



# Town of New Windsor

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## OFFICE OF THE PLANNING BOARD

WEDNESDAY – SEPTEMBER 13, 2006— 7:30 PM  
TENTATIVE AGENDA

CALL TO ORDER

ROLL CALL

### ANNUAL MOBILE HOME PARK REVIEW:

- a. Walter's Mobile Home Park

### REGULAR ITEMS:

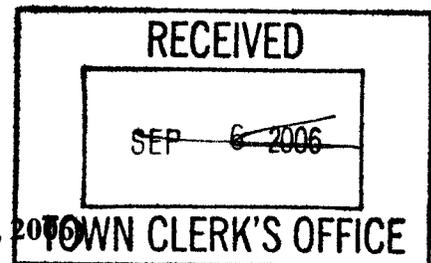
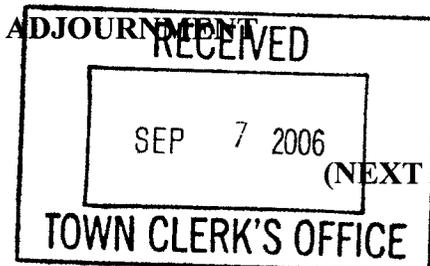
1. **CLARINO PROPERTIES (06-15) RT. 300 (COPPOLA)** Convert single family dwelling into office space with addition.
2. **SHADOW FAX RUN SUBDIVISION (03-23) JACKSON AVENUE (CLEARWATER)** Proposed 18-lot residential subdivision
3. **HUDSON VALLEY FEDERAL CREDIT UNION (06-04) RT. 300 (CHAZEN)** Proposed new construction of 6,781 s.f. building for bank.

### DISCUSSION

4. **Recommendation to Town Board - Zoning for Annexed property -Meadowbrook Estates**
5. **Recommendation to Town Board - Senior Citizen Housing Regulations**

### CORRESPONDENCE:

6. **COVINGTON ESTATES (01-41)** Request for 90-day extension of conditional approval.



(NEXT MEETING –SEPTEMBER 27, 2006)

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TOWN OF NEW WINDSOR

PLANNING BOARD

SEPTEMBER 13, 2006

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
NEIL SCHLESINGER  
HENRY VAN LEEUWEN  
HOWARD BROWN  
DANIEL GALLAGHER

ALTERNATE: HENRY SCHEIBLE

ALSO PRESENT: MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

MICHAEL BABCOCK  
BUILDING INSPECTOR

MYRA MASON  
PLANNING BOARD SECRETARY

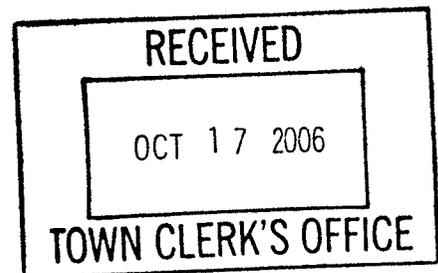
DOMINIC CORDISCO, ESQ.  
PLANNING BOARD ATTORNEY

ABSENT: JOSEPH MINUTA

REGULAR MEETING  
\_\_\_\_\_

MR. ARGENIO: I'd like to call to order the September 13, 2006 meeting of the New Windsor Planning Board. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was



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recited.)

MR. ARGENIO: I'd like to welcome Dominic Cordisco of the firm of?

MR. CORDISCO: It has too many for me to remember but the first two are Drake and Loeb.

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ANNUAL\_MOBILE\_HOME\_PARK\_REVIEW

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WALTER'S\_MOBILE\_HOME\_PARK

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MR. ARGENIO: Walter's Mobile Home Park, is there somebody here to represent this? What's your name?

MR. DANTAS: Alan Dantas.

MR. ARGENIO: I don't see any notes here.

MR. BABCOCK: Everything's fine there, Mr. Chairman.

MR. ARGENIO: Do you have a check for \$435 for the Town of New Windsor?

MR. DANTAS: I do.

MR. ARGENIO: I will have a motion that we give Walter's Mobile Home Park one year extension.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board grant one year extension to the Walter's Mobile Home Park. No discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

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REGULAR\_ITEMS:

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CLARINO\_PROPERTIES\_(06-15)  
\_\_\_\_\_

Mr. Mario Salpeppi appeared before the board for this proposal.

MR. ARGENIO: This application proposes conversion of a residence to an office building with construction of an addition and site improvements. The application was previously reviewed at the 10 May, 2006 planning board meeting. From Mr. Coppola's office,, what do you have for us tonight?

MR. SALPEPPI: Since May 10, we have been addressing technical comments with Mark Edsall. We went to a June workshop session, the drawings were issued for SEQRA and the Palisades Park Commission issued a short review letter, they had two main comments, one of them being the widening the pavement in front of the building and another one being lighting. The pavement was widened at one point due to fire department regulations.

