

**PB# 87-12**

**Orange Area YWCA**

**4-2-3.222**

ORANGE AREA Y.W.C.A. 87-12

SITE PLAN APPROVED 5/27/87

**General Receipt** 8650

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

February 18, 19 87

Received of Y W C A \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee 87-12

DISTRIBUTION Site Plan 87-12

FUND	CODE	AMOUNT
<u>CR 10594</u>		<u>25.00</u>

By Pauline H. Townsend  
Town Clerk

**General Receipt** 9375

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

Dec. 28 19 87

Received of N. W. P. A. \$ 188. <sup>50</sup>/<sub>100</sub>

One Hundred eighty-eight and 50/100 DOLLARS

For Engineering Fee \$88.50  
Site Plan \$100.00 87-12

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR # 10599</u>		<u>188.50</u>

By Pauline H. Townsend  
Town Clerk

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

**Oxford®**

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

DISTRIBUTION *Site Plan 01-14*

FUND	CODE	AMOUNT
<i>CK 10594</i>		<i>25.00</i>

By *Pauline G. Townsend*  
*ES*  
 Town Clerk

**General Receipt** 9375

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

*Dec. 28* 19 *87*

Received of *N. W. P. A.* \$ *188. <sup>50</sup>/<sub>xx</sub>*

*One Hundred eighty-eight* — *50* DOLLARS

For *Engineering Fee \$88.50*  
*Site plan \$100.00 87-12*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>CK# 10599</i>		<i>188.50</i>

By *Pauline G. Townsend*  
*ES*  
*Town Clerk*  
 Title

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

**Oxford®**

ESSEITE

MADE IN U.S.A.

NO. 753 1/3

*Water &  
 Sewer  
 Planning  
 2-21-87*

TOWN OF NEW WINDSOR  
 PLANNING BOARD FEES  
 JANUARY 1, 1987

Checks payable to:  
 TOWN OF NEW WINDSOR

Date to:  
 TOWN CLERK

\$ 25.00 APPLICATION FEE

\$ 25.00

2/14/87

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SITE PLAN

\$100.00 (\*) SITE PLAN FEE  
 OR AMENDED SITE PLAN

100.00

Varies ENGINEERING FEE

\* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

-----  
SUBDIVISION

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

\$100.00 FINAL PLAT (MINOR SUB.)

\$100.00 + \$5.00 per unit (FINAL PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

\$ 88.50

Separate check, payable to:  
 TOWN OF NEW WINDSOR

Date to:  
 COMPTROLLER

\$250.00 per unit (\*\*) RECREATION FEE

\*\* The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

-----  
LOT LINE CHANGE

ENGINEERING FEE

-----  
SPECIAL PERMIT

PUBLIC HEARING FEE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Y W C A

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 JUNE 1987.

       The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The water main to be a minimum of eight (8) inches in diameter.

The fire hydrant is to be located away from the parking stalls, where the pavement intersects with the access road at the rear of the building.

The access road at the rear of the building to be 24" wide.

It is recommended that a chain be installed across the access drive, to prohibit use by private vehicles.

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SIGNED: Richard Holaday  
CHAIRMAN

*Senior Memberships -- 18 yrs and older  
May 1986 - April 1987*

Prepared by	Initials	Date
Approved By		

		Men	Women	Total
1	<u>1986:</u>			
2				
3				
4	May	26	103	129
5				
6	June	36	128	164
7				
8	July	18	115	133
9				
10	August	20	33	53
11				
12	September	39	179	218
13				
14	October	48	146	194
15				
16	November	27	73	100
17				
18	December	19	69	88
19				
20				
21	<u>1987:</u>			
22				
23				
24	January	42	131	173
25				
26	February	24	102	126
27				
28	March	36	118	154
29				
30	April	5	94	99
31				
32		<u>Total for 12 months</u>		<u>1631</u>
33				
34				(109)
35				1/215/mo
36				
37				
38				
39				
40				
41				

$$\begin{array}{r} 120 \\ 15 \\ \hline 135 \\ 180 \end{array}$$

$$\begin{array}{r} 108.7 \\ 15 \overline{)1631} \\ \underline{15} \\ 131 \\ \underline{120} \\ 110 \end{array}$$



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: YWCA Site Plan  
PROJECT LOCATION: Union Avenue  
NW #: 87-12  
27 May 1987

- 1). The Applicant has submitted a Site Plan for review which involves the construction of a new addition on the southeast corner of the existing facility. In addition, the parking area on the west of the property is being expanded. The Site Plan has been reviewed previously at the 8 April 1987 and 22 April 1987 Planning Board Meetings.
- 2). Since the previous meetings, the Plan has been revised to include additional parking spaces, access to the new addition off the parking area and bulk table information.
- 3). Based on the layout for the indicated paved fire access drive, it appears that the layout would make it extremely difficult for fire apparatus to access the drive. In addition, the ten foot (10') width appears inadequate.
- 4). Although the parking spaces provided have been increased to 120, based on the bulk table requirements this amount remains inadequate.
- 5). As previously indicated, the rear yard setback and site development percentage do not comply with the zoning bulk tables.
- 6). Based on the non-compliances indicated above, the Plan as submitted (without ZBA variances), is not acceptable from an engineering standpoint.

