

PB# 92-26

**Anthony's Pier 9
(Amended SP)**

37-1-25,26,27

Approved 7/15/92

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

GENERAL RECEIPT

12723

Received of

MFPJRT

DBA Attorney's Pier 9

June 30 19 92

\$ 150.00

One Hundred fifty and 00

DOLLARS

For

PB #92-26 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 005010		150.00

By Pauline M. Townsend
Town Clerk
Title

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

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

GENERAL RECEIPT

12722

Received of

Town Clerk

June 30 19 92

\$ 150.00

Seven Hundred fifty and 00

DOLLARS

For

Planning Board #92-26 Escrow
Attorney's Pier 9 MFPJRT

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 005011		150.00

By

Juan Zappala

Deputy Controller
Title

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

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

GENERAL RECEIPT

12854

Sum 1 00

FOR 10.00 10.00 10.00

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 005010		150.00

By Pauline M. Townsend
Town Clerk
Title

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

TOWN OF NEW WINDSOR **GENERAL RECEIPT** 12722
555 Union Avenue
New Windsor, NY 12550

Received of Town Clerk June 30 19 92
\$ 750.00

Seven Hundred fifty 00 DOLLARS
Planning Board #92-26 Escrow
For Attorney's Fee 9 MFPJRT

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 005011		750.00

By Juan Zapata
Deputy Comptroller
Title

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

TOWN OF NEW WINDSOR **GENERAL RECEIPT** 12854
555 Union Avenue
New Windsor, NY 12550

Received of MFPJRT (Attorney's Fee 9) \$ 150.00
Sept 1 19 92

One hundred fifty and 00 DOLLARS
For P.B. #92-26 Approval Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 005298		150.00

By Pauline M. Townsend
Town Clerk
Title

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

Eng \$109.00

VENDOR NO.

7471

MFPJJRTD-B-A ANTHONY'S PIER 9
87 RTE. 9 W SOUTH • NEW WINDSOR, N.Y. 12553

CHECK NO.

5010

VENDOR NAME

TOWN OF NEW WINDSOR

DATE

6/26/92

PAGE

1

DATE

INVOICE NO.

VOUCHER

GROSS

DISCOUNT

NET

PIER 9

658223

150.00

150.00
150.00

DETACH VOUCHER BEFORE DEPOSITING

VENDOR NO.

7472

MFPJJRT

D-B-A ANTHONY'S PIER 9

87 RTE. 9 W SOUTH • NEW WINDSOR, N.Y. 12553

CHECK NO.

5011

VENDOR NAME

TOWN OF NEW WINDSOR

DATE

6/26/92

PAGE

1

DATE

INVOICE NO.

VOUCHER

GROSS

DISCOUNT

NET

PIER 9

658224

750.00

750.00
750.00

DETACH VOUCHER BEFORE DEPOSITING

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/02/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 92-26

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/15/92	PLANS STAMPED & SIGNED	APPROVED
07/08/92	P.B. APPEARANCE	LA/ND: WAIVE PH
07/08/92	P.B.APPEARANCE ABOVE CON'T	APPR. SUB. TO OCPD
06/16/92	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/02/92

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 92-26
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/26/92	SITE PLAN MINIMUM	PAID		750.00	
07/08/92	P.B. ATTY FEES	CHG	35.00		
07/08/92	P.B. MINUTES	CHG	18.00		
09/01/92	P.B. ENGINEER FEE	CHG	109.00		
/ /		PAID		0.00	
09/01/92	TRANSFER TO #92-34	CHG	588.00		
		TOTAL:	750.00	750.00	0.00

9/1/92
Balance of Escrow money
has been transferred to #92-34
(Signature)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/08/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-26
NAME: ANTHONY'S PIER 9
APPLICANT: BONURA, MARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/30/92	MUNICIPAL HIGHWAY	/ /	
ORIG	06/30/92	MUNICIPAL WATER	07/01/92	APPROVED
ORIG	06/30/92	MUNICIPAL SEWER	/ /	
ORIG	06/30/92	MUNICIPAL SANITARY	/ /	
ORIG	06/30/92	MUNICIPAL FIRE	07/08/92	APPROVED
ORIG	06/30/92	PLANNING BOARD ENGINEER	/ /	
ORIG	06/30/92	O.C. PLANNING DEPT.	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/08/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd
O [Disap, Appr]

