PB# 84-44

Logic I
(Never Materialized)

4-1-9.21

Logic I Site Plan 84-44

Applicant withdrew app.
Never materialized
filed with Town Clerk
3/19/85
ph -

General Receipt

5969

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

Sept. 10 19 84

Received of Logic I $ 25 00/100

Twenty Five and 00/100 DOLLARS

For Site Plan Application Fee - 84-44

DISTRIBUTION

FUND	CODE	AMOUNT
Check 25.00	# 14796	
check - Rider, Drake,		
Summers & Lack Esqs.		

By Pauline L. Townsend
T.C.
Town Clerk
Title

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

General Receipt

5969

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

Sept. 10 19 84

Received of Logic I $ 25.00

Twenty Five and 00/100 DOLLARS

For Site Plan Application Fee - 84-44

DISTRIBUTION

FUND	CODE	AMOUNT
Check 25.00	# 14796	
Check - Rider, Drake,		
Summers & Lack Esqs.		

By Pauline L. Townsend
EC.
Town Clerk
Title

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

Given to
✓ Water
✓ Building
✓ Fire Bureau
✓ Bldg Insp

✓ P.B Engineer
✓ D. Greene DOT

Met with Planning Board Jan 23, 1985
Feb 13, 1985

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF is is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	___ Yes	X No
2. Will there be a major change to any unique or unusual land form found on the site?	___ Yes	X No
3. Will project alter or have a large effect on an existing body of water?	___ Yes	X No
4. Will project have a potentially large impact on groundwater quality?	___ Yes	X No
5. Will project significantly effect drainage flow on adjacent sites?	___ Yes	X No
6. Will project affect any threatened or endangered plant or animal species?	___ Yes	X No
7. Will project result in a major adverse effect on air quality?	___ Yes	X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . .	___ Yes	X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . .	___ Yes	X No
10. Will project have a major effect on existing or future recreational opportunities? . . .	___ Yes	X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	___ Yes	X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? .	___ Yes	X No
13. Will project have any impact on public health or safety?	___ Yes	X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . .	___ Yes	X No
15. Is there public controversy concerning the project?	___ Yes	X No

PREPARER'S SIGNATURE: James R. Loeb TITLE: Attorney representing ~~Logic I~~

REPRESENTING: LOGIC I DATE: September 5, 1984

9/1/78

14-16-3 (3/81)
Replaces 14-16-3

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: LOGIC 1 HEALTH CLUB + RESTAURANT

Location: UNION AVE., NEW WINDSOR

I D Number: _____

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered **Yes,** the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.

(c) If all questions have been answered **No** it is likely that this project will not have a significant effect.

(d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

		YES	NO
1.	Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	☐	☑
2.	Will there be a major change to any unique or unusual land form found on the site?	☐	☑
3.	Will project alter or have a large effect on an existing body of water?	☐	☑
4.	Will project have an adverse impact on groundwater quality?	☐	☑
5.	Will project significantly effect drainage flow on adjacent sites?	☐	☑
6.	Will project affect any threatened or endangered plant or animal species?	☐	☑
7.	Will project result in a major adverse effect on air quality?	☐	☑
8.	Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	☐	☑
9.	Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	☐	☑
10.	Will project have a major adverse effect on existing or future recreational opportunities?	☐	☑
11.	Will project result in major traffic problems or cause a major effect to existing transportation systems?	☐	☑
12.	Is project non-farm related and located within a certified agricultural district?	☐	☑
13.	Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	☐	☑
14.	Will project have any adverse impact on public health or safety?	☐	☑
15.	Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	☐	☑
16.	Is there public controversy concerning any potential impact of the project?	☐	☑

FOR AGENCY USE ONLY

Preparer's Signature: _____ Date: 23 JAN 85

Preparer's Title: V.P. DEVELOPMENT, ORANGE DEVEL CORP.

Agency: _____

received 1/25/85 Planning Board

CITY OF NEWBURGH

CITY MANAGER'S OFFICE

CITY HALL
NEWBURGH, NEW YORK
12550
Phone (914) 565-3333

MATTHEW B. GALLIGAN
City Manager

24 January 1985

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

ATTENTION: HENRY REYNS, CHAIRMAN

SUBJECT: LOGIC I HEALTH CLUB AND RESTAURANT - UNION AVENUE
TOWN OF NEW WINDSOR, NEW YORK

Dear Mr. Reyns:

The City of Newburgh has recently been informed that subject project has been submitted to the Town of New Windsor Planning Board for Site Plan review and approval. As you are no doubt aware, this project is contiguous to Washington Lake which is the major source of water supply for the City of Newburgh.

In light of the fact that this project immediately adjoins, and is tributary to, Washington Lake, the City of Newburgh has serious concerns in regard to the possible contamination of this public water supply which is protected by the City of Newburgh Water Shed Regulations enacted by the New York State Commissioner of Health.

On the basis of the above, the City of Newburgh would like to request that the Planning Board of the Town of New Windsor determine that the proposed action is subject to the State Environmental Quality Review Act (SEQR) and, further, that the project may have a significant effect on the environment requiring, therefore, further environmental review. In addition, due to the fact that this project may have the greatest environmental impact on the residents of the City of Newburgh in light of the possible contamination of their water supply, we would like to request that the City of Newburgh be given the Lead Agency status in regard to the SEQR review of this project.

We thank you in advance for your anticipated cooperation in this most serious matter.

Very truly yours,

Matthew B. Galligan
City Manager

MBGfml

cc: Paul Cuomo, Town Engineer
City Engineering Department
McGoey and Hauser

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

HEALTH CLUB & RESTAURANT for LOGIC I

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 5 FEBRUARY 19 85 .

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

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

SIGNED: Richard Hotaling
CHAIRMAN

Planning Board
received
2/13/85 nh.

INTER-OFFICE MEMORANDUM

TO: HENRY REYNS, CHAIRMAN

FROM: PAUL V. CUOMO, P.E.
TOWN ENGINEER

SUBJECT: LOGIC 1

DATE: FEBRUARY 13, 1985

I reviewed the Logic 1 Site Plan and find it acceptable in regards to drainage, curb configuration, blacktopping and landscaping.

