

PB# 91-08

DUFFERS HIDEAWAY SP

SBL 9-1-25.21

Approved 7/18/91

General Receipt 12062

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

Received of Duffer's Hide-A-Way June 18, 1991
\$ 25.00

Twenty five and no/100 DOLLARS

For #91-8 - Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1492		25.00

By Pauline J. Townsend
Town Clerk
 Title

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

General Receipt 12061

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

Received of New Windsor Town Clerk June 18, 1991
\$ 750.00

Seven hundred fifty and no/100 DOLLARS

For Duffer's Hide-A-Way - #91-8 - Site Plan Minimum

DISTRIBUTION:

FUND	CODE	AMOUNT
# 1493	Check	750.00

By J. Miller
Comptroller
 Title

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

General Receipt 12117

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

Received of Duffer's Hide-A-Way July 12, 1991
\$ 100.00

One hundred dollars and no/100 DOLLARS

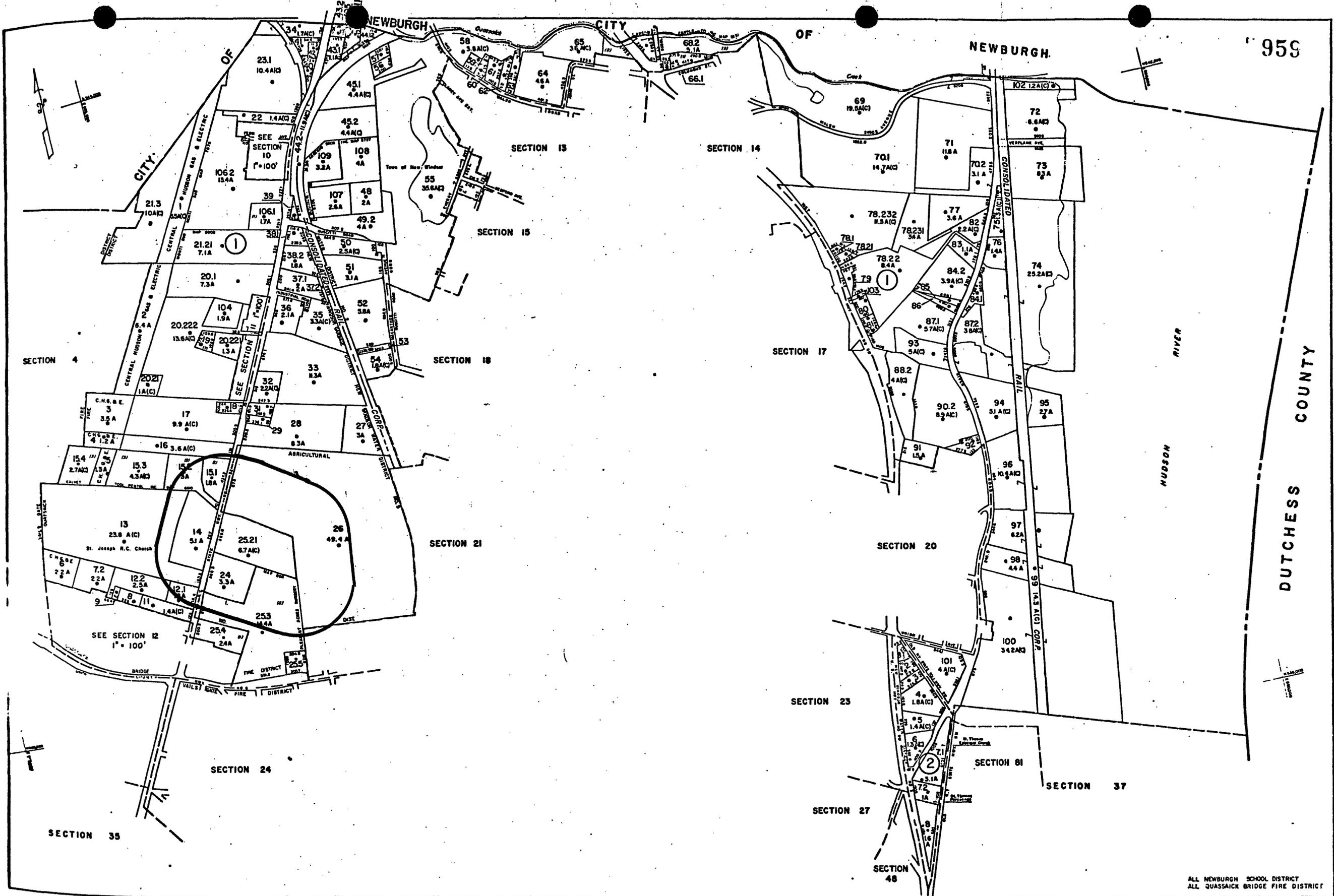
For D.H.A.W - P.B. #91-8-SP - Approval

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1571		100.00

By Pauline J. Townsend
Town Clerk
 Title

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



'959

Prepared by
AERO SERVICE CORPORATION
 FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO. ①	FILED PLAN BLOCK NO. ② ③
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO. 39	FILED PLAN LOT NO. ④ ⑤
BLOCK & SECTION LIMIT	MATCH LINE	AREAS (Dotted) 11.1A, (Cross-hatched) 11.6A(C)	STATE HIGHWAYS ⑥ BY STATE HIGHWAY NO. 17
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS (Dotted) as (Cross-hatched) tax	COUNTY HIGHWAYS COUNTY HIGHWAY NO. ⑦
PROPERTY LINE			TOWN ROADS TOWN RD. 1

