

PB# 91-05

NAPOLI RESTAURANT

SBL 49-1-25

Approved 6/27/91

General Receipt

11953

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

April 15 19 91

Received of Napoli Pizzeria \$ 25⁰⁰/₁₀₀
Twenty Five and ⁰⁰/₁₀₀ DOLLARS

For Plan. Board Application fee # 91-5

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 25.00		
# 2407		

By Pauline J. Townsend
Town Clerk
Title

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

General Receipt

11954

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

April 15 19 91

Received of Town Clerk \$ 750⁰⁰/₁₀₀
Seven Hundred Fifty and ⁰⁰/₁₀₀ DOLLARS

For P/B Site Plan Minimum # 91-5

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 750.00		
# 2406		

By LL
Capitly
Title

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

General Receipt

12089

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

June 27, 19 91

Received of Napoli Pizzeria \$ 100⁰⁰/₁₀₀
One Hundred and ⁰⁰/₁₀₀ DOLLARS

For PB # 91-5 (Approval Fee)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 2464		\$100 ⁰⁰

By Pauline B. Townsend
Town Clerk
Title

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

1 down Clerk
Title

General Receipt

11954

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

April 15 19 91

Received of Town Clerk \$ 750⁰⁰

Seven Hundred Fifty and ⁰⁰/₁₀₀ DOLLARS

For P/B Site Plan Minimum # 91-5
DISTRIBUTION Napoli Pizzeria

FUND	CODE	AMOUNT
<u>Check # 750.00</u>		
<u># 2406</u>		

By [Signature]
Capitay
Title

General Receipt

12089

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

June 27, 19 91

Received of Napoli Pizzeria \$ 100⁰⁰

One Hundred and ⁰⁰/₁₀₀ DOLLARS

For P/B # 91-5 (Approval Fee)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 2464</u>		<u>\$ 100⁰⁰</u>

By Pauline B. Townsend
Town Clerk
Title

GENERAL RECEIPT

12575

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

April 16 19 92

Received of Lucy Vitolo \$ 400⁰⁰

Four Hundred ⁰⁰/₁₀₀ DOLLARS

For P/B # 91-5 Site Plan Bond

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>ck 353</u>		<u>400.00</u>

By Pauline B. Townsend
Town Clerk
Title

County File No. ~~NT~~ 14.91.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 Vittorio, Vitolo - Laborers International
for a Site Plan - Within 500' of NYS Rte. 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

New York City:
Manhattan Skyline

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 91-5
NAME: NAPOLI RESTAURANT PIZZERIA
APPLICANT: VITOLO, VITTORIO

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-DUE
04/15/92	SITE PLAN BOND	PAID		400.00	
01/27/97	RECEIVED OK FROM MARK - RET	CHG	400.00		
		TOTAL:	<u>400.00</u>	<u>400.00</u>	<u>0.00</u>



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

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

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

24 January 1997

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

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

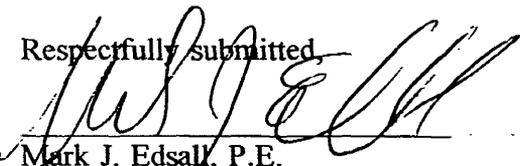
SUBJECT: NAPOLI PIZZA SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-5
FIELD REVIEW 1/23/97

On the afternoon of 23 January 1997, I performed a follow-up review at the subject site to review the status of the corrective work which was to be performed by the property owner at the rear of the site. Specifically, this involved the removal of unauthorized additional pavement and the installation of a stone percolation area for stormwater.

It is my observation that the excess pavement has been removed and the stone installed, in accordance with my understanding of the agreement reached between Assistant Building Inspector Schmidt and the property owner, and as subsequently approved by the Planning Board.

Based on the above, it is my opinion that the issue has been resolved.

Respectfully submitted,


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

MJEmk

cc: George J. Meyers, Supervisor
James Petro, Planning Board Chairman

A:1-24-2E.mk

RESULTS OF P.B. MEETING

DATE: 10-9-96

PROJECT NAME: Napoli PROJECT NUMBER 91-5

LEAD AGENCY: * NEGATIVE DEC:
*
M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___
WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:
M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Drainage area behind bldg to be changed to storm ditch



McGOEY, HAUSER and EDSALL
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400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 91-5
 WORK SESSION DATE: 18 Sept 96 APPLICANT RESUB.
 REAPPEARANCE AT W/S REQUESTED: NO REQUIRED: NO
 PROJECT NAME: Napoli Pizza
 PROJECT STATUS: NEW _____ OLD X
 REPRESENTATIVE PRESENT: Mr Mrs Napoli
 MUNIC REPS PRESENT: BLDG INSP. ENIE
 FIRE INSP. Rob
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Violation was issued by B/I office
- discuss need to install hemlocks and grass for rear 25' of site. Pavement N.G.
- to comply with App'd site plan.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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17 November 1993

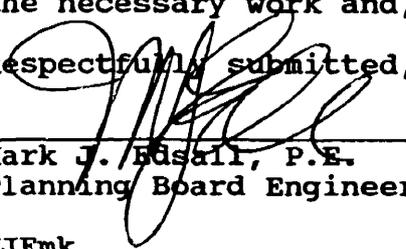
MEMORANDUM FOR RECORD

SUBJECT: NAPOLI PIZZA SITE PLAN
ROUTE 32 - T/NEW WINDSOR
SITE INSPECTION 16 NOVEMBER 1993
MHE JOB NO. 87-56.2/T91-5

Pursuant to receipt of a complaint at Town Hall with regard to the subject project, on the afternoon of 16 November 1993 I visited the site with Building Inspector Mike Babcock to review the as-constructed condition of the site. Subsequent to our previous site reviews, the property owner has apparently installed finish paving for the site, including the rear parking area. In addition, it was noted that the final striping of the parking lot is of a different configuration than that on the approved site plan.

