

PB# 04-04

Hudson Valley Vet Clinic

42-1-1.21

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 11-1-04

15-04-04 HUDSON VALLEY VET.
CLINIC - RT. 32 (MARTINIS)



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

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHEPC@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

MEMORANDUM

(via fax)

1 September 2005

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., ENGINEER FOR THE PLANNING BOARD

**SUBJECT: SITE COMPLETION REVIEW – 31 August 2005
HUDSON VALLEY VETERINARY HOSPITAL SITE PLAN
NEW WINDSOR P.B. APP. NO. 04-04**



On 31 August 2005 a representative of our office visited the subject site to review the completion status of the subject application.

Due to some field related conditions which were not appropriately addressed on the design plan prepared by Cuomo Engineering, site re-arrangement of parking and installation of some landscape/grade walls was required. We believe the layout, as modified, is acceptable and meets the same design intent outlined by the Planning Board. As such, we recommend the changes be accepted as a "field change". In general, the site appears to be in general conformance with the intent of the site plan approved by the planning board, with stamp of approval of 1 November 2004. One outstanding item, which we will discuss with the owner, is completion of the handicapped symbol striping (the proper handicapped signage is in place but the painted symbol is not yet complete).

We have no objection to your office issuing a Certificate of Occupancy for the project.

NW04-04-Site Compl Memo 09-01-05.doc
MJE/s

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2755 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/09/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 4-4

NAME: HUDSON VALLEY VETERINARY HOSPITAL

APPLICANT: V.J. MARTINISI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/01/2004	PLANS STAMPED APPROVED	APPROVED
07/28/2004	P.B. APPEARANCE - PUBLIC HEA . APPROVED SUBJECT TO COST ESTIMATE AND MARKS COMMENTS OF . 7/28/04	ND:CLOSE PH APPR CON
06/23/2004	P.B. APPEARANCE . SCHEDULE PUBLIC HEARING - ADD NOTE TO PLAN FOR BOARDING . ANIMALS - RETURN	REVISE/RET SCH PH
02/11/2004	P.B. APPEARANCE . "NO BOARDING OF ANIMALS" - NEED CURBS FROM BLDG FORWARD - . SHOW WHAT CURBS ARE EXISTING AND WHAT IS PROPOSED - NEED . LIGHTING - DRAINAGE - CORRECT BULK TABLES - NEED FLAGPOLE . WITH FLAG - MARKS COMMENTS	LA:REVISE & RETURN
01/21/2004	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-4
NAME: HUDSON VALLEY VETERINARY HOSPITAL
APPLICANT: V.J. MARTINISI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/29/2004	REC. CK. #4946	PAID		922.00	
09/14/2005	2%/46,080. CST EST. INSPE	CHG	922.00		
		TOTAL:	922.00	922.00	0.00



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1105-2004

11/01/2004

Hospital, Hudson Valley Veterinary
434b Blooming Grove Tpke.
New Windsor NY

Received \$ 125.00 for Planning Board Fees, on 11/01/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-4
NAME: HUDSON VALLEY VETERINARY HOSPITAL
APPLICANT: V.J. MARTINISI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/04/2004	REC. CK. #1801	PAID		750.00	
02/11/2004	P.B. ATTY. FEE	CHG	35.00		
02/11/2004	P.B. MINUTES	CHG	55.00		
06/23/2004	P.B. ATTY. FEE	CHG	35.00		
06/23/2004	P.B. MINUTES	CHG	22.00		
07/28/2004	P.B. ATTY. FEE	CHG	35.00		
07/28/2004	P.B. MINUTES	CHG	22.00		
09/14/2004	RET. TO APPLICANT	CHG	130.20		
09/14/2005	P.B. ENGINEER FEE	CHG	415.80		
		TOTAL:	750.00	750.00	0.00

11/1/04
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-4
NAME: HUDSON VALLEY VETERINARY HOSPITAL
APPLICANT: V.J. MARTINISI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/04/2004	REC. CK. #1801	PAID		750.00	
02/11/2004	P.B. ATTY. FEE	CHG	35.00		
02/11/2004	P.B. MINUTES	CHG	55.00		
06/23/2004	P.B. ATTY. FEE	CHG	35.00		
06/23/2004	P.B. MINUTES	CHG	22.00		
07/28/2004	P.B. ATTY. FEE	CHG	35.00		
07/28/2004	P.B. MINUTES	CHG	22.00		
09/14/2004	RET. TO APPLICANT	CHG	130.20		
09/14/2005	P.B. ENGINEER FEE	CHG	415.80		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 4-4
NAME: HUDSON VALLEY VETERINARY HOSPITAL
APPLICANT: V.J. MARTINISI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/29/2004	REC. CK. #4947	PAID		125.00	
09/14/2005	P.B. APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	125.00	0.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 4

FOR WORK DONE PRIOR TO: 10/06/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
4-4	233905	01/07/04	TIME	MJE	WS	DR MARTINISI	99.00	0.40	39.60				
4-4	234582	01/21/04	TIME	MJE	WS	DR MARTINISI S/P	99.00	0.40	39.60				
4-4	236413	02/10/04	TIME	MJE	MC	HUDSON VALLEY VET	99.00	0.80	79.20				

									158.40				
4-4	242095	03/26/04				BILL 04-387					-158.40		

												-158.40	
4-4	254458	06/16/04	TIME	MJE	WS	HUDSON VALL VET S/P	99.00	0.40	39.60				
4-4	255056	06/22/04	TIME	MJE	MC	HUDSON VALLEY VET	99.00	0.50	49.50				
4-4	260405	07/27/04	TIME	MJE	MC	HUDSON VALLEY VET	99.00	0.70	69.30				
4-4	258996	07/28/04	TIME	MJE	MM	Marinisi Vet CONDAPP	99.00	0.10	9.90				

									168.30				
4-4	260481	08/04/04				BILL 04-852 8/4/04					-168.30		

												-168.30	
4-4	266723	09/13/04	TIME	MJE	MC	COST EST :MARTINISI	99.00	0.40	39.60				
4-4	265816	09/15/04	TIME	BMM	MC	Cost Est reveiw	99.00	0.50	49.50				
4-4	265817	09/15/04	TIME	MJE	MC	Closeout	99.00	0.40	39.60				
									=====	=====	=====	=====	
TASK TOTAL									455.40	0.00	-326.70	128.70	

GRAND TOTAL									455.40	0.00	-326.70	128.70	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

September 14, 2004

Hudson Valley Veterinary Hospital
Blooming Grove Tpk.
New Windsor, NY 12553

ATTN: DR. VENERA MARTINISI

SUBJECT: PLANNING BOARD FEES DUE #04-04

Dear Dr. Martinisi:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please submitted payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	125.00
Check #2 – 2% of \$46,080. (cost estimate) Inspection Fee...		922.00

Upon receipt of these checks and ten (10) sets of plans, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/15/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-4
NAME: HUDSON VALLEY VETERINARY HOSPITAL
APPLICANT: V.J. MARTINISI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/04/2004	REC. CK. #1801	PAID		750.00	
02/11/2004	P.B. ATTY. FEE	CHG	35.00		
02/11/2004	P.B. MINUTES	CHG	55.00		
06/23/2004	P.B. ATTY. FEE	CHG	35.00		
06/23/2004	P.B. MINUTES	CHG	22.00		
07/28/2004	P.B. ATTY. FEE	CHG	35.00		
07/28/2004	P.B. MINUTES	CHG	22.00		
09/14/2004	RET. TO APPLICANT	CHG	130.20		
09/14/2005	P.B. ENGINEER FEE	CHG	415.80		
		TOTAL:	750.00	750.00	0.00

To be returned

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

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHEPC@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM**MEMORANDUM**

(via fax)

15 September 2004

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: MARTINISI HUDSON VALLEY VET SITE PLAN
PLANNING BOARD APPLICATION NO. 04-04**



Our office has reviewed the cost estimates submitted for the subject application. The project includes private site improvements.