MR. ARGENIO: What were they asking of you, the fire department?

MR. SALPEPPI: We widened the front the access at the front of the building for fire department access 30 foot lane and the Parks Commission just had asked that it be narrowed but I assume that's not going to be taken.

MR. ARGENIO: They wanted it narrower, fire department wanted it wider?

MR. SALPEPPI: Correct.

MR. ARGENIO: We're going to go with the fire department, that's the answer to that. What else?

MR. SALPEPPI: They asked that we use downlighting but I'm not sure they're aware that our lighting is fully shielded and we're using traditional lamp post so I'm just I'm assuming we're going to keep our lighting at this point unless there's any further comment on that.

MR. ARGENIO: Do we have a letter Myra from the State Office of Parks, Recreation and Historic Preservation? They also want to see architectural drawings of your conversion, what have you done?

MR. SALPEPPI: We prepared elevations for the board to review, I don't think they've seen these at this point but--

MR. ARGENIO: Is it part of your regular plans?

MR. SALPEPPI: I believe it was issued with the set of site plans.

MR. EDSALL: I think they were part of the expanded set, not the set that was previously circulated so we should--

MR. ARGENIO: So you're going to have to get them.

MR. EDSALL: We'll want to send that out.

MR. ARGENIO: Again, we have approval on fire?

MS. MASON: Yes.

MR. ARGENIO: What about highway?

MS. MASON: Fire and highway.

MR. VAN LEEUWEN: Is that a Town road?

MR. ARGENIO: It's 300, this went to DOT I think, I guess, yes.

MR. SALPEPPI: Yes, I personally had a meeting at the site with DOT, the 30 foot entrance was a result of that 30 foot wide entrance that was even prior to the fire department seeing the access, one of the other items we have revised since May 10 was we used to have an access road making a full loop around the building, that's been eliminated.

MR. ARGENIO: I think that's wise to eliminate that, that's part of the feedback that you received from this board last time you were here, that's driven by us and the fire department also, what did the fire department say about the loop?

MR. SALPEPPI: I'm not quite sure what the fire department said to be honest.

MR. EDSALL: In my discussion with the fire inspector at the workshop he felt that the loop was of no benefit because turning radius was so tight they can never get any emergency vehicles through the loop.

MR. ARGENIO: It was narrow too as I remember, is that correct?

MR. EDSALL: Yes.

MR. BABCOCK: That's correct, less than the 30 foot.

MR. SALPEPPI: Yeah, it was 16 feet, I believe.

MR. ARGENIO: I'd like to get some formalities out of the way, number 4 we issued lead agency coordination letter back on 7/13. Myra, what have we got back on that, anything?

MS. MASON: Nothing.

MR. ARGENIO: As such, I'm accepting a motion that the

Town of New Windsor declare lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning board declare itself lead agency for 361 Temple Hill Road site plan Clarino Properties office building. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Project is adjoining New York State Route 300, a state highway, as such, was referred to Orange County Planning. We received response dated 5/30/06 which appears to be limited to any inconsistency and possible impact and character, local determination is the bottom line with Orange County Department of Planning though. Mark, relative to the public hearing this is required because this is a Type I action, yes?

MR. CORDISCO: Public hearing is not required, if I may, Mr. Chairman, because of it just being a Type I action, the public hearing is just part of the site plan regulations for the Town and the board has to make a decision as to whether or not to waive it but there's one other issue that I'd like to speak to the board about because of the fact that this is a Type I action.

MR. ARGENIO: Go ahead.

MR. CORDISCO: Since it's a Type I action, a long form

EAF is required and as part of this support of this application only a short form EAF was submitted. It would be unsustainable if the board took action based on a short form EAF for a Type I action, so it's my recommendation that the applicant submit a long form EAF prior to the board taking any action under SEQRA not making a decision whether or not there should be a public hearing but before you grant any approvals you need to have a long form EAF in place.

MR. ARGENIO: Okay.

MR. SALPEPPI: Understood.

MR. ARGENIO: I think we should have a public hearing on this. I'm going to go around the room but I think that because of the location and I wish Mr. Minuta were here tonight because he certainly would like to see your elevations. Neil, what do you think, do you have a take on this?

MR. SCHLESINGER: Public hearing we're talking about?

MR. ARGENIO: Yeah.

MR. SCHLESINGER: Yeah, there may be a couple sensitive issues here.

MR. BROWN: I think it's a good idea for a public hearing.

MR. GALLAGHER: I don't see why it would hurt if we had one.

MR. VAN LEEUWEN: I'm with them because very close to the Cantonment.

