

PB# 74-35

**John J. Lease,
Richard Lease, &
Arrow Carrier Corp.**

John J. Lense, Richard Lense & 74-35
Arrow Carrier Corporation
Site Plan

approved 12/11/74
filed with T.C.
12/12/74 9:15 AM
P.T.

GENERAL RECEIPT

Town of New Windsor, N. Y.

No. 2195

Received of John Lease, Jr. Dec. 12 1974
One hundred and 00 \$ 100.
xx Dollars

For Site Plan

DISTRIBUTION:

FUND	CODE	AMOUNT

Deputy Town Clerk
TITLE

BY Pauline Townsend

Date October 2, 1974

Application No. 74-35

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name John J. Lease, Jr., Richard F. Lease & Arrow Carrier Corporation

Address c/o John J. Lease Real Estate, 313 Broadway, P.O. Box 2577, Newburgh, N.Y

1. Owner of the property John J. Lease, Jr. & Richard F. Lease

2. Location of the property Corner Route 9-W and Caesar's Lane

3. Zone area GI (General Industry)

4. Nature of business Trucking Terminal

5. Lot size: ^{4 ACRES} Front 320' Rear 260' Depth 540'

6. Building setbacks: Front yard 150' Rear yard 100'

Side yards 200'

7. Dimensions of new building 60' x 134'

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.

Approved 12/11/74 SL

Signature of applicant John J. Lease, Jr.

Adopted 10/5/70

November 14, 1974

Orange County Planning
Goshen, New York 10924

RE: Lease Site & Subdivision #74-35
#74-36

Gentlemen:

At Mr. John Lease's request he is hand
delivering to you his plans in reference to property
located on Caesars Lane and 9 W in the Town of
New Windsor.

These plans have been given to our
Engineer for review and we would also appreciate
your review same at your earliest convenience.

Respectfully,

JOSEPH LOSCALZO
Chairman

JL:sh

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Arrow Carrier Terminal
Subdivision _____ as submitted by William E. Morgan PE
for the building or subdivision of John J. Lease Jr. & Richard F. Lease
has been reviewed by me and is approved XXX disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

Joseph Craig

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

12/9/74

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval XXXXXXX
Subdivision _____ as submitted by William E. Morgan
for the building or subdivision of Arrow Carrier Terminal (J. Lease)
has been reviewed by me and is approved XXXX disapproved _____

If disapproved, please list reason.

Submitted plans have been discussed with Mr. Paul Cuomo and recommendations have been made by Mr. Morgan. P.E.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Raymond H. Mastenfe

SANITARY SUPERINTENDENT

Dec. 9, 1974

DATE

*Planning Board
received Jan. 1975
SW.*

December 11, 1974

Mr. John J. Lease, Jr.
John J. Lease Real Estate
313 Broadway
Newburgh, NY 12550

Dear Mr. Lease:

Re: Project #151-174
Arrow Carrier Terminal
Town of New Windsor
Orange County

The Hudson River Valley Commission has received all data necessary to complete the review of the above-described project.

This letter is to notify you that the Commission, in accordance with Chapter 663 of the Laws of 1972, Section 750.31 of the Commission's Rules and Regulations, has begun formal review of your project. We respectfully call your attention to Section 750.31(d) of the Rules and Regulations of the Commission which provides that the sponsor of a project shall not undertake or continue his project for 30 days from the date of this notice.

If at the end of this period the Commission has not informed you to the contrary, you may proceed with your project.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate
Executive Secretary

11

cc: Hon. Milton Fischer, Supervisor, Town of New Windsor
Mr. Joseph Lo Scalzo, Planning Board, Town of New Windsor
Mr. Howard Collett, Building Inspector, Town of New Windsor

CERTIFIED MAIL

*Received
Feb 26, 1975
JL*



JOHN J. LEASE
REAL ESTATE
313 BROADWAY
P. O. Box 2877
NEWBURGH, N. Y. 12550
914 - 565-2800

ESTABLISHED 1936
SALES
APPRAISING
MORTGAGE LOANS

BROKERS
JOHN J. LEASE, SR.
JOHN J. LEASE, JR.
RICHARD F. LEASE

February 25, 1975

New Windsor Planning Board
New Windsor, New York 12550

Att: Maj. Joseph Loscalzo, Chairman

Dear Maj. Loscalzo:

In accordance with our telephone conversation, I am submitting herewith the corrected copy of the site plan for the Arrow Carrier terminal.