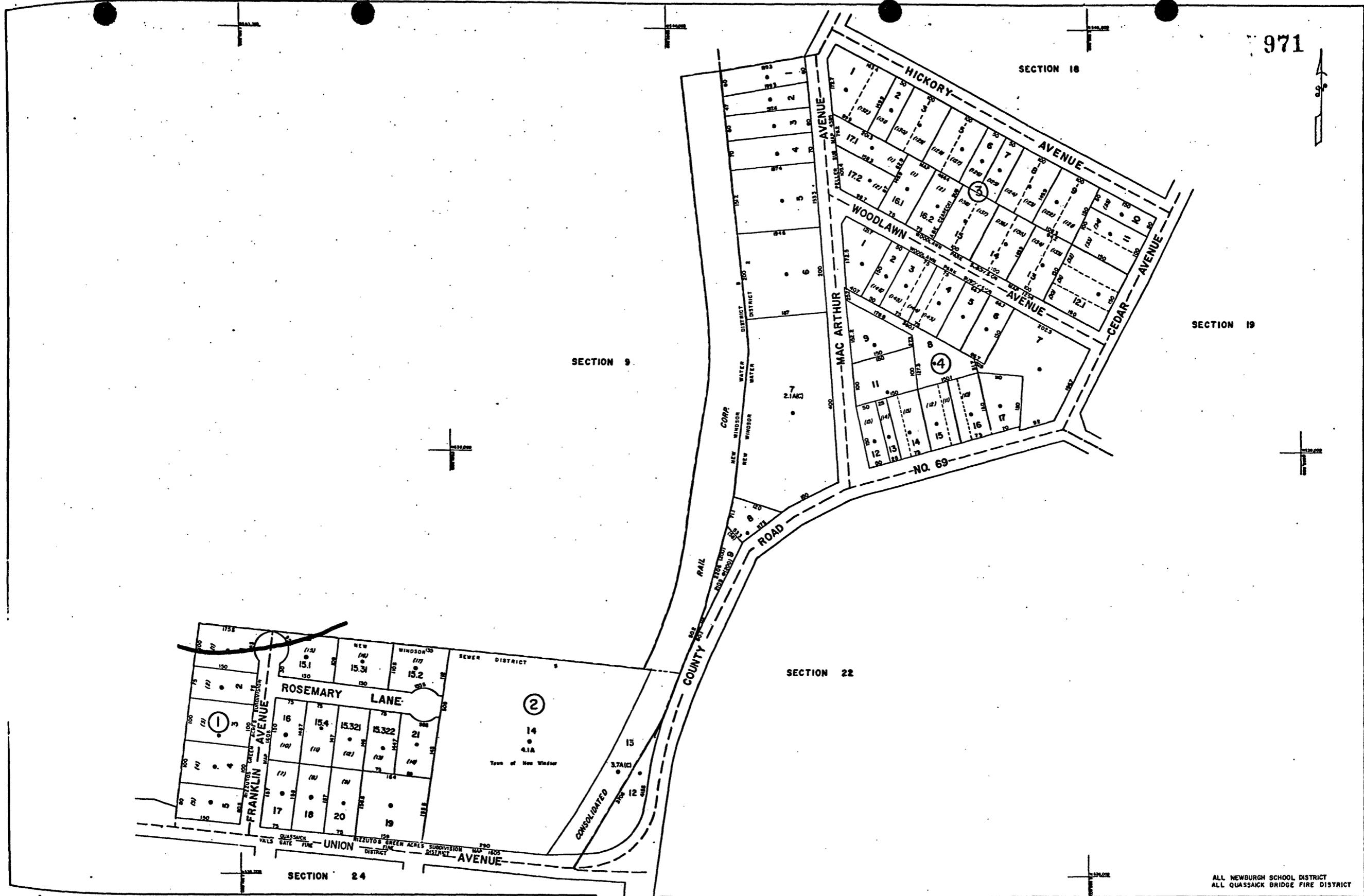
ORANGE COUNTY-NEW YORK

13-15
 Photo No. 8-496,497,498 Date of Map: 9-26-67
 Date of Photo: 3-1-65 Date of Revision: 3-1-69
 Scale: 1" = 400'

TOWN OF NEW WINDSOR

Section No. 9
DUFFER'S HIDE-A-WAY
 ADJ. PROPERTY OWNERS W/IN 500'

ALL NEWBURGH SCHOOL DISTRICT
 ALL QUASSACK BRIDGE FIRE DISTRICT



SECTION 9

SECTION 18

SECTION 19

SECTION 22

SECTION 24

ALL NEWBURGH SCHOOL DISTRICT
ALL QUASSACK BRIDGE FIRE DISTRICT

LEGEND

STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO. ④	FILED PLAN BLOCK NO. ②
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO. 32	FILED PLAN LOT NO. 122
BLOCK & SECTION LIMIT	MATCH LINE	AREAS (Cont'd. A. (Calculated) 116.2)	STATE HIGHWAYS NY STATE MAP NO. 17
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS (Cont'd. 66 (Square) 22)	COUNTY HIGHWAYS COUNTY MAP NO. 4
PROPERTY LINE			TOWN ROADS TOWN MAP 1

ORANGE COUNTY-NEW YORK

Photo No. 14-31,32 Date of Map: 9-24-67
 Date of Photo: 3-1-65 Date of Revision: 3-1-69
 Scale: 1" = 100'

TOWN OF NEW WINDSOR

Section No. 21

DUFFER'S HIDE-A-WAY
ADJ. PROPERTY OWNERS W/IN 500'

Prepared by
AERO SERVICE CORPORATION
 100 WEST 42ND STREET, NEW YORK 36, N.Y.
FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(914) 561-3695

March 30, 1992

Chairman James Petro and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12550

Re: Sketch Plan For Additional Parking
Duffer's Hide-A-Way

Dear Chairman Petro and
Planning Board Members:

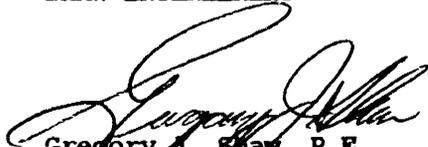
In 1991 the New Windsor Planning Board granted Site Plan Approval to allow the construction of miniature golf facilities at Duffer's Hide-A-Way. While not a Condition Of Approval, the Board requested that a Sketch Plan be prepared indicating additional parking should it be needed by Duffer's after the installation of the miniature golf.

Towards this effort, I am enclosing 7 copies of the drawing entitled "Sketch Plan - Additional Parking Layout For Duffer's Hide-A-Way" which is dated March 30, 1992. At your convenience please place this item on an agenda of the Planning Board for discussion purposes.

Thank you for your attention to this matter.

Very truly yours,

SHAW ENGINEERING


Gregory S. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Gerald Impellittiere, Jr.

The attached parking changes were approved at the 4/8/92 P.B. meeting.
(w)

DUFFER'S HIDE-A-WAY:

Mr. Gregory Shaw of Shaw Engineering came before the Board representing this proposal.

BY MR. SCHIEFER: Gentlemen, as I recall the last time they were here, they were talking about a miniature golf course. Now I see it.

BY MR. SHAW: As most of the Board members are familiar with this, this is Duffer's Hide-a-Way located on Windsor Highway. Our request before the Board tonight is to install a miniature golf area, which is located behind the batting cages in this particular fashion. Again, it will be an 18 hole miniature golf course. The hours of operation for the miniature golf will be consistent with the overall facility, which is from nine in the morning to approximately nine o'clock at night. Relatively a simple application. There's no new structures. There's no new parking that's coming with it. Probably be some miscellaneous electric and some fencing to enclose the area. That very simply is the project in a nutshell. If I may go one step forward, I had the opportunity to review the engineer's comments with respect to this application and the comments are very minor. In fact, negligible. What I'd ask for the Board's consideration is for timing on this particular application with specific reference to the Orange County Department of Planning. Miniature golf is geared for a recreational use, which will come to a quick close September 1st when school starts. So, I have a very small window to get this facility constructed and functioning and if we're obligated to wait a month from the Orange County Department of Planning response, it's pretty much going to preclude us from developing this miniature golf this year. You may ask why are we in before this Board on this particular application on such a late date and there was an application for another site plan amendment earlier this year. I think the easiest way to describe that is competition. Within the past 30 days, the Town of Newburgh Planning Board has approved a driving range, batting cage, miniature golf for the Middlehope Drive In site on Route 9W. It's because of this facility, Mr. Impellitieri has decided to expand his facility to include miniature golf and again with September 1st being the date upon

which the use for this particular facility would drop considerably where I'm asking the Board tonight to waive the request to the Orange County Department of Planning and to approve this site plan application tonight so that we can begin construction immediately.

BY MR. SCHIEFER: Greg, let me ask our counsel, do we have to send it to the Orange County Planning Department if it's located on Route 32?

BY MR. KRIEGER: Well, let's see. There's no new structures.

BY MR. VAN LEEUWEN: I'd like to go see this because we're getting a lot of things on one piece of property.

BY MR. SCHIEFER: Andy, you want to think that over? Let me address one to Mark. Mark, the fact that we are adding this new facility hopefully bringing in new customers, is parking going to be adequate?