Respectfully submitted,

  
-----  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEfmd



565 Union Avenue  
New Windsor, New York 12550  
914-561-8050

April 20, 1987

John Petro, Town Supervisor  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, NY 12550

Dear Mr. Petro,

As I'm sure you are aware, the YWCA has a parking problem at times of swim meets and other special events when usage of the facility is exceptionally heavy. These occasions are infrequent, probably four (4) or five (5) times a year, and occur on weekends. In the past, the YWCA has requested use of the Town Hall parking lot to accommodate the overflow of cars.

The YWCA would like to request the use of the Town Hall parking lot for times of heavy usage. The YWCA proposes putting in a walk, at the YWCA's expense, on the YWCA property leading to the Town Hall parking lot. The walkway would enable joint usage of the YWCA parking lot and the Town Hall parking lot and would eliminate the necessity of walking on Union Avenue in order to get from one parking lot to the other parking lot.

I ask your consideration of this proposal by the YWCA. I look forward to hearing from you.

Sincerely,

Janet C. Gruenhagen  
Executive Director

JCG/par



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

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*Associate*

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: YWCA Site Plan  
PROJECT LOCATION: Union Avenue  
NW #: 87-12  
22 April 1987

1). The Applicant has submitted a Site Plan for an addition to the existing YWCA facility on Union Avenue. This plan was previously reviewed at the 8 April 1987 Planning Board meeting.

2). The Plan as previously submitted did not include bulk table compliance information. Further investigation indicates that the property does not appear to be within the R-4 zone; the site being within the PI Zone. As such, further review indicates that two items must be reviewed by the Planning Board; namely the site development coverage percentage and the parking provisions.

3). Based on comments made by the Bureau of Fire Prevention, it is recommended that the Applicant provide a paved access driveway in the rear of the existing building to provide access for emergency situations.

Respectfully submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE

YNCA - SITE PLAN (87-12)

Mr. Stewart Green came before the Board.

Mr. Green: I am an attorney from Newburgh I am on the Board of the YW and I will try to put together what he has put together in preparation for tonight. After our last appearance at that time for the first time we saw the comments from the Town representatives of the concerns that they had. And it is my understanding Mr. Cornacchini met with the Town engineer I believe perhaps discussed with you one of the main concerns was is this in the P1 zone or R4 zone I believe his findings after looking at the map is that the entire site is in the P1 zone. With that finding it takes care of several problems raised such as the rear set back and the area of the site that the proposed use takes up and then leaves us to try and see what is the greater amount of parking needed for the facility. In looking at the P1 parking part of the ordinance it appears that that kind would be something like 1 space for every five individuals that would be using the site. I don't believe and with the site that you have here it shows 41 spaces existing and additional 40 to be added for 81 altogether which would bring us up to slightly over 400 people on site and I don't believe that that is ever going to be a problem because I don't think they'd have the safety people would let them have more than that anyway. I believe it is 100 for the pool in which take the spaces, it probably won't exceed 400. These drawings are what Ed prepared to bring before you tonight. The building is going to be a basic structure a butler building with the same as the wooden part you see from the road now.

Mr. Van Leeuwen: Still a butler type building.

Mr. Green: That is all the budget is going to allow and that is what it will have to be to make it happen. One of the concerns at the last meeting was that perhaps there would be some pathway a lighted pathway between the Town lot and this facility and if you recall at the last meeting there was a request that we consider some kind of pathway through here to the Town property so that people won't be coming on the busy road and as a safety precaution and I would like to present a letter that Janet Gruenhager, executive director at the Y sent to Mr. Petro suggesting and requesting that this be done at the Y.

Ms. Gruenhager: I know Al mentioned he showed the proposed walkway on the plan I think it shows it coming around across the front of the building and up over the left towards the Town Hall.

Mr. Van Leeuwen: My only concern is that the addition is going to be different from the other existing building.

Mr. Green: I don't think it is going to be different as it won't appear different because I believe that the facade is going to be the same on the road part and most of the rest of the building is the swimming pool.

Mr. Schiefer: What is going to be in the new building?

Mr. Green: I think he had the basic plans submitted last time, fitness center, meeting room, conference rooms, they are going to expand the locker rooms

because it is a tight situation with the existing building into this corner so there will be sufficient lockers for men and women and they will have access to the pool and the rest will be fitness center some offices and meeting rooms. Basically they are in dire need of program space they have swimming pool lockers and a very small office to have meetings and programs and it is just not workable and since the beginning they have been going to put in the program space but this is the first time it has been feasible.

