

**PB# 85-36**

**Helmer Office Building  
(Never Materialized)**

**4-3-2.222**

85-36

• Helmer Office Building Site

didn't materialize  
filed with T.C. office 8/7/85

**General Receipt** 664885-36

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

Received of William Kelmer \$ 25.00

For Twenty Five and 00/100 DOLLARS

Site Plan application 85-36

FUND	CODE	AMOUNT
<u>Check # 1014</u>		
<u>\$ 25.00</u>		

By Pauline A. Townsend  
Town Clerk EC

Title

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

Eng. v  
Blayden  
Wain v  
Sen v  
Noyce

1st meeting 6/26/85

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

(This is a two-sided form) 85-36

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid 25<sup>00</sup> pd

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Helmer Office Building
2. Name of applicant Remick Architects & Planners Phone (914) 562-5226  
Address 34 Rte. 17K, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record William Helmer Phone (914) 942-1330  
Address 27 Central Drive, Stony Point, N.Y. 10980-2399  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Remick Arch. & Planners Phone (914) 562-5226  
Address 34 Rte. 17K, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Leonard Schwall, Esq. Phone (914) 634-3696  
Address 49 Maple Avenue, New City, N.Y. 10956  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the East side of Industrial Drive  
(Street)  
±180 feet South (direction)  
of Route ~~19~~ 207 (Street)
7. Acreage of parcel 1.73
8. Zoning district P.I.
9. Tax map designation: Section 4 Block 3 Lot(s) 2.222
10. This application is for the use and construction of a three-story office building.
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? NO If so, list case No. and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section none Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

Schedule \_\_\_\_\_ Column \_\_\_\_\_ Number \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

14th day of June, 1985

*Ray R. Thomson*  
Applicant's Signature

*Alice J. Sprague*  
Notary Public

Commission Expires March 30, 1987  
Reg. No. 407120  
Qualified in Orange County  
NOTARY PUBLIC, State of New York  
ALICE J. SPRAGUE

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
(Owner's Address)  
county of \_\_\_\_\_ and State of \_\_\_\_\_

and that he is (the owner in fee) of \_\_\_\_\_ of the \_\_\_\_\_  
(Official Title)  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized \_\_\_\_\_ to make the fore-  
going application for special use approval as described herein.

Sworn before me this.

\_\_\_\_\_ day of \_\_\_\_\_, 1985

(Owner's Signature)

\_\_\_\_\_  
Notary Public

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? Yes X No
10. Will project have a major effect on existing or future recreational opportunities? Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? Yes X No
13. Will project have any impact on public health or safety? Yes X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? Yes X No
15. Is there public controversy concerning the project? Yes X No

PREPARER'S SIGNATURE: [Signature] TITLE: Associate

REPRESENTING: Remick Architects & Planners DATE: 6/14/85

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Pace Ind.  
Subdivision \_\_\_\_\_ as submitted by Rennick Arch. & Planners  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved  disapproved \_\_\_\_\_

~~If disapproved, please list reason.~~

Notify water Dept.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

✓ Steve Dildis  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval New Windsor Office Bldg  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved  d: sapproved \_\_\_\_\_

If disapproved, please list reason.