BY MR. EDSALL: Well, it's tough to predict if everyone will come to use the facility at one time or whether or not it would be a steady flow. Based on the zoning requirements, it's an outdoor recreation. There's also now in the zoning it's now been rezoned to C, there's an outdoor amusement establishment use and the uses comply, it's still the same use by code, so the parking requirements don't change. The area of the parking requirements are based on acreage.

BY MR. SCHIEFER: Legally, they don't change. I know both the applicant, he certainly hopes is going to bring additional customers in and I have seen that parking lot close to filled at times, but if it's legal, I'm not going to challenge it, just be aware of it.

BY MR. BABCOCK: It meets the zoning.

BY MR. SCHIEFER: If it meets the zoning regulations, I won't go beyond that.

BY MR. EDSALL: At worst, you could go on record indicating that if parking becomes a problem, you'd request that they come back for an amendment to possibly at the bottom end of that service road

provide some overflow parking or something of that sort, so that when the area becomes completely filled, you would then have some relief, but at this point, he meets the zone.

BY MR. VAN LEEUWEN: He's got relief, he's got the highway.

BY MR. EDSALL: That's the relief we want to avoid.

BY MR. SCHIEFER: I like the idea of a miniature golf course in New Windsor.

BY MR. SHAW: If that's the case, I believe it would be encumbant upon Mr. Impellitieri to find some way to expand it. The last thing he wants to do is turn away customers, if somebody wants to spend dollars for recreational, rather than have them drive away, it would be in his best interest to accommodate them.

BY MR. MCCARVILLE: How do you accommodate additional parking on this plan?

BY MR. SHAW: I haven't looked.

BY MR. SCHIEFER: Possibly on the service road. I don't want to see it on Route 32 and that could be a tendency.

BY MR. PETRO: I have a little experience with miniature golf courses and I notice that when we had miniature golf course, there was a steady flow of people, really was, really at one shot never had 40 people showing up at one time to play. You're right, it's going to be more people, but it's not one big load.

BY MR. SHAW: Sometime may I point out the Board's probably driven past the facility and there's a lot of cars in the parking lot and in another week baseball season's over, okay, so the big demand on the batting cages, Little Leaguers are going to subside.

BY MR. SCHIEFER: Greg, next year you're going to have both of them going at the same time. I'm not going to oppose it because you're meeting the zoning, but be aware you have a problem, but consideration should be given where you may expand for your own

sake. My only comment is I don't want it on 32. If there's no parking, you're going to have to drive customers away. It's going to hurt yourself and I'm sure the only reason you're doing this is to get additional customers because the ones that are there now, they are in for established purposes. Andy, do you have any comments on the other question?

BY MR. KRIEGER: As long as there's no additional structure, they are, bearing in mind what I'm hearing about this particular application, I don't think you have to wait for the Orange County Planning Board. Had there been additional structure, it would be a different matter all together.

BY MR. SCHIEFER: I'll go along with that. I have no problem not going to Orange County Planning, based on what our attorney has told us. Any comments from other Board members?

BY MR. MCCARVILLE: I have a little problem with it. You have a site here where you're moving 1000 gallon existing septic tank, redesigning the septic field, if I'm reading this right. That would need County approval, if you ask me.

BY MR. SHAW: The septic tank is being relocated, but it was being relocated due to the original expansion of the clubhouse, all right, the approved drawing by this Board for the expansion of the clubhouse showed the septic tank to be relocated. It has not been. What my drawings reflect that it be relocated also from its present location, a little bit further away from the clubhouse. Then the approved drawings had shown which this Board had approved for the clubhouse. The septic system is not changing. It's not moving. It's not being expanded. It's remaining exactly where it is, in its present location, just the septic tank is being approved and the Board approved the moving of the septic tank earlier this year.

BY MR. KRIEGER: No additional bathrooms in here?

BY MR. SHAW: No, there's no structures.

BY MR. EDSALL: For the record --

BY MR. KRIEGER: You're not going to expand an existing structure, not going to put another bathroom

for the influx of people?

BY MR. EDSALL: The flow is not changing from what was approved previously which did not need a SPDES permit since it was new and under the 1000 gallon per day.

BY MR. SHAW: Correct.

BY MR. PETRO: Netting to protect from the driving range over here?

BY MR. SHAW: Just in case a ball and again, Gerry, and this is his business, took a long, hard, careful look at the angles of the balls, error in shots to make sure the people in this area would be protected.

BY MR. PETRO: Is this lighted for night use?

BY MR. SHAW: Yes, it will be. Again, the hours will be from nine to nine and those light locations are shown.

BY MR. PETRO: The lighting won't annoy neighbors over here teeing off?

BY MR. SHAW: No, it will be a downward lighting.

BY MR. SCHIEFER: I have no objection to the timing, but miniature golf courses usually run later at night, most of the ones I have seen, a lot of the business is in the evening.

BY MR. IMPELLITIERI: Customers on Route 94, last customers are allowed on the course at nine o'clock, so it's closed down by ten. I think I'd still have the restriction of ten o'clock.

BY MR. SCHIEFER: I have seen miniature golf courses stay open till midnight and later in some areas.

BY MR. IMPELLITIERI: No, I have no intention because customers that it brings in at that hour I don't want.

BY MR. VAN LEEUWEN: Lights won't bother anybody?

BY MR. IMPELLITIERI: It's a dead portion of the driveway, it's just dead.

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BY MR. VAN LEEUWEN: There's nobody living there except this one doctor and he lives over here.

BY MR. IMPELLITIERI: He doesn't live there, he rents it out.

BY MR. SCHIEFER: Do you have any other comments on the need to go to the Orange County Planning? The applicant would like us to take action and we are going to resolve that.

BY MR. LANDER: Do we need a public hearing?

BY MR. VAN LEEUWEN: I make a motion to waive the public hearing.

BY MR. PETRO: I'll second that.

ROLL CALL:

Mr. Petro: Aye.

Mr. Van Leeuwen: Aye.

Mr. McCarville: Aye.

Mr. Lander: Aye.

Mr. Dubaldi: Aye.

Mr. Schiefer; Aye.

BY MR. SCHIEFER: Now, again, do we have to go to the Orange County Planning?

BY MR. VAN LEEUWEN: If somebody makes a motion to approve it, I think that tells it automatically doesn't have to go.

BY MR. SCHIEFER: Yes, it does.

BY MR. PETRO: Our attorney has said we don't have to go.

BY MR. SCHIEFER: We have the option. The attorney is saying we have the option and I'm saying I tend to

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agree.

BY MR. KRIEGER: The question was legally do you have to go and I don't do the deciding.

BY MR. SCHIEFER: Legally we do not have to.

BY MR. VAN LEEUWEN: As long as you have a majority plus one, I don't think you have to.

BY MR. EDSALL: That's after negative vote.

BY MR. VAN LEEUWEN: That's right.

BY MR. EDSALL: That's if you want to override them.

BY MR. VAN LEEUWEN: Correct, that wouldn't count in this case.

BY MR. KRIEGER: You're not overriding them because they are not there to begin with.

BY MR. EDSALL: You're making a determination that there's no need to send them.

BY MR. VAN LEEUWEN: I don't think it needs to go to the County.

BY MR. PETRO: We have a very simple addition to an already existing functioning recreation area and I think we should bypass the Orange County Planning and make a motion to approve this.

BY MR. VAN LEEUWEN: Gerry, can I ask you, are you planning to put any more on this?

