



**Thursday, August 13, 2026
Monroe Planning Board Workshop Meeting**

**Town of Monroe, New York
Town Hall
1465 Orange Turnpike
Monroe, NY 10950**

1. Welcome

- 1.1. Roll Call
- 1.2. Point Out Fire Exits
- 1.3. Pledge of Allegiance

2. Returning Projects

- 2.1. Henry Farm Subdivision (0201-2022)
SBL #29-1-2.52
Lakes Rd and Camp Monroe Road
- 2.2. Orange & Rockland Utilities, Inc. - Forest Avenue Substation (0237-2025)
SBL #1-2-43
Forest Avenue and Forest Street
- 2.3. Walmart Expansion (0233-2024)
SBL #2-1-31.1
288 Larkin Drive
- 2.4. FBG Harriman Upper Retail LLC (0181-2019)
SBL #2-1-34.2
Harriman Business Park, 128 Bailey Farm Road

3. Minutes

- 3.1. June 16, 2026
- 3.2. July 21, 2026

4. Adjournment

4.1. Adjournment of Meeting



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: ORANGE & ROCKLAND UTILITIES FOREST AVENUE SUBSTATION
PROJECT LOCATION: FOREST AVENUE/ FOREST STREET
SECTION 1 - BLOCK 2 - LOT 43
PROJECT NUMBER: 10-11; 25-237
DATE: 11 AUGUST 2026
CONSULTANT: EN ENGINEERING
PLAN DATE: N/A
DESCRIPTION: THE APPLICATION PROPOSES A NEW ELECTRICAL SUBSTATION LOCATED OFF OF FOREST AVENUE. THE APPLICATION RECEIVED APPROVAL AT THE 15 JULY 2025 BOARD MEETING.

1. The application received approval for special use, wetland permit and site plan on 15 July 2025. The resolution of approval contained conditions which satisfied, and the project plans were signed on 20 March 2026. General Condition 8 of the resolution requires that construction must be completed within 180 days or the special use permit approval will expire. The condition also states that the Planning Board may extend the approval for two 90-day periods.
2. Construction of the facility has been ongoing and progressing in accordance with the approved plans. We are unaware of any outstanding issues at this time and have no objections to the Board granting the extensions if they so choose.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Matthew Sickler', with a horizontal line extending to the right.

Matthew Sickler, P.E.

Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2025\25-237 O&R SP & SUP (Forest Ave Substation)\Planning Board\Technical Review Comments\8.11.26 OR SP SUP (25-237).docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

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ONE GATEWAY CENTER, SUITE 2600
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FAX (973) 824-9774

WRITER'S E-MAIL ADDRESS

REPLY TO:

LESLIE J. SNYDER
ROBERT D. GAUDIOSO (NY/NJ)
DOUGLAS W. WARDEN
JORDAN M. FRY (NY/NJ)
MICHAEL SHERIDAN (NY/NJ)
DAVID KENNY (NY/NJ)

lsnyder@snyderlaw.net

Tarrytown office

DAVID L. SNYDER
(1956-2012)

July 24, 2026



Honorable Bonnie Franson
and Members of the Planning Board
Town of Monroe
1465 Orange Turnpike
Monroe, New York 10950

Re: Orange & Rockland Utilities, Inc. Special Use Permit for Public Utility Facility
on Section 1, Block 2, Lot 43 at Forest Avenue and Forest Street, Monroe, NY

Dear Honorable Chair Franson
and Members of the Planning Board:

We are the attorneys for Orange & Rockland Utilities, Inc. ("O&R") in connection with the captioned matter. As you may recall, the site plan for the captioned project was signed by the Planning Board on March 20, 2026. The resolution provided that construction shall have commenced and be completed within 180 days thereafter (expiring on September 16, 2026). Construction of the public utility facility has commenced accordingly but will not be completed by September 16, 2026. In connection therewith, O&R respectfully requests two (2) extensions of ninety (90) days each (for a total of 180 days) in accordance with Section 57-11(M) of the Town of Monroe code due to the work involved to complete construction.

We look forward to discussing this matter with you at your next meeting. If you have any questions, please do not hesitate to call me at (914) 333-0700.

Respectfully submitted,

Leslie J. Snyder

cc: O&R

Z:\SSDATA\WPDATA\SS4\WP\O&R\Forest Avenue (Town of Monroe) - Permanent Substation\PLanning Board\PB Letter extension.final.docx



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: WALMART INC. – EXPANSION AND STORAGE TRAILERS
PROJECT LOCATION: 288 LARKIN DRIVE
SECTION 2 - BLOCK 1 - LOT 31.1
PROJECT NUMBER: 24-233 & 23-218
DATE: 3 AUGUST 2026
CONSULTANT: DEWBERRY ENGINEERS INC.
PLAN DATE: 28 APRIL 2026
DESCRIPTION: THE APPLICATION PROPOSES A 4,402 SF ADDITION TO THE NORTHWESTERN CORNER OF THE BUILDING AND REDESIGN/RECONSTRUCTION OF PARKING SPACES ON THE SAME SIDE OF THE BUILDING. THE APPLICATION RECEIVED CONDITIONAL APPROVAL AT THE BOARD’S 16 JUNE 2026 MEETING.

1. The Applicant has provided “will serve” letters from the Village of Harriman and Orange County DPW which satisfies our previous comments from 11 June 2026 and specific condition #1 of the Resolution of Approval. We have no further comments regarding the application.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, reading 'Matthew Sickler', with a horizontal line extending to the right.

Matthew Sickler, P.E.
Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2024\24-233 Walmart Expansion\Technical Review Comments\8-3-26 Walmart Expansion (24-233).docx

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Village of Harriman

1 Church Street
Harriman, New York 10926
TEL: (845) 783-4421

MAYOR
Wayne A. Mitchell

DEPUTY MAYOR
Carol Schneider

TRUSTEES
G. Bruce Chichester
Reyna Sandoval
Golam Sarker

TREASURER
Marie Coimbra

VILLAGE CLERK
Jane Leake

VILLAGE ATTORNEY
J. Benjamin Gailey, Esq.

April 7, 2026

Emily Ragsdale
Dewberry Engineering, Inc.
551 Piney Forest Road
Danville, VA 24540

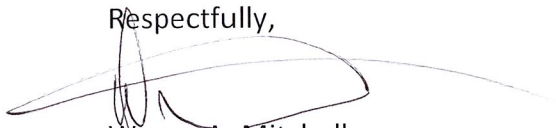
RE: Walmart #2637 Expansion
288 Larkin Drive Monroe, NY

Dear Ms. Ragsdale

This correspondence will confirm that the Village of Harriman Will Serve water for the expansion project at Walmart, 288 Larkin Dr, Monroe, NY, specifically a 4,402-square-foot addition to store number 2637. In accordance with applicable provisions outlined in the Village of Harriman code.

Please feel free to contact me with any questions.

Respectfully,



Wayne A. Mitchell
Mayor



Steven M. Neuhaus
County Executive

**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENVIRONMENTAL FACILITIES & SERVICES**

Erik Denega, P.E., P.M.P.
Commissioner

Robert J. Gray, P.E.
Deputy Commissioner

**P.O. Box 637, 2455-2459 Route 17M
Goshen, NY 10924-0637
www.orangecountygov.com/efs
Tel: (845) 291-2640 Fax: (845) 291-2665**

July 9, 2026

Will to Serve Sewer to 288 Larkin Dr.

This letter is to inform that we will continue providing sewer to the buildings of 288 Larkin Dr. Section 2 Block 1 Lot 31.1. Sewer service will not be interrupted with the building expansion.

Thank you,

James Opper

Assistant Sanitary Engineer



J. Benjamin Gailey
John C. Cappello
Gary M. Schuster
Kara J. Cavallo
Kelly A. Pressler
Michele P. Ellerin*
Michael Wagner*
Rebecca C. Johnson
Rachel J. Rosenwasser
Gregory R. Picciano
Conor C. Horan
Isabelle A. Hayes
Christine F. Harrington
Anastasia Rivera-Bonilla
Maria C. Donovan

David B. Gubits**
Howard Protter**
George W. Lithco**

*Also admitted in NJ
**OF COUNSEL

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fax (845) 778-5173

548 Broadway
Monticello, NY 12701
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fax (845) 794-9781

JGLAW.LAW

July 16, 2026

Hon. Bonnie Franson, Chairperson
Town of Monroe Planning Board
One Mine Road
Monroe, NY 10950

Re: Amended Site Plan Application
Harriman Business Park - Lot 4B – Retail B1
Our File No. 3245-011

Dear Chairperson Franson:

RD Management LLC proposes to amend the End Space site plan that was previously granted conditional site plan approval by the Board in 2019.

That plan proposed a Food Court that would have occupied the remainder space left when America's Best Eyewear (ABE) leased a portion of the former Rue 21 space. Now that ABE has left that space, RD can lease that entire space to a restaurant tenant.

The proposed site plan amendment expands the restaurant use into the former ABE retail space. The tenant proposes to incorporate the outside patio area that was approved as part of the Food Court approval, with some minor modifications.

No significant impact is anticipated as a result of the amendment. While the expanded restaurant area requires additional parking, the 2019 parking study approved by the Board indicates that adequate parking is available to meet the requirements of the Town Code.

The tenant is working with its architect to prepare building elevations that will be suitable for ARB review. No significant changes in exterior aspects of the site plan that was conditionally approved, including landscaping or lighting, are anticipated.

Given the minor exterior changes to the site plan, we believe the Board will be able to reaffirm its 2020 SEQRA determination that this is a Type II action, waive the need for a hearing on the proposed site plan amendment, and that if referral to Orange County Planning for GML-239 review is still necessary, their determination will again be that this is a matter for local determination.

As the tenant is anxious to proceed, RD requests an opportunity to make an informal appearance at the July 21, 2026, Planning Board meeting. While we note the project escrow account currently has a balance of \$2366, we have recommended that our client submit the standard escrow for a commercial site plan required by the Project Opening Form.

Under cover of this letter, we submit an original and six copies of the site plan application package, including the GML 809 Affidavit for Conflict of Interest, the Owner's Endorsement, the Fee Acknowledgment and Site Visit Consent Forms. A current copy of the Entity Disclosure Form already on file with the Town is also included. The RDG concept plan is being provided under separate cover.

While we anticipate the Board will reaffirm its 2019 determination that the proposed action is a Type II action, which requires no further SEQRA review, we also include a SEQRA Short EAF for the Planning Board's file. We note the proposed action is consistent with the prior SEQRA actions on buildout of the individual retail spaces with Harriman Business Park.

Our client looks forward to discussing this proposal with the Board at your July meeting.

