

**PB# 89-10**

**New Windsor Business Park**

**4-2-15.1.2**

NEW WINDSOR BUSINESS PARK #89-10

LOTS 15.1 & 15.2

*Approved 1-10-90  
Plans stamped 1-25-90*

~~Fee paid on 88-44-A~~

County File No. NWT. 29-89. M

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of New Windsor Business Park  
for a Site Plan- Office Rt. 300/Temple Hill Rd.  
County Action: approved

**LOCAL MUNICIPAL ACTION**  
The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

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

**General Receipt**

10410

March 23, 1989

Received of New Windsor Business Park, Assoc. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Application Fee - 89-10 Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Ch # 1202</u>		<u>25.00</u>

By Pauline J. Towne

Town Clerk

Title

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

General Receipt

Application of New Windsor Business Park  
 for a Site Plan- Office Rt. 300/Temple Hill Rd.  
 County Action: approved

**LOCAL MUNICIPAL ACTION**  
 The Above-cited application was:

Denied ..... Approved .....  
 Approved subject to County recommendations

(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
 within 7 days of local action.

### General Receipt

10410

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

March 22, 1989

Received of New Windsor Business Park Assoc. \$ 25.00  
Twenty-five and 00/100 DOLLARS

For Application Fee - 89-10 Planning Board

FUND	CODE	AMOUNT
<u>Ch # 1202</u>		<u>25.00</u>

By Pauline G. Townsend  
Town Clerk  
 Title

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

### General Receipt

11137

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

Jan. 25, 1990

Received of N. W. Business Park Assoc. \$ 611.70  
Six Hundred Eleven and 70/100 DOLLARS

For P/B Org Fee 511.70 - P/B fees 100.00 # 89-10

FUND	CODE	AMOUNT
<u>Check # 611.70</u>		<u>611.70</u>
<u># 1359</u>		

By Pauline G. Townsend  
Town Clerk  
 Title

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

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/26/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-10

NAME: NEW WINDSOR BUSINESS PARK - PARCEL 15.1&.2  
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/24/90	P.B. APPEARANCE	APPROVED & STAMPED
01/10/90	P.B. APPEARANCE	LEAD AGENCY
01/10/90	CONTINUE ABOVE APPEARANCE	WAIVE PUBLIC HEARING
01/10/90	CONTINUE ABOVE APPEARANCE	APPROVED SUBJECT TO
06/20/89	WORK SESSION APPEARANCE	NEED NEW PLAN
03/22/89	P.B. APPEARANCE	TO RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/26/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-10

NAME: NEW WINDSOR BUSINESS PARK - PARCEL 15.1&.2  
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOC.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	08/21/89	MUNICIPAL HIGHWAY	02/15/89	APPROVED
ORIG	08/21/89	MUNICIPAL WATER	02/17/89	APPROVED
ORIG	08/21/89	MUNICIPAL SEWER	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL SANITARY	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL FIRE	02/28/89	DISAPPROVED
ORIG	08/21/89	PLANNING BOARD ENGINEER	06/20/89	CHANGES FROM W/S
ORIG	08/21/89	COUNTY PLANNING	/ /	N/A
ORIG	08/21/89	COUNTY DEPARTMENT OF HEALTH	/ /	N/A
ORIG	08/21/89	COUNTY D.P.W.	/ /	N/A
ORIG	08/21/89	STATE D.O.T.	/ /	N/A
ORIG	08/21/89	STATE D.E.C.	/ /	N/A
REV1	06/20/89	P.B. ENGINEER	12/14/89	SUPERSEDED BY REV2
REV1	06/20/89	FIRE INSPECTOR	08/03/89	DISAPPROVED
REV1	06/20/89	MUNICIPAL WATER	07/31/89	APPROVED
REV1	06/20/89	MUNICIPAL SEWER	07/26/89	NO RESPONSE
REV2	12/14/89	MUNICIPAL HIGHWAY	01/12/90	APPROVED
REV2	12/14/89	MUNICIPAL WATER	12/19/89	APPROVED
REV2	12/14/89	MUNICIPAL SEWER	/ /	
REV2	12/14/89	MUNICIPAL SANITARY	12/19/89	APPROVED
REV2	12/14/89	MUNICIPAL FIRE	01/22/90	NO RESP. TILL FINAL
REV2	12/14/89	PLANNING BOARD ENGINEER	/ /	
REV3	01/09/90	P.B. ENGINEER (EDSALL)	/ /	

T NUMBER: 89-10  
NAME: NEW WINDSOR BUSINESS PARK - PARCEL 15.1&2  
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOC.

