PB# 75-30

Continental Manor

Continental Manor 75-30
Site Plan

to form
$15.00 on drainage dist
payable with [illegible] on
demand (see agreement)
approved 9/24/75 [illegible]
site plan fee waived
Eng. fee $180.00
given to T.C. office
Nov. 7, 1975
Latest Plan revised
8/8/79 signed by [illegible]

Oxford Pendaflex

STOCK No. 753⅓

MADE IN U.S.A.

Oxford Pendaflex

STOCK No. 753⅓

MADE IN U.S.A.

General Receipt

6027

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Oct. 11 1984

Received of ~~Up~~ Continental Manor $ 25 00/100

Twenty-Five and 00/100 DOLLARS

For Update Signing of Site Plan (already approved) 18-8 75-30

DISTRIBUTION

FUND	CODE	AMOUNT
$25.00	Check	
#1452		
(Pargee Construction Corp.)		

By Pauline G. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Attachment 1

AGREEMENT dated September 24, 1975 by and between LYNN PHIL COMPANY a New Jersey Corporation with an office at 1373 Broad Street, Clifton, New Jersey, hereinafter "Continental Manor" and the Planning Board of the Town of New Windsor, Town Hall, New Windsor, New York, hereinafter "Planning Board."

WHEREAS, the parties are desirous of amending a stipulation entered into between them on or about March 13, 1974.

NOW THEREFORE, it is agreed as follows:

1. Continental Manor agrees to pay FIFTEEN THOUSAND & 00/100 ($15,000.00) DOLLARS to the Town of New Windsor upon receipt of a written Notice of Intention by the Town of New Windsor to create a Storm Water Drainage District encompassing the property of Continental Manor. Continental Manor further agrees that within 10 days from the date first above written, to deliver to Romano & Cohen, Esqs., its attorneys, the aforesaid sum which shall be held in escrow by said attorney until a copy of the written Notice of Intention as aforesaid is received by Romano & Cohen at Prel Plaza, Orangeburg, New York.

a) Upon the delivery of said sum of $15,000.00 to the Town of New Windsor, the Town shall have the right to use all or any part of said sum to defray the expenses of engineering, surveying or other statutorily required work or services necessary and required for the creation of said Storm Water Drainage District but for no other purpose;

b) In the event the Town of New Windsor does not give such Notice of Intention to create the Storm Water Drainage District, or, having given such Notice,

shall not have taken the statutorily required steps to create such District within two years from the date of the issuance of a Certificate of Occupancy to Continental Manor for the last of the buildings completed by Continental Manor pursuant to the Site Plan which is to receive Final Approval from the Planning Board of the Town of New Windsor, as hereinafter provided, simultaneously with the execution of this agreement, then:

1) If said sum is still in the possession of Romano & Cohen, then Romano & Cohen shall return, without further notice to the Town of New Windsor, said $15,000.00 to Continental Manor, together with any interest earned thereon, or

2) If said sum of $15,000.00 shall have been paid to the Town of New Windsor but said Town shall not have commenced the statutorily required work and services preliminary to the establishment of said Storm Water Drainage District, then the Town of New Windsor shall return within 10 days after demand by Continental Manor, said sum of $15,000.00 to Continental Manor;

c) It being understood by the parties hereto that Romano & Cohen shall upon receipt of said FIFTEEN THOUSAND & 00/100 ($15,000.00) DOLLARS deposit same in a savings bank in a day of deposit to day of withdrawal account and that all interest earned therefor shall belong to Continental Manor in any eventuality.

2. Paragraph 4 of the aforesaid stipulation shall be deleted in its entirety.

3. To the said stipulation shall be added the following paragraph:

8. Continental Manor agrees to grant a right of way for ingress and egress over its property to Temple Hill Road to the owner of property shown and designated on the Tax Map of the Town of New Windsor as Section 65, Block 2, Lot 3.

Said easement of right of way is to run with the land and shall be for the benefit of the owner, his heirs, successors and assigns.

4. As to all other provisions of the original stipulation the parties hereby reaffirm same except the Planning Board of the Town of New Windsor does hereby grant final approval of the Site Plan of Continental Manor prepared by Storch Engineers, dated July 1975, and its final approval of the Schematic Landscaping, Lighting and Path Plan prepared by Norman Jaffe, AIA and Maurice Wrangel ,ASLA, dated September 10, 1975, simultaneously with the execution of this agreement and the Chairman of such Planning Board is authorized and directed to sign such Site Plan and Landscaping, Lighting and Path Plan, indicating such final approval, as required by law or the Ordinances of the Town of New Windsor.

LYNN PHIL COMPANY

BY _____

FRANK A. SCHLESINGER

Final Site Plan Approved

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9/24/75

PLANNING BOARD OF THE TOWN OF NEW WINDSOR

By _____

Lt. Treas.

Town Attorney

STATE OF NEW YORK)
SS:
COUNTY OF ROCKLAND)

On the day of September, 1975 before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at that he is the of Lynn Phil Company, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK)
SS:
COUNTY OF ORANGE)

On the day of September, 1975 before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at that he is the of the Town of New Windsor, County of Orange and State of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of the Town of New Windsor and that he signed his name thereto by order of the said Town Board of the Town of New Windsor

Date AUGUST 27, 1975 Application No. 75-30

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name CONTINENTAL MANOR

Address 1373 BROAD STREET, CLIFTON NEW JERSEY

1. Owner of the property CONTINENTAL MANOR (LYN PHIL COMPANY)

2. Location of the property TEMPLE HILL ROAD

1886 FT NORTHERLY OF INTERSECTION WITH ERIE RR

3. Zone area MULTI FAMILY RESIDENCE

4. Nature of business CONDOMINIUM UNITS

5. Lot size: Front 41 acres more or less Rear _____ Depth _____

6. Building setbacks: Front yard _____ Rear yard _____

7. Dimensions of new building NOT APPLIC SEE DRAWINGS Side yards _____

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 site plan Sept 24th 1975 BK.
Site Plan Fee Waived
Engineering fees $180.00 Signature of applicant Raymond D Iodelli

Adopted 10/5/70

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
SEPTEMBER 24, 1975 Wednesday 7:30 p.m.

BOARD MEMBERS PRESENT: CHAIRMAN JOSEPH LOSCALZO, HENRY VAN LEEUWEN, LAWRENCE JONES, ERNEST SPIGNARDO, ALBERT ARGENIO AND JOSEPH CIMORELLI.

BOARD MEMBERS ABSENT: THOMAS DOWD

OTHERS PRESENT: PAUL CUOMO, TOWN ENGINEER
PHILLIP CROTTY JR., TOWN ATTORNEY
HOWARD COLLETT, BUILDING AND ZONING INSPECTOR
SHIRLEY B. HASSDENTEUFEL, RECORDING SECRETARY

tape 80 and 81.

Chairman Loscalzo called the meeting to order promptly at 7:30 p.m.

#1 on the Agenda:

AGL Welding #75-32
Located on Union Avenue
Represented by:

This is to be cancelled until the October 8, 1975 meeting.

#2 on the Agenda:

VSH #75-32
Route 207 and Square Hill Road
Represented by Stephen Reneke, Esquire
and Mr. Weseley Thomas

Attorney Reneke: We wish to convert the Gas Station to a Stop and Shop. This is in N.C. Zoning. We didnot need a Use Variance. Bays would be closed. Exterior refinished. We are not going to move the building.

Mr. Jones: It doesn't show the existing paving line. The highway line doesn't show on the plans.

Attorney Reneke explained the plans to the Board.

Mr. Thomas: We will take out the existing tanks and replace them with new ones.

VSH continued.

Motion by Mr. Van Leeuwen seconded by Mr. Argenio that the Planning Board of the Town of New Windsor give the plans of VSH #75-32 to the Town Engineer and Fire Inspecto for review and a review from the State Department of Transportation. Vote: all ayes, Motion carried.

#3 on the Agenda:

VSH #75-33 Site Plan
Located on Union Avenue and Route 94
Represented by Stephen Reneke, Esquire
and Mr. Weseley Thomas

Chairman Loscalzo: What do you plan to do with this building?

Attorney Reneke: This one is slightly different. The building will be demolished first. It is impossible to leave the building where it is.

Chairman Loscalzo: Do you have your variance?

Attorney Reneke: Yes.

Mr. Jones: Are you going to remove the stockade fence that exists between the station and the trailers behind it?

Chairman Loscalzo: You had better look at that.

Mr. Thomas: We agreed to have a barrier. We can put up a new one.

Motion by Mr. Jones seconded by Mr. Van Leeuwen: that the Planning Board of the Town of New Windsor give the Plans of VSN #75-33 to the Town Engineer and Town Fire Inspector for their review and a review from the State and County be received. Vote- All ayes, Motion carried.