BY MR. IMPELLITIERI: I never planned on being here now. I'm just protecting my business.

BY MR. VAN LEEUWEN: You are here with that building the last time and you said that's it.

BY MR. IMPELLITIERI: I don't think there's nothing more than can be done there.

BY MR. MCCARVILLE: Parking, when this thing, if it takes off like you'd like to see it, I think you're going to have a real problem with parking and I'd like to see a plan with some type of contingency plan

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on it for parking rather than be --

BY MR. VAN LEEUWEN: He's got a space over here that he's filling in, okay, over here to the left side.

BY MR. PETRO: He also has the service road.

BY MR. VAN LEEUWEN: He's been filling in because that could be another spot for maybe 14, 15 cars eventually.

BY MR. DUBALDI: Where?

BY MR. VAN LEEUWEN: If you pass the property on the lefthand side in the corner there.

BY MR. LANDER: 14 or 15 cars?

BY MR. VAN LEEUWEN: By the time he, if he runs it straight across here, we can.

BY MR. SCHIEFER: My opinion on this, he meets zoning. We have made the applicant well aware of it. No one will suffer more than him if he can't handle the parking. If he's driving customers away, that's not going to help. I don't want parking on Route 32, that's all.

BY MR. PETRO: I think the police department would take care of that real quick.

BY MR. VAN LEEUWEN: The state would be on his back if it happens.

BY MR. PETRO: Remember down to Rosebud's that didn't last too long.

BY MR. SCHIEFER: My concern is overflow parking, which is business getting too good and I'm not going to oppose it and he does meet the zoning restrictions.

BY MR. VAN LEEUWEN: I make a motion we approve.

BY MR. SCHIEFER: Motion has been made. Do you want to second the existing motion?

BY MR. PETRO: Yes, I will second it.

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BY MR. EDSALL: You have to close SEQRA. You have to open and close.

BY MR. SCHIEFER: Withdraw your motion.

BY MR. VAN LEEUWEN: I withdraw the motion and make a motion to declare lead agency.

BY MR. PETRO: I'll second it.

ROLL CALL:

Mr. Petro: Aye.

Mr. VanLeeuwen: Aye.

Mr. McCarville: Aye.

Mr. Schiefer: Aye.

Mr. Lander: Aye.

Mr. Dubaldi: Aye.

BY MR. VAN LEEUWEN: I declare negative declaration.

BY MR. DUBALDI: I'll second it.

BY MR. SCHIEFER: Motion has been made and seconded we declare negative declaration.

ROLL CALL:

Mr. Petro: Aye.

Mr. VanLeeuwen: Aye.

Mr. McCarville: Abstain.

Mr. Lander: Aye.

Mr. Dubaldi: Aye.

Mr. Schiefer: Aye.

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BY MR. VAN LEEUWEN: I make a motion to approve, Mr. Chairman.

BY MR. LANDER: How about just before you get rolling here, how about handicapped access to this? Have you considered that?

BY MR. IMPELLITIERI: It's already been taken care of.

BY MR. SCHIEFER: That's going to be --

BY MR. LANDER: I don't know, maybe somebody, I don't know.

BY MR. VAN LEEUWEN: You can't play it anyway, if you got down there.

BY MR. LANDER: In a wheelchair, yes.

BY MR. BABCOCK: Regulations for handicapped go on buildings, if you have a particular use of a building, whenever something like this, I'm not sure how it's regulated.

BY MR. LANDER: A handicapped person doesn't play miniature golf?

BY MR. BABCOCK: There are handicapped facilities here, handicapped parking.

BY MR. LANDER: Doesn't have to be a wheelchair handicapped.

BY MR. BABCOCK: And this facility has handicapped parking already.

BY MR. LANDER: I didn't know how far the miniature golf is going to be set up. It's going to be way down so --

BY MR. EDSALL: Are you intending to ramp the access to this or have steps?

BY MR. SHAW: It's going to be ramped. It's not that severe.

BY MR. IMPELLITIERI: Access going all the way to the

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building which will go right in the front and then the entrance to the walk is going to be right into there, but it's virtually impossible.

BY MR. PETRO: We're still concerned about the parking.

BY MR. SCHIEFER: That's a concern.

BY MR. VAN LEEUWEN: I'd like the applicant to, if we approve this tonight, I would like to have the applicant put on record that he'll come in within the next two months and show us additional parking.

BY MR. SCHIEFER: Contingency parking, is that acceptable? In other words, if he needs it he has to have a method of putting it in.

BY MR. VAN LEEUWEN: How is that, Gerry?

BY MR. SCHIEFER: You don't have to put the parking in.

BY MR SHAW: They are not saying physically construct, generate a drawing showing where additional spaces could be put so if it's determined that they are needed, there's a vehicle now and an approved plan as to where they are going to go.

BY MR. VAN LEEUWEN: Put a lot more on this property than we really should.

BY MR. IMPELLITIERI: No problem.

BY MR. VAN LEEUWEN: You'll come in within two months then?

BY MR. IMPELLITIERI: Yes.

BY MR. SCHIEFER: For contingency parking. There's a big difference from what I said he doesn't have to put them in unless he needs them.

BY MR. VAN LEEUWEN: But I do want him to show on the map in case he needs them. He can show it.

BY MR. DUBALDI: How many spaces are we going to ask him to provide?

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BY MR. VAN LEEUWEN: We're not, we're just asking him when he fills the rest of the piece in, how many more parking spaces he can come up with.

BY MR. SCHIEFER: Legally he has enough. If more parking is needed, there will be a plan.

BY MR. VAN LEEUWEN: I passed it today and I have never seen it full.

BY MR. SCHIEFER: You heard Greg's comments on the existing moving the septic tank. I have no problem with it. Do you?

BY MR. EDSALL: The whole issue of the sanitary system was brought up at the last meeting, last approval, and they submitted full design plans. Nothing new, just sliding it a little further.

BY MR. PETRO: I'll second it.

ROLL CALL:

Mr. Petro: Aye.

Mr. Van Leeuwen: Aye.

Mr. McCarville: No, based on the fact that I just don't feel that the parking can be adequate to handle the demand, which is a positive for you.

MR. Lander: Aye.

Mr. Dubaldi: Aye.

Mr. Schiefer: Aye.

BY MR. SHAW: Thank you.

BY MR. SCHIEFER: Within two months, please.

BY MR. SHAW: Within two months.