MR. ARGENIO: Mark, is there any reason we can't schedule that at this point?

MR. EDSALL: Let me just check one thing.

MR. SCHLESINGER: You got curb cuts not on the 300 on the parking area for the handicapped?

MR. SALPEPPI: Yeah handicapped here.

MR. SCHLESINGER: But you need curb cuts or wheelchair to get up, you have that?

MR. SALPEPPI: Yes, I don't know if it's been detailed in the details but we'll address that.

MR. SCHLESINGER: And a flag, right?

MR. VAN LEEUWEN: Absolutely.

MR. EDSALL: No, I was just going to say that I see no reason why you couldn't authorize a public hearing. What I would suggest we do is as Dom suggested get the full EAF in but then circulate the plans with the full EAF and the elevation information to both the PIPC and State Historic Preservation because I believe they had a comment and the Town historian.

MR. ARGENIO: Have we heard from Glen Marshall?

MR. EDSALL: We have not and we can let them know when the public hearing is so if they have comments we can seek them for the public hearing.

MR. ARGENIO: I'll accept a motion that we schedule a public hearing.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board schedule a

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public hearing for the Clarino Properties on Temple Hill Road. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I don't, I mean, that's about as far as we can go unless you have some questions for us.

MR. SALPEPPI: I don't believe so.

MR. ARGENIO: Thank you.

SHADOW\_FAX\_RUN\_SUBDIVISION\_(03-23)

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Mr. James Clearwater, Joseph Rones, Esq. and Mr. Drew Kartiganer appeared before the board for this proposal.

MR. ARGENIO: Shadow Fax Run subdivision. This application proposes the subdivision of the 70 plus acre parcel into 18 single family residential lots. The plan was previously reviewed at the 23 July, 2003, 25 February, 2004, 12 May, 2004, 9 March, 2005, 25 May, 2005, 27 July, 2005, 22 February, 2006, 14 June, 2006 and 9 June, 2006 planning board meetings. Everybody's familiar with this I'm sure, there's some things you folks have to do, you were going to do for us, this has come a long way and I mean a long way. Mr. Clearwater it appears is here to represent this, I'm sure we're going to hear from one of the three folks. Go ahead.

MR. CLEARWATER: I don't know that there's anything I can particularly add that you don't already know that we have not discussed at the public hearing or since then. I know that the board had authorized consultants to prepare a resolution for preliminary approval following that of course we will submit to the health department which we're aware they'll review septic system designs as well as the wells and drainage to the point that it affects the septic systems. Water quality of course there will be an issue that they'll speak to, we'll have to drill a couple wells so they can test water and we also need to submit to the DEC for the permit we need but we can't do that.

MR. ARGENIO: In my mind, this is a formality to a great extent, this has come a long way and you guys have been around the block and then back again, if I could just jar my contemporaries' memories, we authorized the attorney to prepare a resolution granting them a preliminary approval and we authorized our attorney to work with Mr. Rones who's their attorney to prepare that and we also authorized our

attorney to work with Mr. Rones who's Mr. Kartiganer's attorney to get the resolution for the negative dec prepared. So unless somebody has anything, I think that I'd like to go through the formalities of accepting these resolutions that have been prepared by the attorneys.

MR. VAN LEEUWEN: So moved.

MR. ARGENIO: I'll accept a motion that we accept the resolution granting the negative dec.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board accept the resolution for the negative dec under the SEQRA process for Shadow Fax Run major subdivision. If there's no further discussion, I will have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Moving on to the second thing, I'll accept a motion from one board member that we accept the resolution for preliminary approval for Shadow Fax.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board accept the

resolutions as written for preliminary approval for Shadow Fax Run Development major subdivision. If there's no further discussion, I will have a roll call.

ROLL CALL

MR. SCHLESINGER      AYE  
MR. BROWN            AYE  
MR. GALLAGHER       AYE  
MR. VAN LEEUWEN      AYE  
MR. ARGENIO          AYE

MR. RONES: Thank you gentlemen.

MR. CLEARWATER: Thank you very much.

MR. KARTIGANER: Town Board left it to your discretion about sidewalks.

MR. ARGENIO: I have that with me tonight, I just received it tonight and it's something that we'll discuss but we're not going to discuss it right now because I just received it tonight and we'll have it as a discussion item at some point in time but I certainly know how you feel about it, pretty sure I know how you feel and we'll see where it goes.

MR. KARTIGANER: Thank you.

HUDSON\_VALLEY\_FEDERAL\_CREDIT\_UNION\_(06-04)

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Mr. Roger Keating and Mr. Scott Bridey appeared before the board for this proposal.