Mr. Scheible: There is a comment here Mr. Green from the Fire Department they are looking for an access road off the parking area which is needed to the rear of the new addition they are looking for an access road what I understand comes in from here to reach the new addition, like a blacktop type roadway here it seems to be that I can see their point. If we had a fire there and if they had a building like that, with how wet it has been if they try to go across if it is a lawn it would be impossible for the Fire Department to drag their hose across that. They are looking for access road to the new addition, that was their comment and fire hydrant at the edge of the property also.

Ms. Gruenhagen: That would be ideal.

Mr. Green: I don't imagine that would be a major problem either of those.

Mr. Mc Carville: You have 8 feet it is not bad if you take it right off the end.

Mr. Green: You are looking at something one vehicle wide for emergency nothing else?

Mr. Scheible: That is correct.

Mr. Schiefer: Have they identified where they want the hydrant?

Mr. Scheible: At the edge of the parking lot. I am assuming they mean this are there.

Mr. Green: You mean run the water lines in there? I wouldn't anticipate that would create a big problem at all.

Mr. Scheible: I want to read number 2 of the comment presented to us by the engineer, the plans previously submitted did not include bulk table compliance information. Further investigation indicated that the property does not appear to be in the R4 zone that has been resolved. The site being in the PI zone as such further review indicates two items must be reviewed by the Planning Board the site development coverage percentage and the parking provision. Mr. Edsall how does the coverage area, what kind of percentage?

Mr. Edsall: It comes out to 23%. Depending upon how you interpret the code if you use the percentage that is allowable for the type use that is occurring it would be 20% for R4 zone if you refer to the PI zoning you could apply 10% maximum coverage. My interpretation would be that you use the allowable percentages for the type use both parking and coverage that would mean they are allowed 20% coverage they have 23 and for the parking we are all aware that they are significantly less than what the calculation would come out to. There probably should be an interpretation as far as if you should use the percentages or calculations from the use or attempt to apply something from the zone that you

are in if you try and use PI there is no place to apply numbers. Since there is no use that really it fits under.

Mr. Green: Are you referring to the basis of membership?

Mr. Edsall: We requested at the previous meeting if you wanted to pursue the average membership you provide us with the information. I haven't gotten anything.

Mr. Green: Is what you are saying that because the use is recreation use it should be based on membership?

Mr. Edsall: The R4 zone which allows that type of use gives you two avenues for calculations, one is by square footage and membership I was open to either interpretation. The fact that I don't have membership information I used the square footage.

Mr. Green: The thing is if it is not all in the R4 zone it would be based on the number of people using the building.

Mr. Edsall: There are no regulations in the P10 zone for this use.

Mr. Green: It would seem if you made an analogy to the one in 5.

Mr. Edsall: This is a use variance not an area variance I associated the use to bring along the requirements that go along with the use that is any method of evaluation I don't know what the Board cares to use.

Mr. Green: If it was a PI use there would be more than enough parking but because it is...

Mr. Edsall: There is nothing under the PI zone associated with this use with a different use you'd have to use different associations. I used the calculations for the type use that you are proposing irregardless of what zone you are in the variance applies to the use.

Mr. Mc Carville: In this situation it is apparently 3 or 4 times a year they have the big swim meets there and the cars are parked in front of the building in the drive on both side and emergency vehicles could never get in or out but the Fire Department wants an access road in the back of the building if it is a situation where you can't get in anyway. You could never fit a fire truck there I think we are looking at a situation I have a problem with the safety factor and I think this should be eliminated it should be clear cut. This should be one way going in and one way going out all traffic moving at this way. Parking should be eliminated from the circle entirely, signs should be posted in front of the building on Union Avenue, no parking for the whole area and I'd like to see about an additional 30 to 40 spaces proposed. Not immediately but I think they should be proposed a shale type situation for this year with a commitment to blacktop them down the road. We are I think we are being kind of foolish in approving this without looking for a heck of a lot more in parking. I have seen the situation many times when they have the special events and they have 130 people in the building because I have been in there and I know there is more than 130.

Mr. Green: The path up to the Town Hall is an excellent idea. To have a safe

way to get there would be a long way to solve the problems we don't want to take up more than what is actually necessary if during the four times the people can park there for the meets and large membership meetings for the Y taking place off site because you are not going to have everyone in the little conference rooms and the meeting rooms, there is not going to be enough.

Mr. Van Leeuwen: If when you do have the meets and I suggest they have someone out there on Union Avenue directing traffic and keep cars out of the single lane. If a fire truck had to get in there during one of the meets they'd never get in.

Mr. Scheible: I think the whole parking situation has to be looked at.

Mr. Reynolds: Address the road and the walk.

Mr. Van Leeuwen: The Fire Department will not approve without it.

