute.

MR. VAN LEEUWEN: I so move, Mr. Chairman.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board grant Windsor Gate Plaza site plan amendment final approval subject to the following, Mark, please follow me on this, Mark's bullets containing number 1, the proposed lot number 1 on sheet 1 should be removed, another note on sheet 1, I'm not going to read them, the bullets are here, just they're minor in nature, subject to Mark's comments and subject to this thing with Mike and the fire department getting together and locating that fire department connection and as I said before in the minutes we already do have approval by the fire department so Mike you guys are tying that down, should be pretty minor, you need to straighten out the pavement detail and we're going to need a bond estimate. You'll get with Mark on that?

MR. BROWN: Yes, on the relocation on the--yes.

MR. ARGENIO: No further discussion, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

REGULAR ITEMS: _____

WINDSOR_GATE_PLAZA_EXPANSION_(CIANCIO)_(05-29) _____

Mr. Charles Brown appeared before the board for this proposal.

MR. PETRO: Windsor Gate Plaza expansion combining three lots and addition to commercial building. Application proposes 9,890 square foot two story addition to the existing two story commercial building. As part of the application, the three lots are being combined. Plan was previously reviewed at the 14 September, 2005 planning board meeting, NC zone, required bulk information shown on the plan is correct, but is still incomplete as previously requested. Please add street frontage and development coverage to the table. Did you get a copy of Mark's comments?

MR. BROWN: Yes, I do. Putting an addition on the building with the associated building combining three lots and taking down the existing residences that are on the other two lots. We have widened out the aisles around the building to accommodate the trucks and pulled back the landscaped area in the front of the building to maintain the necessary width. I do see Mark's comment about the acreage but we calculated out the acreage of disturbance and it's just under 40,000 square feet, we're providing a storm center that will do the water quality for the entire site. As far as the bulk requirements that are missing from the table we're just under the 85 percent on the coverage, the frontage is 347 feet and we're way under on the FAR. The landscaping and the lighting the last time the planning board has seen this we've taken out--

MR. PETRO: We have notice from the County that it's local determination but I have fire, municipal fire here says disapproved on 11/30/2005, fire lanes must be a minimum of 30 feet, Town Code.

MR. BROWN: We're showing 30 feet.

MR. PETRO: Mark, what can you say about that?

MR. EDSALL: You have to ask John if he has a specific area he believes it isn't complying, I mean, the lane in the front is 25 but there's also a row of parking so I don't know if he's considering that a fire lane, I would doubt it.

MR. BROWN: We pulled back that island that's what I was saying we have the 30 between the curbs.

MR. PETRO: Ken reviewed it, check with Ken at the fire department, find out why he's disapproving. Now, on the notes that I get from Mark just so you know he starts almost every sentence with these three words, as previously noted, as previously noted, previously indicated, we previously advised the applicant, which means something, that means that we've talked about it at the last meeting, we went to a workshop and you had, and nothing was changed on the plan, so you need to get together with Mark, go to another workshop and change all these comments.

MR. BROWN: Understood.

MR. PETRO: And address each one of them, in other words, we did it last time and basically nothing's happened. The lighting plan needs some coordination, the schedule seems to match the plan but the details don't match the schedule, that kind of stuff I can't do anything about here, in other words, you have to correct it, get together with the engineer and implement it on the plan. That being said, I would suggest that you do that and we'll reschedule because there's nowhere I can go from here with the way the plan is.

MR. BROWN: Thank you.

MR. PETRO: Do you know what we can do just so we accomplish something before you go.

MR. BROWN: I do want to ask about the architectural review submitting elevations.

MR. PETRO: We don't have any here, what I do want to, the planning board should determine for the record if a public hearing would be required, I would say yes so someone make a motion.

MR. ARGENIO: I make a motion we schedule a public hearing.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Windsor Gate Plaza on Route 94. Any discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Get the comments straightened out with Mark at the workshop, you don't have to come back to the before we schedule a public hearing, we'll do it at the public hearing, but try to get to where I don't have to see the same six comments.

MR. ARGENIO: As previously noted is not good.

MR. PETRO: Mark, you feel he's ready, tell Myra and

November 30, 2005

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you can schedule a public hearing.

MR. EDSALL: Will do.

MR. PETRO: Thank you.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/22/2006

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 5-29

NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	02/20/2006 MUNICIPAL HIGHWAY ✓	(02/10/2006	APPROVED
REV2	02/20/2006 MUNICIPAL WATER	/ /	
REV2	02/20/2006 MUNICIPAL SEWER	/ /	
REV2	02/20/2006 MUNICIPAL FIRE ✓	(02/10/2006	APPROVED
REV2	02/20/2006 NYS DOT	/ /	
REV1	11/28/2005 MUNICIPAL HIGHWAY	02/20/2006	SUPERSEDED BY REV2
REV1	11/28/2005 MUNICIPAL WATER	02/20/2006	SUPERSEDED BY REV2
REV1	11/28/2005 MUNICIPAL SEWER	02/20/2006	SUPERSEDED BY REV2
REV1	11/28/2005 MUNICIPAL FIRE . FIRE LANES MUST BE MINIMUM OF	11/30/2005	DISAPPROVED
		30 FEET (TOWN CODE 280-15B)	
REV1	11/28/2005 NYS DOT	02/20/2006	SUPERSEDED BY REV2
ORIG	09/20/2005 O.C. PLANNING	11/28/2005	SUPERSEDED BY REV1
ORIG	09/09/2005 MUNICIPAL HIGHWAY	11/28/2005	SUPERSEDED BY REV1
ORIG	09/09/2005 MUNICIPAL WATER	11/28/2005	SUPERSEDED BY REV1
ORIG	09/09/2005 MUNICIPAL SEWER	11/28/2005	SUPERSEDED BY REV1
ORIG	09/09/2005 MUNICIPAL FIRE . EXISTING BUILDING SITE - WIDEN OUT FIRE LANES IF POSSIBLE TO . 30 FEET	09/20/2005	DISAPPROVED
ORIG	09/09/2005 NYS DOT	11/28/2005	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/22/2006

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-29
NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/09/2005	EAF SUBMITTED	/ /	
ORIG	09/09/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/09/2005	LEAD AGENCY DECLARED	09/14/2005	TOOK LA
ORIG	09/09/2005	DECLARATION (POS/NEG)	/ /	
ORIG	09/09/2005	SCHEDULE PUBLIC HEARING	11/30/2005	SCHED PH
ORIG	09/09/2005	PUBLIC HEARING HELD	/ /	
ORIG	09/09/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	09/09/2005	PRELIMINARY APPROVAL	/ /	
ORIG	09/09/2005		/ /	
ORIG	09/09/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/22/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 5-29

NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/30/2005	P.B. APPEARANCE	SCHED PH; RET TO WS . CHECK WITH KEN SCHERMERHORN TO SEE WHY DISAPPROVED BY FIRE - . RETURN TO WORK SHOP FOR ALL OF MARK'S COMMENTS . SET UP PUBLIC HEARING AFTER WORK SHOP
09/14/2005	P.B. APPEARANCE	LA: RETURN . SEND TO O.C. PLANNING - NEED FIRE APPROVAL - ADDRESS MARK'S . COMMENTS - NEED REVISIONS TO PLAN - SEE REVIEW SHEET IN FILE
09/07/2005	WORK SHOP	SUBMIT

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 **FEBRUARY 22, 2006** at 7:30 P.M. on the approval of the proposed Site Plan for **WINDSOR GATE PLAZA (CIANCIO) (05-29)**

Located at **RT. 94** (Tax Map #Section **67**, Block **4**, Lot **17, 18.2 & 18.2**) .

Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: **FEBRUARY 6, 2006**

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

December 15, 2005

Rhoda Ciancio
NYS Route 94
New Windsor, NY 12553

Re: 67-4-17, 18.1 & 18.2 PB#: 05-29 (14)

Dear Ms. Ciancio:

According to our records, the attached list of property owners are across the street or abutting to the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in black ink that reads "J. Todd Wile". The signature is written in a cursive style and includes a large, circular flourish at the end.

J. Todd Wile, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning Board

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

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

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

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

67-4-21.1
Joseph Castelo
P.O. Box M2108
Hoboken, NJ 07030

67-4-16
Hudson Valley Drilling
2177 Route 94
Salisbury Mills, NY 12577

67-4-19
Vernon & Brenda Peterson
P.O. Box 494
Vails Gate, NY 12584

67-5-4
Angela Collini
P.O. Box 116
Vails Gate, NY 12584

67-5-5
Robert Waltke
46 Sycamore Drive
Wallkill, NY 12589

67-5-6
Edward Kanemoto
544 Lake Road
Monroe, NY 10950

67-5-7
Richard & Karen Mayer
102 Willow Lane
Greentown, PA 18426

67-5-8
Arthur Stockdale
1098 Egret Lake Way
Viera, FL 32940

67-5-12
Frederick & Christine Naclerio
408 Carlton Circle
New Windsor, NY 12553

67-5-15
County of Orange
255-275 Main Street
Goshen, NY 10924

TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 12-12-2005 PROJECT NUMBER: ZBA# _____ P.B. # 05-29

APPLICANT NAME: WINDSOR GATEPLAZA

PERSON TO NOTIFY TO PICK UP LIST:

RHODA CIANCIO
NEW WINDSOR, NY

TELEPHONE: 845-494-1345

TAX MAP NUMBER:	SEC. <u>67</u>	BLOCK <u>6</u>	LOT <u>18.1, 18.2 & 17</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	B LOCK _____	LOT _____

PROPERTY LOCATION: NYS ROUTE 94
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

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

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

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

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 228

TOTAL CHARGES: _____



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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 New Windsor, New York 12553

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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: WINDSOR GATE PLAZA SITE PLAN AMENDMENT
 (ADDITION TO EXISTING CMML. BUILDING)
PROJECT LOCATION: NYS ROUTE 94
 SECTION 67 – BLOCK 6 – LOT 18.1, 18.2 & 17
PROJECT NUMBER: 05-29
DATE: 14 SEPTEMBER 2005
DESCRIPTION: THE APPLICATION PROPOSES A 9890 S.F. TWO-STORY ADDITION TO THE EXISTING 7544 S.F TWO-STORY COMMERCIAL BUILDING ON LOT 18.1. AS PART OF THE APPLICATION THE THREE LOTS ARE BEING COMBINED. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 SEPTEMBER 2005 PLANNING BOARD MEETING.

1. The properties are in the NC zoning district of the Town. The “required” bulk information shown on the plan is correct but it is still incomplete. As previously requested, please add Street Frontage, FAR and Development Coverage to the table.
2. I have reviewed the application and plans submitted and have the following initial comments:
 - The plans depict three lots, and the project description in the application note the three lots are being combined. Only two lots are listed on the front of the application. As previously requested, the SEQRA short form does not reference the lot combination. The forms should be corrected to match.
 - As previously noted, the plan notes “existing sign to be relocated”, but does not indicate to what location. We previously recommended that the adjoining island be widened, to include the partial parking space, and sign moved there. Advise of status.
 - The plans include a grading and drainage plan, which is very basic and conceptual. As previously indicated, since the application involves non-single family development with disturbance greater than one acre, and is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs), a full submittal is required.

REGIONAL OFFICES

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

- We previously advised the applicant's consultant of the new code requirements for the "No Parking - Any Time" sign. It has been added but it obstructs the access aisle. Please located in acceptable location.
 - The lighting plan needs some coordination. The schedule seems to match the plan, but the details don't match the schedule. The isocandle plan references a different manufacturer and mounting height, and all three footcandle lines are identical. The islux lines on the plan have no values indicated.
 - The sidewalk detail on sheet 5 indicates a width of 5 ft., however the plan indicates variable sidewalk widths between the building and curb line. Confirm intent and revise.
3. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. A response indicating "local determination" is on file.
 4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

Respectfully Submitted,



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

MJE/st
NW05-29-30Nov05.doc

WINDSOR_GATE_PLAZA_EXPANSION_(05-29)

Mr. Charlie Brown appeared before the board for this proposal.

MR. PETRO: Windsor Gate Plaza expansion combining three lots and constructing an addition to an existing commercial building. Application proposes 9,890 square foot two story addition to the existing 7,544 square foot two story commercial building, as part of the application, the three lots are being combined. Plans were reviewed on a concept basis only. NC zone, prior bulk information shown on the plan is incorrect but incomplete. Why incomplete, Mark? Please add street frontage and I guess developmental coverage on the table.