While on site we had the opportunity to discuss the above with Vic of Napoli Pizza. He was advised of the plan requirement to create a 20' +/- grass buffer area at the rear of the property, with a row of planted hemlocks. We advised him that his as-constructed paving extended all the way back to the rear fence line, which was unacceptable. He was advised that the rear row of parking must have the pavement removed and the grass area constructed, with the hemlock row (as per the approved plan). Further, the handicapped parking sign must be installed in the location of the handicapped parking space. Mike Babcock indicated no objection to "working with" him with regard to the rearrangement of the parking spaces on-site, if the proper buffer area is established. Vic indicated that he would proceed with the necessary work and, following same, a reinspection can be made.

Respectfully submitted,


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

MJEmk

A:11-17-E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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- Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

27 March 1992

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

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

SUBJECT: NAPOLI PIZZA (VICTOR VITOLO) SITE PLAN
NEW WINDSOR PLANNING BOARD NUMBER 91-5
SITE PLAN COMPLETION REVIEW

This memorandum shall confirm that on 26 March 1992 we held a site visit to review the status of completion of the major elements of the subject site plan. My observations were as follows:

1. The site appears to generally comply with the site plan as approved, with the exception of the items listed below.
2. The striping in the front of the building had not been completed. This is evidently due to damage which has been done to the pavement by the NYSDOT Contractors. The Owner indicates that a pavement overlay is to be installed by the State's Contractor to correct the damage. As such, the striping will be done following that installation.
3. The handicapped sign had not been installed (nor has the space been striped, per the reason above); however, the Owner has agreed to temporarily install the sign in the interim.
4. The rear area has been revised to install the dumpster enclosure to the north of the site and the chain link fence has been replaced with fencing, which provides a more effective screen. In addition, the additional paving has not been removed, so as to maintain the additional parking spaces at the rear (previously a planting row was to be provided in the rear; however, this does not appear necessary due to the more effective wood fence screening).

27 March 1992

MEMORANDUM

-2-

5. A temporary pavement ramp is to be provided at the front doors, with same to be removed and replaced with the permanent paving to be installed as noted above.

Inasmuch as the paving was not part of the site plan approval and is required due to damage caused by the NYSDOT project, it is my opinion that it is not appropriate to require bonding for same. Therefore, the remaining items appear to be final pavement delineation and cleanup. As such, we have recommended and the Applicant has agreed to a site plan completion bond in the amount of \$400.00 to be posted at the time of request for a Certificate of Occupancy, with same returned upon completion of the work.

Respectfully submitted,



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

MJEmk

cc: James Petro, Planning Board Chairman

A:3-27-3E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 91-5
NAME: NAPOLI RESTAURANT PIZZERIA
APPLICANT: VITOLO, VITTORIO

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/26/91	P.B. ENGINEER FEE	CHG	245.00		
04/12/91	SITE PLAN MINIMUM	PAID		750.00	
		TOTAL:	245.00	750.00	-505.00

Please issue a check in the
amount of \$505.00 to:

Vittorio Vitolo
23 Marie Lane
Middletown, N.Y. 10940

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/12/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-5

NAME: NAPOLI RESTAURANT PIZZERIA
APPLICANT: VITOLO, VITTORIO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/15/91	MUNICIPAL HIGHWAY	05/16/91	SUPERSEDED BY rev1
ORIG	04/15/91	MUNICIPAL WATER	04/16/91	APPROVED
ORIG	04/15/91	MUNICIPAL SEWER	05/16/91	SUPERSEDED BY rev1
ORIG	04/15/91	MUNICIPAL SANITARY	04/15/91	APPROVED
ORIG	04/15/91	MUNICIPAL FIRE	04/15/91	APPROVED
ORIG	04/15/91	PLANNING BOARD ENGINEER	05/16/91	SUPERSEDED BY rev1
ORIG	04/15/91	N.Y.S. DEPT. TRANSPORTATION . WORK SHOULD BE DONE BEFORE D.O.T. VAILS	04/22/91	APPROVED GATE JOB COMPLETE
ORIG	05/09/91	O.C. PLANNING DEPT.	06/03/91	LOCAL DETERM.
rev1	05/16/91	MUNICIPAL HIGHWAY	/ /	
rev1	05/16/91	MUNICIPAL WATER	05/16/91	APPROVED
rev1	05/16/91	MUNICIPAL SEWER . NO SEWER HOOK UP INDICATED	05/17/91	DISAPPROVED
rev1	05/16/91	MUNICIPAL SANITARY	05/20/91	APPROVED
rev1	05/16/91	MUNICIPAL FIRE	05/15/91	APPROVED
rev1	05/16/91	PLANNING BOARD ENGINEER	/ /	
REV1	05/15/91	N.Y.S.D.O.T.	05/20/91	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/12/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-5