FOR PROJECT NUMBER: 92-26

NAME: ANTHONY'S PIER 9

APPLICANT: BONURA, MARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/16/92	WORK SESSION APPEARANCE	SUBMIT

July 8, 1992

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ANTHONY'S PIER 9 AMENDED SITE PLAN:

Mr. Joseph Bonura and Marshall Rosenbloom came before the Board representing this proposal.

BY MR. BONURA: What we want to do gentlemen is --

BY MR. PETRO: First, fire has been approved 6/30/92, water 6/30/92, Orange County Planning has not been sent out as of yet.

BY MR. EDSALL: It has gone to planning.

BY MR. PETRO: No response as of yet.

BY MR. EDSALL: Not that I'm aware of.

BY MR. BONURA: We have right now the garages in the back of the building would be the northeast corner. Right now it shows some parking spaces which we propose what we want to do is take the garage out of the building because it needs additional storage and put the garage right across from the building and a separate building in the back of the building. You see it right there where it says vehicle storage.

BY MR. SCHIEFER: 3,000 square feet?

BY MR. BONURA: Right, at the last time I was here you also approved an additional two car garage that was supposed to be added onto the existing building. We are not going to do that any more so we are not going to build that building which is the addition was already approved and we are going to put everything in a separate building, take all the cars out and make that a separate building right across from it.

BY MR. PETRO: Which is the new building you want to build?

BY MR. BONURA: In the back, vehicle storage right here.

BY MR. PETRO: There is not a building there right now?

BY MR. BONURA: No, there's nothing there. Right here is where you approved an addition. We're not

July 8, 1992

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going to do that any more.

BY MR. PETRO: Mark, does this meet all the required setbacks?

BY MR. EDSALL: Yes, there's only one comment I had. I talked to Marshall recently, there was that lot line that I understand there might have been a new deed created. Might be all combined if in fact this lot line exists, that cuts through the vehicle and storage is still there, it's to their advantage to move the lot line or dissolve it and make it all one piece.

BY MR. BONURA: As far as I know it's all one piece.

BY MR. EDSALL: So you have combined these?

BY MR. BONURA: As far as I know, it's all one piece.

BY MR. EDSALL: If that is the case, it is not a problem.

BY MR. PETRO: Do you receive one tax bill?

BY MR. BONURA: Yes.

BY MR. PETRO: I know that's not foolproof but it's a starting point.

BY MR. EDSALL: At least it's been combined on the tax rolls. Other than that --

BY MR. LANDER: One story?

BY MR. BONURA: One story, just garage.

BY MR. DUBALDI: Make a motion we take lead agency.

BY MR. SCHIEFER: I'll second it.

BY MR. PETRO: Motion to take lead agency for Anthony's Pier 9 site plan amendment.

ROLL CALL:

Mr. Schiefer: Aye.

July 8, 1992

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Mr. Dubaldi: Aye.

Mr. Lander: Aye.

Mr. Petro: Aye.

BY MR. LANDER: How big was the other addition?

BY MR. ROSENBLOOM: 650 square feet.

BY MR. PETRO: Vehicle storage?

BY MR. BONURA: Rolls Royces and Mercedes that we just, I have nine cars.

BY MR. PETRO: What are you going to build it out of?

BY MR. BONURA: Building it out of block and paint it just the split face block we bought, we put so many additions on the color just doesn't match so we are going to paint the whole building to match everything, match when we finish so we are going to do the same thing with that.

BY MR. PETRO: Public hearing?

BY MR. DUBALDI: Make a motion we waive the public hearing.

BY MR. SCHIEFER: I'll second that.