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV	01/24/90 MUNICIPAL FIRE	/ /
REV3	01/24/90 MUNICIPAL FIRE	01/24/90 APPROVED

**PLANNING BOARD**  
TOWN OF NEW WINDSOR  
TOWN HALL  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12550

Appl No:89-10

File Date:02/15/89

SEC-BLK-LOT:4.000-2-15.1

Project Name:NEW WINDSOR BUSINESS PARK - PARCEL 15.1&.2

Type:3

Applicant's Name:NEW WINDSOR BUSINESS PARK ASSOC.

Phone:(718) 995-4577

Address:147-39 175TH ST. JAMAICA, NY 11434

Owner's Name:NEW WINDSOR BUSINESS PARK ASSOC.

Phone:(718) 995-4577

Address:147-39 175TH ST. JAMAICA, NY 11434

Preparer's Name:KARTIGANER ASSOCIATES (KATHY DEWKETT)

Phone:(914) 562-4391

Address:555 BLOOMING GROVE TPK. NEWBURGH, NY 12550

Proxy/Attny's Name:N/A

Phone:

Address:

Notify:KARTIGANER ASSOC. (KATHY DEWKETT)

Phone:(914) 562-4391

Location:RT. 300 (EAST SIDE)

Acerage: 1.520

Zoned:PI

School Distr: 0

Appl for:SITE PLAN

APPROVED BY PLANNING BOARD 1/24/90

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/26/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-10

NAME: NEW WINDSOR BUSINESS PARK - PARCEL 15.1&.2

APPLICANT: NEW WINDSOR BUSINESS PARK ASSOC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/89	APPLICATION FEE	CHG	25.00		
03/22/89	APPLICATION FEE	PAID		25.00	
01/24/90	SITE PLAN APPROVAL	CHG	100.00		
01/24/90	SITE PLAN APPROVAL	PAID		100.00	
01/24/90	P.B. ENGINEER FEE	CHG	511.70		
01/24/90	P.B. ENGINEER FEE	PAID		511.70	
		TOTAL:	----- 636.70	----- 636.70	----- 0.00

SITE PLAN Approval Fee: \$100.00  
ADD Engineer Fee: 511.70  
TOTAL CHECK: \$611.70 } CHECK #5

NEW WINDSOR BUSINESS PARK SITE PLAN 89-10:

Mr. Scott Kartiganer and John Miller came before the Board presenting the proposal.

BY MR. SCHIEFER: Gentlemen, we are talking about the middle lot which we have just approved. This is the site plan for it. Want to proceed, gentlemen?

BY MR. KARTIGANER: Yes. This has been before you several times before. This is on lot 15.1.2 for 18,000 square foot office building. It is the second building. It would be similar in design to the first building, single story, and we have addressed some of the comments at a work session, including clarifying the landscaping around the perimeter of the building, lighting will be similar to conform with the rest of the site.

BY MR. PAGANO: Lighting is good except for that one side.

BY MR. MILLER: It is my opinion that this has been in front of you before. We brought it to a point where it was pretty much ready for approval but we could not approve it even subject to a subdivision approval because the Board didn't want to and point blank, we really need it approved so --

BY MR. KARTIGANER: We discussed it also with the fire inspector.

BY MR. LANDER: Do we have something from the fire department?

BY MR. SCHIEFER: Mark, the fire department has approved this, right? It shouldn't be here if it weren't.

BY MR. VAN LEEUWEN: I make a motion we accept lead agency.

BY MR. MC CARVILLE: I will second the motion.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Soukup: Aye.  
Lander: Aye.  
Schiefer: Aye.

BY MR. VAN LEEUWEN: I make a motion we waive the public

hearing.

BY MR. PAGANO: I will second it.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Pagano: Aye.  
Soukup: Aye.  
Lander: Aye.  
Schiefer: Aye.

BY MR. MC CARVILLE: Where is the fire protection going to be?

BY MR. SCHIEFER: Fire department approval is in here.

BY MR. EDSALL: I can tell you that Bobby Rogers has or one of his representatives have actively been at each of the work sessions. I am looking for some correspondence. Bob has indicated to me that he apologizes when he forgets to send the memos now that he is at the work sessions, he tends to get his inputs directly to the applicant. I am not sure if he sent anything on this to be honest.