NAME: NAPOLI RESTAURANT PIZZERIA

APPLICANT: VITOLO, VITTORIO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/14/91	WORK SESSION APPEARANCE	MAKE CHANGES- RETURN
05/08/91	P.B. APPEARANCE	L.A./WAIVE P.H.
04/02/91	WORK SESSION APPEARANCE	SUBMIT APPLICATION

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 91- 3

CLIENT: NEWARK - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
91-5	31106	02/05/91	TIME	NJE	NO LOCAL 17 (RT 32) SP	65.00	0.40	26.00			
91-5	35127	04/02/91	TIME	NJE	NO VITOLA W/S	65.00	0.40	26.00			
91-5	37195	05/04/91	TIME	NJE	NO NAPOLI	65.00	0.50	32.50			
91-5	38073	05/06/91	TIME	NCK	CL NAPOLI/REV COMMENTS	25.00	1.00	25.00			
91-5	38372	05/14/91	TIME	NJE	NO NAPOLI	65.00	0.40	26.00			
91-5	40045	05/08/91	TIME	NJE	NO NAPOLI	65.00	0.70	45.50			
91-5	40093	06/10/91	TIME	NCK	CL NAPOLI/REV COMMENTS	25.00	1.00	25.00			
91-5	40196	06/10/91	TIME	NJE	NO NAPOLI S/P	65.00	0.10	6.50			
91-5	39751	06/12/91	TIME	NJE	NY FINAL APPROVAL	65.00	0.10	6.50			
91-5	40260	06/26/91	TIME	NJE	NO REVIEW FINAL PLAN	65.00	0.40	26.00			
TASK TOTAL								245.00	0.00	0.00	245.00
GRAND TOTAL								245.00	0.00	0.00	245.00



**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
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #

WORK SESSION DATE: 2 April 1991 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No New Plans
& Full App

PROJECT NAME: Vitola-Proposed Restaurant

PROJECT STATUS: NEW OLD

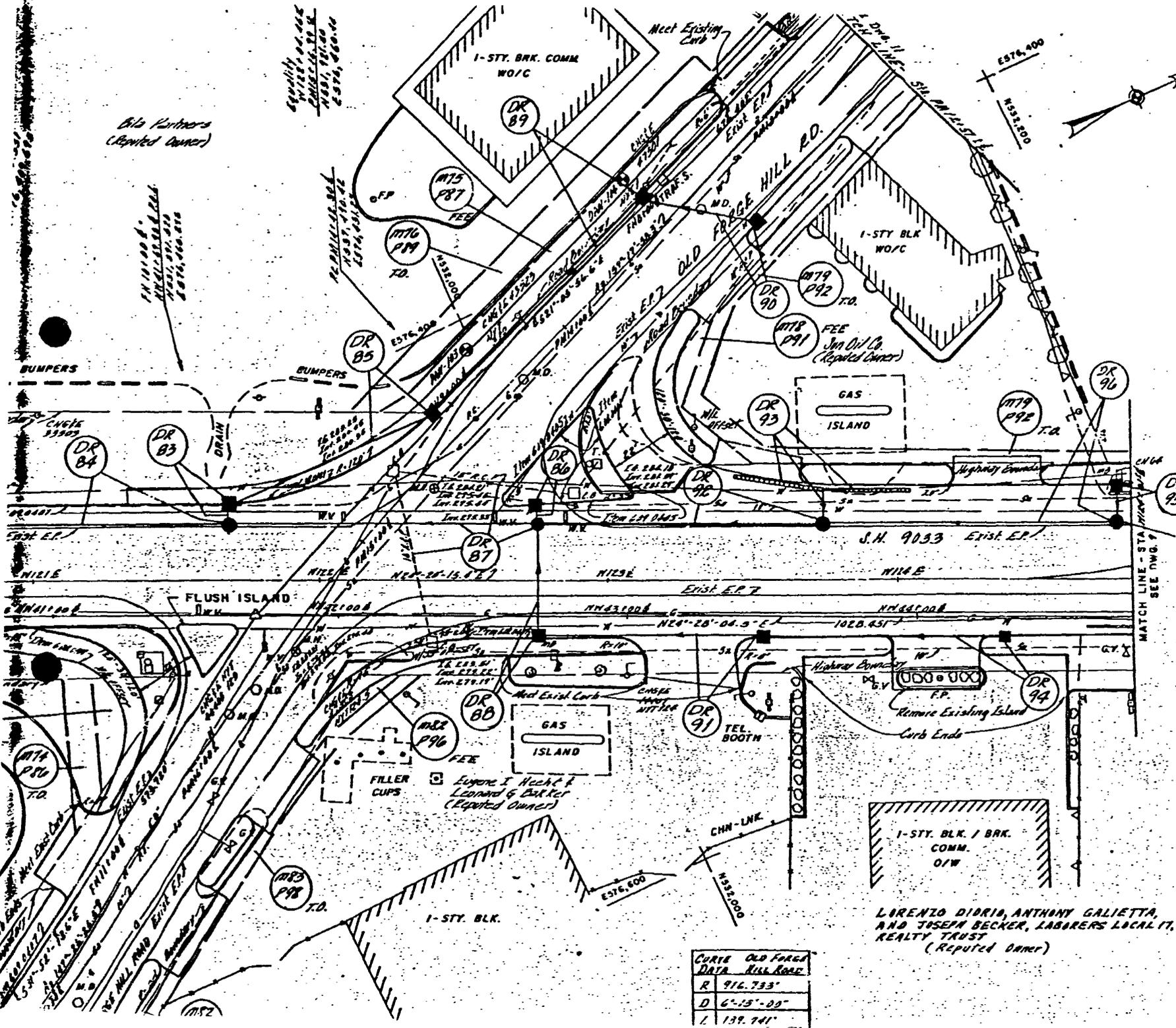
REPRESENTATIVE PRESENT: M/Pluss & Masten

