PB# 83-49

Ponderosa
(Walter Ridge)

35-1-59.21

Ponderosa 83-49

Approved 1/25/84 SB
filed with T.C. 3/28/84

General Receipt

5537

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

Dec. 15 19 83

Received of PonderOSA $ 25.00

=Twenty Five= DOLLARS

For Application 83-49

DISTRIBUTION

FUND	CODE	AMOUNT
Cash		2500

By Pauline G. Townsend
Town Clerk
Title

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

Memo FROM: Patrick T. Kennedy, L.S.

TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Mr. H. VanLeeuwen, Chairman
Planning Board

DATE: Dec. 14, 1983

SUBJECT: Ponderosa-Site Plan Modification

--FOLD HERE--

That the concrete curb as shown on the approved map (approved September 27, 1978) does not show on the new map and should be required.

The adjoining residential lot to the south must be protected by a fence and screening per our code.

Please note that the existing parking lot was not constructed per the original approved plan. There were about 20 to 25 parking spaces not constructed.

Patrick T. Kennedy, L.S.
Bldg./Zoning Inspector

PTK/mfb

by

340 Windsor Highway
Newburgh, New York 12550
December 7, 1983

Planning Board - Town
Received
12/7/83 ah.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

Reference is made to the recent on-going construction and modifications to the parking area at the Ponderosa Steakhouse, Windsor Highway. I feel I must bring this problem to your attention. Ponderosa has expanded their parking lot to within two (2) feet of the property line and my driveway. With the present layout, cars, vans, and trucks will encroach upon (overhang) my driveway, especially if the vehicles back into the parking spaces. The way some people drive, pre-cast curbs will not prevent a vehicle from jumping the curb. I have personally observed, on occasions, cars driving over the curbing.

I have two small children and I find this to be dangerous and unacceptable. I feel Ponderosa should construct a six-foot high chain-link fence with plastic weave, with poles set in concrete along the property line up to their newly-constructed reinforced concrete retaining wall. If a plain chain-link fence is installed, shrubs could be added to improve esthetics. An alternative would be a six-foot high stockade fence with guard rails set along their property line. A stockade fence used alone would not be strong and, most likely, would not be maintained properly.

Also, when the parking area was several feet further back from my driveway, people still walked on my driveway to get into their vehicle trunks, or to walk around their vehicles. On occasion, there have been tow trucks in my driveway, servicing vehicles with engine problems. There also has been a problem of people using my property to curb their dogs.

My home was constructed prior to zoning and the construction of Ponderosa. Ponderosa is a commercial activity next to a private residence. The burden of constructing a suitable barrier for safety and privacy should be that of the Ponderosa System.

I feel that the New Windsor Planning Board should direct the accomplishment of the above.

I hope that you will give this matter your immediate attention--before Ponderosa completes their on-going construction. In expectation of a speedy reply, I remain,

Very truly yours,

Jesse D. Deyo

JESSE D. DEYO

cc:
Mr. Henry VanLeeuwen, Chairman
Mr. Henry Reyns
Mr. Carl E. Schiefer
Mr. Lawrence Jones
Mr. Philip J. Infante
Mr. Henry F. Scheible
Mr. Ernest G. Spignardo
Mr. Patrick Kennedy, Bldg Inspector

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

Date Received 12/14/83
Meeting Date 12/14/83
Public Hearing
Action Date
Fees Paid