AS OF: 07/17/91

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 91- 8

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
									TIME	EXP.	BILLED	BALANCE	
91-8	40034	06/04/91	TIME	MJE	MC	DUFFERS/GREEN	65.00	0.30	19.50				
91-8	41199	06/24/91	TIME	MCK	CL	D/REVIEW COMMENTS	25.00	1.00	25.00				
91-8	41645	06/24/91	TIME	MJE	MC	SITE PLAN AMEND	65.00	0.40	26.00				
91-8	41647	06/25/91	TIME	MJE	MC	SITE PLAN AMEND	65.00	0.10	6.50				
91-8	40930	06/26/91	TIME	MJE	MM	COND FINAL APPL	65.00	0.10	6.50				
TASK TOTAL									83.50	0.00	0.00	83.50	
GRAND TOTAL									83.50	0.00	0.00	83.50	

PLANNING BOARD
TOWN OF NEW WINDSOR

OF: 07/19/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

R PROJECT NUMBER: 91-8

NAME: DUFFER'S HIDE-A-WAY - MINIATURE GOLF
APPLICANT: IMPELLITTIERRE, GERALD JR.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/18/91	SITE PLAN MINIMUM	PAID		750.00	
07/16/91	P.B. ENGINEER FEE	CHG	83.50		
		TOTAL:	83.50	750.00	-666.50

Please issue a check in the
amount of \$666.50 to:

Duffer's Hide-a-Way
139 Windsor Highway
New Windsor, NY 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/25/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-8

NAME: DUFFER'S HIDE-A-WAY - MINIATURE GOLF
APPLICANT: IMPELLITTIERRE, GERALD JR.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/18/91	MUNICIPAL HIGHWAY	/ /	
ORIG	06/18/91	MUNICIPAL WATER	06/20/91	APPROVED
ORIG	06/18/91	MUNICIPAL SEWER	/ /	
ORIG	06/18/91	MUNICIPAL SANITARY . ADDITIONAL LEACHING AREA SHOULD BE CONSIDERED	06/19/91	APPROVED
ORIG	06/18/91	MUNICIPAL FIRE	06/20/91	APPROVED
ORIG	06/18/91	PLANNING BOARD ENGINEER	/ /	

91-8

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
_____ for the building or subdivision of
_____ DUFFERS HIDE-A-WAY _____ has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]

SANITARY SUPERINTENDENT

6-26-91

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 20 June 1991
SUBJECT: Duffer's Hide-A-Way

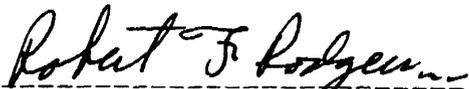
PLANNING BOARD REFERENCE NUMBER: PB-91-8
DATED: 18 June 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-045

A review of the above referenced subject site plan was conducted on 19 June 1991.

This site plan is acceptable.

PLANS DATED: 14 June 1991.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

✓
CC: M.E.

6-20-91

JUN 18 1991

91-8

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

Shaw Eng. for the building or subdivision of

Duffers Hide-a-way has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water servicing 100 prop.
Notify water dept. if service location is
needed.

HIGHWAY SUPERINTENDENT

Steve J. J. J.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: H.E.

JUN 18 1991

91-8

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

Shaw Engineering for the building or subdivision of

Duffer's Hide-A-Way _____ has been

reviewed by me and is approved

disapproved _____.

If disapproved, please list reason _____

Additional Leaching Area should be Considered

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn H. Masten Jr
~~SANITARY SUPERINTENDENT~~

June 19, 1991
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, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Minature Golf for Duffer's Hide-a-Way

2. Name of Applicant Gerald I. Impellittiere, Jr. Phone 562-7883

Address c/o Duffer's Hide-a-Way, 139 Windsor Highway, New Windsor, N.Y.
(Street No. & Name) (Post Office) (State) (Zip) 12553

3. Owner of Record (Same as Applicant) Phone _____

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

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address 744 Broadway, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

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

6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name)

7. Location: On the East side of N.Y.S. Route 32
(Street)

1300⁺ feet North
(Direction)

of Union Avenue
(Street)

8. Acreage of Parcel 6.69[±] Ac 9. Zoning District C

10. Tax Map Designation: Section 9 Block 1 Lot 25.21

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 N/A

13. List all contiguous holdings in the same ownership N/A
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) N/A

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(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 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

13th day of June 1989

Patricia E. O'Brien
Notary Public

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4641496
Commission Expires Feb. 28, 1992

[Signature]
(Owner's Signature)

(Applicant's Signature)

(Title)

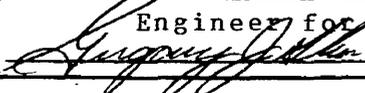
PROJECT I.D. NUMBER

617.21

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 Gerald I. Impellittere, Jr.	2. PROJECT NAME Minature Golf for Duffer's Hide-a-Way
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) On the east side of N.Y.S. Route 32 approximately 1300 feet North of Union Avenue.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Project is the addition of a minature golf course to the existing facility presently consisting of a clubhouse, batting cages, driving ranges and asociated parking.	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.69[±]</u> acres Ultimately <u>6.69[±]</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 checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Project is within the C Design Shopping Zone and is in the vicinity of the PI Planned Industrial, R-2 & R4 Residential and NC Neighborhood Commercial Zones.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
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 type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Gregory J. Shaw, P.E.</u>	Date: <u>June 10, 1991</u>
Engineer for Applicant	
Signature: 	

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

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:

_____ Town of New Windsor Planning Board
Name of Lead Agency

Carl Schiefer _____ Chairman
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

_____ Signature of Responsible Officer in Lead Agency
_____ Gregory J. Shaw, P.E.
Signature of Preparer (if different from responsible officer)

_____ Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Gerald I. Impellittere, Jr., deposes and says that he
 resides at 31 Hilltop Drive, New Windsor, N.Y. 12553
 (Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of _____

Section 9 Block 1 Lot 25.21

which is the premises described in the foregoing application and
 that he has authorized Gregory J. Shaw, P.E.
 to make the foregoing application as described therein.

Date: June 10, 1991

Gerald I. Impellittere, Jr.
 (Owner's Signature)

Patricia E. Brien
 (Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR A 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

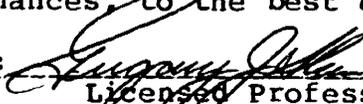
- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29 <input type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30 <input type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)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

N/A: NO proposed improvement to existing items.

By:  _____
Licensed Professional

Date: June 10, 1991

Shaw Engineering**Consulting Engineers**

744 Broadway
 P. O. Box 2569
 Newburgh, New York 12550
 (914) 561-3695

Properties within 500' of the Site Plan
 for Duffer's Hide-a-Way
 N.Y.S. Route 32, New Windsor, N.Y. 12553

(Duffer's Hide-a-Way: Sec. 9 Block 1 Lot 25.21)

Section- Block Lot	Owner's Name and Address
9-1-12.1	La Casa D'Oro, Inc. c/o Cosmio Di Brizzi 647 Little Britain Road Newburgh, N.Y. 12550
9-1-13	Roman Catholic Church of St. Joseph 6 St. Joseph Place New Windsor, N.Y. 12553
9-1-14	Roman Catholic Church of St. Joseph 6 St. Joseph Place New Windsor, N.Y. 12553
9-1-15.1	Denhoff Development Corp. 245 Fifth Avenue Suite 2205 New York, N.Y. 10016
9-1-15.2	Calvet Tool Rental & Servicenter Inc. P.O. Box 4333 New Windsor, N.Y. 12553
9-1-16	Strack, Robert A. & Beverly A. Strack 114 Windsor Highway New Windsor, N.Y. 12553
9-1-24	Kim Doo, Joseph 425 Angola Road Cornwall, N.Y. 12518
9-1-25.3	Redl, Herbert H. 240 North Road Poughkeepsie, N.Y. 12602