Very truly yours,

George Lithco

George Lithco

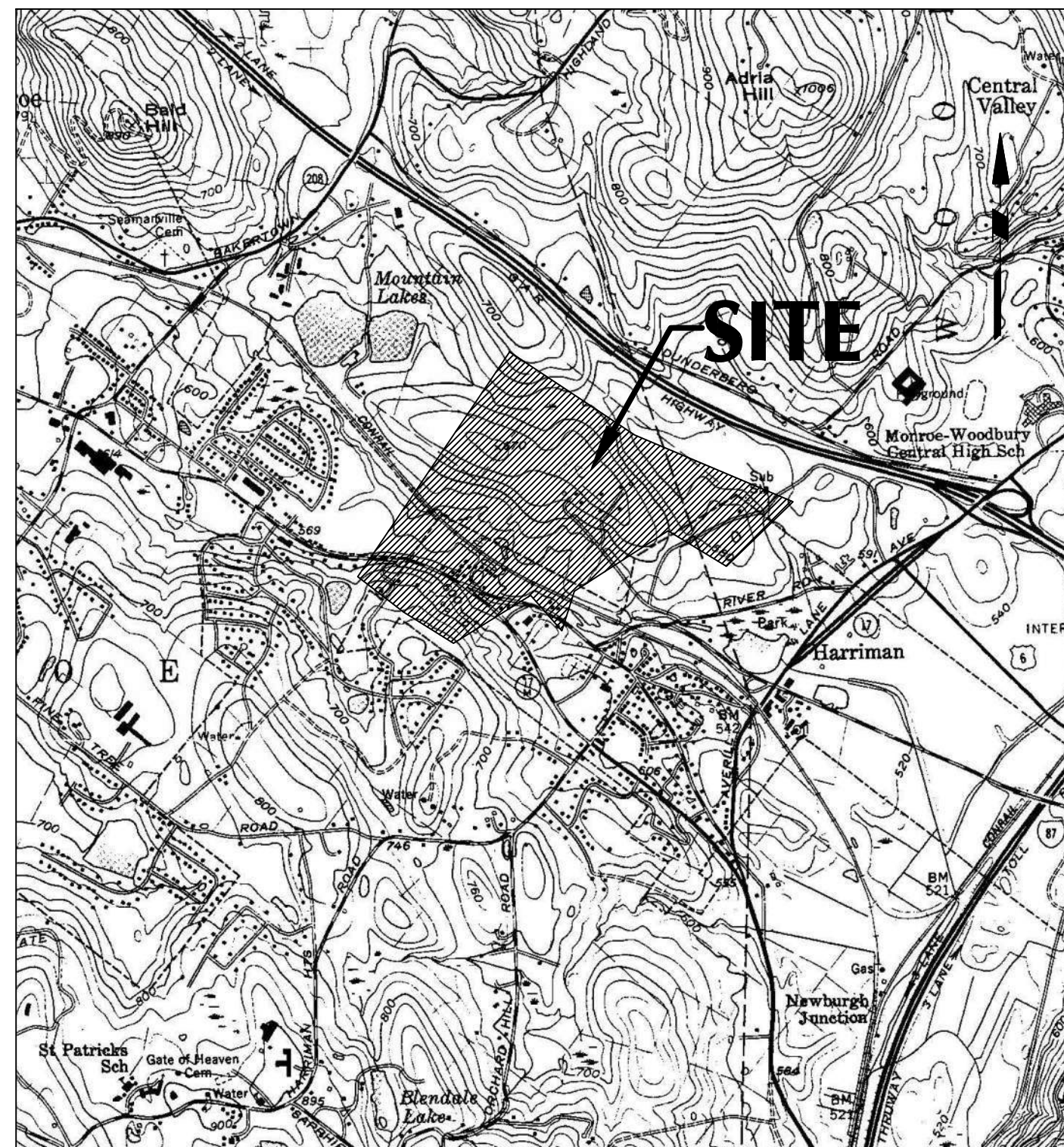
CC: Building Inspector
Planning Board engineer
Planning Board attorney
Client
RDG Architects

HARRIMAN BUSINESS PARK

LOT 4B

RETAIL B1 OUTDOOR PATIO

TOWN OF MONROE, ORANGE COUNTY, NEW YORK



LOCATION MAP

NOT TO SCALE

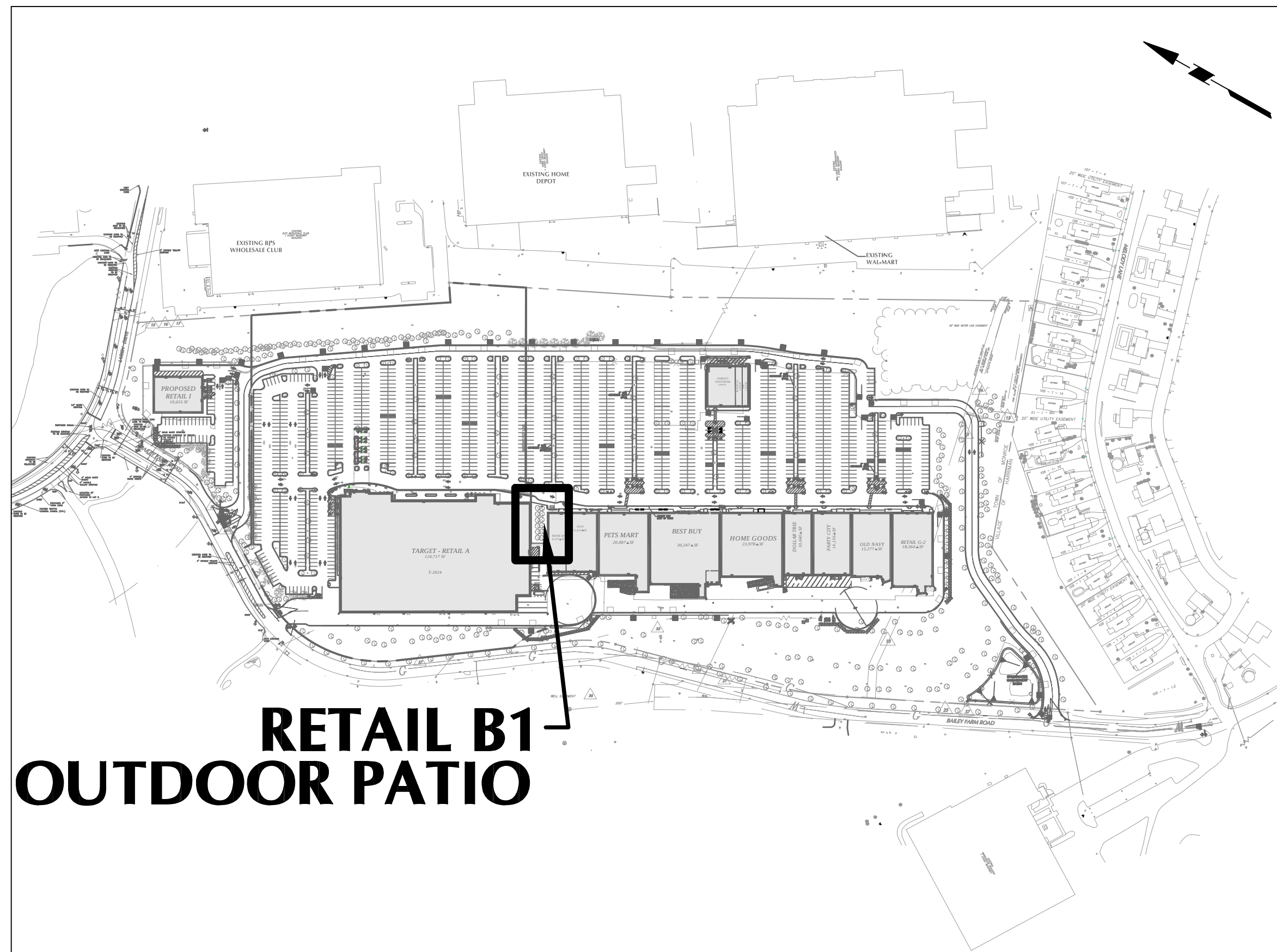
OWNER/APPLICANT:

RD MANAGEMENT LLC
810 7TH AVENUE, 10TH FLOOR
NEW YORK, NEW YORK 10029

LANDSCAPE ARCHITECT:

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

2700 KELLY ROAD, SUITE 200
WARRINGTON, PENNSYLVANIA 18976
TEL: 215-491-6500
FAX: 215-491-6501



RETAIL B1
OUTDOOR PATIO

HARRIMAN BUSINESS PARK

SCALE: 1"=250'

CONTENTS

LS001	COVER SHEET
LD101	EXISTING CONDITIONS AND DEMOLITION PLAN
LS101	SITE AND GRADING PLAN
LP101	LANDSCAPE AND LIGHTING PLAN
LS501	DETAILS

12/23/19	REVISED PER P.B. COMMENT	1
Date	Description	No.

REVISIONS



SIGNATURE MICHAEL SZURA DATE SIGNED
REGISTERED LANDSCAPE ARCHITECT
NY LIC. No. 001901

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Stone Manor Corporate Center, 2700 Kelly Road, Suite 200
Warrington, PA 18976

T: 215.491.6500 F: 215.491.6501 www.langan.com

Project
**HARRIMAN BUSINESS
PARK - LOT 4B - RETAIL
B1 OUTDOOR PATIO**

TOWN OF MONROE
ORANGE COUNTY NEW YORK

Drawing Title

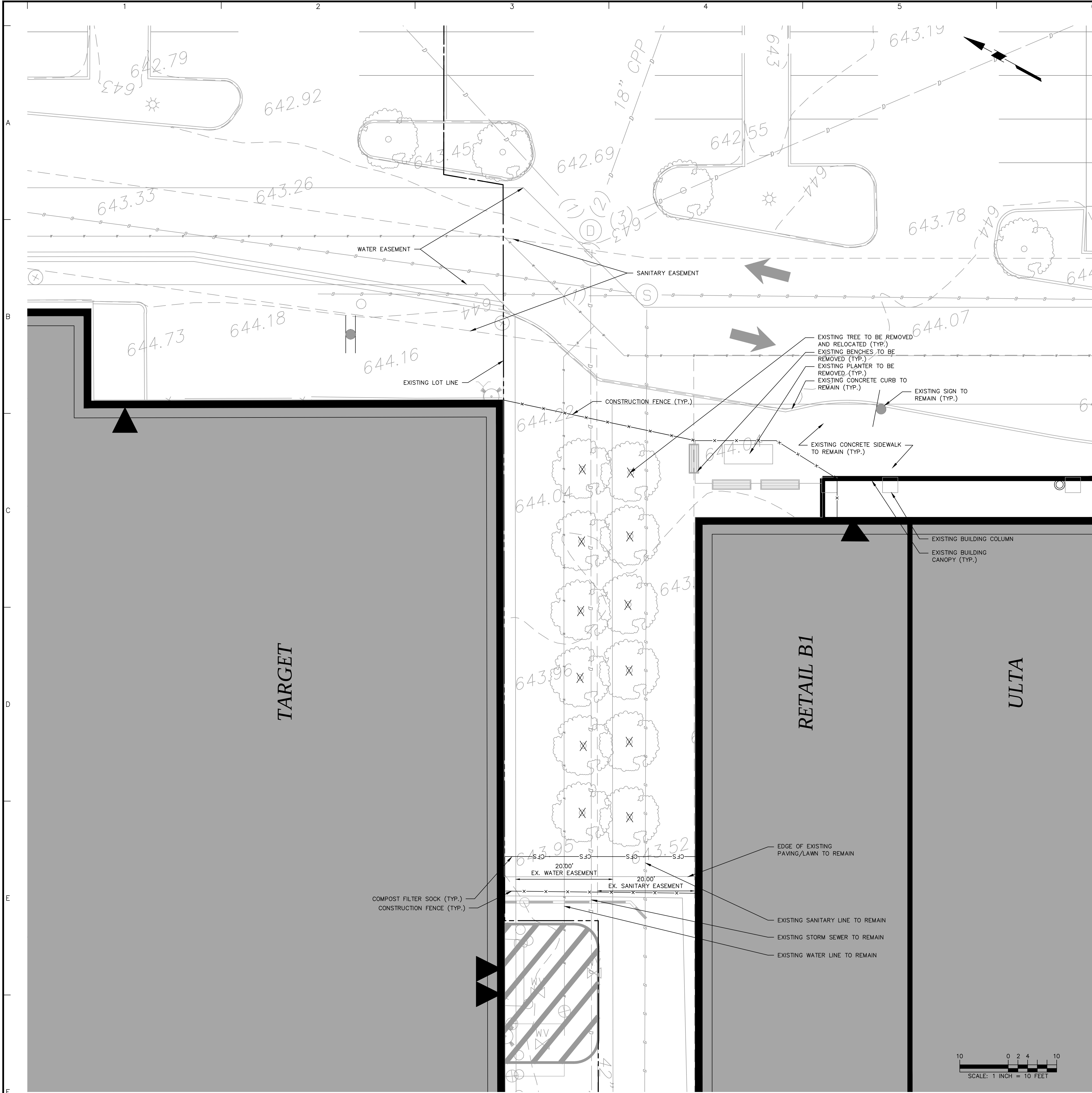
COVER SHEET

Project No. 200136001	Drawing No. LS001
Date 11/26/2019	
Drawn By RP	
Checked By NB	Sheet 1 of 5