The closing of title for this property has been delayed since it was discovered that there had been an administrative error on our part. Apparently the site plan which was approved by the Planning Board and the subdivision map are somewhat different and this should be corrected. The differences are minor in nature but the attorneys and the title insurance company feel, and rightfully so, that the correction should be made.

The following changes appear in the corrected site plan:

1. The width of the road leading to Caesar's Lane is 30 feet rather than 20 feet.
2. The location of this road may be slightly altered due to the grade off Caesar's Lane. A note has been added to the map reserving the right for any slight alteration.
3. As shown in the approved subdivision the parcel Arrow is purchasing is Parcel #2 consisting of four (4) acres. This parcel has been so designated on the corrected site plan.
4. Parcel #3, which consists of 0.53 acres and has a drainage stream, will remain in our ownership and it is our intention to transfer this property to the Township of New Windsor.

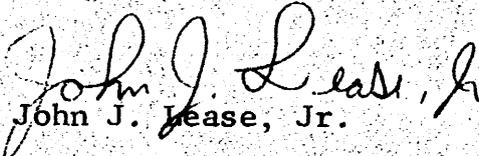
Page 2

If you see fit to approve this corrected site plan, I would appreciate a letter indicating such approval for I was asked to provide same at the closing of title.

I am sorry I cannot be at the meeting but a previous committment prevents this.

Very truly yours

JOHN J. LEASE REAL ESTATE


John J. Lease, Jr.

JJL/ml

Enclosure

CLARENCE W. SWEET, JR.
PRESIDENT

DUSO ABSTRACT CORP.

AGENT FOR: CHICAGO TITLE INSURANCE COMPANY

255 GREENWICH AVENUE (RT. 207), GOSHEN, NEW YORK 10924 914 294-6121

MAR 24 1975

PLANNING BOARD

March 12, 1975

Town of New Windsor, Planning Board
Town Hall
Union Avenue
New Windsor, New York 12550

Attention: Ms. Shirley Hassdenteufel

Re: 75C 30645

Dear Ms. Hassdenteufel:

John J. Lease, Jr. will be dropping off copies of surveys on the Arrow Carrier Corporation property located on Caesar's Lane in the Town of New Windsor. Upon receipt of these surveys will you please have them signed, sealed, stamped, etc. to show that said surveys (site plans) have been approved by your board.

After doing this please forward said surveys to James J. Freeman, Esq. at 26 New Main Street, Haverstraw, New York 10927.

In the event there is any charge for these services please forward your invoice along with the surveys.

I remain,

Respectfully yours,

DUSO ABSTRACT CORP.

Clarence W. Sweet, Jr.
Clarence W. Sweet, Jr.
President

CWSjr:kat

cc: James J. Freeman, Esq.

Received
1-22-75 JH

Joseph Loscalzo
Ch., New Windsor

453 East Route 211, Middletown, New York 10940

December 17, 1974

Mr. Peter Garrison
Commissioner of Planning
County of Orange
Department of Planning
The County Building
Goshen, New York 10924

RE: Arrow Carrier Terminal, Caesar's Lane, New Windsor

Dear Mr. Garrison:

A review of the above site based on plans dated November 8, 1974, was made in accordance with your request to the Orange County Soil and Water Conservation District. The comments below are based on the soil survey and a field review.

Soils

The soils on this site have been disturbed so that a recognizable profile is no longer present. Soil borings should be made to accurately describe the soil makeup.

Flooding

This site lies in close proximity to Moodna Creek and one of its tributaries, Woods Pond Creek. Because of the site's low, flat topography and its location near these two creeks, a flooding problem may exist. The chances of flooding may be increased by the inadequate size of the culverts under Caesar's Lane and at the outlet of Woods Pond Creek. An investigation should be made concerning the possibility of flooding before construction begins.

