

PB# 91-11

NICHOLAS VALENTINE

SBL 14-4-7

VALENTINE, NICHOLAS SITE PLAN #91-11
(BROADWAY TAILORS) RT. 9W (OFFICE)

Approved 11-30-93

General Receipt

12076

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

June 21 1991

Received of Broadway Tailors \$ 25.00
Seventy five and 00/100 DOLLARS
For Planning Board Application Fee #91-11

For

DISTRIBUTION:

FUND	CODE	AMOUNT
Ch # 7171		25.00

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

By Pauline G. Townsend
Town Clerk
Title

General Receipt

12075

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

June 21 1991

Received of Pauline G. Townsend \$ 750.00
Seven Hundred Fifty and 00/100 DOLLARS
For Broadway Tailors Planning Board (sew) #91-11

DISTRIBUTION:

FUND	CODE	AMOUNT
Ch # 7172		750.00
"B'way Tailors"		

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

By [Signature]
Cpt.
Title

GENERAL RECEIPT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

13743

November 24 1993

Received of Broadway Tailors \$ 150.00
One Hundred Fifty and 00/100 DOLLARS
For Planning Board Approval Fee #91-11

DISTRIBUTION:

FUND	CODE	AMOUNT
Ch # 8354		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N. Y. 14564

By Pauline G. Townsend
Town Clerk
Title

Planning Board
Town Hall
555 Union Ave.

NO. 91-11

11/24 1993

Town Clerk

Title

General Receipt

12075

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

June 21 1991

Received of Pauline G. Townsend \$ 750.00
Seven Hundred Fifty and 00/100 DOLLARS
For Broadway Tailors Planning Board Casrow #91-11

DISTRIBUTION:

FUND	CODE	AMOUNT
Ch # 7172		750.00
"Bway Tailors"		

By [Signature]
Capt.
Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13743

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By Pauline G. Townsend
Town Clerk
Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 91-11

11/24 1993

RECEIVED FROM Broadway Tailors
Eighty 00/100 DOLLARS

40% of \$2,000.00 Inspection fee

Account Total \$ 80.00

Amount Paid \$ 80.00

Balance Due \$ -0-

Mural Mason, Secy to the P.B.
M

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/01/93

PAGE

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 91-11
NAME: VALENTINE, NICHOLAS SITE PLAN
APPLICANT: VALENTINE, NICHOLAS (BROADWAY TAILORS)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL--
06/19/91	S.P. MINIMUM CK 7172	PAID		750.00	
08/25/93	P.B. ATTY. FEE	CHG	35.00		
08/25/93	P.B. MINUTES	CHG	36.00		
11/03/93	P.B. ENGINEER	CHG	322.50		
11/30/93	RETURN TO APPLICANT	CHG	356.50		
		TOTAL:	750.00	750.00	0

*Please issue a check in the
amount of \$356.50 to:*

*Broadway Tailors
281 Broadway
Newburgh, N.Y. 12550*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/01/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 91-11

NAME: VALENTINE, NICHOLAS SITE PLAN

APPLICANT: VALENTINE, NICHOLAS (BROADWAY TAILORS)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/30/93	PLANS STAMPED	APPROVED
08/25/93	P.B. APPEARANCE . APPROVED COND: APPROVAL OF D.O.T. WORK PERMIT/COST ESTIMATE	LA:ND W/PH APPR COND
08/25/93	P.B. APPEARANCE CON'T	O.C. PLAN NOT NECES
08/04/93	WORK SESSION APPEARANCE	REVISE/NEXT AVAIL AG
07/24/91	P.B. APPEARANCE	REFER TO Z.B.A.
07/16/91	WORK SESSION APPEARANCE	GEN. DISCUSSION
03/19/91	WORK SESSION APPEARANCE	CHANGE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/01/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-11

NAME: VALENTINE, NICHOLAS SITE PLAN
APPLICANT: VALENTINE, NICHOLAS (BROADWAY TAILORS)

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/21/91	MUNICIPAL HIGHWAY	08/23/93	SUPERSEDED BY REV1
ORIG	06/21/91	MUNICIPAL WATER	06/24/91	APPROVED
ORIG	06/21/91	MUNICIPAL SEWER	06/26/91	APPROVED
ORIG	06/21/91	MUNICIPAL SANITARY	06/21/91	APPROVED
ORIG	06/21/91	MUNICIPAL FIRE	06/26/91	APPROVED
ORIG	06/21/91	PLANNING BOARD ENGINEER	08/23/93	SUPERSEDED BY REV1
ORIG	06/21/91	N.Y.S. DEPT. TRANSPORTATION . REQUEST CURB IN FRONT OF PARKING AREA.	07/09/91	APPROVED WORK PERMIT REQUIRED
REV1	08/23/93	MUNICIPAL HIGHWAY	/ /	
REV1	08/23/93	MUNICIPAL WATER	/ /	
REV1	08/23/93	MUNICIPAL SEWER	/ /	
REV1	08/23/93	MUNICIPAL SANITARY	/ /	
REV1	08/23/93	MUNICIPAL FIRE	08/24/93	APPROVED
REV1	08/23/93	PLANNING BOARD ENGINEER	/ /	

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00 PL

PLAN REVIEW FEE: (APPROVAL)

\$ 150.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ 150.00

SITE IMPROVEMENT COST ESTIMATE: \$ 2000.00

A. 4% OF FIRST \$50,000.00 A. 80.00
B. 2% OF REMAINDER B. _____

TOTAL OF A & B: \$ 80.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWNIN - TOWN OF NEW WINDSOR

