PB# 86-38

New Windsor Laundromat & Dry Cleaners

4-2-1

New Windsor Laundramat
& Dry Cleaners Site Plan

86-38

7/16/86 sh.
1 of 2

General Receipt

7974

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

(Rosytoe Associates) Aug. 11 19 86

Received of N. D. Roseto, Jr. $ 100 00/100

One Hundred and 00/100 DOLLARS

For Site Plan Fee - 86-38

DISTRIBUTION

FUND	CODE	AMOUNT
Check	$ 100.00	
#1008		

By Pauline G. Townsend EC

Town Clerk
Title

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

Oxford®
ESSELTE

MADE IN U.S.A. NO. 753 1/3

No plans submitted as of 6/3/86

DOT
PB Eng

One Hundred and 00/100 DOLLARS

For Site Plan Fee - 86-38

DISTRIBUTION

FUND	CODE	AMOUNT
Check #1008		$100.00

By Pauline G. Townsend EC

Town Clerk
Title

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

Oxford®
ESSELTE

MADE IN U.S.A. NO. 753 1/3

No plans submitted as of 6/3/86

DOT
PB Eng

General Receipt 7688

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

June 3, 1986

Received of Richard D. Roberts, Jr. $ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee (86-38)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 4831		25.00

By Pauline G. Townsend DEP

Town Clerk
Title

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

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

(This is a two-sided form) 86-38

Date Received 6/3/86
Meeting Date
Public Hearing
Action Date
Fees Paid 25

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project NEW WINDSOR LAUNDROMAT + DRY CLEANERS

2. Name of Applicant NICHOLAS D. ROSETO JR Phone 914-563-3537
Address RR#1 7 THORN LOT RD. STOCKHOLM NJ 07460
(Street Name & No.) (Post Office) (State) (Zip Code)

3. Owner of Record ELIZABETH PIEROTTI Phone
Address RT 9W NYACK NY
(Street Name & No.) (Post Office) (State) (Zip Code)

4. Name of Person Preparing Plan VINCENT DOGE Phone 561-1170
Address DARAN PARK NEW ROAD NEWBURGH, NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)

5. Attorney TAD SEAMAN ESQ Phone 565-5200
Address UNION AVE NEW WINDSOR NY
(Street Name & No.) (Post Office) (State) (Zip Code)

6. Location: On the SOUTH side of UNION AVE (Street)
+ NORTH OF feet NORTH (direction)
of TEMPLE HILL RD (Street)

7. Acreage of Parcel 9/10 acre

8. Zoning District PI

9. Tax Map Designation: Section 4 Block 2 Lot(s) 1

10. This Application is for the use and Construction of LAUNDROMAT, DRY CLEANER + VIDEO TAPE RENTAL SALES

11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? YES If so, list case Number and Name ELIZABETH PIEROTTI - MUSIC BOX - Case #83-32 - 9/26/83. retail sales

12. List all contiguous holdings in the same ownership NONE
Section 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

3rd day of June, 1986 _____
(Applicant's Signature)

_____ _____
Notary Public Title

My Commission Expires 3/30/87

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

_____ 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 foregoing application for

special use approval as described herein.

Sworn before me this

_____ day of _____, 198_____
(Owner's Signature)

_____
Notary Public

orange county

Louis Heimbach
County Executive

Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NUT 9-86M
County I.D. No. 4121

Applicant NICHOLAS D. ROSETA, JR.
Proposed Action: SITE PLAN - LAUNDRAMAT + DRY CLEANERS
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NYS 300 + CR#69

County Effects: There aren't any significant effects from a countywide planning perspective. Generally, the site plan is comprehensive addressing landscaping detail, parking needs, traffic circulation and it shows improved access and egress.
However the plan lacks sufficient drainage detail to determine where on site stormwater will flow and if such will be a problem to the County and State roads.
In addition a note pertaining to the proper disposal of dry cleaning chemicals should be placed on the plan.