Erosion

The steep banks along Caesar's Lane are now well covered with vegetation. The plans show that most of this area will be left as is. Serious erosion could begin, if these areas are disturbed. If this occurs, slopes should be revegetated immediately.

The swale areas around the parking lot also should be revegetated as soon as possible after construction, since they will be carrying the rapid runoff from the paved lot.

Arrow Carrier Terminal

Page 2

December 17, 1974

The banks of Woods Pond Creek are eroded at present. Any disturbance of these banks would create a serious erosion problem.

Storm Drainage

The increased runoff created by paving this site may compound the problem of flooding caused by the inadequately sized culvert at the outlet of Woods Pond Creek.

Summary

Before construction, the possibility of flooding on this site should be thoroughly investigated. Special attention should be given to leaving steep road banks undisturbed and revegetating disturbed areas as soon as possible, especially the swales. Also, the stream banks on the site should either be left undisturbed or stabilizing measures taken. This office is willing to review further plans for this site including runoff and erosion control.

Sincerely,



Douglas J. Dettnerieder
Acting District Conservationist

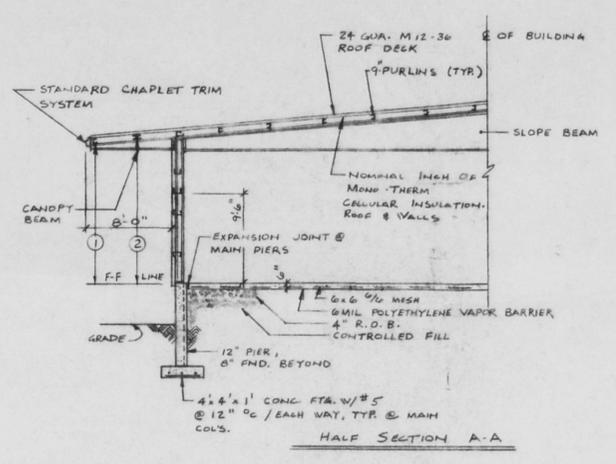
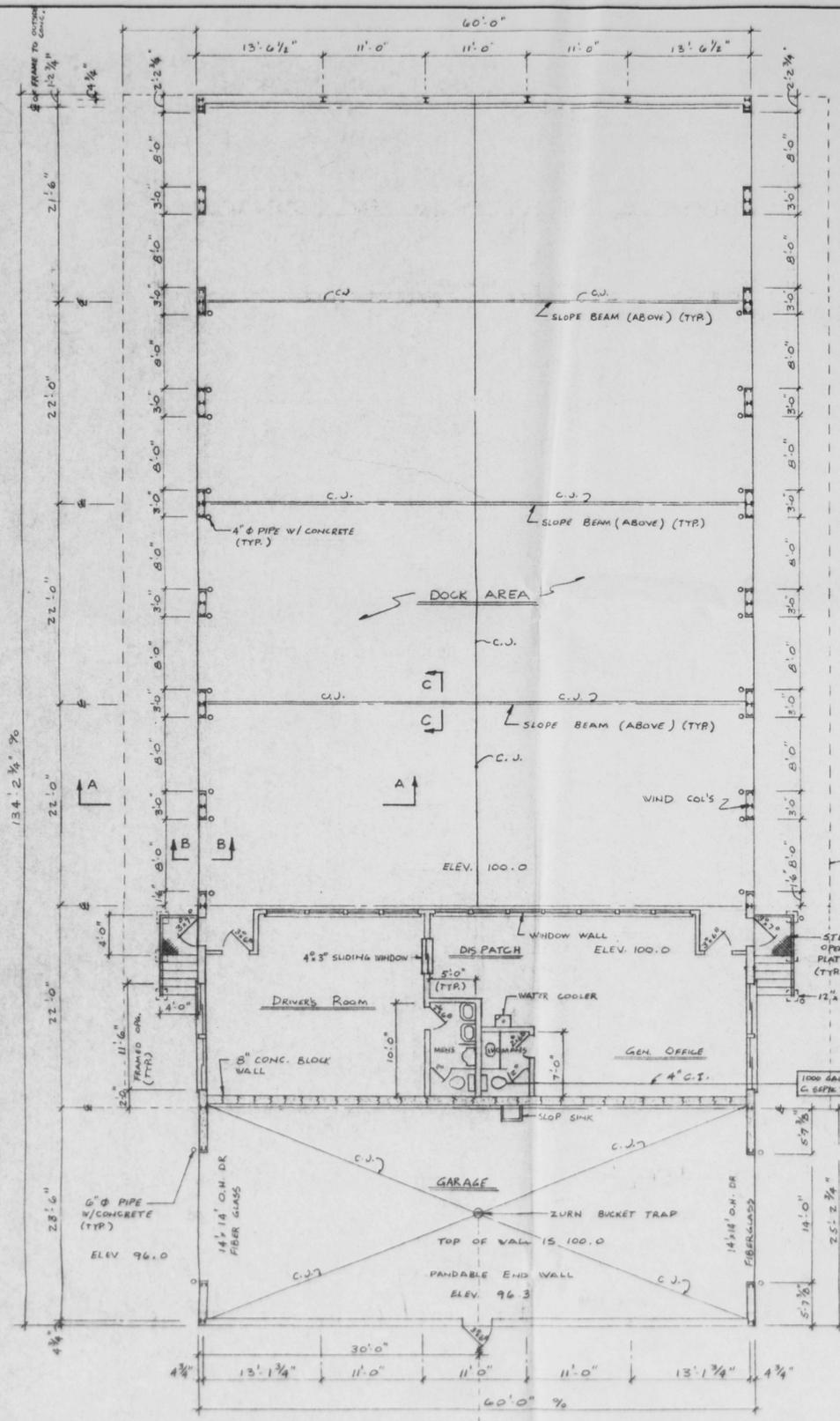
Reviewed by - A. McGuffie

