

**PB# 96-3**

**HUDSON VALLEY FCU**

**4-1-3**

96- 3 Hudson Valley Federal Credit Union  
Site Plan-Union Ave (Shaw)

*Approved*

*6-24-96*

Wilson Jones  
555 Union Ave.  
New Windsor, N.Y. 12553

DATE January 19, 1996 RECEIPT NUMBER 96-3  
 RECEIVED FROM Hudson Valley Federal Credit Union  
 Address P.O. Box 1750 - Poughkeepsie, N.Y. 12601  
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00  
 FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	# 5394832
BALANCE DUE	- 0 -	MONEY ORDER	

*[Signature]* 1/21/96  
 BY Myna Mason, P.B. Secretary

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

## GENERAL RECEIPT

Received of Hudson Valley Federal Credit Union January 22 19 95  
One Hundred and 00/100 DOLLARS \$ 100.00  
 For Planning Board Application Fee 96-3

## DISTRIBUTION

FUND	CODE	AMOUNT
0394831		100.00

By Dorothy H. Harney  
 Town of New Windsor

Wilson Jones  
555 Union Ave.  
New Windsor, N.Y. 12553Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

DATE June 21, 1996 RECEIPT NUMBER 96-3  
 RECEIVED FROM Hudson Valley Federal Credit Union  
 Address P.O. Box 1750 - Poughkeepsie, N.Y.  
Two Thousand Two Hundred Eighty five 92/100 DOLLARS \$ 2,285.92  
 FOR 2% of \$114,296.00 (Cost Estimate) Inspector fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	2285.92	CASH	
AMOUNT PAID	2285.92	CHECK	# 376836
BALANCE DUE	- 0 -	MONEY ORDER	

*[Signature]*  
 BY Myna Mason, Secy to the P.B.

DATE June 21, 1996 RECEIPT NUMBER 96-3  
 RECEIVED FROM Hudson Valley Federal Credit Union  
 Address P.O. Box 1750, Poughkeepsie, N.Y. 12601  
Forty Four 00/100 DOLLARS \$ 44.00  
 FOR Additive to Escrow to close out.

Wilson Jones  
555 Union Ave.  
New Windsor, N.Y. 12553

Wilson Jones

MADE IN U.S.A.  
Wilson Jones 1989

BALANCE  
DUE

MONEY  
ORDER

2572852

BY *Mural Mason, P.B. Secretary*

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

# GENERAL RECEIPT

January 22 19 95

Received of *Hudson Valley Federal Credit Union* \$ *100.00*  
*(One Hundred and 00/100)* DOLLARS

For *Planning Board Application Fee 96-3*

FUND	CODE	AMOUNT
<i>01476</i>		<i>100.00</i>
<i>0394831</i>		

By *Dorothy H. Hanson*

Town of New Windsor

Wilson Jones • Carbonless • S1642 4W/CL Duplicate • S1643 4W/CL Triplicate  
**Planning Board**  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553  
MADE IN U.S.A.  
Wilson Jones, 1989

DATE *June 21, 1996* RECEIPT NUMBER *96-3*

RECEIVED FROM *Hudson Valley Federal Credit Union*

Address *P.O. Box 1750 - Poughkeepsie, N.Y.*

*Two Thousand Two Hundred Eighty-Two 92/100* DOLLARS \$ *2,285.92*

FOR *2% of \$114,290.00 (Cost Estimate) Inspection fee*

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<i>2285.92</i>	CASH	
AMOUNT PAID	<i>2285.92</i>	CHECK	<i>#0396836</i>
BALANCE DUE	<i>- 0 -</i>	MONEY ORDER	

*P. Zappalo*  
BY *Mural Mason, Secy to the P.B.*

Wilson Jones • Carbonless • S1642 4W/CL Duplicate • S1643 4W/CL Triplicate  
**Planning Board**  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553  
MADE IN U.S.A.  
Wilson Jones, 1989

DATE *June 21, 1996* RECEIPT NUMBER *96-3*

RECEIVED FROM *Hudson Valley Federal Credit Union*

Address *P.O. Box 1750, Poughkeepsie, N.Y. 12601*

*Forty-Four 44/100* DOLLARS \$ *44.00*

FOR *Additive to Escrow to close out.*

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<i>44.00</i>	CASH	
AMOUNT PAID	<i>44.00</i>	CHECK	
BALANCE DUE	<i>- 0 -</i>	MONEY ORDER	

*P. Zappalo*  
BY *Mural Mason, Secy to the P.B.*

Wilson Jones • Carbonless • S1642 4W/CL Duplicate • S1643 4W/CL Triplicate  
MADE IN U.S.A.  
Wilson Jones, 1989

DATE *3/6/97* RECEIPT NUMBER *96-3*

RECEIVED FROM *Hudson Valley Federal Credit Union*

Address *P.O. Box 1750 - Poughkeepsie, N.Y. 12601*

*Eighteen Thousand - Sixteen 18,016.00* DOLLARS \$ *18,016.00*

FOR *Site Plan Bond*

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<i>18,016.00</i>	CASH	
AMOUNT PAID	<i>18,016.00</i>	CHECK	<i>#9809004</i>
BALANCE DUE	<i>- 0 -</i>	MONEY ORDER	

*P. Zappalo*  
BY *Mural Mason, Secretary*  
*Terrell Clark*  
TITLE

Wilson  
MADE IN U.S.A.  
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BALANCE DUE	125.00	MONEY ORDER	037.75
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BY Myra Mason, P.B. Secretary

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

**GENERAL RECEIPT**

Received of Hudson Valley Federal Credit Union January 22 19 95  
One Hundred and 00/100 \$ 100.00  
DOLLARS

For Planning Board Application Fee 96-3

DISTRIBUTION

FUND	CODE	AMOUNT
<u>037 476</u>		<u>100.00</u>
<u>039 4831</u>		

By Dorothy H. Harrison  
Town Clerk

Wilson Jones - Carbonless - S162-WCL Duplicate - S164: WCL Triplicate  
**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12553

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© Wilson Jones, 1989

DATE June 21, 1996 **RECEIPT** NUMBER 96-3

RECEIVED FROM Hudson Valley Federal Credit Union  
 Address P.O. Box 1750 - Poughkeepsie, N.Y.  
Two Thousand Two Hundred Eighty-two <sup>92/100</sup> DOLLARS \$ 2,285.92  
 FOR 2% of \$114,296.00 (Cost Estimate) Inspector fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>2285.92</u>	CASH	
AMOUNT PAID	<u>2285.92</u>	CHECK	<u>#2396836</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY P. Zappalo  
Myra Mason, Secy to the P.B.

Wilson Jones - Carbonless - S162-WCL Duplicate - S164: WCL Triplicate  
**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE June 21, 1996 **RECEIPT** NUMBER 96-3

RECEIVED FROM Hudson Valley Federal Credit Union  
 Address P.O. Box 1750, Poughkeepsie, N.Y. 12601  
Fifty-Four <sup>00/100</sup> DOLLARS \$ 44.00  
 FOR Addition to Escrow to close out.

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>44.00</u>	CASH	
AMOUNT PAID	<u>44.00</u>	CHECK	
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY P. Zappalo  
Myra Mason, Secy to the P.B.

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, NY 12553

**General Receipt**

Received from Hudson Valley Federal Credit Union June 24 19 96  
One Hundred and 00/100 \$ 100.00  
DOLLARS

For Planning Board Approval Fee #96-3

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>037 476 039 6834</u>		<u>100.00</u>

By Dorothy H. Harrison  
Town Clerk

TITLE

WILLIAMSON LAW BOOK CO. VICTOR, NY 14564

476 9809084

DATE	DESCRIPTION	AMOUNT
03/03/97	TOWN OF NEW WINDSOR PERFORM GUAR NWBRG CONSTRUCTION-FOR C/O  Check Date = 03/05/97      Check Total =	18,016.00 ----- 18,016.00

DETACH BEFORE DEPOSITING

PUBLIC HEARING:

WAL-MART/HUDSON VALLEY FEDERAL CREDIT UNION

Gregory Shaw, P.E. of Shaw Engineering appeared before the board for this proposal.

MR. NUGENT: Request for 36 ft. front yard, 20 ft. side yard and 31 ft. 8 in. maximum building height and sign variance for construction of a commercial building on the west side of Union Avenue at Wal-Mart entrance. Is there anyone in the audience involved in Wal-Mart Federal Credit Union?

MS. BARNHART: For the record, on February 6, I compared seven addressed envelopes which Mr. Shaw gave to me to the list and I mailed it out on that same day and I have got an affidavit of service stating such.

MR. SHAW: For the record, my name is Gregory Shaw from Shaw Engineering. I am representing Hudson Valley Federal Credit Union tonight for you. Tonight is the public hearing on variance requests. As stated in the legal notice, we're requesting a front yard setback and we're providing 24 feet and the zoning requires a minimum of 60 feet. We're also providing a ten foot side yard setback and your zoning ordinance for the C zone in which the property is located requires a 30 foot setback. With respect to these two setbacks, they are a function of the location of the canopy with respect to the front and the side yard lot lines. The bank structure itself is set back 60 feet from Union Avenue and the bank structure is set back 20 feet from its side yard lot line which also happens to be the town line between the Town of Newburgh and Town of New Windsor. The third variance we're requesting is for a building height, which is a function of the distance to the nearest lot line, that is ten feet, again, the side yard lot line to the Town of New Windsor, Town of Newburgh line. With that distance we're allowed to go a maximum building height of three feet four inches, we're proposing a maximum building height of 35 feet. Just to stay take a step back for the public's benefit, where this is, this property is located, it's located on the northerly limits to the Town of New Windsor, it

is a part of a parent parcel approximately 12 acres. A subdivision application is before the Town of New Windsor Planning Board subdividing out a one acre parcel and on this one acre parcel will be this new bank facility totaling 4,500 square feet. Physically, as you're looking at the drive going into the Wal-Mart's, you're immediately on the left-hand side and further to the left or to the south the Arnoffs. The other variances we're requesting are sign variances. We're requesting a wall sign variance of we're allowed I believe one sign 25 feet with dimensions of 2 1/2 by 10 feet and we're proposing two wall signs. The wall signs have been reduced from the variance application of 59 1/2 square feet per sign which represents 17 feet long and 3 1/2 feet high. Again, this is a reduction from that which was on the application, the application I believe requested two signs, 4 feet by 16 feet for a total of--

MR. NUGENT: 64 square feet.

MR. SHAW: We're now requesting 59 1/2 square feet per sign. As I just passed out, this is the sign itself, the red line which I have drawn around the lettering is the full physical edge of the sign itself and the lettering is dimensioned, both the upper letters and the bottom letters and the, I guess we'd call it almost a decal of the people on the left-hand side. So that is it, with respect to a quick overview of the project. We were before the Town of New Windsor Planning Board for site plan review, we have drawings documenting the water, the sewer, the drainage, the parking, we're well in excess of parking. We're required to provide a total of 15 spaces, we're providing 39, which is substantial. The sign locations, one final point there will be one sign which will be located on the northerly building face which is immediately adjacent to the Wal-Mart drive and a second sign will be located I would guess on the southerly face which would not be visible from Wal-Mart or from Union Avenue, it would only be visible once you're in the parking lot. And it would face the concrete retaining wall about 65 feet away from it. So Mr. Chairman, that is a brief overview for yourself and for the public.

MR. NUGENT: One question, Mr. Shaw, the ten foot measurement that you got for your side yard was taken off the corner of the canopy?

MR. SHAW: Correct.

MR. NUGENT: Not the corner of the actual building?

MR. SHAW: No. What happens is the canopy has a roof and under the town's ordinance, a roof is a structure, therefore, setbacks are to structures, therefore the 10 foot distance which is the distance to the side lot line to the canopy rules. And the same thing with the front yard setback, the canopy triggers the request for a front yard setback variance, not the buildings.

MR. LANGANKE: Would you show me the ten foot on the map here?

MR. SHAW: Right there and that is the front yard.

MR. NUGENT: That is why I brought that up because it's really not the building that we're giving the variance on, it's actually the little canopy that sticks out. We asked you at the last meeting if I recall at the preliminary to reduce the signs size which you have done.

MR. SHAW: Yes, yes we have reduced them by approximately ten percent.

MR. LANGANKE: Didn't we discuss the need for a sign on the side of the building that didn't face either Union Avenue?

MR. NUGENT: That is the one we were mainly concerned with, if my memory serves me correctly, that the one on the front side or the other side we didn't have a problem with but we were having a problem with the one on the back side, which is substantially larger but what he has gone and done is reduce the size of both of them.

MR. KANE: Which is still the main entrance. I can understand the need for some kind of signage for the

main entrance and for the street side which in any case they'd still need the variance.

MR. SHAW: The sign, again, that is going to be visible to the patrons who are using the bank facility, would not be visible to people traveling either way or on Union Avenue or using Wal-Mart's drive.

MR. LANGANKE: So there's no sign for the people on Union Avenue?

MR. SHAW: There's one freestanding sign which is going to be in conformance with the Town of New Windsor which is on that plan which I just took from you and presented to the other table, I'm sorry, it's right here, they don't have it, you do, that is the freestanding sign.

MR. LANGANKE: I think we have a lot of signs here. I like signs but I think this is one of the roads that we have to be very careful about and I see an abundance of signs here.

MR. NUGENT: Where did you say the freestanding one was?

MR. SHAW: The freestanding sign and again, it's detailed on the sketch, this sign is in conformance with New Windsor, we're not asking for any variance for the freestanding sign, that has dimensions, it's two-faced, has dimensions of four feet high by seven feet wide.

MR. NUGENT: Where is it?

MR. SHAW: It's going to be located right here.

MR. NUGENT: Doesn't show on my drawings.

MR. LANGANKE: It's shows over here.

MR. SHAW: Correct, it shows on the architectural drawing.

MR. KANE: So basically you can see this from here but

you can't see the sign that is going to be over here and you can't see this sign that is going to be over here from the street.