MR. EDSALL: Yeah, those have to be added onto the table.

MR. PETRO: Take one of Mark's comments sheets and you'll have the instructions.

MR. BROWN: Okay, as you stated, it's three lots, currently there's two existing residential buildings on the two lots that my client just purchased. Those will be coming down, an addition will be built next to the existing building with a clear walkway underneath because of the parking geometry that the building will be attached on the second floor, as far as the building will look, we're going to adjust the fascia of the front building by adding stone and whatnot.

MR. PETRO: Are you tearing down the existing buildings?

MR. BROWN: Yes.

MR. PETRO: Acquiring lands?

MR. BROWN: Lands have already been purchased.

MR. PETRO: So you have to put that on the plan to be removed, just put down to be combined.

MR. BROWN: They're on the front page. Sheet 1 we have to be removed.

MR. PETRO: Yes, oh, you have that there, okay, so they're going out and then we're going to go to page 2 that's what you're showing us here?

MR. BROWN: Right.

MR. BROWN: In addition would be a total of 9,890 square feet mixed retail office retail on the first floor, office on the second, figured the parking accordingly, came up with 116 spaces required for the entire project, so we have provided 118, six of those are handicapped, the existing state highway entrance will be utilized, we have done preliminary grading and laid out some drainage schematics, those are on sheet 3. And that's it at this time.

MR. PETRO: How does he access the dumpster enclosure in the back there?

MR. BROWN: Come around that way, they have a front loader and the gates would be towards this aisle here.

MR. PETRO: And they can negotiate that right angle turn? It's almost a right angle where the dumpster is.

MR. BROWN: Yes, well, they'd back up.

MR. PETRO: How wide?

MR. BROWN: Here?

MR. PETRO: Both ways.

MR. BROWN: They come around this way, they do what they do, back up and come down and come around here.

MR. PETRO: But they can negotiate the right angle?

MR. BROWN: I will verify, I will get the turning radius for the trucks.

MR. PETRO: We're going to need that, that's awful tight.

MR. BROWN: Sure.

MR. PETRO: Non-planning board issue, you realize the building is going to have to be sprinklered and probably an elevator?

MR. BROWN: There is an elevator in the existing building which is why we're connecting the two second floors so it will serve both.

MR. PETRO: How wide is the sidewalk in front, is it five foot or better?

MR. BROWN: It's more than five foot that's existing one, it will be more than five foot, I left eight foot clear, six foot through here and eight in the rear.

MR. PETRO: Mark it on the plan has to be greater than five feet.

MR. BROWN: Sure.

MR. PETRO: Mark, did you check all the parking spots for if they would actually work not back out into another spot?

MR. EDSALL: Obviously, it's the first time in so I'm looking to see if the board is comfortable with the

September 14, 2005

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layout. From a dimensions standpoint, they have shown us that they're all 25 foot backout so based on the numbers on the plan it appears acceptable.

MR. BROWN: We're looking for some input from the board then we'd proceed with the--

MR. PETRO: I have to tell you one thing, you have a lot of curbing on that site plan and forget about that cost of \$20 a foot, snow plowing will be an absolute nightmare. Where are you going to put the snow? But that curbing is huge.

MR. ARGENIO: So the whole thing is curbed inside and out?

MR. PETRO: Plus all the loops.

MR. BROWN: Yes, certainly be willing to reduce the curb and go with--

MR. PETRO: I'm not saying reduce, we're thinking out loud.

MR. SCHLESINGER: Where is the New York State Thruway related to this?

MR. PETRO: Just this side?

MR. BROWN: Right over here about 600 feet.

MR. ARGENIO: Curb is shown going right over top of the existing well.

MR. PETRO: Do you know where Danny Naggie's house is, looks like a zoo, it's just down the street. You're going to utilize the existing curb?

MR. BROWN: Most of it we've got some spots.

MR. PETRO: New York State DOT then is what you're saying if you're going to touch it then you're going to have to go to New York State DOT if you use is existing curb, you're going to sign off on it.

MR. BROWN: Understood.

MR. PETRO: What's that Town sewer pump station? I guess that's existing and it's in the lot already, correct?

MR. BROWN: That's existing, we have an easement and matter of fact, I just upgraded it, put some new ballisters in there, made it look better from above ground all you see is the generator and the generator panel. Town does have an easement though, it's not picked up in any of the deeds but we're told they do have an easement for that so we're staying clear of them.

MR. PETRO: Mark, no trouble with coverage on this lot?

MR. EDSALL: That's one of the numbers that's missing so I need to, I need that on the plan.

MR. BROWN: Existing well is tested.

MR. PETRO: Not the well, the point that Neil brings up is the law that went into effect the beginning of the year where you cannot, you have to treat the water that's being run off the lot from your gutters and cannot go into existing drainages, it has to be treated first.

MR. BROWN: Right.

MR. PETRO: Are you disturbing less than one acre, is that what it's going to be, Mark?

MR. EDSALL: Looks like there's more than an acre being

disturbed, so I asked that they verify that and then prepare a storm water pollution prevention plan so that's the--

MR. PETRO: Realize that's very extensive?

MR. BROWN: Of course, we do them all the time, actually, we show the drainage schematic, all the drainage will be piped towards the back, this is the old railroad right-of-way which is quite higher, there's an existing kind of swale around here and then picks up a stream which goes through the culvert.

MR. PETRO: So you're going to treat it underneath the parking lot?

MR. BROWN: Treated along here, we've got an area over here back in here and where the existing dumpster is we're prepared to do that if we're over the acre on new development.

MR. PETRO: This board is not making you do it.

MR. BROWN: I understand it's SPEDES regulations, I understand.

MR. PETRO: I'm against it a hundred percent, I think it's crazy.

MR. BROWN: I can go either way on that one, I mean.

MR. PETRO: No, I'd like to see you put it underneath the parking lot and tell me if it's still working in three years, I'll buy you a cigar, then tell me how you're going to fix it under the parking lot.

MR. BROWN: With the infiltrators and manholes.

MR. PETRO: Baloney, it's all baloney. So that you're working on.

MR. ARGENIO: We need more detail on the drainage plan obviously.

MR. BROWN: Again, we wanted to get input from the board.

MR. PETRO: Lighting plan, do you have anything on lighting?

MR. BROWN: Not yet.

MR. ARGENIO: Landscaping as well.

MR. PETRO: Landscaping, lighting, you're going to have to finalize that curb cut, I know I keep going to that but you're going to be held up if you don't do it.

MR. BROWN: With DOT do you mean?

MR. PETRO: Yes.

MR. BROWN: That's existing.

MR. PETRO: That's why I'm asking, why I'm asking you are you going to use the existing curb cut? You're using the existing curb cut off the state right-of-way?

MR. BROWN: Yes.

MR. ARGENIO: With no modifications?

MR. BROWN: Correct.

MR. PETRO: Mark, what else do you have?

MR. EDSALL: Minor correction items, again, the main idea here tonight being that at the first appearance is that the board give comment on the general layout, if the board's comfortable with the general layout, I will

work with the applicant and we'll go through the list and I'll help as I can to get the plan complete.

MR. ARGENIO: Mark, is fire going to be all right with those 25 foot aisles?

MR. BABCOCK: No, that's up to them though.

MR. EDSALL: It's got to be referred over to them, if it comes back with a need for 30, they'll have to adjust the layout.

MR. PETRO: You have Mark's comments, right?

MR. BROWN: Yes.

MR. PETRO: I'm not going to go over the small bullets because you can read them yourself. Entertain a motion for lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Windsor Gate Plaza expansion site plan amendment on Route 94. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: You realize again it's going to have to go to Orange County Planning Department so we can get that

September 14, 2005

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going.

MR. EDSALL: We'll take care of that referral.

MR. PETRO: About a year ago nothing had to go, now everything has to go. The parking calculation rounds ups, Mark, what do you mean by that rounds up?

MR. EDSALL: If it comes up to 166.5, code says it's 167.

MR. BROWN: Rounding up.

MR. EDSALL: But they have enough.

MR. BROWN: I understand.

MR. EDSALL: They're fine, just need to put the right number on the plan.

MR. PETRO: So technical.

MR. ARGENIO: Yes.

MR. EDSALL: We try to get it right.

MR. BROWN: Thank you.



**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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fax: (845) 567-3232
e-mail: mhenry@mhepc.com

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR GATE PLAZA SITE PLAN AMENDMENT
(ADDITION TO EXISTING CMML. BUILDING)
PROJECT LOCATION: NYS ROUTE 94
SECTION 67 – BLOCK 6 – LOT 18.1, 18.2 & 17
PROJECT NUMBER: 05-29
DATE: 14 SEPTEMBER 2005
DESCRIPTION: THE APPLICATION PROPOSES A 9890 S.F. TWO-STORY ADDITION TO THE EXISTING 7544 S.F TWO-STORY COMMERCIAL BUILDING ON LOT18.1. AS PART OF THE APPLICATION THE THREE LOTS ARE BEING COMBINED. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

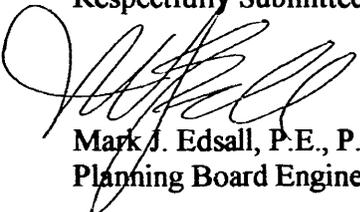
1. The properties are in the NC zoning district of the Town. The “required” bulk information shown on the plan is correct but incomplete. Please add Street Frontage, FAR and Development Coverage to the table.
2. I have reviewed the application and plans submitted and have the following initial comments:
 - The plans depict three lots, and the project description in the application note the three lots are being combined. Only two lots are listed on the front of the application. The SEQRA short form does not reference the lot combination. The forms should be corrected to match.
 - The site plan, sheet 1, indicates “Proposed” and “Existing” lot numbers. The plan should reference the three existing tax map numbers only, and reference the lot lines to be removed. A note should be added to indicate that the lots will be combined following approval and prior to issuance of a building permit (with documentation to be provided to the Planning Board Secretary and Building Inspector following lot combination”.
 - A note should be added to the plans indicating that the buildings noted to be removed will be properly removed and disposed of prior to request for a building permit.

REGIONAL OFFICES

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

- The “addition” and the existing building are dimensioned as 12’ apart but connected by dashed lines. Explain. Plan should be more clear.
 - The building is noted as 85 x 55, two story which equals 9350 s.f. The plan notes 9890 s.f. proposed. I conclude that the “dashed area” is second floor only. Please verify and make the plan clear.
 - The parking calculation “rounds up”. As such, the required parking is 117.
 - The plan notes “existing sign to be relocated”, but does not indicate to what location. Perhaps the adjoining island can be widened, to include the partial parking space, and sign moved there.
 - The plans include a grading and drainage plan, which is very basic and conceptual. Since the application involves non-single family development with disturbance greater than one acre, and is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs), a full submittal is required.
 - Per new code requirements, a sign is require in front of the cross-hatched access lane of the handicapped parking space. The sign must read “No Parking – Any Time”.
 - All striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
 - Please remove the tracking number from the approval box and replace with PB App. No. (as referenced above).
3. This project is located on a State Highway and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
 4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,



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

MJE/st
NW05-00-01Jan05.doc



RESULTS OF P.B. MEETING OF:

September 14, 2005

PROJECT: Windsor Gate Plaza

P.B. # 05-29



LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N

M) S) VOTE: A N

TAKE LEAD AGENCY: Y N

CARRIED: Y N

M) A S) S VOTE: A 5 N 0

CARRIED: Y N

PUBLIC HEARING:

WAIVED: CLOSED:

M) S) VOTE: A N

SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

CONDITIONS - NOTES:

Need fire approval

<i>Address Mark's comments</i>
<i>Existing buildings to be removed</i>
<i>Verify dumpster accessibility for right angle turn</i>
<i>Mark size of sidewalk</i>
<i>Check Developmental Coverage</i>
<i>Need Stormwater Pollution Plan &</i>
<i>Need lighting + landscaping plan</i>
<i>finalizing contract.</i>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/12/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-29
NAME: WINDSOR GATE PLAZA (CIANCIO) PA2004-1511
APPLICANT: CIANCIO CORPORATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/09/2005	REC. CK. #1537	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00


9/13/05

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

RECEIPT
#880-2005

09/13/2005

The Real Estate Connection *P.B.# 05-29*

Received \$ 125.00 for Planning Board Fees, on 09/13/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

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

TO: Planning Board

FROM: Kenneth Schermerhorn, Asst. Fire Inspector (KS)

**SUBJECT: PB-05-29
FPS-06-001
SBL: 67-4-17, 18.1 & 18.2**

DATE: February 8, 2006

Fire Prevention Reference Number: FPS-06-001

A review of the above referenced site plan has been conducted and is approved as the 30ft. fire lane has been achieved.