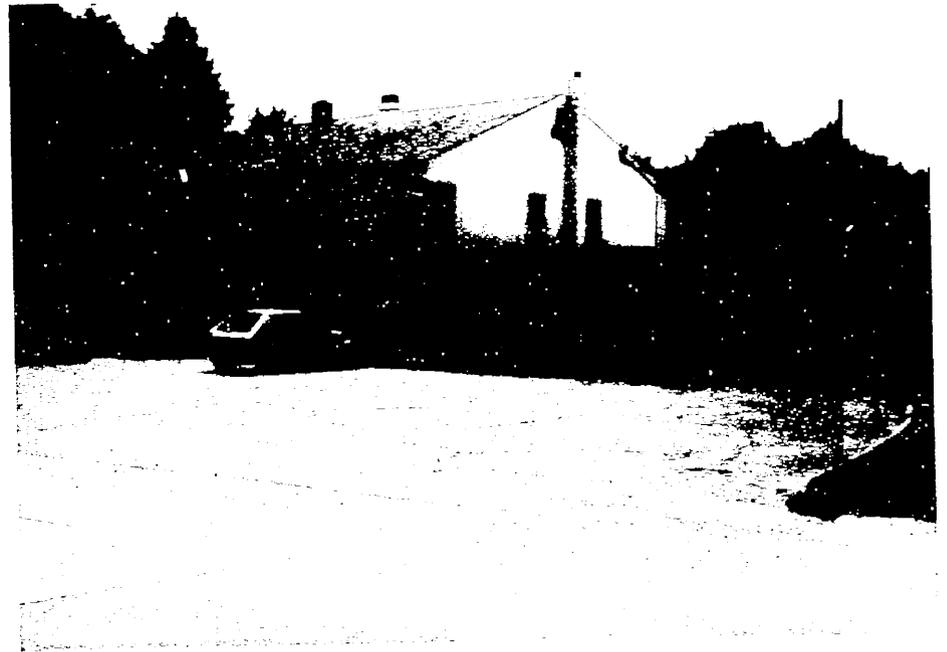
TASK: 91- 11

FOR WORK DONE PRIOR TO: 11/01/93

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
91-11	29187	03/19/91	TIME	MJE	MC VALENTINE 9W W/S	65.00	0.50	32.50				
91-11	33112	07/16/91	TIME	MJE	MC VALENTINE S/P	65.00	0.50	32.50				
91-11	33417	07/23/91	TIME	MJE	MC VALENTINE	65.00	0.50	32.50				
91-11	33170	07/24/91	TIME	MJE	MM DENIED TO ZBA	65.00	0.10	6.50				
91-11	33420	07/24/91	TIME	MJE	MC VALENTINE	65.00	0.10	6.50				
91-11	33442	07/24/91	TIME	HCK	CL VALENTINE/REV COMMS	25.00	1.00	25.00				
								135.50				
91-11	36783	10/24/91			BILL MHE INV 91-579					-135.50		
											-135.50	
91-11	38183	11/19/91	TIME	MJE	MC VALENTINE - CALL	65.00	0.20	13.00				
91-11	38737	12/02/91	TIME	MJE	MC VALENTINE ZBA REF	65.00	0.30	19.50				
91-11	40250	01/09/92	TIME	MJE	MC VALENTINE ZBA-REF/AT	65.00	0.40	26.00				
								194.00				
91-11	39969	01/15/92			BILL 92-124 PD					-32.50		
											-168.00	
91-11	42224	02/28/92	TIME	MJE	MC VALENTINE RE:ZBA	65.00	0.30	19.50				
91-11	43035	03/03/92	TIME	MJE	MC VALENTINE ZBA REF	65.00	0.30	19.50				
								233.00				
91-11	44237	04/20/92			BILL MHE INV 92-266 ad					-65.00		
											-233.00	
91-11	75352	08/04/93	TIME	MJE	MS VALENTINE	70.00	0.40	28.00				
91-11	76260	08/23/93	TIME	MJE	MC VALENTINE	70.00	0.50	35.00				
91-11	75614	08/25/93	TIME	HCK	CL V/REVIEW COMMENTS	25.00	0.50	12.50				
91-11	75772	08/25/93	TIME	MJE	MM COND S/P APPL	70.00	0.10	7.00				
91-11	76287	08/25/93	TIME	MJE	MC VALENTINE	70.00	0.10	7.00				
TASK TOTAL								322.50	0.00	-233.00	89.50	
GRAND TOTAL								322.50	0.00	-233.00	89.50	

\$ 2000 site bond
\$ 80 inspection fee

[Signature]
 11/3/93



RESULTS OF P.B. MEETING

DATE: August 25, 1993

PROJECT NAME: Valentine Site Plan PROJECT NUMBER 91-11

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) S VOTE: A 4 N 0

* M) V S) S VOTE: A 4 N 0

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) 0 S) V VOTE: A 4 N 0

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) V S) 0 VOTE: A 0 N 4 YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) V S) S VOTE: A 4 N 0 APPR. CONDITIONALLY: yes (see below)

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Approval of D.O.T. Work Permit
Cost Estimate must be submitted

VALENTINE SITE PLAN (91-11) RT. 9W

Mr. Marshall Rosenblum appeared before the board for this proposal.

MR. ROSENBLUM: Just to refresh your memory on this application, I'd like to give you these photographs of the property. I had the opportunity to review the engineer's comments and to incorporate those few comments on this drawing which included changing the color of the striping at the accessible parking spaces to blue providing a sign and defining that sign for reserve parking space and to add an item to the bulk table which was incorporated in the NC zone which this area has been changed to. Initially, this was an R-4 zone that is now substantially an NC zone and the intent is that the work presented or the change presented to create a 1,000 square foot retail or office space rather has parking and services and is in substantial conformance of the intent of the zone.

MR. VAN LEEUWEN: What are you going to do, put the tuxedo or an office building.

MR. ROSENBLUM: It's an office building, not the whole building only one thousand square feet of the area.

MR. PETRO: This is Dan Poli's (phonetic) old place?

MR. VALENTINE: Yes.

MR. ROSENBLUM: Little shop on the end.

MR. VAN LEEUWEN: I know where it is.

MR. PETRO: I don't want to open a can of worms up now I want to go over one quick thing, the curbing it's way out into the easement of the Route 9W. Have you spoken to the DOT?

MR. ROSENBLUM: This is where it came from, that was a request by Don Green at our initial review some time ago. Certainly, when we applied for highway work permit he may refine any conditions.

MR. PETRO: 6/21/91, request did come in from New York State Department of Transportation and evidently this is the plan that you transposed from that.

MR. ROSENBLUM: We discussed it with DOT, it hasn't changed substantially since the initial submission.

MR. VAN LEEUWEN: I think I'd like to make a motion that we take the position of lead agency.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency to the Valentine site plan on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. SCHIEFER: Mark, can I ask you a question? Item 7 I was just told that the DOT did approve it, did they or didn't they?

MR. EDSALL: I have a record that they asked for a curb when Marshall and I looked at the layout, we agreed that a narrow curb island similar to what DOT installs along their highways would be appropriate so I believe that it has to be referred to them as part of the permit review. As to whether or not you want another review beyond the one they did in '91, I don't believe that Don Green would have changed his mind between now and then.

MR. SCHIEFER: Still want to go through the formal submission.

MR. EDSALL: You may, if you take any action at minimum you should require that the plan not be stamped until they have a valid permit. That way, if Don changes the detail, you can always modify it then.

MR. SCHIEFER: Thank you.

MR. PETRO: What's the office space going to be used for?

MR. VALENTINE: Retail, well, retail or just offices, you know.

MR. PETRO: Reason I'm asking we have a discretionary authority to go to a public hearing or not at this time it is permitted in that zone so it would be my feeling that if it is permitted in that zone and we know that you have a gas station a couple doors down the whole thing is rezoned for this purpose, I don't know if we need to have a public hearing. Does anyone else?

MR. DUBALDI: I make a motion we waive the public hearing.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing for the Valentine site plan on Route 9W.

MR. VAN LEEUWEN: They just had a public hearing to change the zone there. That area is six years overdue to change the zone.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: Submittal to Orange County Planning Department under new law that has just come out not too long ago makes this local determination whether we have to send it or not. Again, I would say that I'd hate to clog up their system with minor applications like this not to belittle your application.

MR. VAN LEEUWEN: Make a motion we make our own

determination instead of sending it.

MR. ROSENBLUM: Did you do that in 1991?

MS. MASON: No.

MR. PETRO: Motion has been made not to send it to the Orange County Planning Department.

MR. DUBALDI: Second it.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: Does this have to go to the Zoning Board because comment number 1, Mark?

MR. EDSALL: Number 1 is just noting some corrections to the bulk table which Marshall had the opportunity to get a copy of the plans so the latest one you have in front of you is corrected. The other information indicates there's some existing non-conforming conditions, which are not conditions, they are creating therefore it's always been my understanding and the practice of the board that if there's pre-existing non-conforming conditions and they don't make them any worse no referral to the ZBA is required. They are not making anything worse, they are leaving it as it is and I'm just noting these non-conformances that already exist.

MR. VAN LEEUWEN: I just want to say one thing at one time this building started here as long as we don't get in trouble doing it. There was an addition put on there?

MR. VALENTINE: No interior work.

MR. VAN LEEUWEN: The existing building has been exactly the same?

MR. VALENTINE: Yes.

MR. BABCOCK: Proposed addition was the second floor on that area but it wasn't, the footprint didn't change.

MR. VAN LEEUWEN: Did the second floor ever go up?

MR. VALENTINE: No.

MR. BABCOCK: No.

MR. VAN LEEUWEN: I just don't want somebody come back if we do approve it, somebody say wait a minute, that is all I'm trying to do.

MR. PETRO: Mark, will the proposed office use fit if it should turn into retail?