TOWN OF MONROE PLANNING BOARD
MONROE, N.Y.
"SITE PLAN APPROVAL"
THIS IS TO CERTIFY THAT THIS SITE: PLAN PLAT
DATED _____
HAS BEEN APPROVED BY THE TOWN OF MONROE
PLANNING BOARD BY A RESOLUTION ADOPTED ON
_____, 20____
AND IS AUTHENTIC WHEN SIGNED.
BY _____
PLANNING BOARD CHAIRPERSON
SIGNATURE DATE _____

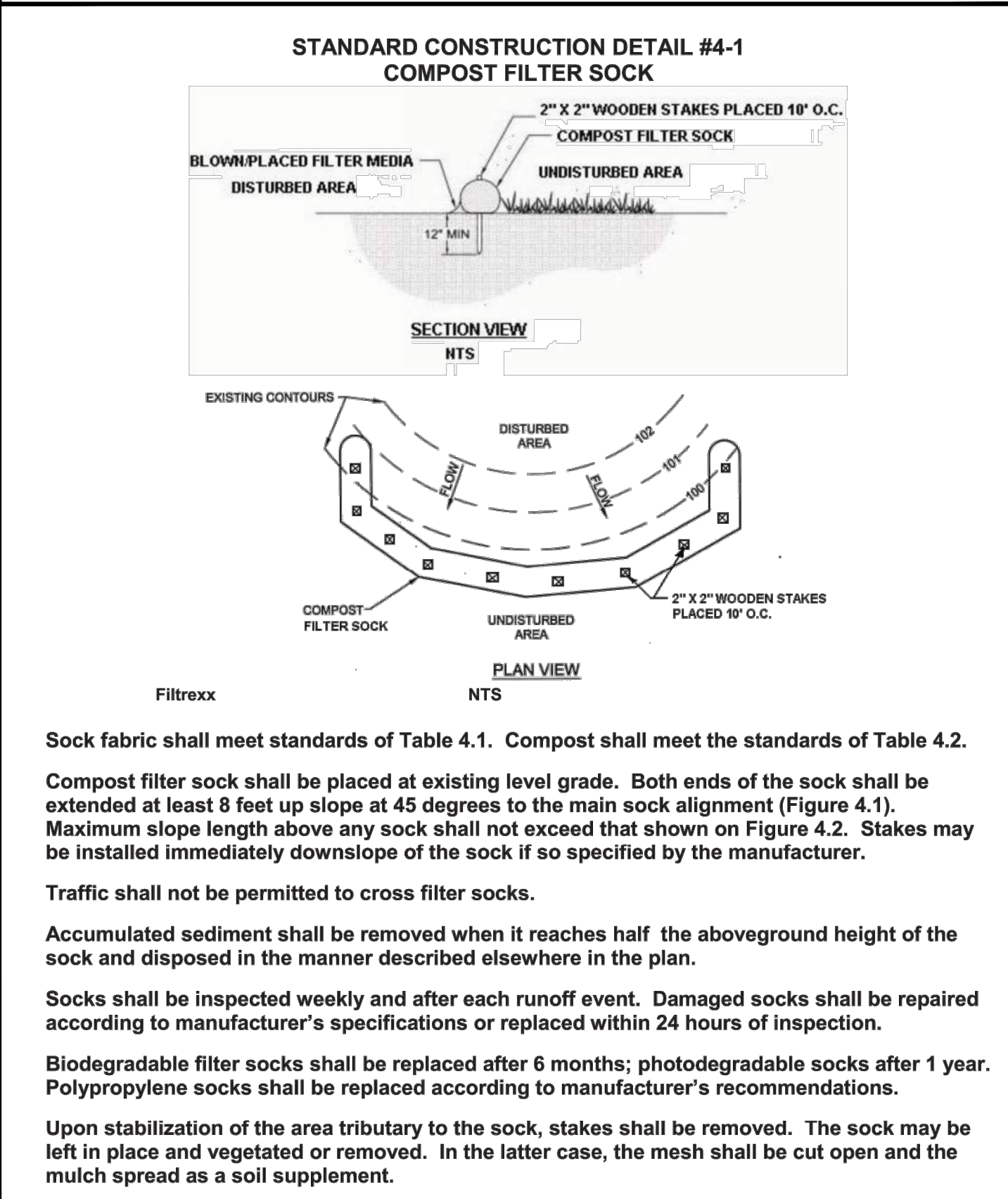
TOWN OF MONROE APPLICATION NUMBER:
0181-2019

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW
ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN
ANY WAY.



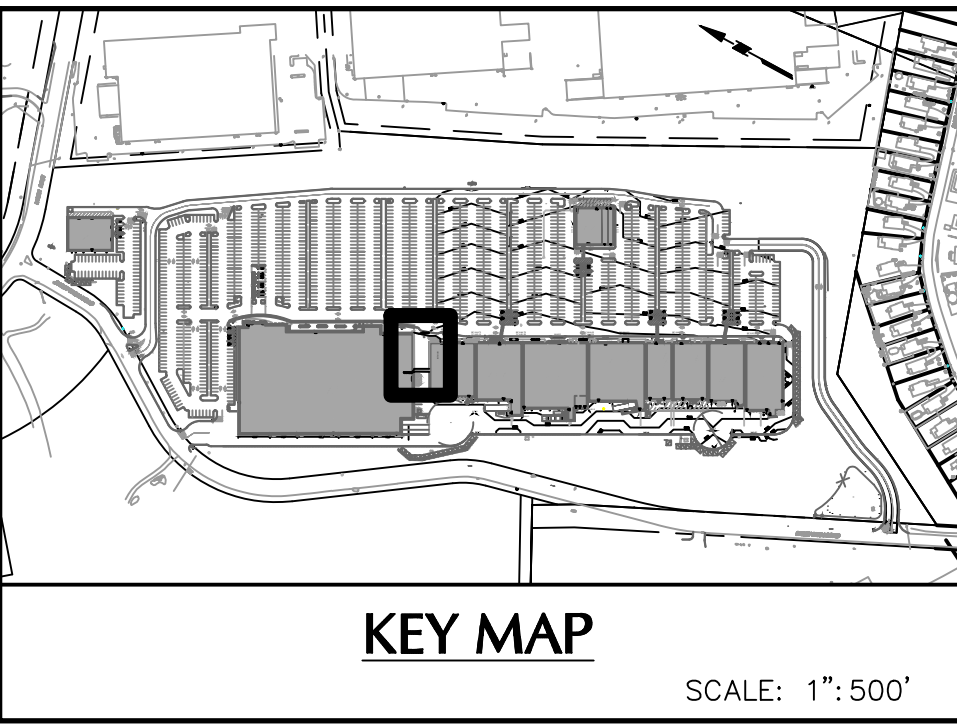
- ### DEMOLITION NOTES
- THE DEMOLITION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. INSTALL AND MAINTAIN CONSTRUCTION SIGNAGE AND ASSOCIATED TRAFFIC AND PEDESTRIAN SAFETY MEASURES.
 2. INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 3. IMPLEMENT ALL SAFETY MEASURES AND ANY OTHER MEASURES DEEMED NECESSARY OR REQUIRED BY GOVERNING AUTHORITIES TO PROTECT FROM HARM OR DAMAGE ADJACENT AND ON-SITE PERSONS, PROPERTY, BUILDINGS, BUSINESSES, FACILITIES AND UTILITIES.
 4. REMOVE AND LEGALLY DISPOSE OF OFF-SITE ALL EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO, CONCRETE PADS/RAMPS, SIGNS, CONCRETE SIDEWALKS, WALLS, RAILINGS, DOORS, ETC. WITHIN THE CONTRACT LIMITS UNLESS OTHERWISE INDICATED ON THE CONTRACT DRAWINGS TO REMAIN.
 5. COMPLETELY REMOVE, SEGREGATE, AND PROPERLY DISPOSE OF CONCRETE AND MASONRY BUILDING MATERIALS.
 6. SECURE THE WORK SITE FOR THE DURATION OF THE PROJECT ON AN AROUND-THE-CLOCK BASIS TO PREVENT UNAUTHORIZED ENTRY INTO THE SITE.
 7. PROVIDE THE REQUIRED INSPECTION, TESTING AND PROGRESS REPORTS TO THE OWNER.
 8. FULL DEPTH REMOVAL OF PAVEMENT INCLUDES THE REMOVAL OF THE TOP LAYER OF PAVEMENT AND ALL SUBBASE LAYERS.
 9. PARTIAL DEPTH REMOVAL OF PAVEMENT INCLUDES THE REMOVAL OF THE TOP LAYER OF PAVEMENT, THE BASE LAYER REMAINS.
 10. REFER TO ARCHITECTURAL PLANS FOR DEMOLITION PLAN AND NOTES FOR THE BUILDING.
 11. CONTRACTOR SHALL BE RESPONSIBLE TO CALL NEW YORK 811 "CALL BEFORE YOU BIG" AT LEAST 72 HOURS PRIOR TO MOBILIZATION TO HAVE EXISTING UTILITIES LOCATED.

- ### SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
 3. **SEEDING DATES:** THE FOLLOWING SEEDING DATES ARE BEST RECOMMENDED TO ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS: **SPRING - 3/1-5/15** AND **FALL - 8/15 - 10/1**
 4. COMPOST FILTER SOCKS ARE TO BE PROPERLY MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 5. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET.
 6. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
 7. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
 8. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5 INCHES, FIRMED IN PLACE, IS REQUIRED.



COMPOST FILTER SOCK

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW
ARTICLE 146 FOR ANY PERSON UNLESS HE IS ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN
ANY WAY.



CONTRACTOR SHALL VERIFY THAT
ALL EXISTING UTILITIES SERVICING
ADJACENT BUILDINGS ARE
MAINTAINED THROUGHOUT AND
AFTER DEMOLITION ACTIVITIES

CONTRACTOR SHALL REFER TO ALL
NOTES THROUGHOUT THE PLAN
SET PRIOR TO THE START OF
CONSTRUCTION.

PLAN REFERENCE NOTE:
EXISTING CONDITIONS AS PORTRAYED IN
THESE PLANS ARE BASED ON HARRIMAN
BUSINESS PARK LAND DEVELOPMENT PLANS
(DATED 02-20-08), AS SUCH ACTUAL
CONDITIONS IN FIELD MAY VARY.

TOWN OF MONROE PLANNING BOARD
MONROE, N.Y.

"SITE PLAN APPROVAL"

THIS IS TO CERTIFY THAT THIS SITE: PLAN PLAT
DATED _____
HAS BEEN APPROVED BY THE TOWN OF MONROE
PLANNING BOARD BY A RESOLUTION ADOPTED ON
_____, 20____
AND IS AUTHENTIC WHEN SIGNED.
BY _____
PLANNING BOARD CHAIRPERSON
SIGNATURE DATE _____

TOWN OF MONROE APPLICATION NUMBER:
0181-2019

12/23/19	REVISED PER P.B. COMMENT	1
Date	Description	No.