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Old local 17 bldg.
Move dumpsters to west.
From A-3 to A-26
* call out pre-exist non-conform
add exist fence.

Possible
4/10/91 agenda



Bilo Partners
(Reputed Owner)

1-1/2" DIA. 10' DEEP
1-1/2" DIA. 10' DEEP
1-1/2" DIA. 10' DEEP
1-1/2" DIA. 10' DEEP

Equality
1-1/2" DIA. 10' DEEP
1-1/2" DIA. 10' DEEP
1-1/2" DIA. 10' DEEP
1-1/2" DIA. 10' DEEP

1-STY. BRK. COMM
WO/C

DR 89

M75
P87

M76
P89

DR 85

DR 84

DR 83

DR 86

DR 87

DR 91

DR 93

DR 90

M78
P91

M79
P92

M79
P92

DR 96

M79
P92

DR 94

FLUSH ISLAND
DRIV

GAS
ISLAND

DR 88

M82
P96

FILLER
CUPS

Eugene J. Necht &
Leonard & Barker
(Reputed Owner)

1-STY. BLK. / BRK.
COMM.
O/W

LORENZO DIARIA, ANTHONY GALIETTA,
AND JOSEPH BECKER, LABARETS LOCAL 17,
REALTY TRUST
(Reputed Owner)

CURVE OLD FORGE DATA HILL ROAD
R 916.733'
D 6'-15"-00"
L 139.741'

MATCH LINE - STA 17+00 SEE DWG. 9



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 D P & D Reference No. MT 14 91 M

County I.D. No. 49 / 1 / 25

Applicant Vittorio, Vitolo - Laborers International

Proposed Action: Site Plan Review - Restaurant

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Rte. 32

Comments: There are no significant intercommunity or county-wide concerns to bring to your attention.

Related Reviews and Permits _____

County Action: Local Determination Disapproved _____ Approved _____

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

5/24/91

Date

cc.H.E.

Peter Garrison

Commissioner

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 May 1991
SUBJECT: Napoli Pizza Restaurant

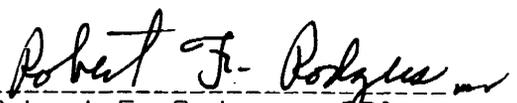
PLANNING BOARD REFERENCE NUMBER: PB-91-5
DATED: 15 May 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-039

A review of the above referenced subject site plan was conducted on 16 May 1991.

This site plan is acceptable.

PLANS DATED: 14 May 1991; Revision 3.


Robert F. Rodgers; CA
Fire Inspector

RR:mr
Att.

✓
CC: H.E.

Don Greese

91-5

MAY 15 1991

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
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 Napoli P. 211A
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved
disapproved _____.

If disapproved, please list reason _____

Don Greese
~~HIGHWAY SUPERINTENDENT~~
M. S. D. O. T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY ENG.~~
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

Paul Cuomo for the building or subdivision of
Napoli PIZZA has been

reviewed by me and is approved

disapproved _____

If disapproved, please list reason _____

Town Sewage is available.

Provide for grease Trap.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten

SANITARY SUPERINTENDENT

May 20, 1991

DATE

CC: M.E.

5-16-9

91-5

MAY 15 1991

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
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
Paul V. Cooney for the building or subdivision of
Napoli Pizza has been
reviewed by me and is approved
~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water servicing this property

HIGHWAY SUPERINTENDENT

Stan D. Du

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

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

Local File No. 91-5

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

City, Town or Village Board Planning Board Zoning Board

2. Owner: Name Laborer's International

Address 305A Little Britain Rd. - New Windsor, NY

3. Applicant*: Name Vittorio Vitolo

Address 23 Marie Lane - Middletown, N.Y. 10940

* If Applicant is owner, leave blank

4. Location of Site: Rt. 32 (Right Side)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 49 Block 1 Lot 25

Present Zoning District C Size of Parcel 21,579[±] S.F.

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Restaurant

5/9/91

Date

Mypal Mason Secretary for P.B.
Signature and Title

91-5
ORIG.
4-15-91

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
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
Paul Cuomo for the building or subdivision of
Proposed Restaurant has been
reviewed by me and is approved
disapproved _____

If disapproved, please list reason _____

Proposed building is connected to Town Sewage
Collection System.

49-1-25

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Suman D. Mastem Je

SANITARY SUPERINTENDENT

April 15, 1991

DATE

cc: M.E.

Don Greene

91-5

APR 12 1991

Orig.