Paul V. Cuomo, P.E.
Town Engineer

PVC/nh

SHORT ENVIRONMENTAL ASSESSMENT

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF is is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ___ Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ___ Yes X No
3. Will project alter or have a large effect on an existing body of water? . . . . . ___ Yes X No
4. Will project have a potentially large impact on groundwater quality? . . . . . ___ Yes X No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ___ Yes X No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ___ Yes X No
7. Will project result in a major adverse effect on air quality? . . . . . ___ Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ___ Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ___ Yes X No
10. Will project have a major effect on existing or future recreational opportunities? . . . ___ Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ___ Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ___ Yes X No
13. Will project have any impact on public health or safety? . . . . . ___ Yes X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ___ Yes X No
15. Is there public controversy concerning the project? ___ Yes X No

PREPARER'S SIGNATURE: [signature] TITLE: Partner

REPRESENTING: Logic I DATE: September 26, 1984

9/1/78

Planning Board received 11/9/84 sh.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
BUILDING/ZONING OFFICER KENNEDY

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - 11/26/84

DATE: 11/13/84

Please be advised that the following public hearings will be heard before the ZBA on Monday evening, November 26, 1984 at 7:30 p.m.:

(1) ENGENITO, MICHAEL & DOROTHY

(2) ZETA HOLDING CORP./NEWBURGH HEALTH CLUB
(3) TERSILLO, CAROL SUE

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary

/pd
Attachments - (2)

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

TPB

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

89-20.

Date: 10/1/84

I. Applicant Information:

(a) Engenito, Michael - 20 St. Anne Drive, New Windsor ✓
(Name, address and phone of Applicant) (Owner)

(b) _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☐ Use Variance ☐ Sign Variance

☒ Area Variance ☐ Special Permit

III. Property Information:

(a) R-4 (Zone) 20 St. Anne Drive, New Windsor (Address) 44-1-66. (S B L) 100 x 256 ± (Lot size)

(b) What other zones lie within 500 ft.? NONE

(c) Is a pending sale or lease subject to ZBA approval of this application? NO.

(d) When was property purchased by present owner? 1960

(e) Has property been subdivided previously? NO When? -

(f) Has property been subject of variance or special permit previously? NO When? -.

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes - 9/6/84.

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col._____, to allow:
(Describe proposal) _____

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. ✓ Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 3 6.

Requirements		Proposed or Available	Variance Request
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.	15/30	15/14.5 ft.	15/10.5 ft.
Reqd. Rear Yd.			
Reqd. Street Frontage*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*	%	%	%
Floor Area Ratio**			

* Residential Districts only
** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Patio was constructed prior to zoning. Applicant intended to construct addition at that time. It has now become necessary to go ahead with project.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	sq.ft.	sq.ft.	sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. ✓ Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Addition will be constructed of a comparable material with the residence. Will be in conformance with neighboring lands.

IX. ✓ Attachments required:

- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- N/A Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- N/A Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of $ 25.00 payable to TOWN OF NEW WINDSOR.
- ✓ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 10/1/84.

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 are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

(Applicant)

Sworn to before me this

1st day of Oct, 1984.

Patricia Dellis

XI. ZBA Action: 3/30/84.

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

_____

_____

_____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 20

Request of MICHAEL ENGENITO

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit construction of 15 x 20 ft. addition to residence with insufficient sideyard

being a VARIANCE ~~SPECIAL PERMIT~~ of Section 48-12 - Table of Bulk Regs.- Col. 6

for property situated as follows:

20 St. Anne Drive, New Windsor, N. Y.

(Section 44- Block 1- Lot 66)

SAID HEARING will take place on the 26th day of November, 1984, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

JPB

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

#84-15

Date: 11/1/84

I. Applicant Information:

(a) ZETA HOLDING CORP., P. O. Box 2175, Newburgh, NY x
(Name, address and phone of Applicant) (Owner)

(b) NEWBURGH HEALTH CLUB
(Name, address and phone of purchaser or lessee)

(c) RIDER, DRAKE, SOMMERS & LOEB, P. O. Box 991, Newburgh, NY
(Name, address and phone of attorney) Attn: Richard J. Drake, Esq.

(d) N/A
(Name, address and phone of broker)

II. Application type:

[x] Use Variance [x] Sign Variance

[x] Area Variance [ ] Special Permit

III. Property Information:

(a) OLI (Zone) Union Avenue (eastside) (Address) 4-1-9.21 (S B L) 2.59 acres ± (Lot size)

(b) What other zones lie within 500 ft.? Planned Industrial (PI)

(c) Is a pending sale or lease subject to ZBA approval of this application? yes.

(d) When was property purchased by present owner? 2/69

(e) Has property been subdivided previously? no When? ____

(f) Has property been subject of variance or special permit previously? no When? -.

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? yes - 8/29/84

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

IV. Use Variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. A, to allow:
(Describe proposal) Construction of restaurant and health club in OLI (Office, Light Industrial) zone.

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

This parcel of property has been actively listed for sale through real estate brokers located in the area for approximately 16 years. Although diligent efforts have been made to sell the property as zoned and failure to do so have lead the owners to believe that property cannot yield a reasonable return under the OLI classification.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Cols. 6 & 10.

Requirements		Proposed or Available	Variance Request
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.	100 ft.	64 ft.	36 ft.
Reqd. Side Yd.	/	/	/
Reqd. Rear Yd.			
Reqd. Street Frontage*			
Max. Bldg. Hgt.	***	34 ft.	17.3 ft.
Min. Floor Area*			
Dev. Coverage*	%	%	%
Floor Area Ratio**			

* Residential Districts only
** Non-residential districts only
*** 4 inches per foot of distance to nearest lot line.

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Setback and parking requirements limit available building location. In order to maximize the use of this parcel and provide a workable traffic pattern, the area variances are necessary.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. D.