Based on our review, the estimate submitted required some minor corrections, a marked up copy is attached.

We recommend that the Private site improvement estimate be established at \$46,080. The inspection fee associated with this bond amount is \$922.

Our time printout for the project is attached.

Contact me if you have any questions regarding the above.

NW04-04-Client Memo 09-15-04
MJE/m

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 670-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3309 •

P.B.#04-01

CUOMO ENGINEERING
1016 WORLD TRADE WAY
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, NEW YORK 12553
FAX NO. 845-567-9148
PHONE NO. 845-567-1177

DATE: August 6, 2004

TO: V. Martinisi
Hudson Valley Vet.

N/W
04-04

ENGINEERS REPORT

BOND ESTIMATE:

Paving 8,200 s.f. x \$ 1.50 = \$ 12,300

Curbing 140 l.f. \$ 5.00 per s.f. = \$ 700.00 1540 buff

1 Handi Cap Ramp \$ 800.00 lump sum

1 Land Scape Island \$ 6,000 lump sum

2 Exterior Lights \$ 1,500.00 lump sum x 2 = \$ 3000

Striping 16 Parking Spaces \$ 15.00 per space \$ 240.00 lump sum

TOTAL COST OF ESTIMATE.

41,340.00

Paving:	18x136 = 2450 SF
	24x100 = 2400
	12x40 = 480
	24x70 = 1680
	20x20 = 400
	20x
	<u>8350</u>

concr. sidewalks 45 ft. = 225 sq. ft. = 900
Dumpster enclosure = 1500

\$46,050

9/15/4 (B)

AS OF: 09/15/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 4

FOR WORK DONE PRIOR TO: 09/15/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
4-4	233905	01/07/04	TIME	MJE	WS DR MARTINISI	99.00	0.40	39.60			
4-4	234582	01/21/04	TIME	MJE	WS DR MARTINISI S/P	99.00	0.40	39.60			
4-4	236413	02/10/04	TIME	MJE	MC HUDSON VALLEY VET	99.00	0.80	79.20			

								158.40			
4-4	242095	03/26/04			BILL 04-387						-158.40

											-158.40
4-4	254458	06/16/04	TIME	MJE	WS HUDSON VALL VET S/P	99.00	0.40	39.60			
4-4	255056	06/22/04	TIME	MJE	MC HUDSON VALLEY VET	99.00	0.50	49.50			
4-4	260405	07/27/04	TIME	MJE	MC HUDSON VALLEY VET	99.00	0.70	69.30			
4-4	258996	07/28/04	TIME	MJE	MM Marinisi Vet CONDAPP	99.00	0.10	9.90			

								168.30			
4-4	260481	08/04/04			BILL 04-852 8/4/04						-168.30

											-168.30
4-4	265816	09/15/04	TIME	BMM	MC Cost Est reveiw	99.00	0.50	49.50			
4-4	265817	09/15/04	TIME	MJE	MC Closeout.	99.00	0.40	39.60			
								=====			
TASK TOTAL								415.80	0.00	-326.70	89.10

GRAND TOTAL								415.80	0.00	-326.70	89.10

REGULAR ITEMS:

HUDSON VALLEY VETERINARY (04-04)

Mr. Paul Cuomo and Dr. Martinisi appeared before the board for this proposal.

MR. PETRO: Your moving from Upskate Plaza to here is what you want to do?

DR. MARTINISI: Yes.

MR. PETRO: Application proposes renovation of the existing building for use as a veterinary facility with the caretaker apartment. Plan was previously reviewed at the 11 February, 2004 planning board meeting, it's in a C zone, proposed use veterinary A-3, as previously noted, boarding of animals is not permitted as for this use. You understand that, ma'am?

DR. MARTINISI: Yes, I do.

MR. PETRO: You agreed to that last time and you understood it, required bulk information shown on the plan is correct for the zone and use group required, the provided values have been corrected per my previous request. The plan is still not clear that concrete curbing is being provided on the front portion of the site, the plan should so note and provide a detail.

MR. CUOMO: Yeah, we have concrete curbs on the plan as you can see it here, it's pretty well defined but we'll definitely get a detail or that curb, that curb is there, it's the New York State curb.

MR. PETRO: You're not building new curb?

MR. CUOMO: No.

MR. PETRO: Plan is still not clear that a concrete

curb is being provided, it's already there.

MR. CUOMO: We're not providing any.

MR. PETRO: Just make the note on the plan that it's existing concrete curb and that will take care of that. No details for paving on the front sidewalk have been provided as requested. I'm reading Mark's comments, normally, I wouldn't do that but he only has a few.

MR. ARGENIO: I think what we need to do is relative to the existing curbing issue, Mr. Cuomo does have existing curbing indicated in the state right-of-way, we should just doublecheck with Mark if he's referring to specifically the right-of-way area or the front of the building.

MR. BABCOCK: Front of the building.

MR. ARGENIO: That's the question, not the DOT right-of-way, is there curbing in front of the building adjacent and in front of the parking?

MR. CUOMO: Okay, we'll do that. Those are minor.

MR. PETRO: Landscaping was not added as requested by the board.

MR. CUOMO: Well, we have on our comment, Paul, it's not going to affect anything tonight, take the comments please and review them for next time.

MR. CUOMO: We didn't do this willingly, we were told not to do that.

MR. PETRO: You were trying to save a little time. The planning board should consider the mandatory public hearing for the special permit use as required by law. I will entertain a motion.

MR. ARGENIO: I'll make a motion we authorize a public hearing for Hudson Valley Veterinary.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Hudson Valley Veterinary Hospital. Any further comments from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Do any of the members have any comments at this time or should we have them clean up the plan and show up?

MR. SCHLESINGER: I have a question, something may come up in the public hearing talking about boarding, boarding to me is if I go away on a vacation I want you to board my dog for me, boarding does not mean if you have a sick animal that needs to stay overnight, is that correct?

DR. MARTINISI: No boarding.

MR. PETRO: What if my dog is sick for eight months?

DR. MARTINISI: Something's horribly wrong.

MR. PETRO: Paul, clear up these comments, get ready for the public hearing, we'll have a public hearing.

MR. CUOMO: We can do it at the same time.

MR. PETRO: And you know that boarding issue, frankly, is a little vague and I agree with Mr. Schlesinger that maybe a note of some kind for the length of a stay should be added to the plan somehow and how that could be enforced, I have no clue, but if you've got, if the Town should happen to get a lot of complaints that there's been a lot of animals for a long period of time then at least we'd have some recourse through the special use permit maybe to come down there or you're in violation of the site plan but without some note, I don't know how to handle this. Mike?

DR. MARTINISI: I've been at my previous location for 19 years, there's never been a problem.

MR. PETRO: All right, well, once you have an approval here, you don't even have to go there, you can sell to this man here, he's a veterinarian, he can go in with your approved site plan, all he has in his mind is boarding, I know it personally that's what he's got in his mind but seriously, the plan goes with the property, it's not you, so don't either take offense and/or try to understand that we're approving this project on that property so the next person can come in and we need to have it more clarified on the plan, come up with an idea.