MR. ARGENIO: Hudson Valley Federal Credit Union. This application proposes construction of the new banking facility adjacent to the existing bank off Union Avenue. The application was previously reviewed at the 8 February, 2006 meeting, 22 March, 2006, 24 May, 2006 planning board meetings. There was some comments here you guys were sent to speak to the folks from the Town of Newburgh and I'd like to hear in your own words where you are after.

MR. KEATING: Just to briefly summarize over the past several months since the last time we've been before you they said there was some comments that were provided by Mark Edsall and there was a recommendation of that board, that the plans be forwarded on to the Town of Newburgh as a consistency review with what was previously approved as part of the Wal-Mart development. We forwarded those plans on and in a nutshell we received comments in regard to the landscaping on the property, we revised the comments based upon revised the plans, based upon their recommendations.

MR. ARGENIO: Those comments were from Karen Ahrent, yes, and you incorporated those comments into the plans?

MR. KEATING: Yes.

MR. ARGENIO: Is it fair to say that your landscaping is consistent with what's in the Wal-Mart parking lot?

MR. KEATING: Correct. Furthermore, we've sent the plans on to the Town, they had some discussion items, comment items and the main item being the traffic on

the site and primarily around the restricted movement entrance that we're providing. Mr. Chairman, as you know we had previously originally proposed full service access and then at the board's request we restricted the movement so that it would be ingress only, that would eliminate the difficult movement of someone looking over their shoulder at the oncoming traffic. So by making it an in only, we felt that that improved this intersection they forwarded on to their traffic engineer and their traffic engineer basically responded back that the plan is consistent, generally consistent with what was proposed under the Wal-Mart in that the entrance as proposed going in will reduce the impacts at the existing entrance.

MR. ARGENIO: Who reviewed that?

MR. KEATING: That was Crayton Manning Associates which is the Town's designated traffic engineer and then with regard to the rest of Mark's comments they were relatively minor in nature, a lot to do with just some signage on the property just updating sign tables, some minor notes and such on the plans.

MR. VAN LEEUWEN: Can I ask you does the fire department approve this 18 foot to get in?

MR. KEATING: Well, there's two ingress egress access points.

MR. VAN LEEUWEN: I know there's one here one here but if there's a fire they're going to take the first.

MR. KEATING: Correct, we worked with the fire department on this project on the multiple occasions that's actually one of the other comments that has come up out of the whole process was as you recall we provided two 30 foot wide fire lanes on two sides of the building and in addition to that there was some comments that were made by the fire department with

respect to the water out there with where the water connections would be on the buildings. We revised those connections so that they would be on the building closest to the interior road.

MR. ARGENIO: Which is closest to the 30 foot travel lane.

MR. KEATING: Correct and in addition to that, we have brought a proposed fire hydrant into the site to further assist the fire department because there was some concerns of the amount of length of hose length that would have to be laid to get to that point.

MR. ARGENIO: Let me interrupt, let me share this from Barney Bedetti, the fire guy who does the fire reviews, I have reviewed the plans as requested, I have the following list of items which was agreed upon with the applicant, one, relocate hydrant to the west side of the property. Have you done that?

MR. KEATING: Correct.

MR. ARGENIO: Is it reflected on these plans?

MR. KEATING: Yes, it is.

MR. ARGENIO: And two, relocate the fire department connection to the west side of the building. Have you done that?

MR. KEATING: Correct.

MR. ARGENIO: I was going to add well, you know what's good here too about this site is since the Wal-Mart reconstruction over on the south end of the site they have the Liner Road access now too which is a 35 foot lane coming in all the way to this point here, I don't know if that allays your concern.

MR. VAN LEEUWEN: No, my concern is the 18 foot to come in because if there's a fire they're going to take the first ingress or egress to get into the property.

MR. KEATING: If I can just add on a little bit is the 18 foot wide there was some suggestions from the other municipality that or the traffic engineer that those widths be reduced, the Town's code for the one way driveway would be an 18 foot width as to what the Town, this Town would require for the entranceway there and in discussions previously with Mark and everything, the access here that was never really brought as a concern other than what you're just saying right now. If anything, if a change was to be made, there's adequate room if we had to make the radiuses a little bit bigger if they needed to be a little bit larger it would be a very minor change.

MR. ARGENIO: Let me read this note number 5 of Mark's comments, the board requests that a review be performed by the Town of Newburgh traffic consultant, that review was performed and their only recommendation that the one way ingress drive be reduced from the current 18 foot width indicated so I'm hearing from you you don't want it reduced at all.

MR. VAN LEEUWEN: No, I'd like to see 30 feet.

MR. ARGENIO: You want to leave it the way it is?

MR. BABCOCK: Talk to the fire inspector, the reason they want it reduced they want it a one way if it's too wide people will go two ways.

