

PB# 91-13

CHARLES CATANZARO

SBL 45-1-40.22 & 41

Approved 10-25-93

General Receipt 12098

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

Received of Charles Catanzaro June 28 1991 \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board application fee - 91-13

DISTRIBUTION:

FUND	CODE	AMOUNT
CB# 0000432		25.00

By Pauline H. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

General Receipt 12099

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

Received of Pauline H. Townsend June 28 1991 \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For CB# Planning Board Escrow # 91-13 - Charles Catanzaro

DISTRIBUTION:

FUND	CODE	AMOUNT
CB# 0000433		750.00

By [Signature]
Title

© WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

GENERAL RECEIPT 13832

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

Received of Anna & Charles Catanzaro October 6 1993 \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Planning Board Appraisal Fee # 91-13

DISTRIBUTION:

FUND	CODE	AMOUNT
CB# 306		150.00

By Pauline H. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N. Y. 14564

Planning Board
Town Hall

NO. 91-13

Town Clerk
Title

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

General Receipt 12099

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

Received of Pauline J. Townsend June 28 19 91 \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For CB # Planning Board Escrow # 91-13 - Charles Catanzaro

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB # 0000433</u>	<u>7</u>	<u>750.00</u>

By [Signature]
Title

© WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

GENERAL RECEIPT 13632

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

Received of Anna & Charles Catanzaro October 6, 19 93 \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Planning Board Appraisal Fee # 91-13

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CB # 366</u>		<u>150.00</u>

By Pauline J. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N. Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 91-13
October 6, 19 93

RECEIVED FROM Charles Catanzaro

One thousand two hundred fifteen 00/100 DOLLARS

4% of \$30,376.00 Inspection fee

Account Total \$ 1,215.04

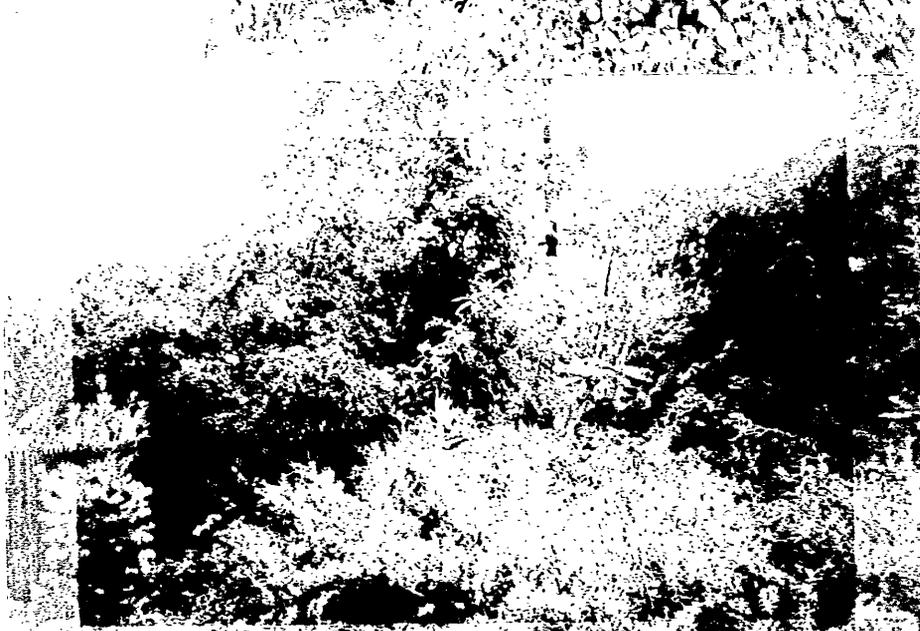
Amount Paid \$ 1,215.04

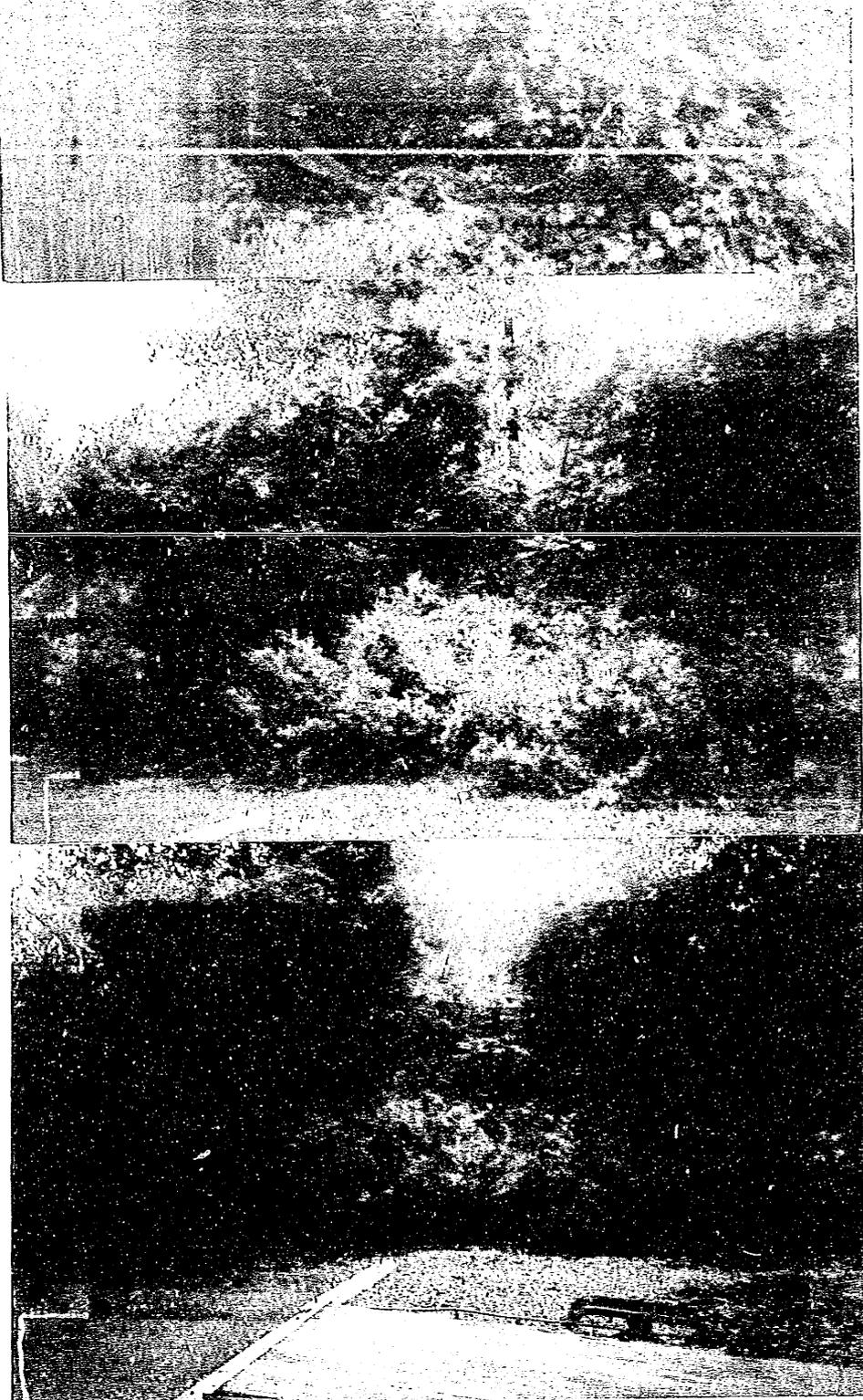
Balance Due \$ - 0 -

[Signature]
al

THE EFFICIENCY LINE AN AMPAS PRODUCT

\$55
Eng





CATANZARO, CHARLES SITE PLAN
RT. 32 (GREVAS & HILDRETH)

#91-13

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 91-13

September 9, 1994

RECEIVED FROM Charles Catanzaro

One Thousand 00/100 DOLLARS

Site Plan Bond - Per R.D. McLoey's letter of 9/8/94

Account Total \$ 4,000.00

Amount Paid \$ 4,000.00

Balance Due \$ - 0 -

Mrs 9/9/94
Myra Mason, Secy to the P.B.

*THE EFFICIENCY&LINE AN AMPAD PRODUCT

County File No. NWT 27 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 Charles Catanzaro

for a Site Plan - NYS Rte. 32 (East Side) 1700 + North of Forge Hill Rd.

County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

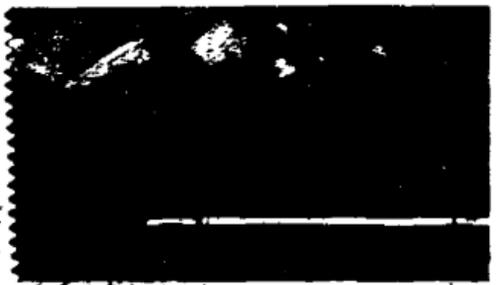
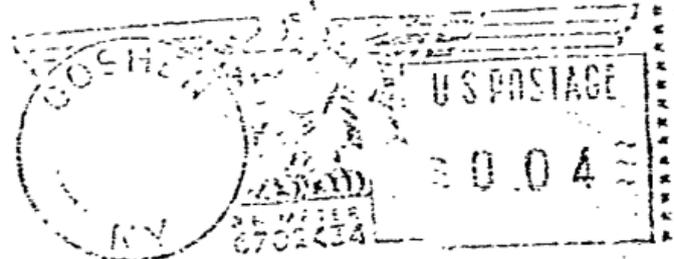
Denied Approved

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.