MR. NUGENT: I personally don't have a problem with any of the signs. I think that he reduced the size of them which we asked him to do. I know it's not substantial but it is a reduction.

MR. SHAW: At the board's request, after the last meeting, I went back to the bank and I talked to two or three people, one of which was the person in charge of marketing and I asked him to consider a reduction in the sign because that was the sentiment I believe I got from you two weeks ago. And they asked me to present to the board tonight a strong argument for the signage, cars on that road are traveling relatively fast, okay. I don't know what the speed limit is but it's probably 40, 50 miles per hour. And there's really only one wall sign and that wall sign is visible from Union Avenue. And it's set back 60 feet from the right-of-way, which is a good setback and the final sign is that which is facing the parking lot and again, it's not visible by the public. And they just felt it was essential to create a strong identity for this facility so they asked me to make a strong argument as I can that the board consider the variance for the sign in that it's appropriate.

MR. KANE: Herb, I agree with you, the one that they are using in the front that faces really away from all the roads and back towards and office nobody sees it unless you're going into the bank.

MR. LANGANKE: I can see another business coming in a month from now and here we have given a huge sign, a variance for a huge, for two huge signs, now he can say well, you gave the bank a variance for two huge signs, now we know that those two huge signs are not really affecting the public going by this way but are we establishing a precedent for other people coming down the line.

MR. NUGENT: I don't think so.

MR. KANE: I think every one goes on its own merits.

MR. NUGENT: I don't know if you fellas were on the board when we gave Arnoff their variance for their sign but they are substantially larger than what they have here but the building is larger.

MR. KRIEGER: Each application stands on its own merits but it is incumbent on the board in its deliberations which is what we're doing now is to make a sufficient record so that this application can be distinguished from future applications. We're not talking about the setback and the peculiar nature of this particular property and this particular application then you would run the risk that somebody in the future would come and say my application is just like that application and there would be nothing in the record to respond.

MR. LANGANKE: This is the point I'm trying to make.

MR. KANE: But I think he's shown that and they have cut it back.

MR. REIS: The fact that he has three distinct words and a lot of lettering, if he reduces it much more, it's going to kind of run into each other and you're not to be able to recognize it. The fact that he has got a logo that is separate and distinct as well precludes him from I would say from making any less than what it is here.

MR. KRIEGER: May I ask for the record the logo that appears on this sign, is the logo that has been used by this particular business for some time generally?

MR. SHAW: Correct.

MR. KRIEGER: It's their business logo.

MR. SHAW: A hundred percent correct.

MR. LANGANKE: And it's comparable to the size signs that are used on other buildings by this bank?

MR. SHAW: Yes, I have been told that. You know one

thing I also do want to point out and it's a small point but what your zoning allows is a sign 2 1/2 by 10 feet per business, it's not per structure, it's per business. theoretically this is a 4,500 square foot structure, if this was divided into two occupants then you'd be allowed two signs but the fact that we have one use 4,500 square feet which is a substantial structure plus the canopy that excludes the canopy, you know, to have only one wall sign, you know, just from a marketing consideration and identification consideration just isn't appropriate, again, that is not a major argument but I do note that it's per business, not per building.

MR. NUGENT: Any further questions?

MR. KRIEGER: Yeah, I might add to that legally if at some point in the future if this building should be subdivided to the two businesses that were mentioned and I understand there are no plans to do that, this is simply a hypothetical comment that I am going to make, if it were subdivided and if this applicant received the sign variances which it requests and again, this is purely hypothetical, no more signage would be allowed there than would normally be allowed, if they subdivided it into two businesses, the new business could come in and say we want our sign too well now the response would be you already have permission to have your sign so once you have told a person yes, it doesn't really matter if you told him yes twice, it's still yes.

MR. LANGANKE: I don't think I understand that.

MR. KRIEGER: If there were two businesses in the building, they'd each be entitled to a sign, right, if this building in the future gets subdivided and handles two businesses and the second business comes in and says we're a second business, we're entitled to a sign for our business, then the response would be hey, this building is already allowed an extra sign so you got your spacing, put your sign up. You're not, you already got permission as a matter of fact you got it twice, first the law gives it to you because you're a separate business then there was a separate variance

for this building that gives it to you so you actually got permission twice but still only allowed a sign.

MR. LANGANKE: Now I have it.

MR. NUGENT: Are there any further questions? I'll entertain a motion, I'm sorry, is there anyone in the public that would like to speak?

MR. JOHN HOLMAN: 91 Merline Avenue in New Windsor. I'd like to ask a couple questions on this. Is this Hudson Valley Federal Credit Union a branch or is it main office?

MR. SHAW: It will be a branch.

MR. HOLMAN: Is this affiliated with the--I'm addressing the board and I guess--

MR. NUGENT: He's going to answer the question.

MR. HOLMAN: Sometimes you get criticized for that, I'm trying to follow the rules, is this the same one that is over in the Town of Poughkeepsie located on IBM Road?

MR. SHAW: I know they are located in Dutchess County. The exact location, I don't know.

MR. HOLMAN: This is the first branch in Orange County.

MR. SHAW: Again, I can't answer that, I know the correspondence I send is to Barnagut Road, does that help you at all?

MR. HOLMAN: Yes, that is formally just for the board's information, that is formally the IBM Employees Federal Credit Union. It will be quite an influx there because most of Orange County the people that worked in Dutchess County are now residing here, even though those that were down-sized there would be trading there directly. I'm not against it, don't get me wrong just for the information I want everybody to be informed that this is the branch of that office over there. Thank you.

MR. SHAW: Thank you.

MR. NUGENT: Thank you. No further questions? I'll close the public hearing and open it back up to the board.

MR. KRIEGER: The neighborhood in which this is located, it's a purely commercial neighborhood?

MR. SHAW: It's C zone up until the town lane and with the Town of Newburgh zoning, I believe it's almost commercial in that area, whether they refer to it as business.

MR. KRIEGER: As a matter of fact, they are all commercial in the immediate vicinity of this.

MR. SHAW: Correct.

MR. KRIEGER: You do not feel this application would, any aspect of this application would make an undesirable change in the character of the neighborhood or detriment to nearby properties, why not?

MR. SHAW: Well, the number of properties that are located in close proximity of the site 500 feet of the site I believe are six.

MR. NUGENT: Seven.

MR. SHAW: So the number of properties affected within 500 feet are few. The uses that are presently in that area you have an office to the south, you have Banta's Steak and Stein, you have the Day's Inn property, all commercial enterprises consistent with that which is going to go on the site, that being a bank, so it is consistent with the neighborhood and again, immediately to the north while it's the Town of Newburgh is a shopping center retail, which is what this will be, the bank is not retail but it's similar use.

MR. KRIEGER: In locating the proposed building, and the other aspects, what efforts, speaking just generally, in a general fashion, what efforts did you

make to attempt to minimize the amount of variances that you would request?

MR. SHAW: Well, if you take a look at the geometric configuration of the parcel itself, it's a triangle. It's bounded on one side by the town line, on the other side by Union Avenue and on the third side by an office. Because it is such a unique configuration, we had to come up with a unique geometry to the building. If you take a look at it, it has 1, 2, 3, 4, 5, 6 sides to it, again, those sides being what consistent and parallel with the triangular lot lines. So rather than putting up a rectangular building or square building, we had to come up with a shape that was consistent with the lot which would minimize the request for the variances.

MR. KRIEGER: I have enough, Mr. Chairman.

MR. REIS: Accept a motion?

MR. NUGENT: Yes.

MR. LANGANKE: I make a motion that we grant the Hudson Valley Federal Credit Union its requested variances.

MR. KANE: Second it.

ROLL CALL

MR. KANE	AYE
MR. REIS	AYE
MR. LANGANKE	AYE
MR. NUGENT	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 Quassick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8540
- Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 298-2765

3 March 1997

**MEMORANDUM**

**TO:** Michael Babcock, Town Building Inspector

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** SITE PLAN COMPLETION FIELD REVIEW - 2/28/97  
HUDSON VALLEY FEDERAL CREDIT UNION  
NEW WINDSOR PLANNING BOARD NO. 96-3

This memorandum shall confirm our field review on the afternoon of 28 February 1997 of the Hudson Valley Federal Credit Union site, which has been under construction and will be requesting a Certificate of Occupancy. The following items were noted as not being complete at the time of our visit:

1. The refuse dumpster enclosure at the northerly corner of the property is not of proper height and modifications will be necessary to the enclosure as constructed.
2. The top course of asphalt paving is not complete and, once done, the parking lot must be striped.
3. The handicapped parking spaces must be striped and appropriate signs placed.
4. The landscaping for the site must be completed, including the ground cover.
5. The flag pole must be installed.
6. Site traffic control signs should be installed.

3 March 1997

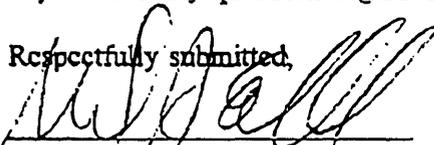
**MEMORANDUM  
PAGE 2**

It is also my understanding that the Applicant has the outstanding issue of the sanitary sewer connection and the apparent addition of a pump station, which this office was not aware of until the discussions at the field review. It is my understanding that the sanitary sewer issue, the traffic control signs and the handicapped parking signs must all be addressed before a Certificate of Occupancy can be issued.

Based on the above, it is my recommendation that the Town require a Performance Guarantee in the amount of \$18,016.00 from the Applicant when the Certificate of Occupancy is requested, based on my aforementioned field observations.

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

Respectfully submitted,

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

MJEmk

A:3-3-2E.mk



**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**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

3 March 1997

**MEMORANDUM**

**TO:** Michael Babcock, Town Building Inspector

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** SITE PLAN COMPLETION FIELD REVIEW - 2/28/97  
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3 March 1997

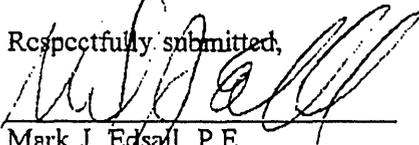
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PAGE 2**

It is also my understanding that the Applicant has the outstanding issue of the sanitary sewer connection and the apparent addition of a pump station, which this office was not aware of until the discussions at the field review. It is my understanding that the sanitary sewer issue, the traffic control signs and the handicapped parking signs must all be addressed before a Certificate of Occupancy can be issued.

Based on the above, it is my recommendation that the Town require a Performance Guarantee in the amount of \$18,016.00 from the Applicant when the Certificate of Occupancy is requested, based on my aforementioned field observations.

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

Respectfully submitted,



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

MJEmk

A:3-3-2E.mk

DEPARTMENT OF TRANSPORTATION  
PERMIT OFFICE  
112 DICKSON STREET  
NEWBURGH, NEW YORK 12550

Albert J. Bauman  
Regional Director

John B. Daly  
Commissioner

April 24, 1996

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

RE: HUDSON VALLEY FEDERAL  
CREDIT UNION  
RT. 300/WAL-MART

Dear Sir:

We have reviewed this matter and please find our comments checked below:

A highway Work Permit will be required

No objection

Need additional information  Traffic Study  
 Drainage Study

To be reviewed by our Regional Office

Does not affect N.Y. State Dept. of Transportation

**ADDITIONAL COMMENTS: ACCESS TO BE OBTAINED THRU THE WAL-MART  
SIGNALIZED ACCESS.**

Very truly yours,



William Elgee  
C.E. I Permits  
Orange & Ulster County

WE:bd  
File:A:P419

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 25 April 1996

**SUBJECT;** Hudson Valley Federal Credit Union

Planning Board Reference Number: PB-96-3

Dated: 18 April 1996

Fire Prevention Reference Number: FPS-96-029

A review of the above referenced subject site plan was conducted on 24 April 1996.

This subdivision plan is acceptable.

Plans Dated: 15 April 1996 Revision 1.

  
Robert F. Rodgers; C.C.A.

RFR/dh

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1763

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 3

DATE PLAN RECEIVED: RECEIVED APR 13 1996 Rev 2

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Cella 4/23/96  
HIGHWAY SUPERINTENDENT DATE

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

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

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/24/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/24/96	PLANS STAMPED	APPROVED
04/24/96	P.B. APPEARANCE . NEED FLAG POLE W/FLAG. FENCE OK. DUMPSTER CONCRETE. EASEMENT . BOND ESTIMATE W/LANDSCAPING. NEED STAMPED PLAN FROM TOWN OF . NEWBURGH.	ND:APPR. CONDITIONAL
04/17/96	WORK SESSION APPEARANCE . NEED LETTER FROM BANK	NEXT AGENDA RE: EASEMENT
03/13/96	P.B. APPEARANCE	REVISE & RETURN
03/06/96	WORK SESSION APPEARANCE	REVISE & RESUBMIT
02/26/96	Z.B.A. APPEARANCE	RECEIVED VARIANCES
01/24/96	P.B. APPEARANCE	LA: REFER TO Z.B.A.
01/17/96	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	04/18/96 MUNICIPAL HIGHWAY	/ /	
REV2	04/18/96 MUNICIPAL WATER . WATER TAP IS FAR ENOUGH AWAY FROM INTERCONNECT WATER PIT	04/23/96	APPROVED
REV2	04/18/96 MUNICIPAL SEWER	/ /	
REV2	04/18/96 MUNICIPAL FIRE	/ /	
REV1	03/08/96 MUNICIPAL HIGHWAY	03/11/96	APPROVED
REV1	03/08/96 MUNICIPAL WATER	03/11/96	APPROVED
REV1	03/08/96 MUNICIPAL SEWER	03/26/96	APPROVED
REV1	03/08/96 MUNICIPAL FIRE	03/12/96	APPROVED
ORIG	01/19/96 MUNICIPAL HIGHWAY	01/23/96	APPROVED
ORIG	01/19/96 MUNICIPAL WATER . PLEASE CALL WATER DEPT. REGARDING LOCATION OF TAP IN . RELATION TO NEWBURGH/NEW WINDSOR INTERCONNECT	01/22/96	APPROVED
ORIG	01/19/96 MUNICIPAL SEWER	03/26/96	APPROVED
ORIG	01/19/96 MUNICIPAL FIRE	01/23/96	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/24/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
06/20/96	2% OF \$114,296.00 COST EST	CHG	2285.92		
06/21/96	REC.CK. #4760396836	PAID		2285.92	
		TOTAL:	2285.92	2285.92	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/24/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG 01/24/96	EAF SUBMITTED	01/19/96	WITH APPLICATION
ORIG 01/24/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG 01/24/96	LEAD AGENCY DECLARED	01/24/96	TOOK L.A.
ORIG 01/24/96	REQUEST FOR INFORMATION	/ /	
ORIG 01/24/96	DECLARATION (POS/NEG)	04/24/96	DECLARE NEG DEC

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/24/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/19/96	REC. CK. #0394832	PAID		750.00	
01/24/96	P.B. ATTY. FEE	CHG	35.00		
01/24/96	P.B. MINUTES	CHG	23.00		
03/13/96	P.B. ATTY. FEE	CHG	35.00		
03/13/96	P.B. MINUTES	CHG	58.50		
04/24/96	P.B. ATTY. FEE	CHG	35.00		
04/24/96	P.B. MINUTES	CHG	27.00		
06/20/96	P.B. ENGINEER FEE	CHG	580.50		
06/21/96	ADDITION TO ESCROW	PAID		44.00	
		TOTAL:	794.00	794.00	0.00

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE: .....\$ 100.00 *pd*

\*\*\*\*\*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ pd

MULTI-FAMILY SITE PLANS:

\_\_\_\_\_ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ ~~\_\_\_\_\_~~

\_\_\_\_\_ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ ~~\_\_\_\_\_~~

TOTAL ESCROW PAID:.....\$ ~~\_\_\_\_\_~~

\*\*\*\*\*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 <sup>(1)</sup>

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B.       