		Requirements	Proposed or Available	Variance Request
Bldg.	Sign 1	20 sq. ft.		
	Sign 2			
	Sign 3			
	Sign 4			
	Sign 5			
	Total	20 sq.ft.	sq.ft.	sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Review of attached site plan will reveal an extensive beautification of area, including landscaping with a variety of tree and shrubbery plantings, curb cuts, etc.

IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.
- x Copy of tax map showing adjacent properties.
- x Copy of contract of sale, lease or franchise agreement.
- x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- x Copy(ies) of sign(s) with dimensions.
- x Check in the amount of $ 50.00 payable to TOWN OF NEW WINDSOR.
- _ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 11/1/84

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 are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

S/
(Applicant)
ZETA HOLDING CORP.
By:

Sworn to before me this
13th day of November, 1984.

S/
PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1985

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

_____

_____

_____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 15

Request of ZETA HOLDING CORP. for a VARIANCE Of the Regulations of the Zoning Ordinance to permit: construction of restaurant and health club in an OLI (Office/Light Industry) zone with insufficient front yard, building height and excessive signage;

being VARIANCES of Sections 48-9 - Table of Use Regulations- Cols. A and D and Section 48-12 - Table of Bulk Regs.- Cols. 6 & 10, for property situated as follows:

Eastside of Union Avenue, Town of New Windsor, New York, known as Tax Lot Section 4-Block 1-Lot 9.21.

SAID HEARING will take place on the 26th day of November, 1984 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York, beginning at 7:30 P.M.

DANIEL P. KONKOL
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-24

Date: 11/13/84

I. Applicant Information:

(a) Carol Sue Tersillo 70 Oak St., Walden, N.Y. 12586 (914) 778-7522
(Name, address and phone of Applicant) (Owner) ~~Contract Vendee~~

(b) Owner: Harold J. Adams, Vails Gate, N.Y. 12584
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☒ Use Variance ☐ Sign Variance

☐ Area Variance ☐ Special Permit

III. Property Information:

(a) R-4 (Zone) Rte 32, Windsor Highway (Address) 65/2/29 (S B L) 4± Ac (Lot size)

(b) What other zones lie within 500 ft.? C (Design Shopping)

(c) Is a pending sale or lease subject to ZBA approval of this application? Yes.

(d) When was property purchased by present owner? 16 June 1960

(e) Has property been subdivided previously? Yes When? 1960's

(f) Has property been subject of variance or special permit previously? No When? _____.

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No.

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use Regs., Col. A, to allow:

(Describe proposal) Construction of "Mini-Warehousing" units for rental

(b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

This property has been on the market for many years, and remains unsold, since it is considered difficult to develope for Residential purposes.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col._____.

Requirements		Proposed or Available	Variance Request
Min. Lot Area	_____	_____	_____
Min. Lot Width	_____	_____	_____
Reqd. Front Yd.	_____	_____	_____
Reqd. Side Yd.	/	/	/
Reqd. Rear Yd.	_____	_____	_____
Reqd. Street Frontage*	_____	_____	_____
Max. Bldg. Hgt.	_____	_____	_____
Min. Floor Area*	_____	_____	_____
Dev. Coverage*	%	%	%
Floor Area Ratio**	_____	_____	_____

* Residential Districts only
** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section_____, Table of _____Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____sq.ft.	_____sq.ft.	_____sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special Permit requested under New Windsor Zoning Local Law, Section ____, Table of _____ Regs., Col. _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

This property lies to the rear of commercial development along Route 32, and to the rear of Multi-Family uses along Forge Hill Road and Route 94. Currently a neighborhood "dumping ground", it will be cleaned up, fenced and maintained in its proposed use.

IX. Attachments required:

✓ Copy of letter of referral from Bldg./Zoning Inspector.
1 Copy of tax map showing adjacent properties.
N/A Copy of contract of sale, lease or franchise agreement.
3 Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
— Copy(ies) of sign(s) with dimensions.
____ Check in the amount of $ 50.00 payable to TOWN OF NEW WINDSOR.
____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 13 Nov. 1984

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 are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 19[illegible]
Reg. No. 4673512

Elias D. Grevas, As Agent for
(Applicant)

Sworn to before me this
13th day of November, 1984.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 24

Request of Carol Sue Tersillo

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit Construction of a Mini-Warehouse storage facility.

being a VARIANCE ~~SPECIAL PERMIT~~ of Sections 48-8 & 48-9, Table of Use Regulations for property situated as follows:

East side of Windsor Highway (route 32), 2,000 ft.± north of Vails Gate intersection, Town of New Windsor, New York.

SAID HEARING will take place on the 26 th day of November, 1984, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

Daniel P. Konkol

Chairman

JRL:ef25,804

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

(This is a two-sided form)

#84-44

Date Received 9/5/84
Meeting Date
Public Hearing
Action Date
Fees Paid $75 Application fee.

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project LOGIC I

2. Name of applicant LOGIC I Phone 564-5216
   Address 154 Route 17K, Newburgh New York 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record ZETA HOLDING CORP. Phone 561-4441
   Address P. O. Box 2096, Newburgh, New York 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

4. Name of person preparing plan Glenn Olsen Phone 212-947-6667 ~~516 731-7722~~
   Address Ralph Mancini Associates 15 W 36th Street, New York, New York 10018
   (Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney Rider, Drake, Sommers & Loeb, P.C. Phone 562-8700
   Address 427 Little Britain Road, P. O. Box 991, Newburgh, NY 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

6. Location: On the East side of Union Avenue
   (Street)
   1,000 ± feet northerly of NYS Route 207
   (direction)
   of
   (Street)

7. Acreage of parcel 2.5±

8. Zoning district OLI

9. Tax map designation: Section 4 Block 1 Lot(s) 9.21

10. This application is for the use and construction of a health club and restaurant

11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? NO If so, list case No. and Name

11A. Application pending for a variance.

12. List all contiguous holdings in the same ownership
    Section N/A Block Lot(s)

FOR OFFICE USE ONLY:

Schedule Column Number

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

LOGIC I

Sworn before me this

5th day of September, 1984.