AM:mf

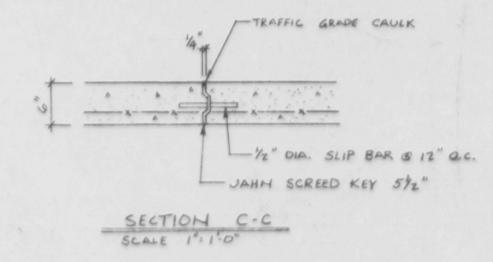
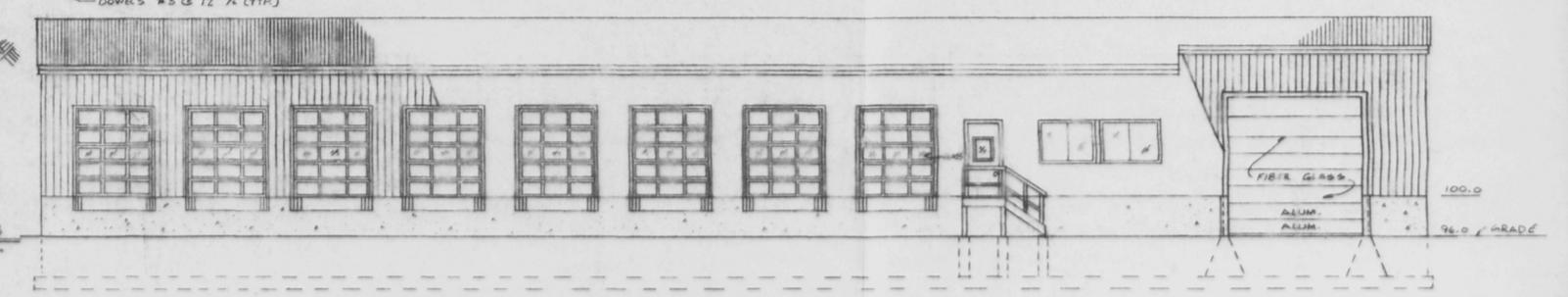
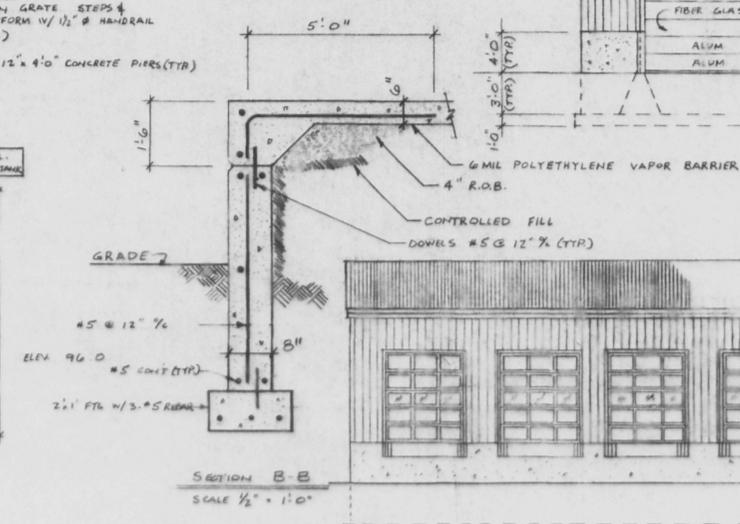