4 on the Agenda:

VSH #75-34 Site Plan
Located on Route 94 and Caesar's Lane
Represented by Stephen Reneke, Esquire
and Mr. Weseley Thomas

Attorney Reneke: This property is located on the corner of Route 94 and Caesars Lane. We wish to convert it to a Stop and Shop. This is in a residential district. We did not need any variances except to put a canapy on Route 94. I have detailed maps for the interior also if you are interested in that.
We are here for site plan approval.
I also have the elevation.

Mr. Spignardo: You aren't going to change the structure?

VSH continued.

Attorney Reneke: The structure will remain the same. We are just going to remove the bays, that is all.

Chairman Loscalzo: Are you going to sell gas?

Attorney Reneke: Self service gasoline sales.

Mr. Jones: What about the Highway Taking line? It will be a true line if they widen the highway. This will be pretty close.

Attorney Reneke: We will remove one (1) island.

Mr. Jones: I am referring to the highway taking line.

Attorney Reneke: Mr. Thomas is here to answer any questions you may have.

Mr. Spignardo: Do you know the distance between the edge of paving and where the canopy will be?

Mr. Reneke: Twenty five (25ft) feet from present edge to canopy.

Chairman Loscalzo: Have you talked to the State about curbing?

Mr. Thomas: The curb cuts are in. There are concrete aprons.

Attorney Reneke: If it is just a question could we have conditional? Could it be subject to?

Mr. Jones: I don't go for subject "to's". I like to see things in black and white.

Chairman Loscalzo: When you contact the State would you get a definition of the Highway Taking Line?

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor give the Plans of VSH Route 94 - Caesars Lane to the Town Engineer, Fire Inspector and have the State give a definition to requirements along Route 94. Vote:all ayes, Motion carried.

Secretary to give maps to the Engineer and to the Fire Inspector of VSH#75-32, VSH #75-33, and VSH#75-34. Hearing no objections, so ordered.

#5 on the Agenda:

CONTINENTAL MANOR #75-30 Site Plan
Located on Temple Hill Road
Represented by Attorney Romano and
Mr. Luzzi

Attorney Romano: The original agreement was in 1972. Now buildings were moved because of the sewer. We have the same number of units, parking, etc.

Chairman Loscalzo: Mr. Cuomo, could we have your report.

Mr. Cuomo: Mr. Luzzi designed these plans. The first I became involved with this was with the sewage. Drainage plans - Site drainage goes into various tributaries and moves down. Our Master Plan requires certain outlets. It calls for enlargement. If we enlarged at this time we would dump in an area where it has no wherewithall to hold it now. In order to coinside with our Drainage Plan they would have to put in a retension basin.

Mr. Spignardo: Would it be there permanently?

Mr. Cuomo: It could.

Mr Spignardo: Will the basin remain in the future and if we had to get rid of it whose responsibility would it be to enlarge the runoffs?

Mr. Cuomo: The Towns responsibility.

Attorney Crotty: Before the approval could be granted they agreed to provide $15,000 toward the drainage project. I would concerned that Continental Manor would evaporate and we would not have the money. Romano and Cohen drew up an agreement between Lynn Phil Company (Contintental Manor) and the Town. Before the approval could be granted they agreed to provide $15,000 toward the drainage project. We have worked up an escrow agreement. If Roman and Cohen hold the $15,000 in an Attorneys Trust Account subject to the Town's call within two years of the last C.O. issued. We are talking about five (5) years.

Attorney Romano: Whenever you are ready you can have the money on ten (10) days notice. The money is on your demand.

Attorney Crotty: It can be used for construction or for preliminary planning, etc.

Mr. Jones: How deep is the retension basin?
The hole itself?

Mr. Luzzi: Six (6) foot bank.
3 to 1 slope. There is no problem when it is empty.

Mr. Jones: Is that going to be fenced in?

Mr.Luzzi: There is no problem with the 3 to 1 slope.
Children could play there when there is no storm.

Chairman Loscalzo: How long would the water stay in there?

Mr. Luzzi: In a few hours it would be empty.

Chairman Loscalzo: Who will maintain?

Mr. Romano: The condominium owners.
This must be filed with the Attorney Generals Office.
This is a must. There is a requirement that the
Tax Assessor must give us an evaluation to file.
We are suppose to build nineteen buildings. You will have
two years. It will take us some time in the Attorney
General's Office.

Mr. Argenio: Are you satisfied with this agreement Phil?

Attorney Crotty: I don't think we can do any better.

Chairman Loscalzo: Are there any questions from the Board?

Mr. Argenio: Are you satisfied Paul?

Mr. Cuomo: Yes, I am. I am satisfied with this drainage. It is well used. It will look like a broad open field.

Mr. Spignardo: What is your intention with the open space?

Attorney Romano: We are going to build the Town a Ball Park.

Chairman Loscalzo: Let's review the lighting.

Mr. Cuomo explained the lighting to the Board.
Every black dot is a light.

Mr. Luzzi: Low lights- interior lighting. High lights - road way.

Attorney Romano: Yes we have to put the poles in.

Chairman Loscalzo: The lighting has to be reviewed by Central Hudson.

Continental Manor continued

Mr. Jones: We suggested by the railroad tracks a six (6) foot fence.

Mr. Spignardo: Where it borders the railroad.

Mr. Luzzi: We don't have solid fencing. You would feel like a prison. We will have a fence by the railroad.

Mr. Jones: Six foot was what we had suggested.

Attorney Romano: We can mark that on the plan. We put up $9,050 under the old site plan.

Mr. Spignardo: Is it accessable for the fire trucks?

Mr. Luzzi: We have fire hydrants every 300 feet.

Attorney Crotty: Continental Manor agrees to give access to the owner of the land that is land locked bordering it.

Mr. Jones: You changed the entrance?

Mr. Luzzi: We changed one intersection.

Motion by Mr. Argenio seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the Site Plan of Continental Manor #75-30 and authorize the Chairman to sign the Agreement. Waive site plan fee. Vote: all ayes, Motion carried. Engineering fee- $180.00 paid. This Agreement is attached to the Town Clerk's Copy of the Minutes and the Planning Board File Copy. Copy also in File #75-30 Attachment #1

#6 on the Agenda — Sesame Estates Subdivision #73-35
Located on Mt. Airy Road

No representation

#7 on the Agenda:

Harold Adams#75-35
Route 32 next to Windsor Farms
Represented by Harold Adams

Mr. Adams: This property is next to Charlie Daidones. He has Windsor Farms. This is my Medical Building, I want to straighten the line. I will give Charlie a deed to the little piece to straighten the line.

Mr. Jones: I would like Mr. Adams to have Engineering Drawings.

Harold Adams continued

Mr. Adams: This is a survey put together by the Engineer.

Chairman Loscalzo: We need one map showing what you want to do with the property.

Mr. Spignardo: You have to have one map. You have to refer to three different maps to do what you want to do.

Attorney Crotty pointing to the map asked who owns this property?

Mr. Adams: I do. I will explain.
This is a survey map. This is about 200 square ft.

Chairman Loscalzo: You have to have one map. Get your properties on proper maps from your Engineer.

#8 on the Agenda :

Kanaje (Oakland Academy) #75-29
Located on 9W

Asked to be placed on the next agenda.
This will be on the October 8, 1975 agenda

#9 on the Agenda:

Kingsgate Subdivision #74-6
Located on Mt. Airy Road
Represented by Stephen Reneke, Esquire

Chairman Loscalzo: I have a letter here to read dated September 19, 1975 from William Kohl, Vice President of Maurice Estates asking the Board to re-examine the request for a six (6) month extension to preliminary approval.

Attorney Reneke: After extensions have been given sometimes a Planning Board makes a decision without going into the background. A great deal of time and afford has gone into this subdivision. The letter that was sent by Mr. Kohl illustrates what has happened to us.
We wanted to see what the new regulations were. We would be able to go along with the Board.
These plans went to the Health Department a month and a half after the moritorium ended. Because it is a good size subdivision the Health Department hasn't gotten to it yet.
We are waiting for their approval. We ask that you reconsider your decision.

Kingsgate Subdivision continued

Chairman Loscalzo: I think your developer and your firm are equally to blame. You should have presented something at the last meeting.

Mr. Spignardo: I would like to suggest that if an estension is granted we should see what they have been doing.

Chairman Loscalzo: That is a good point. What are your wishes Gentlemen?

Mr. Spignardo: In view of the facts heard tonight, I think we should reconsider.

Mr. Van Leeuwen: I obstain from voting.

Mr. Spignardo: We should suggest from the Health Department the status of some of these subdivions.