By: [signature]
Applicant's Signature

Robert Benzenberg
Title

[signature]
Notary Public

JAMES R. LUEB
Notary Public, State of New York
Residing in Orange County
Commission Expires March 30, 1986

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

James Z. Patsalos being duly sworn, deposes and says that he resides at 2 Rivers Edge, Town of Newburgh, (Owner's Address) in the county of Orange and State of New York and that he is ~~(the owner in fee) of~~ President (Official Title) of ~~the~~ ZETA HOLDING CORP Corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized LOGIC I to make the foregoing application for special use approval as described herein.

Sworn before me this.

5th day of September, 1984

ZETA HOLDING CORP.

By: [signature]
(Owner's Signature)
James Z. Patsalos

[signature]
Notary Public

THEODORE Z. PATSALOS
Notary Public in the State of New York
My Commission Expires March 30, 1986

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

for the building or subdivision of Health Club + Rest.

has been reviewed by me and is approved ✓ disapproved _____

~~If disapproved, please list reason.~~

There is an existing 3/4" copper service line 12' from pole #45008 - This line goes to a pit approx. 6' behind said pole.
This 3/4" line serviced a trailer belonging to Wehran Engr. Please notify Water Dept. before construction begins.

HIGHWAY SUPERINTENDENT

Steve DiDio
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

January 16, 1985

Matthew J. Galligan, City Manager
City of Newburgh
City Hall
Newburgh, New York 12550

Re: Logic I
Our File #25,804

Dear Mr. Galligan:

I am writing to you on behalf of Logic I the contract purchaser of lands in the Town of New Windsor on Union Avenue. I know that my partner, Dick Drake was in touch with you on this property in the Fall of 1984 when the zoning variance request was before the Town of New Windsor Zoning Board of Appeals. I am now preparing to submit the property to the Town of New Windsor Planning Board for site plan review.

I was aware of the City's concerns and I met with your consulting engineer, Bill Hauser, to review the site plan with him. I am writing to you at his suggestion so that you will know of our intention to take into consideration the concerns of the City and to attempt if at all possible to meet those concerns. Mr. Hauser and I have developed a preliminary list of suggestions which could be incorporated into the project which should help insure the integrity of the City's water supply.

It is my present understanding that the project is on the Planning Board agenda for January 23, 1985; I do not have an exact time as yet. I intend to keep the City informed of the progress of the Planning Board review either by communications to you, or should you prefer and so direct, communications with your consulting engineer. I am very hopeful that the project will receive site plan approval from the Town of New Windsor and that the City of Newburgh will be reassured concerning the protection of the water supply.

Very truly yours,

JAMES R. LOEB

JRL/jl
bcc: William Hauser
Logic I
John J. Lease
Pano Z. Patsalos, Esq.

Hgwy Supt. Fayo

RECEIVED

JAN 24

COMPTROLLERS OFFICE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Health Club + Rest
Subdivision _____ as submitted by _____
for the building or subdivision of _____
has been reviewed by me and is approved ✓ d. sapproved _____

If disapproved, please list reason.

Fred Fayo Jr.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

1/24/85
DATE

DRAKE, SOMMERS, LOEB & TARSHIS, P.C.
ATTORNEYS & COUNSELLORS AT LAW

BERNARD J. SOMMERS
JAMES R. LOEB
RICHARD J. DRAKE
STEVEN L. TARSHIS
JOSEPH A. CATANIA, JR.

RICHARD F. LIBERTH
JOSEPH P. FOGARTY
LOUISE E. DUNN
ROBERT W. KELSO

873 UNION AVENUE
POST OFFICE BOX 1479
NEWBURGH, NEW YORK 12550
TEL. (914) 564-6200

OF COUNSEL
DONALD H. McCANN

February 7, 1985

Mr. Matthew B. Galligan
City Manager
City of Newburgh
City Hall
Broadway
Newburgh, New York 12550

Dear Matt: Re: Our File #25,804

I am writing to you following our meeting this morning in your office among the principals of Logic 1 clients of this firm, their engineer Vince Doce, Jim Patsalos, the owner of the property who is under contract to sell to Logic 1, Bill Hauser the City Consulting Engineer and you. First, let me thank you for meeting with us and allowing us to present our proposals to meet the concerns of the City to insure protection of its water supply. This letter is written to confirm to you the understandings reached among the various participants of that meeting.

Logic 1 will insure that the project is designed so that the surface water runoff is introduced into the existing drainage system and pipe which runs through the property and which is located to the southwest of the area proposed to be developed, or will install a spillway to the east of the proposed oil separater to prevent a washout from the drainage. In order to confirm the validity of our plans, drainage calculations will be delivered to Bill Hauser for his review.

Logic 1 will insure that the construction plans require sediment retention during construction of the project as well as slope protection. In addition, no grading or other activities will be permitted on any of the City's lands adjoining the project site.

Logic 1 will prepare a declaration of restrictive covenants which will prohibit the use of chemicals in connection with snow and/or ice removal or treatment on the site. This declaration will include a representation that no backwash from the swimming pool will be introduced into the lake and that should the swimming pool be drained, the pool water will not be introduced into the lake. The

covenants will state that they are made in consideration of the concern of the City of Newburgh for its water supply and will expressly permit the City to enforce them in court should they be violated. The covenants will be recorded in the Orange County Clerk's Office once Logic 1 acquires title to the property.

I would hope that these proposals will allay any fears the City may have that the Logic 1 project has been designed without concern for the City. If these proposals are satisfactory, will you please confirm that to me in writing and either in your letter to me or in a separate letter to the Town of New Windsor Planning Board indicate that the City is satisfied with our plans. Will you also please advise the Planning Board that the City no longer seeks lead agency status.

Again on behalf of the principals of Logic 1 and the contract vendor of the property I wish to thank you for your time and courtesies this morning.

