

**PB# 79-21**

**Gateway International  
Industrial Park**

Galway Subdivision 7921

Approved 9/26/79 SPT  
filed with T.C. office  
10/12/79 SPT -

# GENERAL RECEIPT

4134

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

RECEIVED OF Gate Way International Oct 10 19 79  
One hundred and 00/100 \$ 100.00  
FOR Sub Mission 79-21 DOLLARS

DISTRIBUTION:

| FUND          | CODE | AMOUNT |
|---------------|------|--------|
| <u>100.00</u> |      |        |
| <u>CK</u>     |      |        |
|               |      |        |

BY Pauline D. Townsend cm  
Town Clerk  
TITLE

Approved 9/12/79

APPROVED

DEP  
APPLICATION

APPLICATION FOR SUBDIVISION APPROVAL

TOWN OF New Windsor, 555 Union Avenue, Orange County, N.Y.  
Tel: 565-3808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

- 1. Name of subdivision Gateway International Industrial Park
- 2. Location Temple Hill Road and Route 207
- 3. Acreage 64      4. Number of lots \_\_\_\_\_      5. Zone \_\_\_\_\_
- 6. Name & address of subdivider William F. Helmer  
Helmer-Cronin Construction, Inc. 27 Central Drive, Stony Point, N.Y. 10980
- 7. Name & address of record owner of land same as above
- 8. Present and intended uses \_\_\_\_\_  
Well Planned Industrial Park

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

P.B ✓  
165  
Helmer  
WR

Signature of applicant Donald G. Witfield  
for  
Wm. F. Helmer

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, SEPTEMBER 26, 1979 7:30 P.M.

Board Members Present: Chairman Ernest Spignardo, Joseph Loscalzo, Lawrence Jones, Henry Van Leeuwen, Philip Infante and C. James McCabe.

Board Member Absent: Joseph Cimorelli and Joseph Loscalzo.

Others Present: Philip Crotty Jr., Planning Board Attorney  
Paul V. Cuomo; Town Engineer  
Howard Collett, Building & Zoning Inspector  
Shirley B. Hassdenteufel, Secretary.

tape 187

Chairman Spignardo called the meeting to order and presided over same.

#1 on the Agenda:

Al Foster Subdivision

Mr. Foster: I would like to subdivide this property.  
Discussion.

Mr. Jones: (pointing to the map) there is a head wall there.

Mr. Foster: The only damp part is at the bottom.

Mr. Jones: This was swampy when I looked at it.

Chairman Spignardo: You will have to come back with a new map. Only two lots. When you have every thing ready call Shirley.

Mr. Foster: Thank you and I will get in touch with you.

#2 on the Agenda:

John Homin Discussion

Mr. Homin: On July 18, 1979, Joseph Ruscitti Subdivision had a hearing. We presented a petition. We were not against the subdivision. We are against the opening of the road. We found out in a local newspaper that it was done. It is on certain deeds that it was never deeded. We found out on the 1900 one that there was a one foot reserve. The one foot reserve was an additional thing we found. Mr. Ruscitti knew what he was getting into. We presented the Town Board with a petition with 96% of the residents that were against traffic going through. We were pre-existing. We presented it September 1979..

Atty. Crotty asked Mr. Homin to show the one foot reserve on the map.

Mr. Homin did so.

Mr. Homin stated that it goes back to the days of Walsh and Clancy.

Atty. Crotty: If the map is not accurate, we did not act on a correct map.

Mr. Homin stated that he was again on record that they were not against this subdivision.

Mr. Homin will be notified when there will be a meeting with Mr. Ruscitti.

#3 on the Agenda:

Alter-Energy Site Plan  
9W and Union Avenue  
Represented by Barry Silver, Esquire

Atty. Silver: We would like a retail store for woodburning stoves and in the back which would be completely closed a factory for making concrete steps.

Atty. Silver told of the Variances that were needed. There would be a total of six. The land would be put to good use.

Chairman Spignardo: Would we want to allow this? He has half the required space. I am just trying to give the facts.

Mr. Jones: The size of the property is not the fault of the people who bought it.

Mr. Infante: The rest of the area doesn't have a green area.