MR. EDSALL: It's set up as office. Parking requirements for retail would be different and as long as again from a parking standpoint, as long as the required parking spaces did not increase and they used the appropriate portion of the thousand square feet for storage and not retail sales, it would not create a parking problem. If they want to have the flexibility to do either you may want to limit the retail sales area and have the approval go either way which means that you wouldn't have to clog up your agenda of they want it changed to retail in the future. Give them the choice.

MR. BABCOCK: It would be 75 percent of the floor area would be retail, 25 percent would be storage and the parking calculation would be exactly the same.

MR. VAN LEEUWEN: It would be, Mike?

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: Parking is put in for both uses.

MR. EDSALL: They would be allowed to have 750 square feet of retail and 250 square feet of storage, if you care to and you have done this in the past if you care to allow either we just have to document that on the

final plan that they have a choice but there are limits that way they can market it as either.

MR. PETRO: Document it as either as long as it met with the building department codes. Anyone have a problem with that?

MR. DUBALDI: No.

MR. PETRO: I do have another question now that we have that in the minutes, explain to me why we don't have to go to the Zoning Board because it's NC zone but I do see that half the property is in R-4 zone, why do we not have to go to the Zoning Board?

MR. EDSALL: Because of the overlap.

MR. PETRO: Yes.

MR. EDSALL: Zoning Code under Section 486 allows for extension of uses in one zone into the adjoining zone if the lot is split by a zone line 30 feet extension which is beyond the limits of the retail area and just to give you some background on the Town Board level when we were presenting this zone change at the Town Board level, at the public hearing level, it was purposely set at this depth such that we wouldn't have an increment and then 30 more feet and effectively have the whole lot commercial. At this point, they can just fit in these lots just fit in the depth of the building but the commercial zone doesn't extend fully in the residential zone.

MR. PETRO: Thank you very much for explaining that to me and to the minutes for future reference.

MR. EDSALL: Thank you.

MR. PETRO: Number 9?

MR. VAN LEEUWEN: I'll make a motion to declare neg dec.

MR. SCHIEFER: Second that.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Valentine site plan on Route 9W. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: You think we should take a ride and have a look at this or does most everybody know?

MR. PETRO: I grew up in that house, I know it like the back of my hand. It's been there a while, I know he's been patient with things for quite a while and I'd like to see it move along.

MR. SCHIEFER: I know where it is.

MR. PETRO: It's been built out.

MR. VAN LEEUWEN: I'm just testing the waters here you know I make a motion we approve.

MR. SCHIEFER: There's a contingency there with the DOT.

MR. VAN LEEUWEN: Subject to the DOT approval.

MR. SCHIEFER: I'll second that.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant approval to Valentine site plan on Route 9W subject to approval from the New York State DOT and also that the Planning Board should require that a bond estimate be submitted for this site Plan in accordance with paragraph A1G of Chapter 19 of the Town code. Once you have received DOT approval, we'll have the plan stamped, if the vote should go that way. Any further discussion from the board members? We have approval from the DOT, we want to re-verify that that is okay with them.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: VALENTINE SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W (SOUTHBOUND)
 SECTION 14-BLOCK 4-LOT 7
PROJECT NUMBER: 91-11
DATE: 25 AUGUST 1993
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED OFFICE FOR THE
 NORTHERLY PORTION OF THE BUILDING ON THE EXISTING
 SITE.

1. This application was previously reviewed during 1991, at which time it was noted that the office use was not permitted by right or by special permit for the R-4 Zone. Since that time, the Town Board has re-zoned the portion of the property along Route 9W to the NC Zone.

The "required" information indicated in the bulk table is correct with the exception of the rear yard (which should be indicated as 15') and the building height which is (only) 35' maximum. In addition, the floor area ratio permitted is 1.0. These corrections should be indicated. It should also be noted that the existing site includes several existing non-conforming conditions.

2. The proposed office is a permitted use for the NC Zone. With Section 48-6 of the Code in mind, the proposed office use appears to comply with the zoning code provisions.
3. The plan should indicate that the handicapped space delineation striping will be blue in color. As well, the required handicapped parking sign should be provided.
4. It is my understanding that the New York State Department of Transportation has requested a curb along Route 9W to eliminate the "wide-open" access to the property. I concur with the Applicant's proposed concrete curb island, with tapered ends provided. The details of the proposed curb island should be approved by the New York State Department of Transportation and an appropriate permit issued.

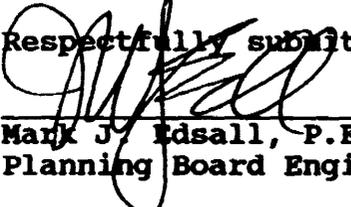
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: VALENTINE SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W (SOUTHBOUND)
SECTION 14-BLOCK 4-LOT 7
PROJECT NUMBER: 91-11
DATE: 25 AUGUST 1993

5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. Submittal of this application to the Orange County Planning Department is optional; the Board should make a determination if such a submittal will be required.
7. Submittal of this plan/application to the New York State Department of Transportation will be required.
8. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
9. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
10. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
11. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

A:VALENT.mk

ZONING BOARD OF APPEALS
REGULAR SESSION
MARCH 9, 1992

BJ

7:30 P.M. - ROLL CALL

MOTION TO ACCEPT MINUTES OF THE 01/27/92 AND 02/10/92 MEETINGS AS WRITTEN. *APPROVED*

PRELIMINARY MEETINGS:

TABLE
To RETURN 1. DE DOMINICUS, ANTONIO - Matter referred by Planning Board. Request for 3,588 s.f. lot area, 89.4 ft. lot width, 13.70 ft. side yard, 21.80 ft. total side yard and 10.57 ft. building height variances for conversion of existing residential dwelling to retail building located on Route 300 and Old Temple Hill Road in a C zone. (68-3-12).

TABLE
GO TO
TOWN BOARD
FOR ZONE
CHANGE 2. VALENTINE, NICHOLAS - Referred by Planning Board. Request for use variance (Broadway Tailors) and parking space variance (3 spaces) for location 321 Rt. 9W in an R-4 zone. Present: Marshall Rosenblum, A.I.A. (14-4-7).

PUBLIC HEARINGS:

APPROVED 3. SCIAMANNA, DINO - Request for 5 ft. rear yard variance for existing addition at 73 Hudson Drive in R-4 zone. Building permit was issued in May 1978. (25-2-6).

APPROVED 4. BARBIERI, KENNETH - Request for 14 ft. 1 in. front yard variance for existing deck located at 53 Valley View Drive in an R-4 zone. (59-6-6).

APPROVED 5. AUFIERO/BABCOCK - Request for 40 ft. street frontage variance in order to establish a buildable lot off Route 94 in an R-4 zone. (19-4-57.1 & 103).

FORMAL DECISION: (1) CONNOTILLO

(2) C.P. MANS AND TOYOTA OF NEWBURGH

PAT - 563-4630 (O)

562-7107.(H)

APPROVED

(3) MICHAEL GARGUILO

March 9, 1992

12

VALENTINE, NICHOLAS

Mr. Fenwick: Referred by Planning Board. Request for use variance (Broadway Tailors) and parking space variance (3 spaces) for location 321 Rt. 9W in an R-4 zone.

Marshall Rosenblum, A.I.A. came before the Board representing this proposal along with Mr. Nicholas Valentine.

MR. ROSENBLUM: This property which is Pete Poli's (phonetic) former knife sharpening business and residence was purchased by Mr. Valentine in January of 1988 for use as a residential structure and for his business, Broadway Tailors. The building has been vacant for a year, at that time due to requirements both of the Zoning Board and Building Department, the occupancy hasn't materialized. The property is in a pre-existing non-conforming use in R4 zone. We've requested variances to be determined by this board since there's so many. I originally had the R4 requirements on this drawing, Mr. Edsall suggested that this board might make the determination of what relief if any they would want to direct, you know, for this building. The original area of Pete Poli's work was majority of the lower level. We want to take the area encompassed by the existing masonry wall, that's that lower side of the building, and use that 1,000 square feet for business use, C1 offices. We've shown parking handicapped parking that would fit on the site and additional curbing as acceptable to the Department of Transportation. Existing drainage patterns would remain and other than that, the only modification to this space would be the secondary means of egress at the rear of this building. The building code problem was primarily that of an adequate ceiling height for commercial use.