BY MR. PETRO: Motion has been made and seconded to waive the public hearing for Anthony's Pier 9 site amended site plan.

ROLL CALL:

Mr. Schiefer: Aye.

Mr. Dubaldi: Aye.

Mr. Lander: Aye.

Mr. Petro: Aye.

BY MR. DUBALDI: I make a motion we declare negative

July 8, 1992

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declaration.

BY MR. SCHIEFER: Okay.

BY Mr. PETRO: Motion to declare negative declaration. Any further discussion?

ROLL CALL:

Mr. Schiefer: Aye.

Mr. Dubaldi: Aye.

Mr. Lander: Aye.

Mr. Petro: Aye.

BY MR. PETRO: Will it be sent to Orange County Planning?

BY MR. BABCOCK: It's done.

BY MR. PETRO: No response at this time?

BY MR. EDSALL: Not that I'm aware of.

BY MR. DUBALDI: I make a motion to approve Anthony's Pier 9 site plan amendment subject to Orange County Planning approval.

BY MR. SCHIEFER: I'll second.

BY MR. PETRO: Motion has been made to approve Anthony's Pier 9 site plan amendment subject to receiving local determination by Orange County Planning.

ROLL CALL:

Mr. Schiefer: Aye.

Mr. Dubaldi; Aye.

Mr. Lander: Aye.

Mr. Petro: Aye.

TOWN OF NEW WINDSOR

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

TO Frances Roth 389 Morris Hill Rd DR.
New Windsor Ny 12553

DATE			CLAIMED	ALLOWED
7/8/92	Planning Board		75.00	
	Misc 01	4.50		
	Mt. Airy - 1	4.50		
	C.P. Mains - 42	189.00		
	DeDominicus - 6	27.00		
	A.H.F.S - 6	27.00		
9-26	Anthony's - 4	18.00		
	Hilltop - 14	63.00		
	New Windsor - Golf Course - 5	22.50		
	Windsor Counseling - 7	31.50		
	Quassack Fire - 4	18.00		
			<u>480.00</u>	



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

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

- 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: ANTHONY'S PIER 9 SITE PLAN AMENDMENT
(VEHICLE STORAGE GARAGE BUILDING)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 37-BLOCK 1-LOTS 25, 26 AND 27
PROJECT NUMBER: 92-26
DATE: 8 JULY 1992
DESCRIPTION: THE AMENDMENT INVOLVES THE CONSTRUCTION OF A
120' X 25' (3,000 SQUARE FEET) VEHICLE STORAGE
BUILDING AT THE REAR OF THE EXISTING FACILITY.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The Planning Board had previously approved the construction of a garage as part of a previous site plan approval. This application expands the vehicle garage in size and relocates same to provide greater spacing to the catering facility main building.

At this time, I am aware of no engineering concerns regarding this proposed site plan amendment. One procedural recommendation is with regard to the lot lines within the overall property. Evidently, a tax lot line exists at the rear of the main facility, which cuts through the corner of the proposed vehicle storage building. As such, I recommend that either the lot line be extinguished or a lot line change occur, such that the vehicle storage building is wholly on a single lot.

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

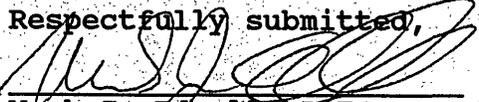
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: ANTHONY'S PIER 9 SITE PLAN AMENDMENT
(VEHICLE STORAGE GARAGE BUILDING)
PROJECT LOCATION: NYS ROUTE 9W
SECTION 37-BLOCK 1-LOTS 25, 26 AND 27
PROJECT NUMBER: 92-26
DATE: 8 JULY 1992

4. 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.
5. Submittal of this plan/application to the Orange County Planning Department will be required.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


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

MJEmk

A:ANTHONY.mk



MARY MCPHILLIPS
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

PETER GARRISON *Commissioner*
VINCENT HAMMOND *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. NWT 20 92 M
Applicant Mary Bonura County I.D. No. 37 / 1 / 26.27²⁵

Proposed Action: Site Plan - A 3000 sq. ft. vehicle storage bldg.