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

The maps and plans for the Site Approval Proposed Restaurant
Subdivision _____ as submitted by

_____ for the building or subdivision of _____
This work should be done before Vail Gate job is complete
reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason _____

Don Greene
HIGHWAY SUPERINTENDENT
State D.O.T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

4/22/91
DATE

✓
CC: M.E

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Robert F. Rodgers, Fire Inspector
DATE: 15 April 1991
SUBJECT: Napoli Pizzeria

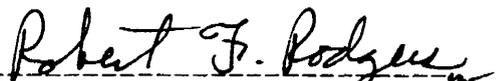
PLANNING BOARD REFERENCE NUMBER: PB-91-5
DATED: 12 April 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-029

A review of the above referenced subject site plan sketch was conducted on 15 April 1991.

This site plan sketch is acceptable.

PLANS DATED: 10 April 1991; Revision 1.


Robert F. Rodgers; OCA
Fire Inspector

RR:mr
Att.

✓
cc: M.E.

4-1-91

91-5

APR 12 1991

Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
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

Paul V. Cuomo _____ for the building or subdivision of
Napoli's _____ has been

reviewed by me and is approved

disapproved _____

~~If disapproved, please list reason~~ _____

There is town water servicing this prop. _____

HIGHWAY SUPERINTENDENT



WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.F.

RIDER, WEINER & MELCHIORI, P.C.

ATTORNEYS & COUNSELLORS AT LAW

M.J. RIDER (1906-1968)
ELLIOTT M. WEINER (1915-1990)

DAVID L. RIDER
MARIA F. MELCHIORI*
CHARLES E. FRANKEL
MOACYR R. CALHELHA
MICHAEL J. MATSLER
DONNA M. BADURA
MARK C. TAYLOR
RODERICK E. DE RAMON
AMELIA T. DAMIANI**

*ALSO ADM. IN FL
**ALSO ADM. IN NJ & PA

427 LITTLE BRITAIN ROAD
POST OFFICE BOX 2280
NEWBURGH, NEW YORK 12550

TEL. (914) 562-9100

FAX 914-562-9126

CRAIG F. SIMON

CLARE V. OVERLANDER
OF COUNSEL

KATHERINE M. LANGANKE

RICHARD A. CHASE
LEGAL ASSISTANTS

April 24, 1991

HAND DELIVERED

Mr. Jeffrey Starin
c/o Megarel Corporation
427 Little Britain Road
Newburgh, New York 12550

Re: Laborers Local 17 Realty Trust
Our File No. 271.14
Sale of Vails Gate Property
Our File No. 271.16

Dear Mr. Starin:

Enclosed are site plan applications and proxy statements executed by two of the three Trustees of the Laborers Local 17 Realty Trust, owner of the Local 17 Vails Gate property. Action by a majority of the Trustees with or without a meeting is conclusive and binding as an action of the Trustees under the Declaration of Trust.

If we may be of further assistance, please let us know.

Very truly yours,

RIDER, WEINER & MELCHIORI, P.C.

MCT/bb
Enclosure

By: Mark C. Taylor

MARK C. TAYLOR

cc: David L. Rider, Esq.
Charles E. Frankel, Esq.

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

ANTHONY GALIETTA, deposes and says that he
resides at 46 RIDGEWOOD AVENUE MIDDLETOWN, N.Y.
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

Trustee of the Laborers Local 17 Realty Trust
and that he is the owner in fee of

TRUSTEE OF LABORERS LOCAL 17 (premises located on Route 32, New
Windsor, New York) Section 49, Block 1, Lot 25
which is the premises described in the foregoing application and

that he has authorized VITTORIO VITOTO, PAUL CUOMO,
MARTIN ROGERS, JOE MINUTA
to make the foregoing application as described therein.

LABORERS' LOCAL 17 REALTY TRUST

Date: 4/23/91

By: Anthony Galietta
(Owner's Signature) Trustee

Lisa M Butwell
(Witness' Signature)

LISA M BUTWELL
Notary Public, State of New York
No. 4936188
Qualified in Orange County
Commission Expires May 31, 1992

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

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 Napoli Restaurant Pizzeria
2. Name of Applicant Vittorio Vitolo Phone 914-565-4870
Address 23 Marie Lane, Middletown, New York 10940
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Laborer's Int'l. Phone 914-565-2737
Address 305-A Little Britain Rd., New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul Cuomo Phone 914-567-0063
Address Stewart Airport, New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Richard Guertin Phone 914-342-3777
Address 129 1/2 Wickham Avenue, Middletown, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting attorney as above Phone _____
(Name)
7. Location: On the Right side of Route 32
(Street)
150 feet North
(Direction)
of Old Forge Hill Road
(Street)
8. Acreage of Parcel 100' X 216' 9. Zoning District C
10. Tax Map Designation: Section 49 Block 1 Lot 25
11. This application is for Site Plan Approval

RECEIVED
TOWN OF NEW WINDSOR
PLANNING BOARD
MAY 15 1981
12550 UNION AVENUE
NEW WINDSOR, NY 12550

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
STATE OF NEW YORK

SS.:
ANTHONY GAUETTA being duly sworn, deposes and says that he resides at 46 RIDGEWOOD AVENUE MIDDLETOWN, N.Y. in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of TRUSTEE OF LABORERS LOCAL 17
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized VITTORIO VITOLO 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 _____ day of _____ 1991
23rd day of April 198
By: Anthony Galetta (Owner's Signature) Trustee
Vittorio Vitolo (Applicant's Signature)

