

PB# 89-48

BLUE CHIP GOLF

45-1-40.23

BLUE CHIP GOLF - SITE PLAN
RT. 32 - (GREVAS & HILDRETH)

#89-48

Approved 12-26-89

General Receipt 11065

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

Dec. 12 19 89

Received of Blue Chip Golf (woods) \$ 25.00

Twenty-five and $\frac{00}{100}$ DOLLAR

For P.B. Application Dec. # 89-48

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Acct # 743</u>		<u>25.00</u>

By Pauline J. Townsend
Town Clerk
Title

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

General Receipt 11066

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

Dec. 12 19 89

Received of Town Clerk \$ 750.00

Seven hundred fifty and $\frac{00}{100}$ DOLLARS

For Site Plan - P.B. # 89-48

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Acct # 744</u>	<u>7</u>	<u>750.00</u>

By Franklin
Captain
Title

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

General Receipt 11081

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

December 15 19 89

Received of Gary A. Woods \$ 100.00

One Hundred and 00/100 DOLLARS

For P. Board Site Plan, 89-48

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Acct # 768</u>		<u>100.00</u>

By Pauline J. Townsend
Town Clerk
Title

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

County File No. NWT 44 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 Gary Woods
for a Site Plan - Frontage and/or Access NYS 32
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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-48
NAME: BLUE CHIP GOLF
APPLICANT: WOODS, GARY

---DATE---	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/06/89	SITE PLAN MINIMUM	PAID		750.00	
12/15/89	P.B. ENGINEER FEE	CHG	132.00		
		TOTAL:	132.00	750.00	-618.00

Please send check in the above amount (\$618.00) To:

Gary A. Woods
18 Schofield Lane
Cornwall, N.Y. 12518

Gave to Larry Reis 12/18/89

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-48
NAME: BLUE CHIP GOLF
APPLICANT: WOODS, GARY

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/06/89	APPLICATION FEE	CHG	25.00		
12/06/89	APPLICATION FEE	PAID		25.00	
12/13/89	S.P. APPROVAL FEE	CHG	100.00		
12/15/89	S.P. APPROVAL FEE	PAID		100.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/18/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-48
NAME: BLUE CHIP GOLF
APPLICANT: WOODS, GARY

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/06/89	SITE PLAN MINIMUM	PAID		750.00	
12/15/89	P.B. ENGINEER FEE	CHG	132.00		
		TOTAL:	132.00	750.00	-618.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/26/89

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-48
NAME: BLUE CHIP GOLF
APPLICANT: WOODS, GARY

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	12/07/89	MUNICIPAL HIGHWAY	12/14/89	APPROVED
ORIG	12/07/89	MUNICIPAL WATER	12/07/89	APPROVED
ORIG	12/07/89	MUNICIPAL SEWER	12/15/89	APPROVED
ORIG	12/07/89	MUNICIPAL SANITARY	12/26/89	APPROVED
ORIG	12/07/89	MUNICIPAL FIRE	12/21/89	APPROVED
ORIG	12/07/89	PLANNING BOARD ENGINEER	12/15/89	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/26/89

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-48
NAME: BLUE CHIP GOLF
APPLICANT: WOODS, GARY

---DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/13/89	P.B. APPEARANCE	APPROVED
12/05/89	WORK SESSION APPEARANCE	OPEN FILE
11/08/89	P.B. APPEARANCE	TO RETURN

89-48



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

PLANNING BOARD WORK SESSION *not original*
RECORD OF APPEARANCE

TOWN OF New Windsor

P/B # _____

WORK SESSION DATE: 31 Oct 89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

No - *going as present.*

PROJECT NAME: _____

PROJECT STATUS: NEW OLD _____

REPRESENTATIVE PRESENT: ~~Bob~~ Gary Woods

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. _____
ENGINEER
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Stores Magic - two retail stores (front)
Idea Golf. - unquote (rear)
Presubmission Conf.
11/8/89

89-48



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

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

Licensed in New York,
New Jersey and Pennsylvania

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR P/B #

WORK SESSION DATE: 5 DEC 1989 APPLICANT RESUB. REQUIRED: Yes (full)