MR. CUOMO: All right.

MR. PETRO: Do you understand me?

MR. CUOMO: I understand.

MR. PETRO: Thank you.



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

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HUDSON VALLEY VETERINARY HOSPITAL
(DR. V.J. MARTINISI)
PROJECT LOCATION: WINDSOR HIGHWAY (NYS RT. 32)
SECTION 42 – BLOCK 1 – LOT 1.21
PROJECT NUMBER: 04-04
DATE: 23 JUNE 2004
DESCRIPTION: THE APPLICATION PROPOSES THE RENOVATION OF THE EXISTING
BUILDING FOR USE AS A VETERINARY FACILITY, WITH A CARETAKER
APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 11
FEBRUARY 2004 PLANNING BOARD MEETING.

1. The property is located in the Design Shopping “C” zoning district of the Town. The proposed use veterinary use A-3, and the caretaker apartment is use B-5 (special permit). As previously noted, boarding of animals in not permitted as part of the use.

The “required” bulk information shown on the plan is correct for the zone and use group. The “provided” values have been corrected per my previous request.

2. I have reviewed a copy of the plan and have the following initial comments:
 - The plan is still not clear that concrete curbing is being provided on the front portion of the site. The plan should so note and provide a detail.
 - No details for paving or the front sidewalk have been provided as was requested.
 - Landscaping was not added as was requested by the Board.
3. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.

Respectfully Submitted,

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

NW04-04-23June04.doc

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



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

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HUDSON VALLEY VETERINARY HOSPITAL
(DR. V.J. MARTINIS)
PROJECT LOCATION: WINDSOR HIGHWAY (NYS RT. 32)
SECTION 42 – BLOCK 1 – LOT 1.21
PROJECT NUMBER: 04-04
DATE: 28 JULY 2004
DESCRIPTION: THE APPLICATION PROPOSES THE RENOVATION OF THE
EXISTING BUILDING FOR USE AS A VETERINARY FACILITY, WITH
A CARETAKER APARTMENT. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE
11 FEBRUARY 2004 AND 23 JUNE 2004 PLANNING BOARD
MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A
PUBLIC HEARING AT THIS MEETING (FOR THE SPECIAL PERMIT
APARTMENT).

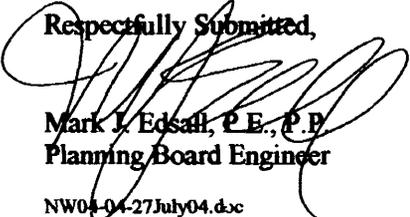
1. I have reviewed the latest plan. Revisions and details have been added. There are still a couple corrections needed, as follows:
 - The paving detail (“Drive Section”) is noted as being applicable to only 35’ in from Rt.300. First, this project is on Rt. 32. Second, if this detail applies to only a portion of the paving, another detail should be provided.
 - The dumpster enclosure is 12’ wide on the plan and 18’ wide in the detail. Which is correct?
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 Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

4. If there are any additional concerns identified at the public hearing, I will be pleased to review same, as deemed appropriate by the Board.

Respectfully Submitted,



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

NW04-04-27July04.doc



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhhepc.com

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhhepa@mhhepc.com

Writer's E-mail Address:
mje@mhhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 7 JAN 2004 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: Yes RESUB. REQ'D: RU1

PROJECT NAME: MARTINIS; VET. CLINIC

REPRESENTATIVES PRESENT: P. Martini / Veronica

MUNICIPAL REPS PRESENT:
BLDG INSP. _____
ENGINEER X
P/B CHMN _____
FIRE INSP. _____
PLANNER _____
OTHER _____

- ITEMS DISCUSSED: C 201 New R-4
- just north of o/c pools / S of Willow
 - last use floor - 2nd flr
 - Vet. office. 1st A-3 Apt B-5 (existing)
 - need blk table on plan (reg'd + provided)
 - ~~done~~ - submit copy of workshop survey
 - add topography
 - Y175 OK + 2 Pky calc OK
 - show limits of pky lot
 - no pky sign in front of cross lot
 - how do you get to pky spaces - front 5 block access to rear.

STND CHECKLIST:

- DRAINAGE _____
- DUMPSTER _____
- SCREENING _____
- LIGHTING _____
(Streetlights)
- LANDSCAPING _____
- BLACKTOP _____
- ROADWAYS _____
- APPROVAL BOX _____

PROJECT TYPE

- SITE PLAN
- SPEC PERMIT
- L L CHG.
- SUBDIVISION
- OTHER

PROJECT STATUS:

ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y _____ N
Recommended Mtg Date _____

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 Town Hall, 555 Union Avenue, New Windsor, New York on

JULY 28, 2004 at 7:30 P.M. on the approval of the proposed

Site Plan Special Permit for **HUDSON VALLEY VETERINARY HOSPITAL**

Located at **NYS RT. 32 (WINDSOR HIGHWAY**

(Tax Map #Section **42**, Block **1**, Lot **1.21**) . Map of the proposed project is

on file and may be inspected at the **Planning Board Office**, Town Hall, 555

Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: JULY 9, 2004_____

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

July 6, 2004

Venera Martinisi, DVM
434B Blooming Grove Tpke
New Windsor, NY 12553

Re: 42-1-1.21 PB#: 04-04

Dear Dr. Martinisi:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning Board

35-1-43
Petro Metals, Inc.
P.O. Box 928
Vails Gate, NY 12584

35-1-46 & 35-1-53.22
Ronald Lander
Phylis Silver
12 Cimorelli Drive
New Windsor, NY 12553

35-1-50
Stephen & Faith Kuprych
279 Windsor Highway
New Windsor, NY 12553

35-1-112
Cox Holdings, LLC
7 Apta Way – Unit #101
Monroe, NY 10950

38-3-33
Evelyn Negron
Kristopher Lopez
19 Willow Lane
New Windsor, NY 12553

38-3-36
Elizabeth Steinmetz-Villa
13 Willow Lane
New Windsor, NY 12553

38-3-39
Ralph & Nancy Pecorelli
6 Willow Parkway
New Windsor, NY 12553

38-3-42
Jack Dabrusin
Dana Saintmire
8 Dogwood Lane
New Windsor, NY 12553

38-3-58
Mary & Carl Bargisen, Jr.
44 Willow Parkway
New Windsor, NY 12553

38-3-61
Robert Toohey
7 Willow Lane
New Windsor, NY 12553

35-1-44
George Chaleff
Allison Tracy
5 Chaleff's Lane
New Windsor, NY 12553

35-1-47
Ronald Lander
Phylis Silver
Clara & Francis Lander
12 Cimorelli Drive
New Windsor, NY 12553

35-1-51
Agnes Cavalari
89 Bethlehem Road
New Windsor, NY 12553

38-3-31
Delio DeMoura
Alison Gian
3 Harth Drive
New Windsor, NY 12553

38-3-34
Joseph & Jacqueline Mott
17 Willow Lane
New Windsor, NY 12553

38-3-37
Joan White
11 Willow Lane
New Windsor, NY 12553

38-3-40
Michael & Nancy Suttlehan
8 Willow Parkway
New Windsor, NY 12553

38-3-56
Thomas & Eileen Fox
Eileen Garcia
40 Willow Parkway
New Windsor, NY 12553

38-3-59
Michael & Carolyn Reis
48 Willow Parkway
New Windsor, NY 12553

38-3-62
John & Antonietta Guerriero
5 Willow Lane
New Windsor, NY 12553

35-1-45
George Ross
68 High Point Circle
Newburgh, NY 12550

35-1-48
In Kee Hong
Hui Song
P.O. Box 914
Woodridge, NY 12789

35-1-52
Scott Rollo
Lisa Promavera-Rollo
287 Windsor Highway
New Windsor, NY 12553