✓ Fred Fajuch  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

**ZONING INFORMATION**  
( P.I. ZONE - COLA, N°3 ; BULK REG LINE 00 )

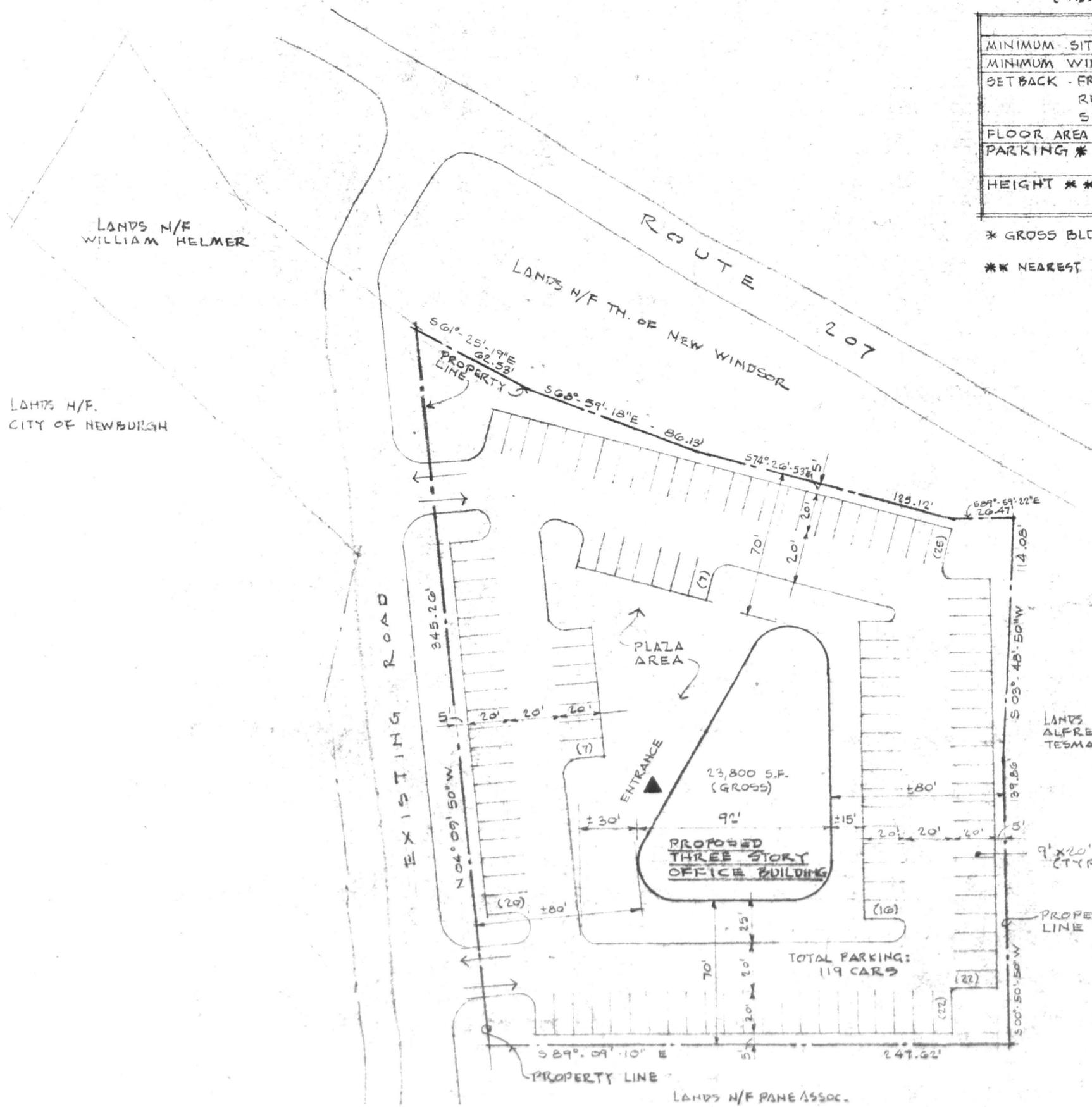
	REQUIRED	PROVIDED
MINIMUM SITE	40,000 SQ. FT.	73,358 SQ. FT.
MINIMUM WIDTH	150 FT.	250 FT.
SETBACK - FRONT	50'	±80'
REAR	20'	±80'
SIDE	15/40	70/140
FLOOR AREA RATIO	0.6	0.1
PARKING *	1 SPACE / 200 S.F. OF FLOOR AREA	1 SPACE / 200 S.F. OF FLOOR AREA
HEIGHT **	6" PER FT. OF DIST. TO NEAREST LOTLINE	6" PER FT. OF DIST. TO NEAREST LOTLINE

\* GROSS BLDG. SQ. FT. = 23,800 ÷ 200 = 119 CARS

\*\* NEAREST LOT LINE = 70 FT. x .5 = BLDG. HT. OF 35'

**BUILDING INFORMATION**

1<sup>ST</sup> FLOOR = 7,600 S.F.  
2<sup>ND</sup> FLOOR = 7,900 S.F.  
3<sup>RD</sup> FLOOR = 8,300 S.F.  
TOTAL GROSS S.F. = 23,800 S.F.



**PROPOSED SITE PLAN**

SCALE 1" = 40.0'

"PARCEL I" = 1.73 ± ACRES



PRELIMINARY  
NEW WINDSOR OFFICE BLDG.  
NEW WINDSOR - NEW YORK

REMICK - ARCHITECTS & PLANNERS  
34 ROUTE 17K - NEWBURGH, N.Y.

DWG. No 1  
11 JUNE 85