Mr. Mc Carville: You have a road coming in to serve the Town facility it would probably be a heck of a lot easier to bring the emergency access of the Town property over to the corner of the building.

Mr. Van Leeuwen: If you have a fire and they say YWCA you are going to go to the main building.

Mr. Babcock: They have already proposed I know they wrote a letter to the Town and proposed that road be for no use whatsoever except for the police station and they made that very definite I want to let that be known now.

Mr. Green: They are only saying if there is an emergency and a fire truck I am sure the Town wouldn't mind if they used it.

Mr. Babcock: I am sure they wouldn't but once you put a road in unless you can stop it from being used only by emergency vehicles it is going to be used. That is the problem.

Mr. Edsall: Looking at the contour of the property it would make sense to take the access road off the parking area back to the new addition if there was a necessity to set up fire apparatus on an emergency road they could. What they are looking for is the access to the back.

Mr. Green: We are going to lose a few spaces.

Mr. Edsall: There is nothing to restrict them from putting a row of parking behind the building and leaving a wide vehicle path behind so they can pick up spaces behind as well as paved area for emergency access.

Mr. Green: If you think that will help solve the problem to move to the west and show proposed parking and put shale there for the present because the cost, there is only a certain budget.

Mr. Van Leeuwen: Why don't you create a parking lot back here and then you'd have your access road and everything.

Mr. Scheible: If you leave a fire lane and no parking fire lane I think you are better off doing that.

Mr. Green: I don't know what is more economical for the Y to put it in the same area or go west.

Mr. Mc Carville: If we get a commitment for additional space west of the current parking lot and commitment to put some type of access here I have no problems with the plans I'd like to see the no parking in front of the building and I'd like consideration given to this one way flow around the entrances there.

Ms. Gruenhagen: That is no problem.

Mr. Mc Carville: They want to move on, again if we get commitment to the parking and the elimination of the five spaces on the circle in front to give access, work out this emergency road here.

Mr. Jones: I want to see emergency road with the hydrant back there.

Mr. Schiefer: The hydrant has to go in.

Mr. Edsall: Are we leading towards basing the parking calculations based on membership?

Mr. Van Leeuwen: No, we are just asking for more parking.

Mr. Edsall: I am looking in line with how are we going to show compliance with the Town code looking towards showing compliance with the membership calculations. If you have the shale overflow parking area it is useable and it can be used towards showing compliance. I am just looking towards if they can provide us with the right information for membership. It will make things a little clearer.

Mr. Roncs: In the PI zone under outdoor recreation areas the provision for one parking space for each five persons for which it is designed. But not less than four spaces per acre that is a little bit different than the membership.

Ms. Gruenhagen: We have a lot of members who don't show up. I am taking the number of voting members that we have and we would take up the whole lot for parking. And half of the people never come in.

Mr. Babcock: If possible, if we use the R4 zone for use that if they can't quite meet the parking requirements with the shale base then they apply for a variance for the amount of required parking which would make it legal.

Mr. Green: If there was some reasonable way to comply and as long as what you feel is Ok we'd rather do that than have a long delay and the longer we go the less we can do with the money.

Mr. Mc Carville: I think we ought to use the 1 to 5 formulation.

Mr. Roncs: And on the record so we don't keep on having the problem resolved that lot coverage issue there is no point in that if he is at 23 percent and that is what you are talking about he is going to have more coverage with more parking space there so it is either ten percent and they are fine or it is 20 percent and they need a variance. So I think the Board should make a finding on

the record that the issue doesn't keep on cropping up otherwise the Y isn't going to be able to plan the development of the rest of the site. If you can tie those two points together the further you can go to apply the parking requirement of one to five which is stipulated under the PI zone for outdoor recreation under the same category of use outdoor recreation facility or public parking and playground you have a development coverage of ten percent which is permitted. So if the kind of use that you have here which is essentially a recreational use indoor rather than outdoor in your judgment reasonably falls within the orbit of that use it might be logical or perhaps you can find the logic to apply both of those bulk requirements.

Mr. Schiefer: "That the Planning Board of the Town of New Windsor approve the proposed use which is sufficiently similar to the parks and playground or recreational facility use provided for under the PI zone that the requirements for percentage of development coverage and offstreet parking would reasonably apply to the YWCA's site plan." Seconded by Mr. Van Leeuwen.

Mr. Green: As far as the proposed parking to the west are we talking about a number of spaces or an area.

Mr. Scheible: I'd like to see an area to accomodate another 30 or 40 cars and shaded area.

Mr. Green: And access road from the parking lot to the new addition for fire control purposes only, emergency use in addition to a fire hydrant. Elimination of the five parking spaces in the front of the building.

Mr. Roncs: In the location of the parking it might be up to you you might want to have the parking wrap around.