REVISIONS

SIGNATURE MICHAEL SZURA DATE SIGNED
REGISTERED LANDSCAPE ARCHITECT
NY LIC. No. 001901

LANGAN

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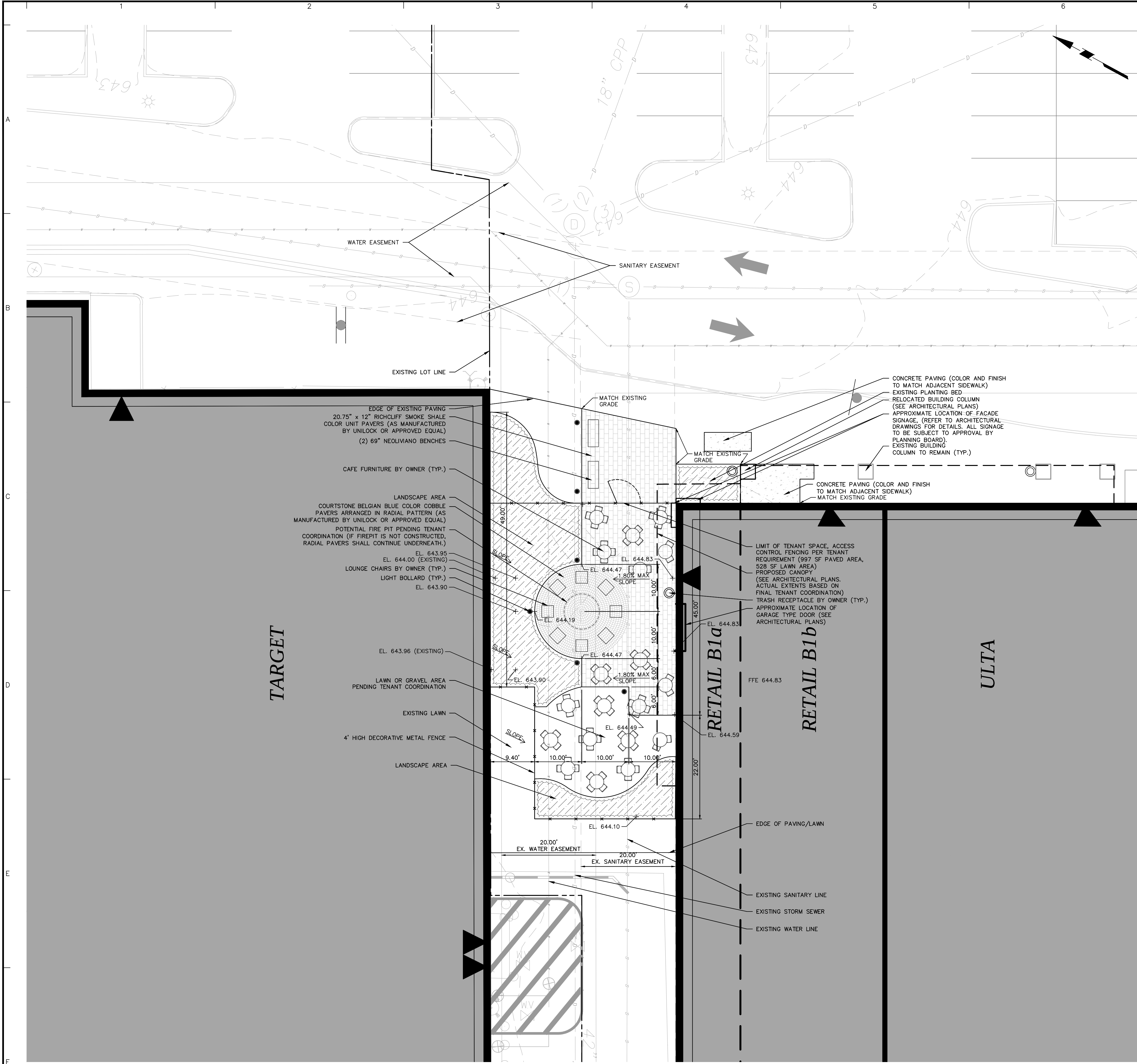
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Project
**HARRIMAN BUSINESS
PARK - LOT 4B - RETAIL
B1 OUTDOOR PATIO**

TOWN OF MONROE
ORANGE COUNTY NEW YORK

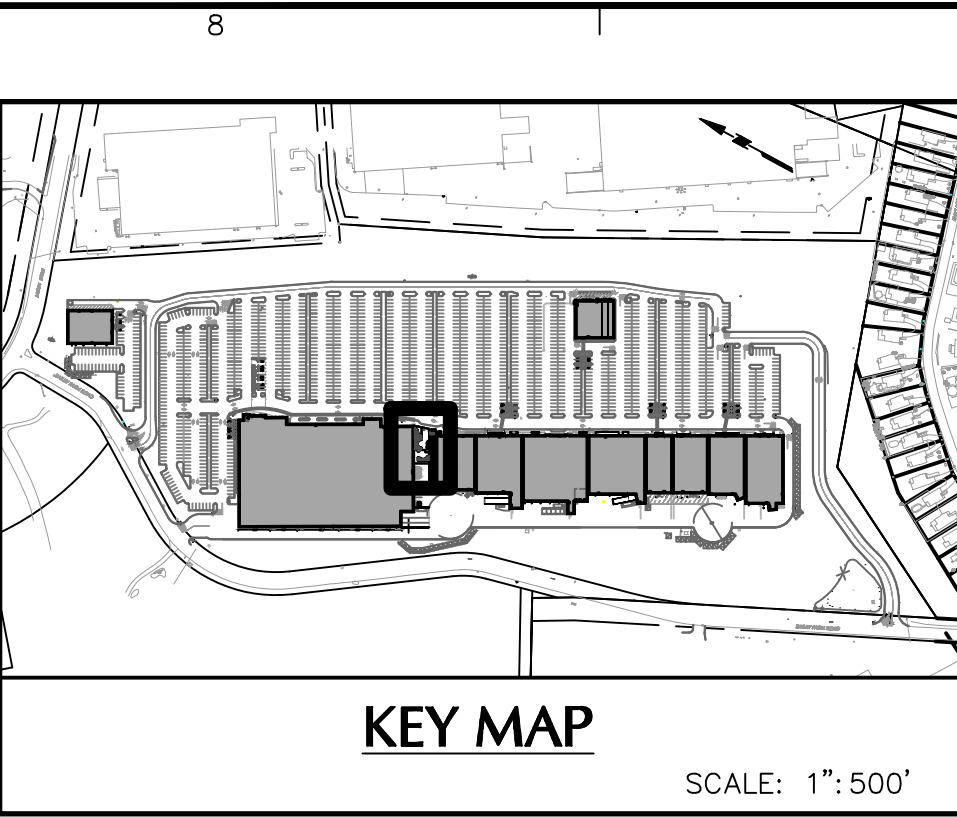
Drawing Title
**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

Project No. 200136001	Drawing No. LD101
Date 11/26/2019	
Drawn By RP	
Checked By NB	Sheet 2 of 5



- GENERAL SITE NOTES**
1. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND LANDSCAPE ARCHITECT MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S LANDSCAPE ARCHITECT.
 3. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND LANDSCAPE ARCHITECT AND SHALL ALLOW FOR 10 WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
 4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
 5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
 6. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

- OUTDOOR PATIO NOTES:**
1. PROPOSED IMPROVEMENTS RESULT IN A 1,490 SF NET INCREASE OF IMPERVIOUS SURFACE.
 2. TOTAL TENANT AREA SHALL NOT BE GREATER THAN 1,525 SF, INCLUDING PAVING AND LAWN AREAS.
 3. MAXIMUM OCCUPANCY FOR OUTDOOR TENANT SPACE SHALL BE NO GREATER THAN 70 PATRONS, UNLESS OTHERWISE APPROVED BY THE TOWN OF MONROE PLANNING BOARD. OCCUPANCY LAYOUT PLAN SHALL BE PROVIDED TO AND APPROVED BY CODE ENFORCEMENT OFFICER.
 4. SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PAVING AND LANDSCAPING, SHALL REMAIN AS PORTRAYED ON THIS PLAN UNLESS OTHERWISE APPROVED BY PLANNING BOARD. ONLY SEATING MAY CHANGE SUBJECT TO THE REQUIREMENTS OF THE PREVIOUS NOTE.
 5. MAINTENANCE OF TENANT AREA, INCLUDING BUT NOT LIMITED TO TRASH REMOVAL, STORAGE OF FURNITURE, LANDSCAPE MAINTENANCE, ETC. SHALL BE THE RESPONSIBILITY OF THE TENANT AND OWNER AS DICTATED BY ANY AGREEMENT BETWEEN THESE PARTIES.
 6. AS A PARKING REQUIREMENT FOR OUTDOOR TRANSIENT FOOD SERVICE USE DOES NOT EXIST IN THE TOWN OF MONROE CODE, PARKING HAS BEEN PROVIDED AT 1 SPACE FOR EVERY 2 OUTDOOR SEATS, OR 35 SPACES TOTAL.



PLAN REFERENCE NOTE:
EXISTING CONDITIONS AS PORTRAYED IN THESE PLANS ARE BASED ON HARRIMAN BUSINESS PARK LAND DEVELOPMENT PLANS (DATED 02-20-08), AS SUCH ACTUAL CONDITIONS IN FIELD MAY VARY.

- UTILITY NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LANDSCAPE ARCHITECT IF THERE IS AN EXISTING UTILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS PRIOR TO PROCEEDING WITH WORK.
 3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL NEW YORK 811 "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO MOBILIZATION TO HAVE EXISTING UTILITIES LOCATED.

- SITE LOGISTICS NOTES**
1. CONTRACTOR SHALL PREPARE A LOGISTICS PLAN, LAYING OUT CONSTRUCTION ACTIVITIES, PHASING AND LIFE SAFETY MEASURES FOR REVIEW AND APPROVAL BY OWNER PRIOR TO THE START OF CONSTRUCTION.
 2. THROUGH TRAFFIC ALONG INTERIOR DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. APPROPRIATE SIGNAGE SHALL BE PROVIDED DURING THE DURATION OF CONSTRUCTION ACTIVITIES.
 3. SIDEWALK CLOSURES SHALL BE PROPERLY SIGNED, WITH ADDITIONAL SIGNAGE PROVIDING A SUITABLE ALTERNATE ROUTE, INCLUDING DIRECTION OF PEDESTRIANS TO AUTHORIZED CROSSING LOCATIONS AND BUILDING ENTRANCES.
 4. THE CONTRACTOR SHALL MAINTAIN A CLEAN, SAFE AND SECURE SITE AT ALL TIMES. ALL WORK AREAS, EQUIPMENT AND MATERIALS SHALL BE CLEAN AND SECURE AT THE END OF EACH WORKDAY.

12/23/19	REVISED PER P.B. COMMENT	1
Date	Description	No.

REVISIONS

SIGNATURE MICHAEL SZURA DATE SIGNED
REGISTERED LANDSCAPE ARCHITECT
NY LIC. No. 001901

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Stone Manor Corporate Center, 2700 Kelly Road, Suite 200
Warrington, PA 18976

T: 215.491.6500 F: 215.491.6501 www.langan.com

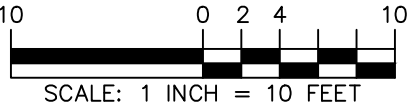
Project
HARRIMAN BUSINESS PARK - LOT 4B - RETAIL B1 OUTDOOR PATIO