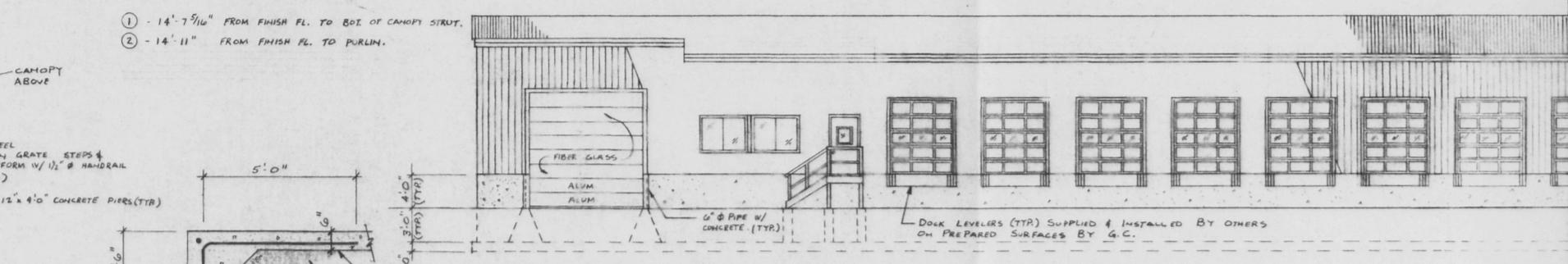
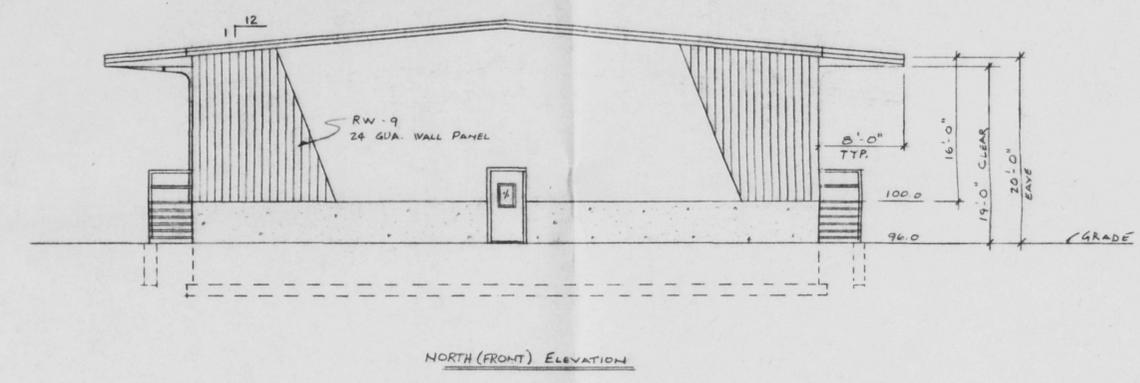
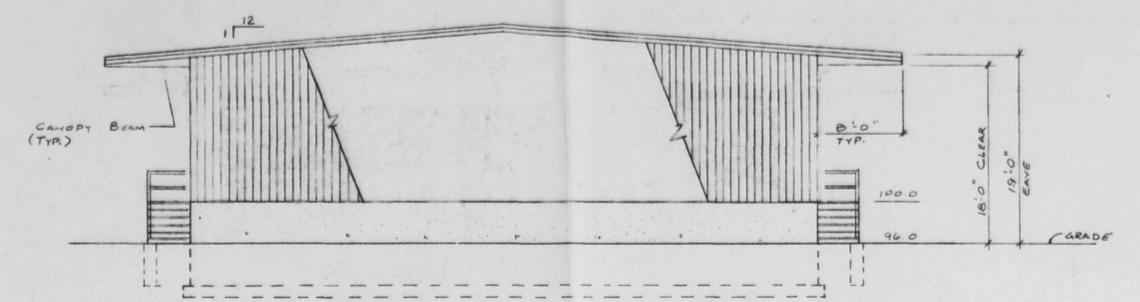
DEPARTMENT OF PLANNING
ORANGE COUNTY