State, County, Inter-Municipal Basis for 239 Review Within 500' of US Rte. 9W.

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

Related Reviews and Permits _____

County Action: Local Determination Disapproved _____ Approved _____

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

7/7/92
Date

[Signature]

Commissioner

7-1-92

92-26

JUN 26 1992

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

Rosenblum AIA _____ for the building or subdivision of

Anthony's Pier 9 _____ has been

reviewed by me and is approved

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

Notify water dept. for any information
regarding water lines.

HIGHWAY SUPERINTENDENT

[Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 8 July 1992
SUBJECT: Anthony's Pier 9 Site Plan

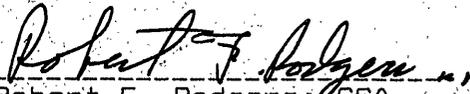
PLANNING BOARD REFERENCE NUMBER: PB-92-26
DATED: 26 June 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-037

A review of the above referenced subject site plan was conducted on 6 July 1992.

This site plan is acceptable.

PLANS DATED: 23 June 1992; Revision 6.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

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. 92-26

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

City, Town or Village Board Planning Board Zoning Board

2. Owner: Name Bonura, Mary

Address 87 Rt. 9W - New Windsor, N.Y.

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: Rt. 9W (West Side)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 37 Block 1 Lot 25, 26, 27

Present Zoning District NC/R-4 Size of Parcel 6.579

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 3,000 S.F. Vehicle Storage Bldg.

Date

Mary Mason, Sec'y for the P.B.
Signature and Title



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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- 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 # -

WORK SESSION DATE: 6-16-97

APPLICANT RESUB.
REQUIRED: Full App w/Plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Pier 9 5/P Am.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Joe Marshall

- MUNIC REPS PRESENT:
- BLDG INSP. X
 - FIRE INSP. X
 - ENGINEER X
 - PLANNER
 - P/B CHMN.
 - OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Prev. Approved plan has garage
@ N.W. corner - never built

Exist int. garage -> storage
built new 10 car acc garage (3000 SF)

MYRA Privately owned garage -
AS SOON AS THEY SUBMIT PLANS
SEND A COPY TO OC PLANNING.

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

(This is a two-sided form)

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

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

1. Name of Project ANTHONY'S PIER 9
2. Name of Applicant MARY BONURA Phone 505-4210
Address 87 ROUTE 9W NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record MARY BONURA Phone 505-4210
Address 87 ROUTE 9W NEW WINDSOR NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan M. ROSENBLUM Phone 562-0270
Address POB 2966 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting JOSEPH BONURA Phone 565-4210
(Name)
7. Location: On the WEST side of ROUTE 9W
_____ feet _____
(Street) (Direction)
of _____
(Street)
8. Acreage of Parcel 6.579 9. Zoning District NC / R4
10. Tax Map Designation: Section 37 Block 7 Lot 25, 26, 27
11. This application is for 3,000 SF VEHICLE STORAGE BLDG
(ACCESSORY BLDG)

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

If so, list Case No. and Name _____

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

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

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

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

MARY BONURA being duly sworn, deposes and says that he resides at 87 ROUTE 9W NEW WINDSOR NY 12570 in the County of ORANGE and State of NY and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Mary E. Bonura
(Owner's Signature)

23rd day of June 1992

(Applicant's Signature)

Ruth J. Eaton
Notary Public

(Title)

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1992

PROJECT I.D. NUMBER

817.21

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>MARSHALL ROSENBLUM</i>	2. PROJECT NAME <i>ANTHONY'S PIER 5</i>
3. PROJECT LOCATION: Municipality <i>NEW WINNON</i> County <i>GRANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>101 ROUTE 9W, NEW WINNON</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>ADDITION OF 3,000 SF VEHICLE STORAGE ACCESSORY BLDG.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.27</i> acres Ultimately <i>1.27</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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>MARSHALL ROSENBLUM</i>	Date: <i>22 JUNE 92</i>
Signature: <i>Marshall Rosenblum</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