World's the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING INSPECTOR

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: SEPTEMBER 8, 1994

SUBJECT: CATANZARO SITE PLAN (45-1-40.22)

Dear Mike:

As you are aware, a meeting was held with Charlie Catanzaro, Bill Hildreth and Chris Cafaro on this date to discuss the issuance of a Certificate of Occupancy. Relative to the concerns raised by our office in regard to the site grading and soil erosion problems being experienced on the Cimorelli property, the following was agreed to:

During the course of the meeting with Mr. Catanzaro, we presented photographs from Mrs. Cimorelli, as well as correspondence which identifies the fact that substantial siltation has occurred from the Catanzaro property onto the Cimorelli property causing property damage which Mrs. Cimorelli would like corrected. In addition, we discussed with Mr. Catanzaro, both in the office and in the field, that the measures being taken by the contractor to prevent further siltation onto the Cimorelli property was not sufficient. The filter fabric that had been installed was not placed into the ground in accordance with recommended standards and the filter fabric was not carried the entire length of the property as previously requested. We, therefore, requested that the contractor reinstall the filter fabric and hay bales in accordance with acceptable practices at the direction of the applicant's engineer.

In addition to the above, in light of the fact that Mr. Catanzaro cannot guarantee that siltation will not occur onto the Cimorelli property and further, to guarantee that the soil erosion control techniques will be maintained until the ground is stabilized, it was suggested that a performance bond be posted by Mr. Catanzaro prior to the issuance of a Certificate of Occupancy.

On the basis of the above, we would recommend that a performance bond in the amount of \$1,000.00 be posted with the Comptroller's office. The performance bond could be utilized by the Town of New Windsor to guarantee that the soil erosion control measures are maintained properly and, further, that further property damage does not occur onto the Cimorelli property from siltation. If further damage does occur to the Cimorelli property, the performance bond could be utilized to remedy the problems identified as being a result of the siltation from the Catanzaro property.

We are hopeful that the above is satisfactory for your review and acceptance prior to the issuance of a Certificate of Occupancy, however, if you should have any additional questions in this matter, please contact our office.

Richard D. McGoey P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: George J. Meyers, Supervisor
James R. Petro, Jr. - P.B. Chairman
Charles Catanzaro

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/93

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 91-13

NAME: CATANZARO, CHARLES
APPLICANT: CATANZARO, CHARLES

---DATE---	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/27/91	S.P. MINIMUM #000433	PAID		750.00	
10/16/91	P.B. MINUTES	CHG	22.50		
11/19/91	P.B. ATTY. FEES	CHG	30.00		
11/13/91	P.B. MINUTES	CHG	13.50		
08/30/93	P.B. ENGINEER FEE	CHG	554.00		
10/29/93	RETURN TO APPLICANT	CHG	<u>130.00</u>		
		TOTAL:	750.00	750.00	0.00

Please issue a check in the
amount of \$130.00 to:

Charles Catanzaro
26 Susan Drive
Newburgh, N.Y. 12550

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-13

NAME: CATANZARO, CHARLES
APPLICANT: CATANZARO, CHARLES

---DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/25/93	PLANS STAMPED	APPROVED
08/30/93	REVIEWED COST EST.	APPR. COST EST.
11/13/91	P.B. APPEARANCE . NEED NEW PLANS	ND/APPR. SUB TO.
10/16/91	P.B. APPEARANCE	TO RETURN
10/08/91	WORK SESSION APPEARANCE	NEXT AVAIL. AGENDA
09/25/91	PUBLIC HEARING HELD	LA/TO RETURN
07/24/91	P.B. APPEARANCE	SET P.H.;RET TO W.S.
05/08/91	P.B. APPEARANCE	DISCUSSION ONLY
04/16/91	WORK SESSION APPEARANCE	REVISE:PRESUBMISSION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/29/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-13

NAME: CATANZARO, CHARLES

APPLICANT: CATANZARO, CHARLES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/27/91	MUNICIPAL HIGHWAY	09/13/91	SUPERSEDED BY REV1
ORIG	06/27/91	MUNICIPAL WATER	07/02/91	APPROVED
ORIG	06/27/91	MUNICIPAL SEWER . NO SEWER LINE DETAIL INCLUDED	07/02/91	APPROVED
ORIG	06/27/91	MUNICIPAL SANITARY	07/09/91	APPROVED
ORIG	06/27/91	MUNICIPAL FIRE	07/01/91	APPROVED
ORIG	06/27/91	PLANNING BOARD ENGINEER	09/13/91	SUPERSEDED BY REV1
ORIG	06/28/91	N.Y.S. DEPT. TRANSPORTATION . 6/27/91 - SENT TO NYSDOT BY GREVAS	09/13/91	SUPERSEDED BY REV1
ORIG	07/26/91	O.C. PLANNING DEPT.	08/21/91	LOCAL DETERMIN
REV1	09/13/91	MUNICIPAL HIGHWAY	/ /	
REV1	09/13/91	MUNICIPAL WATER	09/13/91	APPROVED
REV1	09/13/91	MUNICIPAL SEWER	/ /	
REV1	09/13/91	MUNICIPAL SANITARY	09/16/91	APPROVED
REV1	09/13/91	MUNICIPAL FIRE	09/13/91	APPROVED
REV1	09/13/91	PLANNING BOARD ENGINEER	/ /	
REV1	09/26/91	N.Y.S. DEPT. TRANSPORTATION . NEED HIGHWAY WORK PERMIT BEFORE PLANS ARE SIGNED	09/27/91	NO OBJECTION
REVG	10/11/91		/ /	
REV2	10/09/91	P.B. ENGINEER	/ /	

Rec'd 10/6/93

ANNA CATANZARO
 CHARLES CATANZARO
 26 SUSAN DRIVE
 NEWBURGH, N.Y. 12550

366

Sept 1 19 93 29-1/213

PAY TO THE ORDER OF Town of New Windsor \$ 150⁰⁰/₁₀₀
One hundred fifty dollars DOLLARS

NORSTAR BANK
 OF UPSTATE NY

MEMO _____

⑆021300019⑆ 520 5009622⑈ 0366

Rec'd 10/6/93

ANNA CATANZARO
 CHARLES CATANZARO
 26 SUSAN DRIVE
 NEWBURGH, N.Y. 12550

367

Sept 1 19 93 29-1/213

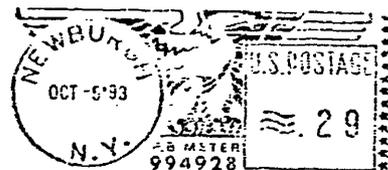
PAY TO THE ORDER OF Town of New Windsor \$ 125⁰⁴/₁₀₀
One hundred twenty five DOLLARS

NORSTAR BANK
 OF UPSTATE NY

MEMO _____

⑆021300019⑆ 520 5009622⑈ 0367

CHARLES CATANZARO
 26 SUSAN DRIVE
 NEWBURGH, NEW YORK 12550



Town of New Windsor
 555 Union Ave
 New Windsor
 12553

Myra Mason
 Planning Board

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00 *pd.*

PLAN REVIEW FEE: (APPROVAL)

150.00

PLAN REVIEW FEE (MULTI-FAMILY):
PLUS \$25.00/UNIT

A. \$150.00
B. _____

TOTAL OF A & B: \$ 150.00

SITE IMPROVEMENT COST ESTIMATE:

\$ 30,376.00

A. 4% OF FIRST \$50,000.00
B. 2% OF REMAINDER

A. 1,215.04
B. _____

TOTAL OF A & B: \$ 1,215.04

9/1/93
Spoke to Mr. Catanzaro - He is mailing checks



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

CATANZARO

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 # 91-13
WORK SESSION DATE: 7/14/93 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: Catanzaro
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: WBH
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

New arrangement interior
use
Pkg calc to be evaluated
prior to c/o
WAS PREVIOUSLY COND'L APP'D
READY FOR STAMP



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

30 August 1993

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

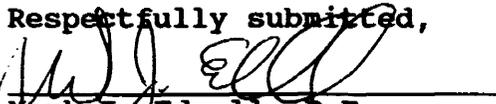
FROM: Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT: CATANZARO SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-13
MHE JOB NO. 87-56**

I have reviewed the site plan improvement estimate dated 28 June 1993 prepared by Bill Hildreth for the subject project. Please be advised that I find the estimate in the amount of \$30,376.00 acceptable for the project, as approved. Based on this estimate, an inspection fee of \$1,215.00 must be received from the Applicant.

If you have any questions concerning the above, please do not hesitate to contact me.