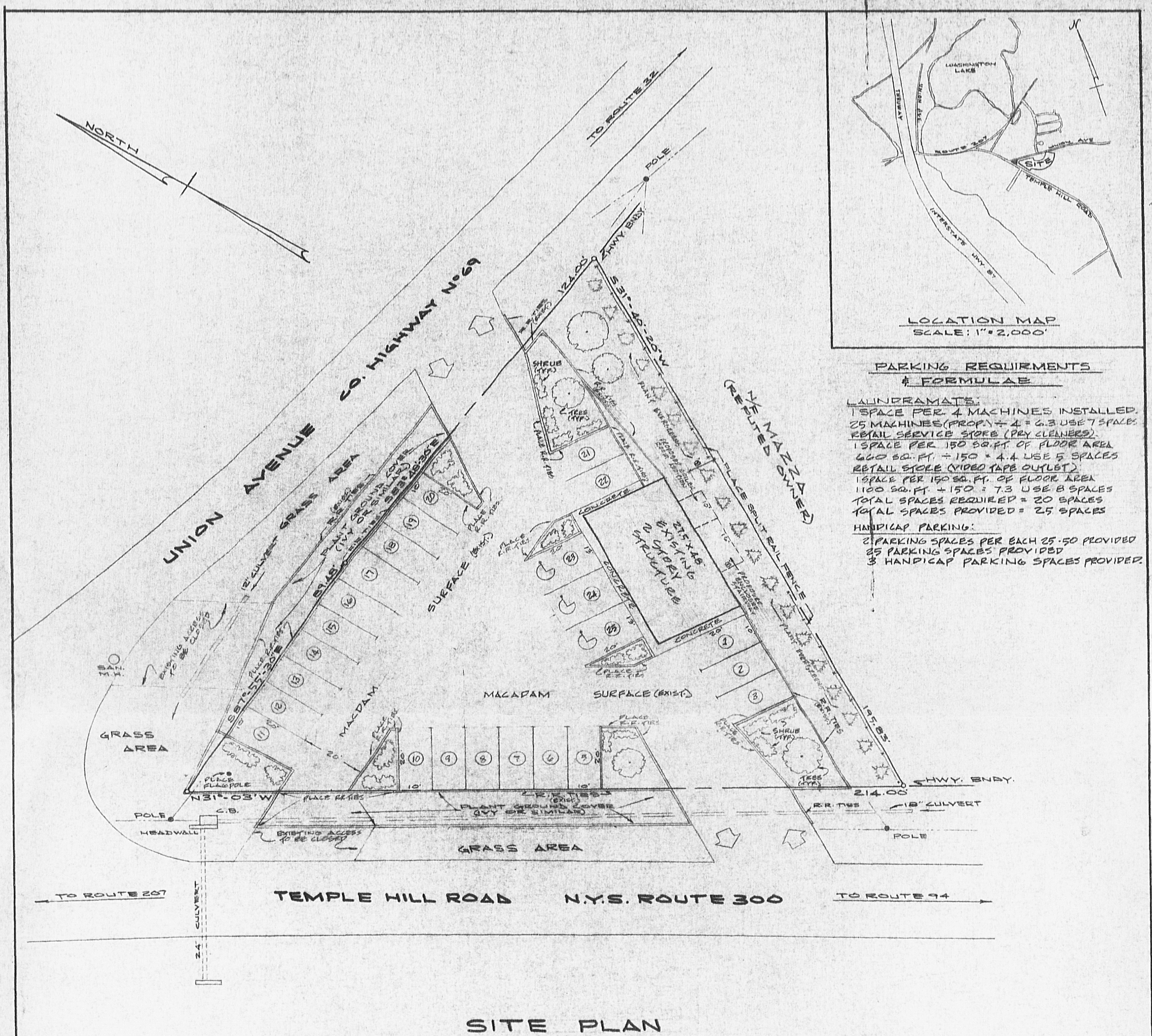
Related Reviews and Permits NYS DEPT. OF TRANSPORTATION + ORANGE COUNTY DPW

County Action: ✓ Approved ____ Disapproved

Approved subject to the following modifications: ____

6/17/86
Date

Peter Garrison
Commissioner



LOCATION MAP
SCALE: 1" = 2,000'

PARKING REQUIREMENTS & FORMULAE

LAUNDRAMATS:
1 SPACE PER 4 MACHINES INSTALLED.
25 MACHINES (PROP.) ÷ 4 = 6.3 USE 7 SPACES
RETAIL SERVICE STORE (DRY CLEANERS).
1 SPACE PER 150 SQ. FT. OF FLOOR AREA
660 SQ. FT. ÷ 150 = 4.4 USE 5 SPACES
RETAIL STORE (VIDEO TAPE OUTLET)
1 SPACE PER 150 SQ. FT. OF FLOOR AREA
1100 SQ. FT. ÷ 150 = 7.3 USE 8 SPACES
TOTAL SPACES REQUIRED = 20 SPACES
TOTAL SPACES PROVIDED = 25 SPACES

HANDICAP PARKING:
2 PARKING SPACES PER EACH 25-50 PROVIDED
25 PARKING SPACES PROVIDED
3 HANDICAP PARKING SPACES PROVIDED.

SITE PLAN
FOR
PROPOSED LAUNDRAMAT & DRY CLEANERS
LANDS TO BE CONVEYED TO
NICHOLAS D. ROSETO, JR.

TOWN OF NEW WINDSOR — ORANGE COUNTY, N.Y.
DATE: 6-9-86 — SCALE: 1" = 20'

TAX MAP DATA:
SECTION 4 BLOCK 2 LOT 1

NOTE:
SITE PRESENTLY ZONED PLANNED INDUSTRIAL IS REQUESTING TREATMENT UNDER NEIGHBORHOOD COMMERCIAL ZONING.

6-11-86
REVISED: 6-10-86

LICENSED LAND SURVEYOR
VINCENT DOCE
044604
STATE OF NEW YORK

PREPARED BY:
VINCENT J. DOCE ASSOC.'S
SURVEYORS & PLANNERS
15 NEW ROAD — NEWBURGH, N.Y.