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR

P.B. FILE #05-29 DATE RECEIVED: 02-07-06 TAX MAP #67-4-17, 18.1 & 18.2

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 02-20-06 TO BE ON AGENDA FOR THE 02-22-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

WINDSOR GATE PLAZA

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: 30 FT FIRE LANE ACHIEVED

DISAPPROVED:

Notes: _____

Signature: K. Shl 2-8-06
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: **HIGHWAY DEPARTMENT**

P.B. FILE #05-29 DATE RECEIVED: 02-07-06 TAX MAP #67-4-17, 18.1 & 18.2

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 02-20-06 TO BE ON AGENDA FOR THE 02-22-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

WINDSOR GATE PLAZA

Applicant or Project Name

RECEIVED
FEB 08 2006
N.W. HIGHWAY DEPT.

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: [Signature] 2/10/06
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)

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e-mail: mhpc@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.: 05-29

WORK SESSION DATE: 4 Jan 05 PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Yes

PROJECT NAME: Windsor Gate Plaza

REPRESENTATIVES PRESENT: Charlie Brown (Al Cappelli AIA)
John Wispered

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

ITEMS DISCUSSED: Rt 94
pkgs calc
disc variants
of issues.

STND CHECKLIST: PROJECT TYPE

DRAINAGE _____	SITE PLAN
DUMPSTER _____	SPEC PERMIT
SCREENING _____	L L CHG.
LIGHTING _____	SUBDIVISION
(Streetlights) LANDSCAPING _____	OTHER
BLACKTOP _____	
ROADWAYS _____	
APPROVAL BOX _____	

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

05-29



COUNTY OF ORANGE

DEPARTMENT OF PLANNING

EDWARD A. DIANA
COUNTY EXECUTIVE

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com
planning@co.orange.ny.us

DAVID E. CHURCH, AICP
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference No.: NWT16-05M
Parcel I.D.: 67-4-18.1; 18.2; & 17

Applicant: Ciancio Corp

Proposed Action: Site Plan & Lot Line changes

State, County, Inter-municipal Basis for Review: Within 500 ft of ST RTE 94

Comments: The Department has received the above application, and offer the following:

- The plans show a 12' space between the buildings, has consideration been given to create a connection between them?
- It is recommended that landscaping of the site, perhaps between the two buildings, should be included in the proposed plan.
- Having no further comments, from a County perspective, the Department has no further comments and recommends that the Planning Board proceed with its decision-making review process.

Related Reviews and Permits:

County Recommendation:

Local Determination

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: September 27, 2005

Reviewed By: Kathy V. Murphy, Planner

David E. Church, AICP
Commissioner of Planning

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-29 (Please include this number on any correspondence)

1. Municipality Town of New Windsor Public Hearing Date: not established

City, Town or Village Board _____ Planning Board Zoning Board _____

2. Owner: Name: Ciancio Corp.
Address: 593 Lakeside Road, Newburgh, NY 12550

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: NYS Route 94 (west of T-way)
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 67 Block: 6 Lot: 18.1, 18.2 & 17

Present Zoning District: NC Size of Parcel: 1.78 +/- Acres

5. Type of Review:

Special Permit

Zone Change: From To:

Zoning Amendment: To Section _____

**Subdivision: Number of Lots/Units _____

***Site Plan: Use office and retail

Date: 9-19-05

Signature & Title: Mark J. Edsall, P.E.
Mark J. Edsall, P.E., 
Planning Board Engineer

**FIRE INSPECTORS
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector

(115)

**SUBJECT: PB-05-29
Windsor Gate Plaza
SBL: 67-4-17**

DATE: November 30, 2005

Fire Prevention Reference Number: FPS-05-038

A review of the above referenced site plan has been conducted and is unacceptable for the following reason:

- 1) Fire lanes must be minimum of 30 feet
(Town Code 280-15B)**



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: FIRE INSPECTOR

P.B. FILE #05-29

DATE RECEIVED: 11-28-05 TAX MAP #67-4-17

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 11-30-05 PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

RECEIVED 11 AM
11/29 KGS

WINDSOR GATE PLAZA

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: FIRE LANE) MUST BE MINIMUM OR
20 FEET (TOWN CODE 280-15B)

Signature: Kent Sidel
Reviewed by _____ date _____

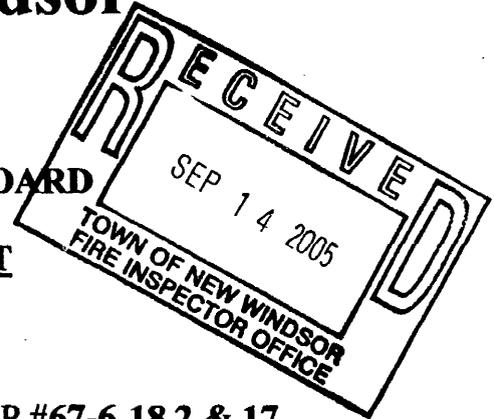


Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: **FIRE INSPECTOR**

P.B. FILE #05-29

DATE RECEIVED: 09-09-05 TAX MAP #67-6-18.2 & 17

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 9-14-05 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

WINDSOR GATE PLAZA - AMENDED SITE PLAN

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes:

*Existing building site - widen out
fire lanes if possible to 30 feet*

DISAPPROVED:

Notes:

Signature:

J. McDonald

Reviewed by

date

9/20/05

*By fax
cc: Taconic*

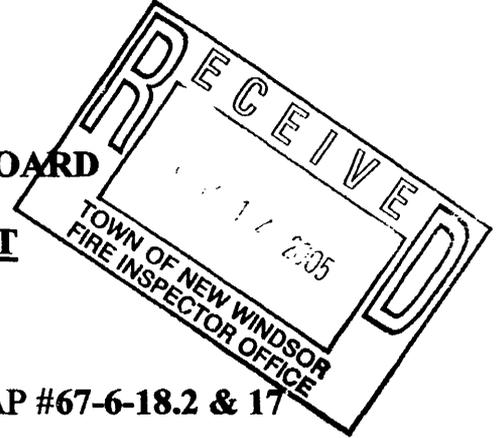


Town of New Windsor

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: **E 911 COORDINATOR**

P.B. FILE #05-29 DATE RECEIVED: 09-09-05 TAX MAP #67-6-18.2 & 17

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 9-14-05 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

WINDSOR GATE PLAZA - AMENDED SITE PLAN

Applicant or Project Name

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

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: NO ISSUES - Existing Building

DISAPPROVED:

Notes: _____

Signature: AmcDonald 9/20/05
Reviewed by Date



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

RICHARD D. McGOEY, P.E. (NY & PA)
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Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhapa@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.: _____
WORK SESSION DATE: 19 Oct 05 PROJECT: NEW _____ OLD X
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: New plan
PROJECT NAME: Ciancio
REPRESENTATIVES PRESENT: Mr. Mr Ciancio / Deadhead

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

ITEMS DISCUSSED:
- prepare Smp - no report
not > 1 A dist per Ddp
no SWPPP req'd
- c/c down
- lighting plan
- landscape plan update
- Did this go to dot? same loc
- ADP confirm.

STND CHECKLIST: PROJECT TYPE
DRAINAGE _____
DUMPSTER _____ SITE PLAN
SCREENING _____ SPEC PERMIT
LIGHTING _____ L L CHG.
(Streetlights) _____ SUBDIVISION
LANDSCAPING _____ OTHER
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting X Y _____ N
Recommended Mtg Date 11-9 maybe



**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
Millford, 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**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 5-18-05 PROJECT: NEW OLD _____

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Yes Full

PROJECT NAME: Cianco (Rhoda) S/P

REPRESENTATIVES PRESENT: _____

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

ITEMS DISCUSSED: Rt 94

STND CHECKLIST: PROJECT TYPE
DRAINAGE _____
DUMPSTER _____ SITE PLAN
SCREENING _____ SPEC PERMIT
LIGHTING _____ L L CHG.
(Streetlights) _____ SUBDIVISION
LANDSCAPING _____ OTHER

- Any plans for water along 94 -
- accurate 1/2 S/P in front
- leave room for gas etc.

BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT STATUS:
ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____



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

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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507 Broad Street
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e-mail: mhepa@mhepc.com

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

1:40

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

100-3

TOWN/ VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 5 Jan 2005 PROJECT: NEW OLD _____

REAPPEARANCE AT W/S REQUESTED: Yes RESUB. REQ'D: _____

PROJECT NAME: Ciancio S/P

REPRESENTATIVES PRESENT: Charlie Brown

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

ITEMS DISCUSSED: Rt 94 Strip Mall

- Fix up. face - big plan
- 2x19 + 25 + landscape front
- loading area back
- retail 1st office 2nd
- parking key
- lighting - landscaping
- elevation optional
- F.D access
- note combine lots
- large sign in front

- STND CHECKLIST: PROJECT TYPE
- DRAINAGE _____ SITE PLAN
 - DUMPSTER _____ SPEC PERMIT
 - SCREENING _____ L L CHG.
 - LIGHTING _____ SUBDIVISION
 - (Streetlights) LANDSCAPING _____ OTHER
 - BLACKTOP _____
 - ROADWAYS _____
 - APPROVAL BOX _____

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

VERY PRELIM



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

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

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

100-3

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 31 MAR 04

PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: Not now

RESUB. REQ'D: who knows

PROJECT NAME: Ciancio

REPRESENTATIVES PRESENT: Charlie Brown; Rhude Ciancio

MUNICIPAL REPS PRESENT:
BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

- 2 lots along 94 west
of T-way
- rec they talk to GM
re goals of Tom that
area.
- (wanted multifamily)
- ZBA probably wait conc'd
variances - rezoning seems
the only way.
TOT => Supervisor

STND CHECKLIST:

PROJECT
TYPE

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

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER _____

PROJECT STATUS:

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

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. 67 Block 6 Lot 18.2 & 17

BUILDING DEPARTMENT PERMIT NUMBER PA 2004 - 1511

1. Name of Project Windsor Gate Plaza

2. Owner of Record Cresco Corporation Phone 845-590-6322
Address: 593 Colorado Road Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant (SAME AS OWNER) Phone _____
Address: 593 Lakeside Rd Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

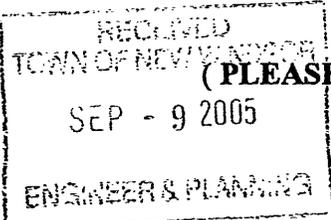
4. Person Preparing Plan Taconic Design Phone 569-8400
Address: 1 Gardentown Rd Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney DAVID KINTZER Phone 567-3126
Address R17K Newburgh NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:
CHARLES T. BROWN, PE (343) 569-8400 (345) 569-4583
(Name) (Phone) (fax)

7. Project Location: On the North side of NYS HW 94rt
(Direction) (Street)

8. Project Data: Acreage 1.78± Zone NC School Dist. Cornwall



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

05-29

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No 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. Detailed description of Project: (Use, Size, Number of Lots, etc.) COMBINING 3 LOTS INTO ONE AND AN ADDITION TO THE EXISTING COMMERCIAL BUILDING.