TOWN OF MONROE
ORANGE COUNTY NEW YORK

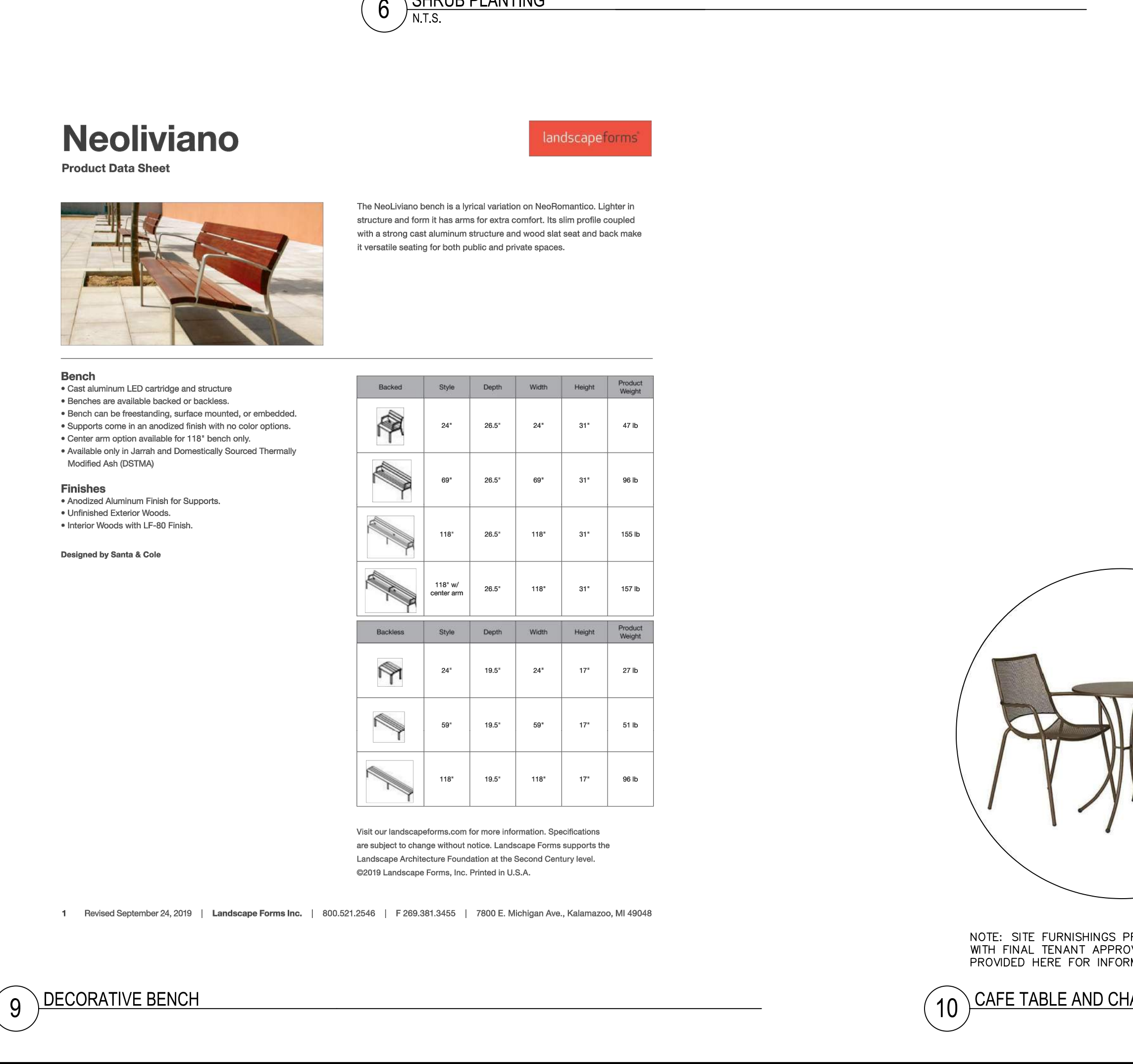
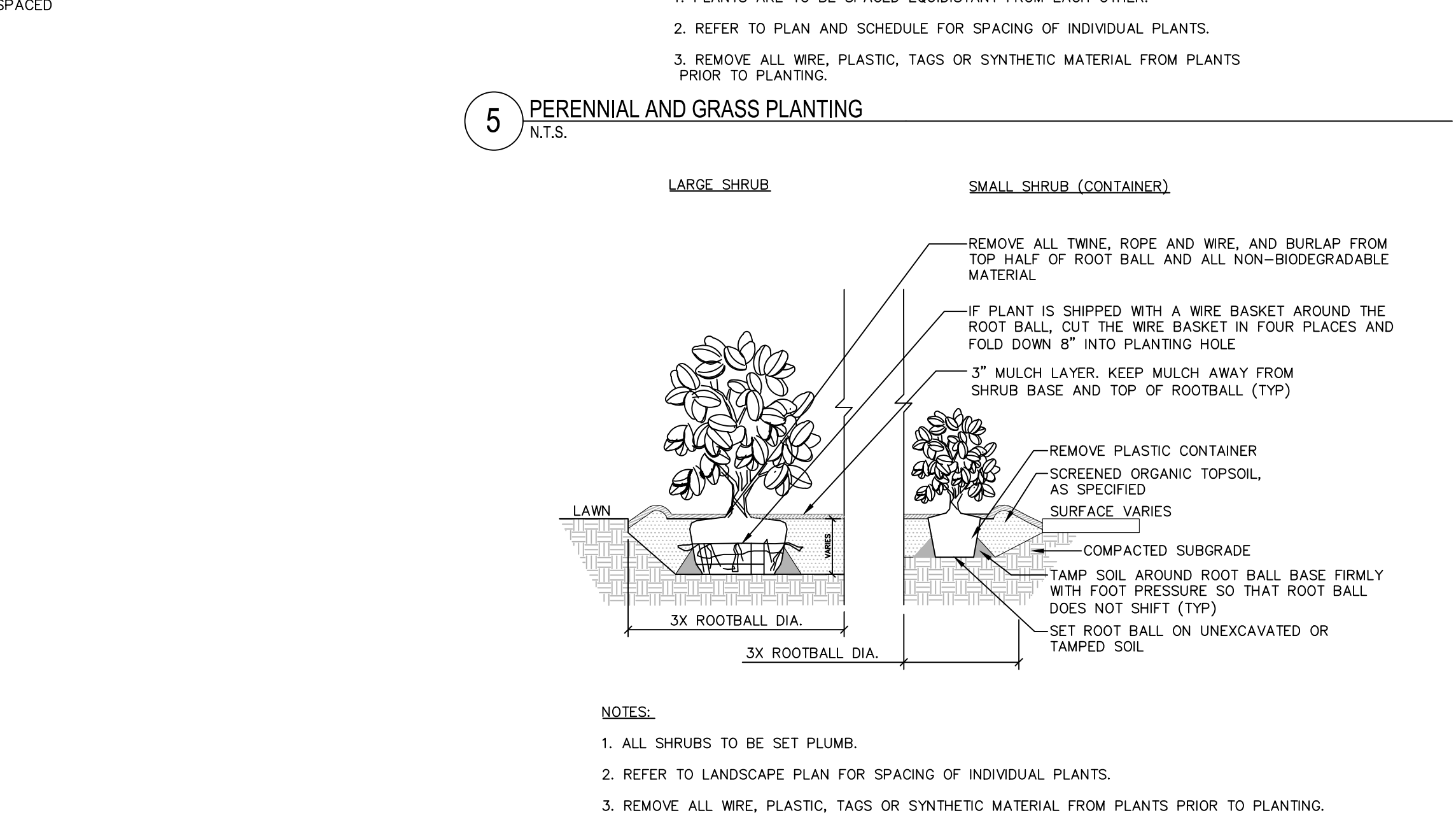
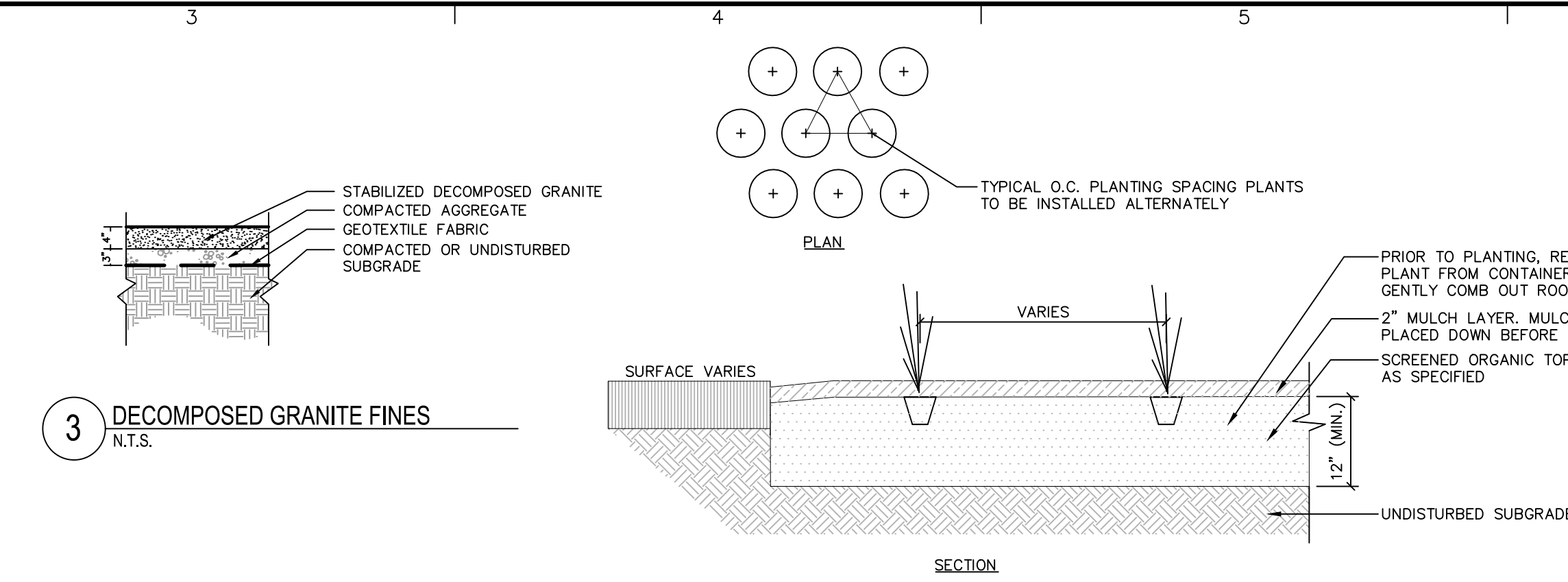
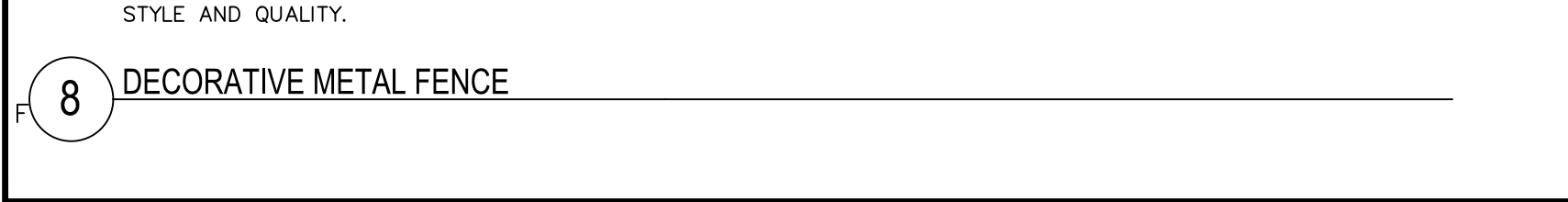
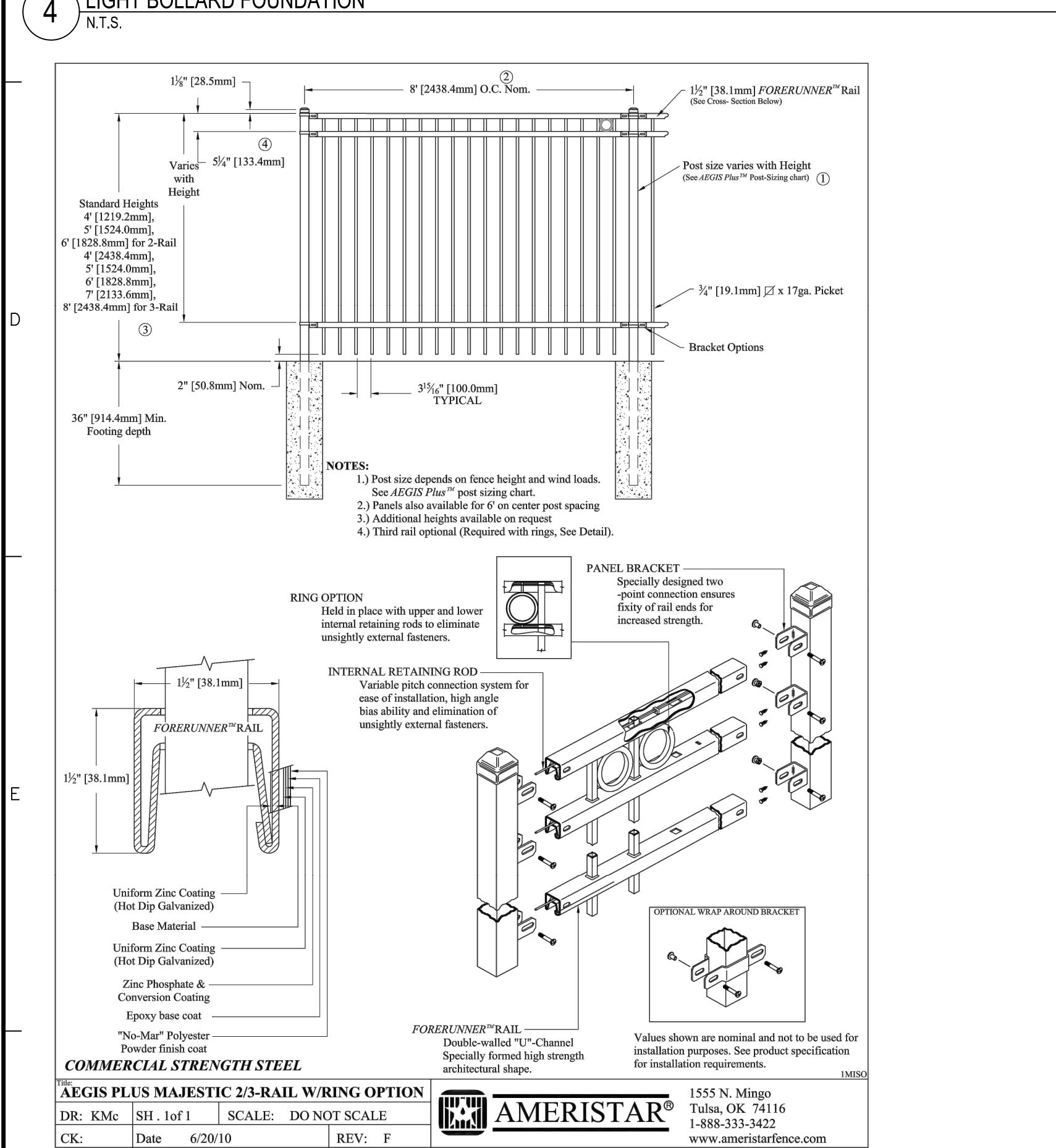
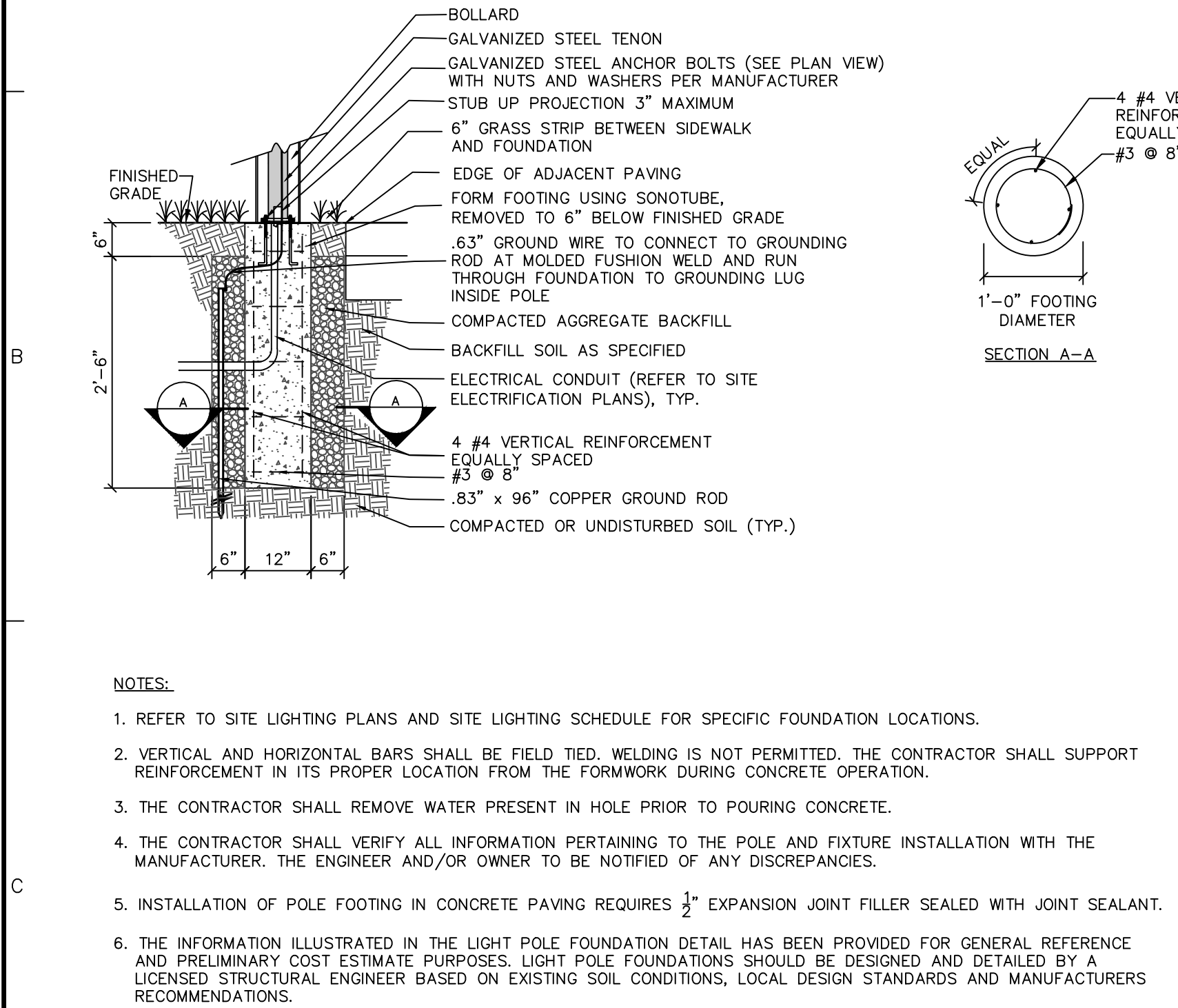
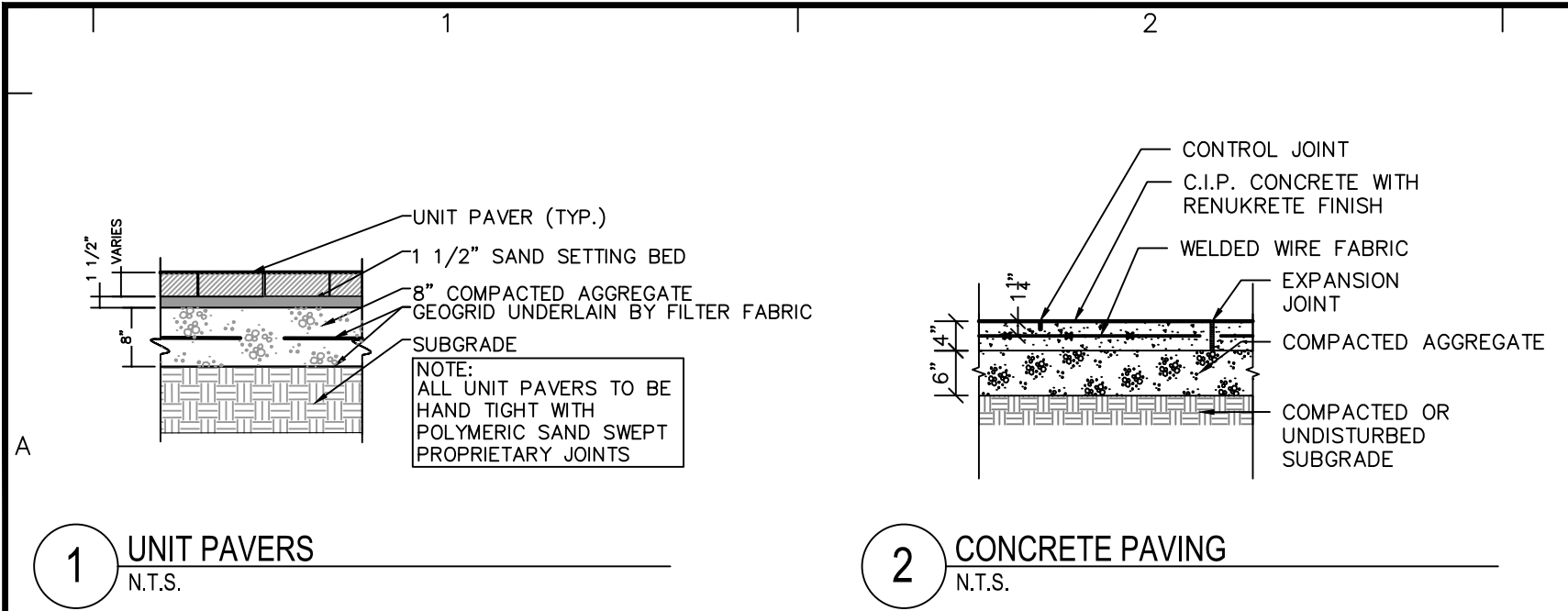
Drawing Title