BY MR. VAN LEEUWEN: I'd like to make a motion we approve this subject to the fire inspector's letter.

BY MR. PAGANO: I have a question to ask on it. Mark, I had asked you once before if you could, I'd like to ask you again on this one here as to the radius. We certainly don't want a tractor trailer to come in here and find that he is in an impossible situation of these radiuses. If it is going to be an impossible situation maybe we could require that a sign be put up at the entrance that no trucks over such and such would be allowed in because I don't think a trailer is going to make this.

BY MR. EDSALL: Normally if it is a commercial use, other than an office building, I anticipate quite a bit of tractor trailer type of deliveries. Normally for an office building, I don't look at it having a loading type truck approaches. I am sure somebody could make a wrong turn and get hung up in here.

BY MR. PAGANO: We should limit the radius of a certain size tractor trailer or length of truck with a sign at the

entrance saying that not allowed, don't come in here, you can't make it.

BY MR. MILLER: Not to get nit picky with you, I prefer not to do the sign. I think it takes away from the character of the property itself to have a sign that says no trucks.

BY MR. MC CARVILLE: I agree with that.

BY MR. MILLER: All the parking lots do interlock and there are curb cuts on both sides of the street and I don't think that a tractor trailer, he might have to make a couple of extra points, but he'd get out of here no problem. I don't think that we'd find him stuck here. Worse comes to worst, knowing the thoughts of somebody in a tractor trailer, sometimes not all people, good chance he'd just go over my curb and get out of there rather than worry about me.

BY MR. MC CARVILLE: Or your flowers.

BY MR. MILLER: I am not saying that that is the mentality of anybody that drives a tractor, but if worse came to worst that is what somebody probably would do.

BY MR. MC CARVILLE: Most buildings like that in an office complex, they deliver in 18 foot trucks.

BY MR. MILLER: You are talking stationary.

BY MR. VAN LEEUWEN: Biggest trucks that carry stationary are 20 feet because it is so heavy. If you have to go anything bigger, you have to get a tandem axle truck which can take a 22 or 26 foot body, okay, because you have got legal limits you have to contend with plus the weight which when you carry stationary and you are carrying paper, you carry an awful lot of weight and most of the trucks have a capacity of maybe 12,000 to 14,000 pounds is all they can carry because the rest of the truck weighs that much. Especially with a lift gate, the most you can go is say 18 or 20 foot body.

BY MR. SCHIEFER: Let me go back, Mr. Soukup, your question on fire department approval. The last entry is on the 28th of November and that was rejected. However, that was before a lot of changes had been made. Now, Mr. Edsall, you said that Bobby Rogers sat in on the work session and sort of approved this, but we have nothing in writing. In other words, is that right, Mr. Edsall?

BY MR. EDSALL: I will give you the date at which he was at the last work session.

BY MR. VAN LEEUWEN: I made a motion to approve subject to fire department approval.

BY MR. EDSALL: You may want to add if you are making subject to's, obviously it is subject to the stamping of the subdivision plan because the lot doesn't exist yet.

BY MR. VAN LEEUWEN: Okay.

BY MR. SOUKUP: And also something else I think in the back corner, Mark, you need to extend the drainage pipe up for the last lot that you have coming up here too.

BY MR. MC CARVILLE: I will second the motion.

BY MR. SOUKUP: Subject to was that -- there is one drainage pipe that needs to be extended in the back left corner to provide for drainage on future lot 3 or the third lot for connection purposes.

BY MR. KARTIGANER: We can do that.

BY MR. SOUKUP: They have provided it for a traffic entrance in the front of the site parallel to the road so there will be an internal driveway like we had asked for in the past is indicated and provided for, so that the last lot can interconnect in a like manner to the first lot.

BY MR. SCHIEFER: Applicant approves of that, so any other comments before we vote on this, gentlemen?

BY MR. VAN LEEUWEN: I move the question.

ROLL CALL:

McCarville: Aye.  
VanLeeuwen: Aye.  
Pagano: Abstain.  
Soukup: Aye.  
Lander: Aye.  
Schiefer: Aye.

IOC.PB  
N.W. BUSINESS PARK

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 24 January 1990

**SUBJECT:** New Windsor Business Park, Building #2  
Site Plan

**PLANNING BOARD REFERENCE NUMBER:** PB-89-10

**DATED:** 9 February 1989

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-004

A review of the above referenced site plan was done on 24 January 1990.