Section-
Block
Lot

Owner's Name
and
Address

9-1-26

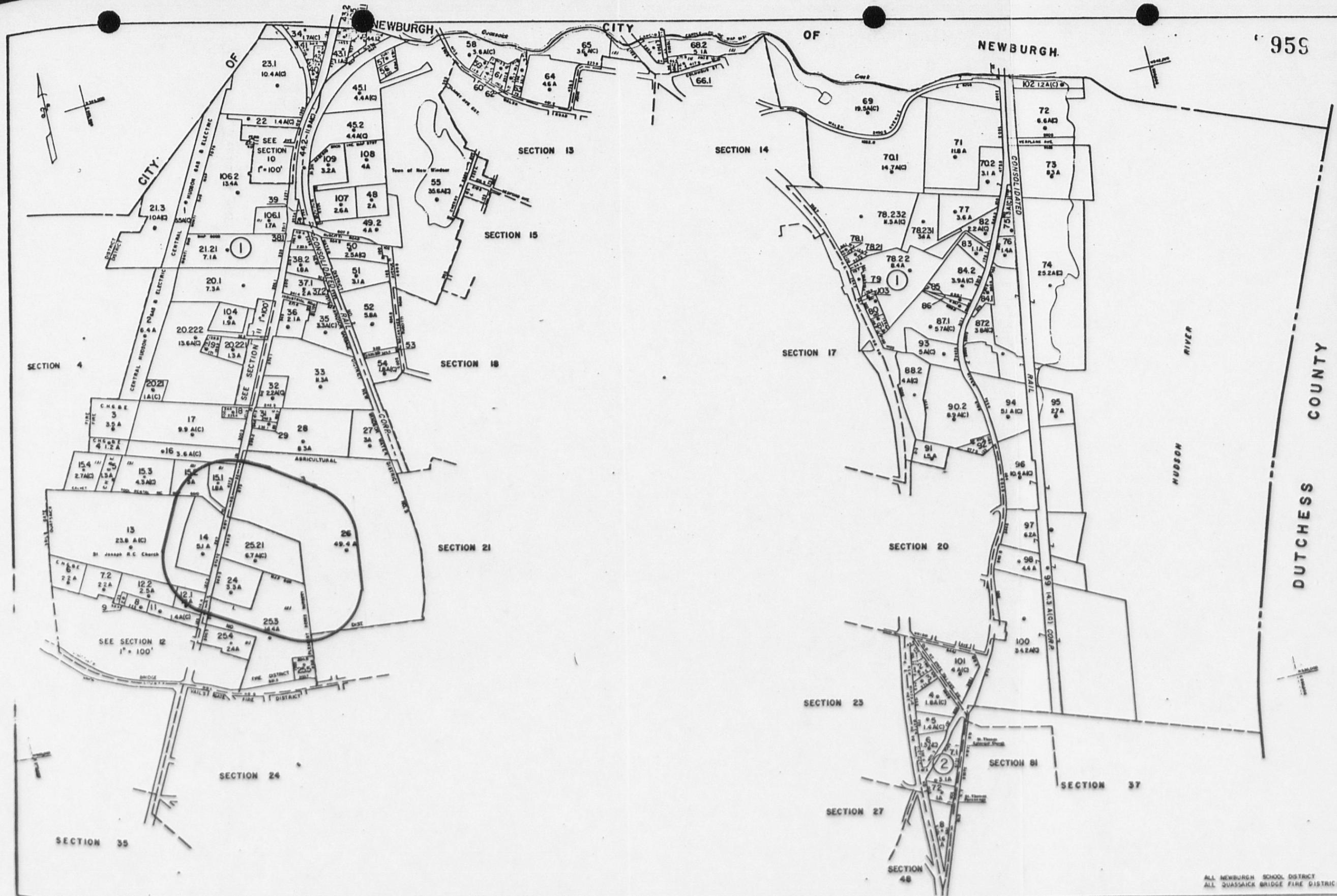
Borchert, Jr., Ernest H. & Robert A.
Lattintown Road
Marlboro, N.Y. 12542

21-1-1

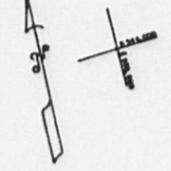
Delio, Patricia A.
7 Franklin Avenue
New Windsor, N.Y. 12553

21-2-15.1

Maraday, Joseph C. & Edith R.
2 Rosemary Lane
New Windsor, N.Y. 12553



958



HIGH SCHOOL DISTRICT
GATE FIRE DISTRICT

ALL NEWBURGH SCHOOL DISTRICT
ALL QUASSACK BRIDGE FIRE DISTRICT

WINDSOR

Prepared by
AERO SERVICE CORPORATION
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
BLOCK & SECTION LIMIT	MATCH LINE	AREAS (containing 1/4, 1/2, 3/4, 1/8, 1/16, 1/32)	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS (containing 1/4, 1/2, 3/4, 1/8, 1/16, 1/32)	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

ORANGE COUNTY - NEW YORK

13-15
Photo No. 8-496,497,498
Date of Photo: 3-1-50
Scale: 1" = 400'

Date of Map: 9-24-57
Date of Revision: 3-1-59

TOWN OF NEW WINDSOR

Section No. 9
DUFFER'S HIDE-A-WAY
ADJ. PROPERTY OWNERS W/IN 500'



Prepared by
AERO SERVICE
 ASSOCIATION
 110 W. 42nd St. New York 36, N.Y.
FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO. ④	FILED PLAN BLOCK NO. ② ③
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
SECTION & SECTION LIMIT	WATCH LINE	AREAS (FRONT) (A) (CORNER) (B) (D)	STATE HIGHWAYS N.Y. STATE HWY. NO. 17
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS (FRONT) (A) (CORNER) (B) (D)	COUNTY HIGHWAYS COUNTY HWY. NO. 4
PROPERTY LINE			TOWN ROADS

ORANGE COUNTY-NEW YORK

Photo No. 16-51.32 Date of Map 9-24-67
 Date of Photo 3-1-65 Date of Revision 3-1-69
 Scale 1" = 100'

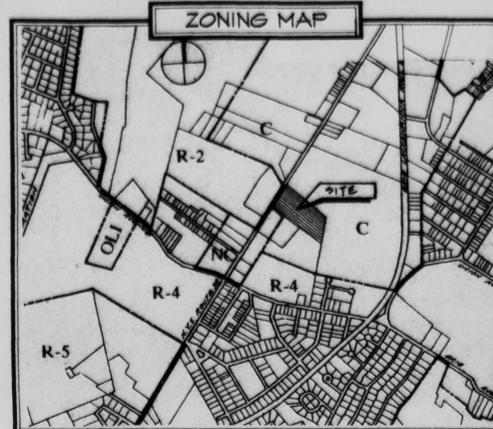
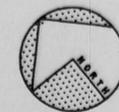
TOWN OF NEW WINDSOR

Section No. 21

DUFFER'S HIDE-A-WAY
 ADJ. PROPERTY OWNERS W/IN 500'

ALL NEWBURGH SCHOOL DISTRICT
 ALL QUASSACK BRIDGE FIRE DISTRICT

NOW OR FORMERLY
LANDS OF
ERNEST H. & ROBERT A. BORCHERT



ZONING SCHEDULE

SITE PLAN ZONING SCHEDULE, ZONE C - DESIGN SHOPPING
PERMITTED USE BY RIGHT, A24

ITEM	REQUIRED	PROVIDED
LOT AREA	5 ACRES	6.69 ACRES
LOT WIDTH	200 FT.	303 FT.
FRONT YARD DEPTH	100 FT.	N/A
SIDE YARD WIDTH - ONE	50 FT.	N/A
SIDE YARD WIDTH - BOTH	100 FT.	N/A
REAR YARD DEPTH	50 FT.	N/A
STREET FRONTAGE	50 FT.	303 FT.
BLDG. HEIGHT	18 FT.	N/A
FLOOR AREA RATIO	N/A	N/A
DEVELOPMENT COVERAGE	10	N/A
OFF STREET PARKING	21 SPACES	30 SPACES
- FOUR SPACES/ACRE OF RECREATIONAL AREA		
- 1 APT. FOR OWNER/CARETAKER	2 SPACES	
	24 SPACES	