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Blue Chip Golf - (Gary Woods)

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Bill Hidduth

TOWN REPS PRESENT:	BLDG INSP.	<u>X</u>	10 → <u>100</u>
	FIRE INSP.	<u>X</u>	
	ENGINEER	<u>X</u>	
	PLANNER	<u> </u>	
	P/B CHMN.	<u> </u>	
	OTHER (Specify)	<u> </u>	

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1. add flag poles off fascia
- no parking on side of Dr
- one way signs
- no rear entrance
- fuel tanks - remove per DEC
- new entrance to bldg -
- co-ord grades - perform elev
- no sign at ROW line (remove sign totally)
- wheel stops -
- add lights - need mainst lit.
- o/c planning - cert. mail



Lois Holmbeck
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 NEW WINDSOR PLANNING BO. D P & D Reference No. NOT 49-89M
County I.D. No. 951 1 190.23

Applicant CAROL WOODS

Proposed Action: SITE PLAN: BLUE CHIP GOLF

State, County, Inter-Municipal Basis for 239 Review FRONTAGE AND ACCESS NYS 32

Comments: _____

THERE ARE NO APPARENT MAPS PLANNING
CONSIDERATIONS AND FOR ISSUES OF INTER-AGENCY
SIGNIFICANCE TO BRING TO YOUR ATTENTION

Related Reviews and Permits _____

County Action: Local Determination Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

DEC 20, 1989
Date

CC: M.E.
JAN - 3 1990

Peter Garrison
Commissioner

IOC.PB
BLUE CHIP GOLF

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 21 December 1989
SUBJECT: Blue Chip Golf Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-89-48
DATED: 6 December 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-110

A review of the above referenced subject site plan was conducted on 20 December 1989.

This site plan is found acceptable.

PLANS DATED: 21 November 1989


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
cc: M.E.

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

The maps and plans for the Site Approval Blue Chip Golf
Subdivision _____ as submitted by
Gross _____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Fred Lugo Jr
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

12/14/89
DATE

✓
C.C.M.E.

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

15 December 1989

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

Att; Myra Mason, Secretary

SUBJECT: BLUE CHIP GOLF SITE PLAN, ROUTE 32

Dear Myra:

Enclosed are eight (8) copies of the Site Plan in the Subject matter, revised today to indicate the Conditions of Approval requested by the Planning Board at its meeting of 13 December 1989.

We hereby request, on behalf of our Client, that the plan receive the Approval Stamp, so that the project can proceed.

If you should have any questions concerning this matter, please do not hesitate to contact either this office, Mike Babcock, Building Inspector or Mark Edsall, P.E., Planning Board Engineer.

Very truly yours



William B. Hildreth, L.S.
Vice President

encl/as
cc: Mr. Gary Woods



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

December 15, 1989

To Whom It May Concern:

This is to confirm that on December 13, 1989, approval was given by the New Windsor Planning Board to Blue Chip Golf (Gary Woods) for Site Plan located on Rt. 32, Tax Map Section 45, Block 1, Lot 40.23. All fees in this matter have been paid and the formality of plans being stamped is forthcoming.

If you should have any questions in the above matter, please feel free to call our office.

Very truly yours,

A handwritten signature in cursive script, reading "Michael L. Babcock". The signature is written in black ink and is positioned above the typed name.

Michael L. Babcock,
Building Inspector

MLB:mlm

cc: Planning Board File #89-48

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

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas & Hildreth for the building or subdivision of
Blue Chip Golf has been

reviewed by me and is approved

~~disapproved~~ _____.

~~If disapproved, please list reason~~

Water is available for this property -
Notify water dept.

HIGHWAY SUPERINTENDENT

Steve D. Hill
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

12-7-89
DATE

✓
CC: M.E.