TOTAL OF A & B: \$ 100.00

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

\_\_\_\_\_ @ \$500.00 EA. EQUALS: \$ ~~\_\_\_\_\_~~  
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ \_\_\_\_\_

2% OF COST ESTIMATE \$ 114,296.00 EQUALS \$ 2285.92 <sup>(2)</sup>

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 794.00

RETURN TO APPLICANT: \$ \_\_\_\_\_

ADDITIONAL DUE: \$ 44.00 <sup>(3)</sup>

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/20/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

---DATE---	DESCRIPTION-----	TRANS	---AMT---CHG	-AMT-PAID	---BAL---DUE
01/19/96	REC. CK. #0394832	PAID		750.00	
01/24/96	P.B. ATTY. FEE	CHG	35.00		
01/24/96	P.B. MINUTES	CHG	23.00		
03/13/96	P.B. ATTY. FEE	CHG	35.00		
03/13/96	P.B. MINUTES	CHG	58.50		
04/24/96	P.B. ATTY. FEE	CHG	35.00		
04/24/96	P.B. MINUTES	CHG	27.00		
06/20/96	P.B. ENGINEER FEE	CHG	580.50		
		TOTAL:	794.00	750.00	44.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/20/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
06/20/96	P.B. APPROVAL FEE	CHG	100.00		
		TOTAL:	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/20/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/96	2% OF \$114,296.00 COST EST	CHG	2285.92		
		TOTAL:	<u>2285.92</u>	<u>0.00</u>	<u>2285.92</u>



**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**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

10 June 1996

**MEMORANDUM**

**TO:** Myra Mason, Planning Board Secretary

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
SITE IMPROVEMENT CONSTRUCTION ESTIMATE  
NEW WINDSOR PLANNING BOARD NO. 96-3

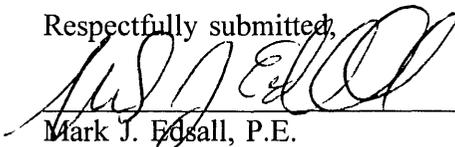
I have reviewed the construction estimate for the subject project as prepared by Shaw Engineer, dated 5 June 1996. The information on the estimate appears acceptable, with the exception of three (3) missing items.

The construction estimate should be expanded to include the stop sign, the reinforced concrete retaining wall and soil erosion measures.

In addition to the above, a final review of the plan indicates that "one-way" and/or "do not enter" signs have not been provided at the end of the one-way drive-thru lane, near the main entrance. Installation of at least one of these signs, or a combination of both, is advisable. The Applicant's engineer should be so advised and, if acceptable, this addition should be made to the final plans, or at minimum, the construction estimate as an obligation of the site development.

In addition to the above item, a formal Easement Agreement must be executed between the Town of New Windsor and the Hudson Valley Federal Credit Unit relative to the permanent easement for installation of the water system improvements, as well as the access easement through the Credit Union property to access the improvements, once constructed. This item will require coordination with the Town Attorney.

Respectfully submitted,



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

cc: Greg Shaw, P.E.  
A:6-10-E.mk

*Inspect for  
Approval fee*

TOWN OF NEWBURGH  
PLANNING BOARD  
132 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550  
(914) 564-7804

---

April 11, 1996

James Petro  
Planning Board Chairman  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

RE: Hudson Valley Federal Credit Union and Walmart

Dear Chairman Petro and Board Members:

I am writing to you on behalf of the Town of Newburgh Planning Board and the letter it has received from your planning board engineer, Mark J. Edsall, P. E. The Town of Newburgh Planning Board has reviewed your letter and has received an application for the amendment of the Walmart Site Plan providing for an easement for ingress and egress for the property to be acquired by the Hudson Valley Federal Credit Union.

At our planning board meeting of Thursday, April 11, 1996 our board reviewed and discussed your correspondence and the amendment to the Walmart Site Plan application. Our planning board agreed that the Town of New Windsor should act as lead agency for this application by the Hudson Valley Federal Credit Union for its Site Plan.

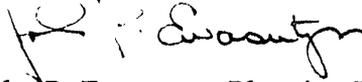
Our planning board additionally, reviewed and approved an amendment to the Walmart Site Plan to allow the curb cuts and easements for the Hudson Valley Federal Credit Union to access Walmart Drive as its means of ingress and egress to Union Avenue. This approval was subject to our board's receipt of a replacement landscape bond for the Walmart Site, a landscape bond for the items to be performed within the Town of Newburgh, and a road maintenance agreement between Walmart and Hudson Valley Federal Credit Unions so that Walmart Drive will be commonly maintained by the

James Petro  
April 11, 1996  
Page 2

businesses utilizing the same as their means of ingress and egress to Union Avenue. Upon our board's receipt of these items the final amended Site Plan will be received and stamped as final by the Town of Newburgh Planning Board.

Our planning board wishes to take this opportunity to thank you for your inquiry and your concern for intermunicipal cooperation. At any time in the future should your board require any input from our board we will be glad to provide the same and hope that our towns can work together for the mutual development of our joint communities in a positive manner.

Warmest Personal Regards,



John P. Ewasutyn, Planning Board Chairman

cc: Mark J. Edsall, P.E.  
Gregory Shaw, P.E.

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

June 11, 1996

**Chairman James R. Petro and  
Members of the Planning Board**  
TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, New York 12553

6/14/96  
OK  
[Signature]

Re: New Facility For Hudson Valley Federal Credit Union  
Route 300

Gentlemen:

Pursuant to Mark Edsall's Memorandum to your Planning Board Secretary, we have presented below for your consideration our revised construction estimate for the site improvements for Hudson Valley Federal Credit Union. Our revised estimate is as follows:

## CONSTRUCTION ESTIMATE

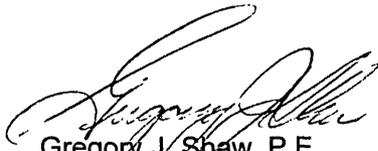
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	2,972 S.Y.	\$ 10	\$ 29,720
Pavement Markings	640 L..F.	\$ .40	\$ 256
Handicap Sign/Striping	1	\$ 100	\$ 100
Concrete Curbing	1,305 L.F.	\$ 9	\$ 11,745
Concrete Sidewalk	110 S.Y.	\$ 15	\$ 1,650
Catch Basins	6	\$ 900	\$ 5,400
15" Pipe	330 L.F.	\$ 15	\$ 4,950
Lampposts	5	\$ 900	\$ 4,500
Flagpole	1	\$ 200	\$ 200
Steel Fencing	250 L.F.	\$ 30	\$ 7,500
Refuse Conc.Slab & Doors		\$ 300	\$ 300

Trees	9	\$	100	\$	900
Shrubs	141	\$	25	\$	3,525
Ornamental Grasses		\$	500	\$	500
Decorative Gravel		\$	300	\$	300
Seeding	1,000 S.Y.	\$	.50	\$	500
Stop Sign	1	\$	100	\$	100
One Way/Do Not Enter Sign	1	\$	150	\$	150
Erosion Control Measures	L.S.	\$	2,000	\$	2,000
Concrete Retaining Wall	L.S.	\$	40,000	\$	<u>40,000</u>
<b>Total</b>				<b>\$</b>	<b>114,296</b>

We trust your Board will find this estimate satisfactory.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Robert A. Chick, HVFCU, Via Fax 463-3496

P.B. #96-3 Approval fee  
2219

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

476 0396834



OFFICIAL CHECK

06/21/96

75-1522  
910

PAY \*\*One Hundred & 00/100 Dollars

\*\*\*\*\*100.00

TO THE ORDER OF  
TOWN OF NEW WINDSOR

HUD VALLEY  
FED CR UN 04 100 00 00 CTS

PAYABLE THRU  
FIRSTAR BANK  
BLOOMINGTON, MN

*Charles Lockdown*  
AUTHORIZED SIGNATURE

⑆091015224⑆00476 03968344⑈

P.B. #96-3 Inspection fee  
2219

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

476 0396836



OFFICIAL CHECK

06/21/96

75-1522  
910

PAY \*\*Two Thousand Two Hundred Eighty-Five & 92/100 Dollars

\*\*\*\*2,285.92

TO THE ORDER OF  
TOWN OF NEW WINDSOR

HUD VALLEY  
FED CR UN 04 2285 92 CTS

PAYABLE THRU  
FIRSTAR BANK  
BLOOMINGTON, MN

*Charles Lockdown*  
AUTHORIZED SIGNATURE

⑆091015224⑆00476 03968362⑈

P.B. #96-3 Escrow  
2219

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

476 0396835



OFFICIAL CHECK

06/21/96

75-1522  
910

PAY \*\*Forty-Four & 00/100 Dollars

\*\*\*\*\*44.00

TO THE ORDER OF  
TOWN OF NEW WINDSOR

HUD VALLEY  
FED CR UN 04 44 00 00 CTS

PAYABLE THRU  
FIRSTAR BANK  
BLOOMINGTON, MN

*Charles Lockdown*  
AUTHORIZED SIGNATURE

⑆091015224⑆00476 03968353⑈

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/24/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 96-3

NAME: HUDSON VALLEY FEDERAL CREDIT UNION  
APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

---DATE---	DESCRIPTION-----	TRANS	---AMT---CHG	-AMT-PAID	---BAL-DUE
01/19/96	REC. CK. #0394832	PAID		750.00	
01/24/96	P.B. ATTY. FEE	CHG	35.00		
01/24/96	P.B. MINUTES	CHG	23.00		
03/13/96	P.B. ATTY. FEE	CHG	35.00		
03/13/96	P.B. MINUTES	CHG	58.50		
04/24/96	P.B. ATTY. FEE	CHG	35.00		
04/24/96	P.B. MINUTES	CHG	27.00		
06/20/96	P.B. ENGINEER FEE	CHG	580.50		
06/21/96	ADDITION TO ESCROW	PAID		44.00	
		TOTAL:	794.00	794.00	0.00

HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN (96-3)  
UNION AVENUE

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Good evening, this application is for Hudson Valley Federal Credit Union. It's been a long road but we're finally at the point where this board can take some action. We have been to the Zoning Board of Appeals. We have gotten variances for front yard, side yard and building height. We have been to the Town of Newburgh, we have gotten an approval from the Town of Newburgh for those site improvements being built in the town and that really has to do with just a 20 foot wide swath which is south of the curb line of Wal-Mart's drive. We have corresponded with the New York State DOT and they've given us written confirmation that they take no objection to us entering the site from the Wal-Mart drive.

MR. PETRO: I do have that in front of me, so stated for the minutes.

MR. SHAW: All right.

MR. PETRO: You have been to the zoning board with this also just for this application?

MR. SHAW: Yes.

MR. PETRO: We have everything on the map.

MR. SHAW: Correct, all the variances that we were, that we obtained are indicated on the drawing.

MR. PETRO: Public hearing was held?

MR. SHAW: With the zoning board of appeals, yes, and I believe we notified everybody within 500 feet which consisted of seven homeowners and property owners, I should say and nobody attended the zoning board of appeals meeting except some interested party, Mr. Holman, possibly, who just had a general statement to make.

MR. KRIEGER: I was there and that is correct.

MR. PETRO: We have fire approval on 1/23/96, sewer approval on 3/26/96 and water approval on 1/22/96 and highway approval on 1/23/96, please call water department regarding location of tap in relation to the Newburgh/New Windsor interconnection. That was the only condition.

MR. SHAW: What date was that?

MR. PETRO: 4/23/96, I stand corrected on the date for the water, it's 4/23/96, water tap is far enough away from interconnecting water pit and you're on your own.

MR. SHAW: Thank you. The reason I ask is we relocated it.

MR. PETRO: I stand corrected, I didn't see it. Anything else about the site plan that you want to bring us up to date on? I think that we have gone over landscaping and lighting.