38-3-32
Edward & Barbara Moody
1 Harth Drive
New Windsor, NY 12553

38-3-35
Lucious & Diann Evans
15 Willow Lane
New Windsor, NY 12553

38-3-38
Helen Johnson
4 Willow Parkway
New Windsor, NY 12553

38-3-41
John & Arline Mott
10 Willow Parkway
New Windsor, NY 12553

38-3-57
Santo & Edvige Emmanuele
42 Willow Parkway
New Windsor, NY 12553

38-3-60
Santos Sanchez
9 Willow Lane
New Windsor, NY 12553

38-3-63
Jeffery & Jasmine Perez
3 Willow Lane
New Windsor, NY 12553

38-3-64
Donna Gamma
10 Scenic Drive
Newburgh, NY 12550

42-1-1.23
Salvatore & Mary Accola
14 Willow Lane
New Windsor, NY 12553

42-1-4
Herman & Sally Ingram
12 Willow Lane
New Windsor, NY 12553

42-1-7
Paul & Joyce Etes
4 Lannis Avenue
New Windsor, NY 12553

42-1-10
Giuseppe & Michelle Iacoviello
12 Lannis Avenue
New Windsor, NY 12553

42-2-3
Gilbert & Barbara Ferrero
2 Mark Street
New Windsor, NY 12553

42-2-21
Vincent & Nancy Evans
5 Lannis Avenue
New Windsor, NY 12553

43-1-76
James & Patti Crossetta
31 Willow Lane
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

42-1-1.1
Carlos Scheer
4717 Blue Water Lane
Myrtle Beach, SC 29579

42-1-2
Garrison & Bertha Karpoff
8 Willow Lane
New Windsor, NY 12553

42-1-5
Anne Hodash
18 Willow Lane
New Windsor, NY 12553

42-1-8
Peter F & Mary J Fornal
6 Lannis Avenue
New Windsor, NY 12553

42-2-1
Lawrence & Mary Margaret Reis
22 Willow Lane
New Windsor, NY 12553

42-2-19
Joan Hess
c/o Barbara O'Hara
9 Lannis Avenue
New Windsor, NY 12553

43-1-1
David & Evelyn Garcia
2 Harth Drive
New Windsor, NY 12553

George J Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

42-1-1.22
Richard Harris
275 Windsor Highway
New Windsor, NY 12553

42-1-3
Christopher & Laurie Orr
10 Willow Lane
New Windsor, NY 12553

42-1-6
William & Helen Blenderman
20 Willow Lane
New Windsor, NY 12553

42-1-9
Philip McCarthy
Lori Schiffmar-McCarthy
10 Lannis Avenue
New Windsor, NY 12553

42-2-2
Kathleen Nocton
26 Willow Lane
New Windsor, NY 12553

42-2-20
Henry Donato
7 Lannis Avenue
New Windsor, NY 12553

43-1-2
Dennis & Susan Green
4 Harth Drive
New Windsor, NY 12553

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Mark J Edsall, P.E.
McGoey & Hauser Cons. Eng., P.C.
33 Airport Center Drive
Suite 202
New Windsor, NY 12553

TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 06-24-04 PROJECT NUMBER: ZBA# _____ P.B. # 04-04

APPLICANT NAME: VENERA MARTINISI, DVM

PERSON TO NOTIFY TO PICK UP LIST:

VENERA MARTINISI, DVM
434B BLOOMING GROVE TPKE
NEW WINDSOR, NY 12553

TELEPHONE: 561-2626

TAX MAP NUMBER: SEC. 42 BLOCK 1 LOT 1.21
SEC. _____ BLOCK _____ LOT _____
SEC. _____ B LOCK _____ LOT _____

PROPERTY LOCATION: RT. 32 (WINDSOR HIGHWAY)
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) XXX

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____



NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1819

TOTAL CHARGES: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HUDSON VALLEY VETERINARY HOSPITAL
(DR. V.J. MARTINISI)
PROJECT LOCATION: WINDSOR HIGHWAY (NYS RT. 32)
SECTION 42 – BLOCK 1 – LOT 1.21
PROJECT NUMBER: 04-04
DATE: 11 FEBRUARY 2004
DESCRIPTION: THE APPLICATION PROPOSES THE RENOVATION OF THE
EXISTING BUILDING FOR USE AS A VETERINARY FACILITY, WITH
A CARETAKER APARTMENT. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The property is located in the Design Shopping “C” zoning district of the Town. The proposed use veterinary use A-3, and the caretaker apartment is use B-5 (special permit). It should be noted that boarding of animals in not permitted as part of the use.

The “required” bulk information shown on the plan is correct for the zone and use group. The “provided” values for lot width and rear yard should be corrected, and values should be provided for frontage and development coverage.

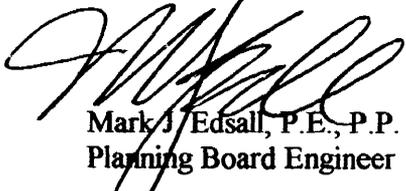
2. I have reviewed a copy of the plan and have the following initial comments:
 - The applicant should submit a copy of the property survey for the record, to document the lot dimensions and building setbacks.
 - As the board will note, the plan does not include any topographical information. It was requested at the worksession.
 - It is not clear whether concrete curbing is being provided on the site. Curb is recommended for the front lot and side drive, at minimum.

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

- Details of construction should be provided for all site improvements.
 - No stormwater collection improvements are indicated.
 - The plan does not include any information regarding site lighting.
 - The dumpster detail indicates a chain-link construction. The board usually requires masonry construction with finish to match the building. In addition, a concrete pad is required inside the enclosure.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
 4. If work is proposed within the DOT right-of way, submittal of this application/plan to the NYSDOT will be necessary.

Respectfully Submitted,



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

NW04-04-11Feb04.doc
MJE/st



RESULTS OF P.B. MEETING OF: February 11, 2004

PROJECT: Hudson Valley Veterinary Hosp. P.B. # 04-04

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N
TAKE LEAD AGENCY: Y N

M) S) VOTE: A N
CARRIED: Y N

M) A S) B VOTE: A 5 N 0
CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED:

M) S) VOTE: A N SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

CONDITIONS - NOTES:

<i>Boarding not permitted</i>
<i>Need curbs from Bldg - forward</i>
<i>Need special Permit for apartment? If not pre-existing</i>
<i>Show what curbs are existing & what is proposed</i>
<i>Need lighting</i>
<i>Drainage</i>
<i>Correct Bulk Tables</i>
<i>Flagpole w/ flag</i>

HUDSON VALLEY VETERINARY HOSPITAL (04-04)

Dr. Venera Martinisi appeared before the board for this proposal.

MR. PETRO: Proposed veterinary clinic in the existing building formally Foti Florist on Route 32.

MR. SCHLESINGER: No, isn't Foti Florist south of 94?

MR. PETRO: No, this is, I think there's two pieces of the family there, this was the big one down by Jerry's building. Do we have plans? Give us a brief explanation of what you want to do.

DR. MARTINISI: I've been located right in the New Windsor shopping mall for almost 19 years and I want to move around the corner to a piece of property that's been owned by my family for almost 30 years.

MR. PETRO: You're a Foti?

DR. MARTINISI: Martinisi, always Martinisi.

MR. LANDER: Are you Sam's daughter?