Very truly yours,

JAMES R. LOEB

JRL:ef

cc: Vincent J. Doce, P. E.
William J. Hauser, P.E.
Mr. James Patsalos
Mr. Richard J. Lease

1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

City of Newburgh
City Hall
Broadway
Newburgh, New York 12550

att: Matthew Galligan, City Manager

re: Logic I Site Plan #84-44

Dear Mr. Galligan:

At the requestof the Planning Board I am writing to you in response to your letter of January 24, 1985 in which you request that the New Windsor Planning Board find the above referenced application to be subject to SEQR, that it further find that there is a significant impact on the environmenent and it designate the City of Newburgh as Lead Agency for the environmental review.

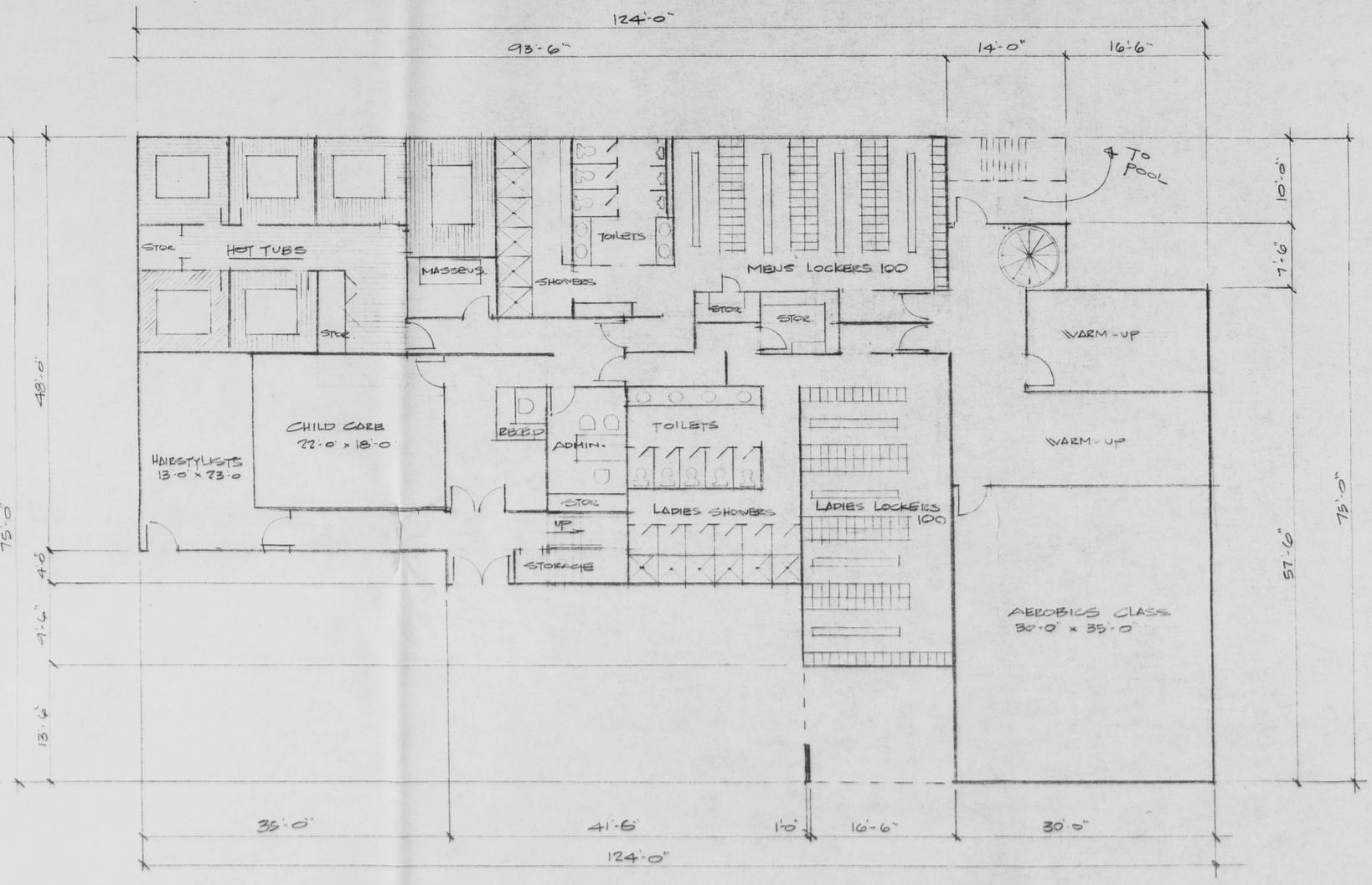
Enclosed for your information is a notice of determination of Lead Agency which has been sent to the County of Orange and the New York State Department of Transportation. Upon review of Section 617.6 of the NYCRR it appears that the City of Newburgh is not "Involved Agency" within the meaning of that regulation and is therefore ineligible to be designated as Lead Agency. In spite of this the Planning Board has directed me to give the City notice of the environmental proceedings and to assure you that any comments which you do submit as part of the review will be considered by the New Windsor Planning Board.

If you have any questions please feel free to contact the undersigned.

