PB# 81-18

Conna Corp.

Conna Corp. 81-18

General Receipt

4606

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

May 28 19 81

Received of Surre (John & Margaret) $ 100.00

One hundred and 00/100 DOLLARS

For Site Plan (for Conpa Corp) Conversion 18 #81-

DISTRIBUTION

FUND	CODE	AMOUNT
100.00 Ck		

By Pauline G. Townsend cm

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Approved 5/27/81 sh
filed with Town Clerk 5/28/81 sh.

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name Conna Corp

Address 981 S. 3rd St Louisville Ky.

1. Owner of the property Qwest Realty Corp
1007 Park St Peekskill N.Y.

2. Location of the property:
Rt 32 & Union Ave

3. Zone area NC

4. Nature of business: Retail Food Store

5. Lot size: Front 175.00 Rear 175.00 Depth 175.00

6. Building setbacks: Front yard 63.0 - 91.0 Rear yard 72.6
Side yards 40.0 - 26.

7. Dimensions of new building: _____
Addition 8' x 56

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

fee $100 pd
Approved 5/27/81

Signed: John Snee
(APPLICANT)

SECTION 12 BLOCK 2 LOT 2
N/F SARINSKY'S

S 31° 00' 56" W

ZONE BOUNDARY R-4
ZONE BOUNDARY NC

175.00'

72'-6"±

175.00'

EXISTING PARKING AREA TO REMAIN (FOR EMPLOYEES AND VENDORS)

(EXISTING PARKING SPACE TO BE REMOVED)

EXISTING CURBED ISLAND

EXISTING SITE LIGHTING

ENTER

EXISTING 36" R.C.P.

EXISTING 8" W. WATER

EXISTING STORM DRAIN

EXISTING 8" W. SANITARY SEWER

UNION AVENUE
R.O.W. WIDTH VARIES PAVEMENT WIDTH 29 FT.

PROPOSED DOOR

26'-3"

PROPOSED ADDITION
1447 SF±

EXISTING BUILDING
1568 SF±

EXISTING SIDEWALK

NEW 1 1/2" PROPANE PIPING

REG LF

PREM RED

NEW SERVICE ISLAND

FUTURE SERVICE ISLAND

PARKING REMOVED

EXISTING TO BE REMOVED

EXISTING CURBED ISLAND

25'-6"

40'-0"

NEW 24'x 24' CANOPY NEW 24'x 24'-6" THICK CONCRETE SLAB

NEW PARKING AREA

1 2 3 4 5 6 7 8 9

EXISTING PARKING TO BE REMOVED

EXISTING SERVICE ISLANDS TO BE REMOVED

S 43° 53' 34" E

EXISTING SITE LIGHTING

N 27° 37' E 15.58'

N 32° 21' E

EXISTING 36" R.C.P.

EXISTING C.B.

EXISTING CURBED ISLAND

EXISTING C.B.

EXISTING 36" R.C.P.

EXISTING CURBED ISLAND

EXISTING SITE LIGHTING

NEW PRINTED ISLANDS

NEW PARKING AREA

EXISTING CURBED ISLAND

N 56° 45' 40" W

EXISTING SITE LIGHTING

120.40'

EXISTING HYDRANT N 28° 15' E

38.82'

EXISTING CURBED ISLAND

ENTER

EXIT

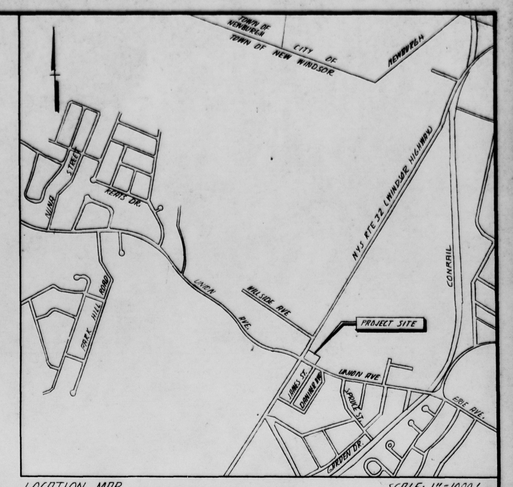
W W W W

(TO NEWBURGH)

NEW YORK STATE HIGHWAY RTE. NO. 32
(WINDSOR HIGHWAY)
R.O.W. WIDTH VARIES PAVEMENT WIDTH 24 FT.