OVER

1

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

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

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

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

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

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

MARY BONURA, deposes and says that he
resides at 87 ROUTE 9W, NEW WINDSOR
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of PIER 9

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

Date: June 24, 1992

Mary E. Bonura
(Owner's Signature)

Richard G. Patti
(Witness' Signature)

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

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

PREPARER'S ACKNOWLEDGEMENT:

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

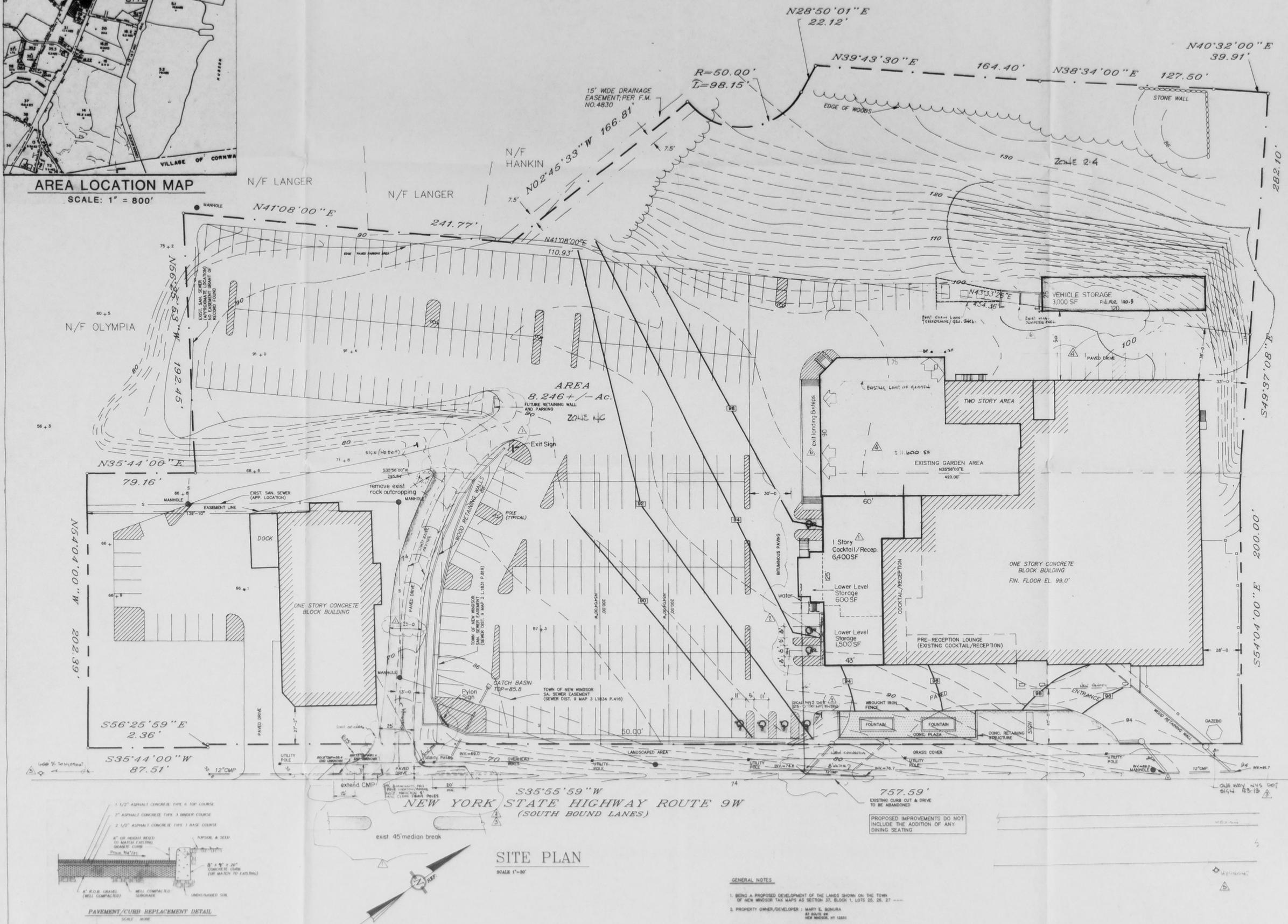
By: *Richard R. Smith*
Licensed Professional