DEC 17 1974

RECEIVED



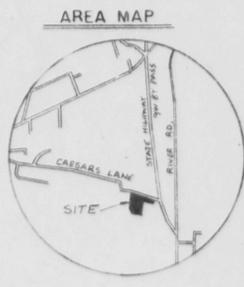
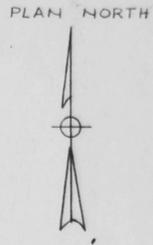
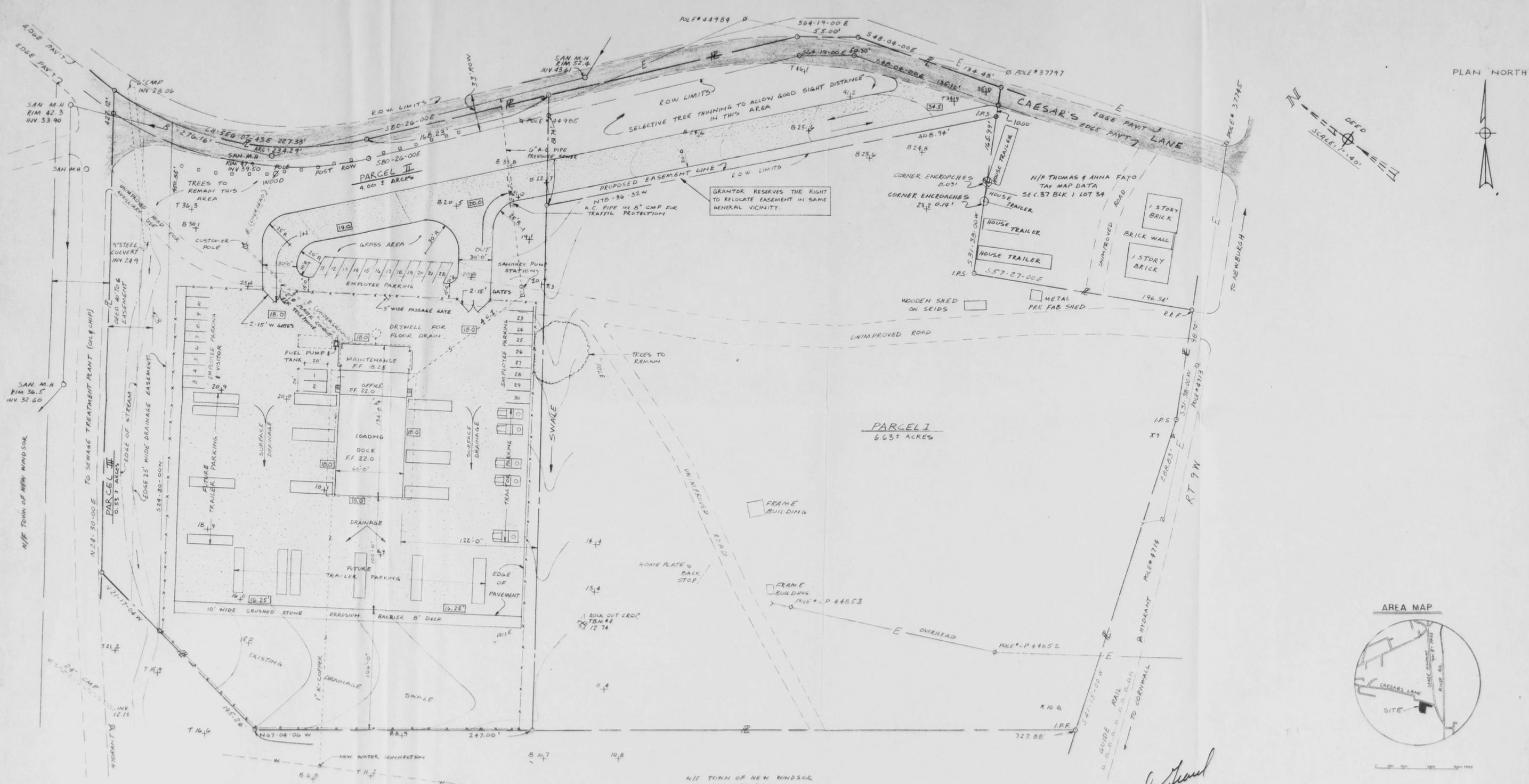
- ① - 14'-7 7/16" FROM FINISH FL. TO BOT. OF CANOPY STRUT.
- ② - 14'-11" FROM FINISH FL. TO PURLINS.