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

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

12. DAY OF August 2005

[Signature]
(OWNER'S SIGNATURE)

[Signature]
(AGENT'S SIGNATURE)

CHARLES T. BROWN, PE

[Signature]

NOTARY PUBLIC

BRENDA L. BENNETT Please Print Agent's Name as Signed
Lic. #01BE5075436
Notary Public, State of New York
Qualified in Ulster County
My Commission Expires 03/31/07

TOWN USE ONLY:
RECEIVED
TOWN OF NEWYANDOGOR
SEP - 9 2005
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

05-29

APPLICATION NUMBER

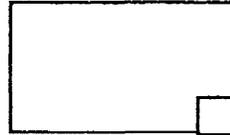
TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

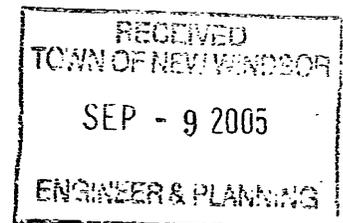
ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box **(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. X Revision Dates
9. X Area Map Inset and Site Designation
10. X Properties within 500' of site
11. _____ Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. _____ Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. _____ Existing Vegetation
21. X 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

RECEIVED
TOWN OF NEW BRIDGES
SEP - 9 2005
ENGINEER & PLANNING

05-29

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 CJANCIO CORPORATION	2. PROJECT NAME WINDSOR GATE PLAZA EXPANSION
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1124 NEW YORK STATE ROUTE 99	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PROPOSAL IS FOR A 9,890 SF COMMERCIAL ADDITION WITH PARKING LOT UPGRADES TO SERVICE NEW EXISTING AND PROPOSED COMMERCIAL COMMERCIAL SQUARE FOOTAGE.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.25</u> acres Ultimately <u>1.25</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 checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>CHARLES T. BROWN, PE</u>	Date: <u>9/8/05</u>
Signature: <u>[Signature]</u>	

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

SEP - 9 2005
 ENVIRONMENTAL PLANNING

OVER
1

05-29

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

 Name of Lead Agency

 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

FOR THE LEAD AGENCY
 SEP 9 2005
 ENVIRONMENTAL PLANNING

05-29

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

CIANCIO Corporation Rhoda Ciancio deposes and says that he resides
(OWNER)

at 593 Lakeside Rd Newburgh in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 67 Block 4 Lot 1811)

designation number (Sec. 67 Block 4 Lot 1812) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

Charles T. Brown 1 GAROVERT RD Newburgh N.Y.
(Name & Address of Professional Representative of Owner and/or Agent) 12550

as his agent to make the attached application.

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

SWORN BEFORE ME THIS:

** Rhoda Ciancio
Owner's Signature (MUST BE NOTARIZED)

12th DAY OF September 2005

Agent's Signature (If Applicable)

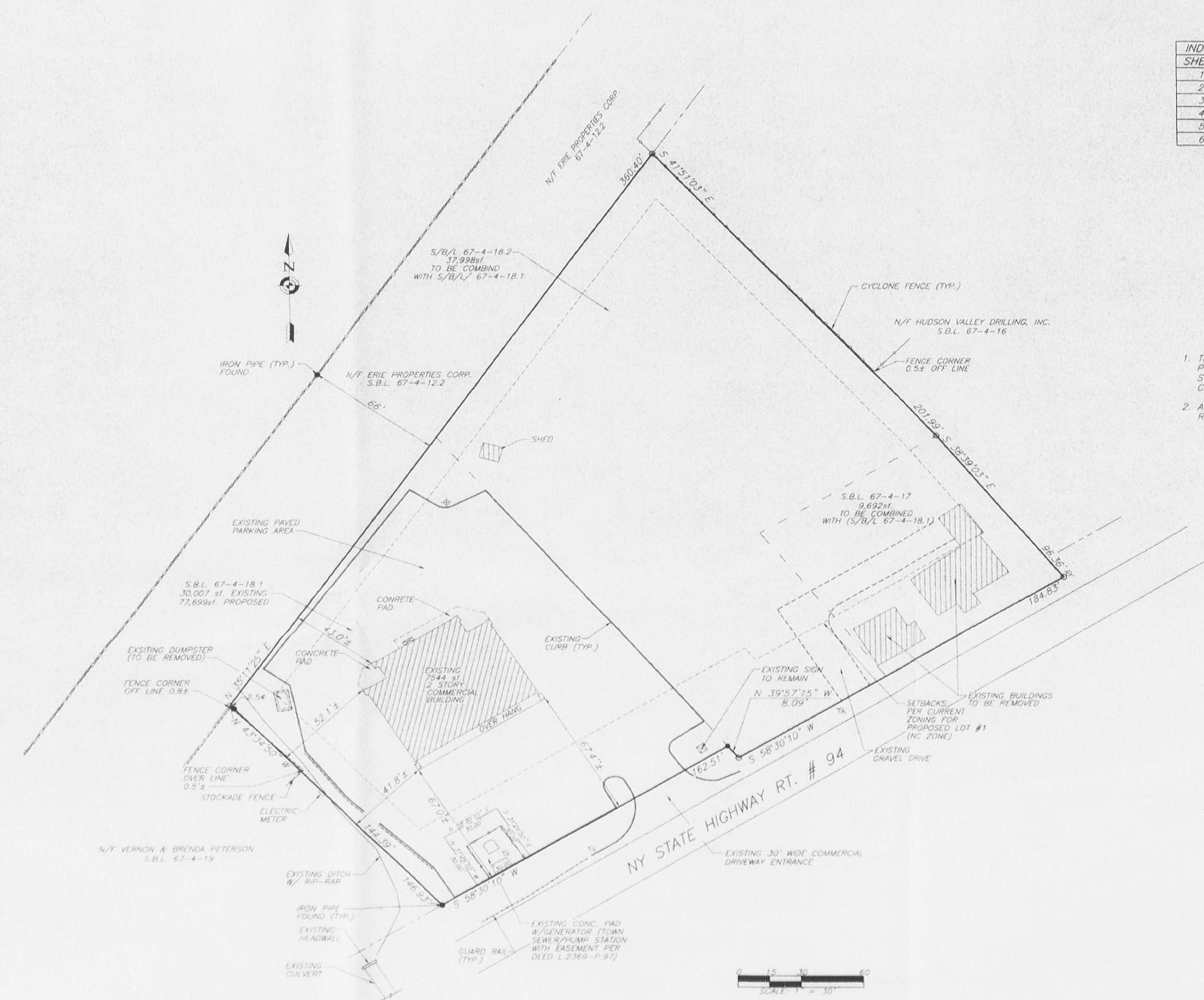
Deborah Green
NOTARY PUBLIC

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4954066
Commission Expires July 15, 2007

Professional Representative's Signature

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

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



SHEET	TITLE
1	SURVEY/EXISTING FEATURES PLAN
2	LAYOUT, LANDSCAPING, PARKING, AND SIGNAGE PLAN
3	GRADING AND DRAINAGE PLAN
4	LANDSCAPING AND LIGHTING PLAN
5	EROSION AND SEDIMENTATION CONTROL PLAN
6	DETAIL SHEET

BUILDING PERMIT NOTES

- THE THREE LOTS SHALL BE COMBINED INTO A SINGLY DESCRIBED PARCEL PRIOR TO STAMP OF FINAL APPROVAL. THE APPLICANT SHALL PROVIDE SUFFICIENT DOCUMENTATION TO THE PLANNING BOARD ATTORNEY OF THE COMBINATION OF THE LOTS PRIOR TO THIS APPROVAL.
- ALL EXISTING BUILDINGS ON S/B/L: 67-4-17 SHALL BE PROPERLY REMOVED AND DISPOSED OF PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL SURVEY COMPLETED ON MARCH 30, 2005.

- CIANCIO CORPORATION
- RHODA L. CIANCIO
- SANDY CIANCIO

Anthony D. Valdina
SIGNATURE

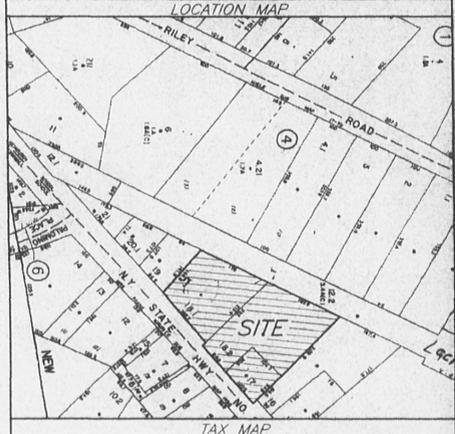
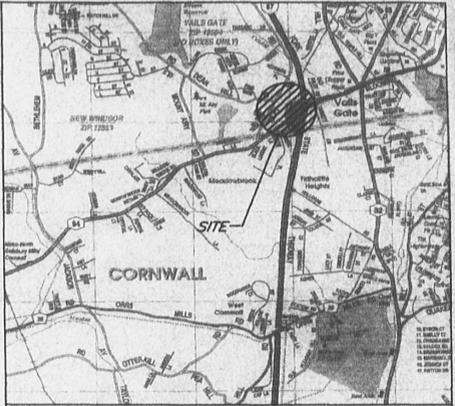
ANTHONY D. VALDINA L.S.
4 PLEASANT VIEW AVENUE
NEWBURGH, NY 12550

RECORD OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS PLAN, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, IF SO REQUIRED.

CIANCIO CORP.
RHODA CIANCIO
1124 RT 94
NEW WINDSOR, NY 12553

RECORD SIGNATURE



LEGEND

- PROPERTY LINE EXISTING
- - - PROPERTY LINE ADJOINING
- - - SETBACK LINES
- - - PROPERTY LINE TO BE REMOVED
- - - RIGHT OF WAY
- ▨ BUILDING EXISTING
- ⊙ UTILITY POLE
- ⊕ WELL EXISTING

TOWN OF NEW WINDSOR PROJECT NO. 05-29

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 18 2006

By: _____
Town Engineer

By: _____
Town Supervisor

THIS SHEET IS VOID AND INCOMPLETE IF NOT ACCOMPANIED BY ALL OTHER SHEETS IN THE SET.

TACONIC DESIGN CONSULTANTS

633 CINDY AVENUE
NEWBURGH, N.Y. 12550
(845)-569-8400
(FAX)(845)-569-4583

CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(845)-561-2582

SURVEY/EXISTING FEATURES PLAN

SITE PLAN FOR:
WINDSOR GATE PLAZA EXPANSION
S.B.L. 67-4-18.1, 18.2, & 17; 1124 NY STATE HWY 94;
TOWN OF NEW WINDSOR, COUNTY OF ORANGE, NY

DATE: 5/7/05 SCALE: 1" = 30' JOB NUMBER: 040.39-CE1 SHEET NUMBER: 1 OF 6

SURVEYOR	ENGINEER

REV.	DATE	BY	DESCRIPTION
6	05/03/06	T.D.C.	PER FINAL COMMENTS
5	02/16/06	T.D.C.	PER APPROVAL CONDITIONS
4	01/06/06	T.D.C.	PER TOWN ENGINEER'S COMMENTS
3	11/21/05	T.D.C.	PER TOWN WORK SESSION
2	10/19/05	A.C.D.	FOR TOWN WORK SESSION
1	09/08/05	T.D.C.	GENERAL REVISIONS

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS - AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1.800.272-4480 (IN NEW YORK CITY AND LONG ISLAND) OR 1.800.926-7262 (IN ALL OTHER PARTS OF THE STATE)

ZONING SCHEDULE		REQUIRED	PROPOSED
ZONE: NC (NEIGHBORHOOD COMMERCIAL)		10,000 sf.	77,699 SF. (1.78 ACRES)
MINIMUM LOT AREA			
FRONT		40'	67'
REAR		15'	43'
SIDE			
ONE		15'	42'
BOTH		35'	182'
MINIMUM LOT WIDTH (feet)		100'	349.02'
MAXIMUM HEIGHT			
HEIGHT (feet)		35'	35'(MAX)
MAXIMUM LOT COVERAGE(%)		85%	84.17%
REQUIRED STREET FRONTAGE		N/A	
FLOOR AREA RATIO (FAR)		1	0.21

LANDSCAPING		
SYM.	#	TYPE
12		WINTER GREEN
1		PURPLE LEAF PRUNUS
2		EUYONNUS ATLAS CONYAGLA BURNING BUSH
7		HOLLY ILEX BLUE PRINCESS
16		GOLDEN CYPRUS
8		ILEX BLUE CYPRUS
8		MISCANTHIA SINEUSIS VAGARIS