Respectfully submitted,


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

MJEmk

A:8-30-E.mk

28 June 1993

TOWN OF NEW WINDSOR PLANNING BOARD
 SITE PLAN IMPROVEMENT ESTIMATE
 ~~~~~~

Charles Catanzaro Site Plan (Planning Board No. 91-13)

| Item<br>~~~~~               | Quantity<br>~~~~~ | Unit Price<br>~~~~~ | Amount<br>~~~~~ |
|-----------------------------|-------------------|---------------------|-----------------|
| Paving                      | 1,280 S.Y.        | 10.00               | \$12,800        |
| Curbing                     | 547 L.F.          | 9.00                | 4,923           |
| Concrete Walk               | 34 S.Y.           | 30.00 S.Y.          | 1,020           |
| Landscaping                 | -----             | L.S.                | 2,500           |
| Parking Lot Strip           | 520 L.F.          | 0.40                | 208             |
| Catch Basins                | 2                 | 900.00              | 1,800           |
| Corrugated Metal Pipe (18") | 65 L.F.           | 15.00               | 975             |
| Lamppost/Luminaire          | 3                 | 900.00              | 2,700           |
| Building Mounted Lights     | 3                 | 250.00              | 750             |
| Dumpster Pad & Enclosure    | -----             | L.S.                | 1,500           |
| Handicap Signs & Striping   | 2                 | 100.00              | 200             |
| Sign                        | 1                 | L.S.                | 1,000           |
|                             |                   | Total Cost Estimate | \$30,376        |

4% Inspection Fee= \$1,215.04

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 77 day of January, nineteen hundred and ninety two  
BETWEEN CHARLES CATANZARO, residing at 26 Susan Drive,  
Newburgh, New York 12550

party of the first part, and CHARLES CATANZARO, residing at 26 Susan Drive,  
Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated lying and being in the Town of New Windsor, Orange County, New York, being lands conveyed to Charles Catanzaro by deeds filed in the Orange County Clerk's Office in Liber 3288 cp. 72 and Liber 3387 cp. 45, being a combination of those two contiguous parcels, being more particularly described as follows:

BEGINNING at a point in the easterly line of NY State Rt. 32 (Windsor Highway) where said line is intersected by the southerly line of lands n/f Schatz, running thence the following courses:

1. Along said line S 55°-06'-40" E, 223.43 feet to a point;
2. Along lands n/f Cimorelli & Fotis, S 41°-23'-00" W, 225.95 feet to a point;
3. Along lands n/f William Horowitz Corp., N 48°-37'-00 W, 220.00 feet to a point in the easterly line of NY State Rt. 32;
4. Along said line N 41°-23'-00" E, 200.68 feet to the point or place of beginning.

Containing 47,356 square feet or 1.09 acres of land, more or less.

SUBJECT TO a twenty (20) foot wide drainage easement running along the easterly line of the above described parcel.

SBL:45-1-40.22

SBL:45-1-41

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

45-1-41.1

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
Charles Catanzaro

**RETAKE  
OF  
PREVIOUS  
DOCUMENT**

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
\_\_\_\_\_  
Charles Catanzaro

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 22 day of January 19 92, before me personally came Charles Catanzaro

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Notary Public

Notary Public, State of New York  
No. 31-3174509  
Qualified in Orange County  
Commission Expires 3/31/97

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 ; before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION

BLOCK

LOT

COUNTY OR TOWN

TO

RETURN BY MAIL TO:

CHARLES P. OBREMSKI

ATTORNEY AT LAW

321 MAIN STREET

POST OFFICE BOX 547

CORNWALL, NEW YORK 12518 Zip No.

**Reserve this space for use of Recording Office.**

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
 TASK: 91- 13

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

|             |       |          |      |      |     |                      |       |      |        | -----DOLLARS----- |         |         |  |
|-------------|-------|----------|------|------|-----|----------------------|-------|------|--------|-------------------|---------|---------|--|
| TASK-NO     | REC   | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION-----     | RATE  | HRS. | TIME   | EXP.              | BILLED  | BALANCE |  |
| 91-13       | 53848 | 05/04/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.20 | 13.00  |                   |         |         |  |
| 91-13       | 54025 | 05/06/91 | TIME | MCK  | CL  | CATANZARO/REV COMMS  | 25.00 | 0.50 | 12.50  |                   |         |         |  |
| 91-13       | 53910 | 05/08/91 | TIME | MJE  | NH  | CATANZARO PRESUB DIS | 65.00 | 0.40 | 26.00  |                   |         |         |  |
| 91-13       | 54713 | 07/23/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.80 | 52.00  |                   |         |         |  |
| 91-13       | 54716 | 07/24/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.10 | 6.50   |                   |         |         |  |
| 91-13       | 54727 | 07/24/91 | TIME | MCK  | CL  | CATANZARO/REV COMMS  | 25.00 | 1.00 | 25.00  |                   |         |         |  |
| 91-13       | 54903 | 08/20/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.40 | 26.00  |                   |         |         |  |
| 91-13       | 55403 | 09/23/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.50 | 32.50  |                   |         |         |  |
| 91-13       | 55449 | 09/24/91 | TIME | MCK  | CL  | C/REVIEW COMMENTS    | 25.00 | 1.00 | 25.00  |                   |         |         |  |
| 91-13       | 55406 | 09/23/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.10 | 6.50   |                   |         |         |  |
| 91-13       | 55556 | 10/08/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.30 | 19.50  |                   |         |         |  |
| 91-13       | 55581 | 10/14/91 | TIME | MJE  | MC  | CATANZARO S/P        | 65.00 | 0.50 | 32.50  |                   |         |         |  |
| 91-13       | 55566 | 10/15/91 | TIME | MCK  | CL  | C/REVIEW COMMENTS    | 25.00 | 1.00 | 25.00  |                   |         |         |  |
| 91-13       | 55582 | 10/16/91 | TIME | MJE  | MC  | CATANZARO S/P        | 65.00 | 0.30 | 19.50  |                   |         |         |  |
| 91-13       | 55583 | 10/18/91 | TIME | MJE  | MC  | REVIEW DRAINAGE PROB | 65.00 | 0.30 | 19.50  |                   |         |         |  |
|             |       |          |      |      |     |                      |       |      | -----  |                   |         |         |  |
|             |       |          |      |      |     |                      |       |      | 341.00 |                   |         |         |  |
| 91-13       | 55658 | 10/24/91 |      |      |     | BILL MHE INV 91-575  |       |      |        |                   | -341.00 |         |  |
|             |       |          |      |      |     |                      |       |      |        |                   | -----   |         |  |
|             |       |          |      |      |     |                      |       |      |        |                   | -341.00 |         |  |
| 91-13       | 55799 | 11/05/91 | TIME | MJE  | MC  | CATANZARO REV W/HGH  | 65.00 | 0.50 | 32.50  |                   |         |         |  |
| 91-13       | 55823 | 11/13/91 | TIME | MJE  | NH  | COND FINAL APPL      | 65.00 | 0.10 | 6.50   |                   |         |         |  |
| 91-13       | 55874 | 11/13/91 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.50 | 32.50  |                   |         |         |  |
| 91-13       | 55897 | 11/13/91 | TIME | MCK  | CL  | CATANZARO-REV COMMS  | 25.00 | 1.00 | 25.00  |                   |         |         |  |
| 91-13       | 56018 | 12/02/91 | TIME | MJE  | MC  | S/P BOND-CATANZARO   | 65.00 | 0.20 | 13.00  |                   |         |         |  |
| 91-13       | 56138 | 01/02/92 | TIME | MJE  | MC  | CATANZARO            | 65.00 | 0.30 | 19.50  |                   |         |         |  |
|             |       |          |      |      |     |                      |       |      | -----  |                   |         |         |  |
|             |       |          |      |      |     |                      |       |      | 470.00 |                   |         |         |  |
| 91-13       | 56164 | 01/15/92 |      |      |     | BILL 92-124          |       | PD   |        |                   | -109.50 |         |  |
| 91-13       | 56835 | 04/20/92 |      |      |     | BILL MHE INV 92-266  |       | 66   |        |                   | -19.50  |         |  |
|             |       |          |      |      |     |                      |       |      |        |                   | -----   |         |  |
|             |       |          |      |      |     |                      |       |      |        |                   | -470.00 |         |  |
|             |       |          |      |      |     |                      |       |      | =====  | =====             | =====   | =====   |  |
| TASK TOTAL  |       |          |      |      |     |                      |       |      | 470.00 | 0.00              | -470.00 | 0.00    |  |
|             |       |          |      |      |     |                      |       |      |        |                   | -----   |         |  |
| GRAND TOTAL |       |          |      |      |     |                      |       |      | 470.00 | 0.00              | -470.00 | 0.00    |  |

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
 TASK: 51- 17  
 FOR WORK DONE PRIOR TO: 08/26/93

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

| TASK-NO | REC   | --DATE-- | TRAN | EXPL | ACT | DESCRIPTION----- | RATE  | HRS. | TIME  | -----DOLLARS----- |        |         |
|---------|-------|----------|------|------|-----|------------------|-------|------|-------|-------------------|--------|---------|
|         |       |          |      |      |     |                  |       |      |       | EXP.              | BILLED | BALANCE |
| 51-13   | 68624 | 05/17/93 | TIME | MJE  | HC  | CATANZARO        | 70.00 | 0.30 | 21.00 |                   |        |         |
|         |       |          |      |      |     |                  |       |      | 21.00 |                   |        |         |
| 91-13   | 67501 | 05/17/93 |      |      |     | BILL 93-298      |       |      |       |                   | -56.00 |         |
|         |       |          |      |      |     |                  |       |      |       |                   | -56.00 |         |
| 91-13   | 72469 | 06/30/93 | TIME | MJE  | PM  | CATANZARO W/WBH  | 70.00 | 0.50 | 35.00 |                   |        |         |
| 91-13   | 72661 | 07/14/93 | TIME | MJE  | WS  | CATANZARO        | 70.00 | 0.40 | 28.00 |                   |        |         |
|         |       |          |      |      |     | TASK TOTAL       |       |      | 84.00 | 0.00              | -56.00 | 28.00   |
|         |       |          |      |      |     | BRAND TOTAL      |       |      | 84.00 | 0.00              | -56.00 | 28.00   |

CATANZARO, CHARLES SITE PLAN (91-13) ROUTE 32

William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: This site plan was tabled at the 10-16 meeting to investigate the drainage to the south of this property. There was some concern about a low area in there. We investigated, did some more field work and what we have done is added a catch basin on our piece of property, most of the information shows up on sheet 2. I'll be going back and forth here. What I have done is shown some arrows to show where the drainage is going to be because one of the stipulations was any drainage in front of the building go out to Route 32. So, your breakpoint is right here, this goes back towards the rear and the rest of the arrows shows where the finished paving is going to take the drainage. The catch basin has been added here and it's at such an elevation that it will drain this low area. One of the other solutions would have been to shim this up with paving but it's not our property so we did it this way. That added a length of 12 inch drainage pipe out to this catch basin that was proposed parallel to Route 32 and now our roof leaders can drain underground into that catch basin. That's the only change.

MR. VAN LEEUWEN: That's another good thing.

MR. HILDRETH: Again, no roof leaders were to drain to the back either.

MR. VAN LEEUWEN: I know that because everything is pitched to the front.

MR. HILDRETH: I noticed in going over this plan I have to add the catch basin and the pipes to sheet 1 and I also have to change a number of the spaces in the back. I picked of that area, minor changes.

MR. SCHIEFER: Mark, do you have any comments for this proposal?

MR. EDSALL: Well, I agree with Bill that as is shown on sheet 2, they have provided the catch basins, it appears to address the concern that Ron brought forth. The second comment of course, you need to take care of

SEQRA, drainage obviously they are accommodating a problem on the adjoining property over Horowitz and it appears to be helping that adjoining property owner.

MR. SCHIEFER: Okay, thank you.

MR. VAN LEEUWEN: Mr. Chairman, I make a motion we declare a negative declaration.

MR. DUBALDI: I'll second it.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. Petro      | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Lander     | Aye |
| Mr. Schiefer   | Aye |

MR. VAN LEEUWEN: I make a motion to approve subject to the applicant making acceptable cost estimate prior to the stamping of the approval.

MR. HILDRETH: That's been in the process of being hammered out now.

MR. VAN LEEUWEN: And make two changes showing the catch basin and the parking space, the revision of the parking spaces on sheet 1 of the present map.

MR. SCHIEFER: Catch basin is not on the present map?

MR. HILDRETH: I spent so much time revising sheet 2 I forgot to put it on sheet 1.

MR. SCHIEFER: Before we stamp the map, the first sheet we'd like to have the catch basin on that.

MR. VAN LEEUWEN: I said it was subject to.

MR. LANDER: And let's get this all on one deed.

MR. HILDRETH: That was mentioned at the last meeting. I had not forgotten. What I can do once the new deed is filed, give a copy of it to Mr. Krieger to verify that it's now one parcel.

MR. PETRO: How did you know that it wasn't?

MR. HILDRETH: That is back maybe to before your involvement.

MR. LANDER: They were worried about selling as there's two lots here, about, you know, selling one piece off, the building is going to be right in the way.