MR. SHAW: What I have in front of you are the elevations of the building, it may have changed slightly, this is an earlier version of the architecture of the building but I don't believe it's changed that much where it's going to be much of a deviation. Again, it's a 4,350 square foot building, we have more than enough parking. Again, the schedule indicates parking required of 15 spaces, we're providing 39 so that is really not an issue. There's going to be re-enforced concrete retaining wall adjacent to the lands of Arnoff, including the structure design of the wall as requested by Mark Edsall, your engineer. So we believe we have addressed all the technical issues to satisfy our engineer. We have obtained all the necessary variances and approvals from other municipalities, the Town of Newburgh and now we're here before you asking for final approval on this site plan tonight.

MR. PETRO: The parking lot spots we had when Ron was here, was it this plan, it stated 18 feet, we changed

it to 20?

MR. SHAW: Correct, we reviewed that. What the plan reflects is realizing that two feet of the car actually overhangs the curb, what we designated on this plan is 18 feet from the curbing in and the two foot overhang over the curbing so that we're consistent with the town's requirement or 10 x 20 space of which two feet overhangs the grass and that is what we clearly delineated on the plan.

MR. STENT: Where is the flag pole on there, Greg?

MR. SHAW: Don't have one as of yet.

MR. PETRO: This is a nice site, it has some room there to put a nice flag.

MR. SHAW: No problem. What height would you like?

MR. PETRO: Twenty-seven feet, and as Mr. Krieger always says, make sure there's a flag.

MR. KRIEGER: Mr. Dubaldi always says make sure it's an American flag.

MR. PETRO: Mark, do you have any outstanding comments that you want to note?

MR. EDSALL: No. As matter of fact, my comment 3 notes that all the technical issues are resolved. The only issue remains that if you do consider an approval, I would suggest that it be contingent obviously on the flag which is very important and as well as the fact that they'll execute an easement with the town for the land and I believe part of the discussion was that they can come in and access the pit by entering the site with the town vehicles and go back out.

MR. SHAW: And I believe we have a letter in the file from the Hudson Valley federal Credit Union stating that they'll grant the easement upon obtaining title to the property so that it is in writing from the bank and it's in your files.

MR. PETRO: Carmen?

MR. DUBALDI: Make a motion that we declare negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Hudson Valley Federal Credit Union site plan on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI AYE  
MR. STENT AYE  
MR. LUCAS AYE  
MR. PETRO AYE

MR. PETRO: Fence revision?

MR. SHAW: In discussions with Mark, what both him and I collectively agreed rather than having a wood fence on top of the retaining wall, something a little bit more decorative, something a little bit less obtrusive and what we decided to go with was a black steel fence five feet in height, I believe, and there should be a detail on the drawings indicating the style of fencing that it would be.

MR. LUCAS: Also, I think the other thing that Ron was talking about was the dumpster that was going to be--

MR. STENT: Down in the back corner.

MR. LUCAS: First it was wood fence.

MR. SHAW: First it was a wood fence and we left it up in the air whether wood was appropriate or using the black steel again. But at the same point in time, you don't want to, my thoughts are, I'm not sure if you want to go with a black steel because you'll be able to see through it and see inside the enclosure, which is counterproductive. That is kind of open-ended, if the

board has a concern, we'd be happy to accommodate you.

MR. STENT: What about the block or brick in common with the building?

MR. SHAW: The enclosure is going to be made out of re-enforced concrete, the retaining wall is going to be two sides of it, two sides of the enclosure we're doing another, there's a detail if I can just show it to you here.

MR. LUCAS: Part of the retaining wall.

MR. SHAW: Correct. So the entire enclosure will be re-enforced concrete, just a question of what the gates are going to be constructed of.

MR. LUCAS: Just no problem just suggesting that he make it out of the same material.

MR. DUBALDI: Make a motion we grant final approval to the Hudson Valley Federal Credit Union site plan subject to the easement that Mark talked about earlier that they have to have with the town that that be added to the map and the bond estimate be included and bond estimate also includes the work that has to be done on the landscape in the Town of Newburgh and the flag pole location.

MR. PETRO: And all the beforementioned with the Town of Newburgh. Anything else that they required?

MR. SHAW: I'd like to come to the board with a stamped plan from the Town of Newburgh so you can put a copy in your file, just put that issue to bed.

MR. LUCAS: Second it.

ROLL CALL

MR. DUBALDI AYE

MR. STENT AYE

April 24, 1996

60

MR. LUCAS        AYE  
MR. PETRO        AYE

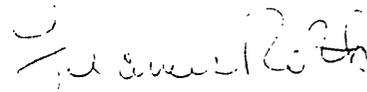
MR. DUBALDI:    Make a motion was adjourn.

MR. STENT:       Second it.

ROLL CALL

MR. DUBALDI    AYE  
MR. STENT       AYE  
MR. LUCAS       AYE  
MR. PETRO       AYE

Respectfully Submitted By:



Frances Roth  
Stenographer

2-112



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

**REVIEW NAME:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
**PROJECT LOCATION:** UNION AVENUE (ADJOINING WAL-MART)  
SECTION 4-BLOCK 1-LOT 3  
**PROJECT NUMBER:** 96-3  
**DATE:** 24 APRIL 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A PROPOSED BANK AT THE CORNER OF UNION AVENUE AND THE WAL-MART ENTRANCE ROADWAY, ALONG THE TOWN LINE WITH THE TOWN OF NEWBURGH. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 24 JANUARY 1996 PLANNING BOARD MEETING, AT WHICH TIME THE APPLICANT WAS REFERRED TO THE ZBA.

1. It is my understanding that the Applicant has obtained the necessary variances from the Zoning Board of Appeals. These variances and the date of the ZBA action are reflected on this latest plan before the Board.
2. As with the subdivision application (NWPB No. 96-4), this matter was referred to the Town of Newburgh for coordination and SEQRA Lead Agency. The Town of Newburgh Planning Board concurs with the New Windsor Planning Board acting as Lead Agency. As well, it is my understanding that the Town of Newburgh Planning Board would receive an application for a site plan amendment (for the improvements in the Town of Newburgh). The Board may wish to discuss with Mr. Shaw the status of this application and approval.
3. At this time, I am aware of no outstanding technical issues relative to my previous reviews.
4. 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.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
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5. 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. It is my understanding that the small amount of work in the Town of Newburgh will also be included in this Bond amount, as they will not be requiring a separate Performance Guarantee.
  
6. 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:HUDSON3.mk



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 96-3

WORK SESSION DATE: 17 APR 96 APPLICANT RESUB. REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: H.V. Fed Credit Union

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT: BLDG INSP. in hldg.  
 FIRE INSP. Rich  
 ENGINEER X  
 PLANNER \_\_\_\_\_  
 P/B CHMN. \_\_\_\_\_  
 OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- all comments responded to

- we are to receive letter from Bank re easement.

next avail agenda.

DEPARTMENT OF TRANSPORTATION  
PERMIT OFFICE  
112 DICKSON STREET  
NEWBURGH, NEW YORK 12553

Albert J. Bauman  
Regional Director

John B. Daly  
Commissioner

April 24, 1996

Town of New Windsor  
Planning Board  
553 Union Avenue  
New Windsor, NY 12553

Post-Office transfer to permit memo 7071		# of pages:
To MYRA MASOLI	From G. SHAW	
Co.	Co.	
Dept.	Phone #	
Fax # 563 - 4693	Fax #	

RE: HUDSON VALLEY FEDERAL  
CREDIT UNION  
RT. 300/WAL-MART

Dear Sir:

We have reviewed this matter and please find our comments checked below:

- A highway Work Permit will be required
- No objection
- Need additional information  Traffic Study  
 Drainage Study
- To be reviewed by our Regional Office
- Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: ACCESS TO BE OBTAINED THRU THE WAL-MART SIGNALIZED ACCESS.

Very truly yours,  
*William Elgee*  
William Elgee  
C.E. I Permits  
Orange & Ulster County

WE:bd  
File:A:P419

HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN (96-3)  
UNION AVENUE

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: You have been back to this board since the zoning board, correct?

MR. SHAW: Correct.

MR. PETRO: You were here one time.

MR. SHAW: I was here two weeks ago with Wal-Mart's application to begin the process for the one lot subdivision to create the lot on which Hudson Valley Federal Credit Union will buy and build so that will be in the hopper also with this board. And I believe this past week the paperwork has gone from this board to the Town of Newburgh Planning Board regarding their input on both this application and Wal-Mart's application.

MR. PETRO: Just to refresh my memory, the subdivision that you were here for two weeks ago, was it a subdivision or lot line change?

MR. SHAW: It was a subdivision.

MR. PETRO: Where did we leave off on that?

MR. SHAW: That was a relatively simple matter. I believe the board wanted some input from the Town of Newburgh regarding the easements which were going to be on the lands of the Town of Newburgh to access this site and the board also felt because basically Wal-Mart's application and the bank's project are one in the same that there was no need to really push the Wal-Mart application knowing full well that I'd be coming in tonight with the site plan or subdivision.

MR. PETRO: So you do not have a final approval on the subdivision?

MR. SHAW: Correct, the intent was to possibly vote

final approval the same night on both applications.

MR. PETRO: I want to get it into the minutes that this being that we're reviewing this as a site plan, it does not imply that we have granted or intend to or not to grant the subdivision.

MR. SHAW: Two different applicants.

MR. PETRO: Very good, okay, now with all that stuff out of the way.

MR. SHAW: You have seen this plan before many times. We came before this board initially for a rejection to the Zoning Board of Appeals. We got variances as you'll note on the zoning schedule, we obtained a variance for the front yard, the side yard and that pertains to the canopy and also for the building height. As I just said, we came before this board to create this lot and what you're looking at tonight is the first issue of the final drawings. What you reviewed prior to tonight has been the concept plan and the concept utility plan what you have tonight is a full set of drawings reflecting everything from parking, landscaping to erosion control measures. We're almost to the point where the board could vote on this application technically with the submission that is before you.

MR. PETRO: We have a pretty extensive list here from Mark, I don't know if you have reviewed it or not.

MR. SHAW: No.

MR. PETRO: Just right off the bat, number one, spaces 10 x 18 instead of 10 x 20, Mark, why do you have a problem with that, if you are going to allow him to use the two foot overhang?

MR. EDSALL: The board's policy in the past has been a dimension 10 x 20 and when the board accepts it, allows a portion of that to be the overhang, I just want it to be consistent with what the board's always asked for in the past.

MR. LANDER: You have 25 foot aisle, you really don't need that, do you, for 90, you need 24?

MR. SHAW: 24 has been accepted by this board.

MR. LANDER: So you are saying you'll have 23 if you don't use the two foot overhang here?

MR. EDSALL: In the past and in one case for the, I think it was M.C. & B. site plan in New Windsor, that the board determined where there was a clear overhang that didn't go over a sidewalk, you'd accept two foot extending onto that overhang and this is a similar case.

MR. SHAW: Correct.

MR. PETRO: What you're saying--

MR. EDSALL: Just a dimensional correction.

MR. STENT: Has to be changed.

MR. PETRO: When you do a site plan check and you go out there and your spaces are 18 foot and it's going to say 20 on the map, you have to remember that you have, that you have the two foot overhang.

MR. EDSALL: It will show the overhang.

MR. SHAW: Not only do I show the 18 feet for the parking space, but also show the two foot overhanging into the grass area to represent a total of 20 feet.

MR. PETRO: What you're saying why not just make it 19 foot spot and have one foot.

MR. LANDER: It's always better to have more in the aisle but, you know.

MR. PETRO: Why don't we leave it alone, he's got it there.

MR. LANDER: Yeah.

MR. PETRO: Considering replacement of the five foot fence along the retaining wall to black steel wrought iron fence, why don't you touch on that.

MR. SHAW: Well, in our parking area that goes to the south up against and office property, if you drove by the site, it's the side of a hillside. We're going to be cutting that out and along with that, comes a retaining wall. It's going to go from zero feet in the corner to a maximum 11 or 12 feet, so you're going to be looking at that visually. What the architect suggested and what this plan reflects is on top of that wall, a wood face wood wall, wood fence for lack of a better term, it's nice and everything, it's cedar but and Mark, in my conversation with Mark, we thought it would be more appropriate rather than going with the wood fence which would visually make the wall higher, going with a black steel or black wrought iron fence which would fade into the grass behind it and it won't be so visual. So we talked about it and I told Mark that the drawings would be revised to reflect that steel fence.

MR. PETRO: Any objections to that?

MR. LANDER: What sheet is that on?

MR. SHAW: Maybe three.

MR. LANDER: Why the cedar picket fence to begin with?

MR. SHAW: That is what the architect called for. You'll have to to Chicago to get the answer. That is where the architect's from.

MR. LANDER: I don't understand the logic. I don't like the wood fence idea anyway.

MR. SHAW: I think we're all in agreement.

MR. LANDER: You have to maintain the wrought iron fence too but that is a little easier I think one of those slats won't fall out.

MR. PETRO: Comment D, E and F are technical and you

can take care of them, we just discussed letter F. Mark, want to touch just touch on the sprinkler line, you want to move it over because of the conflict with the New Windsor water vault?

MR. EDSALL: Yes.

MR. PETRO: Any problems?

MR. SHAW: No, none whatsoever. At the workshop session, a representative from the bank was with us and we discussed that in length, the possibility of New Windsor wanting to do some improvements to their water system and possibly asking for an easement on this parcel and Mr. Chick (phonetic) from the bank expressed that there would be no problem granting the easement so it's just the mechanics has to get worked out as to what New Windsor is going to install and how big of an area they are going to need but we have to move the lines to accommodate the vault.

MR. LANDER: Mr. Shaw, six foot sidewalk that is wide enough there for bumpers of the cars to overhang that sidewalk?

MR. SHAW: Yes.

MR. LANDER: You're the expert.

MR. PETRO: IG plantings we're talking about on the landscaping plan a lot of the growth along the front has to be kept low. I don't know if it is noted anywhere, can you tell the board what kind of plantings you're going to do and discuss what IG plantings are?

MR. SHAW: Well, it should be on the schedule, if it is on the Schedule I.

MR. PETRO: Although no such reference is included in the planting schedule.