PARKING CALCULATIONS

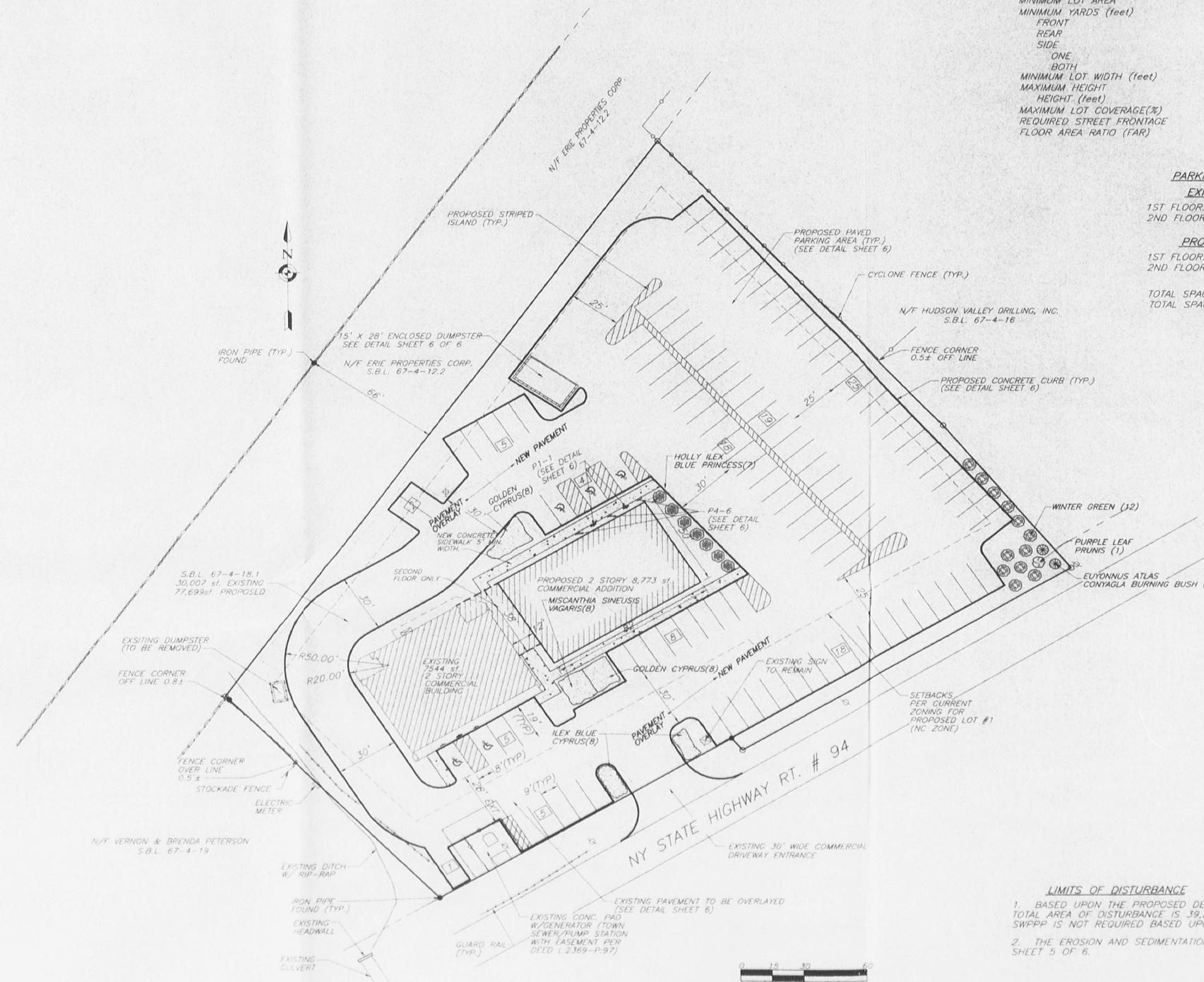
EXISTING BUILDING

1ST FLOOR: RETAIL -3,772 S.F.
 2ND FLOOR: RETAIL/OFFICE -3,772 S.F.
 TOTAL EXISTING 7,544 S.F.

PROPOSED BUILDING

1ST FLOOR: RETAIL -4,100 S.F.
 2ND FLOOR: RETAIL/OFFICE -4,673 S.F.
 TOTAL PROPOSED 8,773 S.F.

TOTAL SPACES REQUIRED = 16,317 S.F. X 1 SPACE / 150 S.F. = 108.78 SPACES
 TOTAL SPACES PROVIDED = 110 SPACES (INCLUDING 5 HANDICAPPED)



LEGEND

- PROPERTY LINE EXISTING
- - - PROPERTY LINE ADJOINING
- - - SETBACK LINES
- CURB PROPOSED
- EXISTING ROAD
- - - RIGHT OF WAY
- ▨ BUILDING EXISTING
- ▨ BUILDING PROPOSED
- ⊕ UTILITY POLE
- ⊕ WELL EXISTING
- ▨ PARKING SPACES (QUANTITY)
- ▨ CATCH BASIN
- ⊕ PARKING SIGN

LIMITS OF DISTURBANCE

- BASED UPON THE PROPOSED DEVELOPMENT OF THIS PROJECT THE TOTAL AREA OF DISTURBANCE IS 39,280 S.F. (0.90 ACRES) AND A SWPPP IS NOT REQUIRED BASED UPON CURRENT N.Y.S.D.E.C. REGULATIONS.
- THE EROSION AND SEDIMENTATION CONTROL PLAN IS ON SHEET 5 OF 6.

TOWN OF NEW WINDSOR PROJECT NO. 05-29

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 18 2006

By: [Signature] Agency Chairman
 By: [Signature] Town Engineer

THE SHEET IS VOID AND INCOMPLETE IF NOT ACCOMPANIED BY ALL OTHER SHEETS IN THE SET

TACONIC DESIGN CONSULTANTS

633 GIDNEY AVENUE
 NEWBURGH, N.Y. 12550
 (845)-569-8400
 (FAX)(845)-569-4583

ENGINEER

CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD
 NEWBURGH, N.Y. 12550
 (845)-561-2582

LANDSCAPING, LAYOUT, PARKING, AND SIGNAGE PLAN

SITE PLAN FOR:
WINDSOR GATE PLAZA EXPANSION
 S.B.L. 67-4-18.1, 18.2, & 17; 1124 NY STATE HWY 94;
 TOWN OF NEW WINDSOR, COUNTY OF ORANGE, NY

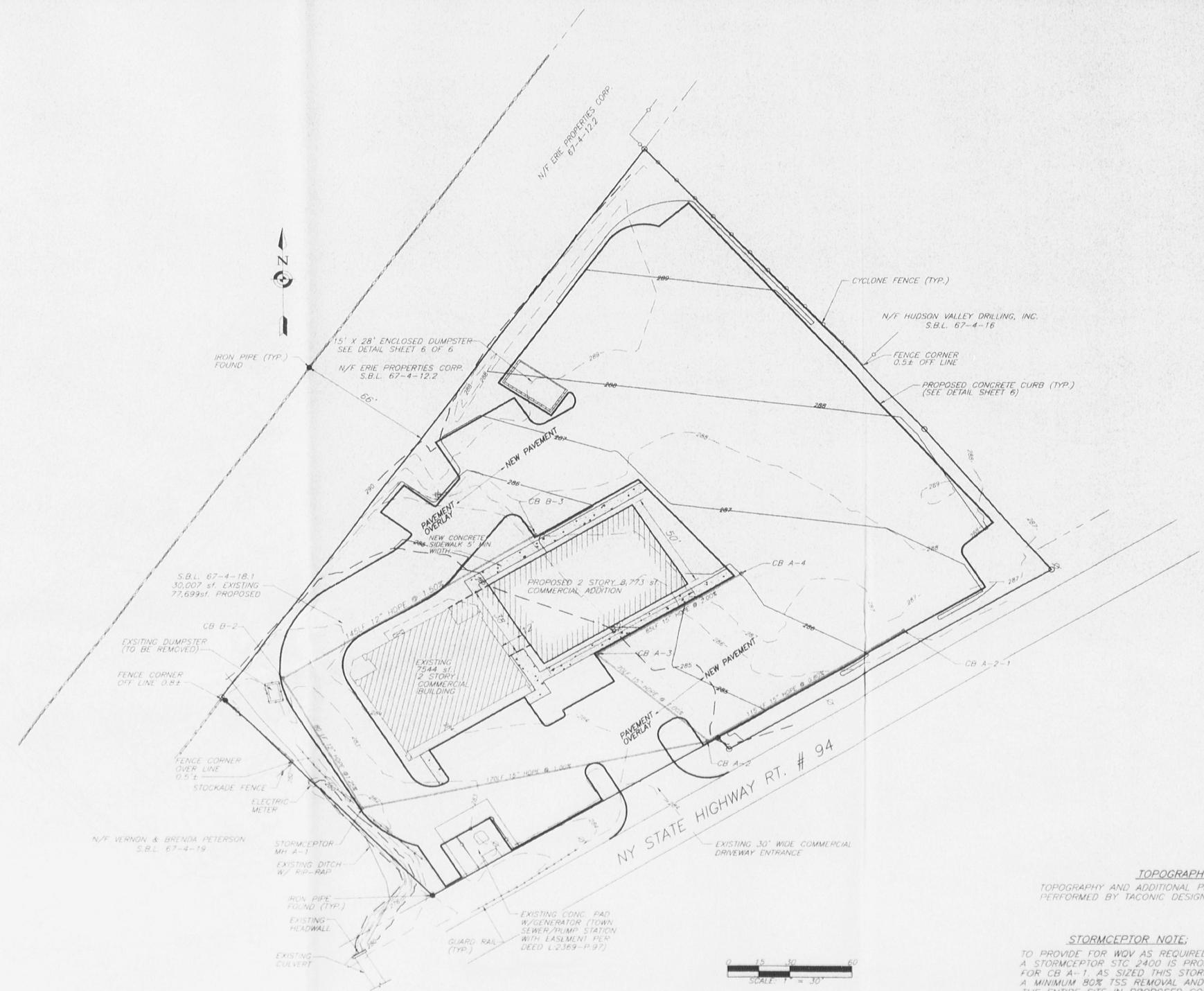


REV.	DATE	BY	DESCRIPTION
2	05/03/06	T.D.C.	PER FINAL COMMENTS
6	02/17/06	K.R.M.	PER APPROVAL CONDITIONS
5	01/06/06	T.D.C.	PER TOWN ENGINEER'S COMMENTS
4	11/21/05	T.D.C.	PER TOWN WORK SESSION
3	10/19/05	A.C.D.	FOR TOWN WORK SESSION
2	09/08/05	T.D.C.	GENERAL REVISIONS
1	8/25/05	A.C.D.	GENERAL REVISIONS

DATE: 5/7/05 SCALE: 1" = 30' JOB NUMBER: 04039-CE1 SHEET NUMBER: 2 OF 6

CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY - TO EVERYONE. CALL BEFORE YOU DIG, TOLL FREE, 1-800-272-4480 (NEW YORK CITY AND LONG ISLAND) OR 1-800-926-7962 (IN ALL OTHER AREAS OF THE STATE.)



LEGEND

- PROPERTY LINE EXISTING
- - - PROPERTY LINE ADJOINING
- CUREB PROPOSED
- EXISTING ROAD
- CONTOURS PROPOSED
- - - EXISTING CONTOURS (1')
- - - EXISTING CONTOURS (5')
- - - RIGHT OF WAY
- ▨ BUILDING EXISTING
- ▨ BUILDING PROPOSED
- ⊕ UTILITY POLE
- ⊕ WELL EXISTING
- ⊕ PARKING SPACES (QUANTITY)
- ⊕ CATCH BASIN
- ⊕ PARKING SIGN

STORM SEWER

STRUCTURE	RIM	INVERT (IN)	INVERT (OUT)
CB A-4	286.00	—	283.25
CB A-3	284.25	281.55	281.55
CB A-2-1	286.30	—	283.55
CB A-2	285.40	282.60 (FROM A-2-1)	280.90
*CB A-1	281.75	280.85 (FROM A-3)	279.15
		279.50 (FROM B-2)	
		279.15 (FROM A-2)	
CB B-3	285.20	—	282.70
CB B-2	283.25	280.50	280.50

* SEE STORMCEPTOR NOTE

TOPOGRAPHY REFERENCE:
 TOPOGRAPHY AND ADDITIONAL PHYSICAL FEATURES PER FIELD SURVEY PERFORMED BY TACONIC DESIGN CONSULTANTS, MARCH 30, 2005

STORMCEPTOR NOTE:
 TO PROVIDE FOR WOV AS REQUIRED FOR THIS PROJECT A STORMCEPTOR STC 2400 IS PROPOSED AT THE LOCATION FOR CB A-1. AS SIZED THIS STORMCEPTOR WILL PROVIDE A MINIMUM 80% TSS REMOVAL AND 40% TP REMOVAL FOR THE ENTIRE SITE IN PROPOSED CONDITIONS DURING THE 90% RAINFALL EVENT AS REQUIRED BY THE CURRENT STATE REGULATIONS, AS SET FORTH IN THE NYSDEC PUBLICATION "STORMWATER MANAGE DESIGN MANUAL (AUGUST 2005)". DETAILS AND MAINTENANCE SCHEDULE HAS BEEN PROVIDED ON SHEET 6 OF 6.