Mr. Green: The issue as far as you are concerned where do we put them as far as where the engineer feels is practical.

Mr. Scheible: Also your agreement with the Town to use this parking area I don't want that to be dropped.

Mr. Green: OK. So we have the hydrant, parking lot to the new addition, cut out island which is currently on the northern end of the parking lot, show additional parking to bring it up to 120 spaces, eliminate five parking spaces out front. And one way traffic in and out.

Roll Call:	Mr. Jones	Aye
	Mr. Reyns	Aye
	Mr. Mc Carville	Aye
	Mr. Lander	Aye
	Mr. Scheible	Aye
	Mr. Schiefer	Aye
	Mr. Van Leeuwen	Aye

#### CHERRY SITE PLAN (87-18)

Mr. Charles Walezak came before the Board representing this proposal.

Mr. Walezak: I have a consulting engineering business in the Town of Newburgh I

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK



1763

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Y W C A

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 24 February 19 87.

       The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

An access road off the parking area is needed to the rear of the  
new addition. Also, a fire hydrant should be located at edge of  
parking area.

SIGNED: Richard Holby

CHAIRMAN

TOWN OF NEW WINDSOR  
PLANNING BOARD

RECEIVED ✓

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

(This is a two-sided form)

DATE 2-18-87

Date Received 2-18-87  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \$5.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Addition to Orange Area YWCA
2. Name of Applicant YWCA Phone 561 - 8050  
Address 565 Union Ave., New Windsor, New York 12550  
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record YWCA (Orange County IDA) Phone 561 - 8050  
Address 565 Union Ave., New Windsor, New York 12550  
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person Alfio H. Cornacchini  
Preparing Plan Lynch & Cornacchini Architects Phone (914) 229 - 5434  
Address Vanderbilt Place Hyde Park N.Y. 12538  
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney Northrop, Stadar, and Glenn PC Phone 561 - 8000  
Address 388 Broadway Newburgh, New York 12550  
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the South side of Union Ave.  
(Street)  
\_\_\_\_\_ feet East  
(direction)  
of Temple Hill Road  
(Street)
7. Acreage of Parcel 5.9 Acres
8. Zoning District Planned Industrial
9. Tax Map Designation: Section 4 Block 2 Lot(s) 3,222
10. This Application is for the use and Construction of A one story Addition Housing Multi Purpose, Exercise and Meeting Rooms
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? Yes If so, list case Number and Name YWCA #80-13, 14 July, 1980
12. List all contiguous holdings in the same ownership N.A  
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

9th day of February, <sup>1987</sup>~~1985~~ Randy E. Bullis  
(Applicant's Signature)  
Sandra L. Mackay Notary Public President Board of Trustees Title

SANDRA L. MACKAY  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDING IN COUNTY OF ORANGE  
NO. 4621133  
COMMISSION EXPIRES MARCH 30, 1987

OWNER'S ENDORSEMENT

(Notary Signature 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

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED  
DATE

WATER SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Lynch & Coirachini Arch. for the building or subdivision of  
YWCA has been  
reviewed by me and is approved ✓  
disapproved.

~~If disapproved, please list reason.~~

There is an existing 2" water service  
Feeding the YWCA

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

Steve Bidin  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Lynch & Cornacchini for the building or subdivision of  
Y.W.C.A. has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Sewer line is available

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

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

Luman D. Mastenfel  
SANITARY SUPERINTENDENT

Feb. 19, 1987  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Y.W. CA  
Subdivision Lynch & Connolly as submitted by  
Lynch & Connolly for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Fred J. J. J.  
HIGHWAY SUPERINTENDENT

