PB# 89-34

ANTHONY'S PIER 9

37-1-25. 26 & 27

ANTHONY'S PIER 9 - SITE PLAN #89-34
RT. 9W (ROSENBLUM) (FREEZER)

Approved 11-2-89

General Receipt

10821

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

Aug. 21 19 89

Received of BPH Enterprises $ 25 00/100

Twenty Five and 00/100 DOLLARS

For P/B Application Fee - #89-34

DISTRIBUTION

FUND	CODE	AMOUNT
Check $	25	00
#014568		

By Pauline G. Townsend EC

Town Clerk
Title

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

General Receipt

10823

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

Aug. 21 19 89

Received of Town Clerk $ 750 00/100

Seven Hundred Fifty and 00/100 DOLLARS

For Site Plan - Minimum - #89-34

DISTRIBUTION

FUND	CODE	AMOUNT
Check $	750	00
#014567		

By Susan Zappolo

Deputy Comptroller
Title

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

General Receipt

11001

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

Nov. 2 19 89

Received of BPH Enterprises Inc. $ 100 00/100

One Hundred and 00/100 DOLLARS

For Planning Board Site Plan app. Fee - 89-34

DISTRIBUTION

FUND	CODE	AMOUNT
Check $	100	00
#013557		

By Pauline G. Townsend EC

Town Clerk
Title

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

County File No. NWT 32-89-M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B, Section 239, Paragraphs 1, m & n, of the General Municipal Law)

Application of ....Anthony's Pier 9.....

for a ....Site Plan: Bldg. Addition (Rear).....

County Action: ....Local Determination.....

LOCAL MUNICIPAL ACTION

The Above-cited application was:

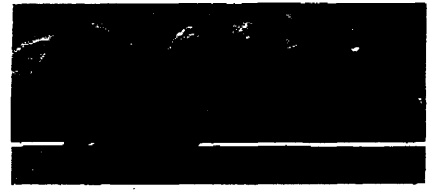
Denied ..... Approved .....

Approved subject to County recommendations

....

(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning within 7 days of local action.



America the Beautiful USA 15

ORANGE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

124 Main Street

Goshen, N.Y. 10924

© USPS 1988

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/31/89 PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-34
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION---------	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/17/89	APPLICATION FEE	PAID		25.00	
08/17/89	APPLICATION FEE	CHG	25.00		
10/31/89	SITE PLAN APPROVAL	CHG	100.00		
		TOTAL:	125.00	25.00	100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/31/89 PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-34
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION---------	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/17/89	ESCROW	PAID		750.00	
10/31/89	P.B. ENGINEER FEES	CHG	93.50		
		TOTAL:	93.50	750.00	-656.50

Gave copy to Larry Reis 10/31/89. @

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/31/89 PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-34
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION---------	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/17/89	ESCROW	PAID		750.00	
10/31/89	P.B. ENGINEER FEES	CHG	93.50		
		TOTAL:	93.50	750.00	-656.50

Please return above amount to:

Mary Bonura
87 Rt. 9W
New Windsor, N.Y. 12550

cc: FILE

ANTHONY'S PIER 9 SITE PLAN (89-34) ROUTE 9W

Mr. Marshall Rosenblum came before the Board representing this proposal.

Mr. Rosenblum: I forwarded to the Board a copy of the signed receipt from the Orange County Planning Department dated the 25th so they have had it for over 30 days, 32 days. This is for a cooler/freezer addition at the rear of the structure.

Mr. Pagano: One of our members I'm going by memory but I think it was Vince Soukup who said we should ask for some sort of something around the dumpster, some sort of an enclosure and I'm going by memory but my feeling was the same.

Mr. Rosenblum: There is that was under construction, possibly at the time he had seen it. There was a single enclosure, it is now a dual enclosure.

Mr. Bonura: We are waiting for the doors, it is three sides, just doesn't have the doors on it.

Mr. Lander: There was something about what was it?

Mr. VanLeeuwen: The nearest house?

Mr. McCarville: It is way up the hill.