MR. ARGENIO: I don't know how the other members feel, I'm okay with it, the other entrance is another 45 feet away. Mark, from an engineering standpoint, can I hear from you on this?

MR. EDSALL: I can understand where Newburgh's traffic

consultant is coming from, his concern is that there is not a heck of lot of difference between 18 and 20 foot which is the normal minimum for two way traffic. I believe he's concerned about someone being able to use it as a two way, we have signed the heck out of it as it may be and they are aware of that, if you want to find a middle road position it might be to maybe take it from 18 down to 16 subject to the New Windsor and fire inspector's office saying they don't have a problem with it, I wouldn't go any less than 16.

MR. VAN LEEUWEN: I want to increase it.

MR. EDSALL: You don't want to increase it when you want one-way traffic.

MR. VAN LEEUWEN: I'm satisfied with Mike's answer.

MR. EDSALL: You're absolutely right here, they're going to take the first route to come in with the trucks and that was when I met with Barney Bedetti out in the field they're likely going to come in Liner and then pull up along the spine along the west side of the building.

MR. ARGENIO: Cause they'd be coming from the south.

MR. EDSALL: Correct, that's why we field located where we wanted the hydrant, that's why it's there. I doubt they're going to go through the main entrance.

MR. ARGENIO: Okay, ask you to share with me, Mr. Applicant, your lighting fixtures, are they consistent with what's in the Wal-Mart parking lot?

MR. KEATING: They are consistent in the sense that they are shoe box, they are similar color and type and shape, however, they are not the same height. Credit union has lighting requirements that are mandated by the government for the required foot candles in and

around their ATMs, and in addition the high, the taller lights that are out in the Wal-Mart site really aren't going to achieve those same goals as easily with what they need to achieve in and around the building and the ATM so they are similar, they look similar, they are just not the really high pole point mounted lights.

MR. ARGENIO: Mark, have you reviewed those, the lighting dispersion in this area?

MR. EDSALL: I have not gone through the fixture selection. What I had talked to Roger about was clearly they have specific requirements because it's a banking facility but I wanted the same style of light I wanted the same type of light, meaning I don't want to mix metal haloid with high pressure sodium and that's really where we went so yes, we have gone over that.

MR. ARGENIO: All right, public hearing was waived on May 24. Myra, what about Orange County, this went to the County I assume at some point in time?

MR. CORDISCO: Mr. Chairman, we have a report back from the county dated June 5, 2006.

MR. ARGENIO: I think I'm reading that this is good, we always, Neil, we always look for more parking so it is not, we don't have people parked in fire lanes and parked in places where they shouldn't be. I will read this to you. The amount of parking spaces proposed seems to indicate that a percentage of the new structure will be used for offices. Is it going to be offices?

MR. KEATING: No.

MR. ARGENIO: No, it's a bank. If this is not the case the recommendation is to reduce the amount of parking, we should reduce the amount of paving proposed which would--I don't think that's such a good idea. Mark, am

I missing something here?

MR. EDSALL: No, I think they just don't understand that this particular applicant has identified their particular needs for parking.

MR. ARGENIO: So?

MR. SCHLESINGER: You say not offices with Hudson Valley Federal Credit Union, they have quite a few cubicles compared to an average bank, each cubicle to me is a little office, they have a lot more people going into this bank other than making deposits or that type of thing and we're all on the same page.

MR. ARGENIO: We don't want to have not enough parking especially there.

MR. KEATING: As we said before, they also have a procedural thing that the credit union does, there's three members of the credit union here tonight but I can summarize during their shift changes there's a large overlap of employees during those times.

MR. ARGENIO: So you want to have a place for the vehicles to go.

MR. SCHLESINGER: We want parking.

MR. VAN LEEUWEN: More parking the better.

MR. BABCOCK: I don't remember ever having a conversation about too much parking.

MR. ARGENIO: I agree. Open space is indicated but the overall site would be enhanced with landscaping. Did you give them a landscaping plan?

MR. KEATING: I don't know what they missed.

MR. ARGENIO: Open space he's indicating but the overall site would be enhanced with landscaping, what's that?

MR. EDSALL: If you eliminate some of the paving you can add more landscaping.

MR. KEATING: There's quite a bit of landscaping on their plan.

MR. EDSALL: I don't know that they're aware that we had the applicant add significantly to what was on the original plans.

MR. ARGENIO: As the scope of this project spans across two separate parcels combining them into one tax lot is suggested.

MR. EDSALL: Dom has included that in the proposed resolution.

MR. CORDISCO: It's one of the conditions of the resolution.

MR. ARGENIO: I think a lot of the technical stuff we have really gone through quite thoroughly. Do we have anything else that we'd like to suggest? Neil, do you have any thoughts?

MR. SCHLESINGER: No, I think they did a pretty good job.