MR. EDSALL: Can I touch on that Jim? The one reference to the IG, there's no such thing in the schedule I believe it was IGC.

MR. SHAW: You're correct.

MR. EDSALL: The other point that I think we should make and maybe we can just have Greg confirm with the landscape architect, that his selections are intended to be such that given a normal period of growth they are not going to become too large, either vertically or horizontally, because not being a planting expert, I'm not quite sure if the type shown here in the front--

MR. SHAW: I can attest to that Mark, what originally happened in that area, the landscape architect had proposed trees and the bank and their architect in their review of the landscaping plan requested that we delete the trees, one for visibility of the building, two for security with respect to the ATM machine. And that what they wanted was something low growing so we revised the plans, Mark deleted the trees and inserted those, that planting material again being low growing.

MR. PETRO: You're looking at landscape or Ron, Mike, anything more?

MR. LANDER: Just taking a look now, Mr. Chairman, want to make sure they are not just planting mums.

MR. BABCOCK: Also that we don't have to pronounce the names in the first category.

MR. PETRO: Mark, Greg, while they are looking at that, just want to skip over to the next one, retaining walls going to need some sort of a design.

MR. SHAW: It's done, I explained to Mark that it is in my office, it was not included with this submission due to the timing. It will be in the final documents that this board will approve.

MR. PETRO: Okay, and for the minutes, we have fire approval on 1/23/96 and on revised on 3/12/96 approved also have highway approval on 3/11/96, the highway came from here, why was that sent to New Windsor on Union Avenue?

MR. BABCOCK: They are all sent, every plan is sent to

him.

MR. PETRO: For the county road or state road?

MR. BABCOCK: It doesn't matter. What happens is that sometimes the Town of New Windsor maintains some of these state roads and county roads.

MR. PETRO: Such as this?

MR. BABCOCK: Right, so we sent them every plan. If he has any comments, he can give it to us.

MR. PETRO: My next one is DOT, I want to get into that.

MR. BABCOCK: That is correct.

MR. PETRO: Independent of New York State DOT?

MR. BABCOCK: Right.

MR. PETRO: Where does that stand at this time?

MR. SHAW: With respect to the DOT, we have not made application to the DOT and we plan on not making application for highway access. We're not going to be accessing the site off of their right-of-way. The only work we're going to be doing in the right-of-way is installing a sewer line out to the town sewer main which was not in the paved surface about five or six years ago, but with the widening of Union Avenue now the manhole that we're tying into is into the traffic so we're going to have to get a permit from the DOT for that connection.

MR. PETRO: All your access is coming off the Wal-Mart road?

MR. SHAW: Correct.

MR. PETRO: Anything more on the landscaping?

MR. LANDER: No, let's go to lighting, let's see what he is doing with lighting here now.

MR. PETRO: Greg, why don't you just touch on the lighting for us.

MR. LANDER: Give us some, can you illuminate some of this for us? There's going to be the same type of lighting as Wal-Mart or--

MR. SHAW: No, it's not, it's not going to be as high. There's a schedule up in the upper right-hand corner which designates each fixture, the type of fixture that it is and its mounting height. You'll see that one is a 400 watt metal halight (phonetic) 25 feet high, L2 is one pole with two illuminators, each being 400 watts. We have designated on there also in that schedule 150 watt metal halight that is L3 that are your wall packs which are hanging on your building and final one is L4 is 175 watt and that is the lighting underneath the canopy, the drive-thru canopy. What they have given you instead of isolux curves is a computer printout of the illumination throughout the site with these specific fixtures. Again, what the standards for a parking area you should have general illumination between .5 and 2, between .5 and 2.0 foot candles and that is a good rule of thumb, you'll see for the most part we have that in some cases maybe a little higher. But it's not a lot of lighting, we have 6 poles and about 6 wall-mounted fixtures and then again lighting varied in the canopy of the drive-thru.

MR. LANDER: The signs are not going to being lighted out in front, the freestanding sign here, I don't see anything on it but--

MR. SHAW: No, I don't believe so.

MR. LUCAS: Are the lights sensors, is that how they'll work?

MR. SHAW: I'm not sure at this point. That is being again handled by the architect exactly whether they are going to be on a light sensor or operate manual or time clock.

MR. PETRO: Mark, we're going to send a copy of this to

Town of Newburgh?

MR. EDSALL: Yes, I forwarded a letter to the Town of Newburgh, including both copy of the site plan and as well the subdivision. I sent them a copy of the SEQRA forms for both applications and also a copy of the New Windsor application forms. I have asked that they provide some input relative to the plans, let us know if they they'll require an application and as well, I have asked about SEQRA coordination, I spoke with the planning board chairman this morning early and he is going to bring to the attention of the board the possibility that this board will review it. He's aware that it only involves some encroachment of curbing and a couple easements.

MR. PETRO: He's aware that we took lead agency on 1/24/96.

MR. EDSALL: That we declared our intent to assume lead agency and we have issued the letter that if they don't want it, we're going to take it so he's aware of that, yes.

MR. LANDER: Can you explain for the board where your dumpster enclosure is going to be, what materials it's going to be made out of?

MR. SHAW: In locating their refuse enclosure, it got to be an interesting set of circumstances because it depended upon where you placed it, it could be visual from Union Avenue or could be visual from Wal-Mart drive. What we have tried to do is to incorporate it into the reinforced concrete retaining wall, you see I have located it in this proximity close to the drive coming in off Wal-Mart's drive and of the three walls we're utilizing two walls of the concrete retaining wall so we're just adding to that wall a little stub wall maybe coming out about eight feet, we're going to put some wood doors on the refuse area and that is how we're addressing it. We want to have it blend into the wall as opposed to being a freestanding structure somewhere which is more visual.

MR. LANDER: Can I say if you go with the wrought iron

fence on top of this wall instead of the wood and naturally you'll continue that to the dumpster enclosure, right? I would imagine that is why you were using the wood in front of the dumpster enclosure cause you were using it on the wall so--

MR. SHAW: No.

MR. LUCAS: You wouldn't want to see the dumpster.

MR. LANDER: No, all we want, it could be cyclone fence just so they have a gate to open and close, that is all.

MR. SHAW: To be honest with you, I'm going to leave that in the hands of the architect, if it's all right with you, whether it's chain link or whether it's wood. Unfortunately, there's no good place on the site for it and in its present location, hopefully it's removed from Union Avenue as much as possible and whatever they, however they want to treat it to make sure that it is not as visible as it could be, I'll leave it in their hands.

MR. LANDER: That is what I am getting at because whatever fence they put on the wall, they should put down there whatever they use.

MR. PETRO: Gentlemen, there's something that the planning board really never reviews, I'm going to just ask this question, I'm going to ask Mr. Shaw and all the members of the board and Mark I guess it's like a test, there's something I find very interesting, especially with this particular plan. Where do you push the snow to? Something that the planning board never looks at but I think it's a heck of a good question.

MR. BABCOCK: They use a snow blower on this site, Mr. Chairman.

MR. SHAW: One of the changes I made to this plan is along the retaining wall prior what I had was a retaining wall with pavement up to the wall and wheel stops two feet off. What I'd like to do in that, what

I elected to do in that case was pull the retaining wall over a little bit, create a four or five foot wide grass strip. I don't know exactly what it is and that resulted in the 18 foot deep parking space. What I am doing with that strip is putting gravel on it, from a maintenance point of view, there are shrubs that are going to be planted on it, and it will be used for snow plowing during the winter months. So when you say where will you plow the snow, it will be along that strip and it will also be plowed towards Union Avenue and more than likely in the southerly corner of Union Avenue is where the snow will be stockpiled. And like any other businesses, when it gets too much, you haul it out.

MR. LANDER: I thought he was going to come up with he is going to have a heated parking lot surface. No, that is always a concern, especially when wheel stops are involved because they are a nuisance.

MR. PETRO: Easiest place is it's going to be pushed is in front of the refuse enclosure.

MR. SHAW: Just add another thought to it, we're required to provide 15 spaces. We're providing 39. So if the snow gets that bad, we'll take some spaces and pile the snow in it.

MR. PETRO: Agreed. He always has an answer. Greg, I think we have gone as far as we're going to go. Why don't you get this cleaned up with a lot of Mark's comments, I think we need to hear back from the Town of Newburgh and at that time, we'll talk about the SEQRA process and the public hearing, we can set up a public hearing at this time. Do you want to hear back from the Town of Newburgh first?

MR. EDSALL: Well, your public hearing is optional, I believe, cause both the site plan, since it's not a special permit and the subdivision not being a major subdivision under Town Law, I believe you could waive public hearing related to both applications.

MR. PETRO: You had public hearing on the zoning board?

MR. SHAW: Yeah, just to touch base on that, we had a public hearing for the variances, we notified everybody within 500 feet, again for public hearing before this board, I believe it's just the adjacent property owners, but within 500 feet there was eight and nobody showed up at the public hearing.

MR. PETRO: I happened to be at that public hearing.

MR. SHAW: So, while this board could, you know, choose to set up a public hearing, I don't think there would be a lot to be attained.

MR. PETRO: Ron and Mike, do you have any suggestion there?

MR. STENT: I have no problem.

MR. LUCAS: I don't see a need for public hearing, there's only eight people, I think most of it's commercial, other than Flannery maybe.

MR. SHAW: Flannery's in Newburgh.

MR. LANDER: No, I have no problem with waiving it.

MR. PETRO: Before we waive the public hearing, I'm going to clarify something before we have in our minutes that we took lead agency at the January meeting. Secondly, they have had more than 30 days to reply to the letter.

MR. EDSALL: Number one, I think the minutes may just reflect that you took action relative to lead agency but it was actually the letter did not go out 30 days ago but by the time we got all the information compiled, it's still pending.

MR. PETRO: We'll not take action on the public hearing tonight, you have the sentiment of the board is that we're going to waive the public hearing when the time comes, if there's no objection by the Town of Newburgh, but we can't do it obviously it wouldn't be right.

MR. SHAW: Just to wrap this up, what I think has to

happen one, revise the plans to satisfy Mark, two, hear back from the Town of Newburgh on how they feel with respect to the curbing that is going to be installed in the town and also the easements and then I'd like to come before this board for both applications and have the board consider approval should all the miscellaneous be taken care of on both applications.

MR. PETRO: Was there a special use permit involved here?

MR. EDSALL: I don't believe so.

MR. SHAW: No.

MR. EDSALL: We also need DOT which we're referring the plan on to them, we won't need the permit, just DOT taking no objection to the plan.

MR. SHAW: That is easy to do.

MR. PETRO: Thank you.



**McGOEY, HAUSER and EDSALL**  
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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
**PROJECT LOCATION:** UNION AVENUE (ADJOINING WAL-MART)  
 SECTION 4-BLOCK 1-LOT 3  
**PROJECT NUMBER:** 96-3  
**DATE:** 13 MARCH 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A PROPOSED BANK AT THE CORNER OF UNION AVENUE AND THE WAL-MART ENTRANCE ROADWAY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 24 JANUARY 1996 PLANNING BOARD MEETING.

1. At the 24 January 1996 Planning Board meeting, the Board referred this application to the Zoning Board of Appeals for necessary variances. To my understanding, all these variances have been obtained and are so noted on the plan now submitted to the Planning Board. A copy of the ZBA decision should be on file in the Planning Board records.
2. The Applicant's Engineer has expanded the submittal drawings to now include seven (7) sheets which now detail the site development, grading, utilities, easements, lighting, landscaping, erosion control, and specific details.

The Applicant's Engineer has addressed the previous concept review comments, as well as the items discussed at the Technical Work Session.

3. With regard to the latest plans submitted, I have the following comments:
  - a. On Sheet 1, the parking spaces along the retaining wall should be re-dimensioned to reflect the 10' x 20' requirement. If the Board has no objection, the Applicant could take into account the 2' overhang between the curb and wall.
  - b. The Board should be aware that, as per discussions at the Technical Work Session, the Applicant is considering replacement of the 5' high wood fence along the retaining wall with a black steel wrought iron fence.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
**PROJECT LOCATION:** UNION AVENUE (ADJOINING WAL-MART)  
SECTION 4-BLOCK 1-LOT 3  
**PROJECT NUMBER:** 96-3  
**DATE:** 13 MARCH 1996

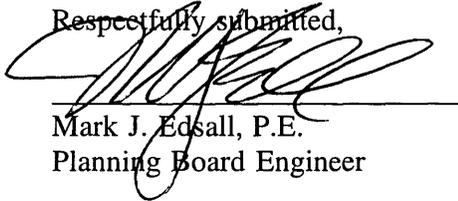
- c. With regard to the location shown for the refuse enclosure, I have no objection to same, as long as the pick-up time is off business hours for the bank. If not, traffic problems will result.
- d. To confirm a discussion with the Applicant, the Town of New Windsor is desirous of an easement at the front of the property near the water meter pit. The easement should be shown on the site plan, with an appropriate note provided that the easement will be executed between the Hudson Valley Federal Credit Union and the Town of New Windsor immediately following conveyance of the property from Wal-Mart to the Credit Union.
- e. On Sheet 2, the sprinkler line and domestic service line should be shifted to the south to avoid a possible conflict with the future New Windsor water vault.
- f. On Sheet 3, the wood fence detail should be replaced with the new fence detail, if so selected by the Applicant.
- g. The Planning Board should review the landscaping plan, Sheet 6. The plantings along the highway right-of-way line would appear to be low shrub plantings with ornamental grasses, although it should be confirmed with the Applicant that the selected plantings are such that future growth and maturity will not result in "overhang" into the State right-of-way or obstruction of sight distance from the Wal-Mart Drive.  
  
