

PB# 87-62

**Gateway Park
(Sub.)**

4-3-17.4

GATEWAY PARK SUBDIVISION
OLD RECORDS SEE 87-62

4-3-17.4

914 278-7350

WINDSOR DR

TOWN

General Receipt

10109

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

August 15, 19 88

Received of William F. Jekner (#87-62) \$ 80.00

Eighty and 00/100 DOLLARS

For Planning Board Engineering Fee (Bte Wm Jekner)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1671		\$80.00

By Pauline H. Townsend

Town Clerk

Title



**McGOEY, HAUSER and EDSALL
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.

Licensed in New York,
New Jersey and Pennsylvania

9 March 1989

William Helmer
27 Central Drive
Stony Point, NY 10980

SUBJECT: GATEWAY INDUSTRIAL PARK (T87-62)

Dear Mr. Helmer:

I am on 3 March 1989 in receipt of a letter with attachments dated 1 March 1989 from Wehran-New York, Inc. with regard to the subject project (copy attached). The letter indicates that same is in response to my previous letters of 11 August 1988 and 26 January 1989. They also indicate that my latter letter "contained comments which were restatements" of comments in my prior letter.

Wehran's letter indicates that their comments are in response to the 11 August 1988 letter, in same order as they appeared in my letter. This does not appear to be the case; however, I have attempted to make a review of both of my aforementioned letters and wish to advise you of the following:

1. With regard to the proposed portable hoist, since (to our knowledge) you did not take the installation of a hoist socket into account when the wet well was constructed, it will be necessary that the socket be installed in the field. No further submittal is required in this regard; however, installation is subject to the acceptance of the Town.
2. Our office takes no exception to the trash basket, unit heater, louvers, exterior light, interior light or exhaust piping insulation, as submitted.
3. With regard to the description of the five float system contained in comment 3 of page 2, this description does not reflect the float utilization as reflected in the Hydromatic pump control submittal. Please insure that the system is a five (5) float system as per the previous request, with the proper float utilization.

4. The Mehran letter seems to indicate that the concern with regard to the continuation of the major drainage swale through the pump station site will be "addressed in a separate letter from Helmer-Cronin Construction, Inc.". We have received no such letter, nor do we have any detail or design information with regard to this concern. A response and submittal is required.
5. With regard to the pump station site chain link fence and shale access drive, Wehran's letter indicates that same "shall be coordinated with the Town and Helmer-Cronin Construction, Inc.". We have requested a site plan layout for these items on numerous occasions and have not received any such information. We continue to await same.
6. With regard to the spacing between the fence and edge of roadway, it is acknowledged that it was previously agreed to provide a 6' clearance between the fence and edge of roadway. The fence must surround the wet well, valve vault and the control/generator building. A detailed layout plan indicating clearance between each structure and clearance between the fence and each respective structure has not been received, as was requested quite a while ago.
7. We have received control schematic drawings for the control panel. We have not received any indication as to the NEMA rating of the control panel. This was referenced in our 11 August 1988 letter. In addition, we noted in that same letter that lockable disconnect switches must be provided for each pump. We have not received any indication in this regard.
8. Our 11 August 1988 letter indicated that an interior "courtesy" maintenance receptacle (120 volt) should be provided. Same should be protected by a ground-fault circuit. We have not received any indication in this regard.
9. Our 11 August 1988 letter requested that the enclosure manufacturer verify that the 4" floor slab is satisfactory for the generator loading. We also requested that the manufacturer verify that, with all the penetrations to the pre-fabricated structure being installed, the structural integrity of the building is acceptable. We have not received any information in this regard.

9 March 1989

It is the intent of shop drawings to attempt to avoid problems in the field by having layouts and equipment reviewed prior to the actual construction. It is also intended to avoid a situation where construction work is completed and is subsequently deemed unacceptable by the municipality. Inasmuch as many items of work have not had specific submittals made or have been made after the work was constructed, the Town has not had the opportunity to properly review each item and the risk exists that some work may be improperly constructed and may be found unacceptable by the Town of New Windsor.

We apologize if some of the comments listed above are "re-statements" from our previous letters but, unfortunately, since we have failed to receive an adequate response to many of these items, we find it necessary to enumerate them again in this letter.