Very truly yours,

ANDREW S. KRIEGER, Esquire
Planning Board Attorney

ASK/sh
Enclosure

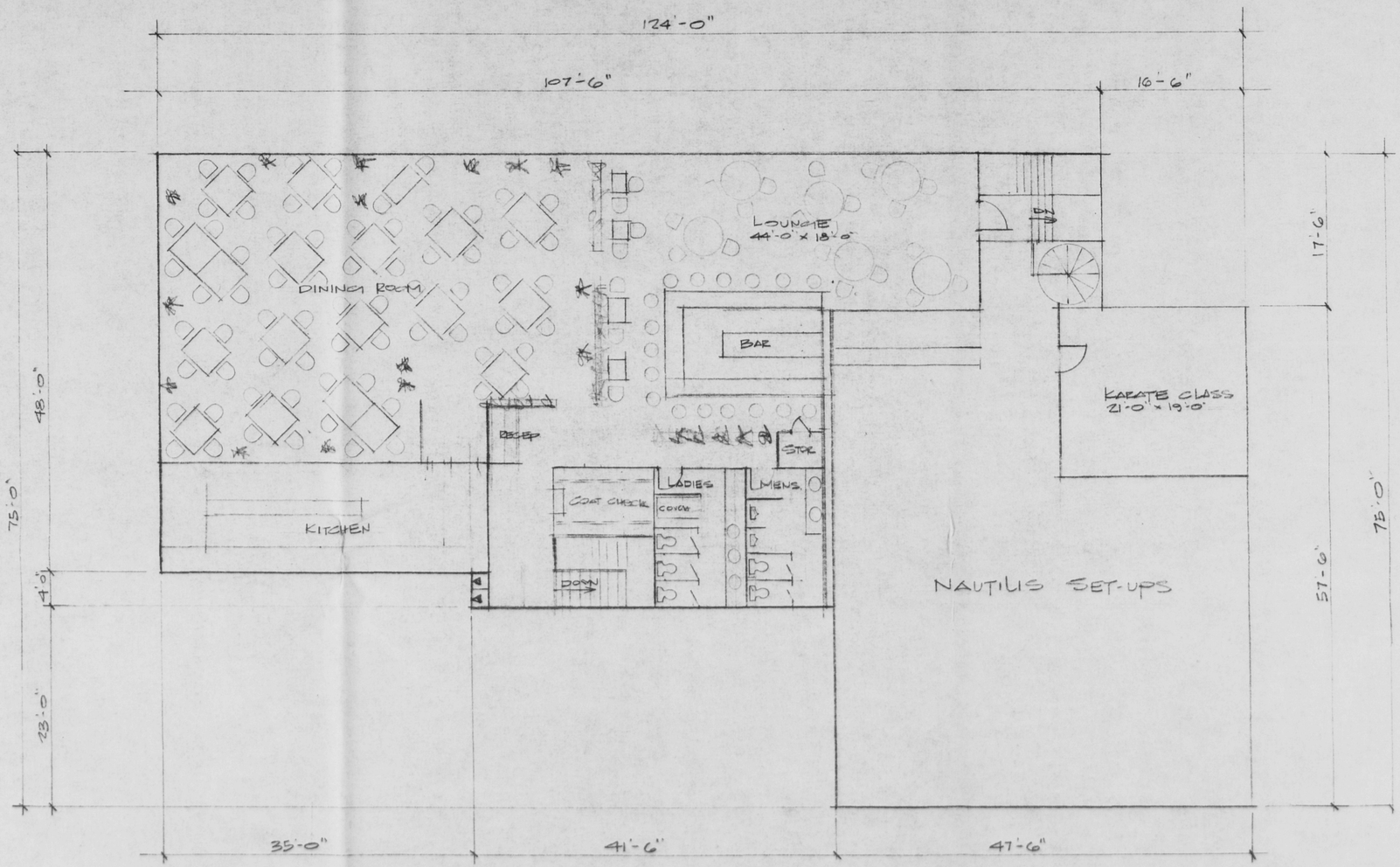


FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

PRELIM DWG.
AUGUST 19, 1984

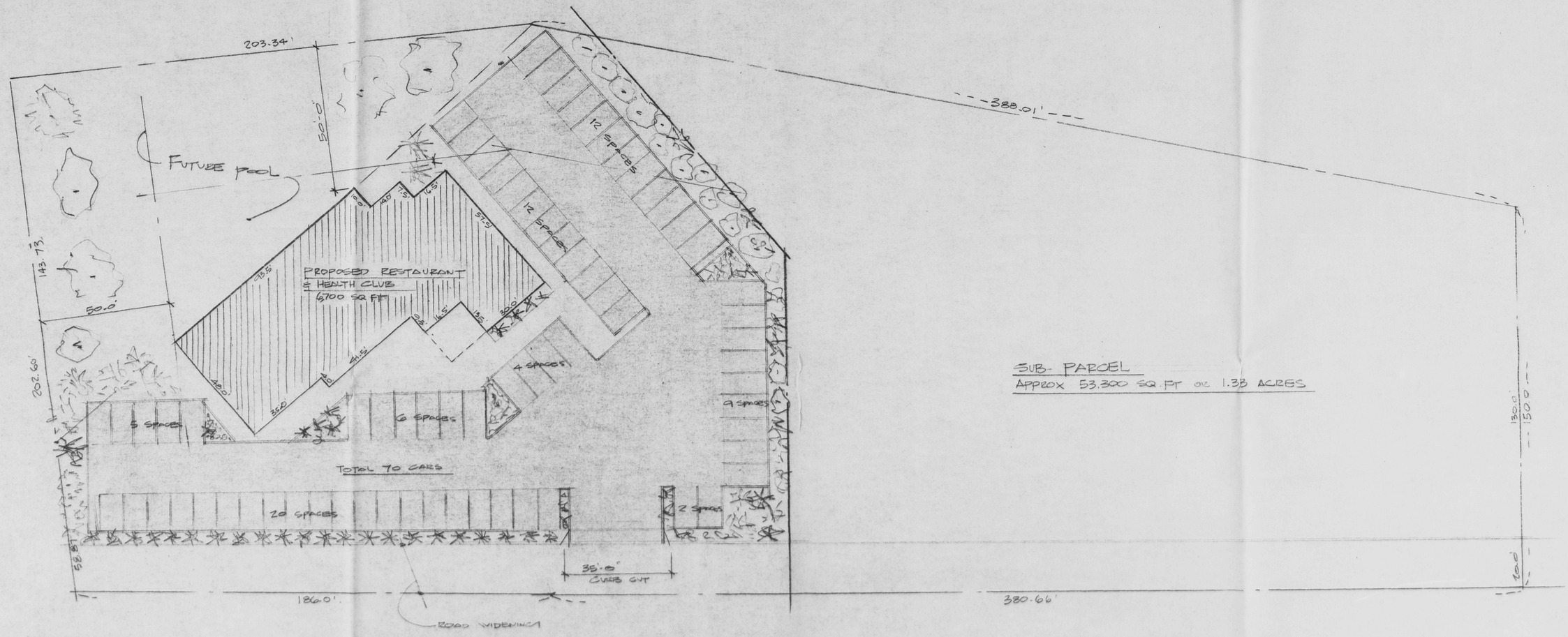
NEWBURGH HEALTH CLUB



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

PRELIM. DWG
AUGUST 19, 1984
NEWBURGH HEALTH CLUB

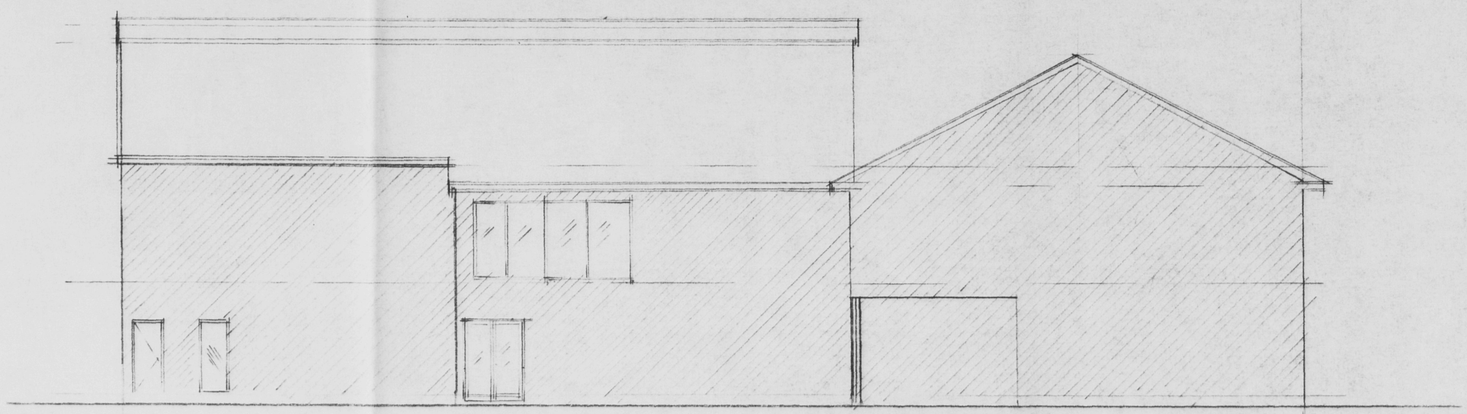


SUB- PARCEL
APPROX 53,300 SQ. FT OR 1.38 ACRES

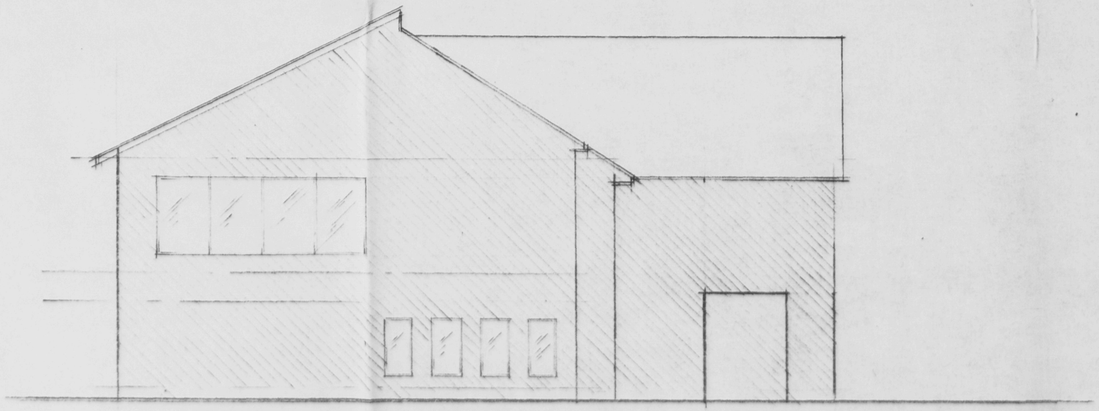
PLOT PLAN
SCALE 1"=20'-0"

UNION AVENUE

PRELIM. DWG.
AUGUST 19 1984
NEWBURGH HEALTH CLUB



FRONT ELEVATION



SIDE (UNION AVE) ELEVATION

PRELIM. DWG.
AUGUST 19, 1984
NEWBURGH HEALTH CLUB

SITE PLAN

SCALE 1" = 20'-0"

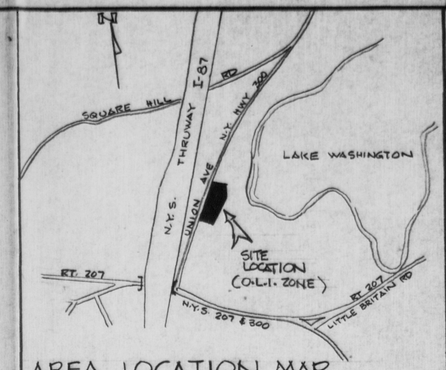
GRAPHIC SCALE 0 10 20 30 50