Motion by Mr. Spignardo seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor reinstate the 6 month extension of preliminary approval of Kingsgate Subdivision #74-26. Six months from last date of expiration which is August 26th, 1975. Vote- Jones-aye, Spignardo-aye, Cimorelli-ayes, Argenio-aye, Van Leeuwen- obstain, Loscalzo-aye. 5 ayes, Motion carried.

Chairman Loscalzo: The Attorney will send a letter to the Health Department.

#10 on the Agenda:

Jerry Argenio 2 Lot Subdivision #75-36
Located off Route 32
Represented by Stephen Duggan, Esquire

Attorney Duggan: The property is owned by Provan. The contract purchaser, Mr. Argenio intends to build a garage and office space. The area is served by water and sewer.

Attorney Crotty: I work with Mr. Duggan, so if there is a legal matter I wish to disqualify myself.

Motion by Mr. Jones, seconded by Mr. Spignardo that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of Jerry Argenio, waive public hearing and collect all fees. $25.00 subdivision fee, $200 parkland fee. Vote- Cimorelli- aye, Jones-aye, Spignardo- aye, Van Leeuwen- aye, Argenio-obstain, Loscalzo-aye. 5 ayes, Motion carried.

11 on the Agenda-

Correspondence

Hearing no objections a letter dated September 1, 1975 from the ZBA advising this Board of Public Hearings to be held on September 8th, 1975:
8:00 P.M. Application of Ronald Moses
8:15 P.M. Application of Isadore Gibbner (sign variance)
8:30 P.M. Application of Fenelon Properties (sign variance)
This letter was recorded received and filed.

Hearing no objections a copy of the Augsust 1975 Building Permits issued by the Building and Zoning Inspector Mr. Collett was recorded received and filed.

Hearing no objections a letter dated September 10, 1975 from the Metropolitan Regional Council, Inc. announcing a seminar to be held on Friday,, October 3, 1975 on "Local Gavernment's Biggest Challenge:Land Use Planning. This was recorded received and filed.

Hearing no objections a letter dated September 16, 1975 from the ZBA informing this Board of a Hearing to be held on September 22, 1975 at 8:00 P.M, for an application for Variance #10A - Harold Calvet. This was recorded received and filed.

Hearing no lbjections a letter from Supervisor Fischer re: Fire Hydrant on New Construction Sites with a memo attached from the Fire Inspector for inclusion in subdivision regulations or other appropriate ordinances was recorded received and filed.

Secretary to send a letter to Mr. Silverbarg of Glendale Homes giving him five (5) days upon receipt of letter to take care of the descrepencies or no more C.O.'s will be issued.
Hearing no objections, so ordered.

Hearing no objections a notification from the County Clerk's Office in Goshen dated Augst 30, 1975 that the Minor Subdivision of Lands of Peter Congelosi, Town of New Windsor dated June 29, 1975 and Approved by the New Windsor Planning Board on Augsut 27, 1975, was filed in their office of August 29, 1975,,as Map number 3524 in Pocket 15 Folder A. This was recorded received and filed.

Chairman Loscalzo: Next on the Agenda is our meeting nights.

Motion by Mr. Spignardo seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor hold two (2) meetins from now on until decision is made to do otherwise. Vote- All ayes, Motion carried.

Mr. Argenio: I think Gasland should appear before this Board. They have not paid their fees and they are operating the Station at Vails Gate.
Secretary to write to Attorney Keith Salisbury who represents Gasland and ask them to appear on October 8th.

Mr. Jones: I would like Mr. Collett to check Thompsons Garage and Trailer Park on Walsh Road. It should be cleaned up of junk.

Chairman Loscalzo: There is also a complaint about the corner of Route 94 and Old Temple Hill Road. Mr. Mans has his trailers out beyond the approved distance.
Secretary to write Mr. Mans and ask him to appear at the October 8, 1975 meeting.

#12 on the Agenda

Minutes - August 27, 1975

Motion by Mr. Spignardo seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the Minutes as read of the August 27, 1975 Meeting. Vote- All ayes, Motion carried.
Minutes Approved.

#13 on the Agenda

Adjournment

Motion by Mr. Argenio seconded by Mr. Jones that the Planning Board of the Town of New Windsor adjourn the meeting of September 24, 1975 at 1:00 p.m. Vote- all ayes, Motion carried.
Meeting adjourned.

Respectfully submitted,

Shirley B. Hassdenteufel

SHIRLEY B. HASSDENTEUFEL
Recording Secretary

Attachment 2

MAURICE ESTATES, INC.
P. O. Box 4094
New Windsor, New York 12550

September 19, 1975

Major Joseph A. Loscalzo
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Dear Major Loscalzo:

It is with a feeling of sincere gratitude that I wish to express my thanks to you and the entire Planning Board for the opportunity afforded us by your agreeing to review our request for an extention of the preliminary approval of the Kingsgate subdivision. I do believe that a chronological study of the history of Kingsgate will shed light on the subject and, perhaps, give the Board additional insight into the merits of our request.

The history of the development and design work at Kingsgate dates back three years when preliminary sketches were drawn and initial contacts were made with various town agencies. It was in 1973, during which formal meetings took place with the Planning Board, the Town Board, and all other agencies involved in the planning process, including the Town of New Windsor Youth and Recreation Commission, the Cornwall Central School District, Orange County Planning Department, among others, the plans for Kingsgate were refined and redesigned to meet with the approval of every agency concerned. At that point in March, 1974 the Planning Board granted us preliminary approval. Your granting us preliminary approval allowed us to begin our tedious trip through the various levels of the Orange County Health Department. Our engineering firm was required to amplify upon the approved map in regard to all health related facilities to meet with the Health Department's approval.

This design phase was abruptly halted, when in April 1974 the Town of New Windsor initiated a moratorium on new subdivisions for the purpose of drafting a new zoning map and, in turn, subdivision regulations. Pending adoption of any new regulations that might significantly alter the guidelines of the preliminary design, all further engineering work was halted pending the final outcome of the new zoning. That moratorium did receive several extentions and did not expire until March 3, 1975. After reviewing the new regulations and determining that there was no conflict with our previous work, our engineers worked at breakneck speed to complete all design features required by the Orange County Health Department. As a point of information, to date professional services on Kingsgate including, but

not limited to surveyors, engineers, land planners, attorneys, total $48,725.00.

These plans were submitted to the Health Department on April 20, 1975 only a month and one half after the moratorium expired. Over the past five months the Health Department has made their usual intensive review of the project and has requested a series of revisions in the drawings to conform with their stringent design requirements. This review and revision process is still continuing and we hope to be completed with this procedure in the next 90 to 120 days.

In stating the detailed history of Kingsgate it has been my intention to illustrate:

(a) a three year effort of engineers, lawyers and developers working together with the Planning Board and many governmental agencies to design a subdivision that was a credit to all parties concerned;

(b) that the developers have worked diligently both prior to the granting of preliminary approval and subsequent to that approval and in no way were they remiss in pursuing the required goals.

In view of all the work, effort and dollars spent - both by your Planning Board, the various municipal agencies, and our entire professional team - on bringing the plans to their present stage of completion, we humbly request that you re-examine our request for a six month extension of our preliminary approval. We further respectfully request that the Board grant another extension which would be retroactive to the date the last one expired. We have endeavored to accommodate every agency along the subdivision road. In turn we ask the Planning Board for consideration of our request.

Sincerely yours,

MAURICE ESTATES, INC.

By: William Kohl
WILLIAM KOHL
Vice President

WK:mg

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

October 2, 1984

Mr. Ernest Spignardo
% Ernies Mens Shop
Route 32 Windsor Highway
New Windsor, New York 12550

RE: CONTINENTAL MANOR Site Plan

Dear Mr. Spignardo:

I have reviewed the Continental Manor signed paper copies of General Site Plan Sheet 1 of 2 as last revised on March 26, 1979. The General Site Plan as last revised on August 1, 1979 and compared the above subject site plan with two (2) mylars of said site plans and certify that the mylars are identically the same as the signed paper site plan and can therefore be signed with approval status as same as the paper maps.

Very truly yours,

PAUL V. CUOMO, P.E.
Planning Board Engineer

PVC/sh

TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

August 30, 1984

United Appraisal Company
1 High Street
Morristown, New Jersey 17460

Attention: Vincent Mullaney

Re: Contintental Manor

Dear Mr. Mullaney:

On August 8, 1979 the Town of New Windsor Planning Board approved a revised General Site Plan for Continental Manor, Temple Hill Road, under signature of Ernest G. Spignardo, Chairman of the Board.

The above site plan has a total of twenty eight (28) buildings, with 306 living units.