A major outstanding item is the final resolution of the road location in the area of the pump station. A detailed layout plan for the corner of the industrial park is required to locate the individual pump station structures, locate the associated security fence, locate the access shale driveway and, lastly, locate the road location with dedication lines. These final dedication boundaries, as you know, affect the adjoining parcels. Consideration must be given to the proper installation of drainage piping along the rear of the pump station. The plan should be "20 ft = 1 inch" scale or of greater detail. As you are aware, the Planning Board at its 8 February 1989 meeting granted Conditional Final Approval to the minor subdivision (P/B #89-4), subject to this critical matter being resolved. We recommend that you take the necessary actions to provide the detail plan which has been requested on numerous occasions in the past. We stand ready to assist you in resolving this matter, but can do nothing without the necessary submittal.

I have forwarded copies of Wehran's 1 March 1989 letter, including the attachments, to the Town of New Windsor Sewer Department and Town Engineer's office such that each can make a review and provide any additional comments, as necessary. I am hopeful that this matter will be resolved in the near future and look forward to the acceptable completion of the sanitary sewer system of the Gateway Industrial Park.

William Helmer

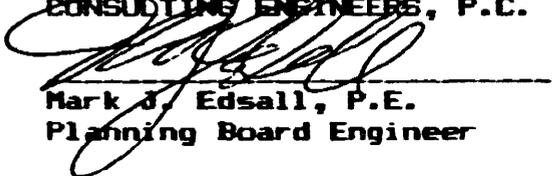
-4-

9 March 1989

If you should have any questions concerning the above, please do not hesitate to contact the undersigned.

Very truly yours,

McGOEY, HAUSER AND EDSALL
CONSULTING ENGINEERS, P.C.



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

MJEnje

Encl.as

cc: w/encl. Supervisor George A. Green
John Egitto, Sewer Department
Richard D. McGoey, P.E., Town Engineer
Planning Board Files T87-62 and T89-4

helmer3



WehranEnviroTech

March 1, 1989

Wehran-New York, Inc.
666 East Main Street
P O Box 2006
Middletown, New York 10940
Tel 914-343-0660
Fax 914-343-1946

Mr. Mark Edsall
McGoey, Hauser and Edsall
Consulting Engineers, P.C.
45 Quassaick Avenue, Route 9W
New Windsor, New York 12550

Re: Gateway Industrial Park
New Windsor, New York
(WE Project No. 07391 WD)

Dear Mr. Edsall:

We have prepared this letter in response to your letter dated January 26, 1989 which was adressed to Mr. William Helmer. Please note the referenced letter also contained comments which were restatements from your letter dated August 11, 1988. Each of your comments are addressed in the same order as they appeared in your letter, dated August 11, 1988, as follows:

1. The Onan Model No. 30EK-15R electric generating set will be furnished as submitted.
2. A trash basket and guide frame, manufactured by Halliday Products, will be installed. In addition, a stainless steel portable hoist will be supplied to assist maintenance personnel in raising the trash basket for periodic cleaning or the pumps for maintenance. (See attached cut sheet on the stainless steel portable hoist, manufactured by Halliday products.)
3. The contractor will furnish and install a horizontal unit heater for the emergency generator enclosure. The unit heater shall be 7.5 KW-208V 3Ø Chromalox #LUH-07-83 with built-in contactor and thermostat. (See attached cut sheet on the horizontal unit heater and room thermostat.)
4. A 30"W x 36"H Gravity Louver Model HVBD, manufactured by Penn Ventilator Company, Inc., will be provided. (Cut sheet on this item has been provided to your office.)
5. A 36"W x 48"H motorized intake Louver Model TAO, manufactured by Penn Ventilator Company, Inc., will be provided. (Cut sheet on this item has been provided to your office.)
6. The exterior light being provided over the entrance door of the Gen-Set enclosure shall be a compak-HC series manufactured by SIM/KAR Lighting Fixture Company, Inc. (Cut sheet on exterior light by SIM/KAR Lighting Fixture Company, Inc. attached.)

Comments from letter dated August 11, 1988:

1. The contractor shall provide insulation on the emergency generator set exhaust piping and silencer to protect maintenance personnel from injury while the generator is running. (See attached cut sheet on Thermazip TMZ 560 jacketed ceramic insulation.)