Date: 22 JUNE 92



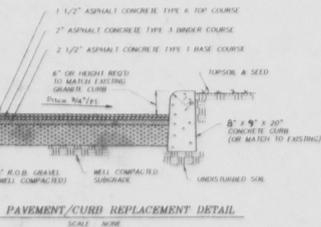
AREA LOCATION MAP

SCALE: 1" = 800'



SITE PLAN

SCALE 1"=30'



REQUIRED	ZONE	USE GROUP	MINIMUM LOT AREA (IN SQ. FT.)	MINIMUM LOT WIDTH (IN FT.)	REQUIRED FRONT YARD DEPTH (IN FT.)	REQUIRED SIDE YARD / TOTAL BOTH SIDES (IN FT.)	REQUIRED REAR YARD DEPTH (IN FT.)	FLOOR AREA RATIO	MAXIMUM BUILDING HEIGHT (IN FT.)
PROVIDED PIER 9	-	-	287,365.3 +/-	787	40	28/460 +/-	45 +/-	-	30'
PROVIDED MHP OFC/WH	-	-	-	-	27.2 (pre-existing condition)	830/40	207 +/-	-	15'
Required	R-4	C	25,000	125	35	15/30	40	-	-

GENERAL NOTES

- BEING A PROPOSED DEVELOPMENT OF THE LANDS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS AS SECTION 37, BLOCK 1, LOTS 25, 26, 27
- PROPERTY OWNER/DEVELOPER: MARY E. BONURA
27 ROUTE 9W
NEW WINDSOR, NY 12550
- PROPERTY AREA: 6.579 ACRES (287,365.3 SQ. FT.)
- LOCAL ZONE: R-4
- PROPERTY ZONE: NC
- EXISTING USE: A) CATERING/RESTAURANT
B) WAREHOUSE/OFFICE
- THIS SITE PLAN INFORMATION HEREBY IS FROM FIELD SURVEY BY ELIAS D. GREVAS, L.S., DATED 28 OCT 1989.
- ALL PROPOSED ROAD SIGNS SHALL BE IN ACCORDANCE WITH THE N.Y.S. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PARKING REQUIRED: PIER 9 (MAX 750 SEATS)
1 SPACE PER 3 SEATS=250 SPACES
MHP SUPPLY
1000 SF OFFICE (1000/200)=5 SPACES
4500 SF WAREHOUSE (4500/1000)=4.5 SPACES
TOTAL REQUIRED=282 SPACES
PROVIDED: 280 SPACES @ PIER 9
200 12 SPACES @ MHP SUPPLY

LEGEND

- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING AREA LIGHTING
- EXISTING CATCH BASIN
- EXISTING SIGNAL BOX
- EXISTING TRAFFIC FLOW
- EXISTING ONE WAY SIGNS (88-1 L&R)
- EXISTING NO LEFT TURN SIGNS (83-1&R L&R)

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUL 15 1992
BY *Ronald Lander*
RONALD LANDER
SECRETARY