For information purposes there are 32 units of this project built and occupied, with 274 more units to be built.

Very truly yours,

Paul V. Cuomo

PAUL V. CUOMO, P.E.
Town Engineer

PVC/sh

Planning Board 4-14-75 PH -

TOWN OF NEW WINDSOR

OFFICE OF THE TOWN ENGINEER
NEW WINDSOR, NEW YORK

914 - 565-8802

April 11, 1975

Romano & Cohen
Counselors at Law
Prel Plaza
Orangeburg, N. Y. 10962

Att: Mr. Icobelli

Re: Continental Manor Subdivision(License Agreement: Erie Lackawanna Railroad)

Dear Mr. Icobelli,

Please be advised that I did not advise your client that a new localized drainage district will not be created and that the Planning Board will now consider your original drainage plans as I have no jurisdiction on what the Planning Board will consider.

Yours truly,

Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb
cc: Supervisor Fischer
J. Loscalzo, Chairman Planning Bd.
Attorney Crotty
Carl Johnson, Sutton Construction

M E M O R A N D U M

TO: TOWN ENGINEER

FROM: TOWN ATTORNEY

DATE: August 1, 1975

SUBJECT: CONTINENTAL MANOR SUBDIVISION

I had a meeting the morning of July 31, 1975 with Joseph Romano, Esq. who represents Continental Manor. The Supervisor also attended the meeting.

In response to my question about the status of water, Mr. Romano advises that the water lines are already in and that there is absolutely no problem in this regard. If this contravenes your information, please let me know.

Supervisor Fischer also asked me to request that you study the map to be provided by the Engineer, Mr. Luisi, with particular attention being given to the matter of fencing between the property and the adjacent railroad line as well as the location of the retention basin for drainage.

There is one final problem. Some time ago Councilman Manuche brought to my attention - - and perhaps yours also - - that there appears to be a piece of land-locked property nestled in between the railroad, Old Forge Hill Road and the Continental Manor property. It is a triangular piece of land. I think you have a little diagram of it in your files. At the meeting yesterday morning, Supervisor Fischer and Mr. Romano asked that you ask Engineer, Luisi how this property can be served by a right-of-way through the Continental Manor tract. Once the feasibility is ascertained from an engineering point of view, the question can be resolved between the owner of the land-locked piece and Continental Manor.

PAC

PHILIP A. CROTTY, JR.

PAC:pd

cc: Supervisor Fischer
Chairman - Town Planning Board, Mr. Loscalzo

ROMANO & COHEN
Counselors at Law

JOSEPH F. ROMANO
SANFORD COHEN
RAYMOND G. ICOBELLI

PREL PLAZA
ORANGEBURG, NEW YORK 10962
(914) 359-3434

FEB 1975
NEW WINDSOR PLANNING BOARD

February 6, 1975

Town of New Windsor
Chairman of the Planning Board
555 Union Avenue
New Windsor, New York

Re: Continental Manor Subdivision (License Agreement : Erie Lackawanna Railroad)

Gentlemen:

I am in receipt of a letter from the Town Attorney dated January 27, 1975 indicating that the proposed license agreement between the Erie Lackawanna Railroad and Continental Manor fails to satisfy the requirements of the Town Planning Board.

It is requested that we be permitted to meet with you on February 26, 1975 to discuss the license agreement.

Simultaneously, we have asked our engineer to contact your town engineer concerning the feasibility of Continental Manor being serviced by the localized drainage district recently established and which will service Connolly Industries and other properties.

Thank you for your attention to this matter.

Very truly yours,

ROMANO & COHEN

By_____
Raymond G. Icobelli

RGI:jer

7/7/73

ROMANO & COHEN
Counselors at Law

JOSEPH F. ROMANO
SANFORD COHEN
RAYMOND G. ICOBELLI

PREL PLAZA
ORANGEBURG, NEW YORK 10962
(914) 359-3434

July 3, 1973

Miss Shirley B. Hassdenteufel
New Windsor Planning Board
33 Knox Drive
New Windsor, New York 12550

Re: Continental Manor

Dear Miss Hassdenteufel:

We enclose herewith the Notice for Publication in the above matter. We are ready to comply with your rules insofaras forwarding letters to the list of abutting and other owners and we will send them by Certified Mail, Return Receipt Requested and have them ready to be filed at the Public Hearing.

However, we do not have an application for the Public Hearing at hand, nor am I aware of the fees. Will you advise if the application has been filed and the fees paid and if not, forward me an application form and advice as to the amount of the fees so that we can comply.

I have examined Section 239-M of the General Municipal Law and since no Special Permit or Variance is being requested and no change of zone is being requested, I do not believe that that Section is applicable. Yet, at the prior Public Hearing there was a report from the Orange County Planning Board. Perhaps you could take up this matter with the attorney for the Planning Board and if he believes otherwise we would be happy to forward the application to the Orange County Planning Board.

Thank you for your cooperation.

Very truly yours,
ROMANO & COHEN

By Joseph F. Romano
Joseph F. Romano

JFR:bjk
Enc.

151

LYNN PHIL HOLDING CO.

March 12, 1974 55-9/212

PAY TO THE ORDER OF Town of New Windsor $9050.00

THE SUM 9050 DOLS 00 CTS DOLLARS

FIDELITY UNION TRUST COMPANY
MAIN OFFICE
NEWARK, NEW JERSEY 07101

Continental Manor
Re: Parkland Assoc.

⑆0212⑈0009⑆ 3⑈29013 7⑈ ⑈0000905000⑈

For deposit only
Town New Windsor
Park & Playground Bldg. Fund
00-029363-9

THE SUM 9050 DOLS 00 CTS

EMPIRE NATIONAL BANK
NEWBURGH, NEW YORK
50-244

MMMM
FRB NY
NJRCPC
PAY ANY BANK
55-400

APR 1 '74

APR 10 '74

TOWN OF NEW WINDSOR

OFFICE OF THE TOWN ENGINEER
NEW WINDSOR, NEW YORK

914 - 565-8802

RECEIVED
AUG 19 1975
NEW WINDSOR PLANNING BOARD

August 6, 1975

Mr. James Luzzi, P. E.
Storch Engineers
161 Main Street
Wethersfield, Conn. 06109

Re: Continental Manor
Subdivision

Dear Mr. Luzzi,

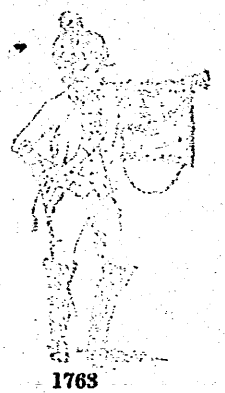
I recommend that Continental Manor consider on creating a right of way by extending Forge Hill Road through their subdivision to allow an exit to Temple Hill Road, and to give access to a triangular piece of landlocked property.

I am enclosing a map with the approximate location of the intersection of Forge Hill Rd. with the Continental Manor subdivision and one showing the triangular property and Continental Manor property.

Yours truly,

Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb
Encls.
cc: Mr. Crotty w/encls.
Mr. Loscalso, Chairman Planning Bd.



OFFICE OF THE SUPERVISOR TOWN ATTORNEY

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

RECEIVED
MAY 13 1975
NEW WINDSOR PLANNING BOARD

April 11, 1975

Romano & Cohen, Esqs.
Prel Plaza
Orangeburg, New York 10962

Attention: Raymond G. Icobelli,Esq.

Re: Continental Manor Subdivision (License Agreement: Erie Lackawanna Railroad)

Dear Mr. Icobelli:

I have received your letter of April 8, 1975. Your letter contains a request that I confirm that the Town is now agreeable to your original off site drainage plan with a retention basin.

I advise you that I cannot comply with your request for it is not within the scope of my authority to do so. Your letter has been referred to Supervisor Fischer, Town Engineer Cuomo, and Chairman Loscalzo of the Town Planning Board so that a determination can be made with respect to Continental Manor Subdivision before the appropriate body and at the proper place and time.

Very truly yours,

PHILIP A. CROTTY, JR.
Town Attorney

PAC/bb
cc Supervisor Fischer
Town Engineer Cuomo
Chairman Loscalzo--Town Planning Board

ROMANO & COHEN
Counselors at Law

JOSEPH F. ROMANO
SANFORD COHEN
RAYMOND G. ICOBELLI

PREL PLAZA
ORANGEBURG, NEW YORK 10962
(914) 359-3434

April 8, 1975

Philip A. Crotty, Jr., Esq.
Town Attorney of New Windsor
New Windsor, New York

Re: Continental Manor Subdivision (License Agreement : Erie Lackawanna Railroad

Dear Mr. Crotty:

Pursuant to your letter of January 27, 1975, our client investigated the feasibility of resolving its drainage problem by tying into a new local drainage district . Our client was advised by the Town Engineer that this new localized drainage district will not be created and that the Planning Board will now consider our original drainage plans including the obtaining of an easement, satisfactory to the Town, from the Erie Lackawanna Railroad.