Mr. VanLeeuwen: What we looked at was--Joe, the other piece of property that you have down here--

Mr. Bonura: Where the warehouse is?

Mr. VanLeeuwen: Are you going to keep that or sell it off?

Mr. Bonura: No, keep it.

Mr. VanLeeuwen: We thought you were taking your storage room from here and putting it up here.

Mr. Bonura: We are just taking it out of there, we are not selling it, we are keeping it.

Mr. VanLeeuwen: He has got a driveway going through that is the reason why we are asking.

Mr. Bonura: There is a driveway with the cut in the road, I'm not going to sell that.

Mr. VanLeeuwen: You might need that.

Mr. Bonura: Yes.

Mr. VanLeeuwen: We were up there, I make a motion to approve the Anthony's Pier 9 Site Plan (89-34).

Mr. Pagano: I will second that motion.

Mr. Edsall: You may want to just so that there is no possibility of the approval being overturned, take a SEQR action and formally waive the public hearing.

Mr. VanLeeuwen: I withdraw my first motion.

Mr. Pagano: I withdraw my second.

Mr. VanLeeuwen: And I will change that, I will withdraw my first motion and I will make a motion that we declare a negative declaration.

Mr. McCarville: I will second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. McCarville: I make a motion that we waive the public hearing.

Mr. VanLeeuwen: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we approve the Site Plan for Anthony's Pier 9.

Mr. McCarville: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/89

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 34
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

	ISS-DATE	AGENCY----------	RESP-DATE	ACTION----------
ORIG	08/21/89	MUNICIPAL SANITARY	08/23/89	APPROVED
ORIG	08/21/89	MUNICIPAL FIRE	08/23/89	APPROVED
ORIG	08/21/89	MUNICIPAL WATER	08/22/89	APPROVED
ORIG	08/21/89	MUNICIPAL SEWER	08/23/89	NO RESPONSE
ORIG	08/21/89	MUNICIPAL HIGHWAY	08/23/89	NO RESPONSE

89- 34

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., WATER, [redacted], HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

ANTHONY'S PEIR 9 _____ has been

reviewed by me and is approved ✓ ,

disapproved _____ .

If disapproved, please list reason _____

_____

_____

_____

_____

_____
HIGHWAY SUPERINTENDENT

_____
WATER SUPERINTENDENT

Robert P. Eyth
SANITARY SUPERINTENDENT

10-30-89
DATE

Please return this sheet to P.B. secretary.

CC: M.E.

ANTHONY'S PIER 9 SITE PLAN (89-34) ROUTE 9W

Mr. Marshall Rosenblum came before the Board representing this proposal.

Mr. Rosenblum: I forwarded to the Board a copy of the signed receipt from the Orange County Planning Department dated the 25th so they have had it for over 30 days, 32 days. This is for a cooler/freezer addition at the rear of the structure.

Mr. Pagano: One of our members I'm going by memory but I think it was Vince Soukup who said we should ask for some sort of something around the dumpster, some sort of an enclosure and I'm going by memory but my feeling was the same.

Mr. Rosenblum: There is that was under construction, possibly at the time he had seen it. There was a single enclosure, it is now a dual enclosure.

Mr. Bonura: We are waiting for the doors, it is three sides, just doesn't have the doors on it.

Mr. Lander: There was something about what was it?

Mr. VanLeeuwen: The nearest house?

Mr. McCarville: It is way up the hill.

Mr. VanLeeuwen: What we looked at was--Joe, the other piece of property that you have down here--

Mr. Bonura: Where the warehouse is?

Mr. VanLeeuwen: Are you going to keep that or sell it off?

Mr. Bonura: No, keep it.

Mr. VanLeeuwen: We thought you were taking your storage room from here and putting it up here.

Mr. Bonura: We are just taking it out of there, we are not selling it, we are keeping it.

Mr. VanLeeuwen: He has got a driveway going through that is the reason why we are asking.

Mr. Bonura: There is a driveway with the cut in the road, I'm not going to sell that.

Mr. VanLeeuwen: You might need that.

Mr. Bonura: Yes.