SITE LAYOUT AND GRADING PLAN

Project No. 200136001	Drawing No. LS101
Date 11/26/2019	
Drawn By RP	
Checked By NB	Sheet 3 of 5



WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW
ARTICLE 146 FOR ANY PERSON UNLESS HE IS ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN
ANY WAY.



Configured Specification Sheet

lumenicon
Bollard
LB

Top view

Side view

Distributions

Colors and Color Temperatures

Control

Rating

Certifications

Description

Features

Color and Color Temperature

Distributions

Options

Warranty

Performance

Output (nominal lumens)

Color Rendering

Lumen Maintenance

Dark sky

Physical

Housing Material

Lens

Dual-Color Option

Hardware

Weight

EPA

TOWN OF MONROE PLANNING BOARD
MONROE, N.Y.

"SITE PLAN APPROVAL"

THIS IS TO CERTIFY THAT THIS SITE: PLAN PLAT DATED _____ HAS BEEN APPROVED BY THE TOWN OF MONROE PLANNING BOARD BY A RESOLUTION ADOPTED ON _____, 20____ AND IS AUTHENTIC WHEN SIGNED.

BY _____
PLANNING BOARD CHAIRPERSON

SIGNATURE DATE _____

TOWN OF MONROE APPLICATION NUMBER:
0181-2019

12/23/19	REVISED PER P.B. COMMENT	1
Date	Description	No.

REVISIONS

SIGNATURE MICHAEL SZURA DATE SIGNED _____
REGISTERED LANDSCAPE ARCHITECT
NY LIC. No. 001901

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Stone Manor Corporate Center, 2700 Kelly Road, Suite 200
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Project
**HARRIMAN BUSINESS
PARK - LOT 4B - RETAIL
B1 OUTDOOR PATIO**

TOWN OF MONROE
ORANGE COUNTY NEW YORK

Drawing Title

DETAILS

Project No. 200136001 Drawing No. _____

Date 11/26/2019

Drawn By RP

Checked By NB

Sheet 5 of 5

LS501



TOWN OF MONROE
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: FBG HARRIMAN UPPER RETAIL LLC
PROJECT LOCATION: HARRIMAN COMMONS 2-1-34.2
PROJECT NUMBER: 10-11; 19-181
DATE: 11 AUGUST 2026
CONSULTANT: LANGAN
PLAN DATE: 23 DECEMBER 2019
DESCRIPTION: THE PROJECT IS PROPOSING THE CONVERSION OF RETAIL SPACE TO RESTAURANT SPACE WITH OUTDOOR DINING.

1. The site plan set submitted is from prior applications in 2019. The Design Professional should confirm that the plans accurately reflect the current site conditions.
2. The plans should clarify the location of the property boundary.
3. The Planning Board approval block should be updated to the latest version and placed in the lower right-hand corner of each plan sheet.
4. Verify that the proposed improvements do not impact the existing utility rights-of-way.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Matthew Sickler', with a horizontal line extending to the right.