Please confirm that the Town is now agreeable to our original off site drainage plan ~~with a retention basin~~. We are scheduled to appear before the Planning Board on May 28, 1975 at which time we will discuss this matter and also the ~~objections to the~~ Erie Lackawanna License Agreement.

Very truly yours,

ROMANO & COHEN

By _____
Raymond G. Icobelli

RGI:jey

TOWN OF NEW WINDSOR

OFFICE OF THE TOWN ~~ENGINEER~~ ATTORNEY
NEW WINDSOR, NEW YORK
914 - 565-8802

January 27, 1975

Raymond G. Icobelli, Esq.
Romano & Cohen
Counselors At Law
Prel Plaza
Orangeburg, New York 10962

Re: Continental Manor Subdivision (License Agreement: Erie Lackawanna Railroad)

Dear Mr. Icobelli:

The Planning Board of the Town of New Windsor has directed me to advise you that the license agreement proposed between the Erie Lackawanna Railroad and Lynn Phil Company (otherwise known as Continental Manor)fails to satisfy the requirements of the Town Planning Board.

The license is insufficient for the following reasons:(1) it is revokable on 30 days notice, (2) it does not provide for assignment to the Town of New Windsor, (3) it calls for payment of a fee of $100 per year, which would stand to become a charge against the Town of New Windsor.

The Planning Board of the Town of New Windsor will of course entertain other proposals to resolve the drainage problem, including the feasibility of a localized drainage district serving Continental Manor.

Very truly yours,

PHILIP A. CROTTY, JR.
Town Attorney

PAC/bb
cc Chairman-Planning Board of the Town of New Windsor

received Jan 22, 1975 SH

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

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

January 6, 1975

Philip Crotty, Esq.
Town Attorney
Town Hall
Union Avenue
Newburgh, New York 12550

RE: New Windsor - License Agreement

Dear Mr. Crotty:

Enclosed please find proposed license agreement by and between Lynnfil Company and Erie Lackawana Railroad. This agreement regards the Continental Manor subdivision. As a condition to final approval of its site plan, Continental Manor had to supply satisfactory evidence of a plan to resolve the storm water drainage problem. The enclosed agreement deals with the establishment of a storm water retention basin, construction of which would affect lands owned by the Lackawana Railroad.

I feel that the license agreement should be reviewed by the Town Attorney. I ask, therefore, that you kindly review and advise the Board as to your findings. If I may be of any help, please do not hesitate to contact me.

Very truly yours,

JOSEPH LOSCALZO
Chairman

JL/skb
Encl.
cc; Planning Board

REAL ESTATE SINCE 1890 373 BROAD STREET, CLIFTON, NEW JERSEY 07013 • (201) 473-3400

September 25, 1975

Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

Re: Continental Manor

Enclosed is our check in re engineering fees for the above captioned project.

Very truly yours,

LOUIS SCHLESINGER COMPANY
FOR LYNN PHIL HOLDING CO.

Frank A. Schlesinger

Frank A. Schlesinger
President

FAS/vs

LYNN-PHIL HOLDING CO. 200

Sept 25, 1975 55-9/212

PAY TO THE ORDER OF Township of New Windsor $180.00

THE SUM 180 DOLS 00 CTS DOLLARS

FIDELITY
UNION TRUST COMPANY
MAIN OFFICE
NEWARK, NEW JERSEY 07101

Engr fee for Continental Manor

⑆0212⑈0009⑆ 3⑈29013 7⑈

Sept. 26, 1975

Received from Lynn Phil Holding Co. check #200 in the amount of one hundred and eighty dollars ($180.), for Engineering fees re: Continental Manor.

for
Paul V. Cuomo, P. E.
Town Engineer

Louis Schlesinger Company
for Lynn Phil Holding Co.

From the Town Engineer's desk

Date August 28, 1975

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Paul V. Cuomo, P. E. DR.

Town Engineer

DATE			CLAIMED		ALLOWED	
Aug. 27/75		Consultation with Planning Board				
		Continental Manor 1 hr. @ $60.			$60.	00

Date August 28, 19 75

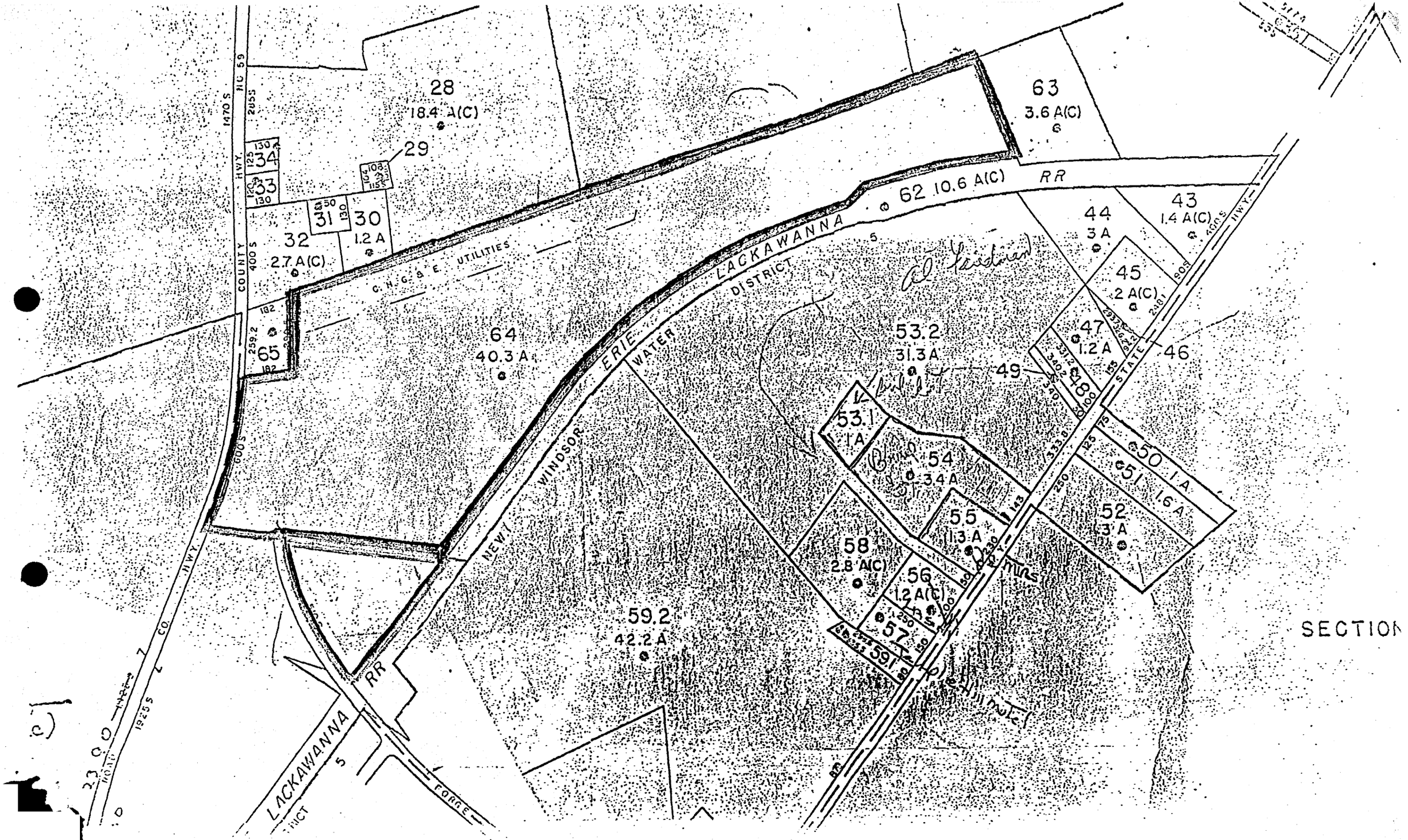
TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Paul V. Cuomo, P. E. DR.