REVISIONS			PROPOSED TRUCKING TERMINAL ARROW, CARRISSE CORPORATION		
NO.	DATE	BY	SCALE	MATERIAL	DRAWING NO.
1			1/8" = 1'-0"		
2					
3					
4					
5					
6					

DRAWN BY: K.B.
 CHECKED: DATE: APPD: 2 OF 2





ZONING REQUIREMENT DATA:

REQUIREMENT DESCRIPTION	MINIMUM REQUIRED	SUBJECT AS SUBMITTED
LOT AREA (S.F.)	40,000	174,240
LOT WIDTH (L.F.)	150	337
LOT DEPTH (L.F.)	150	562
FRONT YARD DEPTH (L.F.)	50	181
SIDE YARD DEPTH (L.F.)	15	150/122
REAR YARD DEPTH (L.F.)	20	211
OFF STREET PARKING	27	30
BUILDING HEIGHT	75	22
FLOOR/AREA RATIO	0.6	0.05

OFF STREET PARKING: 8084 SF ÷ 300 = 26.95
STALLS: EACH STALL IS 10' x 20'

BUILDING HEIGHT: NEAREST LOT LINE IS SIDE LINE WHICH EQUALS 150'.
150' ÷ 6' / L.F. EQUALS 75' MAXIMUM BUILDING HEIGHT.

FLOOR / AREA RATIO: BUILDING = 8084 ÷ 174240 = 0.463.

NOTES:
1. SURVEY & TOPOGRAPHICAL DATA TAKEN FROM SURVEY OF LANDS OF J.R. LEASE DRAWING 10/1 DATED (REVISED) 11/12/74 JOB # 574-19. (SEE REVISION #1)

LEGEND

20' ±	TRANSIT POINT	21" ±	PIPE DIAMETER 21"
21" ±	BENCH MARK	21" ±	BENCH MARK
21" ±	FINISH GRADE	21" ±	FINISH GRADE
21" ±	SPOT ELEVATIONS	21" ±	SPOT ELEVATIONS
21" ±	TOP OF BANK ELEVATIONS	21" ±	TOP OF BANK ELEVATIONS
21" ±	BOTTOM OF BANK ELEVATIONS	21" ±	BOTTOM OF BANK ELEVATIONS
21" ±	IRON PIPE SET	21" ±	IRON PIPE SET
21" ±	RAILROAD SPIKE SET	21" ±	RAILROAD SPIKE SET
21" ±	RAILROAD SPIKE FOUND	21" ±	RAILROAD SPIKE FOUND
21" ±	CONCRETE MONUMENT SET	21" ±	CONCRETE MONUMENT SET

*Final Approval Granted
on Feb 26/75
Abel J. Rayner Sr.*

WILLIAM E. MORGAN
P.E. # 49541
DOWNING AVENUE
NEWBURGH, N.Y.