DR. MARTINISI: No, I'm his niece.

MR. PETRO: I just want to get an idea of why you're here.

MR. LANDER: What do you plan on doing? Are you going to have kennels outside?

DR. MARTINISI: No, no boarding, nothing, the outside won't even change, other than making it nicer.

MR. SCHLESINGER: Ten parking spaces?

DR. MARTINISI: I think there's 16.

MR. SCHLESINGER: Okay.

MR. PETRO: Sixteen spaces including one handicapped space is on the plan. Should be noted that the boarding of animals is not permitted as part of the use. You understand that?

DR. MARTINISI: Right.

MR. PETRO: Everything else, Mark, fits in the zoning?

MR. EDSALL: Yes, it does. You do have a special permit for this for the caretaker apartment so--

MR. PETRO: Mandatory public hearing?

MR. EDSALL: Right.

MR. PETRO: Bulk information shown on the plan is correct for the zone and use group. The provided values for lot width and rear yard should be corrected. Who drew these? Okay, Mr. Cuomo, I would suggest that you give him a copy of Mark's comments and hand them to Mr. Cuomo so he can correct those. It's not a big deal, he can just correct what's on the plan. Values should be provided for the frontage, just bring him a copy. Mark, you just gave it to her?

MR. EDSALL: Yes.

MR. PETRO: So you're all set. Follow everything on there.

MR. SCHLESINGER: I have a question. I wonder about this when it comes to veterinary, I'm sure it's not in the ordinances or anything, but do you make any sort of accommodations for the dogs before they come into the office to do what they do outside in an area where it can be cleaned up?

DR. MARTINISI: Yeah, definitely, it's going to be a little bit of a lawn area and a fire hydrant maybe.

MR. SCHLESINGER: Do you think a lawn or a gravel area?

DR. MARTINISI: Well, with a gravel area you wouldn't be able to pick up as well, you'd be--

MR. SCHLESINGER: I used to raise dogs and it's a personal thing, I was always taught gravel was easier to pick up than grass.

DR. MARTINISI: I would think that the lawn would be easier to do. Some dogs won't defecate or urinate on gravel.

MR. PETRO: He has this at his restaurant too, that's why he's picking up on it.

MR. LANDER: Most of the parking is in the rear of the building.

MR. ARGENIO: I'd like to make a motion that we take lead agency for this application.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the SEQRA process for the Hudson Valley Veterinary Hospital. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO AYE

MR. PETRO: You're not changing the curb cut at all, not doing anything there, correct?

DR. MARTINISI: Right.

MR. ARGENIO: Any work, I don't think there's any work in the right-of-way.

MR. LANDER: Well, he does have curbs shown on the plan out to the state right-of-way, there's existing curbs there but I don't think--

MR. PETRO: Not in that configuration.

MR. LANDER: No?

MR. EDSALL: I'm not sure, the plan's really not clear as to what portion is getting new curbs. I don't believe they have any curbs around the whole back so just the plan's got to be cleaned up.

MR. ARGENIO: That whole issue needs to be clarified.

MR. EDSALL: I'm recommending on the comments that the curb I believe as per normal procedure we try to get the front and up to the side with curbs to keep it tight but the back portion I see absolutely no need for it.

MR. PETRO: It's very expensive to put curbs, so instruct your engineer that if it's not being required and you don't want them there, I'd remove them from the plan. But what Ronny's talking about is in the front we need to find out if that configuration is already into your property like that and you're not going into the state right-of-way, otherwise, you will need a work permit. So I guess how do--do you want to handle that, do a site visit?

MR. EDSALL: Well, I think Paul needs to show what's existing and what's proposed to make it clear.

MR. LANDER: The only thing that I see there is that it would keep the members from the pool place from parking in your parking lot and I don't know how close, they've got 26 feet from the corner of the building out, that other building is fairly close to that, okay, so I don't know how the pool guy's going to get to the back of his property but that's his problem.

DR. MARTINISI: Well, they share that driveway.

MR. LANDER: Is that a right-of-way?

DR. MARTINISI: I guess it's a right-of-way. My uncle originally owned the pool place, he owned both of them, so they must of worked things out.

MR. LANDER: Because the property lines shown are right with the curb line, the only reason I'm bringing that up is because people from here would be parking in your parking lot, I'm sure if it was curbed, it wouldn't happen but--

MR. PETRO: Are you here tonight and just more curious I see Mr. Cuomo is not here, he couldn't make it?

DR. MARTINISI: He's ill.

MR. PETRO: It's important for you to take down all the comments and address them, otherwise when you come next time, we're going to go over it again.

MR. LANDER: Give him a copy of Mark's comments.

MR. PETRO: We're also asking for some other things. That would help though. The lighting, the plan does not show any lighting for any of the site at all, no

storm water collection improvements are indicated. Mike, just out of curiosity, have you gone over with her such as ADA and all those things with the building? This is a whole other step after here. I'm just curious if you know what you're getting into.

MR. BABCOCK: They're showing a ramp, I haven't gone over with her, I'm not sure whether Mr. Cuomo has or not but that will be the next step, they're showing the ramp in front of the building.

MR. LANDER: Does she have to change the bathrooms in there also?

MR. BABCOCK: I wouldn't know that tonight, I'd have to check to see what type of change of use it is and how much of a change of use it would be.

MR. PETRO: I'm just saying there's another step which is the building department which could be, I don't want to say harder than this, but it will be, could be somewhat complicated and expensive.

DR. MARTINISI: Well, we designed a large handicapped bathroom, there's not one there now.

MR. PETRO: So you're aware there might be some changes in the building. What's the square footage, is it over 5,000 feet?

MR. EDSALL: Plan says 2,500.

MR. PETRO: Each or total?

MR. EDSALL: Total 2,500.

MR. PETRO: What we'll do is I would like to see the plan more complete, we can set you up for a public hearing because it's mandatory because of the caretaker apartment which is a special use permit by this board,

so you have to have a public hearing, it's not something--

DR. MARTINISI: The apartment has been there for 25 years.

MR. PETRO: The building has also been empty.

DR. MARTINISI: It's not empty, my family is still living there.

MR. PETRO: Mike, she's saying that the apartment is existing, it's been there for 25 years and they never moved out of it.

DR. MARTINISI: They're still there now.

MR. PETRO: So it--

MR. EDSALL: If you can verify and Mike can have the assessor's office verify it, you can just determine that's pre-existing, we'll just acknowledge it as being an existing.

MR. PETRO: I can tell you I think it's a good idea that you have a public hearing for the use of the property, you're putting in a veterinarian school where the florist was, it's a pretty good change of use and I don't see any problem. I'm just saying it's better for you to tell your neighbors what you're doing, they can come in and say the drainage is going on my lawn, we can put a swale, don't put the light in my bedroom. After that, you never have a problem. If you don't do it, you get 15 phone calls, we get 'em, let's have a public hearing, go over it, it may not be for a special use permit, Mike will determine that, sounds like you have a pre-existing use, should not be a problem. But let's schedule, you have to come back anyway, probably maybe twice, depending how complete the plan is next time because the plan has a lot of work to be done, I

think.

DR. MARTINISI: Well, we have the curb issue and lighting issue.

MR. PETRO: Drainage and whatever other comments are here by Mark. There was one issue on the bulk information is incorrect, that's minor, you can do that in the office, but let's go over landscaping. Any of the members want to discuss any type of landscaping? They're showing some shrubbery, a lot of it is pre-existing, you don't have--

MR. LANDER: Flag pole would be nice.