MR. LUCIA: If I can just clarify one thing. You said during your presentation that it was a pre-existing non-conforming use. If I understood your dates correctly that has been discontinued so it no longer has any status as a pre-existing non-conforming use, is that correct?

MR. ROSENBLUM: The building itself, yes.

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MR. LUCIA: No, a use is not the building itself, use is the use to which the building is devoted so there's no pre-existing non-conforming use.

MR. ROSENBLUM: The building has been vacant since 1987.

MR. FENWICK: The total building in other words somebody living?

MR. VALENTINE: Yes, my mother is living in the residential part of the building which would be sitting above that.

MR. ROSENBLUM: Only other use identified on the application is the incidental use of R4.

MR. VALENTINE: For Broadway Tailor, storage of some uniforms.

MR. FENWICK: You're not going to be putting your business in here?

MR. VALENTINE: No.

MR. FENWICK: Do you have a business proposed for in here or just--

MR. VALENTINE: Don't have a business proposed for it, I think that with the size of the building and where it's located, I would imagine either an office building or private office for private individual would be better than a retail type of a business so either some type of an office setup, insurance office something along those lines would probably be better.

MR. TORLEY: We're dealing with a structure that no longer claimst to be a pre-existing non-conforming use and you're asking for a use various in a R4 zone, we have someone living in the house established that it is feasible to be used as a residence which is your justification for the use variance.

MR. VALENTINE: The commercial space which is next to this is residential space.

MR. ROSENBLUM: Parking lot is existing, the store front areas are existing.

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MR. TORLEY: Do we have any evidence that this proposed office space was legally constructed, that's awfully close to the property line there. Anybody remember whether that got any variances? Building looks about 6 inches off the property line.

MR. FENWICK: That building has been there along time. It's been from since before 1966 definitely before 1966.

MR. VALENTINE: Mr. Poli had it for his business for quite a long time.

MR. KONKOL: State police were in there before that.

MR. TORLEY: Still got the problem, what's the justification saying you can't use this property as zoned R4 zoned for residential use? You've got somebody living in it, you happen to have some extra space for a big garage or something.

MR. ROSENBLUM: The areas are physically separated and it was a business area as a parking lot in the front.

MR. FENWICK: My problem with this and then just speaking to Dan we're winding up with and not just you but we're also winding up down the road from you a ways we've had somebody come in here requesting basically a commercial use or professional use this whole strip of property needs to be rezoned if what we're looking at here we're looking at to give you what you want, we basically almost have to rezone your property because there's nothing that fits and now we're into parking situation and we don't have, although we can make suggestions, it's almost up to the Planning Board to take care of that as far as site plan approval. We can't dictate we'd be writing our own rules for this.

MR. NUGENT: There's no, we don't know what to base our decision on.

MR. FENWICK: I have a problem with this and I don't have a problem with your business at all whatsoever but we're running into a problem down this whole stretch of 9W.

MR. TANNER: I agree with you. I think rezoning is what has to be done on that whole strip it's not conducive to residential. I wouldn't want my kids--

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MR. KONKOL: Drew Kartiganer was in on the other piece of property a few weeks ago down by Stewart's Furniture. It's a whole mish-mash of zoning and I think that probably the most expedient if you were to get together with him and possibly and a few others and petition the Town Board to rezone it.

MRS. BARNHART: They're doing that right now. They're up on the next agenda next Town Board agenda to appear for that.

MR. FENWICK: In fact--

MR. LUCIA: The issue that the chairman raised comes up on the use variances. One of the tests that you are going to have to establish in order for this board to determine that you are entitled to use variance is uniqueness and as we've seen, there are other pending applications for similar type variances not very far away, it both diminishes your uniqueness argument in terms of proving you're entitled to a use variance as well as substantiating the other side of the--

MR. ROSENBLUM: There's no physical change to the office or the pre-existing commercial area of the building as requested. And the parking lot other than the curbing as requested by the Department of Transportation sectionizing, I want to impart a unique quality to this particular application.

MR. LUCIA: You certainly can argue anything that you feel is relevant in terms of uniqueness that argument has an opposite side of the coin. One here looking for use variance the other going to the Town Board for a rezoning. You certainly are free to pursue both avenues if you choose but all I'm saying since there's some overlap on issues you may want to pick which avenue you want to take first because you're going to have to handle the argument one way or the other.

MR. FENWICK: I would right now according to our secretary this is going before the agenda on the Town Board and I would probably make it a point if that in fact is true to get there because that would get your problem solved a whole lot faster than we can solve it for you.

MR. TORLEY: And the more land owners along that strip

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asking for rezoning the better.

MR. FENWICK: It's ridiculous to have a gas station and then your down to Stewart's and whatever is in between. I realize there are certain properties that are in your, going to be zoned commercial because the Lacey Field's road just comes too close to 9W so nothing is going to happen in between but these other pieces of property, there's doctors that want to go in there and I could see professional use here, I don't know whether I'd be too crazy about retail sales but the professional use is what they're looking for down the way, it's the doctor by Stewart's, he wants professional use. To get back to what the attorney said, what you're asking for is substantial, really I mean over R4 we're going to change the whole concept of what's going on here and when we get into a change that starts to be this big, we better start looking at zone changing.

MR. NUGENT: Plus you'd have to do this in an R4, couldn't be done on anything else.

MR. FENWICK: Just like you said they've sent you back here or you've established what parking facilities there are. We cannot take the requirements of one zone and put it here now we're changing the zoning law. We can't do that. We can vary it but we can't change it.

MR. TORLEY: And the hurdle you have for a use variance because your correct me if I am wrong, since this is not continuously occupied you have no pre-existing rights as far as non-conforming use so as far as we're concerned you actually started from ground zero. You have to demonstrate that you cannot get a reasonable return from residential use yet you have somebody living there so it obviously has some attraction for residential use. I have great difficulty when changing use from residential to commercial purposes.

MR. ROSENBLUM: That area of the building would not represent a change, it has never been residential to the best of my knowledge.

MR. TORLEY: We're constrained to treat this as starting from ground zero on the use variance since there's no pre-existing rights.

MR. FENWICK: Am I looking at this correct, your actual

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property line is 27 foot back from the pavement, correct.

MR. BABCOCK: Yes.

MR. TORLEY: Who owns the rest of it?

MR. BABCOCK: State.

MR. LUCIA: That raises a couple of questions you'll have to deal with, I note in Mark Edsall's comments you're showing 6 parking spaces and he computes, he computes that 9 are required. I'm not sure you can physically get them all in there. In the same vein because of the angle of the property line towards the I guess north side of the property, I'm not sure those parking spaces are of adequate depth and that the handicapped space is of either adequate depth or adequate width.

MR. ROSENBLUM: That should meet the current codes.

MR. LUCIA: They're Planning Board issues but I just used them.

MR. BABCOCK: Twenty foot actually would go off your property line.

MR. LUCIA: That 27 feet needs to be within your property, you have 20 feet there you think?

MR. ROSENBLUM: That should be accurate.

MR. LUCIA: How about the width? Where it squeezes down towards the front there.

MR. ROSENBLUM: They have not been reduced.

MR. BABCOCK: Basically he's three short anyway.

MR. ROSENBLUM: If the interpretation would apply to the, but that interpretation was something that was requested by this board. Nine parking spaces for a thousand square foot seems high.