Mr. Marsel: Could you explain what you would want for final.

Chairman Spignardo explained what was needed.

Atty. Silver: If my client could have some feeling as to how the Board felt. A vote of confidence perhaps. I found the last time the trouble with getting a Variance, was that it was for gas tanks and traffic. We won't have gas tanks or anyone coming for a quart of milk. Discussion continued.

The concensus of the individual members of the Board were favorable.

#4 on the Agenda:

Lands of Bilello & D'Angelo Subdivision  
R4A Zone.  
Represented by Ron Washburn

Mr. Washburn: We would like the opinion of the Board. We thought of a private right-a-way. The main concern of the roadway is the expense. Is tar and chip acceptable to the Town? Do you want it made a Town road?

Atty. Crotty asked how long a block.



Mr. Cuomo: Everything we asked for as a result of our conference. We asked for 6 inch PVC forced main.

Mr. Infante: The cost of this pump?

Mr. Cuomo: Anyone in an approved Sewer District. Rather than build a full pump station for if it is not used it deteriorates. The cost about \$1,000. He will hook it up. Eventually we will take over. We would rather wait until the subdivision is built up.

Discussion

Motion by Mr. Van Leeuwen seconded by Mr. McCabe that the Planning Board of the Town of New Windsor approve the site plan of ICOS off Temple Hill Road and collect all fees. \$100.00

Roll Call: Jones-yes Van Leeuwen-yes

Infante-yes  
McCabe-yes

Spignardo-yes

5 ayes, no nays - Motion carried.

Fee Paid \$25.00 application fee and \$75.00 for total of \$100.00.

Discussion contued about pumping station.

Mr. Infante: I am not sure about the pumping station. It will have to be watch dogged. In my life time I never saw or heard of anyone being given this.

Mr. Cuomo: We have given about 9.

Mr. Infante: Phil, Is this an established policy?

Atty. Crotty: I'm not familar. You will have to ask Paul about them.

Mr. Cuomo: We have these pumping stations.

Mr. Infante: If I see anyone else asking for one of these, I want to see him get it.

Mr. Jones: This is only temporary.

Mr. Infante: When they finish using it?

Mr. Cuomo: It goes back to the Town. It is a way of getting through a 80,000 pump station temporary.

#7 (not on the agenda:

Industrial Way Subidision  
Temple Hill Road  
Represented by Mr. Cicchetti

Mr. Cicchetti and the Board discussed the subdivision. Mr. Cicchetti told the Board he would finish road to a point and end with a cul-de-sac. Mr. Cicchetti asked to be placed on the next agenda.

Chairman Spignardo: If there is no further business to discuss I will entertain a motion to approve the minutes of the last meeting.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the minutes of the September 12, 1979 meeting as read.  
Vote- All ayes, (5 ayes) no nays. Motion carried. Minutes approved.

Motion by Mr. McCabe seconded by Mr. Infante that the Planning Board of the Town of New Windsor adjourn the meeting of September 26, 1979.

Vote- All ayes, no nays. Motion carried. Meeting adjourned.

Respectfully submitted,

*Shirley B. Hassdenteufel*  
Shirley B. Hassdenteufel  
Recording secretary.

Next meeting - October 10, 1979 7:30 P.M.



COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)  
GOSHEN, NEW YORK 10924  
TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

September 24, 1979

Mr. Ernest Spignardo, Chairman  
Town of New Windsor Planning Board  
Town Hall  
Union Avenue  
New Windsor, New York 12550

Re: Subdivision & Site Plan  
Gateway International Park  
Route 207

Dear Mr. Spignardo:

We have reviewed the above in accordance with the provisions of Section 239 1, m, and n, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination.

Very truly yours,

Peter Garrison  
Commissioner of Planning

Reviewed by:   
Joel Shaw  
Sr. Planner

JS/jm

P.B.