Mr. VanLeeuwen: We were up there, I make a motion to approve the Anthony's Pier 9 Site Plan (89-34).

Mr. Pagano: I will second that motion.

Mr. Edsall: You may want to just so that there is no possibility of the approval being overturned, take a SEQR action and formally waive the public hearing.

Mr. VanLeeuwen: I withdraw my first motion.

Mr. Pagano: I withdraw my second.

Mr. VanLeeuwen: And I will change that, I will withdraw my first motion and I will make a motion that we declare a negative declaration.

Mr. McCarville: I will second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. McCarville: I make a motion that we waive the public hearing.

Mr. VanLeeuwen: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we approve the Site Plan for Anthony's Pier 9.

Mr. McCarville: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Marshall Rosenblum came before the Board representing this proposal.

Mr. Pagano: Any changes in the details of the property?

Mr. Schiefer: You have the principle sitting there.

Mr. Pagano: That is what I'm asking, him.

Mr. Rosenblum: This application is for a concrete block addition at the rear of the property for an enclosure for a cooler and a freezer.

Mr. VanLeeuwen: That is the other piece?

Mr. Rosenblum: It is all one piece. What happened is as this piece was purchased, it just ended up being extended by different--

Mr. McCarville: That piece belongs up on the top?

Mr. Rosenblum: Yes.

Mr. McCarville: That is just an extension of that map?

Mr. Rosenblum: Yes, it doesn't encroach on the rear property line at all.

Mr. McCarville: Or side yard?

Mr. Rosenblum: No.

Mr. McCarville: I make a motion we take lead agency in the matter of Anthony's Pier 9.

Mr. VanLeeuwen: I'll second that motion.

Mr. Pagano: Didn't he come here before with another plan for five stories?

Mr. VanLeeuwen: He never came.

Mr. Pagano: It was in the paper.

Mr. Schiefer: Officially we have never seen it.

Mr. Pagano: Are we voting here for something that is going to be a big block concept for something later on?

Mr. VanLeeuwen: That is not going to happen.

Mr. Bonura: In the paper it said three to five years away.

Mr. Pagano: So, it is a possibility?

Mr. Bonura: Very much possibility. Freezer, cooler and storage.

Mr. VanLeeuwen: You are going to sell off the other piece?

Mr. Bonura: No. If I didn't have that piece down below, that would have been there a long time ago.

Mr. VanLeeuwen: You don't have any cooler?

Mr. Bonura: No, I have little toys. Everything is down to my other office and it is just one royal pain every time you need something, you have to go down there. Since we got rid of the other restaurant, I don't have to operate those monster freezers down there. I just operate what I need up here.

Mr. VanLeeuwen: I think we should put it on a tour.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I think we should take a look at it.

Mr. McCarville: Where would the compressors be located?

Mr. Bonura: On the roof.

Mr. VanLeeuwen: I don't see any problems.

Mr. McCarville: Closest residential area not to close behind you?

Mr. Bonura: No.

Mr. Pagano: On the, behind the property line, where the freezer would be located, is that a private house up in there?

Mr. VanLeeuwen: That is way back, got to be 3, 4, 500 feet.

Mr. Pagano: Freezers have a high intensity of noise.

Mr. McCarville: That is just what I asked him.

Mr. VanLeeuwn: The lot behind him is considerably quite a bit higher. If we look at it, it is very self explanatory. I know where it is. I have been back there.

Mr. McCarville: Your power source comes overhead?

Mr. Bonura: Underground through the building.

Mr. Rosenblum: I'd like to request that you consider waiving the

public hearing on this.

Mr. VanLeeuwen: Why don't we take a look at it first. Personally, I don't think there is going to be a need for public hearing because it is a site plan.

Mr. Schiefer: Why don't we take a look at it first.

Mr. VanLeeuwen: I don't see any problem.

Mr. Pagano: Is it going to be decorative?

Mr. Rosenblum: It is a continuation.

Mr. Pagano: Condusive to the rest of the building?

Mr. McCarville: Sure.

Mr. Rosenblum: You wouldn't know it was there unless you had seen the building before hand. It is the same concrete block structure, it is a protective envelope for a cooling freezer.