MR. LUCIA: I'll let you and Mark Edsall solve that. It's not really our concern but raise it since it appears in the plan and on Mark's notes.

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MR. BABCOCK: What we're trying to say Marshall, I shouldn't speak for anybody else even if you were to obtain a zone change from the Town Board, you still would be back here for area variances that wouldn't get changed with the zone. Mr. Chairman just like the last application was before us, if it's determined that this has lost it's non-conformity then these setbacks for the change of use would then require area variances which is not something that I mean the building is there we're not moving the building that's for sure. But we should finalize that you know and decide what going to do and make sure that we modify the denial for that.

MR. TORLEY: If this goes to a C zone you're under for lot area, lot width, side yards.

MR. FENWICK: Same as regards to C zone.

MR. TORLEY: If we're going for professional use.

MR. BABCOCK: In C would be more.

MR. FENWICK: That should be what's going on down there.

MR. LUCIA: But from the applicant's standpoint the hurdle he has to clear on the area variance is much lower than the hurdle on use variance so there's still a substantial difference about your burden of proof there. You have an absolute right to proceed with the application as you presented it. I think the board has tried to give you a sense of their collective conscience of some of the issues that arise here and some of the hurdles you're going to have to clear in order to establish if you are entitled to use and/or area variances if you wish to have the board proceed they can take a vote and set you up for a public hearing. If you'd rather revise or rethink strategy or decide whether you want to go to the Town Board for joining existing application for change of zone, that's up to you.

MR. ROSENBLUM: Plan revision would in effect create no change to the issues before this board.

MR. LUCIA: It might effect the magnitude of your area variances because although apparently had R4 table that's been deleted that table should be restored

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because the property as you're presenting it to this boards is zoned R4, that's the standard against which the board is going to have to grant area variance now if the zoning should be changed. You have new area variance requirements. So, if you choose to proceed while it's zoned R4, that's the table that has to be restored.

MR. TORLEY: Do you intend to maintain the residence aspect of it as well? Somebody still going to live there?

MR. VALENTINE: Yes.

MR. TORLEY: Mike reminded me you have to consider parking space for the residence as well.

MR. BABCOCK: Is that over here?

MR. VALENTINE: It could be over there because that's the interior part of Lacey Field where you have what you thought was going to be the cul-de-sac but never occurred so it's very possible as most other people who border that Lacey Field area to use the side of 9W or use the back of Lacey Field so-- One of the things where they turned the houses and each house is turned a different direction and I don't know which is the front and which is the back. Just for me personally, as this gets changed if this proposed change is to go to either commercial or to office use, you're still going to probably have a problem of building to building as you go up and down 9W because certain building would I don't think ever be usable as commercial because they're strictly residential and if you go three or four doors down, you have someone that operated a business out of his building you know and hang up a little sign and if you more places and you have Stewart's but in between you have nothing but residential.

MR. FENWICK: They're allowed to stay that way, nothing changes and they don't. Only if they're going to if they change the use in otherwords if they're no longer residential which would be non-conforming use in that then they're going to have to come before us or if they're too close to the property line or whatever that type of situation it may be legal, I don't know.

R. BABCOCK: The NC line hits right here and goes this

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way. There's an R4 piece of property here and this is in C right straight up on the plan.

MR. FENWICK: You're saying the gas station, NC.

MR. BABCOCK: Yes gas station and this house here.

MR. FENWICK: That house next door is in NC?

MR. BABCOCK: No, R4.

MR. VALENTINE: Is the house next door R4 or NC.

MR. BABCOCK: NC touches that corner there and goes back.

MR. VALENTINE: It might be split. There's a driveway that goes into it from 9W I think he's somewhere in between.

MR. TANNER: Residential homes attractive to doctors.

MR. FENWICK: Same type situation happened on Route 32 across from Devitt's that has just been changed, there are several many, many more residences there than there were before but now in fact it's a commercial use strip of land.

MR. VALENTINE: It's going to be a problem because you do have the gap after the one house next to me.

MR. FENWICK: I realize that but--

MR. KONKOL: Problem you have right now is you can't qualify for use variance, it would be very hard right for this board to say okay on the use but if it gets zoned neighborhood commercial you automatically get the use and the other things are secondary at this point it behooves you to try and get on the agenda.

MR. FENWICK: Find out what they're going to do.

MR. KONKOL: Right now this board speaking for myself I wouldn't act on this.

MR. LUCIA: It's really the applicant's choice whether you'd prefer to have the board table it or think the strategy and come back again, that's up to you.

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MR. FENWICK: When is the Town Board meeting?

MRS. BARNHART: He's on the agenda for the workshop they haven't presented a petition yet though they're still talking about it.

MR. ROSENBLUM: If the zone change is imminent I think it would be wise to review this as under the revised zoning. If it doesn't appear to be we should probably proceed. You think we can, you said we can get a sense of this in about a week or so perhaps?

MRS. BARNHART: You'd have to contact the supervisor's office get on the Town Board agenda for their agenda session which the other application for Route 9W by this doctor is I believe a week from tonight.

MR. ROSENBLUM: This is for a general zone revision though right?

MRS. BARNHART: It's just a workshop session so if you can get on that agenda probably would be.

MR. FENWICK: They're thinking about it and I would say they'd probably have to be seriously thinking about this there's a good chance it would go through faster that way than it will get through this board. Especially with just the way it stands right now, my feelings are it's not going to get through this board that's my own personnel feeling. There's three criteria you have to meet and I think you're going to get knocked down on at least two out of the three.

MR. TANNER: With two people going to the Town Board and petition for a change it's going to carry more weight.

MR. FENWICK: Especially with the situation that you are under.

MR. LUCIA: The Chairman of the Board aren't pre-judging your application obviously subject to your presentation for use an area variance but any use variance involves significantly high hurdles so I think it's just a general comment on the caliper of the proof you're going to have to present on the use variance.

MR. ROSENBLUM: Okay.

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MR. LUCIA: Motion to table would be in order then.

MR. KONKCL: I make a motion we table it.

MR. TORLEY: I'll second it.

ROLL CALL:

MR. TORLEY	AYE
MR. KONKOL	AYE
MR. TANNER	AYE
MR. NUGENT	AYE
MR. FENWICK	AYE

VALENTINE, NICHOLAS SITE PLAN (91-11) ROUTE 9W

Mr. Marshall Rosenblum came before the Board representing this proposal.

MR. ROSENBLUM: About two years ago, Nick Valentine bought this building believing he could just move in and open up Broadway Tailors. There was both deficiency in the business part of the structure with respect to uniform fire prevention and building code and the building pre-existing nonconforming operation does not meet the zone area, rear yard, side yard for his business. All that is shown as a change on this, is the parking, the access to the building and there's some accurate survey information with respect to actual conditions on the site.

What we are looking for is a referral to the Zoning Board of Appeals with any recommendations that the Board might have.

MR. SCHIEFER: Okay, the recommendations so the Zoning Board is easy, Mark required information shown on the plan appears incorrect, should be removed.

MR. EDSALL: I missed that in speaking with Marshall at the work session but the required portion, because it, the office use not being permitted, I think we should leave that off the plan and let the Zoning Board deal with just what's available or have them tell us what they do want. I wasn't sure where those numbers came from.

MR. ROSENBLUM: The area is a structural masonry wall that runs through that line.

MR. EDSALL: I'm talking about the bulk table, the required bulk table portion. I wasn't sure where you got that.

MR. ROSENBLUM: I took that from the R-4 zone but there's a substantial deficiency with respect to this plan.

MR. EDSALL: I didn't see that in the R-4. I don't know in any case I think the plan that goes to the Zoning Board of Appeals we should take the required portion of, let them have the proposed and existing.

MR. SCHIEFER: Mark, why don't you two straighten that out and get that done? I have no problem with that. Good idea, I agree with it. Now, what is this on curbing and the DOT?