MOTION BY VAN LEEUWEN

SECONDED BY CIMORELLI

That the Planning Board of the Town of NewWindsor approve the lot subdivision of Gateway International located off Temple Hill Road subject to Attorney Crotty's approval of certain letters which are due from NYS Department of Environmental Conservation concerning the Freshwater Wetlands Act, the Chairman's approval of the letter to be forthcoming from the Orange County Department of Planning and the Orange County Department of Public Works and Mr. Crotty's approval of the letter to be forthcoming from Mr. Helmer concerning his conversation with the Palisades Park Commission and a subsequent conversation which Mr. Crotty will have with the Palisades Park Commission.

Motion carried, all ayes.



THE AETNA CASUALTY AND SURETY COMPANY  
Hartford, Connecticut 06115

**POWER OF ATTORNEY AND CERTIFICATE OF AUTHORITY OF ATTORNEY(S)-IN-FACT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE AETNA CASUALTY AND SURETY COMPANY, a corporation duly organized under the laws of the State of Connecticut, and having its principal office in the City of Hartford, County of Hartford, State of Connecticut, hath made, constituted and appointed, and does by these presents make, constitute and appoint **Ellen Tourin or Evelyn Harris** - -

of **White Plains, New York**, its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred to sign, execute and acknowledge, at any place within the United States, or, if the following line be filled in, within the area there designated, the following instrument(s):  
by his/her sole signature and act, any and all bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any and all consents incidents thereto **not exceeding the sum of FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS** -

and to bind THE AETNA CASUALTY AND SURETY COMPANY, thereby as fully and to the same extent as if the same were signed by the duly authorized officers of THE AETNA CASUALTY AND SURETY COMPANY, and all the acts of said Attorney(s)-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This appointment is made under and by authority of the following Standing Resolutions of said Company which Resolutions are now in full force and effect:

VOTED: That each of the following officers: Chairman, Vice Chairman, President, Any Executive Vice President, Any Senior Vice President, Any Vice President, Any Assistant Vice President, Any Secretary, Any Assistant Secretary, may from time to time appoint Resident Vice Presidents, Resident Assistant Secretaries, Attorneys-in-Fact, and Agents to act for and on behalf of the Company and may give any such appointees such authority as his certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors may at any time remove any such appointee and revoke the power and authority given him.

VOTED: That any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the Chairman, the Vice Chairman, the President, an Executive Vice President, a Senior Vice President, a Vice President, an Assistant Vice President or by a Resident Vice President, pursuant to the power prescribed in the certificate of authority of such Resident Vice President and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary or by a Resident Assistant Secretary, pursuant to the power prescribed in the certificate of authority of such Resident Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact pursuant to the power prescribed in his or their certificate or certificates of authority.

This Power of Attorney and Certificate of Authority is signed and sealed by facsimile under and by authority of the following Standing Resolution voted by the Board of Directors of THE AETNA CASUALTY AND SURETY COMPANY which Resolution is now in full force and effect:

VOTED: That the signature of each of the following officers: Chairman, Vice Chairman, President, Any Executive Vice President, Any Senior Vice President, Any Vice President, Any Assistant Vice President, Any Secretary, Any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, THE AETNA CASUALTY AND SURETY COMPANY has caused this instrument to be signed by its **Assistant Vice President**, and its corporate seal to be hereto affixed this **11th** day of **June**, 19**79**



THE AETNA CASUALTY AND SURETY COMPANY

By R. T. Rippe  
R. T. Rippe, Assistant Vice President

State of Connecticut }  
County of Hartford } ss. Hartford

On this **11th** day of **June**, 19**79**, before me personally came **R. T. RIPPE** to me known, who, being by me duly sworn, did depose and say: that he/she is **Assistant Vice President** of THE AETNA CASUALTY AND SURETY COMPANY, the corporation described in and which executed the above instrument; that he/she knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; and that he/she executed the said instrument on behalf of the corporation by authority of his/her office under the Standing Resolutions thereof.



Johanna M. Degnan  
My Commission expires March 31, 1984 Notary Public  
Johanna M. Degnan

**CERTIFICATE**

I, the undersigned, **Secretary** of THE AETNA CASUALTY AND SURETY COMPANY, a stock corporation of the State of Connecticut, DO HEREBY CERTIFY that the foregoing and attached Power of Attorney and Certificate of Authority remains in full force and has not been revoked; and furthermore, that the Standing Resolutions of the Board of Directors, as set forth in the Certificate of Authority, are now in force.