Mr. McCarville: Decorative type block?

Mr. Bonura: Not in the back, just regular block.

Mr. VanLeeuwen: Those are the comments.

Mr. Schiefer: The engineer has no objection and I think we can clear up in our minds by visiting the site so since it has got to go to Orange County anyway, that gives us 30 days.

Mr. Rones: Just be sure that it is the applicant who makes the submission to the County Planning Department so be sure that they get a copy of the application and the site plan and that you can show us the cover letter so that we can satisfy ourselves that the 30 day period that they would have to comment on it one way or another has passed. Sometimes they don't comment and we just need to verify that the time has gone by.

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	Anthony's Pier 9 (Cooler/Freezer/Storage Addition)
PROJECT LOCATION:	Route 9W
PROJECT NUMBER:	89-34
DATE:	23 August 1989
DESCRIPTION:	The Applicant has submitted an ammendment to the previously approved plan which includes the addition of a 70' x 45' cooler/freezer/storage structure at the rear of the existing facility.

1. The plan only involves the addition of the cooler/freezer/storage structure which has an area of approximately 3200 square feet. The plan does not include any additional seating and, therefore, no additional parking will be required as part of this site plan submission.

2. Inasmuch as the proposed addition does not extend closer to any property lines than the existing structure, no setback problems would result from this addition.

3. It is my understanding that the Fire Inspector has reviewed the proposed addition and has taken no exception.

4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	Anthony's Pier 9 (Cooler/Freezer/Storage Addition)
PROJECT LOCATION:	Route 9W
PROJECT NUMBER:	89-34
DATE:	23 August 1989

6. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

7. Submittal of this plan/application to the Orange County Planning Department will be required.

8. Based on the minor scope of this addition relative to the overall facility, it is my opinion that the application could be approved once the procedural items above have been accomplished.

Respectfully submitted,

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

MJEnje

pier

orange county

Louis Neimbach
County Executive

Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
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 TOWN OF NEWBURGH PLANNING BD. c/o MARSHALL ROSENBLUM AIA D P & D Reference No. NEWT 32-89M

County I.D. No. 37 1 1 1 25264

Applicant ANTHONY'S PIER 9

Proposed Action: SITE PLAN: BLDG. ADDITION (REAR)

State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS (US 9W)

Comments:

THERE ARE NO APPARENT INTER-AGENCY PLANNING CONSIDERATIONS AND/OR ISSUES TO BE BROUGHT TO YOUR ATTENTION

Related Reviews and Permits

County Action: Local Determination ✓ Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions:

AUGUST 29, 1989
Date

Peter Garrison
Commissioner

cc: M.E.

ROSENBLUM A.I.A.

MARSHALL ROSENBLUM A.I.A. ARCHITECT
P.O. BOX 2966 NEWBURGH, NEW YORK 12550
TELEPHONE 914-562-0270

Licensed: NY NJ CT IL RI NCARB

24 August 1989

Mr. Peter Garrison
Orange County Planning Department
124 Main Street
Goshen, NY 10924

SUBJECT: ANTHONY'S PIER 9, ROUTE 9W, NEW WINDSOR, NY
(COOLER/FREEZER/STORAGE ADDITION)

Dear Mr. Garrison:

I am forwarding at the request of the New Windsor Planning Board a copy of the New Windsor Planning Board Application, Short Environmental Assessment Form, and Site Plan for the subject project.

The scope of work includes the addition of a cooler/freezer/storage structure at the rear of the existing facility.

Please do not hesitate to call if you have any question to the above.

Very truly yours,

Marshall Rosenblum

Marshall Rosenblum, AIA
cc: J. Bonura (Pier 9)

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery.

3. Article Addressed to:
Peter Garrison
Orange County Planning Dept.
124 Main Street
Goshen, NY 10924

4. Article Number: P 510 855 258

Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X

6. Signature – Agent
X Linda Wilinski

7. Date of Delivery: AUG 25 1989

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

89- 34

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., [redacted], SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Rosenblum A.I.A for the building or subdivision of

Anthony's Pier 9 has been

reviewed by me and is approved ✓ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Will not interfere with service line or main line -

_____

HIGHWAY SUPERINTENDENT

Steve D. [illegible]

WATER SUPERINTENDENT

_____

SANITARY SUPERINTENDENT

_____

DATE

cc: M.E.