MR. EDSALL: Okay, I received and I'm sure it's in the file, a copy of the comment sheet from Don Green of DOT indicating I would request curbs in front of parking area highway work permit required so I would assume that he's looking to put a curb along to isolate the highway traffic from parking lot traffic and I assume also that he want you to put that curb in the right-of-way since you obviously can't put it on your property. There's not any room left so in due respect to Mr. Green, I think we should address that now so that if it does cause a problem with the layout, you don't find out after the Zoning Board of Appeals process.

MR. ROSENBLUM: Mr. Green observed this plan and didn't have any comments including the condition of the island.

MR. EDSALL: He evidently changed his mind.

MR. LANDER: When did he look at this?

MR. ROSENBLUM: Prior to submission.

MR. LANDER: Tonight or the first time?

MR. ROSENBLUM: This is the first time.

MR. LANDER: Before the other one that he was in here with the tuxedo shop, Nick was here a couple of years ago.

MR. ROSENBLUM: Prior to my submission this time.

MR. EDSALL: Don's comment sheet is dated the 9th of July. Again, if you're looking to send it to the Zoning Board of Appeals for the record say that we'll be correcting the bulk table to remove that required portion and coordinating any curbing that's required with DOT and then I'll just initial the plan.

MR. SCHIEFER: This is just information for the applicant, as far as I'm concerned, we're going to refer him but I want to make sure all this is done so when he comes back, it's taken care of.

MR. EDSALL: I don't want to see the Zoning Board of Appeals reject the plan because there's been something

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changed on it. That's not the exact same plan as what you have seen.

MR. SCHIEFER: Make the revision when they reject it, well not reject it, when they act upon it, we'll act upon the plan that way.

MR. ROSENBLUM: Okay.

MR. MC CARVILLE: This will not be retail but office use?

MR. ROSENBLUM: The intent is for office use and the other intent is for in the basement of the residence, which right now Nick Valentine, his mother lives in there, he wanted to use the basement area for some miscellaneous storage of tuxedos and uniforms but no sales at all, just extra stuff.

MR. MC CARVILLE: Where's the store in Newbrugh?

MR. ROSENBLUM: On Broadway.

MR. PETRO: Back to Mark, just out of curiosity, the DOT is going to allow Mr. Valentine to put curbing on the right-of-way out by Route 9W? In other words, so many feet away from his property line?

MR. EDSALL: Yes, well now they are most likely going to make him put it in per the DOT specifications. It will be similar to the curbing they are putting on 32 near Five Corners. It isolates parking lot from DOT highway but the curb is really in the DOT right-of-way.

MR. PETRO: And can be removed at anytime to widen the road at a later date?

MR. EDSALL: If Don is going to approve a location, he's going to have future plans in mind. That's why I'd rather let Don Green tell him exactly where to put it.

MR. PETRO: Okay.

MR. EDSALL: I have talked to Don on it and I am sure Marshall has Don's opinion, it's a parking lot now I just want to clean it up a little. That's what he's more or less told me.

MR. LANDER: He had a problem with the deli at the corner of Caesars and 9W because we asked for curbing in there and the DOT in their ultimate wisdom said we don't

need curbing there but how many people have come back to this Board and complained because the curbing wasn't there because tractor trailers pull on the side of the road and go in and get coffee. They might only be in there for five minutes but that truck can't see up the road. You can't see out especially if there's two. So, after the complaints he received on 9W down there, that's why he's probably asking for the curbing here because originally, he didn't ask for it, all right, but in light of that, those complaints down there because I brought it to his attention too.

MR. SCHIEFER: I'd suggest you get back with Don Green, make sure that that's taken care of before the Zoning Board of Appeals. Any other comments, gentlemen? If not, I'll entertain a motion to --

MR. PETRO: I'd like to make a motion to approve this site plan on Valentine.

MR. MC CARVILLE: I'll second it.

ROLL CALL:

Mr. Petro	No
Mr. McCarville	NO
Mr. Lander	NO
Mr. Dubaldi	NO
Mr. Schiefer	NO

MR. ROSENBLUM: Thank you.

MR. EDSALL: One other revision in the bulk table is the parking calculation so that as well I'm just going to be working with Marshall to correct so that will be a change that the Zoning Board of Appeals will see corrected.

MR. SCHIEFER: Do you want me to sign one?

MR. EDSALL: They're going to fix it so I'll do it after they fix the bulk table.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 24 AUGUST 1993
SUBJECT: VALENTINE SITE PLAN

PLANNING BOARD REFERENCE NUMBER: PB-91-011

DATED: 26 AUGUST 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-050

A REVIEW OF THE ABOVE REFERENCED SUBJECT SITE PLAN WAS
CONDUCTED ON 24 AUGUST 1993.

THIS SITE PLAN IS ACCEPTABLE.

PLAN DATED: 12 AUGUST 1993; REVISION 2



ROBERT F. RODGERS; CCA



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

V-3

TOWN/VILLAGE OF New Windsor

P/B # 91-11

WORK SESSION DATE: 4 AUG 93

APPLICANT RESUB.
REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: Valentine s/p

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Nick Valentine/Marshall

MUNIC REPS PRESENT:

BLDG INSP.	<u>VAC</u>
FIRE INSP.	<u>X</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- fre exist non-conf.
- parking calc - confirm
- 8' striped.
- curb island.
- add zone line - overlap use over zone?
line.

next avail agenda
after plans

562-1652



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: VALENTINE SITE PLAN
PROJECT LOCATION: NYS ROUTE 9W (SOUTHBOUND)
 SECTION 14-BLOCK 4-LOT 7
PROJECT NUMBER: 91-11
DATE: 24 JULY 1991
DESCRIPTION: THE APPLICANT HAS SUBMITTED A PLAN FOR AN OFFICE FOR THE NORTHERLY PORTION OF THE BUILDING ON THE EXISTING SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The office use is not a use permitted by right or by special permit in the R-4 Zone. As such, the application will require referral to the Zoning Board of Appeals for a use variance. The Planning Board should request bulk information in connection with the use variance, if granted.

The "required" information shown on the plan appears incorrect and should be removed from the plan prior to referral. In addition, based on an office space of 1215 square feet (which is incorrectly referred to as commercial, rather than office), seven (7) office parking spaces would be required, not five (5) (as indicated). As such, a total of nine (9) spaces would be required; therefore, a greater variance is necessary. This correction should also be made on the plan.

2. The Applicant should note that the local representative of the New York State Department of Transportation has requested the installation of concrete curbs for this parking lot. This aspect should be coordinated prior to the referral to the Zoning Board of Appeals, such that, if the curbing affects the parking, same can be addressed before the plan is sent to the ZBA.
3. After the Applicant has received the necessary variances for this application, and the plan is returned to the Planning Board, further engineering reviews can be made, as deemed necessary by the Planning Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:VALENT.mk

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: _____

DATE: 2 DEC 1991

APPLICANT: NICHOLAS VALENTINE

281 BROADWAY

NEWBURGH N.Y. 12550

REVISED 3 MAR 1992
#1 ZBA TABLE GO TO TOW
BOARD FOR ZONE CHANGE

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 18 JUNE 1991

FOR (~~SUBDIVISION~~ - SITE PLAN) _____

LOCATED AT 321 RT. 9W (SOUTH)

ZONE R-4

DESCRIPTION OF EXISTING SITE: SEC: 14 BLOCK: 4 LOT: 7

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

1) USE VARIANCE REQUIRED FOR
PROPOSED OFFICE USE.