REVISIONS

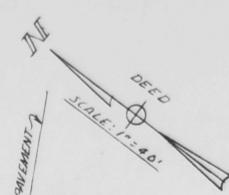
NO.	DATE	BY
1	2-25-75	J.G.L.

1. - EAST PROPERTY LINE RELOCATED TO COMPLY WITH SURVEY.
2. - SERVICE ROAD WIDEN FROM 20' 0" TO 30' 0".
3. - EASEMENT WORDING ADDED.
4. - PARCELS NUMBERED TO COMPLY WITH SURVEY.

ARROW CARRIER TERMINAL
CAESARS LANE
NEW WINDSOR, N.Y.

SITE PLAN

DRAWN BY: K.B. SCALE: 1" = 40'
DATE: TRACED APP'D: MATERIAL: DRAWING NO: A-1



LEGEND

SPOT ELEVATIONS	2017
TOP OF BANK ELEVATION	TS02
BOTTOM OF BANK ELEVATION	B210
IRON PIPE SET	I.P.S.
IRON PIPE FOUND	I.P.F.
RAILROAD SPIKE SET	R.S.S.
RAILROAD SPIKE FOUND	R.S.F.
CONCRETE MONUMENT SET	□
TRANSIT POINT	T
PIPE DIAMETER 21"	21" R
BENCH MARK	X TBM #3 21.45

NOTES:

- 1) SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD AS RECORDED IN LIBER 1772-PAGE 798, LIBER 1722-PAGE 278, LIBER 1772-PAGE 801, LIBER 1582-PAGE 21, LIBER 1582-PAGE 17; MAPS OF RECORD, ENTITLED, "MAP SHOWING AGREED BOUNDARIES OF CORNWALL ROCK PRODUCTS INC.; TOWN OF NEW WINDSOR; AND BEUBOS REALTY CORP." DATED 4 MAR. 1963 BY L. R. TALBOT; RIGHT OF WAY TAKING MAPS FOR STATE HIGHWAY 415 IN 1930, MAP NO. 014 A-B (1-1) & MAP NO. 1 A-B (1-1) "NEW YORK STATE DEPT. OF PUBLIC WORKS - LAND TO BE CONVEYED TO THE TOWN OF NEW WINDSOR"; STATE HIGHWAY 415 MAP 1-C, PARCEL NO. 22; "LANDS TO BE CONVEYED TO THOMAS I ANNA FAYO" DATED 7 JUNE 1952 BY CHAS. A. MARKS; AND PHYSICAL FEATURES FOUND AT TIME OF SURVEY
- 2) ELEVATION DATUM U.S.G.S.
- 3) TAX MAP INFORMATION FROM ORANGE CO. TAX MAP DEPT.
- 4) DATE OF SURVEY: 8 NOV 1974

KARTIGANER ENGINEERS
 CONSULTANTS • DESIGNERS • PLANNERS
 555 ROUTE 94 NEWBURGH NEW YORK 12550

LANDS OF
 JOHN J. LEASE JR. & RICHARD F. LEASE
 TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK



BOUNDARY &
 TOPOGRAPHY SURVEY
 SCALE 1"=40' SHEET NO. 1
 DATE 8 NOV 1974
 REVISION 11-12 NOV 1974 OF 1
 DRAWN 11/28/74
 CHECKED 11/29/74 JOB NO: S74-19

UNAUTHORIZED ALTERATION OR ADDITION
 TO THIS PLAN IS A VIOLATION OF
 SECTION 7209 (2) OF THE NEW YORK
 STATE EDUCATION LAW.