

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/03/2009

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 9-1

NAME: OMNIPOINT - NEW WINDSOR

APPLICANT: OMNIPOINT COMMUNICATIONS INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/12/2009	MUNICIPAL HIGHWAY	/ /	
ORIG	01/12/2009	MUNICIPAL WATER	/ /	
ORIG	01/12/2009	MUNICIPAL SEWER	/ /	
ORIG	01/12/2009	MUNICIPAL FIRE	/ /	
ORIG	01/12/2009	NYS DOT	/ /	
ORIG	01/12/2009	E911 . INSUFFICIENT INFORMATION TO DETERMINE 911 . ASSIGNMENT .	01/03/2009	DISAPPROVED NUMBERING
ORIG	01/12/2009	O.C. PLANNING	/ /	
ORIG	01/12/2009	O.C. HEALTH DEPT.	/ /	
ORIG	01/12/2009	INFRASTRUCTURE COMM	/ /	



# Town of New Windsor

2-3-09  
cc: M.E.  
+  
D.C.

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: 911

P.B. FILE #09-01 DATE RECEIVED: \_\_\_ SBL:9-1-26

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 1-26-09 TO BE ON AGENDA FOR THE 01-28-09 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

OMNIPOINT -CELL TOWER  
Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_, LOT LINE CHANGE \_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DISAPPROVED:

Notes: Insufficient Information to determine  
911 Numbering assignment  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature]  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_

# TOWN OF NEW WINDSOR

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

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_ Lot Line Change \_\_\_ Site Plan \_\_\_ Special Permit X

Tax Map Designation: Sec. 9 Block 1 Lot 26

**BUILDING DEPARTMENT PERMIT NUMBER** PA -

1. Name of Project Omnipoint - New Windsor
2. Owner of Record Borshert, Ernest H., et al. Phone (845) 53602427  
Address: 111 Windsor Highway, New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Omnipoint Communications Inc. Phone (973) 292-4000  
Address: One North Broadway, White Plains, New York 10601  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Tectonic Engineering Phone (845) 567-6656  
Address: 1279 Route 300, Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney Snyder & Snyder, LLP Phone (914) 333-0700  
Address: 94 White Plains Road, Tarrytown, New York 10591  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
Douglas W. Warden, Esq. (914) 333-0700 (914) 333-0659  
(Name) (Phone) (fax)
7. Project Location: On the East side of Route 32  
(Direction) (Street)
8. Project Data: Acreage 49 Zone C School Dist. Newburgh

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( PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

09-01  
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**AGENT/OWNER PROXY STATEMENT**  
*(for professional representation)*

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

ERNEST D. BORCHERT, deposes and says that he resides

**(OWNER)**

at 300 Lattinaw Rd MA 1600 in the County of Ulster

**(OWNER'S ADDRESS)**

and State of New York and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 26) which is the premises described in the foregoing application and that he designates:

AARON D. MYL, T-MOBILE USA, INC., 4 SYLVAN WAY, PARCIPPANY, NJ 07054  
(Agent Name & Address)

N/A

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\* Ernest Borchert  
Owner's Signature (MUST BE NOTARIZED)

26 DAY OF June 2008

Agent's Signature (If Applicable)

Renee A. Borchert  
NOTARY PUBLIC

Professional Representative's Signature

\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

RENEE A. BORCHERT  
Notary Public, State of New York  
Qualified in Ulster County  
Commission Expires Oct. 26, 2009  
No. 4909372

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2009

09-01

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 X No \_\_\_\_\_

**\*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.) Wireless Telecommunications Facility, consisting of a 120' monopole with six (6) panel antennas mounted thereon and related equipment at the base thereof.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no TBD

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no TBD

**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:

26 DAY OF November 2008 BY:

\_\_\_\_\_  
(OWNER'S SIGNATURE)

Snyder & Snyder, LLP  
Douglas W. Warden, Esq.  
(AGENT'S SIGNATURE)

Douglas W. Warden, Esq.