2) VARIANCE FOR INSUFFICIENT OFF-STREET PARKING

PLANNING BOARD CHAIRMAN

MARK J. EDWALL PE. MR. CARL SCHNEPPER

<u>REQUIREMENTS</u>	<u>EXISTING</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>R-4</u> USE	<u>EXISTING</u>		
MIN. LOT AREA	<u>9576.99 SF</u>		
MIN. LOT WIDTH	<u>81.07 FT</u>		
REQ'D FRONT YD	<u>21 FT</u>		
REQ'D SIDE YD.	<u>5 FT</u>		
REQ'D TOTAL SIDE YD.	<u>17.14 FT</u>		
REQ'D REAR YD.	<u>33.5 FT</u>		
REQ'D FRONTAGE	<u>130.81 FT</u>		
MAX. BLDG. HT.	<u>LESS THAN 35</u>		
FLOOR AREA RATIO	<u>-</u>		
MIN. LIVABLE AREA	<u>1900</u>		
DEV. COVERAGE	<u>31% %</u>		
O/S PARKING SPACES	<u>9 REQ'D</u>	<u>6 PROPOSED</u>	<u>3</u>

~~NO CHANGES PROPOSED~~

~~USE VARIANCE REQUESTED~~

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT: (914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12557
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 91-11
 WORK SESSION DATE: 16 July 1991 APPLICANT RESUB. REQUIRED: No
 REAPPEARANCE AT W/S REQUESTED: No
 PROJECT NAME: Valentine
 PROJECT STATUS: NEW OLD _____
 REPRESENTATIVE PRESENT: Marshall
 MUNIC REPS PRESENT: BLDG INSP. Mike out @ city
 FIRE INSP. John
 ENGINEER
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

get disc
want ZBA referral
next avail
agenda

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____ ✓
subdivision _____ as submitted by
_____ for the building or subdivision of
NICHOLAS VALENTINE has been
reviewed by me and is approved _____ ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]

SANITARY SUPERINTENDENT

6-26-91

DATE

✓
CC: M.E.

91-8/
Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Venture for the building or subdivision of _____
_____ has been
reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason _____
I would request curb in front
of parking area. High Way work
permit required.

Don Greene
HIGHWAY SUPERINTENDENT
M.D.S.D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

7/9/91
DATE

Some curbing

*7/9/91
Don Greene kept plan
to discuss it with Marshall Rosenblum*
(M)

*Faxed copy to
M. Rosenblum 12/5/91*

cc: M.E

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 26 June 1991
SUBJECT: Nicholas J. Valentine Site Plan

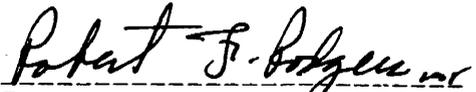
PLANNING BOARD REFERENCE NUMBER: PB-91-11
DATED: 19 June 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-049

A review of the above referenced subject site plan was conducted on 25 June 1991.

This site plan is acceptable.

PLANS DATED: 11 June 1991.


Robert F. Rodger, CCA
Fire Inspector

RFR:mr
Att.

✓
CC: H.E.

C-24-91

JUN 19 1991

91- 11

ORIG.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision _____ as submitted by
Rosenblum AIA for the building or subdivision of
Nicholas J. Valentine has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Town water is servicing property from
Lacey field - notify water dept. for location if need
be.

HIGHWAY SUPERINTENDENT

Stan D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.E.M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY ENGINEER~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval

subdivision _____ as submitted by

Rosenblum A.I.A. _____ for the building or subdivision of
Nicholas S. Valentine _____ has been

reviewed by me and is approved

disapproved _____.

If disapproved, please list reason _____

Property is now connected To Town Sewer.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman D. Mastern jr

SANITARY SUPERINTENDENT

June 21, 1991

DATE

✓
cc: M.E.



**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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

new

TOWN OF New Windsor P/B # _____

WORK SESSION DATE: 19 Mar '91 APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Yes ^{if plan} Full App

PROJECT NAME: Valerie - Rt 9w

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Dick Valentine / Marshall R. / Mark V

TOWN REFS PRESENT:

BLDG INSP.	<u>X</u>
FIRE INSP.	<u>Bob</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

(R-4) near NC

900+ SF limit to 1000 - Pkg OK -

ceiling ht 3" deficient - (not)

Prof office - separate use - (not have prof) need

use variance

New App - need variance

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

(This is a two-sided form)

91-11

JUN 19 1991

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project 321 Route 9W South (existing building)
2. Name of Applicant Nicholas Valentine Phone 561-1656
Address Broadway Tailors, 281 Broadway, Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record as above Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Marshall Rosenblum Phone 562-0270
Address 6 Fullerton Avenue, POB 2966, Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting Marshall Rosenblum Phone 562-0270
(Name)
7. Location: On the west side of Route 9W
about 600 feet south
(Street)
(Direction)
of intersection of Route 94
(Street)
8. Acreage of Parcel .22 Acres 9. Zoning District R-4
10. Tax Map Designation: Section 14 Block 4 Lot 7
11. This application is for _____
Site Plan approval for an office tenancy at a portion of a formerly
commercial space, at a single family residence.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? no

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

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.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____ and that he is (the owner in fee) of _____ (Official Title) of the 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.

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

[Signature]
(Owner's Signature)

18th day of June 19891

[Signature]
(Applicant's Signature)

Carol A. Owen
Notary Public

(Title)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

91-11

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

JUN 19 1991

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Marshall Rosenblum	2. PROJECT NAME 321 Route 9W South
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 321 Route 9W South, about 600 feet south of intersection of 94 to 9W.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Site Plan approval for an office tenancy at a (discontinued use) commercial space at the residence.	
7. AMOUNT OF LAND AFFECTED: Initially <u>.22</u> acres Ultimately <u>.22</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Not in conformance with use, area, or setback distances.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Route 9W corridor, south of 94 intersection includes offices, gas station; other commercial businesses to the north of intersection.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No n/a	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Marshall Rosenblum</u>	Date: <u>12 June 1991</u>
Signature: <u><i>Marshall Rosenblum</i></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD NYCRR, PART 617.127 If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.87 If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Signature of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Preparer (if different from responsible officer)

 Date

JUN 19 1991

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <u>N/A</u> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <u>N/A</u> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <u>N/A</u> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <u>N/A</u> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <u>N/A</u> Refuse Storage |
| 7. <input type="checkbox"/> Revision Dates | 35. <u>N/A</u> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <u>N/A</u> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <u>N/A</u> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <u>N/A</u> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <u>N/A</u> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <u>N/A</u> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 22. <u>N/A</u> Landscaping | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 23. <u>N/A</u> Exterior Lighting | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 24. <u>N/A</u> Screening | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 25. <u>N/A</u> Access & Egress | |
| 26. <input checked="" type="checkbox"/> Parking Areas (RESURFACING & SIGNAGE) | |
| 27. <u>N/A</u> Loading Areas | |
| 28. <u>N/A</u> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Marshall Rosenblum 
Licensed Professional

