

**PB# 73-12**

**Arron & Cicchetti**

W. R. S. E.  
~~of~~ Cicchetti Site Plan 73-12

filled with  
Town Clerk  
6/27/73  
1:30 P.M.  
J. S.

GENERAL RECEIPT

1425

Town of New Windsor, N. Y.

Aaron  
+

June 14, 1973

Received of O. Edward Cicchetti \$22 <sup>50</sup>/<sub>100</sub>

Twenty Two and <sup>50</sup>/<sub>100</sub> Dollars

For Engineers fees - Planning Board

DISTRIBUTION: Rt 32

| FUND        | CODE | AMOUNT |
|-------------|------|--------|
| check # 594 |      |        |
|             |      |        |
|             |      |        |

Town Clerk  
TITLE

O. E. Cicchetti

GENERAL RECEIPT

1426

Town of New Windsor, N. Y.

Aaron  
+

June 14, 1973

Received of O. Edward Cicchetti \$100 <sup>00</sup>/<sub>100</sub>

One Hundred and <sup>00</sup>/<sub>100</sub> Dollars

For Site Plan - Planning Board

DISTRIBUTION: Rt 32

| FUND      | CODE | AMOUNT |
|-----------|------|--------|
| check 593 |      |        |
|           |      |        |
|           |      |        |

Town Clerk  
TITLE

BY Julia M. Tuckers

FROM

**OFFICE OF THE SUPERVISOR**  
**THEODORE F. MARSDEN**

Town Of New Windsor  
555 Union Avenue New Windsor, New York 12550  
Phone 565-8800

DATE May 14, 1973

SUBJECT Aaron & Cicchetti  
proposed complex on Rt.32

TO  
Planning Board  
555 Union Avenue  
New Windsor, N.Y.12550

FOLD

5/13/73  
JH

Gentlemen:

Please be advised that as per our policy on the development of this site on Rt.32 the Town Board requires a 10 ft. drainage easement of the site property so that drainage problems that have plagued us in this area may someday be rectified by the obtaining of these easements as the area is developed.

I wish to thank you for your cooperation in this matter.

Respectfully,

THEODORE F. MARSDEN  
Supwrvisor

TFM/km

6  
5  
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3  
2  
1

6-27-73

THIS FORM IS USED TO EXPEDITE MATTERS THAT MIGHT BE DELAYED IN NORMAL OFFICE ROUTINE

FROM

**OFFICE OF THE SUPERVISOR**  
**THEODORE F. MARSDEN**

Town Of New Windsor  
555 Union Avenue New Windsor, New York 12550  
Phone 565-8800

DATE

June 19, 1973

SUBJECT

Aaron & Cicchetti  
Easement

TO

John Stanton, Esquire  
33 Quassaick Avenue  
New Windsor, New York 12550

FOLD

Dear John:

I received a letter from the Planning Board, a copy which was sent to you dated June 18, 1973 regarding Aaron & Cicchetti Easement on Route 32. If you feel this form is in proper condition for filing please file and indicate to me by letter that it is approved and I will authorize the Building Inspector to complete the project as approved by the site plan.

Thank you for your cooperation in this matter.

Respectfully yours,

THEODORE F. MARSDEN  
Supervisor

TFM/sh

cc: Planning Board  
Building Inspector

6  
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1768

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

6-27-73  
J

June 18, 1973

Hon. Theodore Marsden, Supervisor  
Town Hall  
555 Union Avenue  
New Windsor, New York 12550

Dear Mr. Marsden:

Enclosed please find deed from Aaron and Cicchetti,  
concerning easement for drainage purposes on property  
located on Route 32.

I understand that the map for his finally approved  
site plan is being held until such time as the easement  
is received. In my opinion, the deed for the easement  
is sufficient. I ask, therefore, that the finally  
approved map be released to Mr. Cicchetti for filing.

Thanking you for your cooperation, I remain

Yours truly,

AGA/bf

Encl.

CC: Planning Board  
John Stanton, Esq.