\_\_\_\_\_  
Please Print Agent's Name as Signed

FREDERICK W. TURNER  
Notary Public, State of New York  
No. 02TU5079647  
Qualified in Westchester County  
Commission Expires June 9, 2010

Frederick W. Turner  
NOTARY PUBLIC

\*\*\*\*\*  
TOWN USE ONLY:

\_\_\_\_\_  
DATE APPLICATION RECEIVED

09-01  
APPLICATION NUMBER

ATTACHMENTS

- A. Certificate Flood Hazard Area Development.

I MATTHEW VONDZAS hereby certify that the property or properties mentioned in this application is/are not located in a flood zone.

  
Signature

PLEASE NOTE:

**\*IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH PLANNING BOARD APPLICATION**

**\*\*IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE OBTAIN COMPLETE APPLICATION FROM P.B. SECRETARY.**

**AGRICULTURAL DISTRICT NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for

for the proposed OMNIPONT 120' TELECOMMUNICATIONS MONOPOLE AND RELATED GROUND EQUIPMENT AT 111 WINDSOR HIGHWAY, NEW WINDSOR.

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

OWNER/APPLICANT OMNIPONT COMMUNICATIONS, INC  
4 SYLVAN WAY, PARSIPPANY, NJ 07054  
PROJECT LOCATION: 111 WINDSOR HIGHWAY (RT 32)  
NEW WINDSOR, N.Y. 12553  
TAX MAP NUMBER: SECTION 9, BLOCK 1, LOT 26

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY.

Date: 22 APRIL 08

TOWN OF NEW WINDSOR PLANNING BOARD

**TOWN OF NEW WINDSOR PLANNING BOARD**  
**SITE PLAN CHECKLIST**

ITEM

1.   x   Site Plan Title
2.   x   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.   x   Applicant's Name(s)
4.   x   **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
5.   x   Applicant's Address
6.   x   Site Plan Preparer's Name
7.   x   Site Plan Preparer's Address
8.   x   Drawing Date
9.   x   Revision Dates
10.   x   Area Map Inset and Site Designation
11.   x   Properties within 500' of site
12.   x   Property Owners (Item #10)
13.   x   Plot Plan
14.   x   Scale (1" = 50' or lesser)
15.   x   Metes and Bounds
16.   x   Zoning Designation
17.   x   North Arrow
18.   x   Abutting Property Owners
19.   N/A   Existing Building Locations
20.   N/A   Existing Paved Areas
21.   x   Existing Vegetation
22.   x   Existing Access & Egress

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**PROPOSED IMPROVEMENTS**

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- 23.   N/A   Landscaping
- 24.   x    Exterior Lighting
- 25.   x    Screening
- 26.   x    Access & Egress
- 27.   x    Parking Areas
- 28.   N/A   Loading Areas
- 29.   N/A   Paving Details (Items 25 - 27)
- 30.   N/A   Curbing Locations
- 31.   N/A   Curbing through section
- 32.   N/A   Catch Basin Locations
- 33.   N/A   Catch Basin Through Section
- 34.   N/A   Storm Drainage
- 35.   N/A   Refuse Storage
- 36.   N/A   Other Outdoor Storage
- 37.   N/A   Water Supply
- 38.   N/A   Sanitary Disposal System
- 39.   N/A   Fire Hydrants
- 40.   x    Building Locations
- 41.   x    Building Setbacks
- 42.   x    Front Building Elevations
- 43.   N/A   Divisions of Occupancy
- 44.   x    Sign Details
- 45.   x    Bulk Table Inset
- 46.   x    Property Area (Nearest 100 sq. ft.)
- 47.   x    Building Coverage (sq. ft.)
- 48.   x    Building Coverage (% of total area)
- 49.   N/A   Pavement Coverage (sq. ft.)
- 50.   N/A   Pavement Coverage (% of total area)
- 51.   x    Open Space (sq. ft.)
- 52.   x    Open Space (% of total area)
- 53.   x    No. of parking spaces proposed
- 54.   x    No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS 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:

- 55. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
- 56. x 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:  9 OCT 08  
 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.**