The landscape plan also makes reference to "IG" plantings, although no such reference is included in the planting schedule.
- h. The reinforced concrete retaining wall on the site should either be designed and detailed by the Professional Engineer on these submittal plans, or (if acceptable to the Board) a note could be provided indicating this future requirement.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 3**

**REVIEW NAME:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
**PROJECT LOCATION:** UNION AVENUE (ADJOINING WAL-MART)  
SECTION 4-BLOCK 1-LOT 3  
**PROJECT NUMBER:** 96-3  
**DATE:** 13 MARCH 1996

4. At this time I am not aware whether the New York State Department of Transportation has responded with regard to these plans. To my knowledge, no permit is required from NYSDOT regarding the access, although a permit will be required for utility installation and grading operations.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. 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:HUDSON2.mk

DEPARTMENT OF TRANSPORTATION  
PERMIT OFFICE  
112 DICKSON STREET  
NEWBURGH, NEW YORK 12550

Albert J. Bauman  
Regional Director

John B. Daly  
Commissioner

April 24, 1996

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

RE: HUDSON VALLEY FEDERAL  
CREDIT UNION  
RT. 300/WAL-MART

Dear Sir:

We have reviewed this matter and please find our comments checked below:

A highway Work Permit will be required

No objection

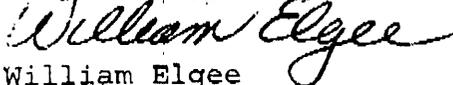
Need additional information  Traffic Study  
 Drainage Study

To be reviewed by our Regional Office

Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: ACCESS TO BE OBTAINED THRU THE WAL-MART  
SIGNALIZED ACCESS.

Very truly yours,



William Elgee  
C.E. I Permits  
Orange & Ulster County

WE:bd  
File:A:P419

RESULTS OF P.B. MEETING

DATE: April 24, 1996

PROJECT NAME: Hudson Valley Fed. Co. Union PROJECT NUMBER 96-3

\*\*\*\*\*

LEAD AGENCY: \_\_\_\_\_ \* NEGATIVE DEC: \_\_\_\_\_

M)    S)    VOTE: A    N    \* M) 0 S) 5 VOTE: A 4 N 0

CARRIED: YES \_\_\_\_\_ NO \_\_\_\_\_ \* CARRIED: YES:  NO \_\_\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES \_\_\_\_\_ NO \_\_\_\_\_

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    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) D S) H VOTE: A 4 N 0 APPROVED: 4-24-96

M)    S)    VOTE: A    N    APPR. CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

Need flag pole w/flag

price OK

Dumpster - Concrete

Easement

Send Estimate w/landscaping

Need Stamped plan from T. of Town.



159 BARNEGAT ROAD, P.O. BOX 1750, POUGHKEEPSIE, NY 12601-0750

914 463 3011

April 18, 1996

Chairman James Petro and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12550

Re: *New Facility For Hudson Valley Federal Credit Union*  
Route 300

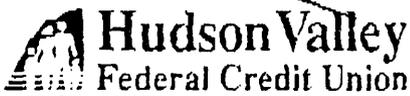
Dear Planning Board Members:

As you are aware, Hudson Valley Federal Credit Union has made application to your Planning Board for Site Plan Approval for a new 4,350 S.F. facility on Union Avenue. During our initial conversations with the Town a request was made by the Town for a permanent easement on the subject property to allow the construction of certain improvements to the Town's water system. At the time of the request, we agreed to provide this easement and our position has not changed. Our engineer, Gregory J. Shaw, has worked with the Town of New Windsor regarding the size (5 feet by 30 feet) and placement of this easement, and our Site Plan drawings having a latest revision date of April 15, 1996 reflect this requested easement. Therefore, please consider this letter our formal commitment to the Town of New Windsor to execute the easement documents upon the purchase of the subject property by Hudson Valley Federal Credit Union.

I trust this letter adequately address the Town's concern's regarding this easement.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Chick", written over a horizontal line.



P.O. BOX 1750 POUGHKEEPSIE, NY 12601 914-463-3011

**ROBERT A. CHICK**  
*Supervisor General Services*

RESULTS OF P.B. MEETING

DATE: March 13, 1996

PROJECT NAME: Wind Valley Fed. Credit S.P. PROJECT NUMBER 96-3

\* \* \* \* \*

LEAD AGENCY: \_\_\_\_\_ NEGATIVE DEC: \_\_\_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

CARRIED: YES \_\_\_\_\_ NO \_\_\_\_\_ CARRIED: YES: \_\_\_\_\_ NO \_\_\_\_\_

\* \* \* \* \*

PUBLIC HEARING: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

WAIVED: YES \_\_\_\_\_ NO \_\_\_\_\_

SEND TO OR. CO. PLANNING: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ 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) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPR. CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

Mark's comments (2' overhang)

fence revision

Need D.O.T permit for sewer installation

Need D.O.T. approval

Revise + Return

Need response from Town of Newburgh

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
(914) 561-3695

March 21, 1996

**New York State Dept. Of Transportation**  
Resident Engineer's Office, Dickson Street  
Newburgh, New York 12550

Att: Mr. Don Green, Permit Officer

Re: New Facility For Hudson Valley Federal Credit Union  
Town Of New Windsor

Dear Mr. Green:

Hudson Valley Federal Credit Union is before the Town of New Windsor Planning Board for approval of their new bank facility on Route 300, immediately south of the existing drive to Wal-Mart. For your review, I am enclosing two copies of our drawing entitled "Site Development/Grading Plan - New Facility For Hudson Valley Federal Credit Union" which is dated March 7, 1996. As you will note on the drawing, access to the bank site will be from Wal-Mart's drive, opposite a curb cut to a parking area. No direct access will be provided to the site from Route 300.

If you have no objection to the access indicated on the enclosed drawing, I would appreciate if you would notify the Town of New Windsor Planning Board of same. Regarding utility installation within the state right-of-way, I will be submitting to your Department in the near future the paperwork for the project's sanitary sewer lateral which will connect to the existing sanitary sewer main in Route 300.

If you have any questions regarding the above, please contact this office at your convenience

Very truly yours,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Town of New Windsor Planning Board  
Donald Becker, HVFCU, Via Fax 298-2068  
Robert A. Chick, HVFCU, Via Fax 463-3496

**GARLING ASSOCIATES**  
217 Main Street  
Goshen, New York 10924  
(914) 294-5835  
FAX 294-5754

**PROJECT ANALYSIS**

**MUNICIPALITY:** Town of Newburgh   **OUR PROJECT NO.** 96-10-13  
**PROJECT NAME:** Hudson Valley Federal Credit Union  
Wal-Mart Site  
**LOCATION:** Union Avenue (NYS Route 300)  
Towns of New Windsor and Newburgh  
**DATE:** March 26, 1996  
**REVIEWING PLANNER:** Edwin J. Garling, AICP

**COMMENTS AND RECOMMENDATIONS:**

We have few specific comments on the site plan. The only question that arises are the proximity of the drive thru area to Route 300 and possible additional screening of on coming automobile lights in the area. Perhaps an accommodation could be made between the screening and keeping the ATM area visible. Lighting is in keeping with the present site lighting.

At this time we should recognize that existing lot 2 in New Windsor should have access over the same entrance drive with access at the front of the present Wal-Mart as an extension of the driveway directly in front of the Wal-Mart.

GARLING ASSOCIATES  
217 Main Street  
Goshen, New York 10924  
(914) 294-5835  
FAX 294-5754

PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh OUR PROJECT NO. 96-10-13  
PROJECT NAME: Hudson Valley Federal Credit Union  
Wal-Mart Site (hvcredit.doc)  
LOCATION: Union Avenue (NYS Route 300)  
Towns of New Windsor and Newburgh  
DATE: March 26, 1996  
REVIEWING PLANNER: Edwin J. Garling, AICP

COMMENTS AND RECOMMENDATIONS:

Hudson Valley Federal Credit Union has made an application to the New Windsor Planning Board for a subdivision and site plan for a bank facility on the corner of the Wal-Mart site on Union Avenue-Route 300. A portion of their improvements for a driveway, curbing, landscaping and grading as well as two permanent easements will occur in the Town of Newburgh on the existing and future Wal-Mart property. As a result we believe an amendment to the Wal-Mart site plan is necessary.

Since the original plan was approved with a single access to Route 300 at the present traffic light, and since all future development on this site in New Windsor was to be accessed through this entrance at the present signal, the plan is fully in conformance with the concept of our prior approval.

The approval of the amended site plan should recognize and approve the following items:

1. Two easements are granted to the Hudson Valley Federal Credit Union (HVFCU) for access and construction
  - A. Access easements run from Route 300 along the entrance drive to the Hudson Valley Federal Credit Union property in New Windsor
  - B. A maintenance easement is to construct and maintain portions of the curbing and pavement for driveways in Newburgh.
2. Five trees on Wal-Mart property in Newburgh along the south shoulder of the entrance drive are to be replaced with four larger Red Maple (3-3 1/2" caliber) and one English Oak (3-3 1/2" caliber).

3. New Windsor should be authorized to approve, inspect and bond, where appropriate, paving landscaping, grading, drainage lines, curbing, sedimentation and erosion control plans, and stripping in the Town of Newburgh.
4. The Newburgh Planning Board should approve and endorse that portion of the Hudson Valley Federal Credit Union site plan lying in the Town of Newburgh as an amendment to the Wal-Mart site plan.
5. The Newburgh Planning Board should authorize the New Windsor Planning Board to be lead agency under SEQRA at its April 9th work session so that the New Windsor Planning Board can take action on this application, if it so chooses, at its April 10th meeting.

In order to officially get on the April agenda the Hudson Valley Federal Credit Union should submit an application to the Newburgh Planning Board this week with copies of the Hudson Valley Federal Credit Union plans as an amendment to the approved Wal-Mart plans.

REVISED: 02/26/96  
ZONING BOARD OF APPEALS  
Regular Session  
February 26, 1996

AGENDA: 7:30 P.M. - ROLL CALL

Motion to adopt minutes of the 01/22/96 meeting as written.. 4-0.

PRELIMINARY MEETING:

1. SNJ CORPORATION, et al - Request for Appeal/Interpretation of New Windsor Local Law Sec. 48-28(a), 48-19(b)(1), 48-19(d) and 48-19 as these sections relate to the issuance of permits to Golub Corporation. Present: John C. Cappello, Esq. (68-1-6). *4-1-3-15/11 Motion to Table - 3-1 (Abst. H.L.)*
2. T & H REALTY - Request for 0 ft. x 15 ft. Facade variance for China Buffet (formerly Uncle Chu's) located at 280 Route 32 in C zone. Present: Quang Ni (Knee). (35-1-48). *4-1-10 Motion*

PUBLIC HEARING:

3. WAL-MART/HUDSON VALLEY FED. CREDIT UNION - Request for 36 ft. front yard, 20 ft. Side yard and 31 ft. 8 in. Max. Bldg. Hgt., and sign variance for construction of a commercial building on the w/s Union Avenue at Wal-Mart entrance. Present: Greg Shaw, P.E. (4-1-3). *59' in' Per 2 - 2 (100%) Reduced w/ 10' Get from mi on 4. Motion to Grant 4-0.*
4. INSUL-SASH - Request for 26 ft. Front yard (Wembly Rd.) and 16 ft. 0 in. Max. Bldg. Hgt. Variances for construction of a commercial building on w/s of Route 300 at Wembly Road in a PI zone. Present: Don Witfield (4-3-17.4). and Scott Keegan. *1/10/96 4-0. Motion to Grant*
5. ABBOTT, MARGARET - Request for 5,552 s.f. lot area, 8 ft. front yard on John St. and 9 ft. front yard on Ledyard, 5 ft. side and 2 ft. 6 in. rear yard variance on existing residence at 33 John Street (14-8-5). *Motion to Grant - 4-0*

FORMAL DECISIONS: (1)

PAT - 563-4630 (O)  
562-7107 (H)

ZONING BOARD OF APPEALS  
Regular Session  
February 5, 1996

REVISED AGENDA: 7:30 P.M. - ROLL CALL

Motion to adopt minutes of the January 22, 1996 meeting as written if available.

PRELIMINARY MEETING:

*SET UP FOR P/H*

1. VGR ASSOCS./GOLUB CORP. - Request for 6.77 ft. x 11.5 ft. sign variance for facade, plus a variation from Sec. 48-18H(1)(b)[1] of the Supp. Sign Regs. to allow more than one facade sign on the future Price Choppers Supermarket located at Vails Gate (formerly Waldbaum's) in a C zone. (69-1-6).

*SET UP FOR P/H*

2. SCHUMACHER, LOUISE - Request for 20 ft. front yard, 15 ft. side yard variances for proposed attached garage, and 40 ft. rear yard variance for proposed attached rear deck at 1425 Route 207 in an R-1 zone. (55-1-3).

*SET UP FOR P/H*

3. MANS, C.P./DUTCHESS TERMINALS - Referred by Planning Board. Request for 4 ft. front yard variance for existing building, 39 ft. front yard variance and 6 ft. side yard variance and possible height variance for canopy, plus 56 s.f. area variance and 4 ft. height variance for proposed free-standing sign on Route 207 in an NC zone. Present: James Spratt, P.E. (33-1-9).

*SET UP FOR P/H*

4. WAL-MART/HUDSON VALLEY FEDERAL CREDIT UNION - Referred by Planning Board for 36 ft. front yard, 20 ft. side yard and 31 ft. 8 in. maximum building height, and sign variance for construction of a commercial building on the w/s Union Avenue at Wal-Mart entrance. Present: Greg Shaw, P. E. (4-1-3).

*SET UP FOR P/H*

5. ABBOTT, MARGARET - Request for 5,552 s.f. lot area, 8 ft. front yard on John St. and 9 ft. front yard on Ledyard, 5 ft. side yard and 2 ft. 6 in. rear yard variance on existing residence at 33 John Street (B.P. #131 issued 10/15/69). (14-8-5).

PUBLIC HEARING:

*APPROVED*

6. PETRO METALS INC. - Referred by Planning Board. Applicant proposes construction of two buildings as follows: Request for 9 ft. side yard variance for gymnasium, 7 ft. 0 in. max. building height variance for retail building, 25 ft. 0 in. max. building height variance for gymnasium, plus interpretation and/or use variance as to whether or not the proposed gymnasium falls into the C zone under use, and interpretation and/or area variance regarding required gymnasium parking on w/s of Windsor Highway/Willow Lane in C & PI zones. Present: Greg Shaw, P.E. (35-1-43).