OK/m  
CC P/B  
BE

Info + file

6-27-73g

STANTON AND STANTON  
ATTORNEYS AT LAW  
33 QUASSAICK AVE. (RT 9W)  
NEW WINDSOR, NEW YORK 12550

WILLIAM F. STANTON  
WILLIAM F. STANTON, JR.  
JOHN G. STANTON

June 20, 1973

MAILING ADDRESS:  
NEWBURGH  
POST OFFICE BOX 208  
(914) 562-1221

Theodore F. Marsden, Supervisor.  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

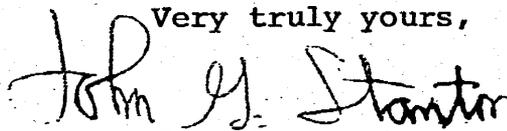
RE: Aaron and Cicchetti Easement

Dear Ted:

I have reviewed the proposed easement in the above matter and find that it is in satisfactory form.

Therefore, I have forwarded it to the Orange County Clerk for recording.

Very truly yours,



John G. Stanton  
Attorney for the Town of  
New Windsor

JGS:cr

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

**THIS INDENTURE**, made the \_\_\_\_\_ day of June \_\_\_\_\_, nineteen hundred and seventy three  
**BETWEEN** O. EDWARD CICHETTI, residing at 327 Windsor Highway, New Windsor, New York, and MELVILLE M. ARRON, residing at 8 Sylvia Street, Newburgh, New York,

party of the first part, and **THE TOWN OF NEW WINDSOR**, a municipal corporation, duly organized and existing under the Laws of the State of New York, with offices at 555 Union Avenue, New Windsor, New York

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, a 10 foot easement for drainage purposes over the following described property, together with right to maintain

same.

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point in the northeast corner of the lands belonging to the parties of the first part, conveyed to them by deed dated March 1, 1973 and recorded in the Orange County Clerk's Office on March 1, 1973 in Liber 1935 of Deeds at page 120, said point also intersecting the lands of Abe Lander, running thence south 35° 30' west 103.57' to the southeast corner of the lands of the parties of the first part; thence running north 49° 54' west 10 feet; thence running on a line parallel with the first course, north 35° 30' east 103.57' to a point; thence running along the northerly line of the lands of the parties of the first part, south 48° 44' east 10 feet to the point or place of beginning.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

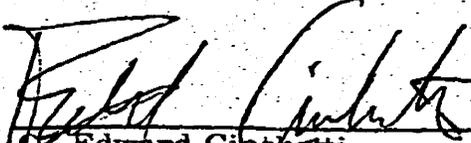
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

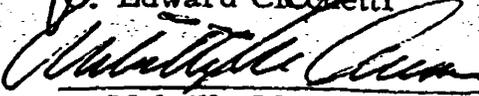
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
\_\_\_\_\_  
Edward Cicchetti L. S.

  
\_\_\_\_\_  
Melville M. Arron L. S.

Date \_\_\_\_\_

Application No. 73-12

TOWN OF NEW WINDSOR PLANNING BOARD  
555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name ARRON & CICCETTI

Address 327 Windsor Highway - Vails Gate

1. Owner of the property Melville Arron & O. Edward Cicchetti

2. Location of the property Windsor Highway - Route 32  
between property of Landea & Tricinsky - Vails Gate

3. zone area COMMERCIAL

4. Nature of business STORES & OFFICE

5. Lot size: Front 109.0 Rear 103.57 Depth 286.95

6. Building setbacks: Front yard 50.0 Rear yard 136.0 ±  
Side yard 15'

7. Dimensions of new building 76.0 x 100.0

Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

\_\_\_\_\_

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Conditional 6/13/73  
Presubmission \_\_\_\_\_

Final Approval 6/27/73

Adopted 10/5/70

Signature of applicant

Melville Arron  
O. Edward Cicchetti

**BERNARD KESSLER, P.E.**

*Consulting Engineer*

**6 FLEETWOOD AVENUE**

**Spring Valley, N.Y. 10977**

914 356-0217

May 5, 1973

5/9/73  
af.

Town of New Windsor Planning Board

Subject: Chichette Site Plan

The latest submission of the site plan for Arron and Chicchetti removes the need for Zoning Board approval on number of parking spaces required. The other two items previously mentioned in my report dated 4/3/73 still must be satisfied i.e., approval from the New York State Department of Transportation for curb cuts, and existing and proposed water and sewer facilities.