2. A cut sheet for a stainless steel portable hoist, manufactured by Halliday Products, has been provided.
3. Five (5) Flygt Model ENH-10, intrinsically safe liquid level sensors shall be installed in the wet well to sense water levels for pupose of pump control and low-level and high-level alarms. Automatic control system shall function as follows:
 - a. Top float switch shall signal "High Level Alarm" and start pump No. 2.
 - b. Second float switch shall start pump No. 1.
 - c. Third float switch shall stop running pump No. 1.
 - d. Forth float switch shall stop running pump No. 2.
 - e. Lowest float switch shall signal "Low Level Alarm."
4. The two (2) interior lights being provided for in the Gen-Set enclosure shall be a Dura-Seal 450 series manufactured by SIM/KAR Lighting Fixture Company, Inc. (Cut sheet on interior light by SIM/KAR Lighting Fixture Company, Inc. attached.)
5. This item will be addressed in a separate letter from Helmer-Cronin Construction, Inc.
6. Our drawings indicate that an eight (8) foot high chain link fence to surround the station site shall be provided. This item and requirements for a shale driveway to access the pump station and generator enclosure shall be coordinated with the Town and Helmer-Cronin Construction.
7. A meeting between Helmer-Cronin and the Town of New Windsor Fire Inspector's office was conducted at the site and it was decided that a six (6) foot clearance between the fence and edge of roadway would be acceptable and meet the requirements noted by the Fire Inspector's office. Upon completion of construction, the as-built drawings will show that the clearance distance was maintained.

We hope the information provided above satisfactorily addresses your comments. Should you require any additional information or have any questions, please contact our office.

Very truly yours,

WEHRAN-NEW YORK, INC.



Michael Schumaci
Senior Engineer

MS/mac
Enclosures
cc: John Kless, Helmer-Cronin

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
MAY 11, 1977 WEDNESDAY 8:40 P.M.

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

OTHERS PRESENT: TOWN ATTORNEY PHILIP CROTTY JR.
TOWN ENGINEER PAUL CUOMO
BUILDING & ZONING INSPECTOR HOWARD COLLETT
RECORDING SECRETARY - SHIRLEY B. HASSDENTEUFEL

tape # 131

Chairman Van Leeuwen called the meeting to order at 8:40 P.M.

#2 on the agenda

Helmer Gronin Construction
Represented by Mr. Donald Witfield

Mr. Argenio read a letter dated May 11, 1977 from Mr. Donald Witfield re: the Industrial Park for the Foreign Trade Zone. (attachment #1)

Mr. Witfield: The three suggestions. Entrance to Foreign Trade Zone. Pointing to the map "This is the hydrant that they are referring to." 300 ft. South from traffic light at Route 207 and Temple Hill Road. We have complied with their request so there should be no problem.

Chairman Van Leeuwen: Where is the piece of property that you talked about changing with Dexiom?

Mr. Witfield pointed to the map. This is Dexion. They have in mind to extend the building. There would be an exchange of property.

Chairman Van Leeuwen: A lot line change.

Mr. Witfield: I am asking for a two lot subdivision. The proposal is to have part inside of the fence and the other one outside. One within the fence and parking outside the fence. I would like a two lot subdivision.

Chairman Van Leeuwen: You are asking for?

Mr. Witfield: A two lot subdivision.
This is a right a way.
Concept approval on roads.

Mr. Jones: You show future road. A sixty foot right-a-way. Do you have another road going to Route 207? You say future road.



May 11, 1977

35 Wisner Avenue
Newburgh, New York
(014) 561-9100 12550

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

RE: Gateway International Park

Gentlemen:

We are submitting herewith eight (8) copies of Site Plans for the above project. At this time, we request approval of the following:

1. A two (2) lot subdivision showing the lands of Helmer-Cronin Construction Co., Inc. and the lands of the Foreign Trade Development Co. of Orange County, Inc.
2. Site plan approval for the Helmer-Cronin parcel so that the right of way for the roads can be cleared and road construction can begin.

It is understood that development of any parcel on the Helmer-Cronin lands will need subdivision approval and individual site plan approval.

It is further understood that the application for site plan approval for the Foreign Trade Zone will be made before actual construction can begin. It is the intention at the present time, to do some rough site grading so as to obtain the necessary fill for the low area of the industrial park site.

As I reported to you, we have met with Mr. Jeff Wickeri of the Traffic Department of the Department of Transportation. Since that date he has visited the site and reported to me by phone on May 9, 1977 the following suggested changes:

donald a. witfield
conrad r. remick, a.i.a.

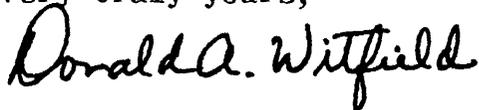
Planning Board
Town of New Windsor
page two

1. The entrance on Route 207 should be located just West of the existing fire hydrant so as to improve the line-of-sight conditions for traffic approaching from the East.
2. The new entrance to Temple Hill Road should be moved slightly South so the traffic exiting the industrial park would cross the traffic detector recently installed 300 feet South of the traffic light.
3. Intersections to the public highways should be made with a 90° intersection.
4. The width of the pavement at the entrance to the public highway should be 30 feet, for a distance of the radius of the turn plus 10 feet, so as to facilitate better turning conditions for large trucks. Thereafter, 24 foot pavement is adequate.