MR. BABCOCK: It's very hard for the assessor to assess part of the building on one property and part of the building on the other.

MR. HILDRETH: Very beginning we acknowledged that.

MR. PETRO: I had not idea why he even asked that.

MR. HILDRETH: The property line has to be dissolved in order for this to happen anyway.

MR. VAN LEEUWEN: Three subject to's, parking lot, catch basin and joining two lots into one deed.

MR. EDSALL: And the bond estimate.

MR. DUBALDI: I'll second it.

MR. SCHIEFER: Approving Catanzaro plan subject to the three conditions.

MR. HILDRETH: I added a note number 8 existing stockade fence on the easterly boundary of the parcel shown is to be maintained by owner of said parcel.

MR. SCHIEFER: No further discussion. Roll call.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. Petro      | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Dubaldi    | Aye |
| Mr. Lander     | Aye |
| Mr. Schiefer   | Aye |





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: CATANZARO SITE PLAN  
PROJECT LOCATION: NYS ROUTE 32  
SECTION 45-BLOCK 1-LOTS 40.22 AND 41  
PROJECT NUMBER: 91-13  
DATE: 13 NOVEMBER 1991  
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE EXPANSION OF THE EXISTING RETAIL BUILDING IN CONNECTION WITH THE JOINING OF TWO (2) TAX LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 MAY 1991, 24 JULY 1991, 25 SEPTEMBER 1991 AND 16 OCTOBER 1991 PLANNING BOARD MEETINGS.

1. As noted at the most recent meeting, all previous engineering comments have been responded to. A problem previously identified by the Board, specifically a drainage problem on the adjoining lands n/f Horowitz Corp., which could potentially be worsened by this development, had not been resolved by the Applicant.

In response to this outstanding concern, the latest plans submitted include a catch basin along the property line with Horowitz. A curb opening has been provided, such that drainage from the adjoining property can be directed to this new catch basin on this site. Based on the point elevations on the adjoining property, this catch basin appears to provide the required drainage "outlet". The Board should review this solution and determine if same is acceptable.

2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
3. The Board should remember that, as a condition of the approval of this subdivision, the two (2) individual lots should be combined to a single lot. In this regard, I recommend that the new combined deed include a restriction prohibiting break-up of the overall lot, subsequent to this site plan approval. A copy of the filed deed should be provided to the Planning Board Attorney, to verify that the restriction has been effected.

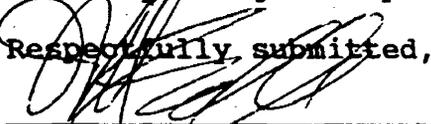
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: CATANZARO SITE PLAN  
PROJECT LOCATION: NYS ROUTE 32  
SECTION 45-BLOCK 1-LOTS 40.22 AND 41  
PROJECT NUMBER: 91-13  
DATE: 13 NOVEMBER 1991

4. As per paragraph A(1)(9) of Chapter 19, the Applicant's Surveyor has submitted a cost estimate for the on-site improvements. Some revisions to this estimate are required; I recommend that any approval be subject to the filing of an acceptable estimate, prior to stamp of approval.
5. At this time, I am aware of no additional engineering concerns regarding this project.

Respectfully submitted,

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

MJEmk

A:CATAN4.mk

10/28/91

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Sullivan 389 Modres Hill Rd DR  
New Windsor, NY 12553

| DATE     |                          | CLAIMED       | ALLOWED |
|----------|--------------------------|---------------|---------|
| 12/16/91 | Planning Board Meeting   | 75 00         |         |
|          | Windsor Heights. 3 pgs   | 13 50         |         |
|          | ✓ Mobil oil 90-50 22 pgs | 99 00         |         |
|          | ✓ Twin Arch 7 pgs        | 31 00         |         |
|          | ✓ Mobil/Plottin 4 pgs    | 18 00         |         |
|          | ✓ Wexhe 4 pgs            | 18 00         |         |
|          | ✓ Petro 2 pgs            | 9 00          |         |
|          | ✓ Catanzaro 5 pgs        | 23 50         |         |
|          | Kelly Motors 4 pgs       | 18 00         |         |
|          | Bernhardt 2 pgs          | 9 00          |         |
|          | Misc. 2 pgs              | 9 00          |         |
|          |                          | <u>322 50</u> |         |

CATANZARO, CHARLES SITE PLAN (91-13) ROUTE 32

William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: Again, this site plan was at the last meeting at a public hearing. At that time, some items were brought out and they have been addressed on the plan with two notes added to the plan on sheet 1. There's been a note added with reference to this stockade fence in the back that it's to be maintained by the owner of this subject lot. On sheet 2, we have added a note regarding the roof drain or the roof downspouts are to be discharged to the front of the building at which point they will be picked up by the parking lot drainage going through a space in the curbing here, space in the curbing here, to a catch basin out front.

MR. MC CARVILLE: Was there some question about drainage on the front right hand corner of the property?

MR. HILDRETH: In this area here?

MR. LANDER: Yes, that was right next to the golf thing there, see when they filled this lot in, Bill, they blocked this guy's drainage. If you were down at the site right in there it can't, it couldn't get out now they went and dug a ditch to the back. Now, once you build this out, what's going to happen to this water because you're going to raise -- it did until they came back and filled it in, which was Washington Green, came back with the backhoe and there's a slight swale but it goes on Catanzaro's property. When you build that back lot, that's going to block that because you're going to raise that up some.

MR. HILDRETH: But it looks like the potential is there to bring it back through the site. It's not that big a difference that it can't be addressed. I don't think --

MR. LANDER: As long as he doesn't end up with a problem, water always got out of there before.

MR. HILDRETH: Is it right here or is it, or can it be

brought right here?

MR. LANDER: The water comes the front of the building is right here, it goes like this. You're not going to be able to get this water to go this way. If you're going to get the water from this walkway to 32, okay, this thing is sitting down in a hole. I don't know where this number here came from. This is sitting down in a hole. This here is a spot elevation, this pumps up in here because they have got loading docks but they have got tractor trailer loading docks here. This thing sits down. This is 303 and this is 317, this is quite a bit different. You cannot see the road from down there because they have a swale right in front of this.

MR. SCHIEFER: Do we have a problem?

MR. LANDER: This is going to be a problem when they build a parking lot.

MR. HILDRETH: I don't know that it is 10 or 12 feet.

MR. LANDER: It's sitting down in a hole there.

MR. HILDRETH: These contours here are the existing contours from the topo prior to design and it basically I don't think it's that much higher than this one, although I might be wrong. I'm looking at 303 on Windsor Highway and the 300 foot contour runs right through here. So, that's only a 3 foot drop.

MR. LANDER: That's on your piece of property. This is not on the adjacent piece of property. They filled all that in, that was a big hole at one time also and still Horowitz built the building down in a hole that lot is steep going down to that building. It's not a couple feet.

MR. SCHIEFER: Bill, can you look into this for us?

MR. HILDRETH: I can.

MR. SCHIEFER: I hate to delay it but if there is a real concern.

MR. LANDER: As long as he can guarantee this man's not going to wind up with a problem after this thing is

built out.

MR. PETRO: Why can't the water flow just to the north where it goes to 299 further down. Why does it have to come out, why can't it just flow this way?

MR. HILDRETH: He's talking about bringing water from here, it bird baths here.

MR. PETRO: He's got 300 here and 299 here.

MR. DUBALDI: You want to bring more water to the back of the property?

MR. HILDRETH: No, if these numbers are correct, it looks like you can do it.

MR. PETRO: In actuality, when he goes there, it's lower.

MR. SCHIEFER: He's talking about 12 feet.

MR. LANDER: That's where the miniature golf thing is, the old bakery building that thing sits down in a hole.

MR. VAN LEEUWEN: I never took close look at that.

MR. LANDER: You can't see the top of the road when you stand down there.

MR. SCHIEFER: It is or it isn't an issue? Ron is of the opinion the applicant guarantees that we won't have a problem.

MR. LANDER: As long as Bill Horowitz doesn't have a problem, we don't create a problem by approving this, I'd like it in the minutes that it will be taken care of. That's all I need.

MR. SCHIEFER: What is your recommendation?

MR. HILDRETH: I would like to check it out because of his questions. If the numbers are correct, I would say yes, we can address it and take care of it. If there's something wrong with some of the spot elevations and it's actually a worse grade problem than what the plan shows, then I have got to look into it. I don't want to make a promise I can't keep.

MR. SCHIEFER: Any other concerns? Why don't you look into it.

MR. LANDER: There's not a problem there now, all right because they went back in there and they made a swale because that's the way the water went before we don't want to have a problem after it's built out. That's all.

MR. VAN LEEUWEN: You can guarantee us we have no problem? Can you guarantee it?

MR. HILDRETH: Not this minute, I want to check into it.

MR. SCHIEFER: Let's close the issue for tonight. Any other concerns?

MR. MC CARVILLE: I think we ought to try to get a bond estimate.

MR. HILDRETH: I'm aware that I have to, yes, that's in the works.

MR. MC CARVILLE: And the approval would be subject to obtaining the highway work permit.

MR. HILDRETH: That's correct. We have gotten DOT reply. They have no objection to the plan but the highway work permit has to be secure.

MR. MC CARVILLE: Once you get a determination on the drainage problem, we can do a negative declaration.

MR. HILDRETH: One of the other items that was brought up was about a one of the adjoining owners expressed a desire to leave the existing shrubbery in the back. I have some pictures I'd like to submit as well as a letter from Mr. Grevas who inspected the property, the pictures are of the existing vegetation which is basically scrub tree. Mr. Grevas has written a letter to that effect. I won't read it but it's addressed to the Chairman for the record, carbon copy for Mr. Edsall which I have got one here.

MR. LANDER: That was because of somebody.

MR. HILDRETH: A comment was made at the public hearing about the shrubs remaining in the back for buffer. It's our opinion that they don't provide that good of screening. They are difficult to maintain and they won't last that long. If you take them out and put that in once they are established, it will provide something better.

MR. VAN LEEUWEN: What is in there now?

MR. HILDRETH: Junk.

MR. SCHIEFER: Comment here is these are deciduous trees, they won't last long. However, buffering the site White Pine trees spacing shown will grow fairly rapidly and fill it to provide desired further screening.

MR. VAN LEEUWEN: That's right.

MR. SCHIEFER: I'll put this in the file. We're going to put this off until the next meeting.

MR. LANDER: Maintain the fence.

MR. HILDRETH: There's been a note added to sheet 1 that says the owner of the property maintains the stockade fence.

MR. SCHIEFER: Okay, thank you.

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

14 October 1991

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Att: Mr. Carl Schiefer, Chairman

SUBJECT: CATANZARO SITE PLAN, ROUTE 32; LANDSCAPE BUFFER

Dear Mr. Schiefer:

As a result of comments made during the Public Hearing concerning the desirability of retaining existing vegetation along the easterly property line on the Subject project, I visited the site and took the enclosed photographs.

As can be seen from the photographs, the existing vegetation consists of various deciduous trees, bushes and other plants that are normally considered "junk" varieties. Although they offer screening at the present time, they will not when the leaves fall in a few weeks. Moreover most of these varieties are short-lived and cannot be maintained as a normal landscape buffer.

It is our opinion that removal of this brush and the establishment of the landscape materials shown on the submitted Site Plan offer the best method of "buffering" the site. White pine trees, at the spacing shown, will grow fairly rapidly and "fill in" to provide the desired future screening.

If you should have any questions concerning this matter, Mr. Hildreth of our offices will be in attendance at your meeting to discuss this and any other questions you may have.

Very truly yours



Elias D. Grevas, L.S.  
encl/as

EDG/bg

cc: Mr. Charles Catanzaro  
Mr. Mark Edsall, P.E.

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for Site Plan Subdivision of  
Charles Catanzaro - Rt 32, New Windsor,  
Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----X  
STATE OF NEW YORK )  
                          ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On September 12, 1991, I compared the 10 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

11<sup>th</sup> day of September, 1991

Cheryl L. Canfield  
Notary Public

CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
# 4881654  
Commission Expires December 29, 1992

AFFIMAIL.PLB - DISC#1 P.B.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

August 14, 1991

Grevas & Hildreth  
33 Quassaick Ave.  
New Windsor, NY 12553

Re: Tax Map Parcels 45-1-40.22 & 41  
Owner: Catanzaro, Charles

Dear Sirs:

According to our records, the attached is a list of all properties contiguous to the above mentioned property.

The charge for this service is \$25.00, which you have already paid as your deposit fee.

Sincerely,

*J. Cook/cad*

Leslie Cook  
Sole Assessor

Lc/cad  
Attachment  
cc: Myra Mason

Cimorelli, Michael J. & Roberta J. ✓  
34 Continental Dr.  
New Windsor, NY 12553

Fotis, Peter T. & Ellen R. ✓  
36 Continental Dr.  
New Windsor, NY 12553

Horowitz, William Corp. ✓  
3800 South Ocean Dr. #1720  
Hollywood, Fl. 33019

Schatz, Aloysius J. ✓  
RD 2 Box 97 Route 94  
New Windsor, NY 12553

Route 32 Associates ✓  
c/o Daniel Rubin Co.  
147-39 175th St.  
Jamaica, NY 11434

5 above letters  
5 letters to Board  

---

10 letters mailed 9/12/91 (M)

**LEGAL NOTICE**  
~~~~~