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project PROPOSED PARKING LOT IMPROVEMENTS
2. Name of applicant WALTER RIDGE Phone 609-795-8206
   Address 1752 RUSSET DRIVE (Street No. & Name) CHERRY HILL (Post Office) NJ. (State) 08003 (Zip Code)
3. Owner of record PONDEROSA, INC. Phone 513-890-6400
   Address P.O. BOX 578 (Street No. & Name) DAYTON (Post Office) OHIO, (State) 45401 (Zip Code)
4. Name of person preparing plan ARTHUR, R. TULLY P.E. Phone 361-4541
   Address P.O. BOX 42 (Street No. & Name) CIRCLEVILLE, (Post Office) N.Y. (State) 10919 (Zip Code)
5. Attorney Phone
   Address (Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the WEST side of NYS RT 32 (Street)
   feet (direction)
   of (Street)
7. Acreage of parcel
8. Zoning district
9. Tax map designation: Section 35 Block 1 Lot(s) 59.21
10. This application is for the use and construction of
11. Has the Zoning Board of Appeals granted any variance or special permit concerning t
    property? If so, list case No. and Name
12. List all contiguous holdings in the same ownership
    Section Block Lot(s)

FOR OFFICE USE ONLY:

Schedule Column Number

[illegible] the respective holding of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

12th day of December, 1983 Walter G. Ridge
Applicant's Signature

Cynthia Silvestro
Notary Public

CONST. SUPERVISOR
Title

CYNTHIA SILVESTRO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 9, 1988

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resid[illegible]

_____ in th[illegible]
(Owner's Address)

county of _____ and State of _____

and that he is (the owner in fee) of _____ of the _____
(Official Title)

Corporation which is the owner in fee) of the premises described in the foregoing applica[illegible]

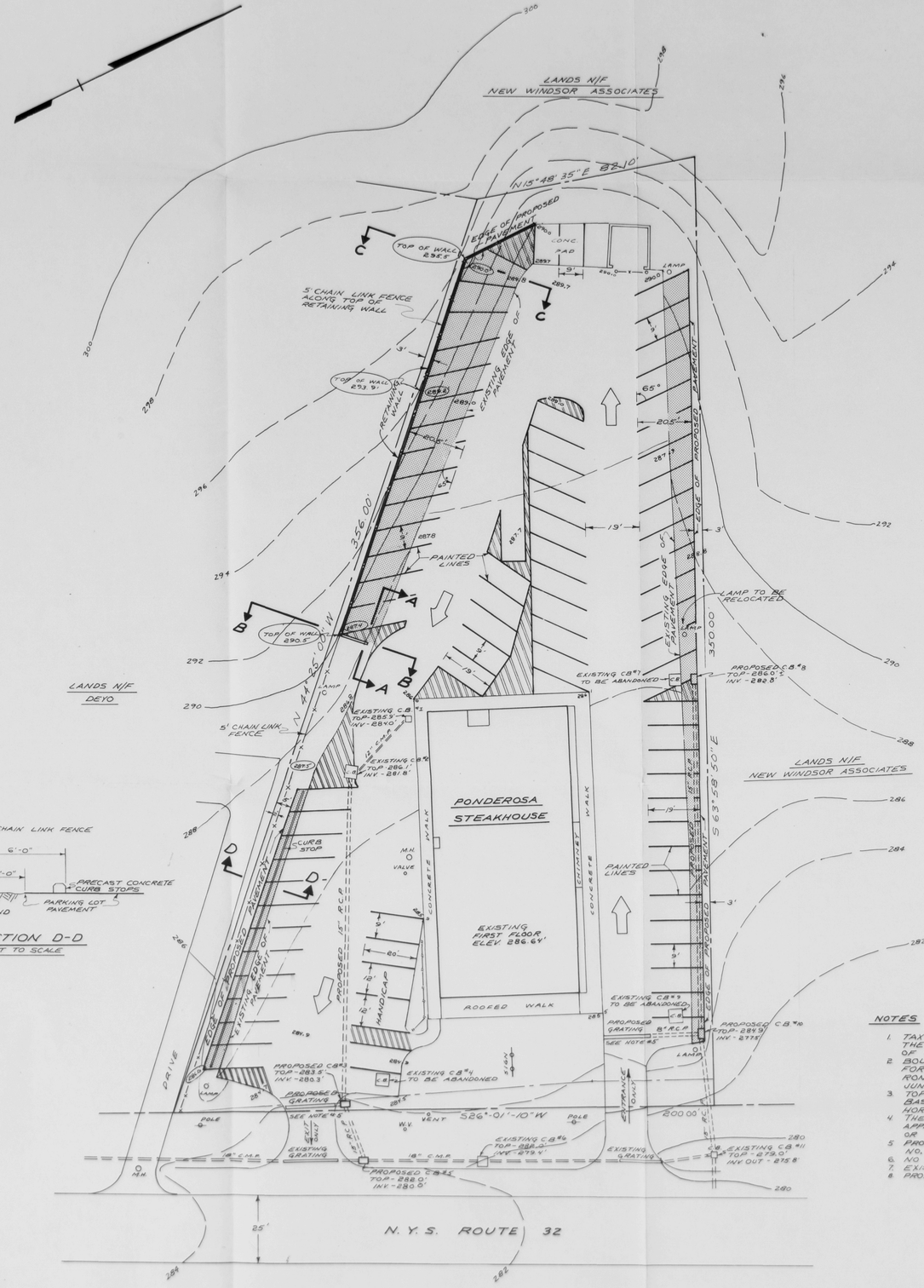
and that he has authorized _____ to make the fo[illegible]