Mr. Wickeri said he will give his approval in writing to you when he receives the revised plan with these incorporated changes. The plan submitted to you tonight has incorporated these changes and I would suggest that approval be given subject to the receipt of written approval from the Department of Transportation.

At the last Planning Board meeting Mr. Argenio said he had some suggestions to improve the road specification. Since that time Mr. Helmer, Mr. Argenio and Mr. Cuomo, Town Engineer, have met and the details have been amended (as shown on the Plan) to incorporate his suggestions.

Very truly yours,



DONALD A. WITFIELD
WITFIELD & REMICK
ARCHITECTS

DAW:dvs

cc: Helmer-Cronin Construction Co., Inc.
D.O.T., Attn: Mr. J. Wickeri

Mr. Witfield: No, there is no particular industry that is interested. In case a road was ever needed to go through, it would allow for connection if ever needed. The Town has an easement for the sewer line on the right-a-way. This (pointing) is a steep bank.

Atty. Crotty: Do you have a note on there for access on that driveway? That is not being subdivided out. That is being left.

Mr. Witfield: We are submitting it to right-a-way of this parcel.

Chairman Van Leeuwen: It has to be part of the parcel.

Mr. Spignardo: Part of the Foreign Trade parcel.

Mr. Witfield: I am proposing for a right-a-way for this parcel. Part of your easement is down there. We will make it any way that you would prefer.

Mr. Jones: Where will the final disposition of storm drainage be? Where do you intend to dispose of it.

Mr. Witfield: We have Silver Stream that goes through the area. There is a small swale that comes down here and picks up the water. A culvert crosses the road and takes it to the stream.

Mr. Jones: Silver Stream is high when we have a lot of rain.

Mr. Witfield: We plan on cleaning out the stream bed so it is contained. It is 200x350 ft., a good size. We wouldn't connect to stream until the it was ready. The water would not overflow. We have to come back to get a site plan approval.

Motion by Mr. Jones seconded by Mr. Spignardo that the Planning Board of the Town of New Windsor grant a two (2) lot subdivision approval to the Lands of Helmer Cronin Construction Co. in accordance with a subdivision map dated 5/11/77, said subdivision parcel 1 to include entrance road from Route 207 to the subdivision parcel and also lands lying west of access road. Also subject to the Department of Transportation approval of the road exit. Collect all fees. Vote- all ayes, motion carried. Fee- \$75.00 Engineering fee, \$100.00 Subdivision fee and \$500.00 Recreation fee.
FEE PAID MAY 12, 1977. Maps held until fee paid.

ZONING INFORMATION
(PI ZONE; COL A, N'S; BULK REG. LINE 00)

	REQUIRED	PROVIDED
MINIMUM SITE	40,000 SQ. FT.	75,358 SQ. FT.
MINIMUM WIDTH	150 FT	± 250 FT
SETBACK - FRONT	50 FT	± 80 FT.
REAR	20 FT.	± 80 FT.
SIDE	15 FT/40 FT	± 70/140 FT
FLOOR AREA RATIO	0.8	0.1
PARKING * ① HANDICAPPED SPACE	1 SPACE / 200 S.F. OF FLOOR AREA	1 SPACE / 200 S.F. OF FLOOR AREA.
HEIGHT **	6' PER FT. OF DIST. TO NEAREST LOT LINE	6' PER FT. OF DIST. TO NEAREST LOT LINE

* BUILDING SQ. FT. = 24,000 ÷ 200 = 120 CARS

** NEAREST LOT LINE = 70 FT × .5' = 35 FT. BLDG. HT.

BUILDING INFORMATION

1ST FLOOR = 7,600 SQ. FT.
2ND FLOOR = 8,000 SQ. FT.
3RD FLOOR = 8,400 SQ. FT.
TOTAL = 24,000 SQ. FT.



PROPOSED SITE PLAN

SCALE 1" = 40'-0"

PRELIMINARY
HELNER OFFICE BUILDING
NEW WINDSOR NEW YORK

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

DRAWING 1
REVISED - 19 JULY 89

MAGNETIC: 1 FEB. 1977
SCALE: 1"=100'

NOTE: TEMPLE HILL ROAD FROM ROUTE 94 TO
UNION AVE. REVISED BY NYSDOT CONSTRUCTION
SUBSEQUENT TO DATE OF PHOTOGRAPHY SHOWN
IN NOTE #4.