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

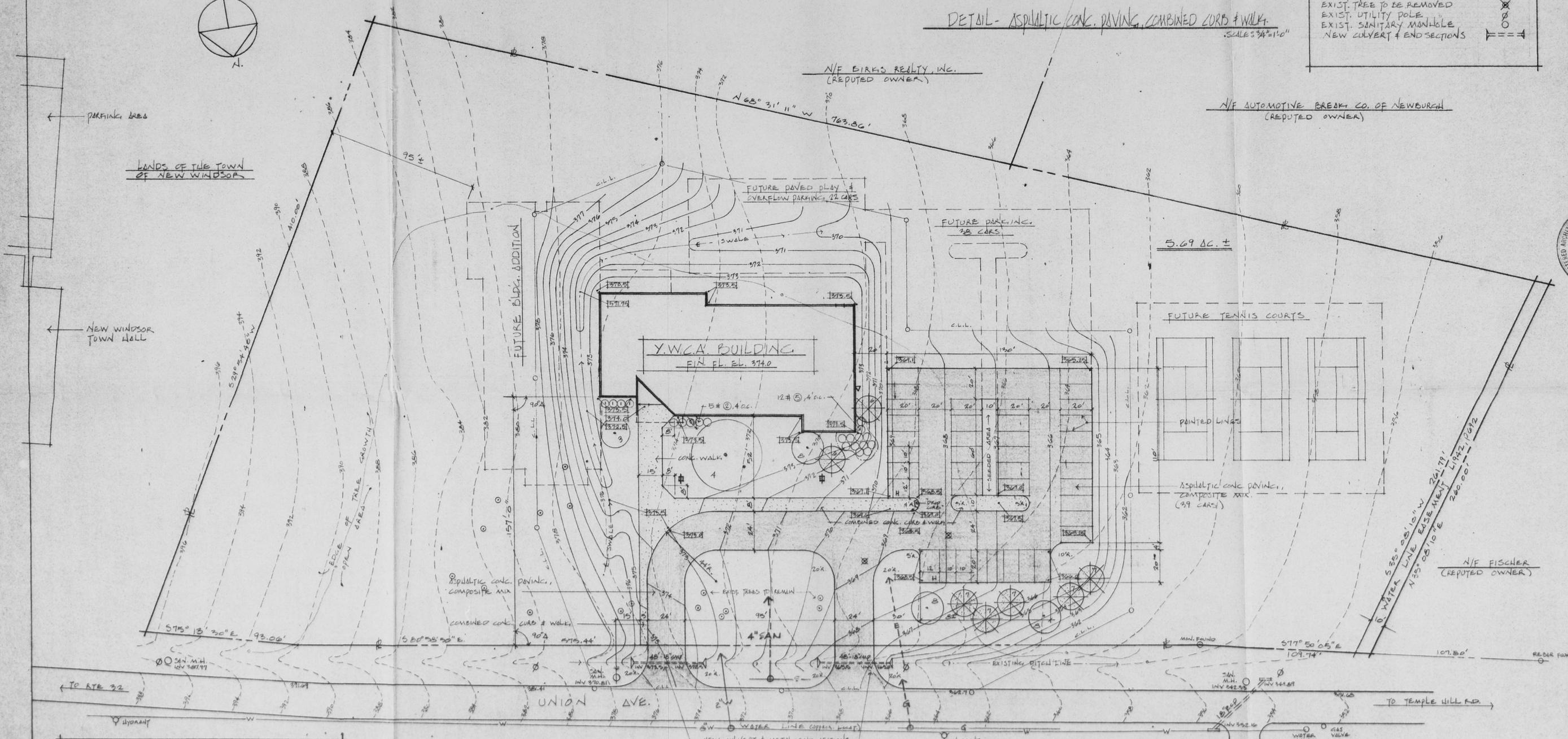
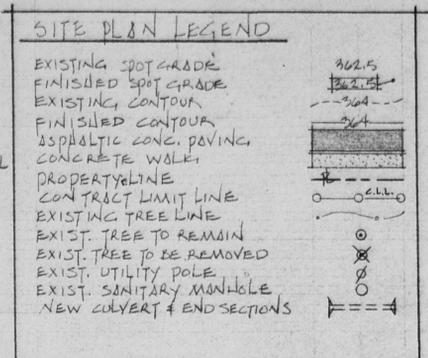
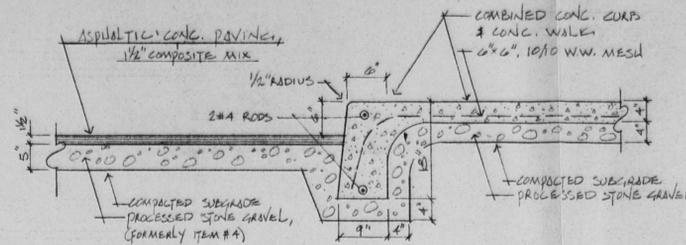
\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

### PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANT.
1.	MILVIA LATIFOLIA	MOUNTAIN LAUREL	24" 30'	4
2.	TAXUS CUSPIDATA DENSA	DENSE JAPANESE YEW	24" 30'	5
3.	FETULA OLEA	EUROPEAN WHITE BIRCH	24" 30'	1
4.	GLEDTISIA TRIA. INERMIS	SILVERMASTER LOCUST	24" 30'	1
5.	JUNIPERUS CUM. PITZERIANA	PITZER'S JUNIPER	24" 30'	12
6.	PINUS NIGRA	AUSTRIAN PINE	6"-7"	2
7.	PINUS STROBUS	WHITE PINE	6"-7"	5
8.	MALUS HOPEA	HOPES CRABAPPLE	6"-7"	3