MR. BROWN: I have nothing.

MR. GALLAGHER: I think it looks pretty good the traffic flow.

MR. VAN LEEUWEN: I will tell you one thing, it's a big improvement over what's there now.

MR. KEATING: We have a flag pole.

MR. VAN LEEUWEN: I saw that, don't worry.

MR. ARGENIO: I just want to go through, I want to make sure, Mark, I want to make sure I'm procedurally correct here with this. We took lead agency, is that correct?

MR. CORDISCO: Actually, it's not, we relied on the Town of New Windsor Planning Board, excuse me, Town of Newburgh's lead agency and they did a negative declaration back in May of 2004 and it was a part of a coordinated review, we agreed to allow them to be lead agency and we're bound by their negative declaration.

MR. ARGENIO: Mark, your comment number 2 says the board assumed lead agency on 5/24 of '06.

MR. EDSALL: We did and speaking with Dom I was under the impression that inasmuch as this is a new application we would go through the process assuming lead agency and then effectively they are adopting a negative dec and indicating consistency but it's a, but I will defer to his expertise.

MR. ARGENIO: That's why he's here.

MR. EDSALL: Exactly.

MR. ARGENIO: We have fire, we have Anthony Fayo which is highway. Mark, is there anything else I'm missing?

MR. EDSALL: No, my comment 3 says we had a lot of comments along the way and I for the record would just like to say the applicant has been very cooperative and has been addressing the comments on a very timely basis so I'm done.

MR. ARGENIO: That's good, hopefully, the CMS could be

as cooperative with Mike when he goes to build it. That being said and the fact that there are no other comments from the board members I'll accept a motion for conditional final approval. I'll read in the subject-tos.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant Hudson Valley Federal Credit Union conditional final approval subject to the tax lots need to be combined, we're going to need a bond estimate.

MR. KEATING: I have that for Mark.

MR. ARGENIO: And the payment of all fees, obviously, if there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you guys.

DISCUSSION

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RECOMMENDATION\_TO\_TOWN\_BOARD\_-\_ZONING\_FOR\_ANNEXED\_  
PROPERTY\_-\_MEADOWBROOK\_ESTATES

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MR. ARGENIO: Discussion, recommendation to Town Board zoning for annexed property, Meadowbrook Estates. We've talked about a few times, Mark, I'd like to hear, can you please refresh everybody, Mark?

MR. EDSALL: I did not receive a copy of the information from the Town attorney requesting, from the planning board, could somebody give me a copy so I can make sure I'm speaking on the correct--

MR. ARGENIO: It's the zoning.

MR. EDSALL: I just wanted to make sure that it was the one that they were requesting the board zone the annexed property, if you recall, Meadowbrook Estates subdivision was split by the Town line as part of the cooperation between the two town boards, the Meadowbrook property became wholly within the Town of New Windsor, the Cornwall Commons owns property which is on the other side of Town that was split, went totally to Cornwall so it was a Knox Village area adjustments, this particular property was annexed to New Windsor but it is sitting without a zoning designation.

MR. ARGENIO: Should be an extension of the existing zone around it.

MR. EDSALL: So what they're--

MR. ARGENIO: Is that the case?

MR. EDSALL: That has been my recommendation throughout and it appears that that's what the Town Board is now proposing to just extend the R-1, the adjoining zone

and include what was annexed.

MR. ARGENIO: Mike, that's right, is that the case?

MR. BLYTHE: That's correct.

MR. EDSALL: Makes sense.

MR. ARGENIO: Do we need to have a vote on this?

MR. CORDISCO: You should have a vote, one of the ways you can address this is by authorizing me to prepare a very brief report to the Town Board saying that the planning board agrees with the rezoning.

MR. ARGENIO: That report, one paragraph letter.

MR. CORDISCO: Yes, sir.

MR. ARGENIO: Short and concise. I'll accept a motion that we look positively on the recommendation to the Town Board to extend that zoning.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board make a positive recommendation to the Town of New Windsor Town Board for the rezoning of the annexed property of Meadowbrook Estates as an extension of the R-1 zone. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE

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MR. ARGENIO

AYE

RECOMMENDATION\_TO\_TOWN\_BOARD\_-\_SENIOR\_CITIZEN\_HOUSING\_  
REGULATIONS

MR. ARGENIO: The next one I believe is very similar to the first one. If you folks remember, we were all given a copy of the revised senior regulations which Michael Babcock and Mark Edsall worked very hard on for quite some time, a year or more. Is that right, Mike?

MR. BABCOCK: Yes,

MR. EDSALL: At least.