89- 34

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [redacted]
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

Marshall Rosenblum for the building or subdivision of

Pier 9 has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

Building is connected to Town Sewage Line

_____

_____

_____

_____
HIGHWAY SUPERINTENDENT

_____
WATER SUPERINTENDENT

Simon D. Masten Jr
~~SANITARY SUPERINTENDENT~~

August 23 1989
DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 August 1989

SUBJECT: Anthony's Pier 9 Site Plan

Planning Board Reference Number: PB-89-34
Dated: 18 August 1989

Fire Prevention Reference Number: FPS-89-071

A review of the above referenced site plan was conducted on 22 August 1989.

The proposed cooler/freezer/storage addition is found acceptable.

Robert F. Rodgers, CCA
Fire Inspector

RR:mr
Att.

89-34

89-34

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

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project ANTHONY'S PIER 9

2. Name of Applicant MARY BONURA. Phone 565.4210

Address 87 ROUTE 9W NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)

3. Owner of Record MARY BONURA Phone 565.4210

Address 87 ROUTE 9W NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)

4. Person Preparing Plan M. ROSENBLUM Phone 562.0270

Address POB 2966 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip)

5. Attorney NONE Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (Zip)

6. Person to be notified to represent applicant at Planning Board Meeting JOSEPH BONURA Phone 565.4210
(Name)

7. Location: On the WEST side of ROUTE 9W
(Street)
_____ feet _____
(Direction)
of _____
(Street)

8. Acreage of Parcel 6.579 9. Zoning District HC

10. Tax Map Designation: Section 37 Block 1 Lot 25,26,27

11. This application is for COOLER / FREEZER / STORAGE ADDITION.

cc: M.E.
AUG 1 8 1989

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? no

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings 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 that five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

MARY BONURA. being duly sworn, deposes and says that he resides at 87 ROUTE 9W NEWWINDSOR NY 12550 in the County of ORANGE and State of NY. and that he is (the owner in fee) of [redacted]
(Official Title)
of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HERFBY 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

16th day of August 1989

Mary E. Bonura
(Owner's Signature)

Mary E. Bonura
(Applicant's Signature)

Ruth J Eaton
Notary Public

owner
(Title)

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1990

cc: M.E.

89- 34

AUG 18 1989

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

MARY BONURA., deposes and says that he

resides at 87 ROUTE 9W NEW WINDSOR NY.
(Owner's Address)

in the County of ORANGE.

and State of NEW YORK

and that he is the owner in fee of PIER 9.

which is the premises described in the foregoing application and that he has authorized JOSEPH BONURA AND MARSHALL ROSENBLUM. to make the foregoing application as described therein.

Date: 16 AUG 1989

Mary E Bonura
(Owner's Signature)

Richard J Eaton
(Witness' Signature)

cc: M.E.

89- 34 AUG 18 1989

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR: MARSHALL ROSENBLUM

2. PROJECT NAME: ANTHONY'S RTE 9.

3. PROJECT LOCATION:
Municipality: NEW WINDSOR County: ORANGE

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

101 ROUTE 9W, NEW WINDSOR, NY.

5. IS PROPOSED ACTION:
☐ New ☒ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:

COOLER/ FREEZER STORAGE ADDITION. (3200 SF)

7. AMOUNT OF LAND AFFECTED:
Initially .073 acres Ultimately .073 acres

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

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

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

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

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

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

Applicant/sponsor name: MARSHALL ROSENBLUM Date: 16 AUG 89

Signature: Marshall Rosenblum

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

OVER

cc: M.E.