Lisa M Butwell
Notary Public

(Title)

~~LISA M BUTWELL
Notary Public, State of New York
No. 4835188
Qualified in Orange County
Commission Expires May 31, 1992~~

LISA M BUTWELL
Notary Public, State of New York
No. 4835188
Qualified in Orange County
Commission Expires May 31, 1992

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

LAWRENCE T. DIORIO, deposes and says that he resides at 5 ANNA PLACE MARLBORO, NEW YORK
(Owner's Address)

in the County of ULSTER

and State of NEW YORK

Trustee of the Laborers Local 17 Realty Trust and that he is the/owner in fee of CHAIRMAN OF BOARD

FOR LABORERS LOCAL #17 (premises located on Route 32, New Windsor) Section 49, Block 1, Lot 25 which is the premises described in the foregoing application and

that he has authorized VITTORIO VITOTO, PAUL CUOMO, MARTIN ROGERS, JOE MINUTA to make the foregoing application as described therein.

LABORERS' LOCAL 17 REALTY TRUST

Date: 4/23/91

By: Lawrence T. Diorio
(Owner's Signature) Trustee

Lisa M. Butwell
(Witness' Signature)

LISA M BUTWELL
Notary Public, State of New York
No. 4835188
Qualified in Orange County
Commission Expires May 31, 1992

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

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 Napoli Restaurant Pizzeria
2. Name of Applicant Vittorio Vitolo Phone 914-565-4870
Address 23 Marie Lane, Middletown, New York 10940
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Laborer's Int'l. Phone 914-565-2737
Address 305-A Little Britain Rd., New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul Cuomo Phone 914-567-0063
Address Stewart Airport, New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Richard Guertin Phone 914-342-3777
Address 129½ Wickham Avenue, Middletown, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting attorney as above Phone _____
(Name)
7. Location: On the Right side of Route 32
(Street)
150 feet North
(Direction)
of Old Forge Hill Road
(Street)
8. Acreage of Parcel 100' X 216' 9. Zoning District C
10. Tax Map Designation: Section 49 Block 1 Lot 25
11. This application is for Site Plan Approval

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

LAWRENCE T. DIORIO

being duly sworn, deposes and says that he resides at 5 ANNA PLACE MARLBORO, NEW YORK in the County of Westen and State of New York and that he is (the owner in fee) of CHAIRMAN OF BOARD FOR LABORERS LOCAL #17 (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized VITTORIO VITOLD 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.

LABORERS' LOCAL 17 REALTY TRUST

Sworn before me this

By: Lawrence T. Diorio
(Owner's Signature) Trustee

23rd day of April 1991
198

Vittorio Vitold
(Applicant's Signature)

Lisa M. Butwell
Notary Public

(Title)

LISA M BUTWELL
Notary Public, State of New York
No. 4935186
Qualified in Orange County
Commission Expires May 31, 1992

91-5

APR 12 1991

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 Napoli Restaurant Pizzeria
2. Name of Applicant Vittorio Vitolo Phone 914-565-4870
Address 23 Marie Lane, Middletown, New York 10940
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Laborer's International Phone 914-565-2737
Address 305-A Little Britain Rd., New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul Cuomo Phone 914-567-0063
Address Stewart Airport, New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Richard Guertin Phone 914-342-3777
Address 129½ Wickham Avenue, Middletown, N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting attorney as above Phone _____
(Name)
7. Location: On the right side of Route 32
(Street)
150 feet north
(Direction)
of Old Forge Hill Road
(Street)
8. Acreage of Parcel 100' X 216' 9. Zoning District C
10. Tax Map Designation: Section 49 Block 1 Lot 25
11. This application is for Site Plan approval

RECEIVED MAR 21 1991
TOWN OF NEW WINDSOR
PLANNING BOARD
555 UNION AVENUE
NEW WINDSOR, NY 12550

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

LAWRENCE DIORIO / Local #17 being duly sworn, deposes and says that he resides at 305A Little Britain Rd. Newburgh, N.Y. in the County of Orange and State of New York and that he is (the owner in fee) of BUSINESS MANAGER (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized NAPOLI PIZZERIA 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

9th day of April 1991

Lawrence T. Diorio
(Owner's Signature)

Vittorio Chilo
(Applicant's Signature)

Lisa M. Butwell
Notary Public

(Title)

LISA M BUTWELL
Notary Public, State of New York
No. 4935186
Qualified in Orange County
Commission Expires May 31, 1992

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR VITTORIO VITOLO		2. PROJECT NAME NAPOLI RESTAURANT PIZZERIA	
3. PROJECT LOCATION: Municipality 359 WINDSOR HWY NEW WINDSOR County ORANGE			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 359 WINDSOR HWY 100 FEET FROM CORNER OLD FORGE AND ROUTE 32 NEW WINDSOR N.Y.			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: UNION HALL (A3) TO BE USED FOR RESTAURANT (A26)			
7. AMOUNT OF LAND AFFECTED: Initially <u>1/2</u> acres Ultimately <u>1/2</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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals PLANNING BOARD			
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: VITTORIO VITOLO		Date: APRIL 11 1991	
Signature: <i>Vittorio Vitolo</i>			

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 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

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

LAWRENCE DIORIO / LOCAL #17, deposes and says that he resides at 355A Little Britain Rd. Newburgh, N.Y.
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Local #17 - BUSINESS MANAGER

which is the premises described in the foregoing application and that he has authorized VITTORIO VITOTO, PAUL CUOMO, MARTIN ROGERS, JOE MINUTA to make the foregoing application as described therein.