going application for special use approval as described herein.

Sworn before me this.

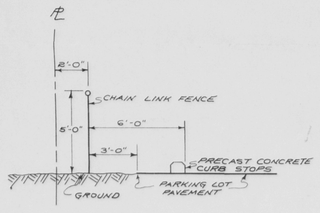
_____ day of _____, 198__ _____
(Owner's Signature)

_____
Notary Public



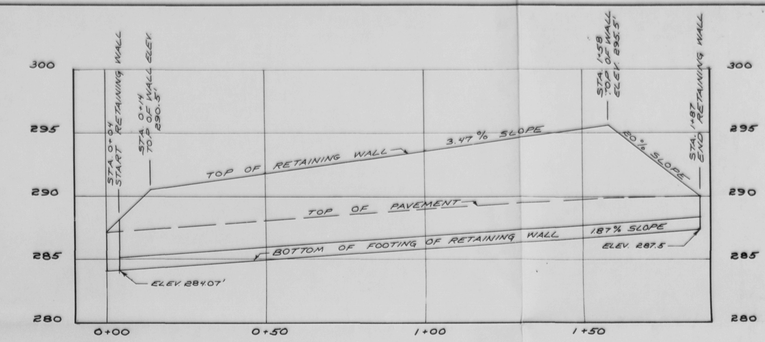
SITE PLAN

SCALE: 1" = 20'



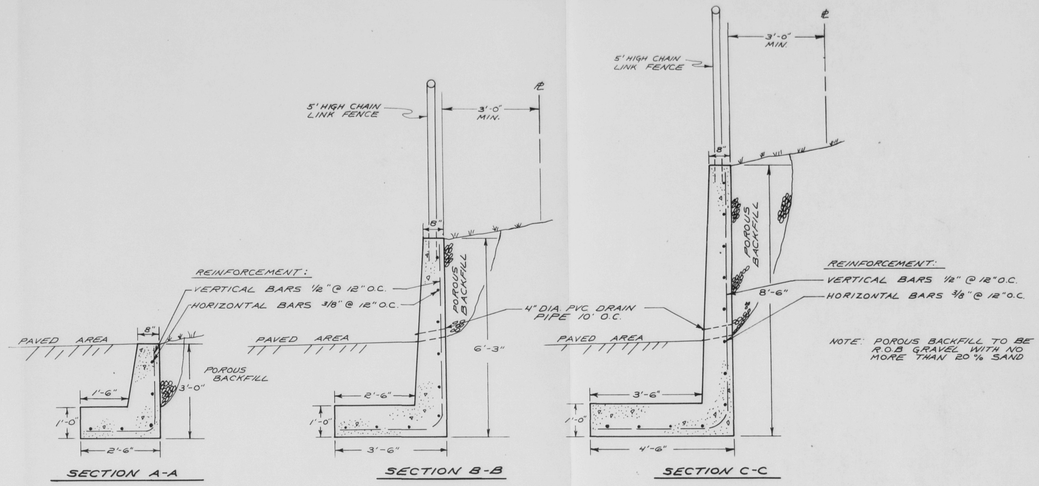
SECTION D-D

NOT TO SCALE



PROFILE

SCALE: HORIZONTAL 1" = 5'
VERTICAL 1" = 25'