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York, will hold a PUBLIC HEARING at the Town Hall, 555 Union Avenue, New Windsor, N.Y., on 25 SEPTEMBER 1991 at 7:30 P.M. (or as soon thereafter as may be heard) on the Proposed SITE PLAN for Charles Catanzaro located on the east side of Windsor Highway (Route 32), 1,700' +/- north of Forge Hill Road.

A map of the proposed Site Plan is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y., prior to the Public Hearing.

Dated: 9 September 1990

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD
Carl E. Schiefer
Chairman

PRESUBMISSION: CATANZARO SITE PLAN - ROUTE 32

Elias Grevas, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. GREVAS: Back in January of '88, the Board approved the site plan for the existing building. It was actually an amended site plan because there was an old approval went back several years that has the karate school in it. It did have the pet store in it. I don't know what's in there right now and the oxygen place. That site plan was approved January of '88. Then, last year, Charlie acquired the adjoining piece that used to belong to Stinson, right between, that's vacant piece of ground between him and the golf place.

Now, in preparing the site plan, Charlie asked me to put an addition on the existing building which raised a couple of problems or a couple of questions, which is the reason for the presubmission.

Number 1, I can meet the minimum side yard on this building here but when I add them up, I have an existing side yard here on an approved site plan which kicks over on my total side yards. In other words, I'm supposed to have 70, I have 55.3 because of that. That also gives me a problem with the building height. Again, this was approved but the building height and this is the existing building, a new building will be at the same height was calculated based on the original site plan.

MR. SCHIEFER: Let me ask you a question here. You said now when you add them up, the total is different?

MR. GREVAS: Less than required.

MR. SCHIEFER: Without the addition of that building, it was not true so is that a pre-existing condition?

MR. GREVAS: This is a pre-existing condition.

MR. SCHIEFER: Total was not pre-existing.

MR. GREVAS: Total was too because this line wasn't there at the time this property, this property was not part of this so we already had a problem in the beginning when we did this site plan.

MR. EDSALL: You understand that there's two lots that

are joined as one.

MR. GREVAS: The problem is in attaching this building to this one. I would have a problem anyway even if this was a separate building because the lot is so narrow. That's why we--

MR. VAN LEEUWEN: It's been before us before.

MR. MC CARVILLE: Where is the zone line in the back of the property?

MR. GREVAS: Zone line is as far as I know, it's right along the property line. Am I correct?

MR. BABCOCK: It's 200 feet.

MR. EDSALL: So it's 23 feet in the, from the rear of the property.

MR. BABCOCK: You get an additional 30 feet so you're within it.

MR. GREVAS: We're not showing anything back there as far as construction.

MR. BABCOCK: You should show the zone line.

MR. GREVAS: There is no question. This is a preliminary plan for discussion purposes. I haven't put all the details on it yet. The other, as I say, those two items were of concern. There had been a question raised at the workshop which I should clarify and that's that both of these buildings, because of topo, have storage space underneath them. That's why I show here a loading area under the same as this building. This has a garage door and there's storage underneath the building. It's not part of the operations or it might be but it's not retail space and it's not occupied space. It's just dead storage.

MR. MC CARVILLE: Are you currently parking has 12 spaces behind the one building, the existing building?

MR. GREVAS: Yes.

MR. MC CARVILLE: Is that surfaced?

MR. GREVAS: No, that was approved as unpaved because of the drainage situation, which is the next big problem. Incidentally, one of the reasons we pushed this building back and tried to get as much parking

up front was because this lot isn't used like it should be. Basically, because people don't like to walk, I guess, from the back yard to the front yard. So, Charlie asked me to push this back so we can get as much in.

MR. VAN LEEUWEN: I think it looks better, Lou.

MR. SCHIEFER: Both buildings back would be better vet.

MR. GREVAS: The other thing he wants to do is renovate the facia of this building. That front yard incidently too is also a function of the existing building and the existing site plan approval. But, the big question out here has always been storm drainage. If you will recall, all these properties along here that came in for site plan approval have granted an easement in the rear 20 foot wide drainage easement so that was done on this piece as well as the Kentucky Fried and the golf place and as far as I know, all the way up the line.

MR. VAN LEEUWEN: All the way up the line there's a 20 foot easement.