Matthew Sickler, P.E.
Engineer for the Planning Board

P:\10-10 TOWN OF MONROE\10-11 Planning Board\000 - Applications - Projects 2016-2019\19-181 - HBP 4B Endspace-Food Area SP Am\TECH COMMENTS\FBG 8-11-2026.docx

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
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John C. Cappello
Gary M. Schuster
Kara J. Cavallo
Kelly A. Pressler
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Rachel J. Rosenwasser
Gregory R. Picciano
Conor C. Horan
Isabelle A. Hayes
Christine F. Harrington
Anastasia Rivera-Bonilla
Maria C. Donovan

David B. Gubits**
Howard Protter**
George W. Lithco**

*Also admitted in NJ
**OF COUNSEL

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Walden, NY 12586
tel. (845) 778-2121
fax (845) 778-5173

548 Broadway
Monticello, NY 12701
tel. (845) 791-1765
fax (845) 794-9781

JGLAW.LAW

July 29, 2026

Hon. Bonnie Franson, Chairperson
and Town of Monroe Planning Board
1465 Orange Turnpike
Monroe, NY 10950

Re: Amended Site Plan Application
Harriman Business Park - Lot 4B – Retail B1 (End Space)
Our File No. 3245-022

Dear Chairperson Franson and Members of the Board:

This letter supplements the Amended Site Plan Application submitted on July 16, 2026, whereby our client RD Management LLC proposed to amend the End Space site plan that was previously granted conditional site plan approval by the Board on January 21, 2020.

As our letter explained, RD will lease the entire space in Building B1 to a restaurant tenant, expanding the restaurant use into the former ABE retail space. The restaurant will incorporate the outside patio area that was approved as part of the Food Court approval.

We write to clarify a few points about the application:

1. While the overall layout of the 2019 Site Plan remains substantially the same, our client anticipates that the tenant may adjust some of the details shown on the site plan as its plans progress.

As you will recall, the conditional approval contemplated that a future tenant might modify details to suit the needs of its operation, and provided that the Building Inspector would determine whether any further Planning Board review was required. Conditions 5, 9, 10.

We believe that procedure remains appropriate.

2. Our client has confirmed the exclusions noted in the 2019 Langan Parking Memo, which determined that 175 parking spaces were currently available within the Upper Lot, and which were reflected in Condition 19 of the 2020 Conditional Approval Resolution, are still valid.

3. Our client has requested that the tenant's architect provide a proposed floor plan for the restaurant and conceptual renderings of any

signage or proposed changes to the 2020 building façade plan and be prepared to discuss those conceptual plans at the Board’s August meeting.

As previously noted, no significant changes in exterior aspects of the site plan that was conditionally approved, including landscaping or lighting, are anticipated.

4. Given the minor exterior changes to the site plan, we believe the Board will be able to consider action to:

(a) confirm that adequate parking is available to accommodate the restaurant use;

(b) reaffirm its 2019 determination that the proposed action is a Type II SEQRA action that does not require further SEQRA review;

(c) waive the need for a hearing on the proposed site plan amendment, and

(d) refer the plan to OC Planning for 239 review (with a copy of the prior OC Planning “local action” review) and authorize the Secretary to follow up so the response is available for the September meeting.

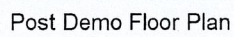
Our client looks forward to discussing this proposal with the Board at your August meeting.

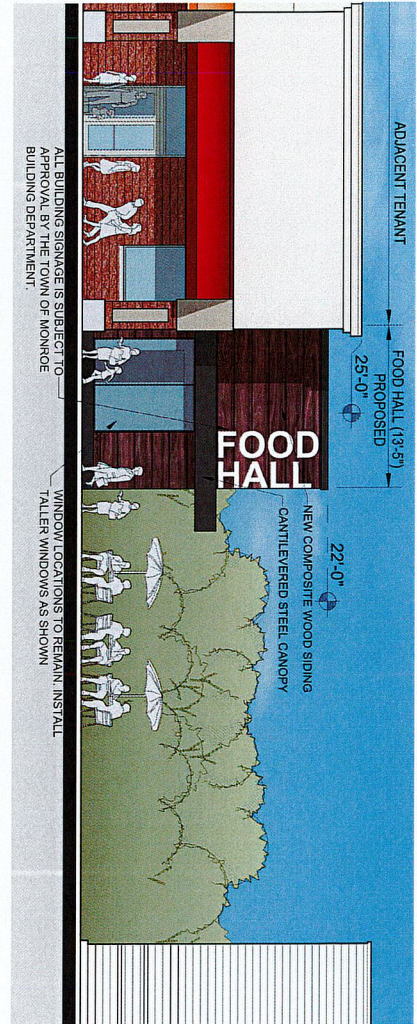
Very truly yours,

George Lithco

George Lithco

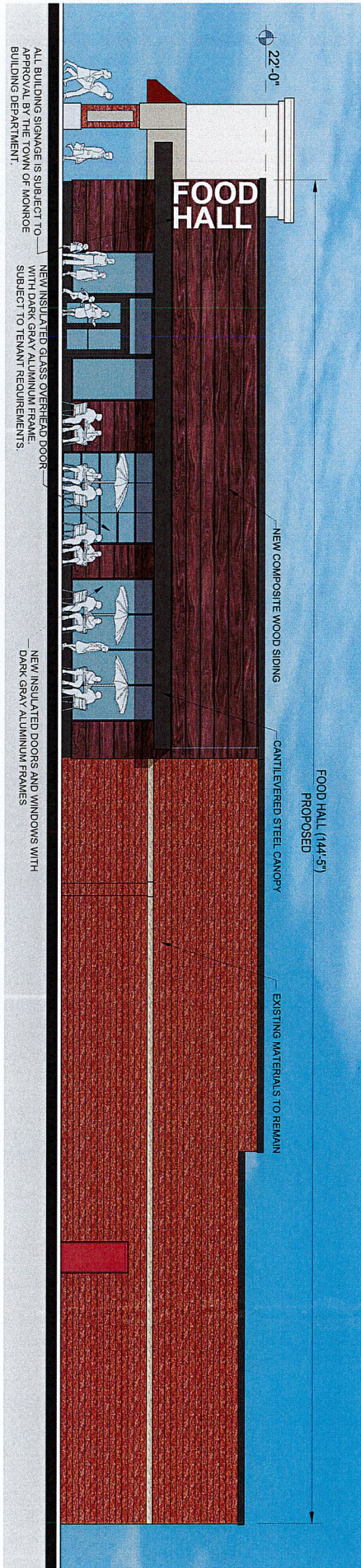
CC: Client





PROPOSED FRONT ELEVATION (PARKING LOT)

SCALE: 3/32" = 1'-0"



PROPOSED SIDE ELEVATION (ENTRY / PATIO)

SCALE: 3/32" = 1'-0"

09.24.2019

DATE	COMMENT
09.26.2019	SUBMITTED FOR WORKSHOP MEETING
09.26.2019	SUBMITTED FOR REVIEW

HARRIMAN COMMONS

MONROE / ORANGE COUNTY, NEW YORK

rk rosenbaum architects group
architects

Rand K. Rosenbaum
ARCHITECT

2001 MADISON AVENUE
LOBBY EAST WING
LAFAYETTE, NEW YORK 10022-1011

Tel: 516.616.6111
Fax: 516.616.6222
mob@rk-ag.com

19063

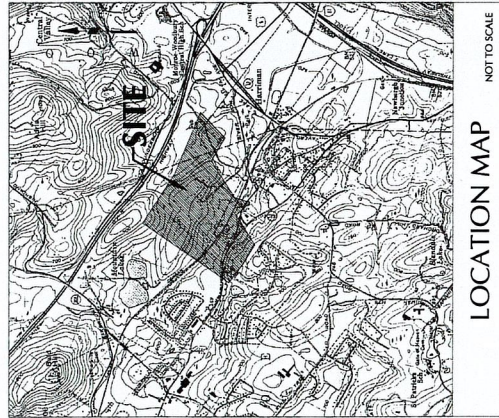
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HARRIMAN BUSINESS PARK

LOT 4B

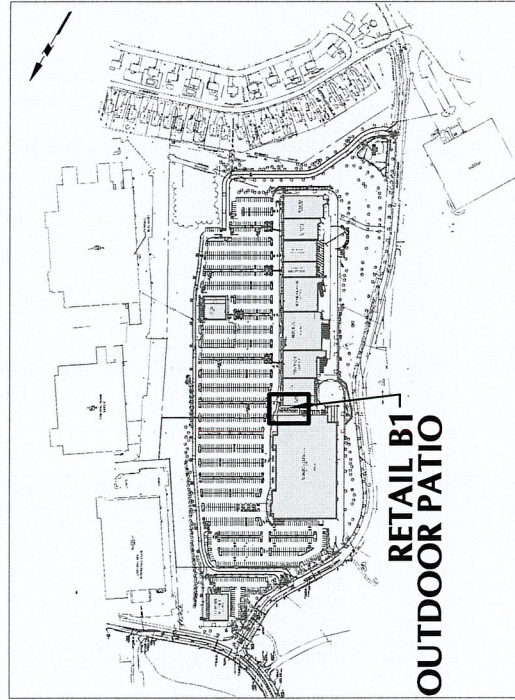
RETAIL B1 OUTDOOR PATIO

TOWN OF MONROE, ORANGE COUNTY, NEW YORK



OWNER/APPLICANT:
RD MANAGEMENT LLC
 810 7TH AVENUE, 10TH FLOOR
 NEW YORK, NEW YORK 10029

LANDSCAPE ARCHITECT:
LANGAN
 2700 KELLY ROAD, SUITE 200
 WARRINGTON, PENNSYLVANIA 18976
 TEL: 215-491-6500
 FAX: 215-491-6501



HARRIMAN BUSINESS PARK

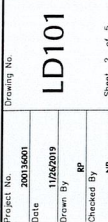
CONTENTS

LS001	COVER SHEET
LD101	EXISTING CONDITIONS AND DEMOLITION PLAN
LS101	SITE AND GRADING PLAN
LP101	LANDSCAPE AND LIGHTING PLAN
LS501	DETAILS

12/23/19	REVISED PER P.B. COMMENT	1
Date	Description	No.
REVISIONS		
SIGNATURE MICHAEL SURIA DATE SIGNED REGISTERED PROFESSIONAL ARCHITECT STATE OF NEW YORK LICENSE NO. 001601 LANGAN Langan Engineering, Environmental, Services Landscape Architecture and Geology, D.P.C. Stone Manor Corporate Center, 2700 Kelly Road, Suite 200 Warrington, PA 18976 T: 215 491 6500 F: 215 491 6501 www.langan.com		
Project: HARRIMAN BUSINESS PARK - LOT 4B - RETAIL B1 OUTDOOR PATIO Drawing Title: COVER SHEET Project Location: ORANGE COUNTY, NEW YORK		

TOWN OF MONROE PLANNING BOARD MONROE, NEW YORK "SITE PLAN APPROVAL" THIS IS TO CERTIFY THAT THE SITE PLAN THAT HAS BEEN SUBMITTED BY THE TOWN OF MONROE PLANNING BOARD BY A RESOLUTION ADOPTED ON AND IS MONROE, NEW YORK.	
Project No.	200136001
Date	11/06/2019
Drawn By	BP
Checked By	BP
Sheet	1 of 5

TOWN OF MONROE APPLICATION NUMBER: 0181-2019 IT IS A VIOLATION OF THE NEW EDUCATION LAW AND THE NEW YORK EDUCATION LAW TO ACT AS AN ARCHITECT OR ENGINEER TO ALTER THIS ITEM IN ANY WAY.	
---	--



Stock labels shall meet standards of Table A2.1. Compout shall meet the standards of Table A2.2. Labels shall be printed on a minimum of 100 gsm paper. Both sides of the stock shall be printed. The maximum length above the stock shall not exceed that shown on Figure A2.4. Sticks may extend up to 5 mm above the stock, but shall not be specified by the manufacturer.

Labels shall not be permitted to cross *flute* stocks.

Accumulated cardboard shall be removed after six weeks but, the aboveground height of the stock and disposed in the manner described elsewhere in the plan.

Stocks shall be inspected weekly and after each runoff event. Damaged stocks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

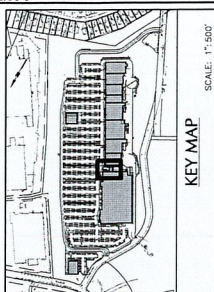
Labels shall be replaced every 6 months. Photographic stocks after 1 year.

Polypreneylene stocks shall be replaced according to the manufacturer's specifications.