Signed and Sealed at the Home Office of the Company, in the City of Hartford, State of Connecticut. Dated this **4th** day of **August**, 19**79**



By Vincent A. Walsh  
Vincent A. Walsh, Secretary



ATTORNEY - IN - FACT JUSTIFICATION  
PRINCIPAL'S ACKNOWLEDGMENT—IF A CORPORATION

State of New York, County of ROCKLAND } ss.  
On this 4th day of AUGUST, 1979, before me personally appeared WILLIAM F. HELMER  
to me known, who, being by me duly sworn, deposes and says: That he/she resides in the City of POMONA, N.Y.  
that he/she is the PRESIDENT of HELMER-CIZONIN CONST. INC.  
the corporation described in and which executed the within instrument; that he/she 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/she signed his/her  
name thereto by like order.

Norman O. Pearlstein  
**NORMAN O. PEARLSTEIN**  
Notary Public, State of New York  
No. 44-8307250  
Qualified in Rockland County  
Commission expires March 30, 1980

PRINCIPAL'S ACKNOWLEDGMENT—IF INDIVIDUAL OR FIRM

State of New York, County of \_\_\_\_\_ } ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared \_\_\_\_\_  
to me known to be (the individual) (one of the firm of \_\_\_\_\_) described in and who ex-  
ecuted the within instrument, and he/she thereupon duly acknowledged to me that he/she executed the same (as the act and deed of said firm).

SURETY COMPANY'S ACKNOWLEDGMENT

State of New York, County of WESTCHESTER } ss.  
On this 4th day of August, 1979, before me personally appeared Evelyn Harris  
to me known, who, being by me duly sworn, did depose and say: That he/she resides in the City of Mt. Vernon, N.Y. 10553  
that he/she is Attorney-in-Fact of THE AETNA CASUALTY AND SURETY COMPANY, the corporation described in and which executed the within  
instrument; that he/she knows the corporate seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so  
affixed by him/her and that he/she signed said instrument as Attorney-in-Fact by authority of the Board of Directors of said Company; and affiant  
did further depose and say that the Superintendent of Insurance of the State of New York has, pursuant to Chapter 882 of the Laws of the State  
of New York for the year 1939, constituting Chapter 28 of the Consolidated Laws of the State of New York known as the Insurance Law as  
amended, issued to THE AETNA CASUALTY AND SURETY COMPANY his/her certificate that said Company is qualified to become and be ac-  
cepted as surety or guarantor on all bonds, undertakings, recognizances, guaranties, and other obligations required or permitted by law; and that  
such certificate has not been revoked.

Ellen Tourin  
Notary Public, State of New York  
No. 01-TO4650757  
Qualified in Westchester County  
Term Expires March 30, 1980

Ellen Tourin  
Notary Public

(Use alone, or with S-1921 (M),  
S-1922 (M), or S-1923 (M))  
(S-1879-G) (M) 3-78

PRINTED IN U.S.A.

THE AETNA CASUALTY AND SURETY COMPANY  
HARTFORD, CONNECTICUT 06115  
FINANCIAL STATEMENT AS OF December 31, 1978  
AS FILED WITH THE INSURANCE DEPT. OF THE STATE OF NEW YORK  
CAPITAL STOCK \$ 25,000,000

| ASSETS                               |                  | LIABILITIES  |                  |
|--------------------------------------|------------------|--|------------------|
| Cash                                 | \$ 6,541,370     | Unearned premiums  | \$ 836,005,106   |
| Bonds                                | 2,811,947,862    | Losses   | 1,835,915,658    |
| Stocks                               | 823,543,418      | Loss adjustment expenses   | 265,711,522      |
| Mortgage Loans                       | 1,286,852        | Accrued expenses and other liabilities                             | 318,289,397      |
| Real Estate                          | 2,344,977        | Federal income taxes   | 1,769,484        |
| Investment income due<br>and accrued | 55,929,244       | Reserve for reinsurance in companies<br>not authorized in New York | 14,705,665       |
| Premium balances                     | 441,252,650      | Total Liabilities  | \$ 3,272,396,832 |
| Other assets                         | 167,174,856      | Surplus Funds  | \$ 22,300,085    |
|                                      |                  | Capital Stock  | 25,000,000       |
|                                      |                  | Paid in surplus  | 137,365,926      |
|                                      |                  | Other surplus  | 852,958,386      |
|                                      |                  | Surplus to policyholders   | 1,037,624,397    |
| Total Assets                         | \$ 4,310,021,229 | Total  | \$ 4,310,021,229 |

Securities carried at \$ 68,212,234 in above statement are deposited with public authorities, as required by law.