MR. GREVAS: So we're showing the same here. Now I think that all of us agree that we don't know where the heck this goes because it stops right here. I tried, I did some test pits in here to see if there was anyway we can retain some water but the water is within a couple of feet of ground surface. Now, part of that is caused by the drainage that comes off the highway and enters the site because of the existing topo and comes right down through here and ends up down here. Now, fortunately, what we're showing here at least I think we're closing off one of the existing entrances, this one out on 32, hopefully if the State allows this. Of course, I haven't shown this to them yet and move the entrance over here and extended the culvert on 32 to pick up the water at this point before it goes down to the property. We feel that will help somewhat and pick up some of the storm drainage along the highway but it doesn't answer the question of what happens on site because everything drops to the rear and of course we are paving and we have a building on the site. So, we feel we have to address this drainage but we don't know exactly how because there's no place to take it away from here.

MR. VAN LEEUWEN: The only way he can do it was go through Shatz (phonetic) land and go down to the creek.

MR. GREVAS: As all through the subdivision, this way?

MR. VAN LEEUWEN: But you don't think Mrs. Cimorelli is going to let you go through there? I know she won't.

MR. LANDER: What's the floor elevation on the back building as comparison to the front here? Let's say first floor elevation.

MR. SCHTEFER: Are those two on the same level?

MR. GREVAS: New one and the old one, yes.

MR. LANDER: The finished floor inside the karate studio and that new building will be the same?

MR. GREVAS: Yes or if anything, this might be one step. We're talking maybe one step, 8 inches because of the grade.

MR. LANDER: So they can, you can get the water from the front of the building there out to the culvert in the front.

MR. GREVAS: I'm looking at trying to get as much as I can out this way into this catch basin and the existing catch basins. We had that culvert coming across and going on down 22 that ties in the stream that goes by the old, down at the corner of Willow Lane.

MR. MC CARVILLE: Does that drainage easement continue onto the Shatz (phonetic) property?

MR. GREVAS: No, Shatz property is here, it stops.

MR. MC CARVILLE: Drainage easement just ends there.

MR. GREVAS: Yes, these were arranged by these property owners during site plan process. This property has never been in here and quite obviously, it goes back quite a ways so this would be in the middle of the property. I think it probably will show on the location plan.

MR. VAN LEEUWEN: The trick would be if we can go in Shatz property and pick up the water, take a ditch and pipe the water, there's a creek back there quite a wide creek and dump it into the creek. Then all your problems are solved because that's been a headache as long as I've been on this Board.

MR. GREVAS: Back in the 70's, Kartiganer Engineers did a study of the drainage problems here that started up quite honestly off Mrs. Cimorelli's back, I guess '75, it's been a thorn in everybody's side for a long time. As far as I know, the back yard back here floods and--

MR. SCHIEFER: Well again, you recognized the problem.

MR. MC CARVILLE: I think we ought to put this on the walking tour.

MR. LANDER: Did Charlie ever put the lighting on the back of this building? Do you know?

MR. GREVAS: It was there once. If it's still there, I don't know. It was there when I was doing those test pits about 6, 8 months ago.

MR. LANDER: When we gave him approval on this karate store and everything else, it was a hell of a long time before he got the lighting in the back of the building and along the side. So, we want to make sure that Charlie puts the lighting up as soon as possible.

MR. GREVAS: What I think I'm asking here is #1, we have got yes, I agree we ought to go down and take a look at that storm drainage situation.

MR. VAN LEEUWEN: That's absolutely right. I've been on this Board since '72, '71 and '72 we've had that problem ever since.

MR. SCHIEFER: We have competent engineers that will address it and solve it.

MR. VAN LEEUWEN: So many engineers looked at that already and don't know what to do.

MR. GREVAS: Not a lot of them but several, biggest problem is when it comes time to spend money, there isn't any. Town has to acquire easements. There might be a storm drainage system we might want to look at that out here but I do know that on the Gateway Subdivision out on the other end, when it comes out on 94, there's another problem so, you know, that just keeps building as it goes out. I think the best way is to get as direct as it can be gotten to that stream but that's my opinion. Obviously, we can't acquire easements that, you know, unless they are willingly given. If they have to go to condemnation, then only the town can do that and Charlie is willing

to do his part because--

MR. VAN LEEUWEN: Everybody in that area has done his part. Matter of fact, let me say something to you. There's no--is there an easement back in there? There's no easement yet, not on the other piece?

MR. GREVAS: I'm showing a proposed one.

MR. VAN LEEUWEN: All the water stops before that, you know, when we build this thing, okay all the water is going to stop at Charlie's property and then, Mrs. Cimorelli is going to get a bath.

MR. GREVAS: This is the only property, as far as I know, that didn't have any because it never came in for approval.

MR. VAN LEEUWEN: That's correct.

MR. GREVAS: On the question of the side yards and the existing, are you folks going, does that require submittal to the Zoning Board of Appeals or is that because that's an existing condition?

MR. KRIEGER: I was looking at 4225B, which is, I believe the applicable section and I think it needs an interpretation and I think that's the lawful function of the Zoning Board of Appeals which the Planning Board cannot.

MR. VAN LEEUWEN: Does it have to go to the Zoning Board of Appeals?

MR. KRIEGER: Very simple, any time there's a question is raised with respect to zoning--

MR. VAN LEEUWEN: Even if it's pre-existing?

MR. SCHIEFER: If an interpretation is needed, we went through that a couple of weeks ago.

MR. KRIEGER: It's not clear under 42 whatever I said 25B, it doesn't seem clear to me.

MR. EDSALL: I think it would be unwise not to send them to the Zoning Board of Appeals for interpretation and/or variance because keep in mind they are building a new building on a larger lot. They can meet the total side yard by making the building smaller. So, what I'm saying it's the correct development, you can meet the setback by building a smaller building so

it's selfimposed so you need a variance.

MR. GREVAS: The reason the question came up in my mind at all is because the side yard that's giving me a problem is not an approved site plan and so is the front yard.

MR. EDSALL: Total side yard, a new lot, not the old one.

MR. KRIEGER: Understand the reason it's not that I necessarily disagree with what you say, either it's reasonably necessary or legal or whatever but it's not what I'm saying is it's not for the Planning Board to make that determination. Yes, you're right.

MR. SCHIEFER: I feel that if there's any, there's an interpretation involved, we'll go to the Zoning Board of Appeals this time.

MR. GREVAS: I have to tell you that following my discussion with my client, we may reduce the size of the building, if we have to go to the Zoning Board of Appeals because of the time and everything because as I say, it's a selfimposed situation. But, in the meantime, if I could, encourage the Board to take a look at this storm drainage system.

MR. SCHIEFER: Put that on the next site visit.

MR. GREVAS: You may want to wait until the application comes in because there's no application at the present time.

MR. BABCOCK: We can still do a site visit.

MR. GREVAS: Okay, if you can schedule that and contact our office, we'll be glad to have someone there.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

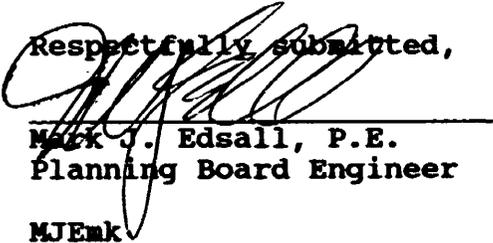
- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: CATANZARO SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 45-BLOCK 1-LOTS 40.22 AND 41
PROJECT NUMBER: 91-13
DATE: 16 OCTOBER 1991
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE EXPANSION OF THE EXISTING RETAIL BUILDING IN CONNECTION WITH THE JOINING OF TWO (2) TAX LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 MAY 1991, 24 JULY 1991 AND 25 SEPTEMBER 1991 PLANNING BOARD MEETINGS.

1. As previously noted, all engineering comments have been responded to.
2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
3. The Board should note that the NYSDOT has responded, indicating no objection, but requiring that a Highway Work Permit be issued prior to stamp of approval. I recommend that this be a condition on the approval (if so considered).
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(9) of Chapter 19 of the Town Code.

Respectfully submitted,


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

MJEmk

A:CATAN3.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 91 - 13

WORK SESSION DATE: 8 Oct 1991

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

New Plans

PROJECT NAME: Catan zavo

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: WBH

MUNIC REPS PRESENT:

| | |
|-----------------|---------------|
| BLDG INSP. | <u>X</u> |
| FIRE INSP. | <u>X John</u> |
| ENGINEER | <u>X</u> |
| PLANNER | _____ |
| P/B CHMN. | _____ |
| OTHER (Specify) | _____ |

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

DOT - has responded - will need to be
cond aff!

Need s/p bond amount

Next avail
agenda

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

91-13

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

Sept 26,

Planning & Zoning Board
Town of New Windsor
55 Union Ave.
New Windsor, N.Y. 12553

RE: *Charles Cantanzara*
Route 32
Sept 45 Block 1 Lots 40, 26, 24

Dear *Chairman,*

We have reviewed this matter and please find our comments checked below:

A Highway Work Permit will be required. To: Planning Boards and Building Departments. Please have owner of property obtain Highway Work Permits before signing of plans or issue of Building Permits.

No Objection

Need additional information Traffic Study
 Drainage Study

To be reviewed by Regional Office

Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,

Donald Greene
Donald Greene
C.E. I Permits
Orange County

DG:pe

✓
CC: M-E.
GREVAS + Hildreth



Leslie Helmreich
County Executive

91-13
Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTerk, 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. MP 27 91 M

County I.D. No. 45 / 1 / 40.22
41

Applicant Charles Catanzaro

Proposed Action: Site Plan - Addition to an existing Bldg.

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

Comments: There are no significant Countywide or Inter-Community concerns to bring to your attention.

Related Reviews and Permits _____

County Action: Local Determination XX Disapproved _____ Approved _____

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

8/21/91

Date CC: M.E.V

By: _____
Commissioner

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. 91-13

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

City, Town or Village Board Planning Board Zoning Board

2. Owner: Name Catanzaro, Charles

Address 26 Susan Drive - Newburgh, N.Y. 12550

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: N.Y.S. Rt. 32 (East Side) 1700 ± North of Forge Hill Rd.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 45 Block 1 Lot 40.22 ± 41

Present Zoning District C Size of Parcel 1.08 ± AC.