MR. PETRO: And Andy's going to say with the flag but he's not here. That I will tell you you should give some serious thought to what Ronny said before, the pool place being so close to the line, you may want curbing there so you may not want it.

MR. SCHLESINGER: If not curbing, landscaping.

MR. PETRO: I'm talking about the flow of traffic back and forth, give that some serious thought, talk to your engineer and discuss it and come up with you or your family or whoever's going to be there and give that some serious thought.

MR. EDSALL: I think what we usually try to do because in the front we're dealing with handicapped ramps, the defined parking that's used for handicapped and also just to keep the front area to keep the edges clean and it's an appearance issue. Generally tell most applicants we want curbing from the building line forward at least or at least from the side, we have pretty much held that as a standard. So I think we should not give them a bad read on what they have to do, the front you need curbs, I think the back is where I don't see any sense for it.

MR. PETRO: All the spots are in the back and way in the back there it's frankly I think it would be not a good use of your money but Mark is correct from the building forward there should be curbs.

DR. MARTINISI: Now, the curbs that are there, I mean, that's not sufficient?

MR. EDSALL: I don't know where they are.

DR. MARTINISI: So we have to really define that.

MR. PETRO: Your engineer should be showing existing curbs to be, he's not doing that, he's not showing us any of that. Paving maybe he should show us existing paving and to be paved, I don't think the entire parking lot needs to be paved, whatever's required parking needs to be paved, so he's not showing that here, he's not saying paved.

MR. LANDER: It's all going to be sheet flow from, all comes down towards the pool place and in the back naturally it comes down towards the pool place and heads towards the property.

MR. PETRO: As I remember, a lot of it is paved.

DR. MARTINISI: It is paved, but it's in disrepair so it really has to be redone.

MR. ARGENIO: Generally, Mrs. Martinisi, the plan needs more detail, it's not--

MR. PETRO: I'd like to see you come back with a more complete plan, then schedule a public hearing. We have a meeting every two weeks, so you've got, you can do quite a bit to this plan in two weeks, come back and we'll schedule a public hearing at this time. All right?

February 11, 2004

21

DR. MARTINISI: Thank you.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#620-2004

06/18/2004

Martinisi, Vema

Received \$ 250.00 for Planning Board Fees, on 06/18/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 04-04 - Special Permit Fee.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#137-2004

02/10/2004

Hudson Valley Veterinary Hospital Pc *P.B. # 04-04*

Received \$ 125.00 for Planning Board Fees, on 02/10/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/10/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-4
NAME: HUDSON VALLEY VETERINARY HOSPITAL
APPLICANT: V.J. MARTINISI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/04/2004	REC. CK. #1801	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

2/10/04




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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** _____
WORK SESSION DATE: 21 Jan 04 **PROJECT:** NEW OLD _____
REAPPEARANCE AT W/S REQUESTED: No **RESUB. REQ'D:** Full App
PROJECT NAME: Dr. Martinisi
REPRESENTATIVES PRESENT: R.M./

MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:
- curb in front?
- S/w to ramp.
- S/w on side of reloc steps.
- Fix scale between 30-40
- need FI for grades - exist
9K19 + 2p
No parking Any Time
white/blue
They have no dpts

STND CHECKLIST: **PROJECT TYPE**
DRAINAGE _____ SITE PLAN _____
DUMPSTER _____ SPEC PERMIT _____
SCREENING _____ L L CHG. _____
LIGHTING _____ SUBDIVISION _____
(Streetlights) LANDSCAPING _____ OTHER _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting Y _____ N
Recommended Mtg Date next avail



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #04-04 DATE RECEIVED: 06-18-04

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 06-21-04 TO BE ON AGENDA FOR THE 06-23-04 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

HUDSON VALLEY VETERINARY
Applicant or Project Name

RECEIVED

JUN 21 2004

N.W. HIGHWAY DEPT.

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Needs DOT approval

DISAPPROVED:

Notes: _____

Signature: [Handwritten Signature] 6-23-04
Reviewed by _____ date

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: PB-04-04
Hudson Valley Veterinary



DATE: June 21, 2004

Fire Prevention Reference Number: FPS-04-028

The above referenced site plan has been reviewed, and found to be acceptable.

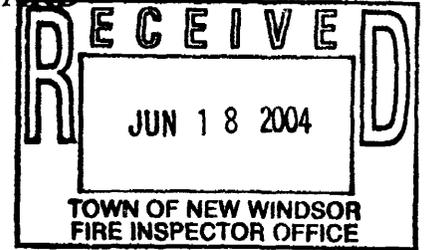


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: FIRE INSPECTOR *o.j.c.*

P.B. FILE #04-04 DATE RECEIVED: 06-18-04

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 06-21-04 TO BE ON AGENDA FOR THE 06-23-04 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

HUDSON VALLEY VETERINARY

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: *McDonnell* 6/18/04
Reviewed by _____ /date

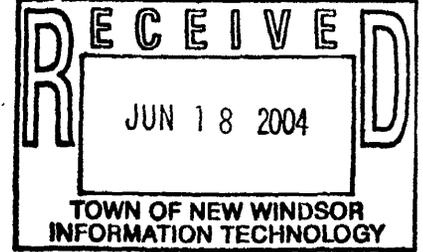


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: E 911 COORDINATOR

P.B. FILE #04-04

DATE RECEIVED: 06-18-04

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 06-21-04 TO BE ON AGENDA FOR THE 06-23-04 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

HUDSON VALLEY VETERINARY

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: McDonald 6/18/04
Reviewed by _____ date



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 587-3100
e-mail: mheny@mhepc.com

Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 04 - 04

WORK SESSION DATE: 16 June 2004 PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: _____ RESUB. REQ'D: _____

PROJECT NAME: Martini's, S/P (Hudson Valley Vet Hosp)

REPRESENTATIVES PRESENT: PVC, Gary PVC, Dr M.

MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:

- Still want Aph
- disc bulk.
- proposed contours
- add partial curb.
- masonry
- hrs on detail

<u>STND CHECKLIST:</u>	<u>PROJECT TYPE</u>
DRAINAGE	<u>SITE PLAN</u>
DUMPSTER	SPEC PERMIT
SCREENING	L L CHG.
LIGHTING (Streetlights)	SUBDIVISION
LANDSCAPING	OTHER
BLACKTOP	
ROADWAYS	
APPROVAL BOX	

PROJECT STATUS:
ZBA Referral: ___ Y X N
Ready For Meeting X Y ___ N
Recommended Mtg Date next avail

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

2/11
Meeting

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ___ Lot Line Change ___ Site Plan Special Permit ___

Tax Map Designation: Sec. 42 Block 1 Lot 1.21

BUILDING DEPARTMENT PERMIT NUMBER PA 2003-1523

- Name of Project Hudson Valley Veterans Hosp. HO
- Owner of Record V. J. Martinisi Phone 845 496 2632
Address: 18 Rond HTH Rd. Blooming Grove NY
(Street Name & Number) (Post Office) (State) (Zip)
- Name of Applicant Same as above Phone _____
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
- Person Preparing Plan Cuomo Engineering Phone 845 567 1177
Address: Stewart International Airport 1016 World Trade Way New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)
- Attorney Nancy Schneider Phone 845 496 0355
Address _____ Washingtonville NY
(Street Name & Number) (Post Office) (State) (Zip)
- Person to be notified to appear at Planning Board meeting:
VSMARTINISI 845-561 2626 (w) N/A
(Name) (Phone) (fax)
- Project Location: On the north of p.w. side of Rt 32 Windsor Highway
(Direction) (Street)
- Project Data: Acreage 1.0 Zone C School Dist. New Windsor