**NOTES:**  
ALL PLANTS BALL & BURLAP OR POTTED TO MEET CURRENT STANDARDS & AMERICAN ASSOC. OF NURSEYMEN.



- ### GENERAL NOTES:
1. TOPOGRAPHIC SURVEY & PROPERTY LINE INFORMATION FROM SURVEY BY VINCE ROSE, P.L.S. # 04404, DATED 5/6/80.
  2. CONTRACTOR TO VERIFY ALL LINES & GRADE BEFORE BEGINNING WORK & INSPECT EXISTING TREES, ROCKS, ETC. THAT REQUIRE REMOVAL.
  3. STRIP ALL TOPSOIL TO FULL DEPTH IN ALL PAVED & BUILDING AREAS, & STOCKPILE FOR FUTURE USE IN LAWN AREAS.
  4. ALL AREAS OF THE SITE WITHIN THE CONTRACT LIMIT LINE EXCEPT BUILDING & PAVED AREAS, TO RECEIVE 6" OF TOPSOIL & SHALL BE SEEDED.
  5. NEW CULVERT & METAL END SECTIONS AT EACH PAVED DRIVE ARE PART OF THIS CONTRACT.
  6. NEW PLANTING PART OF THIS CONTRACT.
  7. # POLE LIGHT □ BUILDING MOUNTED LIGHT

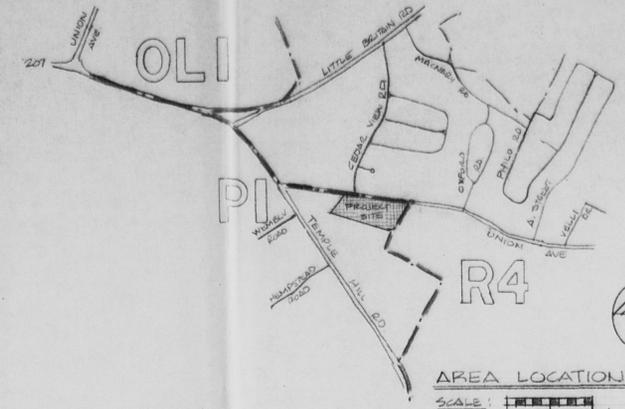
## SITE PLAN

ORANGE ACRE YWCA  
UNION AVE., NEW WINDSOR, N.Y.  
WITFIELD & REMICK, ARCHTS.  
DONALD C. MOLLER, LANDSCAPE ARCHT.