CC  
X  
OND  
(Miscellaneous - NOT  
XXXXXXXXXXXXX  
Construction)

THE AETNA CASUALTY AND SURETY COMPANY  
Hartford, Connecticut 06115  
74 SB 34003 BCA

Received  
9/26/79  
PACW

KNOW ALL MEN BY THESE PRESENTS, That we HELMER CRONIN CONSTRUCTION INC.  
27 Central Drive, Stony Point, New York

of \_\_\_\_\_, as Principal,  
(hereinafter called Principal), and THE AETNA CASUALTY AND SURETY COMPANY, a  
corporation organized and existing under the laws of the State of Connecticut with its Home Of-  
fice in the City of Hartford, Connecticut, as Surety, (hereinafter called Surety), are held and firmly  
bound unto ICOSQUIP, INC.

of 4 West 58th Street, New York, N.Y. \_\_\_\_\_, as Oblige, in the full and just sum of ONE HUNDRED THOUSAND AND NO/100ths-----  
(\$100,000.00) Dollars, lawful money of the United States of America, to be paid to the  
said Oblige, successors or assigns; for which payment, well and truly to be made, we bind our-  
selves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by  
these presents.

WHEREAS the Principal has entered, or is about to enter, into a written Agreement <sup>for the</sup> ~~with the~~  
~~Oblige~~ for sale of a parcel of land in the TOWN OF NEW WINDSOR, N.Y. to the Oblige;  
and Whereas said agreement stipulates that the Seller shall construct a certain access  
road and pertinent utilities within a certain time period after delivery of title to  
Oblige; said obligation is

~~is~~ more specifically set forth in said Agreement, to which reference is hereby made. Section 12 and 13

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the  
Principal shall well and truly perform and carry out the covenants, terms, and conditions of ~~said~~ sections  
12 and 13 Agreement, then this obligation to be void; otherwise to remain in full force and effect.

Sealed with our seals and dated this 4th day of August, 1979

Witness:

\_\_\_\_\_  
HELMER CRONIN CONSTRUCTION INC. (SEAL)

(Principal)

*William F. Helmer*

\_\_\_\_\_  
THE AETNA CASUALTY AND SURETY COMPANY (SEAL)

By \_\_\_\_\_

*Evelyn Hartzis*  
(Evelyn Hartzis)

Attorney-in-Fact

AUG 10 1979

LEONARD SCHWALL  
WILLIAM P. CARROLL  
ISABEL L. BECKER

SCHWALL & CARROLL  
ATTORNEYS AT LAW  
49 MAPLE AVENUE - POST OFFICE BOX 549  
NEW CITY, ROCKLAND COUNTY, NEW YORK 10956

(914) 634-3696

8/12/79: Planning Bd. ✓  
Pd.

August 9, 1979

Philip A. Crotty, Jr.  
Attorney for the Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Re: Gateway International Park

Dear Mr. Crotty:

This office represents William F. Helmer, owner of the property known as Gateway International Park.

As you know, an application for site plan approval and final subdivision of a portion of Gateway International Park intended to be conveyed by William F. Helmer to ICOSQUIP, INC., a subsidiary of ICOS of America, Inc., is now being presented to the Planning Board of the Town of New Windsor.

Our client believes that Article 8 of the Environmental Conservation Law (popularly known as SEQR) does not cover the application of ICOSQUIP, INC.

Section 8-0117 of the statute provides for phased implementation of the act.

