PB# 74-7

Foti Florist

Foti 74-7

GENERAL RECEIPT

Town of New Windsor, N. Y.

№ 1797

2-28 19 74

Received of Jay S. Klein $ 100.00

One Hundred and no/100 Dollars

For Tati Florist - Site Plan Approval

DISTRIBUTION:

FUND	CODE	AMOUNT

Town Clerk
TITLE

BY Julia M. Tuckel (jr)

WILLIAMSON LAW BOOK CO., ROCHESTER, N.Y. 14609

Oxford
STOCK No. 752½
MADE IN U. S. A.

Given
filed with T.C.
2/28/74 SK
3.25 pm.

New Windsor Planning Board

CHECK FORM

APPLICATION # 74-7

NAME OF APPLICANT Jay S Klein - Fotiflorist Rt 32.

NAME OF SUBDIVISION

INITIAL APPLICATION

PREPRELIMINARY

PRELIMINARY APPROVAL

COUNTY APPROVAL

Approval by
OTHER AGENCIES

BOND FILES

OFFERS OF DEDICATION

ENGINEERS REVIEW Meets all requirements.

√HIGHWAY REVIEW

√SEWER REVIEW

√WATER REVIEW

√STATE APPROVAL

PUBLIC HEARING

INSPECTION FEES

FINAL APPROVAL 2/27/74

PARKLAND FEES

FEE PAID $[illegible] 2/27/74

JL:sh
2/74

MARCH 13TH Continued ?

Date FEBRUARY 25, 1974 Application No. 74-7

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name JAY S. KLEIN - ARCHITECT

Address 11 GARDEN DRIVE, NEWBURGH, N.Y.

1. Owner of the property FOTI FLORIST (SAM MARTINISI)
2. Location of the property ROUTE 32, WINDSOR HIGHWAY 382.15 SOUTH OF WILLOW LANE
3. zone area LB & RB
4. Nature of business FflorIST
5. Lot size: Front 220' Rear 606 Depth 280'
6. Building setbacks: Front yard 50' Rear yard 100'
   Side yard 15' & 21'
7. Dimensions of new building 50 DEEP BY 80' WIDE
   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.

Signature of applicant

Jay S. Klein

Presubmission

Final Approval 2/27/74 SK.

Adopted 10/5/70

October 28, 1974

Mr. Fred Weygant
Zoning Board of Appeals
Town Hall
New Windsor, New York 12550

RE: Foti Florist

Dear Mr. Weygant:

The above referenced applicant appeared before the Plannin, Board of the Town of New Windsor, at our last meeting. He advise the Board that he was interested in starting a school of floral design at his place of business located at 275 Windsor Highway, New Windsor, New York. The Planning Board reviewed the site plan of the building, which plan we approved approximately six months ago, in order to ascertain whether or not any additonal requirements would be necessary. The Board, however, found that no additional requirements would be necessitated to accommodate the aforesaid school.

The question of whether or not such use would be permitted in the LB district was raised however. It appears that the LB district allows for uses permitted in an RBndistrict, which in turn permits uses lawful in RA districts. Accordingly, it would appear that a school of this nature would considered permitted accessory use under 48-6 (A) (5) (b) (3b). The Planning Board felt, however, perhaps, a clarification of the zoning law applicable is necessary.

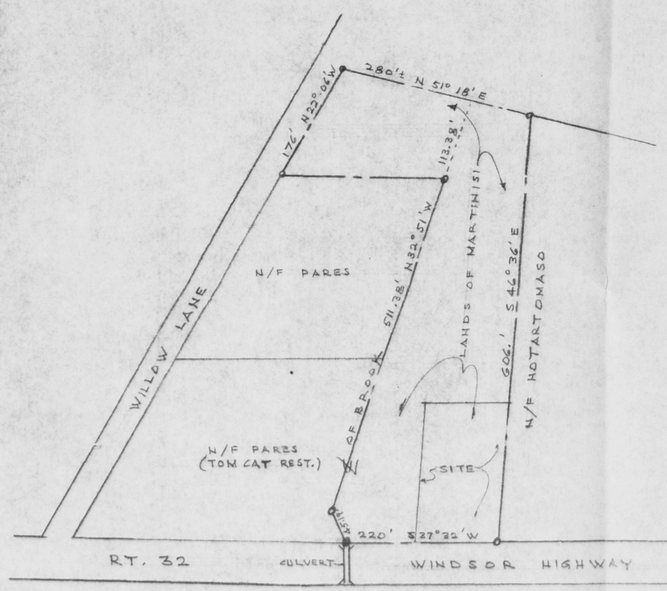
I ask, therefore, that you kindly give the Planning Board an interpretation of whether or not it would be permissable for Foti Florist to run a school of floral design at the aforesaid premises, with possibly 12 to 15 students in attendance at any one time. Please give us your opinion as soon as is conveniently possible.