TOWN OF NEW WINDSOR PROJECT NO. 05-29
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 AUG 18 2005
 By: [Signature]
 By: [Signature]

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GRADING AND DRAINAGE PLAN
 SITE PLAN FOR:
WINDSOR GATE PLAZA EXPANSION
 S.B.L. 67-6-18.1, 18.2, & 17; 1124 NY STATE HWY 94;
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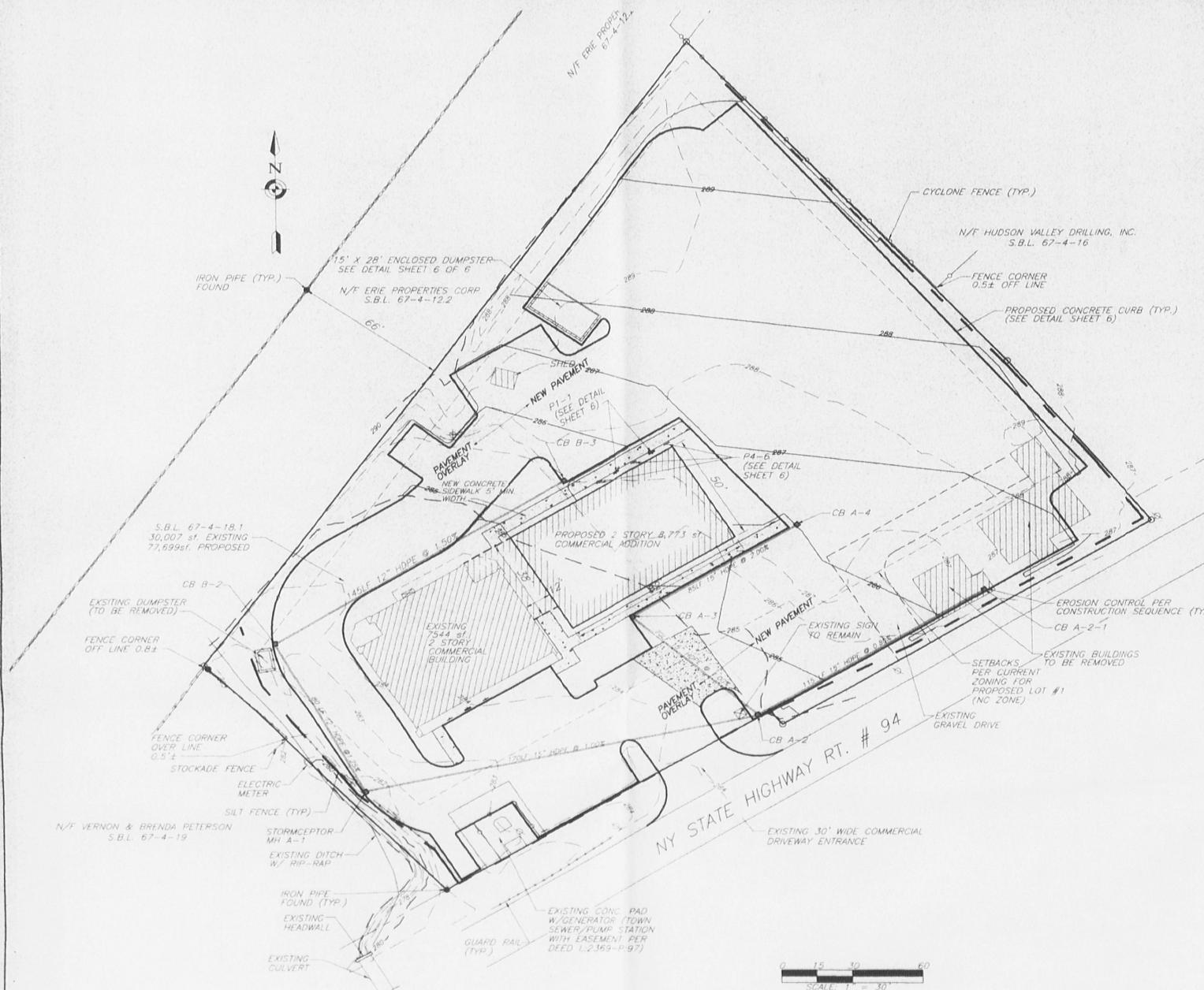
DATE: 5/7/05 SCALE: 1" = 30' JOB NUMBER: 04039-CE1 SHEET NUMBER: 3 OF 6

REVISIONS

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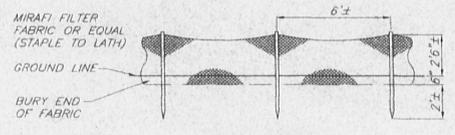
LEGEND

- PROPERTY LINE EXISTING
- - - - - PROPERTY LINE ADJOINING
- - - - - SETBACK LINES
- CURB PROPOSED
- EXISTING ROAD
- CONTOURS PROPOSED
- - - - - EXISTING CONTOURS (1')
- - - - - EXISTING CONTOURS (5')
- - - - - RIGHT OF WAY
- ▨ BUILDING EXISTING
- ▨ BUILDING PROPOSED
- ⊗ UTILITY POLE
- ⊕ WELL EXISTING

CONSTRUCTION SEQUENCE

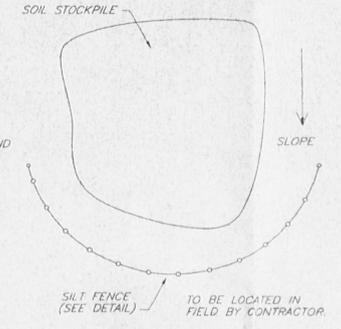
1. REMOVE ALL EXISTING STRUCTURES DEPICTED ON SHEET 1.
2. FILE DEED FOR COMBINED LOT.
3. APPLY FOR BUILDING PERMIT.
4. STAKE OUT NEW BUILDING AND LIMITS OF PROPOSED PARKING LOT AND ALL PROPOSED DRAINAGE STRUCTURES.
5. INSTALL TEMPORARY EROSION CONTROL DEVICES.
6. INSTALL STORMCEPTOR AND CATCH BASINS SERVING EXISTING BUILDING. ALSO INSTALL DRAINAGE PIPE LENGTHS GOING TO NEW PARKING LOT.
7. INSTALL STONE AND CLOTH PROTECTION AROUND NEW CATCH BASINS.
8. REMOVE EXISTING SECTIONS OF PAVEMENT AS REQUIRED AND REPAVE.
9. ROUGH GRADE AREA FOR NEW BUILDING AND NEW PARKING LOT.
10. INSTALL DRAINAGE STRUCTURES FOR THIS PORTION OF THE SITE AND TIE INTO EXISTING STORM DRAINAGE WHERE REQUIRED. INSTALL FILTER FABRIC PROTECTION FOR THESE STRUCTURES.
11. PLACE SUBBASE AND STABILIZED CONSTRUCTION ENTRANCE TO THIS PORTION OF THE SITE.
12. BUILD NEW BUILDING.
13. PAVE PARKING LOT.
14. SEED ALL UNPAVED AREAS.
15. COMPLETE CONSTRUCTION.
16. STABILIZE SITE.
17. CLEAN CATCH BASINS AND STORMCEPTOR.

ROLL OFF DUMPSTERS AND TRASH RECEPTACLES ARE TO REMAIN ON SITE FOR THE DURATION OF THE PROJECT FOR THE PROPER COLLECTION AND DISPOSAL OF ALL CONSTRUCTION DEBRIS AND ADDITIONAL LITTER PRODUCED BY WORKERS.



IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INITIALIZE EROSION CONTROL MEASURES. SILT FENCES ARE TO BE USED FOR SILTATION CONTROL AROUND ALL AREAS THAT WILL BE DISRUPTED DURING CONSTRUCTION. SILT FENCES ARE TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER AND WILL BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS REESTABLISHED.

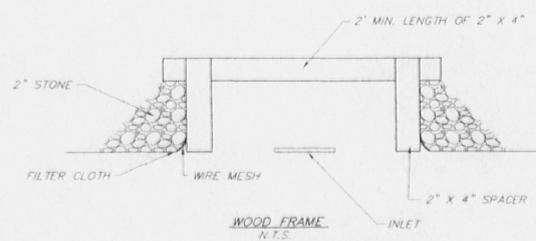
NOTE:
SILT FENCES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL BE CHECKED AFTER EVERY RAIN STORM. SILT FENCES ARE TO BE REPLACED AS NECESSARY DUE TO DAMAGE OR WHEN FILLED WITH SILT. SILT TO BE REMOVED IN FRONT OF FENCES REGULARLY TO PREVENT EXCESSIVE SOIL BEARING WEIGHT ON THE SILT FENCES.



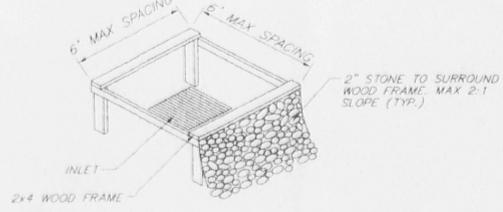
PLAN

- NOTES:**
1. STONE SIZE SHALL BE 2" OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 20 FEET.
 3. THICKNESS - 6 INCHES.
 4. WIDTH - SEE PLAN ABOVE.
 5. FILTER CLOTH - CONTENTS "TRIVIRA SPUNBOND" GEOTEXTILE OR EQUAL WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERGED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE N.T.S.

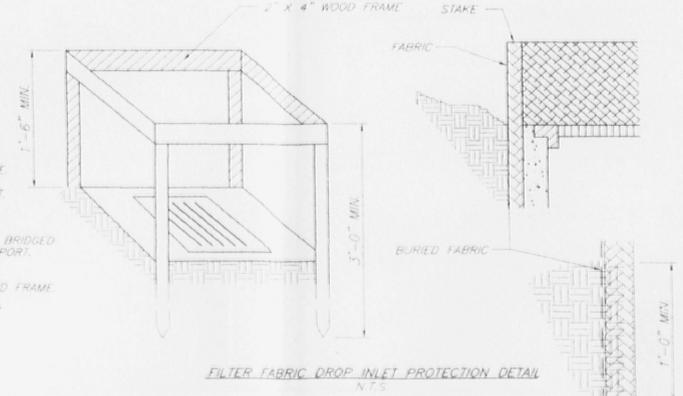


INLET PROTECTION FILTER N.T.S.



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. CLOTH TO BE INSTALLED ON TOP OF WIRE MESH.

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.



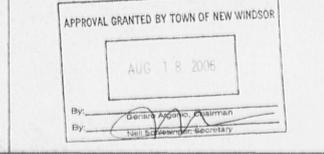
TEMPORARY VEGETATION NOTES

- TEMPORARY VEGETATION SHALL BE USED TO PROTECT AREAS IN EXCESS OF 1/2 AC. EXPOSED FOR A PERIOD OVER (2) WEEKS BEFORE OR DURING DEVELOPMENT.
- A. (50) LBS. OF NITROGEN, (50) POUNDS OF APPROVED GRAIN SEED AND (2) TONS OF HAY MULCH PER ACRE OR
 - B. ON AREAS THAT WILL BE EXPOSED FOR SHORT PERIODS OF TIME AND WHERE WEATHER CONDITIONS ARE CONDUCTIVE TO AIRBOURNE SAND, TRAPS TO CONTROL SUCH SAND SHALL BE INSTALLED AS DIRECTED.
 - C. ON AREAS SUCH AS TEMPORARY ROADWAYS, WHEN DRY CONDITIONS PREVAIL, THE CONTRACTOR SHALL BE REQUIRED TO APPLY WATER OR CALCIUM CHLORIDE AS REQUIRED TO PREVENT DUST DURING CONSTRUCTION ACTIVITIES.