Upon stabilization of the area tributary to the stock, stacks shall be removed. The stock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the

WARNING: IF ANY OF THE MOST DANGEROUS AND
DESTRUCTIVE OF ALL WEAPONS, NUCLEAR
NUCLEAR, IS USED AGAINST PEOPLE, THEN IT IS ACTING
AGAINST THE PEOPLE. NUCLEAR ENEMIES TO ALTER THE ITEM IN
ANY WAY.





PLAN REFERENCE NOTE
EXISTING CONDITIONS AS PORTRAYED IN THESE PLANS ARE BASED ON HARRIMAN PARK LAND DEVELOPMENT PLANS (HARRIMAN PARK LAND DEVELOPMENT) WHICH ARE ON FILE WITH THE TOWN OF MONROIE. ANY CHANGES TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN OF MONROIE PLANNING BOARD TO OBTAIN THE LATEST VERSION OF THE PLANS.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY UTILITIES TO BE INSTALLED OR MODIFIED.
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Date	Description	No.
12/23/19	REVISED PER P.B. COMMENT	1

REVISIONS

Date	Description	No.
12/23/19	REVISED PER P.B. COMMENT	1

LANGAN
Langan Engineering, Environmental, Services, Landscape Architecture and Geology, D.P.C.
Shore Manor Corporate Center 2700 Kelly Road, Suite 200
Warrington, PA 18976
T: 215 491 6500 F: 215 491 6901 www.langan.com

HARRIMAN BUSINESS PARK - LOT 4B - RETAIL B1 OUTDOOR PATIO
TOWN OF MONROIE
COUNTY OF ORANGE
NEW YORK

SITE LAYOUT AND GRADING PLAN

Project No.	200130001
Date	11/26/2019
Drawn By	BP
Checked By	NE
Sheet	3 of 5

GENERAL SITE NOTES

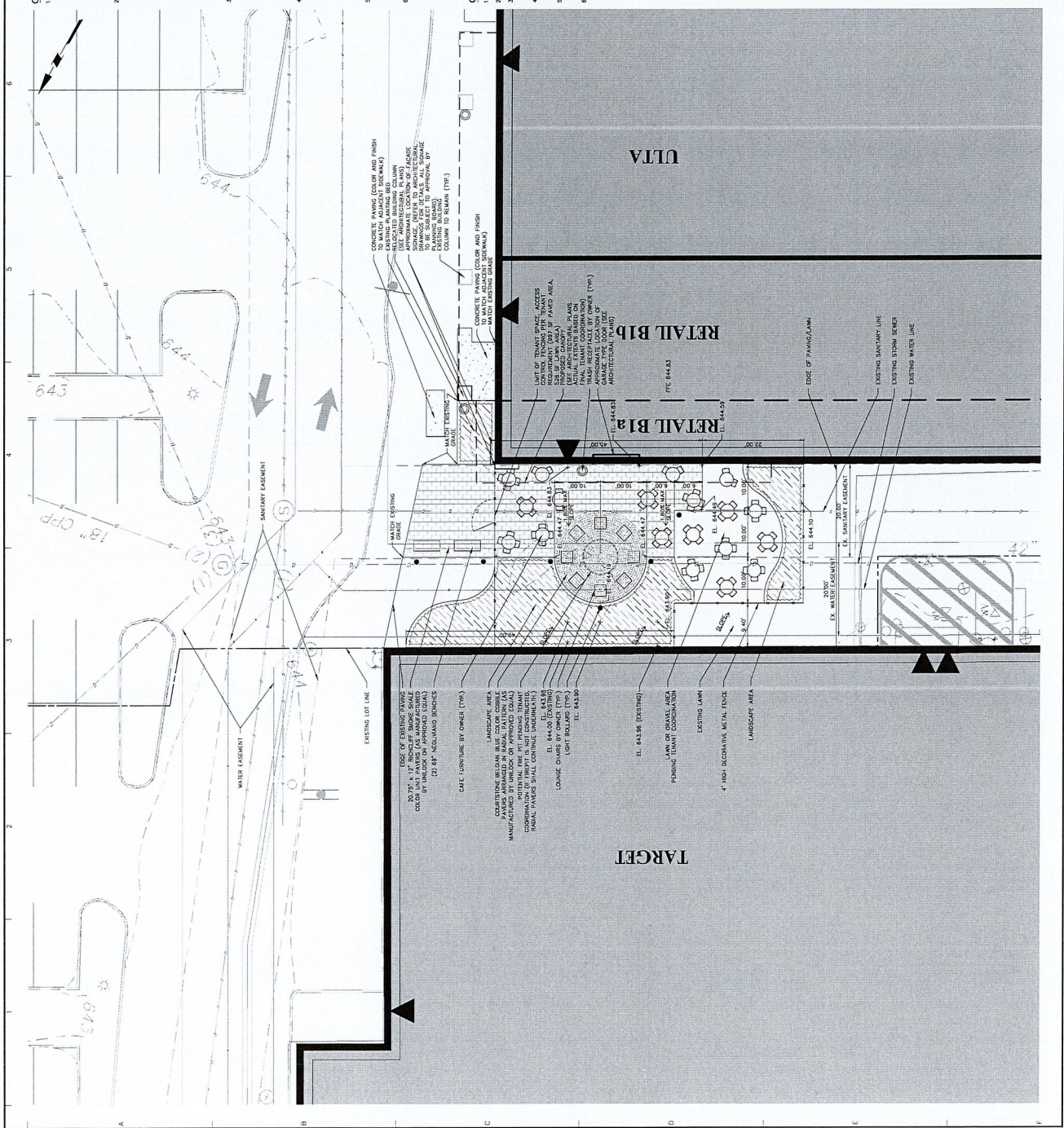
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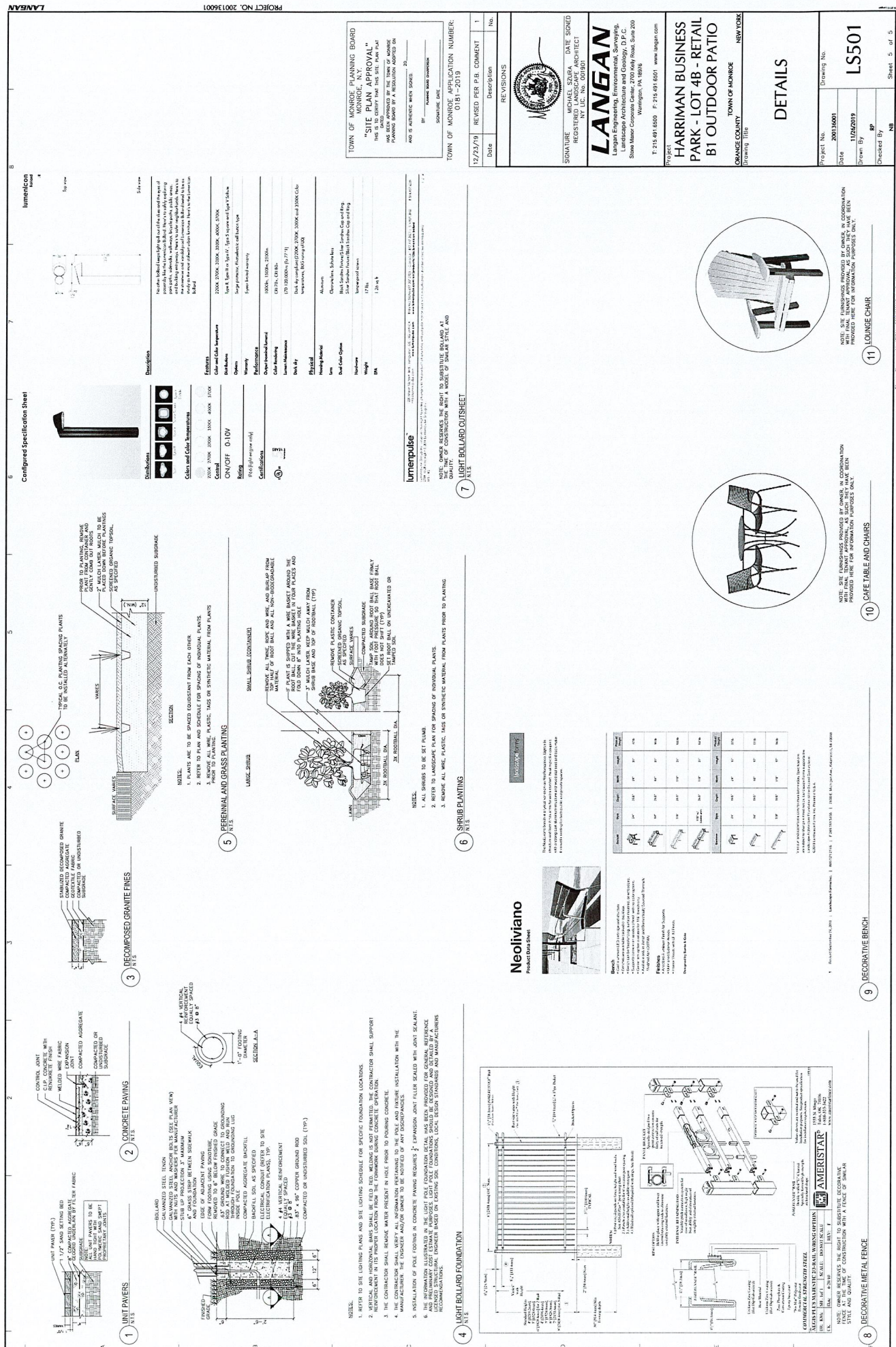
OUTDOOR PATIO NOTES

1. PROPOSED IMPROVEMENTS SHALL BE IN A LAYER OF NOT GREATER THAN 12 INCHES OF 3/4" GRAVEL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY UTILITIES TO BE INSTALLED OR MODIFIED.
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TOWN OF MONROIE PLANNING BOARD
"SITE PLAN APPROVAL"
THIS SITE PLAN HAS BEEN REVIEWED BY THE TOWN OF MONROIE PLANNING BOARD AND IS APPROVED FOR CONSTRUCTION. THE TOWN OF MONROIE PLANNING BOARD HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE SITE PLAN IS IN ACCORDANCE WITH THE TOWN OF MONROIE ZONING ORDINANCE. THE TOWN OF MONROIE PLANNING BOARD HAS REVIEWED THE SITE PLAN AND HAS DETERMINED THAT THE SITE PLAN IS IN ACCORDANCE WITH THE TOWN OF MONROIE ZONING ORDINANCE.

TOWN OF MONROIE APPLICATION NUMBER:
0181-2019
DATE: 11/26/2019
SCALE: 1"=10' TO 10'





Item	Description	Quantity	Unit	Price
1	UNIT PAVERS	1000	SQ. YD.	1.50
2	CONCRETE PAVING	1000	SQ. YD.	1.50
3	DECOMPOSED GRANITE FINES	1000	SQ. YD.	1.50
4	LIGHT BOLLARD FOUNDATION	1000	SQ. YD.	1.50
5	PERENNIAL AND GRASS PLANTING	1000	SQ. YD.	1.50
6	SHRUB PLANTING	1000	SQ. YD.	1.50
7	LIGHT BOLLARD OUTSHEET	1000	SQ. YD.	1.50
8	DECORATIVE METAL FENCE	1000	SQ. YD.	1.50
9	DECORATIVE BENCH	1000	SQ. YD.	1.50
10	CAFE TABLE AND CHAIRS	1000	SQ. YD.	1.50
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2	CONCRETE PAVING	1000	SQ. YD.	1.50
3	DECOMPOSED GRANITE FINES	1000	SQ. YD.	1.50
4	LIGHT BOLLARD FOUNDATION	1000	SQ. YD.	1.50
5	PERENNIAL AND GRASS PLANTING	1000	SQ. YD.	1.50
6	SHRUB PLANTING	1000	SQ. YD.	1.50
7	LIGHT BOLLARD OUTSHEET	1000	SQ. YD.	1.50
8	DECORATIVE METAL FENCE	1000	SQ. YD.	1.50
9	DECORATIVE BENCH	1000	SQ. YD.	1.50
10	CAFE TABLE AND CHAIRS	1000	SQ. YD.	1.50
11	LOUNGE CHAIR	1000	SQ. YD.	1.50