Thanking you for cooperation in this regard, I remain

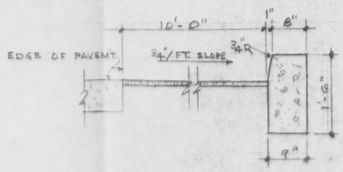
Very truly yours,

JOSEPH LOSCALZO
Chairman
Town of New Windsor Planning Board

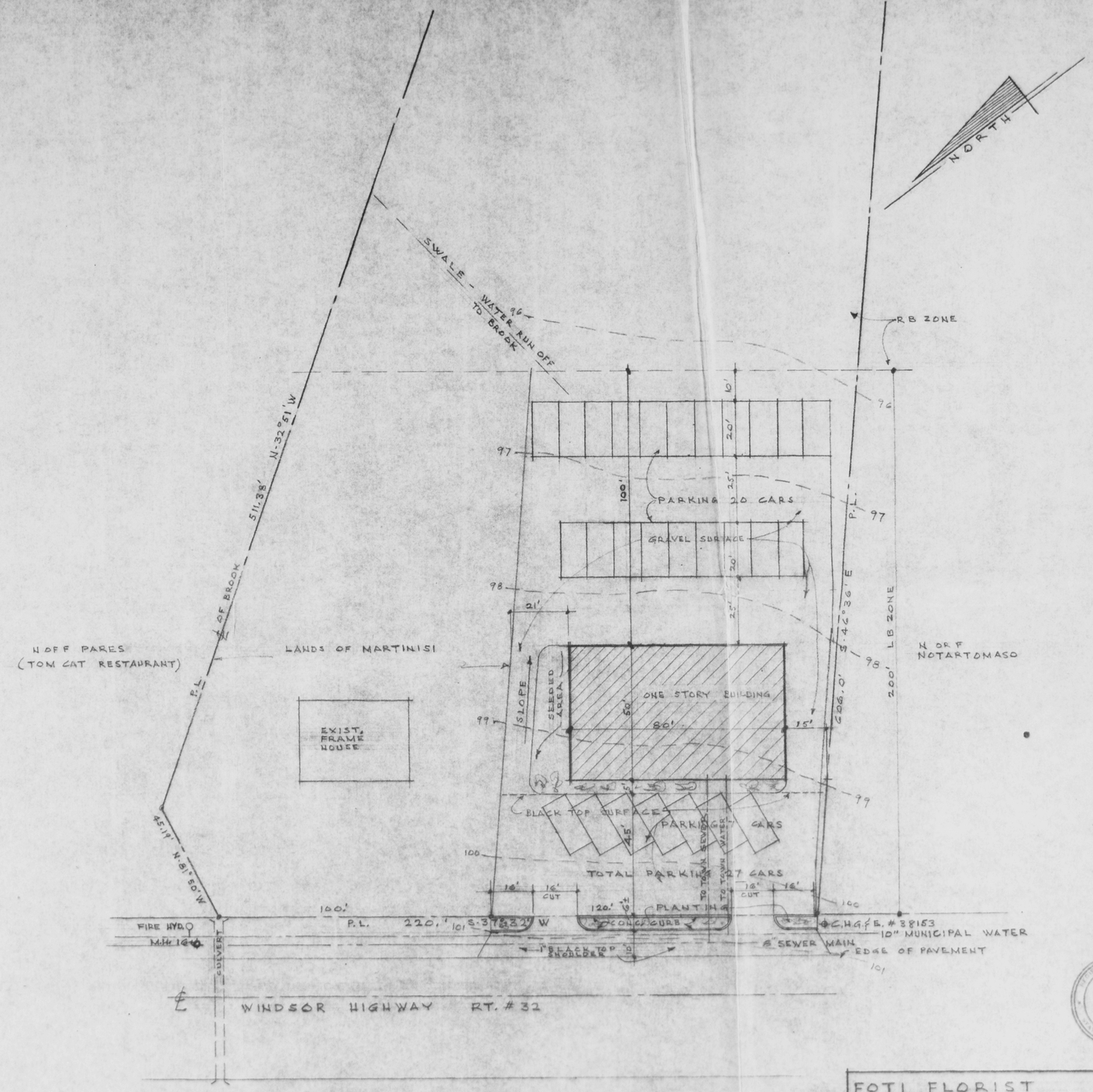
JL/skb



PROPERTY PLAN
SCALE : 1" = 100'