This plan is approved.

**PLANS DATED:** 9 February 1989, Revision 6.

*John McDonald m.e.*

John McDonald  
Fire Inspector

JM:mr  
Att.

✓  
CC:M.E.

Revised  
Plan  
12-14-90

89 - 10

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

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

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

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

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

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

\_\_\_\_\_  
DATE

*No response  
tell road shown  
Per Bob Rodgers  
1-22-90*

cc: M.E.

Revised  
Plan

89 - 10

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

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

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

Fred Jays, Jr.  
HIGHWAY SUPERINTENDENT

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

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

1/12/90  
DATE

CC: M.E.



# OFFICE OF THE UNDERSIGNED

147-39 175 STREET, JAMAICA, NY 11434  
(718) 995-4577 FAX (718) 244-1141

## NEW WINDSOR BUSINESS PARK

January 8, 1990

Town Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Reference: New Windsor Business Park  
Route 300 Temple Hill Road  
Subdivision Approval/Site Plan  
Planning Board (88-41) (89-10)

Gentlemen:

In association with the proposed subdivision approval for the above referred to project we will be constructing a watermain and sanitary sewer extension within the new right of way. The construction plans as prepared by Kartiganer Associates, P.C. have been reviewed and have received County and Municipal approvals.

Upon completion of the systems we respectfully request that the Town take over control of the water and sewer lines and will offer formal dedication at that time as may be required.

Noted in our letter of January 4, 1989 to Town Supervisor Green (copy attached) if the Town does not request dedication of the right of way, but only the water and sanitary systems, we shall provide a fifty (50) foot easement along the entire length of the right of way in order for the Town to maintain and service the systems, as long as New Windsor Business is not denied continuous and un-disrupted access to their buildings.

Very truly yours,

New Windsor Business Park Associates  
Jonathan Miller  
President  
JM/ts

cc: Supervisor Green  
Planning Board  
Marc Edsel, P.E.

**KA** KARTIGANER  
ASSOCIATES, P.C.  
CONSULTING ENGINEERS

555 BLOOMING GROVE TURNPIKE • NEWBURGH, NY 12550-7896 • (914) 562 - 4391

11 December 1989

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

ATTENTION: CHAIRMAN

SUBJECT: NEW WINDSOR BUSINESS PARK  
SITE PLAN APPROVAL LOT 15.1.2  
KA JOB NO. 89003.00

Dear Planning Board:

Please find attached fourteen (14) sets of plans for the SUBJECT project. It is requested that they be reviewed as a final site plan concurrently with the review of the New Windsor Business Park subdivision under separate letter.

In reference to Mr. Edsall's review comments, please note the following:

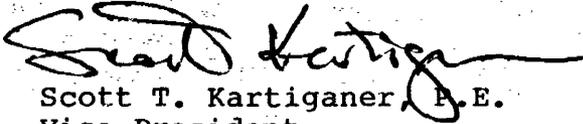
1. Sanitary sewer lateral to the site is now 6".
2. Building sprinkler system will be serviced by 6" main water lateral.
3. Fire hydrant is located across from main entrance of site.
4. Site drainage has been reviewed and modified including input from Mr. Edsall's comments.
5. Handicap access has been resolved per 8/9/89 meeting between Mr. Babcock and Ms. Dewkett, the previous project engineer.

Sewer and drainage approvals have been received for the subdivision at this time, and we are only awaiting final approvals from the Health Department on the water system extension. It is requested the foundation and site work for lot 15.2.1 including infrastructure improvements be allowed to proceed, at the owner's risk, so that the site will be prepared for building construction in anticipation of spring occupancy. This would include all improvements with the exception of water utilities that would be installed as required under Health Department permit.

If there are any questions, please do not hesitate to contact me at your earliest convenience.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

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

Scott T. Kartiganer, P.E.  
Vice President

STK:lm  
Encl. a/s



Louis Helmbeck  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 29-89 M  
County I.D. No. 4 / 2 / 15.1.2

Applicant New Windsor Business Park

Proposed Action: Site Plan- Office Route 300/Temple Hill Road

State, County, Inter-Municipal Basis for 239 Review within 500 feet of Route 3000

Comments: The proposed interconnection between individual lots is commendable. Internal circulation will be improved.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination \_\_\_\_\_ Disapproved \_\_\_\_\_ Approved XXXXXXXX

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

9/14/89  
Date

Peter Garrison  
Commissioner

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

The maps and plans for the Site Approval

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

Kapligamer Assoc. for the building or subdivision of  
New Windsor Building Park has been

reviewed by me and is approved

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

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

Sewer lines available in this area.  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Lynn M. Masten Jr.  
SANITARY SUPERINTENDENT

12/19/89  
DATE

✓  
C.C.M.E.