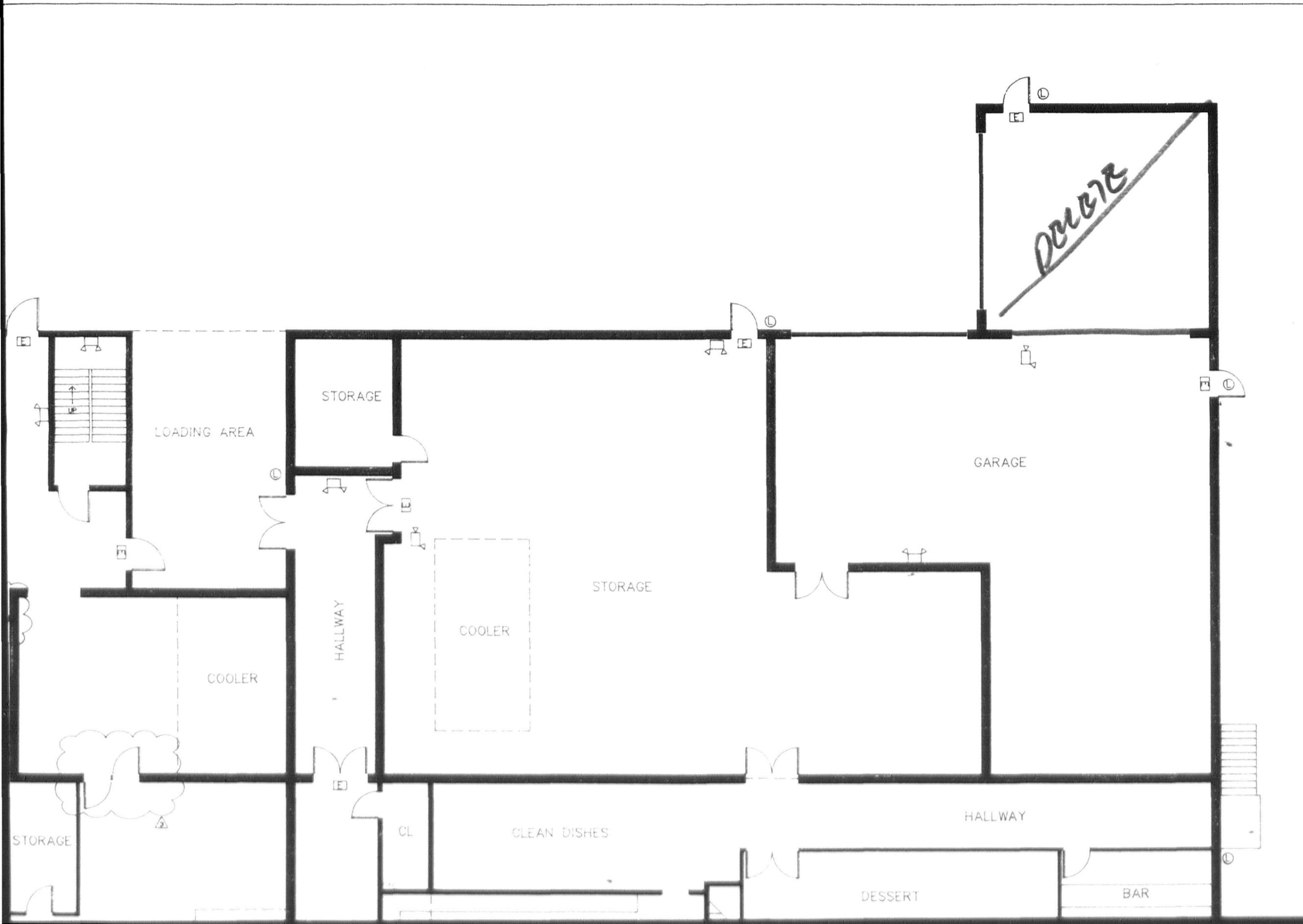
APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE: 7/15/92 SIGNATURE: *[Signature]*

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ROSENBLUM A. I. A.
MARSHALL ROSENBLUM, AIA ARCHITECT
6 FULLERTON AVENUE
NEW YORK
NEW YORK

ANTHONY'S PIER 9
ROUTE 9W
NEW WINDSOR
NEW YORK

SP



REV 1, 5 AUG 1991	ADDED ENCLOSURE OF EXPANDED GARDEN. UPPER & LOWER FLOOR AREAS ON DRAWING LP _a .
20 JAN 92	ADD & RELOCATE GARDEN DOORS. SHOW EXIT DIST.
31 JAN 92	ADD EXIT AT COOLER AREA. ADD SPRINKLER NOTE.