*Bernard Kessler*

**WATER, SEWER, HIGHWAY REVIEW FORM:**

5 June 1973

The maps and plans for the Site Approval XXXXXXXX  
Subdivision \_\_\_\_\_ as submitted by Arron & Cicchetti  
for the building or subdivision of Proposed Mercantile Building  
has been reviewed by me and is approved <sup>Conditional</sup> XXXXX ~~disapproved~~

**If disapproved, please list reason.**

Lateral from the building to the main sewer line must be cast iron.

Contractor must have sewer permit before construction of lateral.

Contractor must notify the Sanitation Department when lateral is ready for inspection.

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**HIGHWAY SUPERINTENDENT**

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**WATER SUPERINTENDENT**

*Lymon R. Masten*  

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**SANITARY SUPERINTENDENT**

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by ARBON + CICCETTI  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved  disapproved \_\_\_\_\_

If disapproved, please list reason.

need N.Y.S. D.O.T. APPROVAL

PROPOSED MERCANTILE BUILDINGS  
ARRON & CICCHETTI RT 32 VAIL GATE

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved  disapproved \_\_\_\_\_

If disapproved, please list reason.

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**HIGHWAY SUPERINTENDENT**

*Joseph Craig*  
\_\_\_\_\_  
**WATER SUPERINTENDENT**

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**SANITARY SUPERINTENDENT**

**WATER, SEWER, HIGHWAY REVIEW FORM:**

April 26, 1973.

The maps and plans for the Site Approval XXXXXXX  
Subdivision \_\_\_\_\_ as submitted by Sidney L. Horowitz  
for the building or subdivision of Arron & Cicchetti  
has been reviewed by me and is approved \_\_\_\_\_ disapproved XXXXXXX

**If disapproved, please list reason.**

Submitted map does not show or indicate sanitary facilities or be connected to main sewer line.

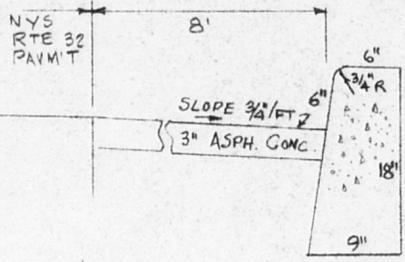
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**HIGHWAY SUPERINTENDENT**