Revised  
Plan

89 - 10

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

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

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

Kurtigene Assoc for the building or subdivision of  
N.W. Business Park \_\_\_\_\_ has been

reviewed by me and is approved ✓ \_\_\_\_\_,

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

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

There is water servicing N.W.  
business Park.

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

Steve [Signature]

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

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

\_\_\_\_\_  
DATE

✓  
CC: M.E.



# Department of Health

LOUIS HEIMBACH  
County Executive

SALLY FAITH DORFMAN, M.D., M.S.H.S.A.  
Commissioner of Health

September 18, 1989

Kartiganer Assoc., P.C.  
555 Blooming Grove Tpke.  
Newburgh, NY 12550

Re:  
W.M. Ext. to serve  
New Windsor Business Park  
T. New Windsor

Gentlemen:

We have reviewed the application and plans for the above mentioned project.

Attached are our comments based on technical review for your consideration.

We are retaining one copy of the application, plans, specifications and engineer's report of our files and returning the application and the balance of the submission to you.

In accordance with this Department's policy, failure to respond to this technical review within ninety (90) days will be considered sufficient reason for disapproval of this application.

Very truly yours,



Stoyell M. Robbins, P.E.  
Sr. Public Health Engineer

SMR/ELS/aje *aje*

cc: Applicant  
File

Attachments

SEP 21 1989

124 Main Street (1887 Building), Goshen, New York 10924 Tel: 914-294-7961

CC: M.E.

COMMENTS BASED ON TECHNICAL REVIEW

Project: W.M. Ext. to serve New Windsor Business Park,  
T. New Windsor

Date of Submission: August 9, 1989

Date of Review: September 15, 1989

1. The following comments refer to the application:
  - a. The consumption data indicated on line 14, the population data on line 13, and the area indicated on line 4 should correspond. Please reconcile.
  - b. Include a brief project description on line 11, e.g. size, type and length of waterline "and appurtenances".
  - c. Fill in line 17.
  - d. Provide an application with an original signature.
2. The following comments refer to the engineering report:
  - a. Needed Fire Flow:
    1. Identify the size, shape, height and construction, including fire walls for the determination of the area factor ( $A_i$ ) and the construction coefficient ( $F$ ). Indicate how the area factor was obtained from the largest anticipated building area, particularly if multiple floors and fire walls are included.

If the buildings have not been designed, there is no basis for these calculations. The limit for design must be based on the available fire flow and indicated on the plans.
    2. The occupancy factor used is not appropriate. A factor of 0.85 should be used for office space.
    3. When the calculated figure is greater than 2,500 gpm, the figure should be rounded off to the nearest 500 gpm.
    4. If the buildings are intended to be greater than 100' apart, indicate this minimum separation on the plans.
  - b. The fire flow test data used was obtained in 1987. Is more recent data available? Was only one hydrant used in the 1987 test? This hydrant appears to have been supplied from the Town of Newburgh water system in 1987. Is this area now supplied by the Town of New Windsor? Has consideration been given to the recent connection of the Snake Hill Tank? The future connection to Union Ave. would be in the Town of New Windsor system. Are the 8" and 10" lines shown on the plans interconnected? Please elaborate.

A sketch must be provided which indicates the test hydrant locations and elevations, and size and length of piping from the hydrants to the project tap.

Project: W.M. Ext. to serve New Windsor Business Park,  
T. New Windsor

Date of Review: September 15, 1989

2. Continued

- c. The flow test data must be extrapolated hydraulically in order to determine the flow that will be available at the point of the test. Then, the appropriate headloss calculations may be used from this point in order to determine the range of pressure within the subdivision under fire flow conditions at grade elevation.

In addition, the range of pressure within the project distribution system under normal working conditions at grade elevation, must be indicated.

- d. If the engineer's revised calculations indicate that sufficient fire flow will not be available in accordance with ISO guidelines, a letter must be provided from the Town which states that they are aware of this condition and are willing to accept it. Our calculations indicate that approximately 900 gpm would be available. The engineer must compare the available fire flow to the needed fire flow (if calculated - see comment 2.a.1).
- e. The pressures within the subdivision must be calculated at curb or hydrant nozzle elevation, not at the pipe elevation.
- f. The water usage for office buildings should not be based on a 24 hour day. Please revise calculations accordingly.