Town Engineer

DATE			CLAIMED		ALLOWED	
ug. 27	/75	Consultation with Planning Board				
		Continental Manor 2 hrs. @$60.			$120.	00



28
18.4 A(C)
29
34
33
31
30
1.2 A
32
2.7 A(C)
65
64
40.3 A
63
3.6 A(C)
62 10.6 A(C)
RR
LACKAWANNA
DISTRICT
ERIE
WATER
C. H. G. & E. UTILITIES
NEW WINDSOR
44
3 A
43
1.4 A(C)
45
2 A(C)
47
1.2 A
46
53.2
31.3 A
49
48
53.1
1 A
54
3.4 A
55
1.3 A
50 1 A
51 1.6 A
52
3 A
58
2.8 A(C)
56
1.2 A(C)
57
59.1
59.2
42.2 A
LACKAWANNA
RR
FORGE
COUNTY HWY.
NC 59
STATE HWY.
SECTION

TOWN
ORANGE CO
NEW YORK

SCALE 1" = 50'

SHEET NO. 1 O

PREPAR

STORCH
ENGINEERS

℄ Curve Data
Δ = 9° 56'-12"
R = 1150.33'
L = 199.50'
T = 100.00'
C = 199.25'

P.T. Sta. 28+34.79

HILL ROAD

R=120'

41

N67°-37'-12"W 40 312.54'

39

38

R=120'

N 4°-47'-29" W 321.00'

P.T. Sta. 38+98.47

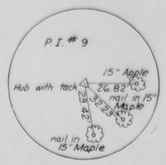
N 80°-59'-18" W 622.90'

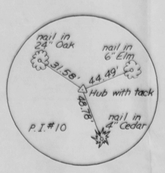
FORGE HILL RD.

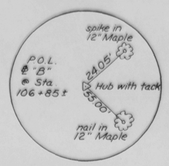
TEMPLE

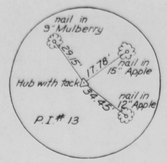
"A"

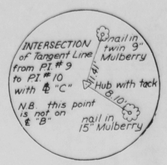
OWNER : LYNN PHIL CO.
RECORDED : SECTION 35, BLOCK 1, LOT 64.

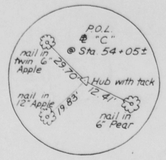


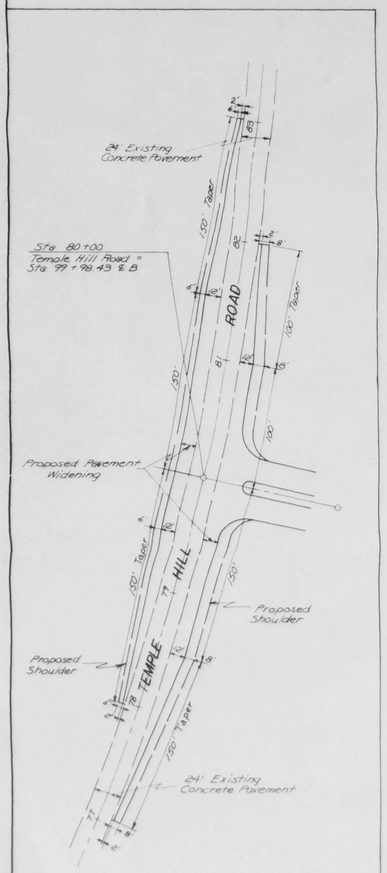












Note : This widening to be performed after Phase I construction per agreement with County.

PAVEMENT WIDENING DETAIL

N/F W.F. SHEDDEN

N 72°-48'-44" E 2615.39'

N 12°-25'-53" W 290.48'

N 79°-18'-08" E 201.60'

N 4°-47'-25" W 321.00'

N 85°-59'-18" W 822.90'

S 37°-54'-40" W 695.36'

R=1952.88'

Δ=29°-42'-01"

N/F L.T. & M. PAVLIK

N/F Rose Brukert Kumbier

N/F Dante & Eleanor D. D'paolo

ERIE RAILROAD COMPANY Right Of Way

Stream

San. Sewer Easement

Central Hudson Gas & Electric Easement

150' R.O.W.

175' R.O.W.

Sta 80+00.00 Temple Hill Road = Sta. 99+98.43 ℄ B

Exist 2'x2' Conc. ℄ Box Culvert

36" RC Culvert End

120'-36" RCP Plug Exist 2x2 Box Culvert

140'-30" RCP

340'-24" RCP

80'-18" RCP

70'-6" PVC

90'-6" PVC

40'-6" PVC

30'-6" PVC

200'-18" RCP

110'-24" RCP

35'-18" RCP

45'-6" PVC

75'-6" PVC

100'-8" PVC

270'-24" RCP

300'-8" PVC

Loop 8" WATER MAIN

Drop 8" WATER MAIN

Exist. 12" San.

Exist. 12" Water

Exist. 12" Gas

Exist. 8" Water

Exist. 8" San.

Exist. 12" San. Sewer

Exist. 12" Water Main

Exist. 12" Gas Main

Exist. 8" Water Main

Exist. 8" San. Sewer

Exist. 8" Gas Main

Exist. 6" Water Main

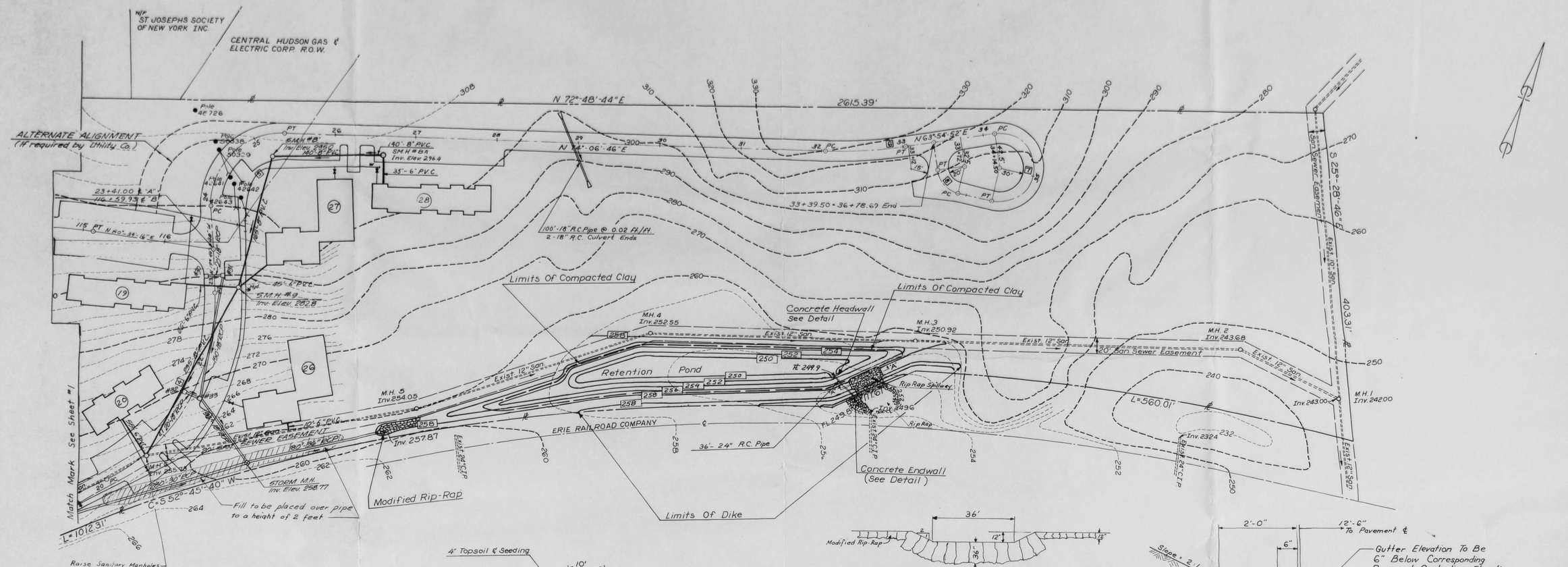
Exist. 6" Gas Main

Exist. 4" Gas Main

Exist. 2" Gas Main

Exist. 1½" Gas Main

Exist. 1


N/F ST. JOSEPHS SOCIETY OF NEW YORK INC.
CENTRAL HUDSON GAS & ELECTRIC CORP. R.O.W.
ALTERNATE ALIGNMENT (If required by Utility Co.)
N 72°-48'-44"E 2615.39'
N 63°-54'-52"E
N 44°-06'-46"E
23+41.00 ℄ "A"
116+59.93 ℄ "B"
115' PT N 80°-32'-16"E 116'
33+39.50 • 36+78.69 End
100'-18" R.C. Pipe @ 0.02 Ft./Ft.
2-18" R.C. Culvert Ends
Limits Of Compacted Clay
Concrete Headwall See Detail
Retention Pond
Rip Rap Spillway
Rip Rap
Concrete Endwall (See Detail)
36'-24" R.C. Pipe
ERIE RAILROAD COMPANY
Limits Of Dike
Modified Rip-Rap
Fill to be placed over pipe to a height of 2 feet
Match Mark See Sheet #1
L=1012.31'
C=S 52°-45'-40" W
Raise Sanitary Manholes to proposed grade
S.M.H. #8
S.M.H. #8A
S.M.H. #9
S.M.H. #6
STORM M.H.
M.H. 4 Inv. 252.55
M.H. 3 Inv. 250.92
M.H. 2 Inv. 243.68
M.H. 1 Inv. 242.00
M.H. 5 Inv. 254.05
Inv. 257.87
Inv. 249.39
Inv. 243.00
Inv. 232.4
Exist. 12" SCP
Exist. 24" C.I.P.
Exist. 18" C.M.P.
Exist. 12" C.I.P.
Exist. 16" SCP
20' San Sewer Easement
20' SEWER EASEMENT
L=560.01'
403.31'
S 25°-28'-46" E
Pole 42726
Pole 42643
Pole 42642
Pole 42639
Pole 42639
Pole 42643
Pole 42642
Pole 42639
Pole 42639
Pole 42639