SECTION A-A | SECTION B-B | SECTION C-C

DETAILS

NOT TO SCALE

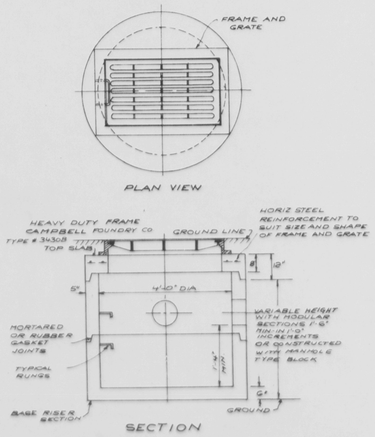
RETAINING WALL

LEGEND

- PROPOSED CATCH BASIN
- 280.4 EXISTING GRADE
- (280.4) PROPOSED GRADE
- PROPOSED ADDITIONAL PAVEMENT

NOTES

1. TAX MAP NO: SECTION 35, BLOCK 1, LOT 59.21 IN THE TOWN OF NEW WINDSOR IN THE COUNTY OF ORANGE
2. BOUNDARY INFORMATION BASED ON "SITE PLAN FOR PONDEROSA SYSTEMS, INC." PREPARED BY RONALD A. WASHBURN P.L.S., CENTRAL VALLEY, N.Y. JUNE 22, 1978
3. TOPOGRAPHY & EXISTING SITE INFORMATION BASED ON FIELD SURVEY DONE BY EUSTANCE & HOROWITZ, PC ON AUGUST 2, 1983
4. THESE PLANS HAVE NOT BEEN REVIEWED OR APPROVED BY THE N.Y.S. DEPT. OF TRANSPORTATION OR THE TOWN OF NEW WINDSOR
5. PROPOSED GRATING TO BE, ACO DRAIN CHANNEL NO. 200, LATHAM, N.Y. OR EQUAL
6. NO OUTDOOR PUBLIC ADDRESS SYSTEM
7. EXISTING NUMBER OF PARKING SPACES = 65
8. PROPOSED NUMBER OF PARKING SPACES = 68



SECTION

PRE-CAST CATCH BASIN

NOT TO SCALE

Site Plan APPROVAL GRANTED
BY TOWN OF [illegible] PLANNING BOARD
ON 1-25-84
BY [signature]
HENRY F. SCHEIBLE
SECRETARY

NEW YORK ARTHUR R. TOLLES 47402 LICENSED LAND SURVEYOR

STATE OF NEW YORK ARTHUR R. TOLLES LICENSED LAND SURVEYOR 10/5/76

RECORD OWNER

PONDEROSA SYSTEMS, INC.
1752 RUSSET DRIVE
CHERRY HILL, NJ 08003

REVISED	NATURE OF REVISION	REVISED	NATURE OF REVISION
12/16/83	CHAIN LINK FENCE & SOUTH EAST PARKING		

PLAN OF
PROPOSED PARKING LOT IMPROVEMENTS
TO
PONDEROSA SYSTEMS, INC.

TOWN OF NEW WINDSOR — COUNTY OF ORANGE
SCALE AS SHOWN — AUGUST 25, 1983

DRAWN BY CB
CHKD BY
EUSTANCE & HOROWITZ, PC
CIRCLEVILLE N. Y. 10919
DWG # A-3134
JOB # T.M. 35-1-59.2