*APPROVED*

7. KIM, SUNG HWAN - Request for 3.5 ft. x 33 ft. sign area variance for facade sign at 323 Windsor Highway (Sugar Peas) in a C zone. (45-1-40.23).

DISCUSSION: PRICE CHOPPERS

FORMAL DECISIONS: (1) ROBERTS, (2) DORI ASSOCS., (3) OLSEN,  
(4) RE-MAX

PAT - 563-4630 (O)  
562-7107 (H)

*APPROVED*

Mika

Greg Needs for tonight.  
Pls. check figures



Sec. 48-18H(1)(b) [ ]  
more than one facade sign)

	<u>Requirement</u>	<u>Available</u>	<u>Variance</u>
Facade:	25 s.f.	128 s.f.	-
Freestanding:	64 s.f.	56 s.f.	-
Total all signs:			184 s.f.

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

48-18 (B) [1] ONE SIGN TWO SIGNS

# 1 OF 2

#1 ZBA 2-5-96  
SET UP FOR P/H

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: 96-3

DATE: 25 JAN 96

APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

P.D. BDX 175D

POUGHKEEPSIE N.Y. 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 17 JAN 1996

FOR (~~SUBDIVISION~~) - SITE PLAN

LOCATED AT WEST SIDE UNION AVENUE AT WALMART

ENTRANCE DRIVE ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

FRONT YARD, SIDE YARD, AND HEIGHT  
VARIANCES REQUIRED.



MICHAEL J. EDSELL P.E. FOR  
MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

REQUIREMENTS

PROPOSED OR  
AVAILABLE

VARIANCE  
REQUEST

ZONE	C	USE	A-1			
MIN. LOT AREA	40,000 SF	44,500 SF	—			
MIN. LOT WIDTH	200 FT	248 FT	—			
REQ'D FRONT YD	60 FT	24 FT	36 FT			
REQ'D SIDE YD.	30 FT	10 FT	20 FT			
REQ'D TOTAL SIDE YD.	70 FT	100 FT	—			
REQ'D REAR YD.	30 FT	NONE	—			
REQ'D FRONTAGE	N/A	—	—			
MAX. BLDG. HT. $7\frac{1}{2}$ FT N.L.L. = 3'-4"	35 FT	31'-8"				
FLOOR AREA RATIO	0.50	0.10	—			
MIN. LIVABLE AREA	N/A	—	—			
DEV. COVERAGE	— %	— %	— %			
O/S PARKING SPACES	15	39	—			

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
 OF APPEALS.

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

# 2 of 2

#1 ZBA 2-5-96  
SET UP FOR P/H

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 2-5-96

APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION  
PO BOX 1750  
POUGHKEEPSIE NY 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 1-3-96

FOR (BUILDING PERMIT): \_\_\_\_\_

LOCATED AT: WEST SIDE OF RT 300  
AT WALMART ENTRANCE DRIVE

ZONE: C

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. ONE FACADE SIGN PERMITTED
2. SIGN #1 PERMITTED 2.5 FT X 10 FT PROPOSED 4 FT X 16 FT
3. VARIANCE REQUEST OF 1.5 FT X 6 FT
- 3a. SIGN #2 PERMITTED 0 PROPOSED 4 FT X 16 FT
4. VARIANCE REQUESTED OF 4 FT X 16 FT

*Michael Behead*  
BUILDING INSPECTOR

<u>PERMITTED</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
<u>ZONE</u> _____	<u>USE</u> _____	
FACADE SIGN <sup>Sign # 1</sup> 2.5 X 10 FT	4 FT X 16 FT	1.5 X 6 FT
<sup>Sign # 2</sup> FREESTANDING ○	4 FT X 16 FT	4 FT X 16 FT
<u>HEIGHT</u>	-----	-----
<u>WALL SIGNS</u>	-----	-----
TOTAL ALL SIGNS <sup>ONE SIGN</sup> 48-18(B) [1]	TWO SIGNS	ONE SIGN
<u>FEET FROM ANY LOT LINE</u>	-----	-----

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT  
 914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF  
 APPEALS.

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

January 24, 1996

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HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN (96-3)  
UNION AVENUE

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: You're here basically to go to zoning?

MR. SHAW: Yes, but I would like to give you a quick overview.

MR. PETRO: Absolutely.

MR. SHAW: Okay, as the chairman said, I'm representing tonight Hudson Valley Federal Credit Union for a 4,500 square foot bank which is going to be located along the borderline between the Town of New Windsor and the Town of Newburgh. Physically, you have the entrance drive to Wal-Mart, it's going to be immediately to the south so it is situated fronting Union Avenue and also the drive to Wal-Mart. Before I go on, let me introduce a representative of Hudson Valley Federal Credit Union, Robert A. Chick (phonetic), he's here tonight also in case you have any questions regarding this particular structure. A quick overview, this bank is going to be situated on a one acre parcel. It is located in the C zone and as the chairman said, we're looking for a rejection to go to the Zoning Board of Appeals. We're looking for three variances. We're looking for a building height variance. We're looking for a front yard variance and we're looking for a side yard variance. What triggers the two side yard variances is not the structure but it is the canopy over the drive-up tellers. And because of the Town of New Windsor zoning ordinance, that canopy is considered a structure, therefore we have to comply with the setbacks therefore the deficiencies therefore the request for the variances. As you can see, the site is unique, the bank geometry is going to be quite unique. We have been working with an architect out of the Chicago area who has come up with a very nice plan. Again, the shape is unique because the shape of the site is unique and when we come back to this planning board after obtaining the variances from the zoning board, we'll bring you an architectural rendering of

January 24, 1996

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the structure and all the detailed drawings that this board normally requires. Just to touch on the aspect with respect to parking, we're obligated to provide 15 parking spaces. We have ample. The site shows 39 spaces. So certainly more than enough spaces to satisfy your zoning ordinance and also the bank's use. Another feature I may point out is that the entrance drive to the bank is not going to be off Union Avenue, it's going to be off Wal-Mart's drive, the site plan indicates an access easement over the drive to get into our parcel and the drive is going to be outside an existing curb cut into Wall-Mart's parking lot.

MR. PETRO: While you're talking about the drive, fill me in on who owns that drive and how do you gain access to it?

MR. SHAW: Okay, Wal-Mart, just take a step back, Wal-Mart's property encompasses both a portion in the Town of New Windsor and Town of Newburgh for a total of approximately 29, acres I believe there's 9 acres that are situated in the Town of New Windsor. This shows a proposed subdivision, the bank will be built on one acre, I'm representing Wal-Mart in the subdivision. I'll be coming before this board in the next month to subdivide and create this one acre parcel.

MR. PETRO: That is a good point because I see the property line is right on the town line, I mean too much to be a coincidence, I mean the line of the new property here is right on the dividing line, Town of New Windsor or Town of Newburgh.

MR. SHAW: Correct, so what the bank is doing is one acre parcel is going to be cut out. That parcel's going to be bordered by the town line. The bank certainly could buy another sliver of the land in the Town of Newburgh but it doesn't need to. Everything that they need to deal with is located in the Town of New Windsor, therefore we're using the town boundary line as our property line.

MR. PETRO: How about the curbing, it's not on their property?

January 24, 1996

16

MR. SHAW: The curbing along the drive physically exists today. The curbing for the entrance to the bank site is going to be on the lands of Wal-Mart. Also a slight portion of the drive in this piece of curbing is also going to be on the lands of Wal-Mart.

MR. PETRO: Access over the drive, Wal-Mart owns the drive, private drive to their store, part of the subdivision is going to be use of that drive?

MR. SHAW: Absolutely. The subdivision plan will reflect an easement for the benefit of the bank over the drive.

MR. PETRO: Okay, answers it a hundred percent. The building itself though it's not a pre-built, it's not like other banks in a chain, it's going to be all the same, this is specifically unique for this application?

MR. SHAW: Right, it's not a cookie-cutter bank that you have seen in 25 different locations again because of the geometry of the parcel is unique, that is what's driving the geometry of the bank building. What I am looking for from the board tonight is to circulate for lead agency and to deny this application so I can go to the zoning board of appeals and get my three variances.

MR. PETRO: Circulate for lead agency, I like the way you said that.

MR. DUBALDI: Make a motion we approve.

MR. LANDER: Second it.

MR. PETRO: We should do lead agency.

MR. EDSALL: Greg, to my knowledge, relative to the Town of New Windsor application, there are no other agencies that would issue permits for approvals, correct?

MR. SHAW: Correct.

MR. EDSALL: So you can assume the position since really there's no--

January 24, 1996

17

MR. PETRO: We'll take lead agency.

MR. EDSALL: No need to send a letter.

MR. PETRO: Still like to send to the Town of Newburgh.

MR. EDSALL: That is a separate issue. I do believe it would be very worthwhile to get it over to the Town of Newburgh immediately and see how they are going to handle it. They may in fact it's something that this board did with them when Wal-Mart came in, this board effectively said although there's some improvements mainly being the grading and such in the Town of New Windsor, we'll rely upon your review to address those items. There is the chance that the Town of Newburgh will review the improvements but let you more or less coordinate the overall site plan.

MR. PETRO: I think we should just inform them.

MR. EDSALL: Send a letter right away and ask them to provide comments.

MR. PETRO: Doesn't stop us from taking lead agency.

MR. DUBALDI: Make a motion we declare lead agency.

MR. STENT: Second it.

MR. DUBALDI: I withdraw my first motion.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Hudson Valley Federal Credit Union on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

January 24, 1996

18

MR. DUBALDI: Make a motion that we approve.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Hudson Valley Federal Credit Union site plan on Union Avenue. Is there any further discussion from the board members? If not, roll roll.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: You have now been referred to the zoning board.

MR. SHAW: Can I interject one other thought? Because of the time that it's going to take for me to go through the zoning board of appeals process, what I'd like to do is submit the application for the subdivision of this parcel and continue on with this board's review of this parcel. We'd like to get the bank complete and occupied by the end of the year and while it's the first month, every week counts.

MR. PETRO: One simple answer, yes.

MR. SHAW: At our own risk we realize that, thank you.

MR. PETRO: We have fire approval on 1/23/96, you might want to note that.

MR. SHAW: Thank you.

HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN (96-3)  
UNION AVENUE

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: You're here basically to go to zoning?

MR. SHAW: Yes, but I would like to give you a quick overview.

MR. PETRO: Absolutely.

MR. SHAW: Okay, as the chairman said, I'm representing tonight Hudson Valley Federal Credit Union for a 4,500 square foot bank which is going to be located along the borderline between the Town of New Windsor and the Town of Newburgh. Physically, you have the entrance drive to Wal-Mart, it's going to be immediately to the south so it is situated fronting Union Avenue and also the drive to Wal-Mart. Before I go on, let me introduce a representative of Hudson Valley Federal Credit Union, Robert A. Chick (phonetic), he's here tonight also in case you have any questions regarding this particular structure. A quick overview, this bank is going to be situated on a one acre parcel. It is located in the C zone and as the chairman said, we're looking for a rejection to go to the Zoning Board of Appeals. We're looking for three variances. We're looking for a building height variance. We're looking for a front yard variance and we're looking for a side yard variance. What triggers the two side yard variances is not the structure but it is the canopy over the drive-up tellers. And because of the Town of New Windsor zoning ordinance, that canopy is considered a structure, therefore we have to comply with the setbacks therefore the deficiencies therefore the request for the variances. As you can see, the site is unique, the bank geometry is going to be quite unique. We have been working with an architect out of the Chicago area who has come up with a very nice plan. Again, the shape is unique because the shape of the site is unique and when we come back to this planning board after obtaining the variances from the zoning board, we'll bring you an architectural rendering of

the structure and all the detailed drawings that this board normally requires. Just to touch on the aspect with respect to parking, we're obligated to provide 15 parking spaces. We have ample. The site shows 39 spaces. So certainly more than enough spaces to satisfy your zoning ordinance and also the bank's use. Another feature I may point out is that the entrance drive to the bank is not going to be off Union Avenue, it's going to be off Wal-Mart's drive, the site plan indicates an access easement over the drive to get into our parcel and the drive is going to be outside an existing curb cut into Wal-Mart's parking lot.

MR. PETRO: While you're talking about the drive, fill me in on who owns that drive and how do you gain access to it?

MR. SHAW: Okay, Wal-Mart, just take a step back, Wal-Mart's property encompasses both a portion in the Town of New Windsor and Town of Newburgh for a total of approximately 29, acres I believe there's 9 acres that are situated in the Town of New Windsor. This shows a proposed subdivision, the bank will be built on one acre, I'm representing Wal-Mart in the subdivision. I'll be coming before this board in the next month to subdivide and create this one acre parcel.

MR. PETRO: That is a good point because I see the property line is right on the town line, I mean too much to be a coincidence, I mean the line of the new property here is right on the dividing line, Town of New Windsor or Town of Newburgh.

MR. SHAW: Correct, so what the bank is doing is one acre parcel is going to be cut out. That parcel's going to be bordered by the town line. The bank certainly could buy another sliver of the land in the Town of Newburgh but it doesn't need to. Everything that they need to deal with is located in the Town of New Windsor, therefore we're using the town boundary line as our property line.

MR. PETRO: How about the curbing, it's not on their property?

MR. SHAW: The curbing along the drive physically exists today. The curbing for the entrance to the bank site is going to be on the lands of Wal-Mart. Also a slight portion of the drive in this piece of curbing is also going to be on the lands of Wal-Mart.

MR. PETRO: Access over the drive, Wal-Mart owns the drive, private drive to their store, part of the subdivision is going to be use of that drive?

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MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Hudson Valley Federal Credit Union on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion that we approve.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Hudson Valley Federal Credit Union site plan on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: You have now been referred to the zoning board.