SITE PLAN
SCALE: 1/8"=1'-0"

GRAPHIC SCALE



LOCATION MAP SCALE: 1"=1000'

GENERAL NOTES

1. BEING LOT 1, BLOCK 2, SECTION 12 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.
2. RECORD OWNER: OP WEST REALTY CORP.
   1007 SHARK STREET
   PEEKSKILL, NEW YORK 10566
3. APPLICANT: CONAIR CORPORATION
   981 SOUTH 3RD STREET
   LOUISVILLE, KENTUCKY
4. PROPERTY ZONE: NC - NEIGHBORHOOD COMMERCIAL
5. EXISTING USE: RETAIL GROCERY AND SELF-SERVICE GASOLINE
6. PROPOSED USE: RETAIL GROCERY AND SELF-SERVICE GASOLINE
7. FLOOR AREA:

EXISTING BUILDING	1568 SF
PROPOSED ADDITION	448
TOTAL FLOOR AREA	2016 SF

8. PARKING: REQUIRED PARKING : 10 SPACES
   PARKING PROVIDED : 18 SPACES
9. BOUNDARY INFORMATION REGISTERED FROM PLAN ENTITLED: "SERVICE STATION, NEW WINDSOR, N.Y. RTE. #9W & #32 & UNION AVE., FOR THE ATLANTIC-RICHFIELD CO. - ENGINEERING & CONSTRUCTION DEPT. - 260 S. BROAD ST., PHILADELPHIA, PA. - CONSTRUCTION PLOT PLAN" BY GINLEY & JENNER, ARCHITECTS - 328 SOUTH AVE., SYRACUSE, N.Y., DATED 6/21/68.
10. EXISTING UTILITIES SHALL BE MAINTAINED

11. TABLE OF BULK REGULATIONS
PART II NONRESIDENTIAL DISTRICTS

1	2	3	4	5	6	7	8	9	10
DISTRICT	GROUP	USES	MIN. SITE AREA (SQ. FT.)	MIN. LOT WIDTH (FEET)	REQ'D FRONT YARD DEPTH (FEET)	REQ'D SIDE YARD (EACH) WIDTH (BOTH) (FEET)	REQ'D REAR YARD DEPTH (FEET)	FLOOR AREA RATIO	MAX. BLDG. HEIGHT
NC	AA	USES IN A(ITEMS 3-13) USES IN B (NOS. 5, 6, 7, 8)	10,000	100	40	15/35	15	1	2 STORIES OR 35 FEET
	BB	USES C(1, 3)	15,000	125	40	15/30	15	.5	1 STORY OR 23 FEET

FINISHED GRADE

7" CONCRETE BLOCK WALL

3'-0" MIN.

8" 8"

CONCRETE FOOTING

#5 BARS @ 9" O.C. CONTINUOUS AROUND NEW FOOTING

UNDISTURBED SUITABLE BEARING MATERIAL

FOOTING DETAIL FOR PROPOSED ADDITION
SCALE: NONE

NOTE:
FOOTINGS HAVE BEEN DESIGNED ON THE BASIS OF A SOIL BEARING CAPACITY OF 4,000 P.S.F. THE CONSTRUCTION SHALL VERIFY THE EXISTENCE OF THIS SOIL BEARING VALUE PRIOR TO THE COMPLETION OF THE FOOTINGS. ANY AND ALL VARIATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 5/27/81
BY Ernest A. Spignardo
ERNEST SPIGNARDO
Chairman

LAWRENCE LAND SURVEYOR — LEON D. CRANE — 049619 — STATE OF NEW YORK

McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS
45 Quassaick Ave. (Rte. 9-W) New Windsor, New York
9 High Street Port Jervis, New York

CONVENIENT INDUSTRIES OF AMERICA
N.Y.S. RTE. NO. 32
TOWN OF NEW WINDSOR NEW YORK

Revision	Date	Description
1	27MAY81	ADD NOTE, DELETE DIMENSIONAL REVISE TITLE
		ADD NUMBERS INFORMATION, ON USE AND DISTANCE

Drawn
Checked
Scale: 1/8"=1'-0"
Date 27MAY'81
Job No D506-81

SITE PLAN

Sheet 1 of 1