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, ~~LOT LINE CHANGE~~
~~OR SUBDIVISION PLAN APPROVAL~~

- Name of Project BLUE CHIP GOLF - SITE PLAN
- Name of Applicant GARY WOODS Phone 534-4653
Address 18 SCHOFIELD LANE CORNWALL N.Y. 12518
(Street No. & Name) (Post Office) (State) (Zip)
- Owner of Record WILLIAM HOROWITZ CORP. Phone _____
Address 3800 SOUTH OCEAN DRIVE HOLLYWOOD FLA. 33019
(Street No. & Name) (Post Office) (State) (Zip)
- Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
- Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
- Location: On the EAST side of ROUTE 32
1,500 ± feet NORTH
of OLD FORGE HILL ROAD (Direction) (132 PT. 32)
(Street)
- Acreage of Parcel 0.63
- Zoning District C (DESIGN SHOPPING)
- Tax Map Designation: Section 45 Block 1 Lot 40.23
- This application is for SITE PLAN APPROVAL

11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? _____

If so, list Case No. and Name _____

12. 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 than 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

William Horowitz being duly sworn, deposes and says that he resides at 3800 South Ocean Dr Hollywood Florida in the County of _____ and State of _____ and that he is (the owner in fee) of PRES. O.C.

WILLIAM HOROWITZ CORPORATION (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized GREMS & HILDEETH, L.S., P.C. to make the foregoing application for Special Use Approval as described herein.

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 _____

William Horowitz
(Owner's Signature)
BY WILLIAM HOROWITZ, PRES

6 day of DECEMBER 1989

(Applicant's Signature)

[Signature]
Notary Public

(Title)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APR 28, 1990
BONDED THRU GENERAL INS. UND.

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

WILLIAM HOROWITZ, deposes and says that he
resides at 3800 So OCEAN DR, HOLLYWOOD, FLA 33019
(Owner's Address)

in the County of _____

and State of _____

and that he is the owner in fee of TAX LOT 40.23 IN SECTION 45
Block 1 TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

which is the premises described in the foregoing application and

that he has authorized GREAS & HILDEETH, L.S., P.C., IN BEHALF OF
GARY WOODS
to make the foregoing application as described therein.

Date: Dec 6, 1985

WILLIAM HOROWITZ CORP
William Horowitz
(Owner's Signature)
BY WILLIAM HOROWITZ, PRES

(Witness' Signature)

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR GARY WOODS 2. PROJECT NAME BLUE CHIP GOLF - SITE PLAN

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

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 432 ROUTE 32 EAST SIDE OF ROUTE 32 1,500' ± NORTH OF OLD FORGE Hill ROAD

5. IS PROPOSED ACTION: New Expansion Modification/alteration

6. DESCRIBE PROJECT BRIEFLY: CHANGE IN USE OF EXISTING COMMERCIAL BUILDING

7. AMOUNT OF LAND AFFECTED: Initially 0.63 acres Ultimately 0.63 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: GARY WOODS Date: 5 DEC. 1989

Signature: William B. Wilford, U.S.

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

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

A. DOES ACTION EXCEED ANY TYPE 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 617.8? 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

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) ADJOINERS SHOWN | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

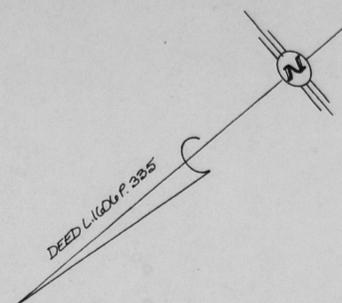
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William R. Pittman, L.S.
Licensed Professional