LEGEND

EXISTING	NEW
272 --- 2' CONTOUR	272 --- FINISHED GRADE
270 --- 10' CONTOUR	CB --- CATCH BASIN
--- BOUNDARY	FB --- FLUSHING BASIN
--- ADJ. PROPERTY LINE	H --- WATER VALVE
CB --- CATCH BASIN	W --- WATER LINE
• --- WATER VALVE	18" ST --- STORM SEWER
# --- UTILITY POLE	6" S --- SANITARY SEWER
○ --- SAN. MANHOLE	--- FLARED END SECTION
○ --- HYDRANT	--- DRAINAGE SHALE
--- STREAM	○ --- SAN. MANHOLE
--- 10" W --- WATER MAIN	○ --- LIGHT POLES
--- 8" S --- SAN. SEWER	
--- 24" ST --- STORM SEWER	
--- 4" FM --- FORCE MAIN	
--- G --- GAS MAIN	
□ --- LIGHT POLES	

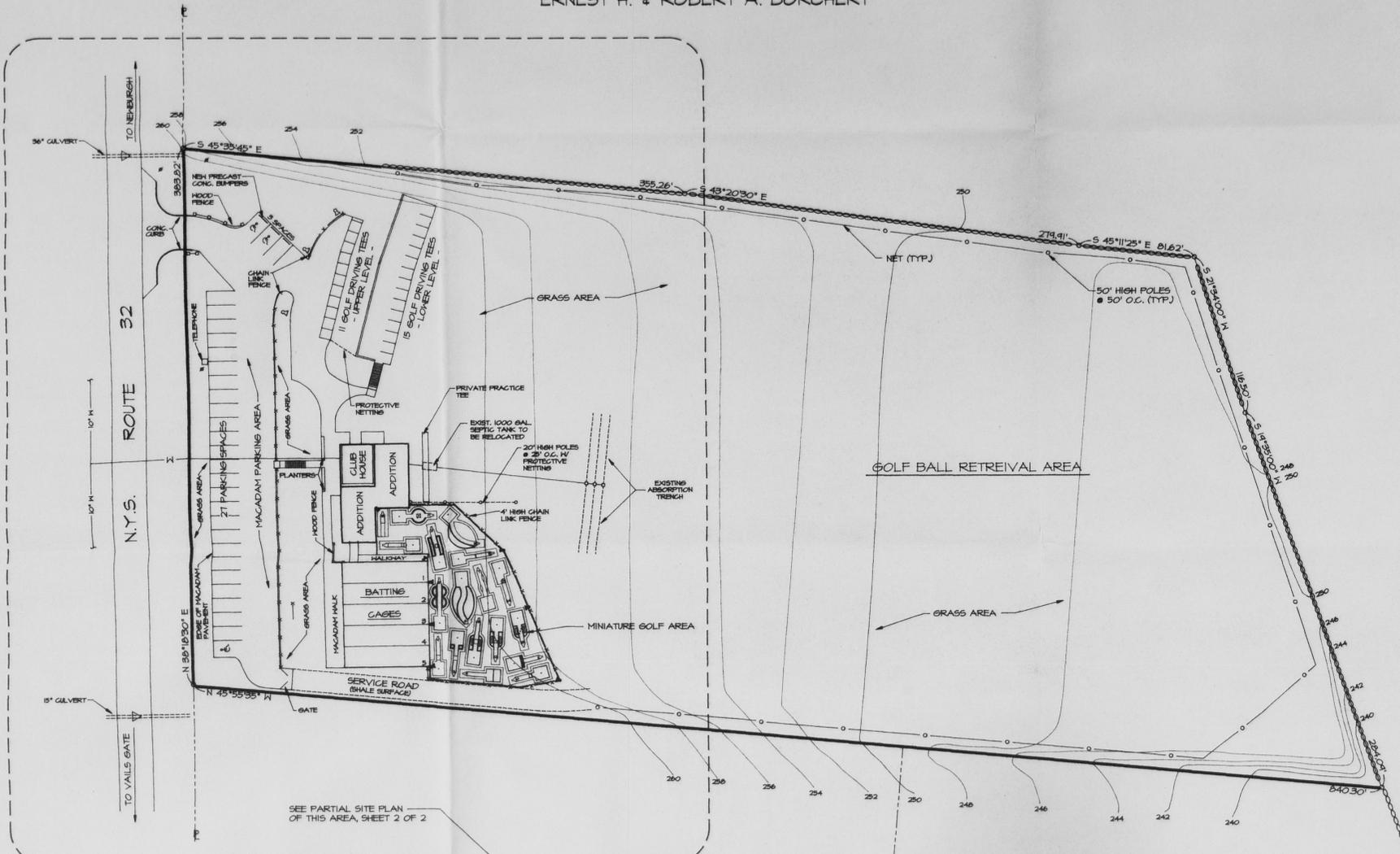
NOTES

- TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 25.21
- TOTAL PARCEL AREA: 6.69± ACRES.
- RECORD OWNER & APPLICANT: GERALD I. IMPELLITTIERE, JR.
C/O DUFFER'S HIDE-A-WAY
134 WINDSOR HIGHWAY
NEW WINDSOR, NEW YORK 12550
- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "MAP OF SURVEY FOR JERRY IMPELLITTIERE, JR. C/O DUFFER'S HIDE-A-WAY, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," PREPARED BY PETER R. HUSTIS, L.L.S. AND DATED JANUARY 24, 1985.
- PLANIMETRIC AND CULTURAL FEATURES OF THE EXISTING SITE OBTAINED FROM DRAWING ENTITLED "SITE PLAN WITH PROPOSED ADDITION, DUFFER'S HIDEAWAY" PREPARED BY PAUL V. CUOMO, P.E. AND DATED JANUARY 13, 1988 WITH A LATEST REVISION DATE OF AUGUST 16, 1990.
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROXIMATE. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
- N.Y. STATE INDUSTRIAL CODE REQUIRES (2) TWO WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-245-2828.
- THE PROPOSED 1 STORY/2 STORY ADDITION TO THE EXISTING PRO SHOP WAS APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD ON MARCH 27, 1991. THESE ADDITIONS ARE NOT PART OF THIS SITE PLAN SUBMISSION TO THE PLANNING BOARD.
- VARIANCES WERE OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON NOV. 15, 1984 FOR THE 50 FOOT HIGH HOOD POLES ALONG THE PROPERTY'S PERIMETER. SITE PLAN APPROVAL FOR THE HOOD POLES WAS GRANTED BY THE NEW WINDSOR PLANNING BOARD ON APRIL 25, 1990.