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Renovation of existing structure

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:



(OWNER'S SIGNATURE)

29th DAY OF January 2004

(AGENT'S SIGNATURE)

Nancy Schneider
NOTARY PUBLIC

Please Print Agent's Name as Signed

NANCY J. SCHNEIDER
Notary Public, State of New York

*****No. 4795721*****

TOWN USE ONLY:

Qualified in Orange County
Commission Expires February 28, 2004

DATE APPLICATION RECEIVED

APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21
Appendix C

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

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

1. APPLICANT /SPONSOR VJ MARTINISI DVM	2. PROJECT NAME Hudson Valley Veterinary Hosp
3. PROJECT LOCATION: Municipality _____ County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 273 Windsor Highway New Windsor N.Y.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: RENOVATE FLORIST SHOP TO VETERINARY CLINIC	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.0</u> acres Ultimately <u>1.0</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input 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: VJ MARTINISI DVM	Date: 1.27.2004
Signature: 	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

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

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

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

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

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

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

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

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

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

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

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

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

_____ Name of Lead Agency

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

_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer)

_____ Date

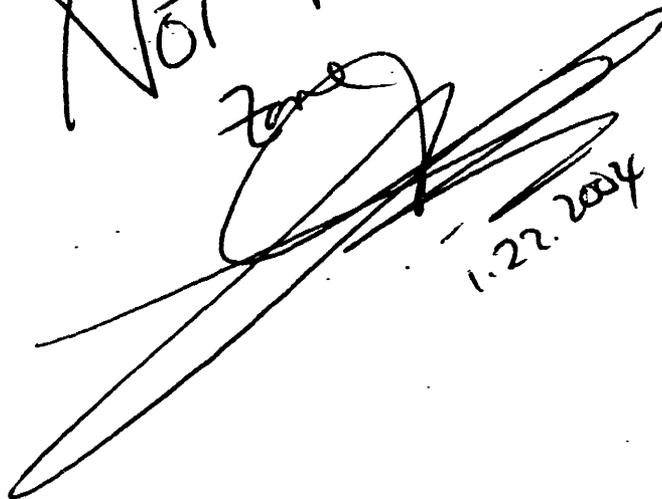
ECC184
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Not Flood
zone

1.22.2004

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SITE PLAN).**

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. _____ Properties within 500' of site
11. _____ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|-------------------------------------|-------------------------------------|
| 22. | <input checked="" type="checkbox"/> | Landscaping |
| 23. | <input checked="" type="checkbox"/> | Exterior Lighting |
| 24. | <input checked="" type="checkbox"/> | Screening |
| 25. | <input checked="" type="checkbox"/> | Access & Egress |
| 26. | <input checked="" type="checkbox"/> | Parking Areas |
| 27. | <input type="checkbox"/> | Loading Areas |
| 28. | <input checked="" type="checkbox"/> | Paving Details (Items 25 - 27) |
| 29. | <input checked="" type="checkbox"/> | Curbing Locations |
| 30. | <input type="checkbox"/> | Curbing through section |
| 31. | <input type="checkbox"/> | Catch Basin Locations |
| 32. | <input type="checkbox"/> | Catch Basin Through Section |
| 33. | <input checked="" type="checkbox"/> | Storm Drainage |
| 34. | <input checked="" type="checkbox"/> | Refuse Storage |
| 35. | <input type="checkbox"/> | Other Outdoor Storage |
| 36. | <input checked="" type="checkbox"/> | Water Supply |
| 37. | <input checked="" type="checkbox"/> | Sanitary Disposal System |
| 38. | <input checked="" type="checkbox"/> | Fire Hydrants |
| 39. | <input checked="" type="checkbox"/> | Building Locations |
| 40. | <input checked="" type="checkbox"/> | Building Setbacks |
| 41. | <input type="checkbox"/> | Front Building Elevations |
| 42. | <input checked="" type="checkbox"/> | Divisions of Occupancy |
| 43. | <input checked="" type="checkbox"/> | Sign Details |
| 44. | <input checked="" type="checkbox"/> | Bulk Table Inset |
| 45. | <input checked="" type="checkbox"/> | Property Area (Nearest 100 sq. ft.) |
| 46. | <input checked="" type="checkbox"/> | Building Coverage (sq. ft.) |
| 47. | <input checked="" type="checkbox"/> | Building Coverage (% of total area) |
| 48. | <input type="checkbox"/> | Pavement Coverage (sq. ft.) |
| 49. | <input type="checkbox"/> | Pavement Coverage (% of total area) |
| 50. | <input type="checkbox"/> | Open Space (sq. ft.) |
| 51. | <input 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 spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

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 ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Paul A. Casano P.E. / 1/30/04
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ **PLEASE NOTE:** ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

1'-0" x 1'-6" x 0.08 ALUMINUM HANDICAP PARKING SIGN TO READ RESERVED PARKING WITH IDENTIFICATION SYMBOL, BOLT TO STEEL TUBE WITH 3/8" CADMIUM PLATED BOLTS, NUTS & WASHERS.



2" X 2" X 1.88 STEEL TUBE EXTEND INTO CONCRETE FILLED PIPE 2'-0" PROVIDED WELDED WATERTIGHT CAP PAINT P&L # 6118 BLACK COFFEE



HANDICAP PARKING SIGN

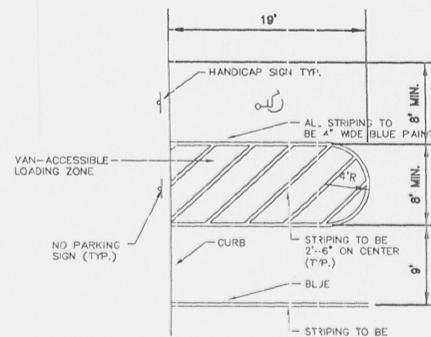
NOT TO SCALE

1'-0" x 1'-6" x 0.08 ALUMINUM NO PARKING OR STANDING SIGN BOLTED TO BUILDING



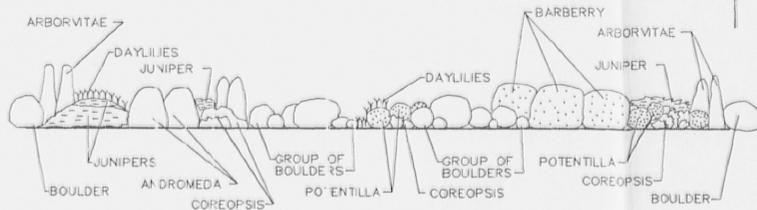
NO PARKING OR STANDING SIGN

NOT TO SCALE

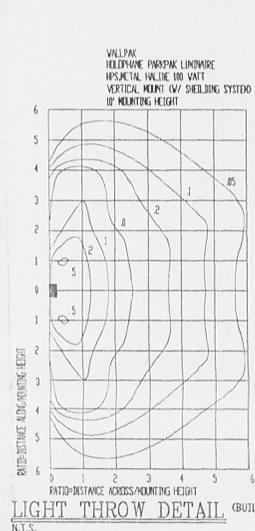


PARKING SPACE MARKING DETAIL

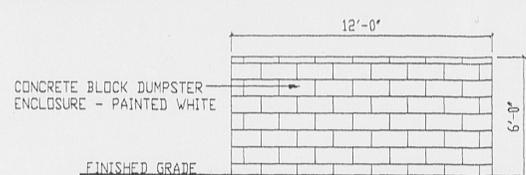
SCALE: N.T.S.