3. Plans:

- a. The proposed valves on the existing 8" waterline are shown less than 10' from the existing and proposed sewer lines and the proposed tee is shown less than 10' from the existing sewer line. Please provide a design that will ensure proper protection. Make reference to the connection details shown on sheet 4.
- b. The proposed waterline is shown less than 10' from sewer manhole 76-BC1. Please revise.
- c. The hydrant at station 6+40 is shown less than 10' from a sewer lateral. Please revise. A position with more even spacing is recommended.
- d. The hydrant at station 7+60 appears to be shown less than 10' from a sewer line. Please revise.
- e. Clarify the location and configuration intended for the end of the waterline. Consideration should be given to providing a valve if a future extension of this waterline is intended. Label the end configuration on the plan and profile.

Project: W.M. Ext. to serve New Windsor Business Park,  
T. New Windsor

Date of Review: September 15, 1989

3. e. Continued

The primary purpose of the waterline profiles is to clearly show that adequate separations will be available. Be sure to show all utilities in areas of concern.

Show the sewer lateral crossings on the waterline profiles. Be sure to differentiate between water and sewer services on the profiles. Why is 1% slope indicated for the sewer laterals?

- f. The sewer and water services for parcel 16.4 are shown connecting to the wrong lines. Please correct.
- g. Provide a 3"x6" space for the approval stamp on each sheet.
- h. During a site inspection, a catch basin was observed in the proposed road, adjacent to the existing curb, near station 2+00. Will this catch basin or associated drainage piping interfere with the proposed sewer line shown on the plans? Show all drainage piping and catch basins in the vicinity of the proposed waterline. Refer to comment 3e.

Also, a well was observed outside of the paved parking area at the rear of the existing building on parcel 15.1.1. Please show on plans and indicate procedures to be taken when the building is connected to the proposed waterline.

4. Plans - Details:

- a. The waterline and hydrant connection details are not consistent with the material specified or with each other. Please revise. Why are adapters used when cast iron equivalent PVC pipe is specified? and not for connection to A-C pipe?
- b. On the watermain separation detail (J/D-2) indicate 10'-0" minimum edge to edge.

5. Specifications:

- a. Since this department only approves the waterline portion of the specifications, they should be appropriately separated to place the waterline in sections without being intermingled with other type construction.
- b. The procedures for connecting to the existing waterline should be outlined in order to minimize the disruption of service to others.

Comments Based on Technical Review (continued)

-4-

Project: W.M. Ext. to serve New Windsor Business Park,  
T. New Windsor

Date of Review: September 15, 1989

5. Continued

- c. Section VI.B is labeled "water", but refers to sewer installation. The top of page 21 indicates that no pipe shall be laid in water unless in a manner approved by the engineer. This procedure is not acceptable. Pipe may not be installed while there is water in the trench and the ends of any installed section of waterline must remain sealed while there is water in the trench.
  - d. The waterline testing procedure must specify a test pressure of at least 1.5 times the working pressure at the point of testing.
  - e. In the specifications or on the plans, specify the valves, special fittings, and the hydrant connection size and type, operating nut size, and nozzle sizes.
6. Provide three (3) copies of the plans and specifications, but only one copy of the engineering report and response to comments, with resubmittal.
7. A brief meeting is suggested prior to the next submission in order to expedite this project.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

cc: Applicant/File

*SR* SMR/ELS/aje *CS*

Dated: September 18, 1989

that they can hold.

BY MR. SOUKUP: That is a problem you might have, but if it is something we can't approve by law, then we can't vote on it. The ordinance is such and we are advised legally we can't pass it, we can't pass it.

BY MR. SCHIEFER: In an effort to carry out what Dr. Wolfe obviously wants here, keep this private, I suggest that you change this map to show the 26 foot, show that because right now it is deceptive. It looks like we have a 40 foot right of way. We don't -- we know what happens at that corner.

BY MR. LANDER: It is not a lot line, we are not changing a lot line. It is a minor subdivision.

BY MR. GREVAS: It is labeled as subdivision.

BY MR. SCHIEFER: If it is a minor subdivision, then we have a problem.