TOWN OF NEW WINDSOR
PLANNING BOARD OF APPEALS

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUL 18 1991
BY *Ronald Lander*
RONALD LANDER
SECRETARY

NOW OR FORMERLY
LANDS OF
ROMAN CATHOLIC CHURCH
OF SAINT JOSEPH



SEE PARTIAL SITE PLAN
OF THIS AREA, SHEET 2 OF 2

NOW OR FORMERLY
LANDS OF
JOSEPH DOO KIM

NOW OR FORMERLY
LANDS OF
HERBERT H. REDL

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh, N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

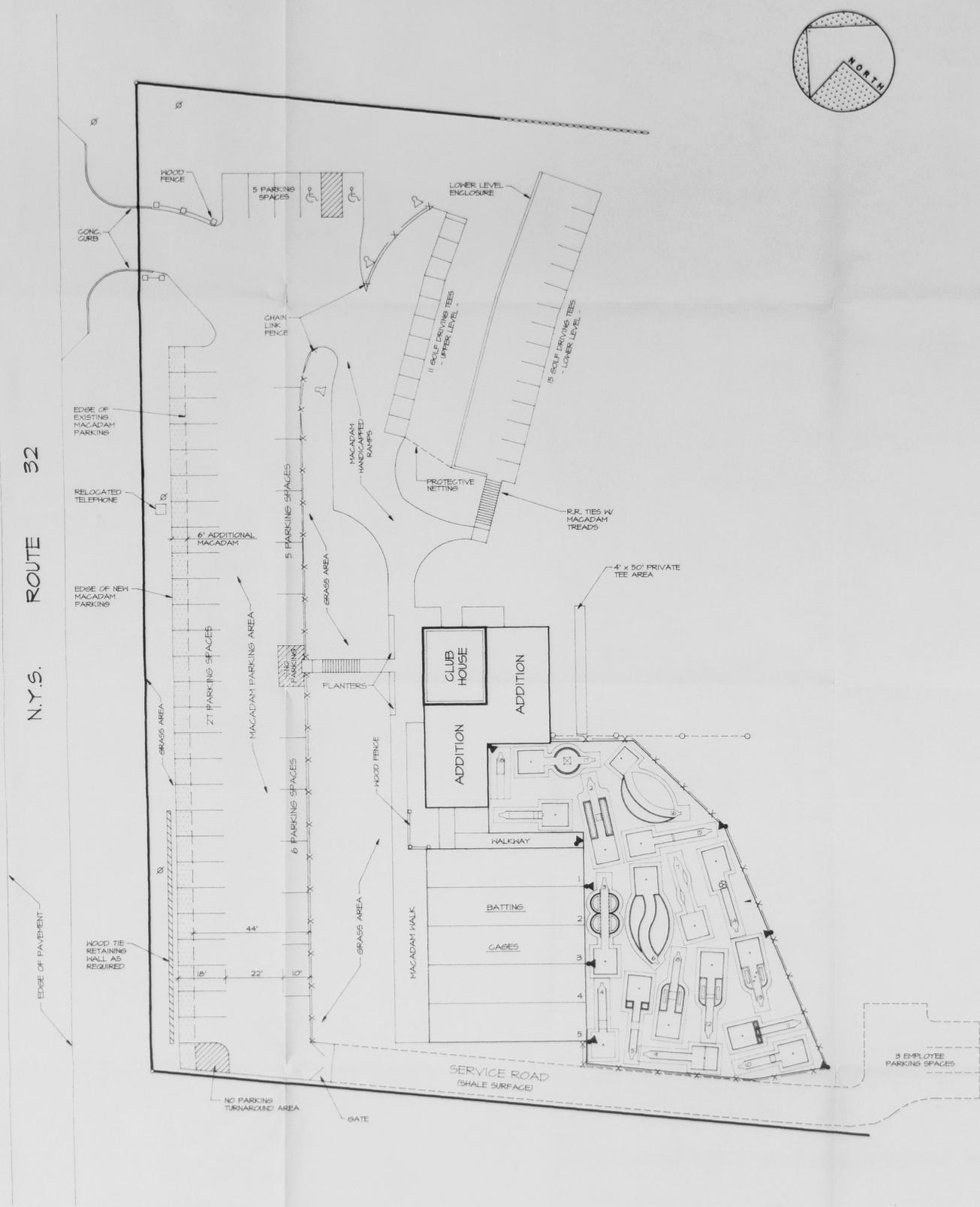
COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

ISSUE	REVISION	DATE

Drawn By: J.R.L.
Checked By: G.J.S.
Scale: 1"=40'
Date: 6-14-1991

Project: AMENDED PROJECT SITE PLAN FOR MINIATURE GOLF
DUFFER'S HIDE-A-WAY
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

AMENDED SITE PLAN
1 OF 2
Project No. 9110



LEGEND	
EXISTING	NEW

ZONING SCHEDULE		
SITE PLAN ZONING SCHEDULE, ZONE C - DESIGN SHOPPING PERMITTED USE BY RIGHT, A24		
ITEM	REQUIRED	PROVIDED
LOT AREA	5 ACRES	6.69 ACRES
LOT WIDTH	200 FT.	383 FT.
FRONT YARD DEPTH	100 FT.	N/A
SIDE YARD WIDTH - ONE	50 FT.	N/A
SIDE YARD WIDTH - BOTH	100 FT.	N/A
REAR YARD DEPTH	50 FT.	N/A
STREET FRONTAGE	50 FT.	383 FT.
BLDG. HEIGHT	18 FT.	N/A
FLOOR AREA RATIO	N/A	N/A
DEVELOPMENT COVERAGE	10	N/A
OFF STREET PARKING - FOUR SPACES/ACRE OF RECREATIONAL AREA - 1 APT. FOR OWNER/CARETAKER	27 SPACES	46 SPACES
	2 SPACES	24 SPACES

- NOTES**
- TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 25.21
 - TOTAL PARCEL AREA: 6.69+ ACRES.
 - RECORD OWNER & APPLICANT: GERALD J. IMPELLITTERE, JR., 670 DUFFER'S HIDE-A-WAY, 134 WINDSOR HIGHWAY, NEW WINDSOR, NEW YORK 12550
 - BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "MAP OF SURVEY FOR JERRY IMPELLITTERE, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," PREPARED BY PETER R. HUSTIS, L.L.S., AND DATED JANUARY 24, 1985.
 - PLANIMETRIC AND CULTURAL FEATURES OF THE EXISTING SITE OBTAINED FROM DRAWING ENTITLED "SITE PLAN WITH PROPOSED ADDITION, DUFFER'S HIDEAWAY" PREPARED BY PAUL V. CUOMO, P.E., AND DATED JANUARY 13, 1988 WITH A LATEST REVISION DATE OF AUGUST 16, 1990.
 - THE PROPOSED 1 STORY/2 STORY ADDITION TO THE EXISTING PRO SHOP WAS APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD ON MARCH 27, 1991. THESE ADDITIONS ARE NOT PART OF THIS SITE PLAN SUBMISSION TO THE PLANNING BOARD.
 - VARIANCES WERE OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON NOV. 13, 1984 FOR THE 50 FOOT HIGH WOOD POLES ALONG THE PROPERTY'S PERIMETER. SITE PLAN APPROVAL FOR THE WOOD POLES WAS GRANTED BY THE NEW WINDSOR PLANNING BOARD ON APRIL 25, 1990.

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Drawn By: J.R.J.	Drawing: SKETCH PLAN	1 OF 1
Checked By: G.J.S.	Project: ADDITIONAL PARKING LAYOUT FOR DUFFER'S HIDE-A-WAY	
Scale: 1"=20'	Date: 3-30-1992	Project No. 9110
ISSUE	REVISION	DATE