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 Addition to Existing Bldg - Retail

7/26/91
Date

Mary L. Mason, Secy to the P.B.
Signature and Title

91- 13

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

Grenon and Hildreth for the building or subdivision of

Charles) Catanzaro has been

reviewed by me and is approved _____

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam D. Masten Jr

SANITARY SUPERINTENDENT

Sept. 16, 1991

DATE

✓
CC: M.E.

7-2-91

91-13

JUN 27 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
Census & Hildwell for the building or subdivision of
Charles Catanzaro has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Should not interfere with water service.
Notify water if location is necessary.

HIGHWAY SUPERINTENDENT

Steve D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 13 September 1991
SUBJECT: Charles Catanzaro
Site Plan

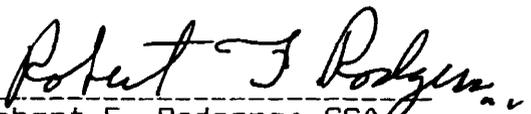
PLANNING BOARD REFERENCE NUMBER: PB-91-13
DATED: 12 September 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-073

A review of the above referenced subject site plan was conducted on 13 September 1991.

This site plan is acceptable.

PLANS DATED: 11 September 1991.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 1 July 1991
SUBJECT: Charles Catanzaro

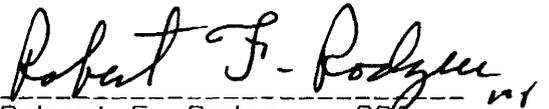
PLANNING BOARD REFERENCE NUMBER: PB-91-13
DATED: 27 June 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-053

A review of the above referenced subject site plan was conducted on 1 July 1991.

This site plan is acceptable.

PLANS DATED: 18 June 1991; Revision 1.



Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

✓
CC: M.E.

9-13-91

SEP 12 1991

91-13

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

Greaves & Hildreth for the building or subdivision of
Charles Catanzaro has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water servicing this prop.

HIGHWAY SUPERINTENDENT

[Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

JUN 27 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
Grevas & Hildreth for the building or subdivision of
Charles Catanzaro has been
reviewed by me and is approved
disapproved _____.

If disapproved, please list reason _____
Sewage line has been provided for this property

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Jerman D. Marten Jr

SANITARY SUPERINTENDENT

July 9, 1991

DATE

CC: H.E.



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,
WILLIAM J. HAUSER, P.
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 # 91-13

WORK SESSION DATE: 4-16-91

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Catanzaro - Site Plan

PROJECT STATUS: NEW OLD _____

REPRESENTATIVE PRESENT: Bill Hildreth

| | | |
|--------------------|-----------------|--|
| TOWN REPS PRESENT: | BLDG INSP. | <input checked="" type="checkbox"/> |
| | FIRE INSP. | <input checked="" type="checkbox"/> <u>Bob</u> |
| | ENGINEER | _____ |
| | PLANNER | _____ |
| | P/B CHMN. | _____ |
| | OTHER (Specify) | <u>Myra Mason</u> |

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- See both lots combined to one deed
- Zone line on plan
- Check: Bldg. Ht.
- " Side yard offsets
- " two stories (Loading area, "Under")
- " floor area ratio
- D.O.T. Review
- Drainage?
- Pre-Submission request

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

(This is a two-sided form)

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

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

1. Name of Project CHARLES CATANZARO - SITE PLAN
2. Name of Applicant CHARLES CATANZARO Phone 564-4100
Address 26 SUSAN DRIVE NEWBURGH, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record APPLICANT Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREAS & HYDRETH, LS, PC Phone 562-8667
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST side of N.Y.S. RT. 32
1,700± feet NORTH
(Street) (Direction)
of FORGE HILL ROAD
(Street)
7. Acreage of Parcel 1.08 ± AC. 8. Zoning District C
9. Tax Map Designation: Section 45 Block 1 Lots 40.22 / 41
10. This application is for SITE PLAN
11. 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

12. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

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

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK
SS.:

CHARLES CATANZARO being duly sworn, deposes and says that he resides at 26 SUSAN DRIVE, NEWBURGH in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of PREMISES INDICATED
(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

[Signature]
(Owner's Signature)

27th day of June 1991

(Applicant's Signature)
OWNER / APPLICANT
(Title)

[Signature]
Notary Public

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1991

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

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

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

| | | | |
|--|--|-------------------------------------|--|
| 1. APPLICANT /SPONSOR
<i>CHARLES CATANZARO</i> | | 2. PROJECT NAME
<i>SITE PLAN</i> | |
| 3. PROJECT LOCATION:
Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i> | | | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
<i>EAST SIDE OF ROUTE 32
1,700'± NORTH OF FORGE HILL ROAD</i> | | | |
| 5. IS PROPOSED ACTION:
<input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration | | | |
| 6. DESCRIBE PROJECT BRIEFLY:
<i>ADDITION OF 4,100 3,840 S.F. OF RETAIL SPACE TO AN
EXISTING SITE</i> | | | |
| 7. AMOUNT OF LAND AFFECTED:
Initially <i>1.00</i> acres Ultimately <i>1.00</i> 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 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 <i>N.Y.S. D.O.T. HIGHWAY
ENTRANCE PERMIT</i> | | | |
| 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 <i>N/A</i> | | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | | | |
| Applicant/sponsor name: <i>CHARLES CATANZARO</i> | | Date: <i>15 APRIL 1991</i> | |
| Signature: <i>William F. [Signature]</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)

| |
|---|
| <p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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:</p>

<p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p>

<p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p>

<p>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:</p>

<p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p>

<p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p>

<p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p> |
| <p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p> |

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.

| | |
|--|---|
| <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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:</p> | |
| <p>_____</p> <p style="text-align: center;">Name of Lead Agency</p> | |
| <p>_____</p> <p>Print or Type Name of Responsible Officer in Lead Agency</p> | <p>_____</p> <p>Title of Responsible Officer</p> |
| <p>_____</p> <p>Signature of Responsible Officer in Lead Agency</p> | <p>_____</p> <p>Signature of Preparer (If different from responsible officer)</p> |
| <p>_____</p> <p style="text-align: center;">Date</p> | |

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) | 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 and Revision Dates | Section |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval | 33. <input checked="" type="checkbox"/> Storm Drainage |
| Stamp. | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Area Lighting |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Water Supply/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 | 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 | 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: William B. [Signature]
 Licensed Professional

Rev. 3-87

Date: 27 JUNE 1991

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

CHARLES CATANZARO, deposes and says that he
resides at 26 SUSAN DRIVE NEWBURGH, N.Y.
(Owner's Address)

in the County of ORANGE
and State of NEW YORK

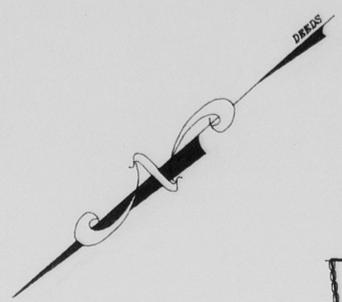
and that he is the owner in fee of TAX MAP SECTION 45
BLOCK 1 LOT 40.22 AND LOT 41

which is the premises described in the foregoing application and
that he has authorized GENAS & HUDRETH, L.S., P.C.
to make the foregoing application as described therein.

Date: 15 APRIL 1991

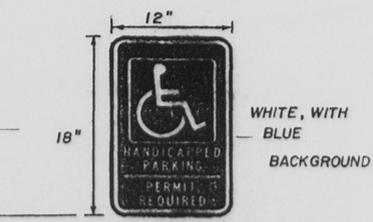
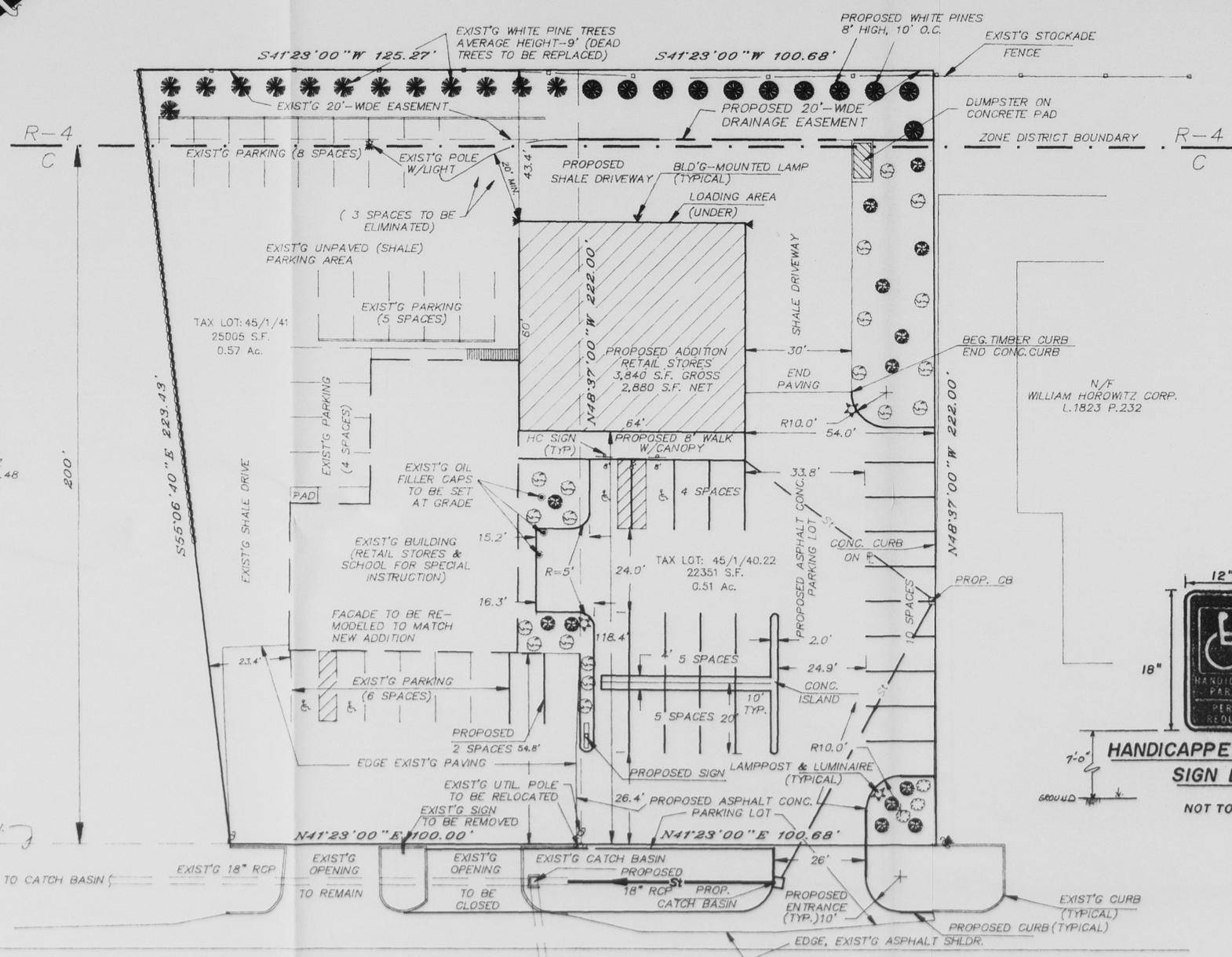
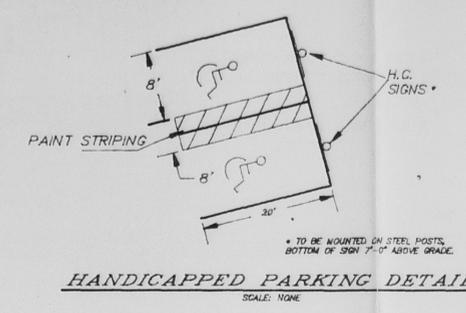
[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)