Date: 12 June 1991

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Nicholas Valentine, deposes and says that he
resides at 281 Broadway, Newburgh, NY 12550
(Owner's Address)

in the County of Orange

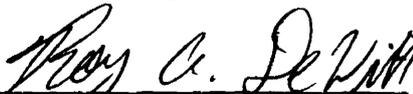
and State of New York

and that he is the owner in fee of 321 Route 9W South

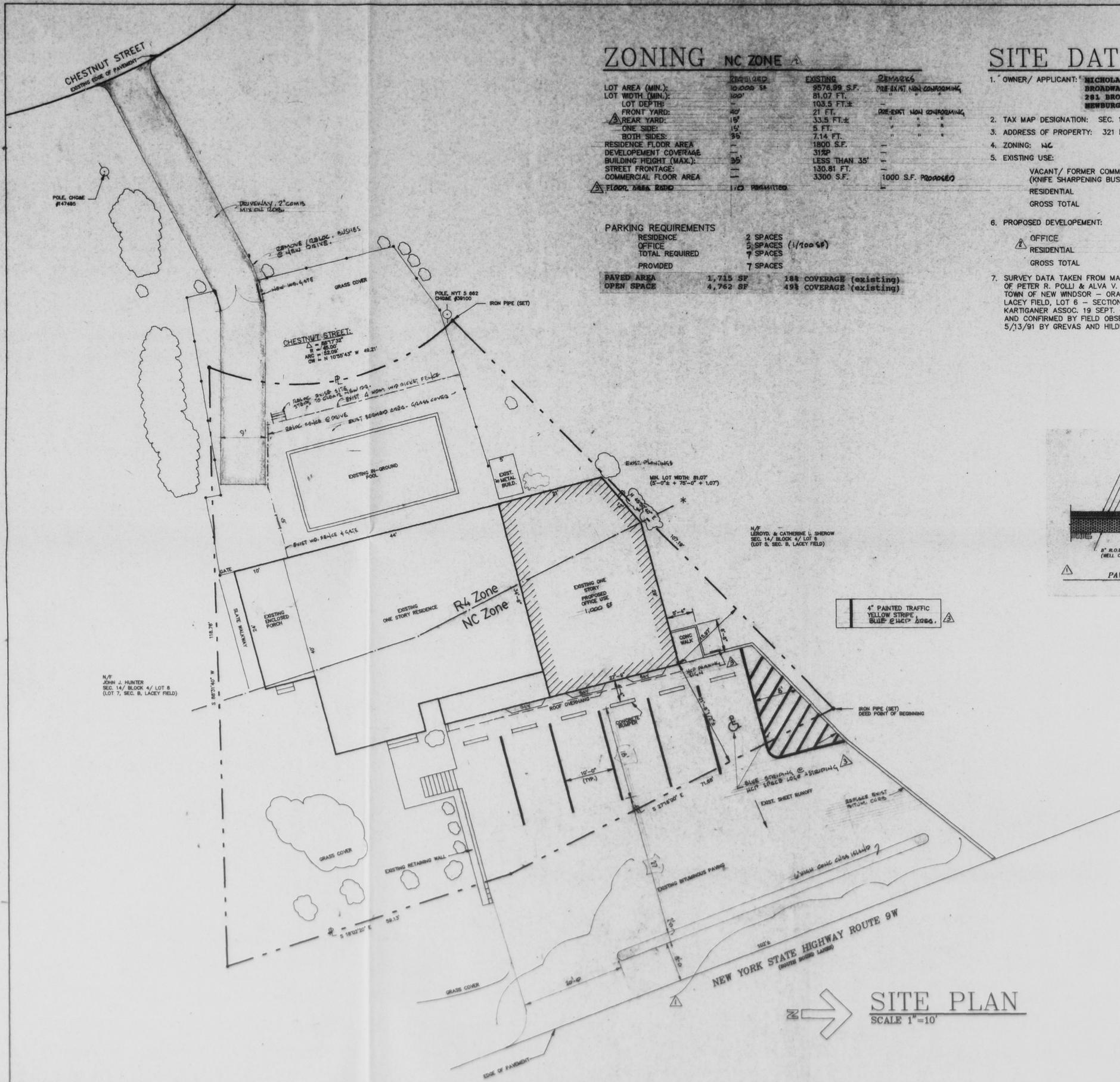
_____ which is the premises described in the foregoing application and
that he has authorized Marshall Rosenblum
to make the foregoing application as described therein.

Date: 12 June 1991


(Owner's Signature)


(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.



ZONING NC ZONE

	REQUIRED	EXISTING	REMARKS
LOT AREA (MIN.):	10,000 SF	9576.99 S.F.	ONE-EXIST. NON CONFORMING
LOT WIDTH (MIN.):	100'	81.07 FT.	ONE-EXIST. NON CONFORMING
LOT DEPTH:	100'	103.5 FT.±	ONE-EXIST. NON CONFORMING
FRONT YARD:	40'	21 FT.	ONE-EXIST. NON CONFORMING
REAR YARD:	15'	33.5 FT.±	" " " "
ONE SIDE:	15'	5 FT.	" " " "
BOTH SIDES:	35'	7.14 FT.	" " " "
RESIDENCE FLOOR AREA	1800 S.F.	1800 S.F.	" " " "
DEVELOPMENT COVERAGE	35%	31.8%	" " " "
BUILDING HEIGHT (MAX.):	35'	LESS THAN 35'	" " " "
STREET FRONTAGE:	130.81 FT.	3300 S.F.	1000 S.F. PROPOSED
COMMERCIAL FLOOR AREA	1700 PERMITTED		

PARKING REQUIREMENTS

RESIDENCE	2 SPACES
OFFICE	5 SPACES (1/100 SF)
TOTAL REQUIRED	7 SPACES
PROVIDED	7 SPACES

PAVED AREA	1,715 SF	18% COVERAGE (existing)
OPEN SPACE	4,762 SF	49% COVERAGE (existing)

SITE DATA

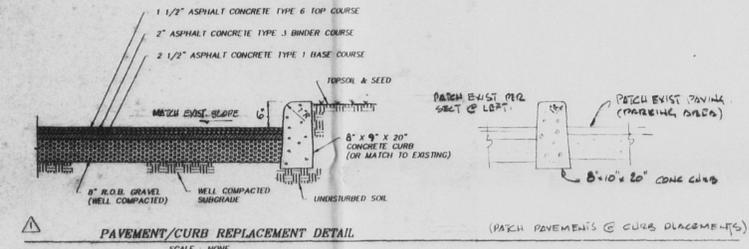
- OWNER/APPLICANT: **NICHOLAS J. VALENTINE**
BROADWAY TAILORS
281 BROADWAY
NEWBURGH, NY 12550
- TAX MAP DESIGNATION: SEC. 14, BLOCK 4, LOT 7
- ADDRESS OF PROPERTY: 321 RT. 9W SOUTH
- ZONING: NC
- EXISTING USE:

VACANT / FORMER COMMERCIAL (KNIFE SHARPENING BUSINESS)	3300 SQ.FT.
RESIDENTIAL	1800 SQ.FT.
GROSS TOTAL	5100 SQ.FT.
- PROPOSED DEVELOPMENT:

OFFICE	1000 SQ.FT.
RESIDENTIAL	4100 SQ.FT.
GROSS TOTAL	5100 SQ.FT.
- SURVEY DATA TAKEN FROM MAP TITLED "PROPERTY OF PETER R. POLLI & ALVA V. POLLI, PARCEL IN TOWN OF NEW WINDSOR - ORANGE COUNTY, N.Y., LACEY FIELD, LOT 6 - SECTION 13, PREPARED BY KARTIGANER ASSOC. 19 SEPT. 63, REV. 5 14 JUNE 79" AND CONFIRMED BY FIELD OBSERVATION 5/13/91 BY GREVAS AND HILDRETH, L.S., P.C.



LOCATION MAP



4" PAINTED TRAFFIC YELLOW STRIPE BLUE CHEP DOTS.



SIGN - BEST #5602 OR EQ. 12" x 18" - MOUNT ON ST. POST.

SITE PLAN
SCALE 1"=10'

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON **NOV 30 1993**
BY **CARMEN R. BURROUGHS, JR.**
SECRETARY

11 JUNE 1991
12 AUG 93
27 DEC 1991

REVISIONS TO NC ZONE
REVISIONS TO BLUE
REVISIONS TO MULTIPLE UNITS
REVISIONS TO 4/14
REVISIONS TO 4/14

ROSENBLUM A.I.A.
MARSHALL ROSENBLUM, A.I.A. ARCHITECT
6 FULLERTON AVENUE
NEWBURGH, NEW YORK

NICHOLAS J. VALENTINE
321 RT. 9W SOUTH
NEW WINDSOR, NEW YORK

SP