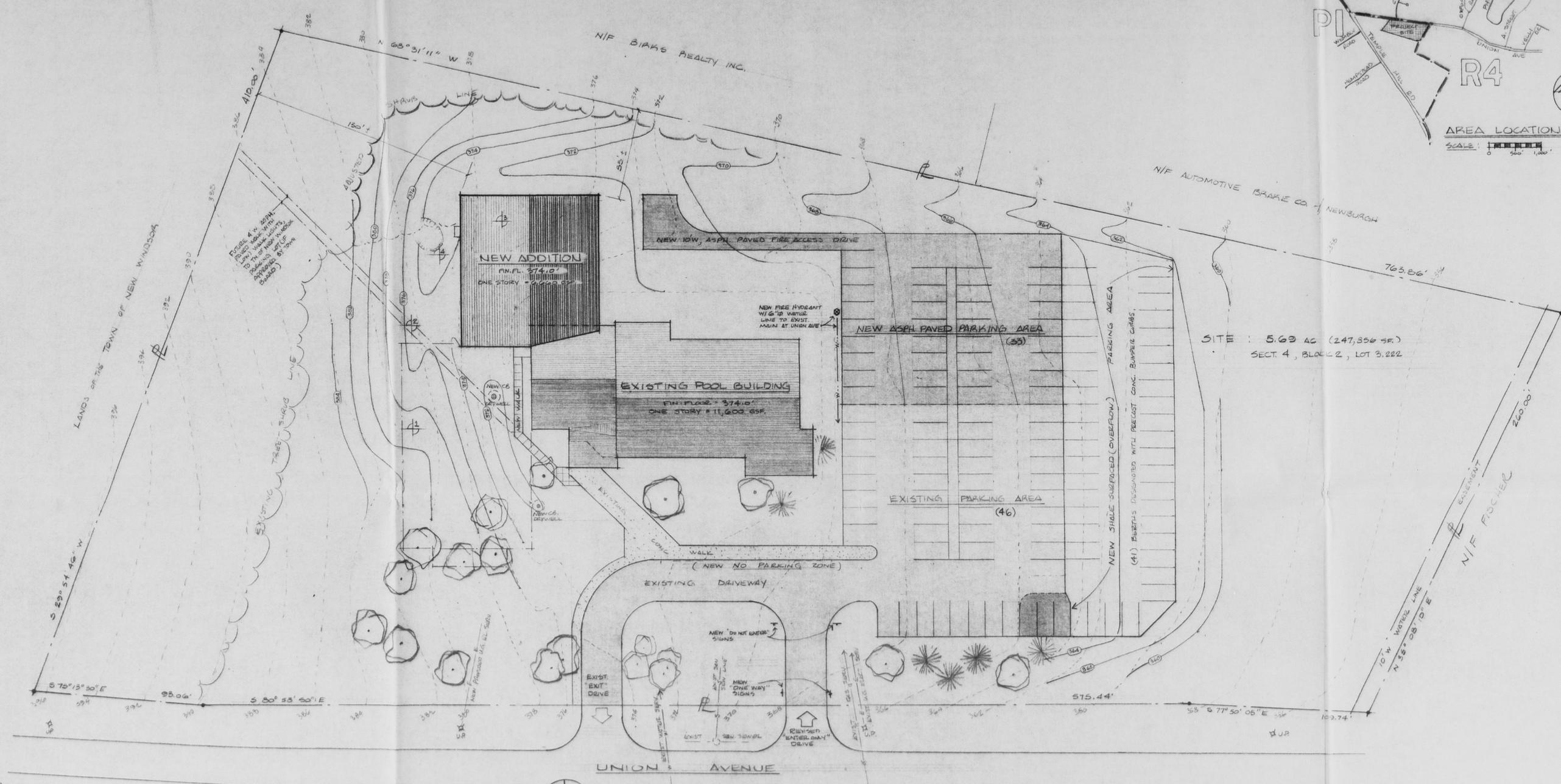
6/23/80

- ### UTILITY NOTES
1. NEW 4" SANITARY LINE TO BE CONNECTED TO 6" TRANSITE LINE IN STREET
  2. NEW 2" COMPOSITE WATER LINE TO BE CONNECTED TO 6" MAIN IN STREET
  3. UTILITY CO. TO PROVIDE GAS SERVICE
  4. UTILITY CO. TO PROVIDE UNDERGROUND ELEC. SERVICE FROM POLE TO PAD MOUNT TRANSFORMER IN REAR OF BUILDING

*Final site Plan* APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 6-21-80  
BY Ernest Spignardo  
ERNEST SPIGNARDO 6-26-80  
Chairman



STATE LEADY APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON 05-27-2019  
 BY LAWRENCE JONES  
 SECRETARY



SITE : 5.69 AC (247,856 SF)  
 SECT 4, BLOCK 2, LOT 3.222

FEASIBILITY STUDY SITE PLAN SCALE: 1" = 30'-0"

- LEGEND**
- 500' --- EXISTING GRADE CONTOUR
  - 50' --- NEW GRADE CONTOUR
  - EXIST PAVED DRIVE OR PARKING
  - NEW PAVED PARKING AREA
  - EXIST DECID TREE
  - EXIST EVERGREEN TREE

**NEW ADDITION STATISTICS**

USE & AREAS

A) MULTI PURPOSE RM (1)	= 1,250 SF
B) FITNESS ROOM (1)	= 1,850 SF
C) MEETING ROOMS (2)	= 1,000 SF (TOTAL)
D) OFFICES (2)	= 404 SF (TOTAL)
E) LOCKER/SHOWER RM (1)	= 370 SF
F) KITCHINETTE (1)	= 120 SF
G) MISC., STAIR & CORR.	= 1,305 SF
<b>TOTAL G.A.R.A.</b>	<b>6,600 SF</b>

HEIGHT = 12' CEILING / 15' 2" ROOFLINE  
 ONE STORY - PRE ENGINEERED STRUCTURE

**COMBINED BULK & USE STATISTICS**

USE: RECREATION & MISC. FACILITY: ALLOWED BY "USE VARIANCE" DATED 7/14/00

LOT AREA : 5.69 AC = 247,856 SF  
 LOT WIDTH : 775 FT  
 FRONT YARD : 140 FT  
 SIDE YARD : 150 FT EAST + 345 WEST = 495 TOTAL  
 REAR YARD : 55 FT  
 STREET FRONTAGE : 775 FT (SAME AS LOT WIDTH)  
 BUILDING HEIGHT : 27 FT (EXIST) + 15' NEW  
 FLOOR AREA RATIO : .074  
 FLOOR AREA : 18,260 SF (TOTAL)  
 DEVELOPMENT COVERAGE : 96,985 SF = 23%  
 OFF-STREET PARKING : 120 CARS

NOTE: ALL EXISTING TOPOGRAPHY, PROPERTY LINE, EXIST. BLDG & UTIL. EXIST. SITE CONDITIONS WERE TAKEN FROM "SITE PLAN - RECORDED DRAWING # 1000 AS-BUILT" DATED (REVISED) OCT 16, 1981 BY HERBERT MERRIFIELD CORP. & PREPARED BY WINFIELD & FERRIS ARCHITECTS.

SITE PLAN SUBMITTAL

DATE: 2/11/87  
 REV.#1: 4/22/87  
 REV.#2: 5/13/87

FEASIBILITY STUDY FOR  
 ADDITION TO THE ORANGE AREA  
 YWCA FACILITY  
 UNION AVE., TOWN OF NEW WINDSOR, N.Y.