Date: 4/9/91

Lawrence T. Diorio
(Owner's Signature)

Lisa M. Buttrick
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

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

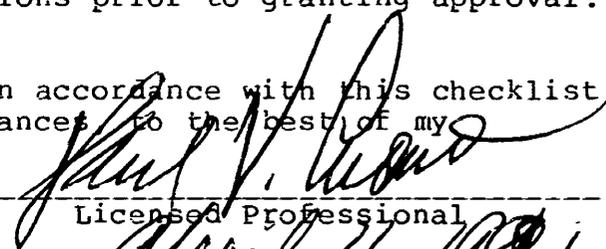
PROPOSED IMPROVEMENTS

- 22. Landscaping
- 23. Exterior Lighting
- 24. Screening
- 25. Access & Egress
- 26. Parking Areas
- 27. Loading Areas
- 28. Paving Details
(Items 25-27)

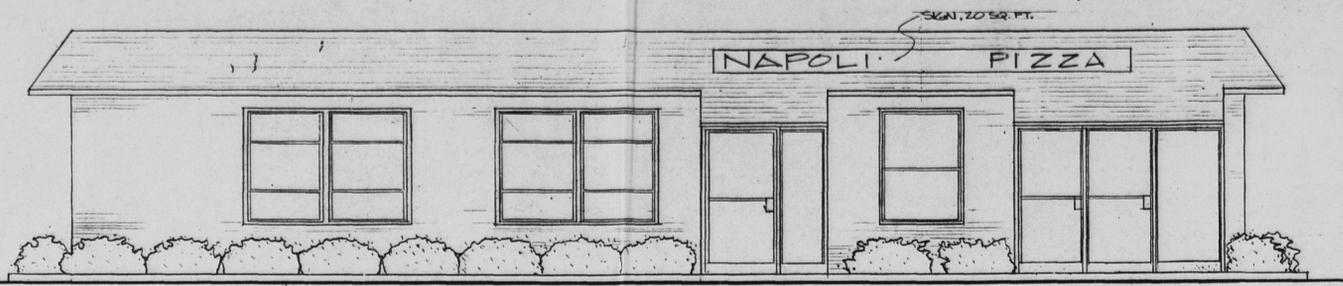
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

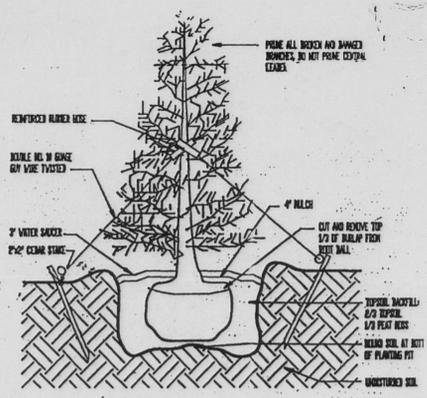
The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances to the best of my knowledge.

By: 
 Licensed Professional

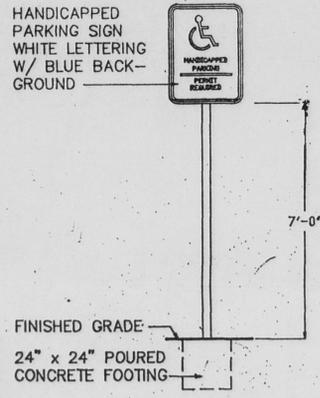
Date: April 11, 1991



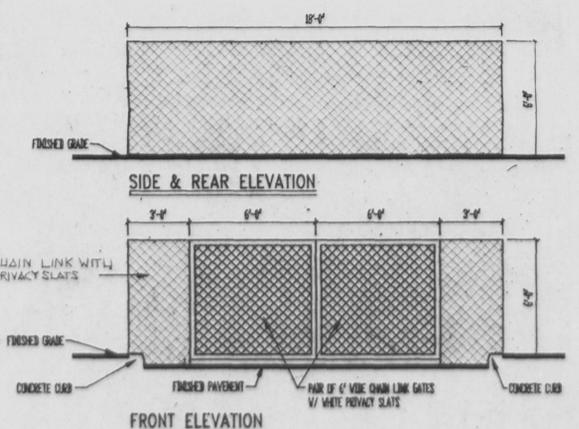
FRONT ELEVATION
SCALE: 1/4"=1'-0"