N/F
CIMORELLI
LOT 34, FILED MAP # 2009
L.1678 P.521

N/F
FOTIS
LOT 36, FILED MAP # 2009
L.2233 P.741



NOTES

- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 45, Block 1, Lot 40.22, and that portion of Tax Lot Section 45, Block 1, Lot 41 (for which an approved site plan exists) required to effect an addition to an existing retail/school of special instruction use.
- OWNER/APPLICANT: Charles Catanzaro
26 Susan Drive
Newburgh, NY 12550
- PROPERTY ZONE: C (Design Shopping)
- PROPERTY USE: (Addition) Retail Stores
- Boundary and topographic data shown hereon are from field surveys performed by the undersigned.
- No Certification is made for items not visible at ground surface at time of survey.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
- The existing stockade fence along the easterly boundary of the parcel shown is to be maintained by the owner of said parcel.

ZONE BULK TABLE (C-DESIGN SHOPPING)

| | Lot Area | Lot Width | Front Yard | Side Yard(s) |
|-----------|-------------|----------------|------------------|---------------|
| Required: | 40,000 S.F. | 200' | 60' | 30'/70' |
| Provided: | 47,356 S.F. | 206.9' | * 54.8' | * 23.4'/71.7' |
| | Rear Yard | Bldg. Height | Floor Area Ratio | |
| Required: | 30' | (4*/Ft.) 7.72' | 0.5 | |
| Provided: | 48.4' | * 13' +/- | 0.15 | |

* Existing Conditions, Tax Lot Sect. 45, Block 1, Lot 41

PARKING REQUIREMENTS:

Retail Use: 1 space per 150 S.F. in Sales Use;
Gross Floor Area; 6,196 S.F.; Net Area; 4,647 S.F. (75%)
4,647/150 = 31 Spaces Required
School of special instruction (existing): 1 space/student;
average class size - 13; number of spaces required: 13
Total Spaces Required: 44
Total Spaces Provided (net): 49

PLANNING BOARD APPROVAL

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON OCT 25 1993
BY CARMEN R. DUBALDI, JR.
SECRETARY
PL.BD.NO.91-13



N.Y.S. RTE. 32
TO NEWBURGH

WINDSOR HIGHWAY
TO VAILS GATE

LIGHTING SCHEDULE

- Lamppost & Luminaire: "Decashield", reflection type (GE # 35-232116-01) with 400 W sodium vapor lamp. Mounting height: 24'; ANSI/IES; short/cut-off/ type II.
- Building - Mounted Lights: By Hubble, 150 W sodium vapor at 12' mounting height; fitted with "cut-off" reflectors to prevent "spillage" of light off-property.

SIGN SCHEDULE

- Free-standing Sign: 4' X 5' sign face area each side; total: 40 S.F. Maximum height: 15' to top of sign. Indirect (interior) illumination.
- Individual Business Signs: 20 S.F. each business, mounted on building facade. Max. 2' high. Indirect (interior) illumination.

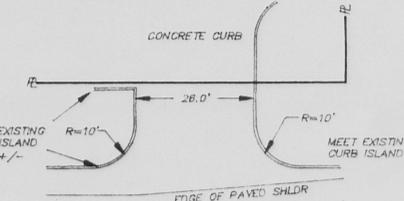
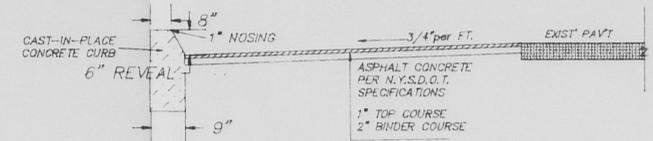
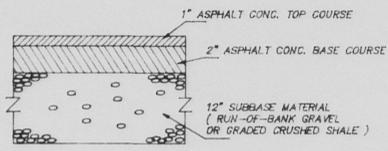
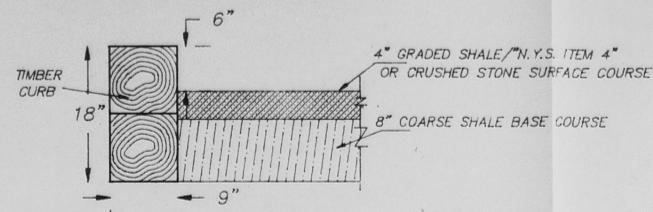
Grevas & Diareth, P.C.
LAND SURVEYORS
33 WASSAQU AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (815) 582-8887

| DATE | DESCRIPTION | Drawn: EG/SS |
|----------|-----------------------------------|------------------|
| 6/18/91 | GENERAL REVISIONS | Checked: wff |
| 8/8/91 | REV. PER PL. BD. MTS. OF 7/24/91 | Scale: 1"=20' |
| 8/11/91 | REV. PER WKSH. MTS. OF 8/20/91 | Date: 15 APR '91 |
| 11/2/91 | REV. PER PL. BD. MTS. OF 9/25/91 | Job No: 87-144 |
| 11/14/91 | REV. PER PL. BD. MTS. OF 11/13/91 | |

PLAN FOR:
CHARLES CATANZARO
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
SITE PLAN
SHEET: 1 OF 2

DRAWING LEGEND

- 290--- EXISTING CONTOUR--10' INTERVAL
- 292--- EXISTING CONTOUR--2' INTERVAL
- F-290 FINISHED GRADE CONTOUR--10' INTERVAL
- F-292 FINISHED GRADE CONTOUR--2' INTERVAL
- 301+7 EXISTING "SPOT" ELEVATION
- F-292.7 PROPOSED "SPOT" ELEVATION
- TC=300.0 TOP CURB, BOTTOM CURB ELEVATIONS
- BC=299.5
- TG=299.5 TOP GRATE (CATCH BASIN)
- INV=294.5 PIPE OR STRUCTURE INVERT
- FIN. FLR. FINISHED FLOOR ELEVATION
- F.B.F. FINISHED BASEMENT FLOOR ELEVATION



NOTES

1. All work within the right-of-way of Windsor Highway, N.Y.S. Route 32 (S.H. 9033) requires a Highway Work Permit from the N.Y.S.D.O.T..
2. All work performed under the above-noted permit shall be in accordance with N.Y.S.D.O.T. standard specifications.
3. All on-site work shall be completed prior to the issuance of a Certificate of Occupancy, unless exemptions are granted by the Town of New Windsor Building Department due to seasonal (weather) conditions.
4. This drawing was prepared pursuant to section 7208 (n) of the New York State Education Law.
5. Roof downspouts to be discharged to the front of the building (Route 32 side).

PLANNING BOARD APPROVAL

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON **OCT 25 1993**
BY **CARMEN R. DURBALDI, JR.**
SECRETARY
PL.BD. NO. 91-13



N.Y.S. RTE. 32

WINDSOR HIGHWAY

Grevas & Hildreth, P.C.
LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12550
TEL: (814) 562-6887

PLAN FOR:
CHARLES CATANZARO
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

| DATE | DESCRIPTION |
|----------|---------------------------------|
| 6/18/91 | GENERAL REVISIONS |
| 8/8/91 | NO REVISIONS |
| 8/11/91 | REV. P.L.R. WORKSHOP OF 8/20/91 |
| 11/2/91 | DRAINAGE REVISIONS |
| 11/14/91 | NO REVISION |

| |
|-------------------------|
| Drawn: EG/94 |
| Checked: whj |
| Scale: 1"=20' |
| Date: 15 APR '91 |
| Job No: 87-144 |

SITE GRADING & DRAINAGE PLAN
SHEET: 2 OF 2