54-83-L2692
AREAS
PARCEL I (ORIGINAL ACQUISITION) 65.03+ ACRES
PARCEL II (TO BE CONVEYED) -2.37+ ACRES
PARCEL III (TO BE ACQUIRED) +1.81+ ACRES
TOTAL 64.47+ ACRES

LEGEND:
PROPERTY LINE
PERMANENT UTILITY EASEMENT
SANITARY SEWER LINE & MANHOLE
CANTON'S
IRON PIPE
STONEWALL
PARCELS TO BE TRANSFERRED & ACQUIRED

NOTES:
1) SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD, A PROPERTY SEARCH FILE# 58-103-4 PREPARED BY HANSEN & ABSTON CO. OF ORANGE CO., INC. DATED 17 JULY 1975. MAPS LISTED BELOW:
(A) MAP 25 PARCEL 29 LANDS ACQUIRED FROM WILLIAM SLAMM FOR THE CONSTRUCTION OF THE WEST POINT MILITARY ACADEMY-STEWARD FIELD, PART I, HIGHWAY NO. 104-5542-4 DATED 27 MAR 1948 BY NYS DPM.
(B) LAND TO BE PROVIDED FOR NEWBURGH-CAMPBELL HALL CO. HIGHWAY 128 OBTAINED FROM A NEIGHBORHOOD.
(C) NYSDPM HIGHWAY ABANDONED TO THE TOWN OF NEW WINDSOR (PORTION OF NEWBURGH-CAMPBELL HALL 3/16/53 BETWEEN CENTERLINE STATION 341.50 & 1001.55 & 1021.50 & 1011.03) DATED DEC 11 1960.
AND ALSO BY PHYSICAL FEATURES FOUND AT THE TIME OF SURVEY.
2) PERMANENT UTILITY EASEMENT FROM MAPS LISTED BELOW:
(A) UTILITY EASEMENT IN LANDS NOW OR FORMERLY OF GRAYS SILVER BRIDGE & SOUTH HARBOR'S REG 12 JULY 1974 NEW WINDSOR 31041 MAP#14 DETERMINED BY CONTIGUANCE ENGINEERS; AND FROM PHYSICAL FEATURES FOUND AT TIME OF SURVEY.
(B) UTILITY EASEMENT IN LANDS NOW OR FORMERLY OF CLARK'S SILVER BRIDGE & SOUTH HARBOR'S REG 12 JULY 1974 NEW WINDSOR 31041 MAP#14 DETERMINED BY CONTIGUANCE ENGINEERS; AND FROM PHYSICAL FEATURES FOUND AT TIME OF SURVEY.
3) TOWN MAP INFORMATION FROM ORANGE CO. TOWN DEPARTMENT.
4) PLAIN CANTON'S & TOPOGRAPHY FROM MAPS PREPARED BY HERBERT SERVICES, INC. USING PHOTOGRAMMETRIC METHODS FROM PHOTOGRAPHY DATED 20 FEB 1969.
5) CANTON'S INTERPOLATED TO 2' FEET.
6) ELEVATION DATUM: USE (85).
7) SANITARY MANHOLE ELEVATIONS TAKEN FROM TOWN OF NEW WINDSOR SEWER DISTRICT #17 RECORDED DRAWINGS, DATED 16 MAY 1975.
8) COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SIGN SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
9) FIELD SURVEY COMPLETED 3 MAR 1977.

Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y.S. Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on the behalf of the title company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions of subsequent owners.

CERTIFICATION:
I HEREBY CERTIFY TO THE TITLE GUARANTEE COMPANY AND WILLIAM HELMER THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE BOUNDARIES OF THE INDICATED PARCELS COMPLETED 3 MARCH 1977 AND THAT THIS PLAN IS A TRUE & ACCURATE REPRESENTATION OF THAT SURVEY.