Paragraphs 1, 2, and 3 of that section which took effect respectively on September 1, 1976, June 1, 1977 and September 1, 1977, related solely to those activities undertaken by a state agency, funded by assistance from one or more state agencies, or supported by contracts, grants, subsidies, loans, or other forms of funding by local agencies.

The subdivision and installation of roads of the property known as Gateway International Park, does not come within any one of the first three categories outlined in Section 8-0117 of the Act, but rather falls within paragraph 4, which relates to all other actions not included in the first three subdivisions of section 8-0117.

The effective date for section 8-0117(4) was November 1, 1978.

Philip A. Crotty, Jr., Esq.  
Page 2  
August 9, 1979

Approval of the basic subdivision and road pattern of Gateway International Park was granted by the planning board of the Town of New Windsor well before the effective date provided for in subdivision 4.

The regulations issued by the Commissioner of Environmental Conservation pursuant to Section 8-0113 specifically exclude actions undertaken or approved prior to the effective dates set forth in the act (see Section 617.2(m) of the regulations)

It is the position of our client that the continuing review of the actual lot lines and site planning within the industrial park is "routine or continuing agency administration and management not including new programs or major reordering of priorities".

That type of activity is determined under section 617.13(d)15 to be an action or class of actions which do not have a significant effect on the environment and are classified as Type II actions. Type II actions do not require environmental impact statements or any other determination or procedure under Article 8 or the regulations adopted pursuant thereto. (see Section 617.13(a))

We trust that after review of the applicable statutes and regulations you will agree with our analysis of the same.

Sincerely yours,



Leonard Schwall

LS/ck



COUNTY OF ORANGE

Department of Public Works

ROUTE 17-M P.O. BOX 509  
GOSHEN, NEW YORK 10924  
TEL: Office 294-7951 - Garage 294-9155

LOUIS J. CASCINO, P.E.  
Commissioner

PLANNING BOARD

*received*  
9/26/79

September 24, 1979

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

Att: Ernest Spignardo, Chairman

RE: GATEWAY INTERNATIONAL PARK  
TEMPLE HILL ROAD, CR-59  
TOWN OF NEW WINDSOR

Dear Mr. Spignardo:

Our Department has not, until now, directed a formal letter to the Planning Board in the above referenced matter, although many meetings have been held involving the developers, the Town Engineer and the Orange County Dept. of Public Works.

Due to the proximity of the N.Y.S.D.O.T. Traffic signal installation to any Temple Hill Road entrance, all engineering associated with same should clear Region 8.

Our Department has no objection to any proposed entrance to Temple Hill Road and approval is hereby granted, subject however, to D.O.T. approval. The Board should be aware that the State of New York will take over this County Road in April 1980. Until such time, we will coordinate the issuance of any entrance permit applications with Region 8.

A copy of letter from D.O.T., dated July 1, 1977 is affixed to this letter as part of our reply.