MR. SHAW: Can I interject one other thought? Because of the time that it's going to take for me to go through the zoning board of appeals process, what I'd like to do is submit the application for the subdivision of this parcel and continue on with this board's review of this parcel. We'd like to get the bank complete and occupied by the end of the year and while it's the first month, every week counts.

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MR. SHAW: At our own risk we realize that, thank you.

MR. PETRO: We have fire approval on 1/23/96, you might want to note that.

MR. SHAW: Thank you.



**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**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

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

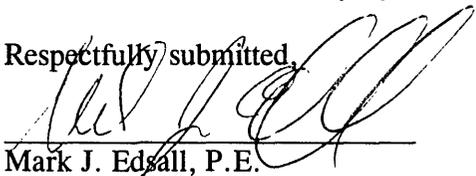
**REVIEW NAME:** HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN  
**PROJECT LOCATION:** UNION AVENUE (ADJOINING WAL-MART)  
 SECTION 4-BLOCK 1-LOT 3  
**PROJECT NUMBER:** 96-3  
**DATE:** 24 JANUARY 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A  
 PROPOSED BANK AT THE CORNER OF UNION AVENUE  
 AND THE WAL-MART ENTRANCE ROADWAY, ALONG THE  
 TOWN LINE WITH THE TOWN OF NEWBURGH. THE  
 PROJECT WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the Design Shopping (C) Zoning District of the Town. The proposed use is Use by Right A-1 of the Zone.

The "required" bulk information shown on the plan appears correct for the zone and use group. Based on the site conditions, it would appear that the Applicant requires area type variances for front yard setback, side yard setback and building height. As such, a referral to the Zoning Board of Appeals would be in order.

2. As part of this initial review and prior to the referral to the Zoning Board of Appeals, the Board may wish to perform a concept review of the site plan, including building layout, parking layout and traffic flow. My initial opinion is that the layout is reasonable and I support the access to the site being off the Wal-Mart drive, set back from Union Avenue as shown.
3. Once the Applicant receives the necessary variances from the Zoning Board of Appeals and returns to the Planning Board, I will be pleased to perform further technical reviews, as deemed necessary by the Planning Board.

Respectfully submitted,



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

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**

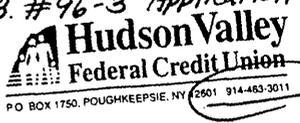
THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

476 0394831

OFFICIAL CHECK

P.B. #96-3 Application Fee

2219



P.O. BOX 1750, POUGHKEEPSIE, NY 12601 914-483-3011

01/17/96

75-1522  
910

\*\*\*\*\*100.00

PAY \*\*One Hundred & 00/100 Dollars

HUD VALLEY  
FED CR UNION **1000000**

TO THE  
ORDER  
OF

TOWN OF NEW WINDSOR

*Chad...*  
AUTHORIZED SIGNATURE

A05

PAYABLE THRU  
FIRSTAR BANK  
BLOOMINGTON, MN

⑆091015224⑆00476 03948319⑈

P.B. #96-3 Escrow

2219



P.O. BOX 1750, POUGHKEEPSIE, NY 12601 914-483-3011

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

476 0394832

OFFICIAL CHECK

01/17/96

75-1522  
910

\*\*\*\*\*750.00

PAY \*\*Seven Hundred Fifty & 00/100 Dollars

HUD VALLEY  
FED CR UNION **750000**

TO THE  
ORDER  
OF

TOWN OF NEW WINDSOR

*Chad...*  
AUTHORIZED SIGNATURE

A05

PAYABLE THRU  
FIRSTAR BANK  
BLOOMINGTON, MN

⑆091015224⑆00476 03948328⑈



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **96 - 3**  
DATE PLAN RECEIVED: RECEIVED APR 13 1996 *Rev 2*

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
*Knickerbocker Valley Credit Union* has been  
reviewed by me and is approved   
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~  
*Water tap is far enough away from  
interconnect water pit - (ok)*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE  
*John D. D'...*      *April 4, 1996*  
\_\_\_\_\_  
WATER SUPERINTENDENT      DATE

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







1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 13-3 Rev 1

DATE PLAN RECEIVED: RECEIVED MAR - 8 1996

The maps and plans for the Site Approval  \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved  \_\_\_\_\_,  
disapproved  \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*W. James Pull* 3/11/96  
HIGHWAY SUPERINTENDENT DATE

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

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

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 12 March 1996

**SUBJECT:** Hudson Valley Federal Credit Union

Planning Board Reference Number: PB-96-3

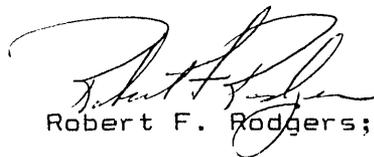
Dated: 8 March 1996

Fire Prevention Reference Number: FPS-96-017

A review of the above referenced subject site plan was conducted on 11 March 1996.

This site plan is acceptable.

Plans Dated: 7 March 1996



Robert F. Rodgers; C.C.A.

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95-8 Rev 1

DATE PLAN RECEIVED: RECEIVED MAR - 8 1996

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Hudson Valley Credit Union has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Water is available for this project  
Providing it's connected far enough away  
from Tn. y NBG & New Windsor interconnection -

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

Steve Didio - CAMW      3-11-91  
WATER SUPERINTENDENT      DATE

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



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: ~~FIRE INSPECTOR~~ D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 3

DATE PLAN RECEIVED: RECEIVED JAN 19 1996

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 1/23/96  
HIGHWAY SUPERINTENDENT DATE

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

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



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
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Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 96 - 3  
 WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB.  
 REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes Plg. 1  
 PROJECT NAME: Hudson Valley Fed Credit Union  
 PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
 REPRESENTATIVE PRESENT: Greg Shaw  
 MUNIC REPS PRESENT: BLDG INSP. ?  
 FIRE INSP. Rick  
 ENGINEER X  
 PLANNER \_\_\_\_\_  
 P/B CHMN. \_\_\_\_\_  
 OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUEMITTAL:

Some minor changes Greg wants to do -

Mike to send letter to T/Msg.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 3

DATE PLAN RECEIVED: RECEIVED JAN 19 1996

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

New facility - Hudson Valley Federal Credit Union has been reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Please call water Dept. about water tap -  
very close to NBGH - N.W. interconnect -

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

Steve Di. Do      AMO-1-22-96  
WATER SUPERINTENDENT      DATE

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

INTER-OFFICE CORRESPONDENCE

**TO:** New Windsor Town Planning Board  
**FROM:** Town Fire Inspector Robert F. Rodgers ,C.C.A.  
**DATE:** 23 January 1996  
**SUBJECT:** Hudson Valley Federal Credit Union

Planning Board Reference Number : PB-96-03  
Dated: 19 January 1996  
Fire Prevention Reference Number : FPS-96-010

A review of the above referenced subject subdivision plan was conducted on 23 January 1996.

This site plan is acceptable.

Plan Dated: 12 January 1996

  
-----  
Robert F. Rodgers, C.C.A.  
Fire Inspector

RFP/dh

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Wal-Mart Stores, Inc.

, deposes and says that he it

(Applicant) Owner  
conducts business  
~~resides~~ at 701 South Walton Boulevard

(Applicant's Address)

in the County of Benton

and State of Arkansas

it owner of the property  
and that ~~he~~ is the ~~applicant~~ for the New Facility For Hudson Valley  
Federal Credit Union

(Project Name and Description)

which is the premises described in the foregoing application and  
that ~~he~~ <sup>it</sup> has authorized Gregory J. Shar, P.E., Robert A. Chick, Donald Becker  
(Professional Representative) Scott Volkman

to make the foregoing application as described therein.

Date: 1/24/96

**WAL-MART STORES, INC**  
By: [Signature]  
(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.

## TOWN OF NEW WINDSOR

RECEIVED JAN 19 1996  
"XX"555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_ Lot Line Chg. \_\_\_ Site Plan xx Spec. Permit \_\_\_1. Name of Project New Facility for Hudson Valley Federal Credit UnionHudson Valley Federal2. Name of Applicant Credit Union Phone (914) 463-3011Address P.o. Box 1750 Poughkeepsie, N.Y. 12601  
(Street No. & Name) (Post Office) (State) (zip)3. Owner of Record Wal-Mart Stores, Inc. Phone \_\_\_\_\_Address 701 South Walton Blvd., Bentonville, Arkansas 72716  
(Street No. & Name) (Post Office) (State) (zip)4. Person Preparing Plan Gregory J. Shaw, P.E.Address 744 Broadway, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (zip)5. Attorney Quartararo & Quartararo Phone (914) 471-4440Address 9 Cannon Street Poughkeepsie, NY 12601  
(Street No. & Name) (Post Office) (State) (zip)6. Person to be notified to represent applicant at Planning  
Board Meeting Gregory J. Shaw, P.E. Phone 561-3695  
(Name)7. Project Location: On the West side of Union Avenue  
(street)  
0 feet South of Town Line  
(direction) (street)8. Project Data: Acreage of Parcel 1.02 Zone C,  
School Dist. Newburgh Consolidated9. Is this property within an Agricultural District containing  
a farm operation or within 500 feet of a farm operation  
located in an Agricultural District? Y \_\_\_\_\_ N XIf you answer "yes" to question 9, please complete the  
attached Agricultural Data Statement.

10. Tax Map Designation: Section 4 Block 1 Lot 3

11. General Description of Project: Construction of a 4,500 S.F. Bank with associated site improvements on a 1.02 acre site.

12. Has the Zoning Board of Appeals granted any variances for this property?       yes   X  no.

13. Has a Special Permit previously been granted for this property?       yes   X  no.

**ACKNOWLEDGEMENT:**

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

17 day of January 1996

Charles Cochran  
Applicant's Signature

[Signature]  
Notary Public

ROBERT A. CHICK  
Notary Public, State of New York  
No. 14-5684225  
Residing in Dutchess County  
Commission Expires Jan 31, 1997

\*\*\*\*\*

**TOWN USE ONLY:**

RECEIVED JAN 19 1996  
Date Application Received

96 - 3  
Application Number

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Hudson Valley Federal Credit Union, deposes and says that <sup>it</sup> ~~he~~  
(Applicant)

<sup>conducts business</sup> ~~resides at~~ P.O. Box 1750, Poughkeepsie, N.Y.  
(Applicant's Address)

in the County of Dutchess

and State of New York

and that <sup>it</sup> ~~he~~ is the applicant for the New Facility For Hudson  
Valley Federal Credit Union.

(Project Name and Description)

which is the premises described in the foregoing application and

that ~~it~~ has authorized Gregory J. Shaw, Donald Becker ~~and~~ Scott Volkman and  
(Professional Representative) Robert A. Chick

to make the foregoing application as described therein.

Date: 1/17/96

Charles Goddard  
(Owner's Signature)

Ann E. Bul  
(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.

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If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |  |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title                 | 29. <input checked="" type="checkbox"/> Curbing Locations                      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)             | 30. <input type="checkbox"/> Curbing Through Section                           |
| 3. <input type="checkbox"/> Applicant's Address(es)                    | 31. <input checked="" type="checkbox"/> Catch Basin Locations                  |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name       | 32. <input type="checkbox"/> Catch Basin Through Section                       |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address    | 33. <input checked="" type="checkbox"/> Storm Drainage                         |
| 6. <input checked="" type="checkbox"/> Drawing Date                    | 34. <input checked="" type="checkbox"/> Refuse Storage                         |
| 7. <input checked="" type="checkbox"/> Revision Dates                  | 35. <input type="checkbox"/> Other Outdoor Storage                             |
| 8. <input checked="" type="checkbox"/> Area Map Inset                  | 36. <input checked="" type="checkbox"/> Water Supply                           |
| 9. <input checked="" type="checkbox"/> Site Designation                | 37. <input checked="" type="checkbox"/> Sanitary Disposal System               |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants                                     |
| 11. <input 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. <input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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<br>100 sq. ft.) |
| 18. <input 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<br>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<br>Total Area) |
| <u>PROPOSED IMPROVEMENTS</u>   |  |
| 22. <input type="checkbox"/> Landscaping                               | 50. <input checked="" type="checkbox"/> Open Space (sq. ft.)                   |
| 23. <input type="checkbox"/> Exterior Lighting                         | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)           |
| 24. <input type="checkbox"/> Screening                                 | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop.            |
| 25. <input checked="" type="checkbox"/> Access & Egress                | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req.             |
| 26. <input checked="" type="checkbox"/> Parking Areas                  |  |
| 27. <input type="checkbox"/> Loading Areas                             |  |
| 28. <input type="checkbox"/> Paving Details<br>(Items 25-27)           |  |

\* To be provided after granting of Variances by Zoning Board of Appeals.

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne 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 the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By:   
Licensed Professional

Date: Jan 16, 1996

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14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

SEQR

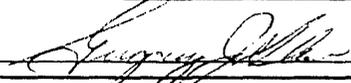
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR Hudson Valley Federal Credit Union	2. PROJECT NAME New Facility for <del>Hudson Valley Federal Credit Union</del>
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Union Avenue (NYS Route 300) at the New Windsor Town Boundary with the Town of Newburgh	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The construction of a 4,500 S.F. bank with associated site improvements on a 1.02 acre parcel.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.02</u> acres    Ultimately <u>1.02</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input 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:	
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 checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Hudson Valley Federal Credit Union</u>	Date: <u>Jan 16, 1996</u>
Signature: 	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? 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 617.6? 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:  
 No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
 No

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.  
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.  
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.  
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.  
 No

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:

Town of New Windsor Planning Board  
 Name of Lead Agency

James Petro  
 Print or Type Name of Responsible Officer in Lead Agency

Chairman  
 Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

*[Handwritten Signature]*  
 Signature of Preparer (if different from responsible officer)

Date

HUDSON VALLEY FEDERAL  
CREDIT UNION

REC'D  
"XX"

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PROPERTY NOT IN A FLOOD ZONE



ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.