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**WATER SUPERINTENDENT**

Lyman D. Mastenfe  
**SANITARY SUPERINTENDENT**

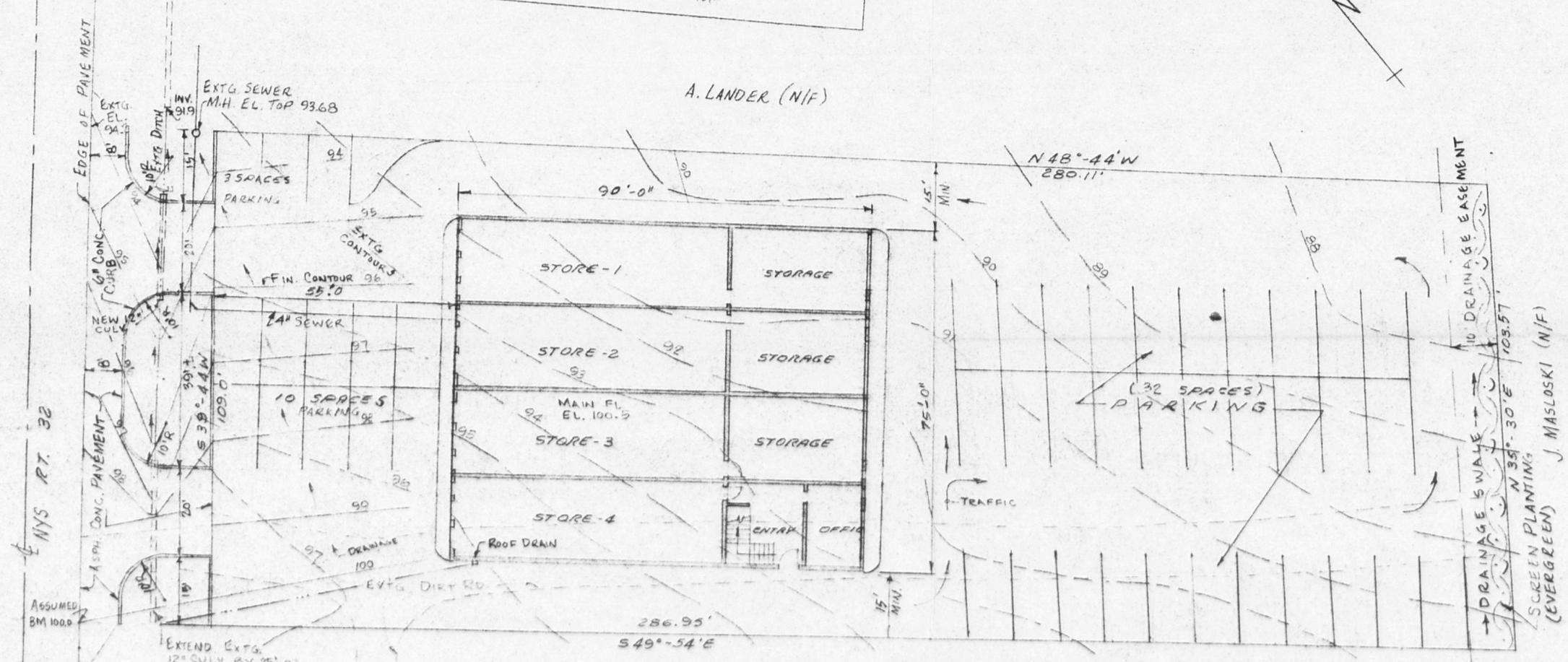


DETAIL: CAST-IN-PLACE CONC. CURB (NO SCALE)

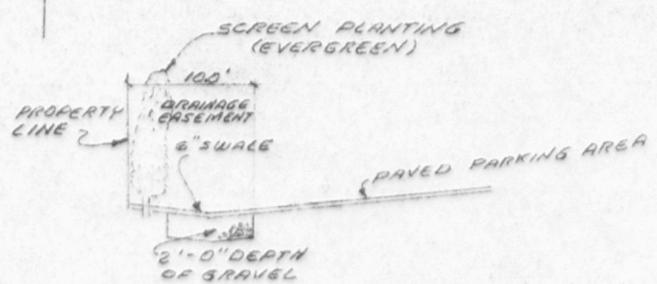


LANDERS FLOWER SHOP

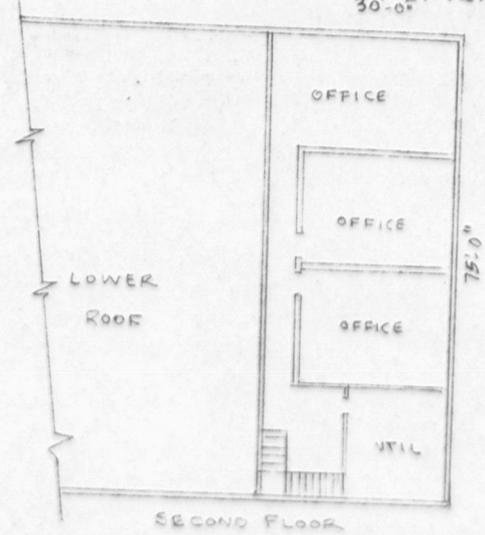
A. LANDER (N/F)



F. TRICINSKY (N/F)



DETAIL: DRAINAGE EASEMENT NO SCALE



SECOND FLOOR

PLOT PLAN FOR PROPOSED MERCANTILE BUILDING TOWN OF NEW WINDSOR ORANGE CO., NEW YORK

OWNERS: ARRON & CICCHETTI 327 WINDSOR HIGHWAY VAILS GATE, NEW YORK

BY Sidney L. Horowitz, C.E. (P.E. #15,27130) MONTICELLO, N.Y. SCALE: 1" = 20'



10 MAR 73 REV. 23 APR 73 REV. 31 MAY 73