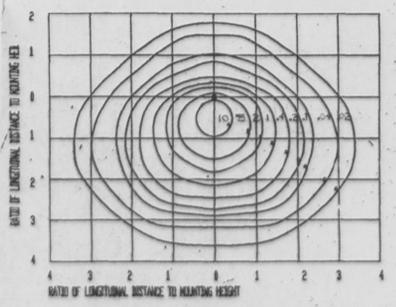
TREE PLANTING DETAIL
NO SCALE



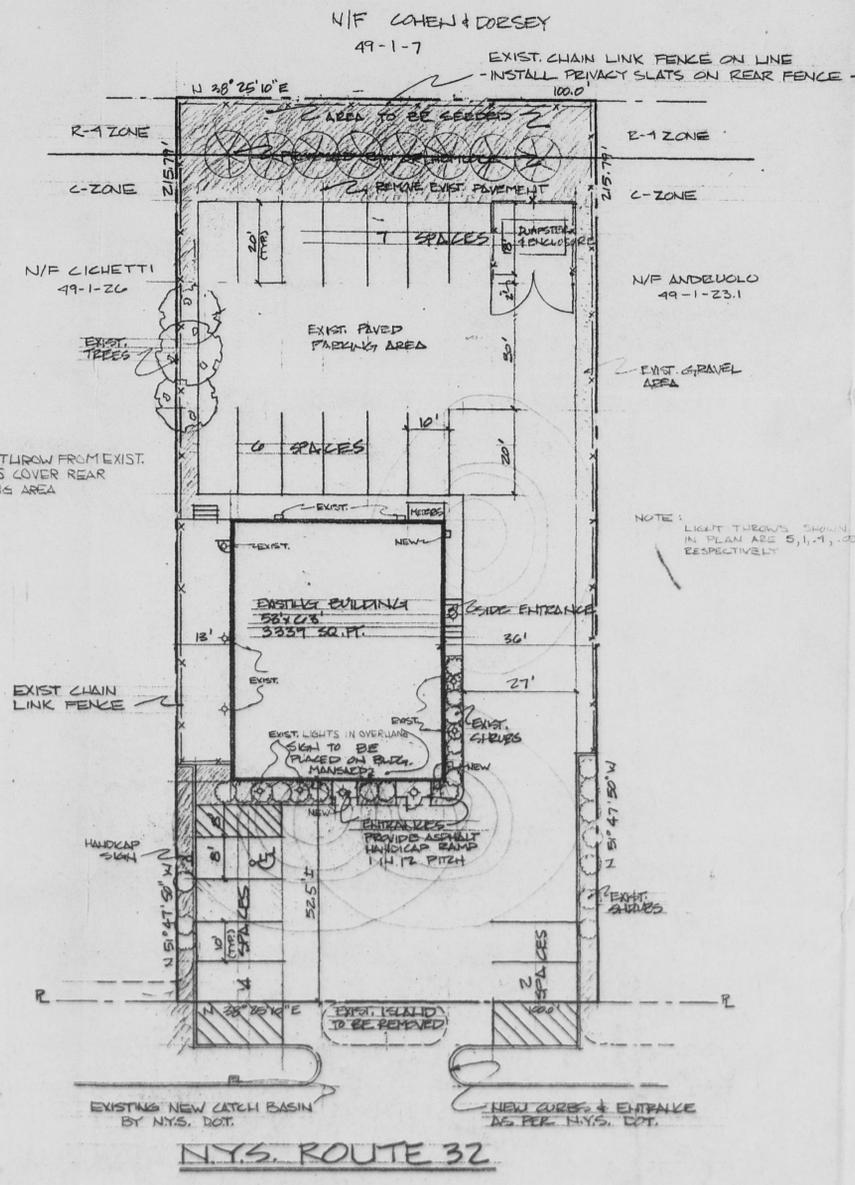
HANDICAP SIGN DETAIL
NO SCALE



DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



LIGHTING THROW DETAIL
SCALE: 1"=20'



SITE PLAN
SCALE: 1"=20'



LOCATION MAP

ZONING REQUIREMENTS

DISTRICT C A-26
SECTION 49, BLOCK 1, LOT 25

ITEM	REQUIRED	PROPOSED	
LOT AREA	40,000 SQ. FT.	21,579 SQ. FT.	*
LOT WIDTH	200'	100'	*
FRONT YARD	40'	52.5'	*
SIDE YARD	30'	100'	*
BOTH SIDES	70'	49'	*
REAR YARD	30'	100'	*
FRONTAGE	N/A	-	
MAX. BLDG. HGT.	6' FT. (2' 0")	12'	*
FLOOR AREA RATIO	0.5	0.15	
LOT COVERAGE	N/A	75%	

* PER EXISTING NON-CONFORMING ITEMS

PARKING REQUIREMENTS

REQ'D: 1 SPACE PER 3 SEATS
= 10 SEATS / 3 = 13.33 SPACES

PROVD: 19 SPACES - INCLUDING 1 HANDICAP

GENERAL INFORMATION

- TAX MAP DATA - SECT. 49, BLOCK 1, LOT 25
- APPLICANT - VICTOR VITOLO

SITE PLAN - APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUN 27 1991
BY *Ronald Lander*
RONALD LANDER
SECRETARY

NOTE: THIS PLAN IS COPYRIGHTED UNAUTHORIZED ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	ISSUANCE	BY

NO.	REV.	COMMENT	DATE	BY
01A				
5-14				
5-15				
1-10				

PAUL V. CUOMO, P.E. & ASSOC.
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. (914) 567-0063

PROJECT FILE: **REUSE RESTAURANT**

SHEET TITLE: **SITE PLAN**



DATE	APRIL 91
DRAWN BY	JJM
CHECKED BY	PVC
SCALE	AS SHOWN
PROJECT NO.	91088

SP-1
SHEET 1 OF 1