LANDS OF
WILLIAM HELMER
TOWN OF NEW WINDSOR, ORANGE CO., NEW YORK
DRAWN: [Signature] SCALE: 1"=100'
CHECKED: [Signature] DATE: 28 FEB 1977

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 - NEWBURGH - NEW YORK 12550
BOUNDARY & TOPOGRAPHICAL MAP
SHEET 1 OF 1
JOB NO. 577-B

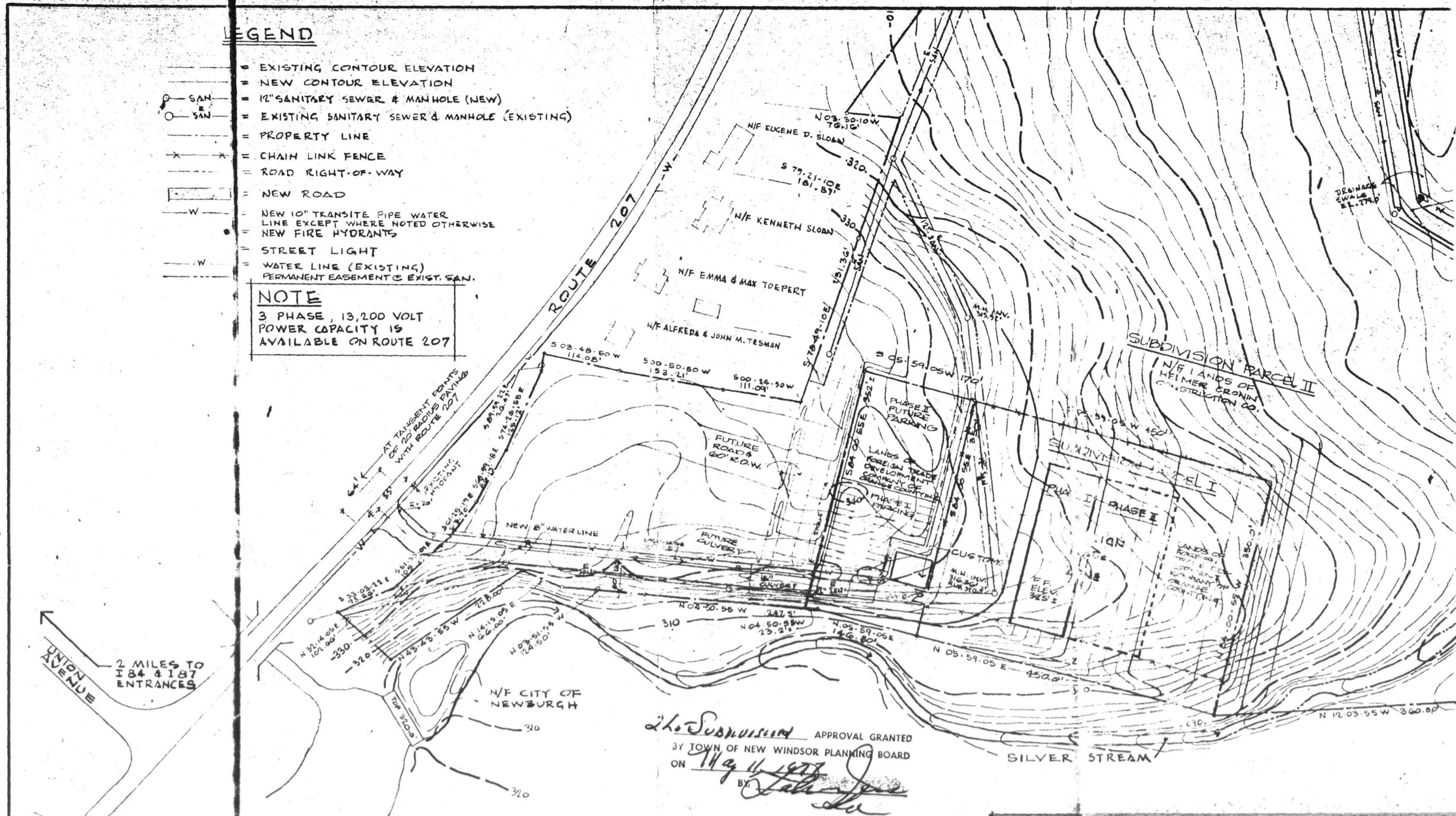
REV.	DR.	CK.	DATE	DESCRIPTION
3	[Signature]	[Signature]	18 APRIL 78	REV. PARCEL III & TOTAL PROPERTY AREA; RE-LOCATED FROM TO BE DEDICATED; ADDED R.O.W. AREAS; & PARCEL TO BE ACQUIRED BY COCA-COLA.
2	[Signature]	[Signature]	15 SEP 1977	ADDED PARCEL II & III; REV. AREA PARCEL I; REV. LEGEND & TITLE BLOCK.
1	[Signature]	[Signature]	17 MAR 77	ADDED CERTIFICATION, NOTE NO. 9; ADDED TO LEGEND & ADDED PROPERTY LINE STAKEOUT INFORMATION.