Very truly yours,

Louis J. Cascino  
Commissioner

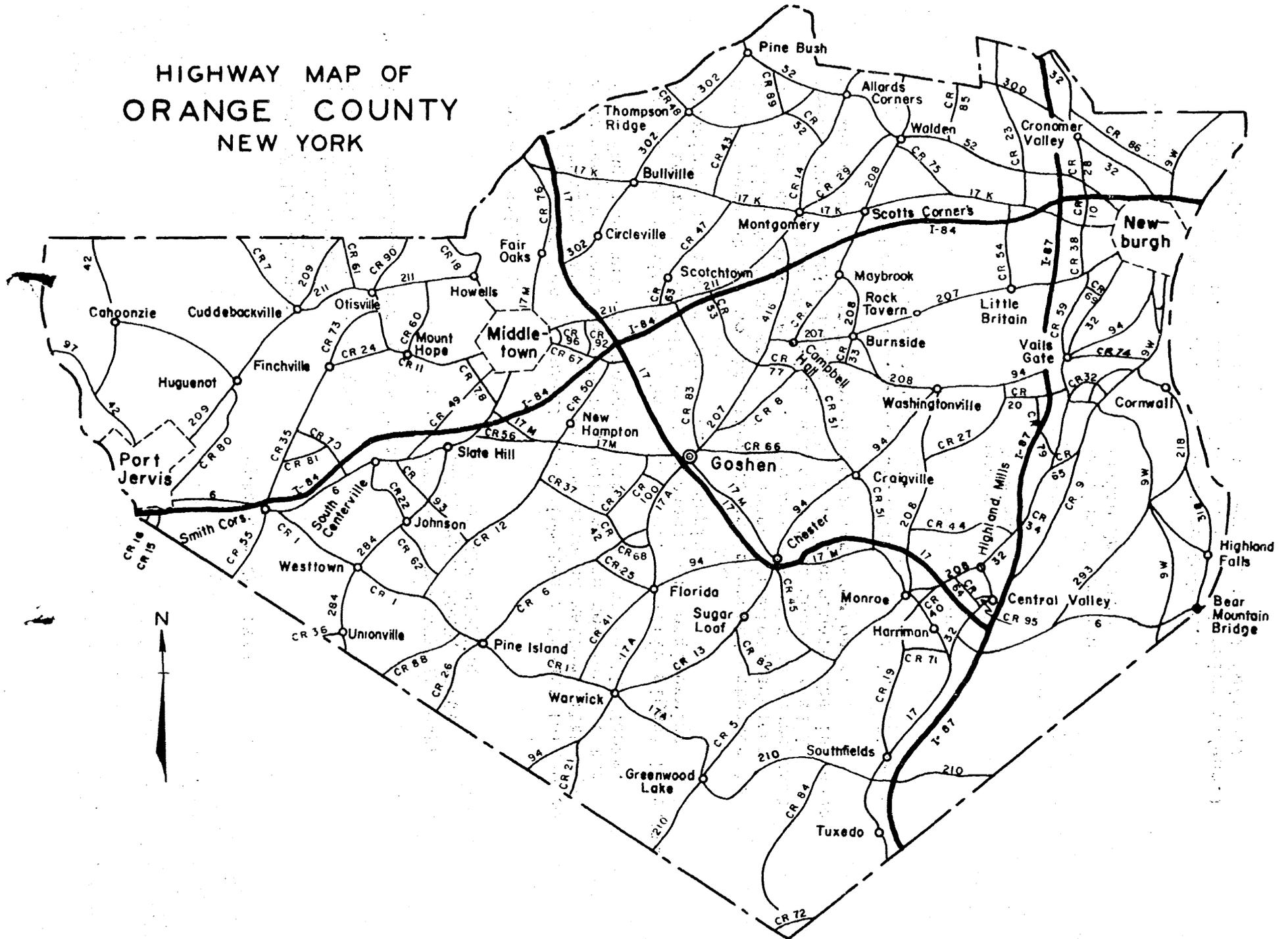
*William E. Duggan*

By: William E. Duggan  
Senior Engineer

WED:cat

cc: Paul V. Cuomo, P.E. Town Engineer (w/enc.)  
Joel Shaw, Sr. Planner, O.C. Dept. of Planning (w/enc.)  
Whitfield and Remick, (Att: Ray Thompson) (w/enc.)

# HIGHWAY MAP OF ORANGE COUNTY NEW YORK



NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION



Region 8 Office: 4 Burnett Boulevard, Poughkeepsie, New York 12603

July 1, 1977

Mr. Donald Witfield  
35 Wisner Avenue  
Newburgh, New York 12550

RE: Access Drive  
Route 207 (SH 153)  
Gateway International Park  
Town of New Windsor  
Orange County

Dear Mr. Witfield:

Pursuant to your meeting in this office on 4/27/77, and the submission of the site plan with your letter of 5/11/77 to the Town Planning Board, we have reviewed your proposal for the industrial park to be located along the south side of Route 207 in the vicinity of the Temple Hill Road intersection and now offer the following comments.

We are agreeable to two points of access for the subdivision and since they will not be connected internally, we will discuss each location separately.