Date: 6 December, 1989



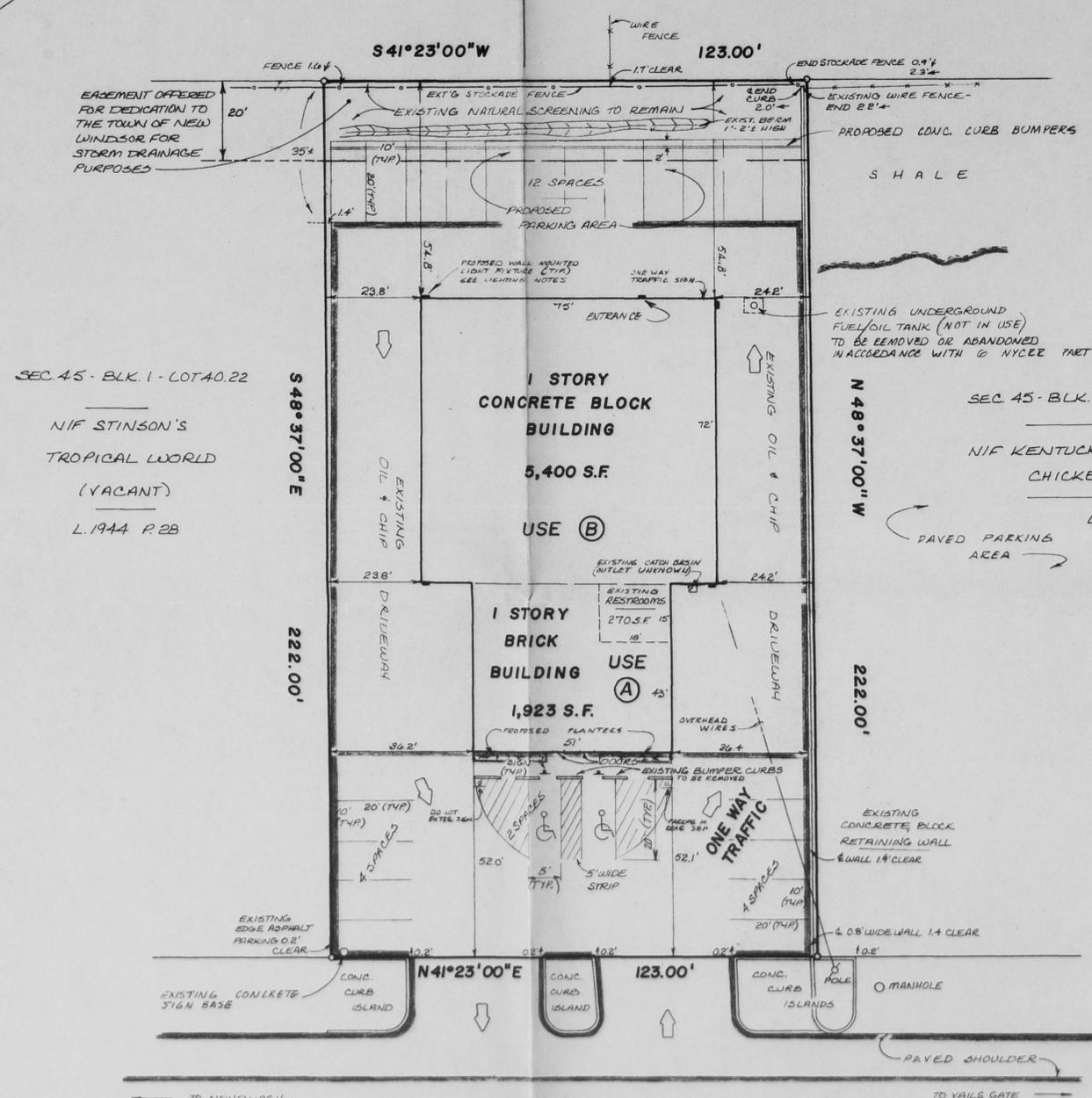
SEC. 45 - BLK. 1 - LOT 30
NIF FOTIS

GATEWAY SUBDIVISION - FILED MAP No. 2009

LOT 36

SEC. 45 - BLK. 1 - LOT 31
NIF MOKAY

LOT 38



SPECIAL NOTES

1. Surveyed in accordance with deeds of record, and physical monumentation found during a field survey completed on 10 November 1989.
2. Offsets shown are at right angles to the property lines unless otherwise noted.
3. No certification is made for items not visible at the ground surface at time of the survey.
4. This survey was prepared prior to the receipt of a Title Report or Abstract of Title and is therefore subject to easements and other grants not visible, if any.