LEGEND

- - - - - = EXISTING CONTOUR ELEVATION
- - - - - = NEW CONTOUR ELEVATION
- SAN = 12" SANITARY SEWER & MANHOLE (NEW)
- SAN = EXISTING SANITARY SEWER & MANHOLE (EXISTING)
- - - - - = PROPERTY LINE
- x - x - = CHAIN LINK FENCE
- - - - - = ROAD RIGHT-OF-WAY
- - - - - = NEW ROAD
- W - - - = NEW 10" TRANSITE PIPE WATER LINE EXCEPT WHERE NOTED OTHERWISE
- = NEW FIRE HYDRANTS
- - - - - = STREET LIGHT
- W - - - = WATER LINE (EXISTING)
- - - - - = PERMANENT EASEMENT TO EXIST. SAN.

NOTE

3 PHASE, 13,200 VOLT
POWER CAPACITY IS
AVAILABLE ON ROUTE 207



UNION AVENUE
2 MILES TO
I 84 & I 87
ENTRANCES

2nd Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/9/77
BY [Signature]

GENERAL NOTES

1. ALL SURVEY INFORMATION WAS TRACED FROM "BOUNDARY & TOPOGRAPHICAL MAP" DATED 28 FEB. 1977, AS PREPARED BY KARTIGANER ASSOCIATES, P.C., NEWBURGH, N.Y., AND TITLED "LANDS TO BE ACQUIRED BY WILLIAM HELMER".
2. NEW SEWER 10" TRANSITE PIPE, WITH TEES FOR EACH SUBDIVISION SITE.
3. NEW WATER LINE TO BE 10" TRANSITE, CLASS 200 PIPE OR DUCTILE IRON.
4. FIRE HYDRANT SHALL BE MUELLER #107.
5. FENCES SHALL BE INSTALLED BETWEEN ADJACENT RESIDENTIAL LANDS & INDUSTRIAL PARK AS REQUIRED.
6. THE ENTRANCES TO THE SITE (AT THE INTERSECTIONS OF THE NEW ROAD & ROUTE 207, & TEMPLE HILL ROAD) SHALL BE 30' WIDE FOR A DISTANCE OF THE RADIUS PLUS 10'.



DATE: 11 MAY 1977

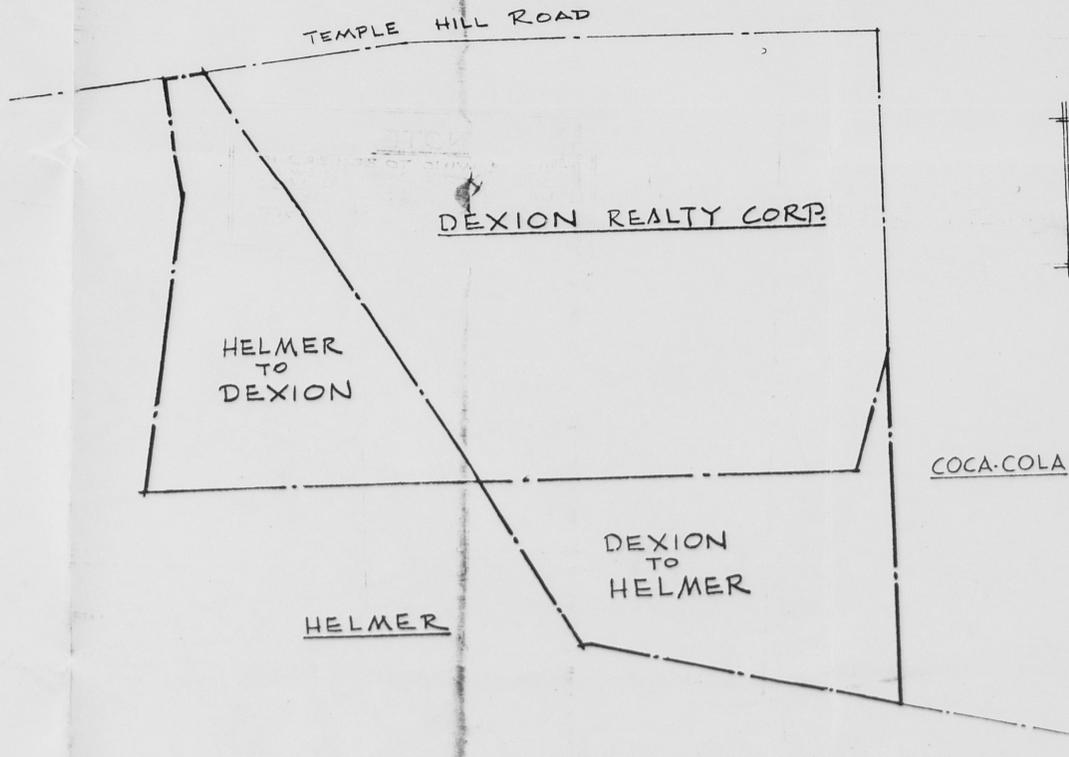
WITFIELD & REMICK
architects
20 WINDSOR AVENUE
NEWBURGH, NEW YORK
(914) 591-1220