MR. ARGENIO: So I hope, I know I didn't read every line in that report but I did go through it to see if there was anything that jumped out at me. Does anybody have any comments on that, on those senior housing regulations? If not, I'll accept a motion that we authorize Dominic to prepare a favorable recommendation to the Town Board.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. CORDISCO: One paragraph.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board authorize Dominic Cordisco to prepare a short memo indicating our positive feel, our recommendation that they should accept the senior citizen housing as written. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE

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MR. VAN LEEUWEN     AYE  
MR. ARGENIO         AYE

CORRESPONDENCE

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COVINGTON\_ESTATES\_(01-41)

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MR. ARGENIO: Covington Estates. Somebody going to share with me Covington Estates? We have a request, have you reviewed, have you looked at this, Mark? Oh, right, yes?

MR. WINGLOVITZ: Ross Winglovitz. We received approval March 5th, conditional approval, we believe we have met all conditions except for water. At that meeting we talked about architecture, there was concern that the architecture be colonial in nature with limited use of the color white I think was the exact wording that we incorporated into the map, we met with Mike, showed him what we came up with, I think everybody thinks it meets that note but we wanted to show the board so everybody got--

MR. SCHLESINGER: Vinyl siding?

MR. WINGLOVITZ: Yes, vinyl siding, stone around different portions of the building.

MR. VAN LEEUWEN: What kind of stone, fake stone or real stone?

MR. ARGENIO: It's faux stone, I promise you it's faux stone.

MR. BABCOCK: It's actually pretty nice.

MR. ARGENIO: I've seen it, a lot of that looks pretty nice. Let me ask you a question, Mr. Winglovitz, what are you going to do about the water?

MR. WINGLOVITZ: What are we going to do about the water? We've got our fingers crossed that the Town works out the agreement with the city, we have been in

touch with Dick McGoey, Dick has been working on the report for the water district extension. We understand that the Town's going to actually make the extension subject to the finalized agreement with the City of Newburgh.

MR. ARGENIO: So you're not going to have 52 wells over there?

MR. WINGLOVITZ: I hope not.

MR. SCHLESINGER: You have a time factor here?

MR. BABCOCK: Well, they'd like to start tomorrow, that's the deal.

MR. SCHLESINGER: I don't know whether they're going to have water tomorrow.

MR. BABCOCK: That's the key.

MR. SCHLESINGER: It's very nice to quote keep your fingers crossed but buys--

MR. BABCOCK: Apparently that's why they need this 90 day extension.

MR. ARGENIO: There's some things we're going to discuss for the next meeting guys but we're not going to address them tonight, there's some issues here that I will share with you at another time, copy of this letter but for right now you folks I guess are looking for the 90 day extension of conditional approval. Mark, is there any issues with that?

MR. EDSALL: I would suggest that you give them both of the 90 days so that if the water issue drags or you don't have to come back in 90 more days, they're permitted two 90 day extensions, why not give them both now.

MR. CORDISCO: I agree.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded for two 90 day extensions for Covington Estates on New York State 300. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I will share this letter with you guys between now and the next meeting and we have some things to talk about. Thank you.

MR. WINGLOVITZ: You're going to speak about, cause that letter said, wanted to make sure that since there's been a change in administration is there a change in the idea that that right-of-way is still wanted? We're prepared to offer it but some people thought better idea not to have it.

MR. ARGENIO: We'll talk about it, as I said, this is the first I'm getting this information, I will share this with my fellow board members and it will show up is discussion item.

MR. BABCOCK: We should get something from the highway superintendent in reference to that.

MR. ARGENIO: Yes, I don't want to talk about this now, we need input from him and then we want to talk about

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it. Myra, would you get everybody a copy of this please because we're going to want to discuss it. That's it, Mr. Winglovitz.

MR. WINGLOVITZ: Thank you.

MR. ARGENIO: I'd like to see as a discussion item on the next agenda unless we have, we'll talk about the next agenda if we have room, I'd like to put it on.

DISCUSSION

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MR. ARGENIO: Does anybody have anything? I have a couple things I'd like to go through that will be fairly brief but I will go around the room quickly. Welcome aboard, your first meeting wasn't too painful, was it?

MR. CORDISCO: No.

MR. ARGENIO: You didn't make my hair hurt which is good.

MR. EDSALL: I have nothing.

MR. SCHLESINGER: Being that we're way ahead of it doing a good job two issues, a heads-up thing which I have noticed nothing relative to anything we have been discussing or anything, gas stations that offer diesel fuel, the diesel fuel is only offered at some of the stations which creates a hazard with the parking and with the traffic flow and I think that's something that we should just keep in mind and address when something like that comes on board.

MR. ARGENIO: Diesel fuel dispensing pump is separate from the main pumps and creates traffic problems.