LEGEND

- Curve Number
- Curb Inlet
- Catch Basin
- Storm Drainage Manhole
- Sanitary Manhole
- End Wall
- Hydrant
- Water Valve
- Proposed Water Lines { 8" Main, 2" Laterals
- Existing Water Main
- Proposed Storm Sewer
- Proposed Sanitary Sewer

NOTE

At the option of the owner, the following substitutions may be made:
1. Coated C.M. Pipe may be substituted for R.C. Pipe in all instances except beneath Temple Hill Road.
2. Transite Pipe may be substituted for P.V.C. Pipe for the sanitary system.

CONTINENTAL MANOR

SITE PLAN - PHASE I

TOWN OF NEW WINDSOR

ORANGE COUNTY

NEW YORK

SCALE 1" = 50'

JAN. 1978

REVISED NOV. 1, 1978
REVISED JAN. 12, 1979
REVISED MARCH 27, 1979

SHEET NO. 1 OF 2

Revised site Plan APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON Aug 8-1979 BY Ernest J. Spignardo
ERNEST SPIGNARDO
Chairman

PREPARED BY

STORCH ENGINEERS | 161 MAIN STREET WETHERSFIELD, CONN.

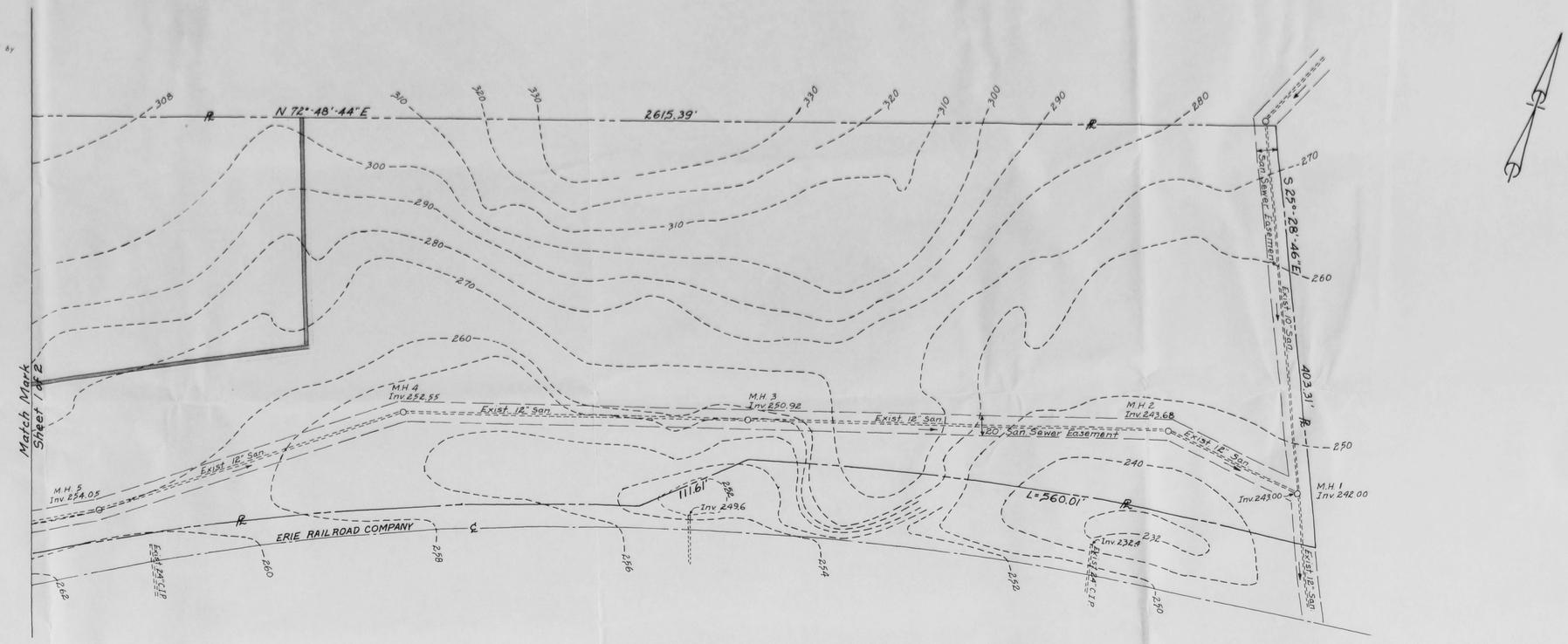
GEORGE KIRGIS, P.E.
PROFESSIONAL ENGINEER N.Y. Lic. No. 42434
DATE ______

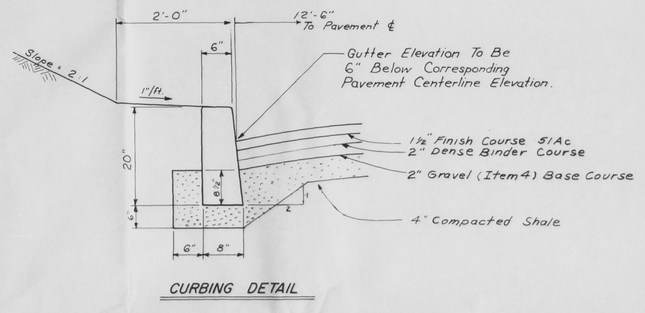
GENERAL NOTES:

1. Building locations from plans prepared by Martin Gebhardt & Dipaolo, Architects, dated 5-31-77
2. Boundary, Topography & Existing Utilities taken from map prepared by Kartiganer Engineers, Newburgh, N.Y.
3. All existing utilities for Temple Hill Road to be relocated as directed by the Engineer.

CURVE DATA

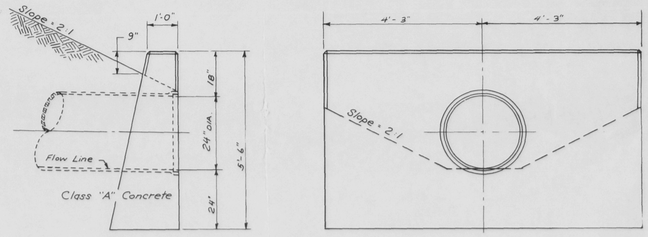
Curve No.	Δ	Radius	P.C. Sta.	P.T. Sta.
9	58°03'34"	255.86	101+15.13	PRC+ 103+74.40
10	32°33'10"	329.62	PRC+ 103+74.40	105+58.83
13	30°30'30"	150.00	55+10.79	58+90.66





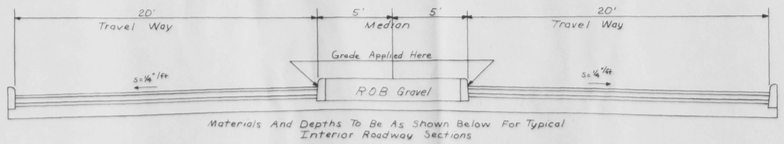
CURBING DETAIL

Note: All edges of exposed surfaces to be chamfered one inch.