GATEWAY INTERNATIONAL PARK
FOREIGN TRADE ZONE - AREA 'B'
SITE PLAN



SUBDIVISION PLAN

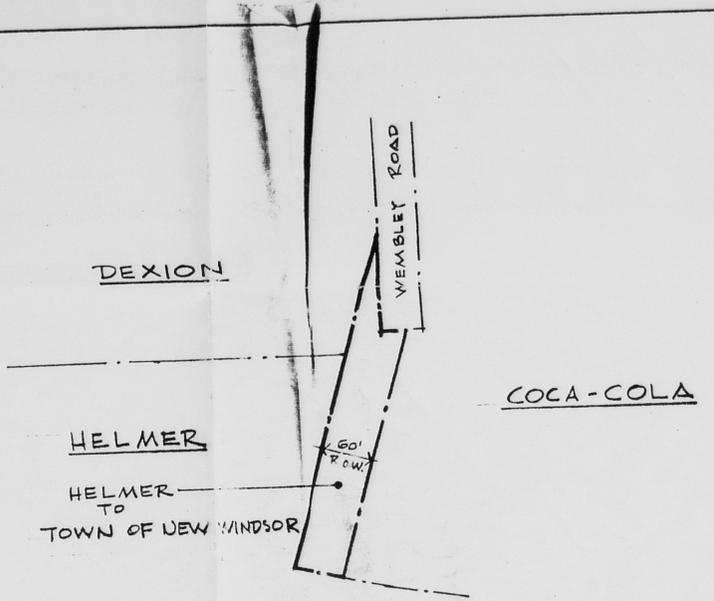


SKETCH 1 PART SITE PLAN
1"=100'-0"

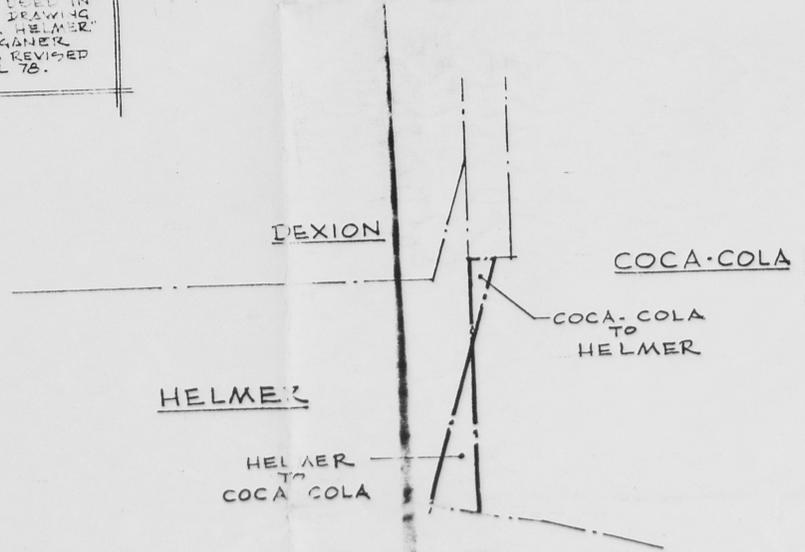
NOTE
THIS DRAWING TO BE USED IN CONJUNCTION WITH DRAWING "LANDS OF WILLIAM HELMER" PREPARED BY KARTIGANER ASSOCIATES, P.C., AS REVISED AND DATED 18 APRIL 78.

**LANDS OF WILLIAM F. HELMER
GATEWAY INTERNATIONAL PARK**

SUMMARY OF LANDS TO BE CONVEYED OR ACQUIRED BY WILLIAM F. HELMER TO OBTAIN A 60' RIGHT OF WAY TO WEMBLEY RD.



SKETCH 3 PART SITE PLAN
1"=20'-0"



SKETCH 2 PART SITE PLAN
1"=100'-0"