BY MR. GREVAS: We have a twofold problem almost in that the Town of New Windsor Zoning Board of Appeals has said that they have no jurisdiction over that which as Vince points out something we have to battle with the questions where do we go for relief? Then I agree that Mr. Roness should be contacted.

BY MR. HOYT: It may be that our application is for a lot line change.

BY MR. EDSALL: There is only one map, correct, I have one, so you will forward one to Mr. Roness with a request that he make a determination.

BY MR. GREVAS: Okay. Thank you.

~~NEW WINDSOR BUSINESS PARK: 89-10~~

Kathleen Dewkett and John Miller came before the Board.

BY MS. DEWKETT: What you are looking at is the second building that will go directly behind the building that now, that is now constructed, and being rented as New Windsor Business Park. We are here tonight for final site plan approval conditioned upon subdivision approval. Basically what we'd like from you is the final approval that as soon as we get subdivision approval which hopefully will be

coming in the next couple of months, that we can start right away and not have to have a lag time when we have to then resubmit the site plan and get approval of the site plan. I have received comments in the past from the fire inspector, Mr. Rogers, and from Mark Edsall today, and these comments are all minor and I know that we can work them out very quickly between the two of us and between the three of us, Mr. Rogers.

BY MR. LANDER: What are the comments from the fire department?

BY MS. DEWKETT: One thing they want the size of the water main shown. The second one is they wanted a fire hydrant located at the intersection of this road and Temple Hill Road which there is one on our plans that are now being reviewed by the County Health Department, and they want the fire hydrants which we show on the plan at approximately station six plus 40 to be moved to approximately station five plus 75. Their third comment is that they want the private road to be accessible for emergency vehicles and the road surface must be at least a binder course installed. We are going to be building this road according to the town specs and I did not stamp this.

BY MR. VAN LEEUWEN: You are not going to turn the road over to the town?

BY MS. DEWKETT: The road at this time is going to end at a cul-de-sac. It has been my experience that the town will not accept a road ended at a cul-de-sac.

BY MR. VAN LEEUWEN: Is this probably already subdivided or not?

BY MS. DEWKETT: No.

BY MR. SCHIEFER: It has not been subdivided yet. We have an awful lot of things that are going to happen. This map does not present what she wants us to approve and the fire department hasn't approved it. There are changes. Things are going to change.

BY MS. DEWKETT: But they are very minor.

BY MR. EDSALL: The subdivision has preliminary approval and is currently at the DEC and Orange County Health Department. You have granted subdivision preliminary approval and the

preliminary approval had the same lot configuration as you are reviewing for this site plan.

BY MR. VAN LEEUWEN: We don't have the subdivision that has final approval. What are we working on the site plan for?

BY MR. EDSALL: In effect, this lot does not exist yet.

BY MR. SCHIEFER: Plus there is changes that now they are minor and we don't have fire department approval. How can we give this --

BY MR. VAN LEEUWEN: We can't give approval, no way. It is not a subdivision there. You can't.

BY MR. SCHIEFER: There is a bunch of issues, Kathy. Did you read Mark's comments?

BY MS. DEWKETT: Yes, I did, and they are also minor in nature and I am sure that Mark and I could work them out. I don't even think we'd need a work session for it, do you?

BY MR. EDSALL: Not really. My comments, matter of fact, just for the record, my comment number four which question the handicapped parking spaces are correct. I just got a clarification from Mike and the way they are shown is fine, so you can disregard comment number four. So, they are fine. My comments are basically minor. It is up to the Board how they want to approach the approvals.

BY MR. VAN LEEUWEN: We can't give approval on a site plan that is not part of a subdivision yet.

BY MR. MILLER: We are looking for approval on a site plan conditioned on us getting a subdivision approval map which we believe we are going to get, and the reasons are twofold. One, so we can get started on the architectural and engineering plans, and because we are hopeful that we will be able to get foundations in the ground for our second building this fall, and we have been in the middle of this process a long time, and so far all we have to show for it is one building and we can't move forward without moving backwards.

BY MR. SCHIEFER: Mark, do we have fire department approval?

BY MR. EDSALL: Bob Rogers has been at various work sessions and reviewed this plan. I don't have a copy of --

BY MR. SCHIEFER: I heard Kathy say if she does certain things, she will get it, but she does not have it.

BY MR. EDSALL: Most of the fire department's concerns are with regard to the utilities that are really shown on the subdivision plan that are being reviewed by the County Health Department, so they are --

BY MS. DEWKETT: The comments are minor. The only thing that would need to be done on the plan is the moving of the one hydrant. Everything else relates to the, relates to the subdivision plan.