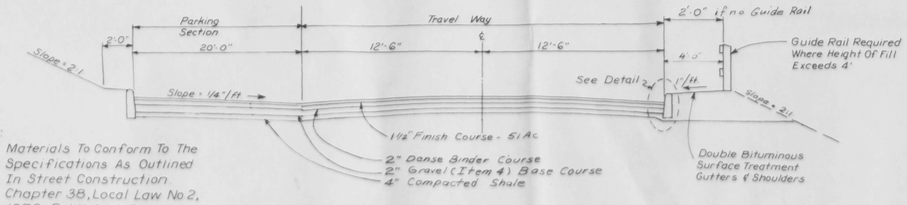
HEADWALL and ENDWALL DETAIL

Not To Scale



Materials And Depths To Be As Shown Below For Typical Interior Roadway Sections

TYPICAL INTERIOR DIVIDED ROADWAY SECTION



Note: Materials To Conform To The Specifications As Outlined In Street Construction Chapter 38, Local Law No. 2, 1972 Published By New Windsor unless otherwise indicated. Interior Roadway Thicknesses Have Been Determined By The Developer

TYPICAL INTERIOR ROADWAY SECTION

Not To Scale

CONTINENTAL MANOR

SITE PLAN-PHASE I

TOWN OF NEW WINDSOR

ORANGE COUNTY

NEW YORK

SCALE 1" = 50'

JANUARY 1978

REVISED NOV. 1, 1978
REVISED MARCH 27, 1979
REVISED AUGUST 1, 1979

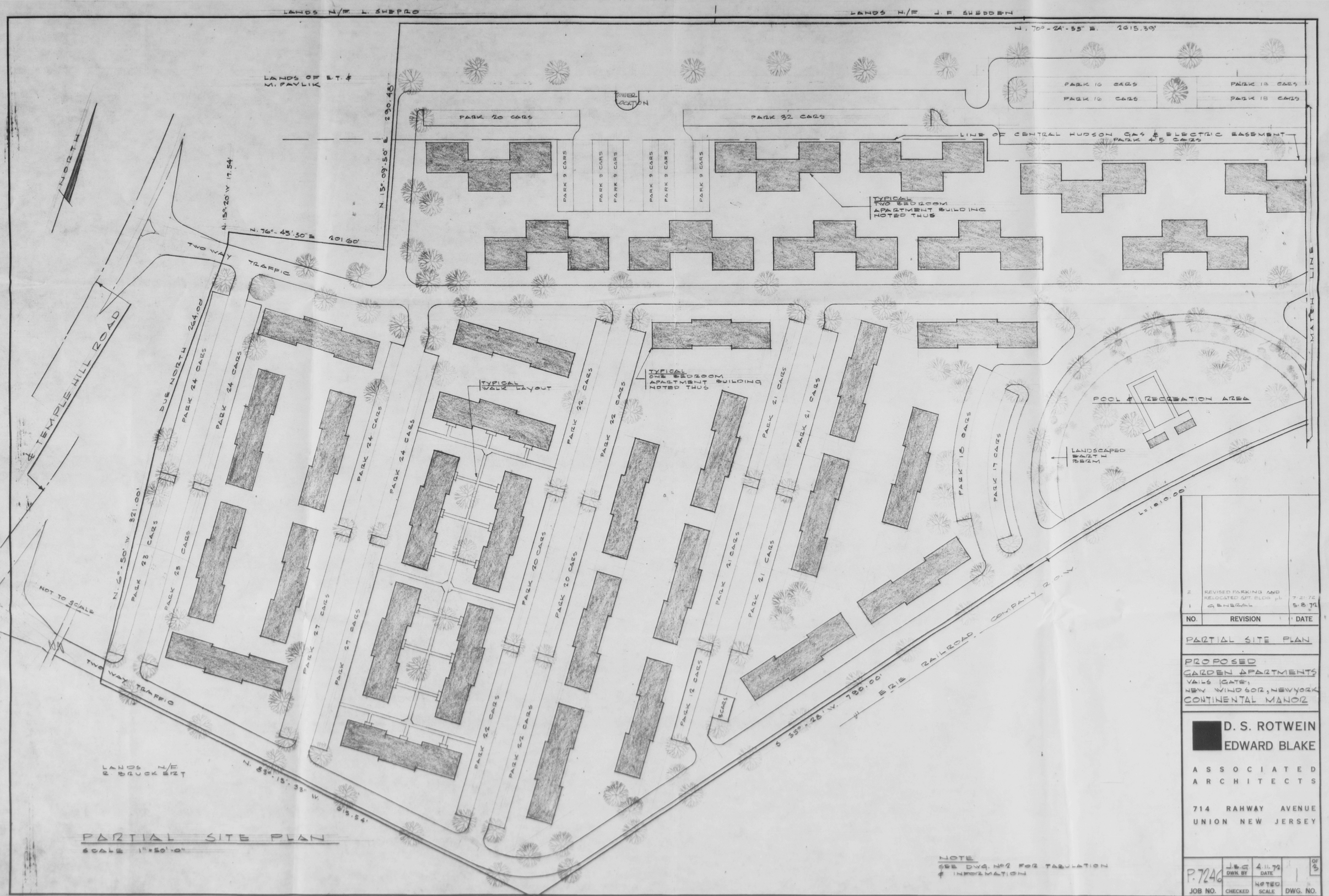
SHEET NO. 2 OF 2

PREPARED BY

STORCH ENGINEERS | 161 MAIN STREET WETHERSFIELD, CONN.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 8/1/79

BY Ernest Spignardo
ERNEST SPIGNARDO
Chairman



PARTIAL SITE PLAN
SCALE 1"=50'-0"

NOTE
SEE DWG. No 2 FOR TABULATION & INFORMATION

NO.	REVISION	DATE
2	REVISED PARKING AND RELOCATED APT. BLDG. pl.	7-21-72
1	GENERAL	5-8-72

PARTIAL SITE PLAN

PROPOSED
GARDEN APARTMENTS
VAILS GATE,
NEW WINDSOR, NEW YORK
CONTINENTAL MANOR

D. S. ROTWEIN
EDWARD BLAKE
ASSOCIATED ARCHITECTS
714 RAHWAY AVENUE
UNION NEW JERSEY

JOB NO.	CHECKED	DWN. BY	DATE	SCALE	DWG. NO.
P.7246		J.B.G.	4.11.72	NOTED	1 OF 3

PARTIAL SITE PLAN

SCALE 1" = 50'-0"

BUILDING TABULATION

- 42 BUILDINGS AT 12 APARTMENTS PER BUILDING = 504 APARTMENTS
- 12 BUILDINGS WITH TWO BEDROOM APARTMENTS = 144 APARTMENTS
- 30 BUILDINGS WITH ONE BED ROOM APARTMENTS = 360 APARTMENTS

TOTAL APARTMENTS = 504 APARTMENTS

- TWO BEDROOM APARTMENTS = 28.5%
- ONE BEDROOM APARTMENTS = 71.5%
- TWO BEDROOM APARTMENT = 1,080 #'#
- ONE BEDROOM APARTMENT = 800 #'#

PARKING TABULATION

- REQUIRED PARKING AT 1½ CARS PER APARTMENT = 756 CARS
- PARKING SPACE PROVIDED = 761 CARS

- EACH PARKING SPACE = 10'-0" X 20'-0"
- ALL ROADWAYS ON PROPERTY = 25'-0" WIDE

NO.	REVISION	DATE
2	REVISED PARKING AND RELOCATED APT. BLDG pb	7-21-72
1	GENERAL	5-8-72

PARTIAL SITE PLAN

PROPOSED
GARDEN APARTMENTS
VAILS GATE
NEW WINDSOR, NEW YORK
CONTINENTAL MANOR

D. S. ROTWEIN
EDWARD BLAKE
ASSOCIATED
ARCHITECTS
714 RAHWAY AVENUE
UNION NEW JERSEY

JOB NO.	DWN. BY	DATE	DWG. NO.
P-724	J.B.G.	4.11.72	2 of 8
	CHECKED	NOTED SCALE	

PLOT PLAN

SCALE 1" = ...
AREA 39.5 ACRES

SCHEDULE

LAND AREA	39.5 ACRES
BLDG AREA	242,640 SQ.FT.
LAND COVERAGE	14%
BUILDINGS	44
DWELLING UNITS	337
OFF STREET PARKING	674 – 2 PER UNIT

OWNERS
ARTHUR W. HALBANDIAN
RICHARD PARSEGHIAN
[illegible] STATE PLAZA
OLD TAPPAN, N.J.

SURVEY & PRELIMINARY LAYOUT BY
HENRY HOROWITZ, P.E.
CIVIL ENGINEER & LAND PLANNING CONSULTANTS
NANUET, N.Y.

RECEIVED, TOWN OF NEW WINDSOR
PLANNING BOARD 11-10-71
BY Melvin Kornsky

MERRILL J. MARTIN, R.A., A.I.A. N.J. REG. NO. C-3157 ROBERT F. GEBHARDT, R.A., A.I.A. N.J. REG. NO. C-3156 BERNARD DI PAOLA, R.A., A.I.A. N.J. REG. NO. C-2842	JOB F-71076 DRAWN BY CHECKED BY	MARTIN, GEBHARDT & DI PAOLA ARCHITECTS 201 BROAD AVE. FAIRVIEW, N.J. 253 MAIN ST. PATERSON, N.J.	DWG. NO. DATE