CONC. CURB & SHOULDER DETAIL
SCALE : 3/4" = 1'-0"
1" ASPHALT SHOULDER AREA
3" BINDER W/ 1" TOP ASPHALT @ ENTRANCE RAMPS



MINIMUM REQUIRED
FRONT YD. 40'
SIDE YD. 15'
REAR YD 30'
PARKING 26.6 CARS

SITE PLAN
SCALE : 1" = 20'
SITE PLAN IS BASED ON A SURVEY BY T. JARGSTORFF, L.L.S., SEPT. 1967

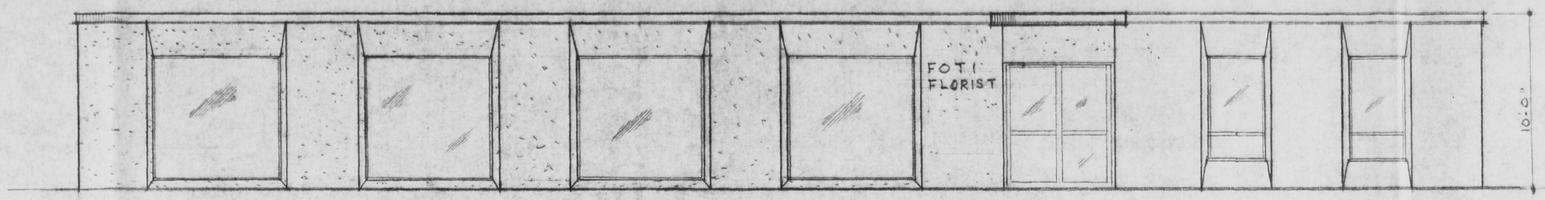
FOTI FLORIST
S. MARTINISI - PROP.
WINDSOR HIGHWAY - RT. # 32
T.O. NEW WINDSOR, N.Y.

JAY S. KLEIN - ARCHITECT
11 GARDEN DRIVE NEWBURGH, N.Y.