GENERAL NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
2. Only copies from the original of this survey, marked with an original of land surveyor's inked seal, shall be considered to be valid true copies.
3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon and is not transferable to additional institutions or subsequent owners.

SITE PLAN APPROVAL CONDITIONS

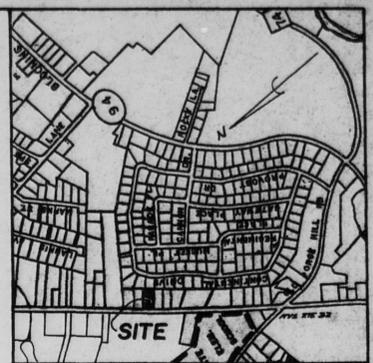
- 1) THE REMAINING PARKING IN THE REAR OF THE LOT SHALL BE PAVED WITH ASPHALT CONCRETE (BLACKTOP) WITHIN 12 MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 2) THE EXISTING STOCKADE FENCE ADJACENT TO THE REAR PROPERTY LINE SHALL BE REPAIRED AS NECESSARY.



HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

LIGHTING NOTES

1. Wall-mounted light fixtures on the rear of the building shall be of a type acceptable to the Town of New Windsor Planning Board, in that they shall not cause glare or a "halo effect" which will affect the adjoining residential properties.
2. The Applicant shall contact Central Hudson Gas & Electric Corporation to assist in determining which type of fixture/lamp combination will satisfy the above-noted requirements.



LOCATION PLAN
1" = 1000'

SITE PLAN NOTES

1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 45, Block 1, Lot 40.23.
2. APPLICANT/CONTRACT VENDEE: Gary Woods, 18 Schofield Lane, Cornwall, NY 12518
3. OWNER: Wm. Horowitz Corp., 3800 S. Ocean Dr., Hollywood, FL 33019
4. PROPERTY ZONE: C (Design Shopping)
5. PROPERTY AREA: 27,306 S.F.; 0.63 +/- Acre
6. PROPOSED USES: Use A.1 Retail Store (Accessory to the Service Establishment); Use B.1 Service Establishment (Other than Personal in Nature); Computerized Golf
7. PARKING REQUIREMENTS (1986): 1 Space per 150 S.F. of floor area in retail use; Use B:1 Space for Each 5 Persons
8. PARKING CALCULATIONS:

a) Use A (Retail Store); Gross Area: 1923 S.F. Square Footage in Sales Use (Est. 80%): 1539	11 spaces
b) 5 Golf Machines @ 4 People Each (20 People)	4 spaces
20 People Waiting (Maximum Allowed)	4 spaces
Number of Spaces Required:	19
9. PARKING PROVIDED: 22 Spaces
10. PARKING AREA MARKING: Parking spaces on pavement shall be marked as indicated, including the handicapped space.

N.Y.S. ROUTE 32

ZONE BULK TABLE (C-DESIGN SHOPPING)

Min. Lot Area	Min. Lot Width	Req'd Front Yard	Req'd Side Yard(s)
Required: 40,000 S.F.	200'	60'	30/70'
Provided: 27,306 S.F.	#123'	#52.1'	#23.8'/48'

Req'd Rear Yard	Req'd Bldg. Height	Floor Area Ratio
Required: 30'	7.9' (calc'd)	0.5
Provided: 54.8'	#13 +/-	0.28

* Existing Condition; Non-Conforming as of 5 March 1986

PLANNING BOARD APPROVALS

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON December 20, 1989
BY Daniel C. McGarville
DANIEL C. MCGARVILLE
SECRETARY

PLANNING BOARD NO. 89-48



Grevas & Hildreth, P.C.
LAND SURVEYORS
33 SHARON PARK, NEW WINDSOR, NEW YORK 12580
TEL: (516) 562-8667

PLAN FOR:
BLUE CHIP GOLF
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

REVISIONS:

DATE	DESCRIPTION
12/15/89	REVISED PER PLANNING BOARD COMMENTS OF 12/14/89

Drawn: EPM
Checked: JHJ
Scale: 1" = 20'
Date: 21 NOV. 89
Job No: 89-128

SITE PLAN