SEE DRAINAGE CALCULATIONS UNDER SEPARATE ATTACHMENT

KEY TO SYMBOLS

- PROPERTY LINE
- 330 EXISTING CONTOURS
- 330 NEW CONTOURS
- 330 NEW SPOT GRADE
- 331.0 EXISTING SPOT GRADE
- SURFACE DRAINAGE SWALE

AREA LOCATION MAP



CITY N/F OF NEWBURGH

LAKE VIEW

S 25° - 16' - 47" W 203.33'

TOP OF EMBANKMENT

WOODED AREA

202.60'

50'-0" MIN. REAR SETBACK

FUTURE SWIMMING POOL

SLOPE DOWN

TOP EMBANKMENT

50'-0" MIN. SIDE SETBACK

PRE-ENGINEERED STEEL WITH ARCHITECTURAL FACADS & BRICK & MASONRY BUILDING STRUCTURE

PROPOSED HEALTH CLUB & RESTAURANT FACILITY

6900 SQUARE FT.

PROPOSED BUILDING HT 24'

FIN. FL. EL. 338.0'

81' 40' 46' 21'-0" 26'-0" 22' 20'-0"

OUTDOOR DECK

ENTER

4' SIDEWALK

LIGHT

RAMP

2-HANDICAP STALLS 13' WIDE X 20' DEEP

10'x20' PARKING STALL (TYPICAL)

NEW 334.2

OUTFALL

OIL SEPARATOR (PRECAST CONC.)