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

NEW PARKING LOT 1993

COOLER/FREEZER ADDN (SEE BELOW)

GARDENS

HANDICAP RAMP

Existing Structure

N/F BONURA

PARKING - 53 SPACES

PARKING - 48 SPACES

PARKING - 34 SPACES

40' ± NTS

SIDEWALK

CANOPY

18 FT.

GAS METER

15 FT. MINIMUM CLEARANCE

EDGE OF EXIST. PAVED DRIVE

EXIST. R-R RETAINING WALL AND PLANTERS

EXISTING ORNAMENTAL FENCE

GARDENS

EXISTING GAZEBO

EDGE OF PAVEMENT

ENTER

EXIT

EXIST. SIGN

40 FT.

EXIST. SIGN & BASE TO BE RETAINED

RETAINING WALL/FENCE

EXIST. STONE PILLAR

EXIST. STONE WALL

LANDSCAPING WHITE PINE @ 10' O.C. (TYPICAL)

INV. 68.99

TEMP (EXIST.)

INV. 70.56

SWALE

EDGE OF PAVEMENT

NEW YORK STATE HIGHWAY NO. 9-W (SOUTHBOUND LANE)

TO CORNWALL

N/F PETRO

EXIST. R.R.

NORTH

PROJECT SITE

VILLAGE OF CORNWALL

AREA LOCATION MAP

SCALE: 1" = 800'

NOTES:

1. BEING A PROPOSED SITE DEVELOPMENT OF LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 37, BLOCK 1, LOTS 25, 26, 27
2. PROPERTY OWNER AND DEVELOPER: MARY E. BONURA 57 ROUTE 9W NEW WINDSOR, N.Y., 12550
3. PROPERTY AREA - 6.519 ACRES
4. PROPERTY ZONE: NC
5. PROPERTY USE: RESTAURANT
6. PARKING REQUIRED: 140 SEATS @ 1 SPACE PER 3 SEATS = 150 PARKING PROVIDED: 210 SPACES (EXISTING)
7. EXISTING INFORMATION SHOWN HEREON BASED ON A SITE PLAN DATED 4/28/82 BY ANGELO MALFARA, PROFESSIONAL ENGINEER, P.C. AND FIELD OBSERVATIONS OF IN AUGUST 1986

	ZONE	SET-BACK	MINIMUM LOT AREA (IN SQ.FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)
REQUIRED →	NC	AA	10,000	100	40'
PROVIDED →	—	—	142,410	305'	45'

	REQUIRED SIDE YARD / TOTAL BOTH SIDES (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAX. BUILDING HEIGHT (IN FT.)
REQUIRED →	75/35	75'	1	2 STORIES OR 35'
PROVIDED →	20'/255'	45' ⚠		16'-10"

PLAN

1"=20'

AVAILABLE PARKING

1"=30'

N41-08-10E 352.69' N43-33-26E

WHO OWNS THIS?

23± PARKING SPACES

DUMPSTER

434.36'

103.10'

45'

PROPOSED COOLER/FREEZER/ STORAGE 3200 SQ.FT.

70'

80'

EXISTING STRUCTURE

EXISTING STRUCTURE

S 35-56-00W 295.84'

S 35-56-00W

S 49-37-18E 420.00'

N/F PETRO

Special Note:
PROPOSED IMPROVEMENTS DO NOT INCLUDE THE ADDITION OF ANY DINING SEATING.

SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 11/2/89

BY: Daniel C. McCarville
DANIEL C. McCARVILLE
SECRETARY

REV	DATE	COMMENTS
2	10 OCT 89	ADD 1ST PARKING AREA
1 REV.	3 AUG 89	ADD GAS SHOWN TANK TO REMAIN
—	6 APR 89	ADD'L INTERIOR SPACE & COOLER

ROSENBLUM AIA
MARSHALL ROSENBLUM, ARCHITECT
6 FULLERTON AVENUE P.O. BOX 2966
NEWBURGH, NY 12550
Licensed: NY NJ CT IL NCARB

PLAN FOR: ANTHONYS PIER 9'
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: JSC/JMK
Checked: RR
Scale: AS SHOWN
Date: 15 AUG 89
Job No

SITE PLAN

Sheet 1 of 1

89-34

AUG 18 1989