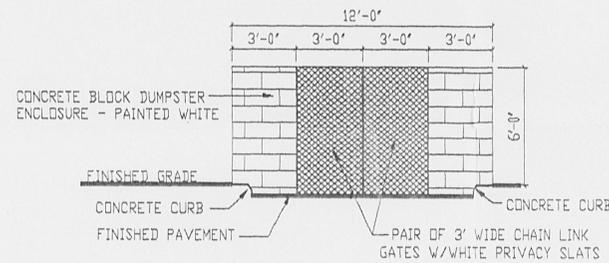
VIEW FROM NYS ROUTE 32



LIGHT THROW DETAIL (BUILDING) N.T.S.



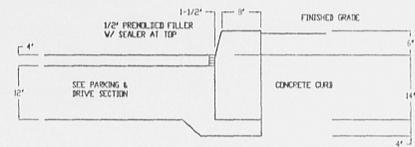
SIDE & REAR ELEVATION



FRONT ELEVATION

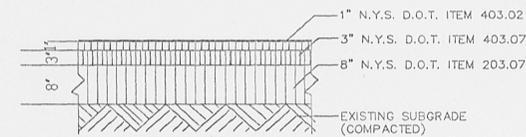
DUMPSTER ENCLOSURE DETAIL

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



CONCRETE CURB SECTION

SCALE: 1"=1'-0"



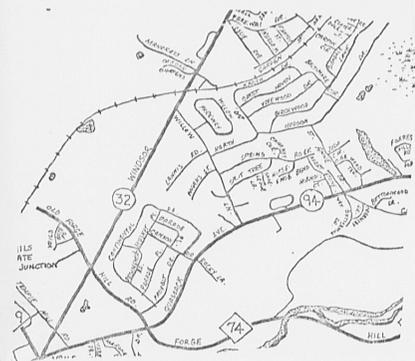
DRIVE SECTION (CENTRE PARKING AREA)

SCALE: 1"=1'-0"



CONCRETE WALK DETAIL

SCALE: 1"=1'-0"



LOCATION MAP

TABLE OF USE/BULK REGULATIONS

USE GROUP A-2 & B-2 'C' DESIGN SHOPPING

SECTION 68 ,BLOCK 2 ,LOT 111

ITEM	REQUIRED	PROVIDED	ZBA
LOT AREA	40,000 SF.	42,125 SF	N/A
LOT WIDTH	200'	117'	N/A
FRONT YARD	60'	29.3'	N/A
SIDE YARD	30'/70'	10.5'/26.0'	N/A
BOTH SIDES	70'	36.50'	N/A
REAR YARD	30'	548'	N/A
FRONTAGE	N/A	100'	N/A
MAX. BLDG. HGT.	12' TO NEAREST LOTLINE (10.5FT)	35'	N/A
FLOOR AREA RATIO	0.5	0.069	N/A
MIN. FLOOR AREA	N/A	-	N/A
DEV. COVERAGE	N/A	28%	N/A

* PRE-EXISTING NONCONFORMING

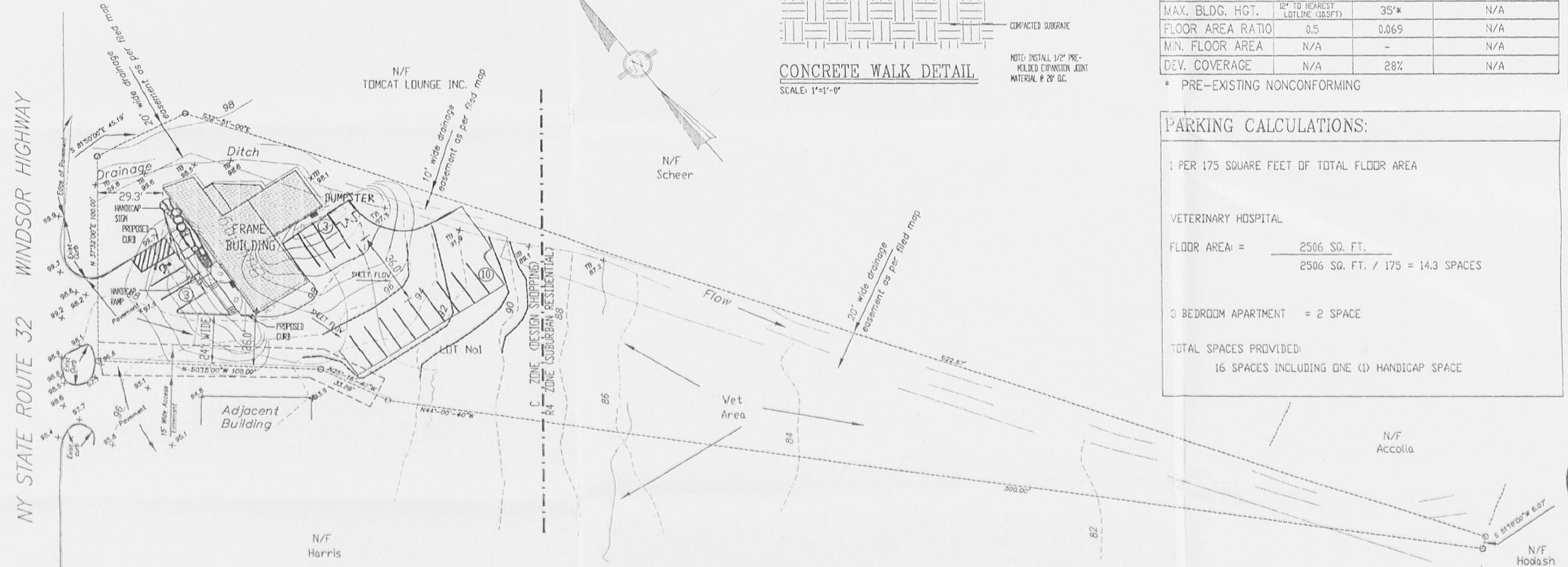
PARKING CALCULATIONS:

1 PER 175 SQUARE FEET OF TOTAL FLOOR AREA

VETERINARY HOSPITAL
FLOOR AREA = 2506 SQ. FT.
2506 SQ. FT. / 175 = 14.3 SPACES

3 BEDROOM APARTMENT = 2 SPACE

TOTAL SPACES PROVIDED:
16 SPACES INCLUDING ONE (1) HANDICAP SPACE



SITE PLAN FOR HUDSON VALLEY VETERINARY HOSPITAL

located in the Town of New Windsor Orange County - New York Scale: 1" = 30'-0"

NOTE: NO ANIMALS ARE TO BE BOARDED AT THIS FACILITY

GENERAL INFORMATION:

- OWNER & APPLICANT: HUDSON VALLEY VETERINARY HOSPITAL VENERA J. MARTINISI, DVM
- BOUNDARY SURVEY INFORMATION PROVIDED BY: WASHBURN ASSOCIATES 44-52 ROUTE 9W NEW WINDSOR, N.Y. 12550 TOPOGRAPHICAL INFORMATION PROVIDED BY: GEORGE ZOTIS XXX NEWBURGH, N.Y. 12550

STAMP OF APPROVAL BOX:



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

DATE	ISSUANCE	BY

DATE	REVISIONS	BY

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
PROJECT TITLE: **SITE PLAN FOR HUDSON VALLEY VET.**



DATE: NOVEMBER 2003

DRAWN BY: D.D.

CHECKED BY: P.V.C.

SCALE: AS NOTED

PROJECT NO.:

SP-1
SHEET 1 OF 1