MR. SCHLESINGER: Sometimes it's a satellite, sometimes it's part, but if you go to the new Hess station on 300 and I pull in there and there's only two pumps that offer diesel it's right in front of the store where people are parked and it creates a mess and I don't know how that was ever designed that way and just something that I think you should look at.

MR. EDSALL: What I think the case is that when they included the diesel at the let's say the non-commercial stations meaning large trucks usually don't go there, it used to be the people with pickup trucks and people

with small diesel vehicles it appears to me from the fact that I have seen large trucks filling up that a lot of the commercial facilities no longer have diesel fuel and they're using the retail establishments rather than go to their own fuel sites.

MR. SCHLESINGER: Not even talking about big commercial trucks, just talking about pickup diesel trucks, it's creating a traffic flow problem.

MR. EDSALL: It's worse when you have a tandem truck come in.

MR. ARGENIO: I think you've got a good--

MR. SCHLESINGER: Second thing is, you know, as much as, you know, we approve things and none of us have time to go out and police everything, there's, what was the name of the applicant Drew Kartiganer on Station Road?

MR. ARGENIO: Middle Earth.

MR. SCHLESINGER: And Jerry and I drive by it, Jerry drives by it five times a day, I drive by 10 times a day, the only reason it's sticking out to me it's on my road and they cleared a lot of trees from an area which in some respects I understand was sight distance problem first of all it was approved and from what I understand from Jerry told me on the site plan they were allowed to clear.

MR. BABCOCK: They cleared some areas they should have not cleared. We, at first we thought they cleared a lot of area, we're not, so they didn't clear that much and I've talked to them, they have agreed to do whatever I tell them they have to do, they'll fix it, do whatever they got to do.

MR. ARGENIO: Neil and I want to have input.

MR. BABCOCK: Okay, me and Mark are going to go there some day, didn't have to happen today, and try to figure out what would be the best interest of the subdivision.

MR. SCHLESINGER: I don't want to Monday morning quarterback, I don't know how there was a sight distance problem but that's over and done.

MR. EDSALL: There was clearing on the plan to address proper ingress egress but they did go over, we caught it, we stopped them and then we tried to figure out how far over the line they were and it wasn't as bad as we thought.

MR. SCHLESINGER: One of the issues because I know that the people who live in the area were at the public hearing and were told that because of the contour of the land and because of the area along Station Road that they would hardly be seeing the houses and everything and now these people are saying hey, we're not supposed to see everything, now we see everything.

MR. BABCOCK: Well, the sight distance issue is where they're pulling out onto Station Road looking up towards your house, that's what the, and it's clearly on the map.

MR. SCHLESINGER: It's done, it's over, but my point is that what Jerry said I think that the board can have some input as to what we'd like to have done.

MR. BABCOCK: Me and Mark are going to take a look at it.

MR. ARGENIO: It was clear as day on the map after we talked about it and you sent the guys out, I went to Town Hall and looked at it and it seems to me that after they had the small problem initially which we got

a handle on subsequent to that it looks to me like they didn't clear anything that shouldn't have been cleared.

MR. BABCOCK: A little bit more and if we don't like, if we think they cleared too much we're going to tell them to prepare a plan for this board to approve, if we think it's a couple, well, if it's a couple shrubs that they need to put in, I think we'll come to the board and tell them that.

MR. ARGENIO: They're going to do some plantings.

MR. BROWN: I have nothing.

MR. GALLAGHER: What's the status on the Quick Chek, they're about to start demo?

MR. BABCOCK: There's some, they're trying to make some negotiations with the neighbors next door to move some parking over and I've told them no, we can't move parking, it's too late.

MR. GALLAGHER: Both houses getting knocked down?

MR. BABCOCK: I don't think any houses are coming down. Just an easement for the drainage back there.

MR. SCHEIBLE: Since I came late, is there gas involved in the Quick Chek?

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: Mike, when are they going to start taking Antonelli's old place down?

MR. ARGENIO: That's what we're talking about. Real quick, I have a letter here from Mr. William Steidle, maybe some of you guys have heard of him around Town before, I'm not going to read the letter but I'm going to give you guys the sum and substance of it real

quick. He addresses a few issues, paragraph for each issue, lot configuration on Jackson Avenue, sidewalks, street lights and that's it and some sum and substance of the letter is that he's happy and grateful that the comments and input that he gave this board were well received and most of it was conveyed to the applicant. There's a couple things that he's a little displeased about, one is the lighting and the sidewalks, he's not thrilled about sidewalks but while we're not here to make everybody happy, we certainly are here to apply the laws of the Town and make sure things are done right. It's also nice when somebody like Bill writes a letter like this so everybody should know that I have this letter on file. I'll accept a motion to adjourn.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

Respectfully Submitted By:

Frances Roth  
Stenographer