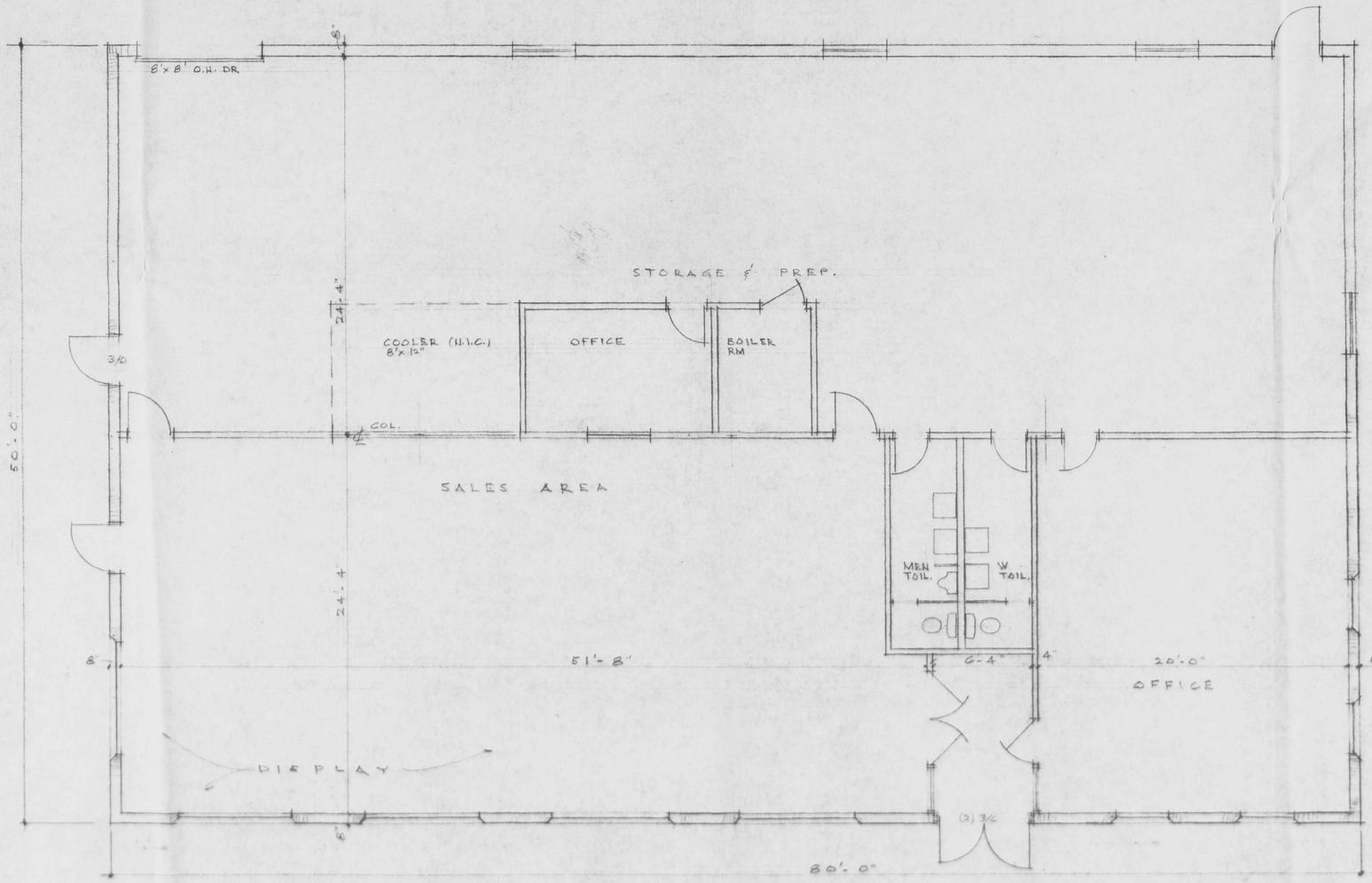
FEB. 1974 P.N. 84-74
MARCH 10, 1974

A-1

FILE COPY — FOR: NEW WINDSOR PLANNING BOARD



FRONT ELEVATION



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

FOTI FLORIST
S. MARTINISI - PROP.
WINDSOR HIGHWAY - RT. #32
T.O. NEW WINDSOR, N.Y.
JAY S. KLEIN - ARCHITECT
11 GARDEN DRIVE NEWBURGH, N.Y.
FEB. 1974 P.N. 84-74

A-2

215.79' N 51° 47' 50" W

150.00' S 38° 12' 10" W

215.79' S 51° 47' 50" E

150.00' N 38° 12' 10" E

50'-0"

15'-0"

WHITE PINE 1'-6" TO 2'-6" TALL SET IN LARGE NUGGET BARK.

WHITE PINE

WHITE PINE

MIXED PINE 2" TO 3.0" DIAM., SET IN LARGE NUGGET BARKS

600 OVER 6" TO 10" OF TOP SOIL

LOW SPREADING SEARGENT JUNIPERS, 2" TO 30" DIAM. SET IN LARGE NUGGET BARK.

SPECIMEN CLUMP WILLOW BIRCH, 7'-0" TO 10'-0" TALL SET IN LARGE NUGGET BARK.

SITE LIGHTING: HOLOPHANE 600, ONE MODULE, SINGLE COLUMN, MOUNTING HEIGHT 15'-0".

SITE LIGHTING: HOLOPHANE 600, ONE MODULE ON ONE COLUMN, MOUNTING HEIGHT 15'-0" WITH 3'-0" x 2'-0" ILLUMINATED DIRECTIONAL SIGN.

BANKERS TRUST
VAILSGATE OFFICE, TOWN OF NEW WINDSOR

TITLE: LANDSCAPE PLAN

SCALE: 1" = 10'-0"

DATE: 2-22-74

DRAWN: M.G.D.

CHECK: M.D.L. JR.

COM. NO.:

M. DONALD LANE JR. A.I.A.
ARCHITECT
313 MILL STREET
POUGHKEEPSIE N.Y. 12601

SHEET: A1L

OF

215.79' N 51° 47' 50" W

EDGE OF BLACKTOP

CONC. PARKING BUMPERS

PAINTED STRIPES

EDGE OF PAVEMENT

PLANTING

DRYWELL

150.00' S 38° 12' 10" W

10'-0" EASEMENT

TC 98.6
BC 98.1

TC 94.5
BC 94.0

TC 99.6
BC 99.1

TC 99.5
BC 99.0

CONC. WALK

CONC. CURB

FINISH FLOOR
ELEV. 99.00

41'-0"

24'-0"

50'-2"

85'-0"

100'-0"

67'-0"

15'-0"

20'-0"

44'-0"

33'-0"±

150.00' N 38° 12' 10" E

EL. CENTER OF ROAD 98.5

EDGE OF PAVEMENT

ROUTE 32

EDGE OF BLACKTOP

215.79' S 51° 47' 50" E

1 A-1 SITE PLAN
SCALE 1" = 10'-0"

BANKERS TRUST
VAILS GATE OFFICE TOWN OF WINDSOR

TITLE: REVISED SITE PLAN

SCALE: 1" = 10'

DATE: 2-22-74

DRAWN: R. J. G.

CHECK:

JOB NO. 73-03

SHEET A-1A OF

M. DONALD LANE JR. A.I.A.
ARCHITECT
313 MILL STREET
POUGHKEEPSIE N.Y. 12601