1. Temple Hill Road (Easterly Access) - Although the frontage along Temple Hill Road was recently reconstructed by the State as part of Contract D95114, the work undertaken in that area was required to improve the intersection of Route 207 and Temple Hill Road. Consequently, when the project is officially accepted by the Department, Temple Hill Road will become the jurisdiction of the Orange County Highway Department. Therefore, we would suggest that you submit plans to them for approval of the Temple Hill Road access. Although we are deferring to the County at this location, we offer the following comments which we noted as the result of our study:

Under the State's project, a vehicle loop detector was placed in the pavement at a 300+ foot offset from the signalized intersection. To insure proper operation of the signal, we suggest that the new drive be located east of the detector.

Due to the acreage of the parcel which this drive will serve, consideration should be given to providing a left turn storage lane to accommodate west-bound traffic on Temple Hill Road destined for your site. The State's project widened Temple Hill Road to increase the capacity potential at the signalized intersection and it would be unfortunate to allow a major traffic generator to develop along the widening lane without proper adjustments.

Mr. Donald Witfield  
July 1, 1977  
Page 2

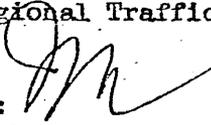
2. Route 207 (Westerly Access) - The original location proposed for the Foreign Trade Zone was unacceptable due to the restricted sight line (350+ feet) to the east created by the vertical alignment of Route 207. However, the new location, as depicted on the revised plan sheet dated 5/11/77, would be acceptable. But, since this roadway will be a private access for the industrial development, it should be designed in accordance with the Department's Policy and Standards for Entrances to State Highways. Although the 24+ foot width with abutting 5+ foot shoulders may meet Town requirements, we recommend that a 30+ foot roadway with proper poured-in-place concrete curb delineation be provided as shown on the plan, in red. This section should be extended to the right-of-way line which contradicts General Note #6.

Also, as we discussed, Route 207 presently "backs up" beyond the proposed access point during peak periods due to the signal control at Union Avenue. Consequently, it may be necessary to prohibit left turns to and from the new driveway if a problem develops after the Foreign Trade Zone is operating on its regular schedule. The Department will keep this area under surveillance after construction and if deemed necessary, the appropriate regulatory action will be taken. It would appear that this capacity problem could be improved or corrected by widening the easterly approach of Route 207 to Union Avenue. However, the Department has no plans for such an improvement, but since it would be beneficial for your clients, you should consider such a widening to alleviate problems in the vicinity of your proposed driveway.

We trust we have clarified the Department's position in this matter and as requested, we are forwarding a copy to the Town Planning Board so that they will be aware of our involvement. We suggest that you review the final plans with the local Residency Office since they will be responsible for the pavement details and the drainage controls.

Very truly yours,

M. J. Mignogna  
Regional Traffic Engineer

By:   
J. W. Wickeri  
Asst. Civil Engineer

MJM/JWW/tjh

cc: Town of New Windsor Planning Board, Union Avenue, New Windsor, N.Y. 12550  
Orange County Highway Dept., Route 17M, Goshen, New York  
J. Strapec, Resident Engineer

**RECEIVED**

JUL 7 1977

ORANGE COUNTY D.P.W.  
WILLIAM E. DUGGAN  
SENIOR ENGINEER

SCHWALL AND CARROLL, ATTORNEYS  
TRUST ACCOUNT  
49 MAPLE AVENUE  
NEW CITY, N. Y. 10956

14031

PAY  
TO THE  
ORDER OF

Town of New Windsor

October 9 1979 50-1162  
219

\$100.00

One Hundred +  $\frac{00}{100}$

DOLLARS

Nanuet  
National

A Charter  
New York Bank



Nanuet National Bank  
56 Coopers Road, New City, New York 10956

FOR

Subdram - Helmer

Leonard Schwall

#79-21

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SCHWALL AND CARROLL, ATTORNEYS  
TRUST ACCOUNT  
49 MAPLE AVENUE  
NEW CITY, N. Y. 10956

14032

PAY  
TO THE  
ORDER OF

Town of New Windsor

October 9 1979 50-1162  
219

\$750.00

Seven Hundred Fifty +  $\frac{00}{100}$

DOLLARS

Nanuet  
National

A Charter  
New York Bank



Nanuet National Bank  
56 Coopers Road, New City, New York 10956

FOR

Subdram - Helmer

Leonard Schwall

#79-21

⑆0219⑆1162⑆⑈4360806850⑈