EROSION CONTROL STANDARD NOTES

1. EXCAVATION, FILLING, GRADING AND STRIPPING SHALL BE PERMITTED TO BE UNDERTAKEN ONLY IN SUCH LOCATIONS AND IN SUCH A MANNER AS TO MINIMIZE THE POTENTIAL OF EROSION AND SEDIMENT AND THE THREAT TO THE HEALTH, SAFETY AND WELFARE OF NEIGHBORING PROPERTY OWNERS AND THE GENERAL PUBLIC.
2. SITE PREPARATION AND CONSTRUCTION SHALL BE FITTED TO THE VEGETATION, TOPOGRAPHY AND OTHER NATURAL FEATURES OF THE SITE AND SHALL PRESERVE AS MANY OF THESE FEATURES AS FEASIBLE.
3. THE CONTROL OF EROSION AND SEDIMENT SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION.
4. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED BY SITE PREPARATION AT ANY GIVEN TIME.
5. THE EXPOSURE OF AREAS BY SITE PREPARATION SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME PRIOR TO THE CONSTRUCTION OF STRUCTURES OR IMPROVEMENTS OR THE RESTORATION OF THE EXPOSED AREAS TO AN ATTRACTIVE NATURAL CONDITION.
6. MULCHING OR TEMPORARY VEGETATION SUITABLE TO THE SITE SHALL BE USED WHERE NECESSARY TO PROTECT AREAS EXPOSED BY SITE PREPARATION, AND PERMANENT VEGETATION WHICH IS WELL ADAPTED TO THE SITE SHALL BE INSTALLED AS SOON AS PRACTICAL.
7. WHERE SLOPES ARE TO BE REVEGETATED IN AREAS EXPOSED BY SITE PREPARATION, THE SLOPES SHALL NOT BE OF SUCH STEEPNESS THAT VEGETATION CANNOT BE READILY ESTABLISHED OR THAT PROBLEMS OF EROSION OR SEDIMENT MAY RESULT.
8. SITE PREPARATION AND CONSTRUCTION SHALL NOT ADVERSELY AFFECT THE FREE FLOW OF WATER BY ENCRANCHING ON, BLOCKING OR RESTRICTING WATERCOURSES.
9. ALL FILL MATERIAL SHALL BE COMPOSITION SUITABLE FOR THE ULTIMATE USE OF THE FILL, FREE OF RUBBISH AND CAREFULLY RESTRICTED IN ITS CONTENT OF BRUSH, STUMPS, TREE DEBRIS, ROCKS, FROZEN MATERIAL AND SOFT OR EASILY COMPRESSIBLE MATERIAL. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF STANDARD PROCTOR WITH PROPER MOISTURE CONTROL.
10. ALL TOPSOIL WHICH IS EXCAVATED FROM A SITE SHALL BE STOCKPILED AND USED FOR THE RESTORATION OF THE SITE, AND SUCH STOCKPILES, WHERE NECESSARY, SHALL BE SEEDED OR OTHERWISE TREATED TO MINIMIZE THE EFFECTS OF EROSION.
11. PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION, AN INTEGRATED DRAINAGE SYSTEM SHALL BE PROVIDED WHICH AT ALL TIMES MINIMIZES EROSION, SEDIMENT, HAZARDS OF SLOPE INSTABILITY AND ADVERSE EFFECT ON NEIGHBORING PROPERTY OWNERS.
12. THE NATURAL DRAINAGE SYSTEM SHALL GENERALLY BE PRESERVED IN PREFERENCE TO MODIFICATIONS OF THIS SYSTEM, EXCEPTING WHERE SUCH MODIFICATIONS ARE NECESSARY TO REDUCE LEVELS OF EROSION AND SEDIMENT AND ADVERSE EFFECTS ON NEIGHBORING PROPERTY OWNERS.
13. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO HANDLE ADEQUATELY ANTICIPATED FLOWS, BOTH WITHIN THE SITE AND FROM THE ENTIRE UPSTREAM DRAINAGE BASIN.
14. SUFFICIENT GRADES AND DRAINAGE FACILITIES SHALL BE PROVIDED TO PREVENT THE PONDING OF WATER, UNLESS SUCH PONDING IS PROPOSED WITHIN SITE PLANS, IN WHICH EVENT THERE SHALL BE SUFFICIENT WATER FLOW TO MAINTAIN PROPOSED WATER LEVELS AND TO AVOID STAGNATION.
15. THERE SHALL BE PROVIDED WHERE NECESSARY TO MINIMIZE EROSION AND SEDIMENT SUCH MEASURES AS BENCHES, BERMS, TERRACES, DIVERSIONS AND SEDIMENT, DEBRIS AND RETENTION BASINS. DRAINAGE SYSTEMS, PLANTINGS AND OTHER EROSION OR SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY TO PROVIDE ADEQUATE PROTECTION AGAINST EROSION AND SEDIMENT AND TO ENSURE THAT THE FREE FLOW OF WATER IS NOT OBSTRUCTED BY THE ACCUMULATION OF SILT, DEBRIS OR OTHER MATERIAL OR BY STRUCTURAL DAMAGE.

TOWN OF NEW WINDSOR PROJECT NO. 05-29



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TACONIC DESIGN CONSULTANTS

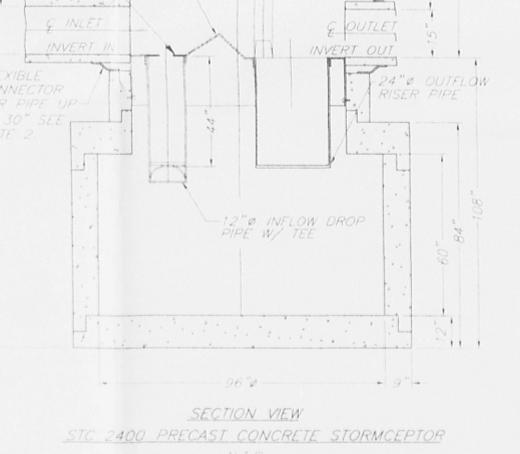
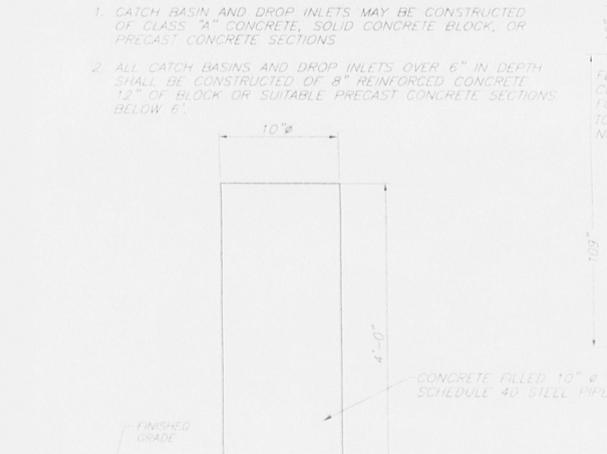
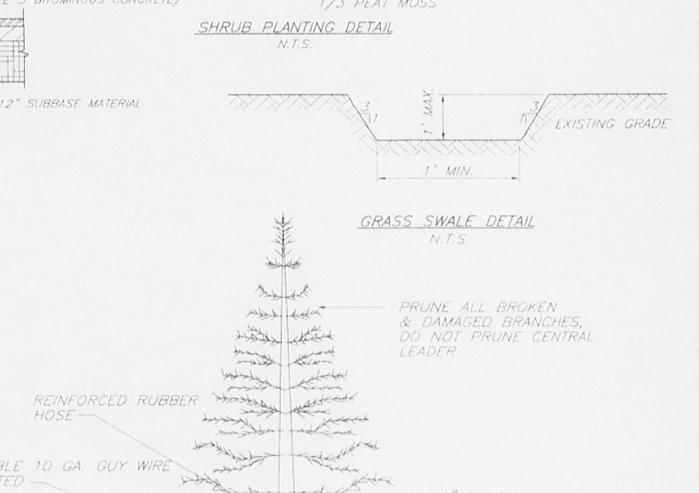
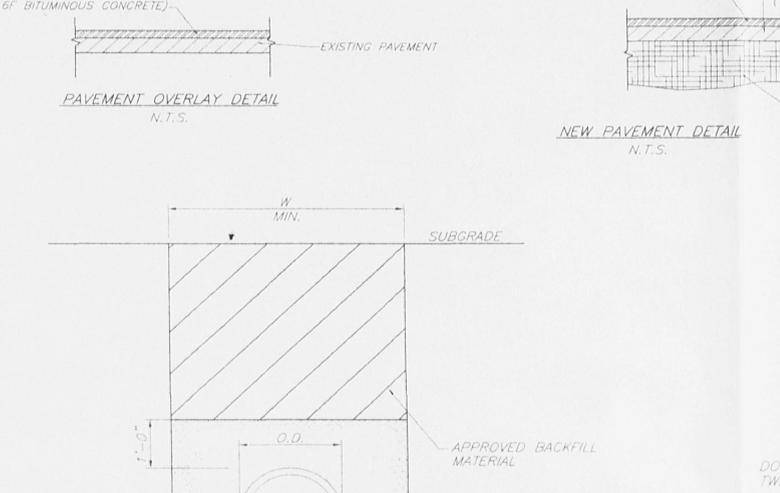
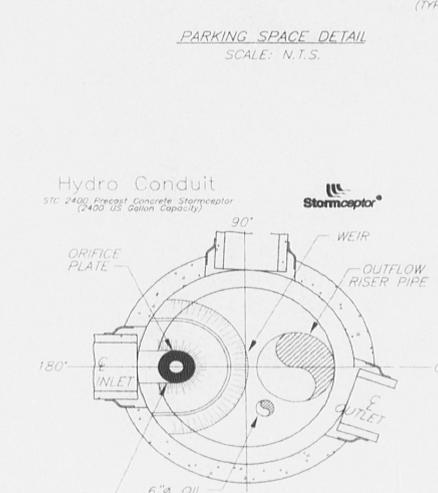
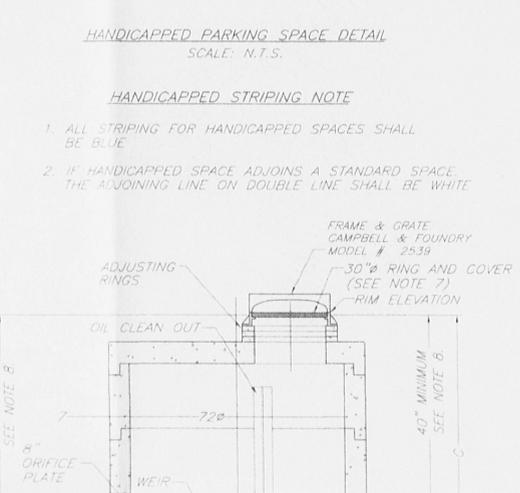
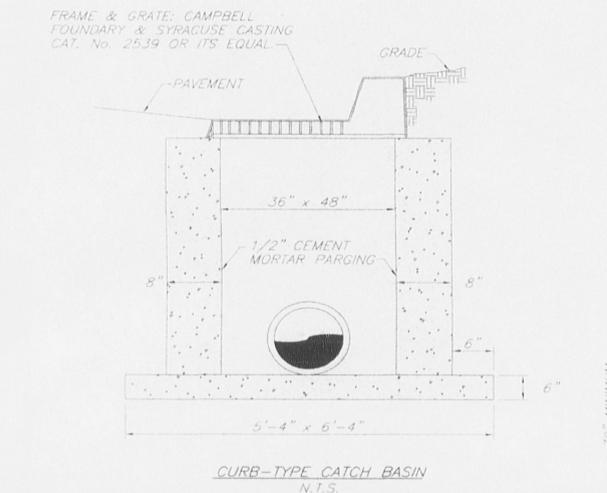
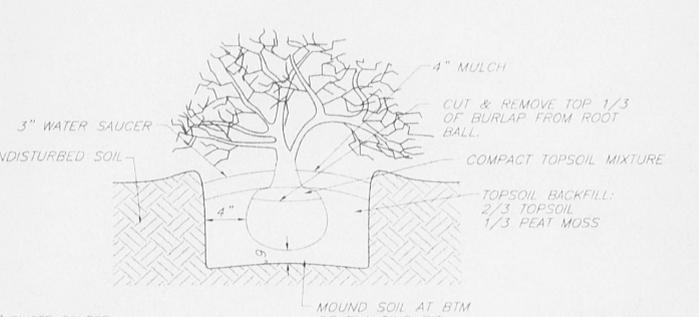
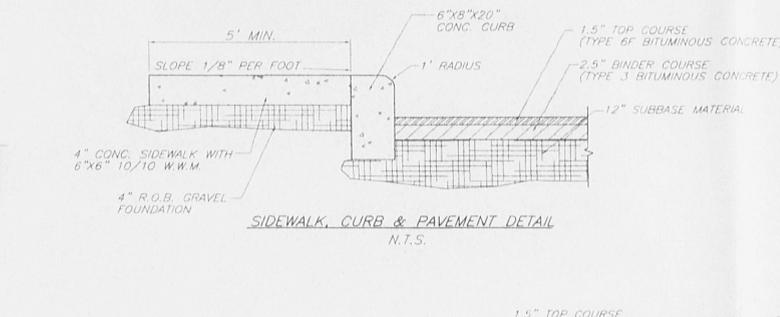
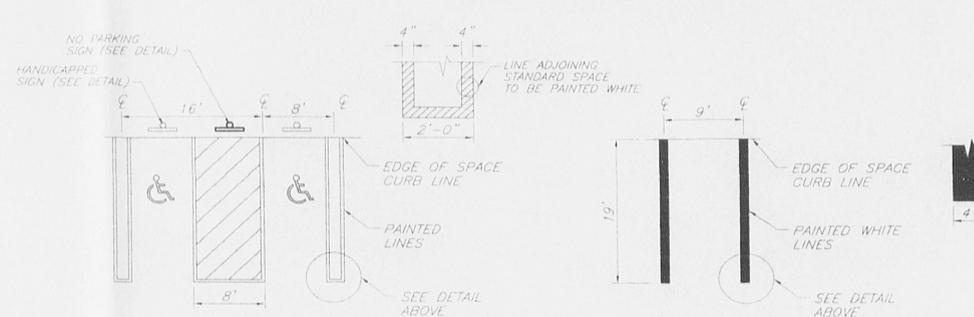
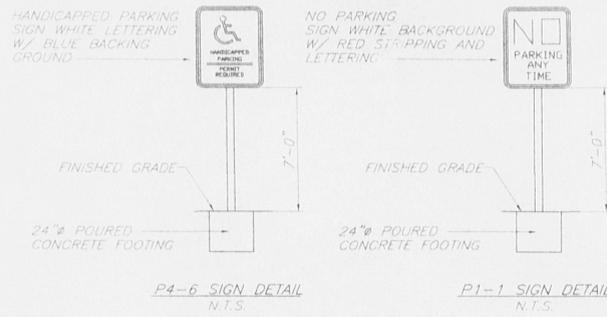
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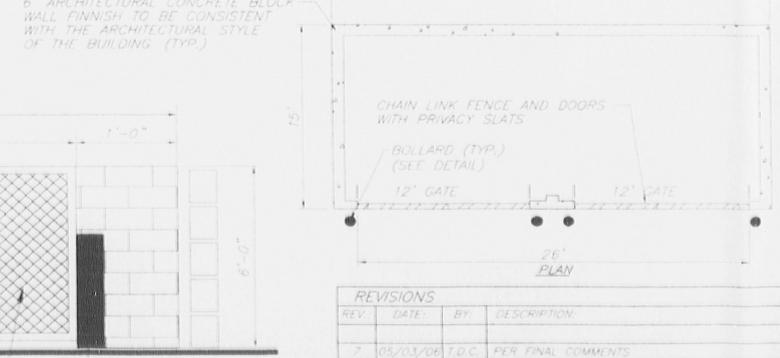
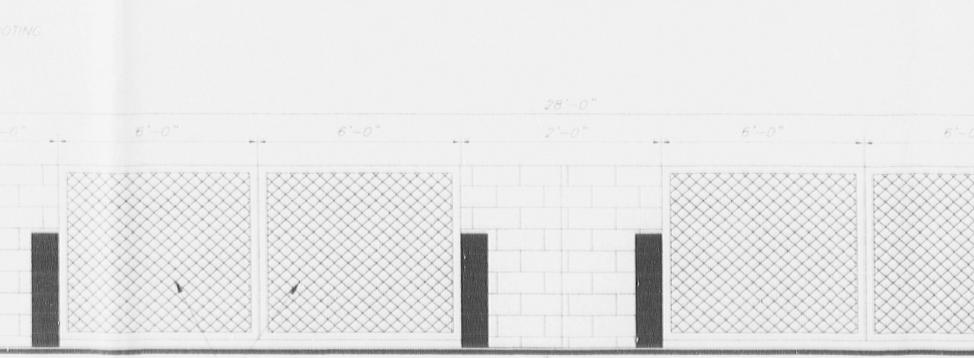
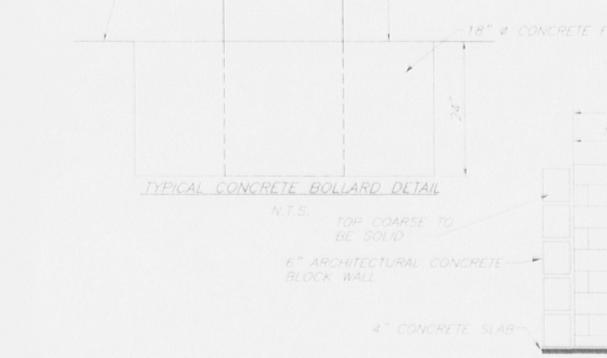
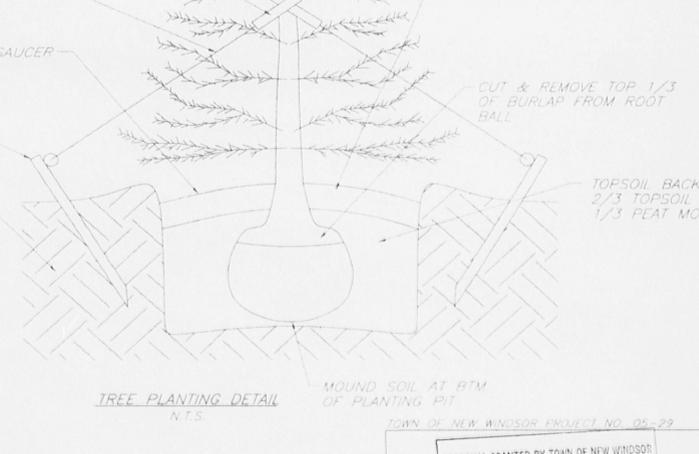
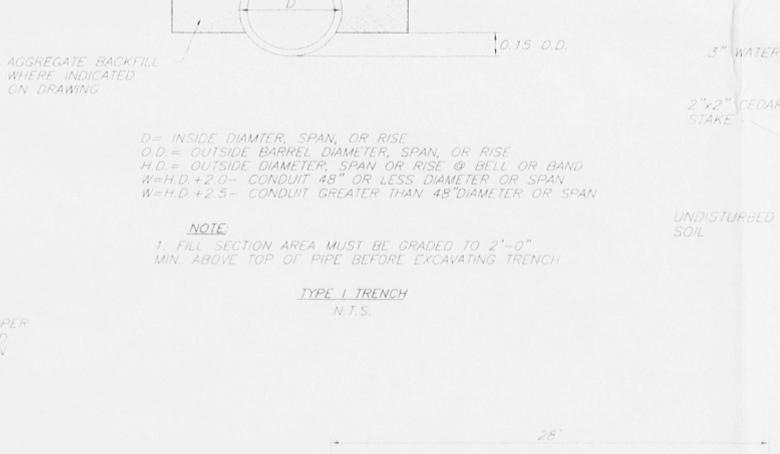
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NOTE:

- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
- THE COVER SHOULD BE POSITIONED OVER THE 4" CLEANOUT PIPE AND THE 4" INLET DOWN PIPE.
- THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
- THE STC 2400 IS TO BE INSTALLED, MAINTAINED, AND CLEANED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE STC 2400 MUST HAVE MAINTENANCE PERFORMED ONCE THE SEDIMENT DEPTH EXCEEDS 8".
- MAINTENANCE IS TO BE PERFORMED USING A VACUUM TRUCK AT MAXIMUM 6 MONTH INTERVALS.
- MAINTENANCE FIELD REPORTS ARE TO BE PREPARED AND SUBMITTED TO THE TOWN ENGINEER SO THAT A PROPER CLEANING AND MAINTENANCE SCHEDULE CAN BE DESIGNED.
- THE STORMCEPTOR IS NOT TO BE INSTALLED IN FROZEN GROUND.
- EXCAVATION MUST EXTEND A MINIMUM OF 12" FROM THE PRECAST CONCRETE SURFACES PLUS AN ALLOWANCE FOR SHORING AND BRACING WHERE REQUIRED.
- IF WATER IS ENCOUNTERED DURING INSTALLATION, Dewatering MUST BE PROVIDED.
- BACKFILL MATERIAL TO BE PLACED IN 12" LIFTS AND COMPACTED.



CALL BEFORE YOU DIG... IT'S THE LAW

WHETHER YOU'RE LAYING A FOUNDATION FOR A BUILDING OR PLANTING A TREE, YOU MUST FIRST CHECK FOR THE EXISTENCE OF UNDERGROUND UTILITY LINES AND CABLES. IF YOU OR YOUR CONTRACTOR DISRUPT ANY OF THESE LINES, THE RESULTS CAN BE DANGEROUS AND COSTLY. TO EVERYONE, CALL BEFORE YOU DIG, TOLL FREE, 1-800-272-4422 (IN NEW YORK CITY AND LONG ISLAND) OR 1-800-926-2862 (IN ALL OTHER AREAS OF THE STATE).

NOTE:

- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
- THE COVER SHOULD BE POSITIONED OVER THE 4" CLEANOUT PIPE AND THE 4" INLET DOWN PIPE.
- THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
- THE STC 2400 IS TO BE INSTALLED, MAINTAINED, AND CLEANED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE STC 2400 MUST HAVE MAINTENANCE PERFORMED ONCE THE SEDIMENT DEPTH EXCEEDS 8".
- MAINTENANCE IS TO BE PERFORMED USING A VACUUM TRUCK AT MAXIMUM 6 MONTH INTERVALS.
- MAINTENANCE FIELD REPORTS ARE TO BE PREPARED AND SUBMITTED TO THE TOWN ENGINEER SO THAT A PROPER CLEANING AND MAINTENANCE SCHEDULE CAN BE DESIGNED.
- THE STORMCEPTOR IS NOT TO BE INSTALLED IN FROZEN GROUND.
- EXCAVATION MUST EXTEND A MINIMUM OF 12" FROM THE PRECAST CONCRETE SURFACES PLUS AN ALLOWANCE FOR SHORING AND BRACING WHERE REQUIRED.
- IF WATER IS ENCOUNTERED DURING INSTALLATION, Dewatering MUST BE PROVIDED.
- BACKFILL MATERIAL TO BE PLACED IN 12" LIFTS AND COMPACTED.



TOWN OF NEW WINDSOR PROJECT NO. 05-29

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
AUG 18 2005

By: [Signature]
Town Engineer

THE SHEET IS VOID AND INCOMPLETE IF NOT ACCOMPANIED BY ALL OTHER SHEETS IN THE SET.

TACONIC DESIGN CONSULTANTS
633 CIDNEY AVENUE
NEWBURGH, N.Y. 12550
(945) 569-8400
(945) 569-4583

ENGINEER
CHARLES T. BROWN, P.E.
WILLIAM J. MOREAU, P.E.

1 GARDNERTOWN ROAD
NEWBURGH, N.Y. 12550
(945) 561-2582

DETAIL SHEET
SITE PLAN FOR:
WINDSOR GATE PLAZA EXPANSION
S.B.L. 67-6-18.1, 18.2, & 17; 1124 NY STATE HWY 94;
TOWN OF NEW WINDSOR, COUNTY OF ORANGE, NY

DATE: 5/7/05 SCALE: AS NOTED JOB NUMBER: 04019-CE SHEET NUMBER: 6 OF 6

REVISIONS

REV.	DATE	BY	DESCRIPTION
7	05/03/05	T.D.C.	PER FINAL COMMENTS
6	02/17/05	K.P.M.	PER APPROVAL CONDITIONS
5	01/06/05	T.B.C.	PER TOWN ENGINEER'S COMMENTS
4	11/21/04	T.D.C.	PER TOWN WORK SESSION
3	10/19/04	A.C.D.	FOR TOWN WORK SESSION
2	09/08/04	T.D.C.	GENERAL REVISIONS
1	8/25/04	A.C.D.	GENERAL REVISIONS