EXISTING RCP DRAIN PIPE

R.R. TIE CURB

SHRUBS

LOW PLANTINGS

JUNIPER, YEWS, OR SIMILAR

SANITARY SEWER LINE TO BE SIZED

WATER LINE TO BE SIZED

SURFACE FLOW

BLACKTOP 72'-0"

EXIT

ENTER

CONC. CURB

25' CURB CUT ENTRANCE

15'R

10'

RESERVED FOR HWY WIDENING

N 31°-52' E 186.00'

N 29° - 35' E

DROP INLET

SANITARY SEWER

SAN. M.H.

PAV'T EDGE

WHITE LINE

CONC CURB

TO N.Y.S. ROUTE 17 K

UNION AVENUE (± 26' WIDE)

N.Y.S. ROUTE 300

TO N.Y.S. ROUTE 207

WATER LINE

CB

HYDRANT

S 65° 14' E 388.01'

N 60° 25' W 150.0'

N/F CITY OF NEWBURGH

RESERVED FOR HWY WIDENING

20'-0"

380.66'

UTILITY POLE

ALL TREES BELOW 3" IN TRUNK CALIPER SHALL BE STAKED, STAKES SHALL BE UNIFORM IN HEIGHT & PLACED ACCORDING TO THE DIAMETER OF TRUNK AS FOLLOWS

2-2½"ø - 2 STAKES
1" OR LESS ø - 1 STAKE

RUBBER HOSE

2"x2" WOOD STAKES

#12 GA IRON WIRE

BURLAP OR WATERPROOF WRAPPING MATERIAL

3" WOOD MULCH

CROWN SET 2" BELOW THAT OF NURSERY

12" 12" 6"

2½ TO 3'

TOPSOIL & MANEUR

CREOSOTE STAKE BELOW GRADE

TREE STAKING DETAIL

WHITE PINE, RED MAPLE, OR SIMILAR

SITE DATA

TAX MAP REFERENCE / SECT. 4 BLK. 1 LOT 9.21

ZONE - O.L.I. (OFFICE LIGHT INDUSTRIAL)

	REQ'D	SHOWN
MINIMUM SITE AREA	80,000 SQ FT. TO 5 ACRES	112,825 SF
MINIMUM LOT WIDTH	200 FT.	566.66 FT
REQUIRED FRONT YARD	100 FT.	72 FT.
REQUIRED SIDE YARD / TOTAL BOTH SIDE	50/110 FT.	67/437 FT.
REQUIRED REAR YARD	50 FT.	51 FT
FLOOR AREA RATIO (MAXIMUM)	.20	.06
MAXIMUM BUILDING HT.	16 FT	24 FT

FOR VARIANCES SEE Z.B.A. DECISION # 84-15 FOR MEETING DATE OF NOV. 26, 1984.

OWNER OF RECORD: ZETA HOLDING CORP.
LINER RD.
NEW WINDSOR, N.Y.

SITE DEVELOPER: LOGIC #1 ENTERPRISES
154 RT. 17K
NEWBURGH, N.Y.

LAND AREA 2.59 ACRES = 112,825 SQ. FT
BUILDING GROUND AREA 6,900 SQ. FT
LAND COVERAGE 6%
PARKING SHOWN 68 CARS
PARKING REQ'D. - 42 (40 + 2 HANDICAP)
ANNUAL MEMBERSHIP CLUB - 1 CAR / 15 MEMBERS = 300/15 = 20
RESTAURANT 1 CAR / 3 SEATS = 64/3 = 22
REQUIRED 42

CURB SECTION

SCALE 3/4" = 1'-0"

6" 1" RADIUS FINAL GRADE PAVEMENT SURFACE 5" 1-2-3 MIX CONC. 8"

NOTE: ½" THK CELLULOSE OR EQUAL EXPANSION JOINTS 10'-0" c/c

PAVEMENT SECTION

SCALE 3/4" = 1'-0"

1" BLACKTOP WEARING COURSE
2" BLACKTOP BINDER COURSE
6" COMPACTED GRAVEL BASE

YARD LIGHT

NO SCALE

250 WATT HIGH PRESSURE SODIUM - WALL MOUNT

NOTE: EXTERIOR LIGHTING SHALL NOT SHINE OVER PROPERTY LINE

OIL SEPARATOR

NO SCALE

2" C.I. VENT STACK
CAST IRON COVERS
GRADE
PLUG
PRECAST CONCRETE TANK - 5000 PSI CONC.
4'-6"
LIQUID LEVEL

TYPICAL PARKING & STRIPPING DETAIL

1" = 10'

20'-0" 10'-0" 10'-0"

PAINTED LINES IN ACCORDANCE W/ TOWN REQUIREMENTS

ARTHUR C. ANTHONISEN P.E.
CONSULTING ENGINEER
RD #1 BOX 187 MONTGOMERY, N.Y.

VINCENT J. DOCE ASSOCIATES
SURVEYORS & PLANNERS
15 NEW ROAD NEWBURGH, N.Y.

RONALD F. DRAGO
architect / planner
RD #1 BOX 137A
RT 208
MONTGOMERY - N.Y. 12549

no	revision	by	date

HEALTH CLUB & RESTAURANT FOR LOGIC #1
UNION AVE NEW WINDSOR, N.Y.

JOB 84-146
DATE 11-84
SCALE NOTED
DWN BY RD

SITE PLAN

SHEET 1 OF