BY MR. EDSALL: The comments I have from Bob Rogers from January or February of this year was purely with regard to the --

BY MR. VAN LEEUWEN: We cannot approve a site plan on a subdivision that does not exist.

BY MR. SCHIEFER: On a lot that does not exist.

BY MR. MILLER: The lot exists. It is one big lot right now.

BY MR. SOUKUP: You already have one building on that one lot.

BY MR. BABCOCK: There is no requirement. There is no real requirement. He can really, if you gentlemen so desire to approve it, he can be approved to have two buildings on one lot.

BY MR. EDSALL: As long as they are common ownership and all commercial use is acceptable in the zone. You can have more than one commercial building on a lot. I think the problem comes in if he attempted to sell this building prior to --

BY MR. MILLER: Even then I'd have to sell both buildings or get it subdivided.

BY MR. EDSALL: He wants to get this building under construction speculatively before the subdivision is approved.

BY MR. MILLER: Excuse me, I really haven't even asked for that. I'd like to bring it to a point that when the

subdivision is approved, the site plan has already been approved. I'd like to get approval of the site plan so that the subdivision, when it is approved, hopefully within the next two months, will still allow me time to send my plans in for review, so I can get my foundation in the ground when subdivision is approved, not before. It is a subject to you approving the site plan subject to the subdivision approval. If you want to go ahead with foundations on my own recognizance, that is fine also. I will take the full responsibility and risk, that is okay, too.

BY MR. SOUKUP: My gut feeling, if the gentleman wants to submit entire tract of land with the second building and he wants, he can submit a site plan on that basis. I don't see how he can submit or review a lot that doesn't exist. If Joe Rones can write a letter telling us how to do it, I will consider it. If you want to put it all together as two buildings on one lot.

BY MR. MILLER: That is not really my intention.

BY MR. SOUKUP: That is the only way we can legally review it, because that is the way the land is at this time.

BY MR. MILLER: Are you saying this slot can't be reviewed subject to a subdivision map?

BY MR. SOUKUP: You don't have a subdivision.

BY MR. MILLER: Preliminary has been approved and reviewed by your staff and it is already on its way to the agencies.

BY MR. SOUKUP: It is a matter of procedure and time and I don't know what to tell you.

BY MS. DEWKETT: Well, if it seems if we were to come in at the next meeting with these plans and then a master plan that showed lot 15.1 which is the existing tax lot showing two plans, are you saying that you would approve it?

BY MR. SOUKUP: No. From what the building inspector said tonight if you have a large tract, you can put more than one building on it, so if you had a map of your entire tract, showing the existing building up front and the new proposed building as second, that would be a second building on a single lot and it could proceed, I guess.

BY MR. SCHIEFER: We have to review the site plan of two

building son one lot.

BY MR. MILLER: We'd be starting over.

BY MR. EDSALL: If you are looking only to have the site plan approval in place immediately following the subdivision, I don't think the Board would have a problem guaranteeing you that they will again put them back to back on the agenda, so you can have sequential approvals if everything is in place.

BY MS. DEWKETT: I need to make sure the review is final.

BY MR. SCHIEFER: Basically you want an approval?

BY MR. MILLER: Subject to.

BY MS. DEWKETT: I don't want to shut the door on comments, but I have the general feeling that this site plan is not even being looked at because of this feeling and that it is very likely that there could be something minor.

BY MR. VAN LEEUWEN: What actually is behind this whole thing besides we have another four months or five months until frost.

BY MS. DEWKETT: Well, we would like to get started on the second building.

BY MR. MILLER: I'd like to go ahead and hire the architect to actually design the plans for this building and God forbid for whatever reason decide that the configuration of the building doesn't work and it doesn't appear from the notes that I am seeing that that could ever be the case, but who knows what tomorrow brings. I wanted to get a site plan approval based or contingent one hundred percent on the final subdivision which everybody knows where the subdivision is right now, and this way I can go forward with the architectural and engineering. I am still a ways off from building the building. There is a lot of work that I can do now and not lose what I consider to be very precious time.

BY MR. SCHIEFER: What you are asking I am not sure if it is legal and I don't have an attorney here to tell me that it is. What I am getting from this side of the Board completely.

BY MR. VAN LEEUWEN: I agree with Vince, that if the whole plot of land shows two buildings on it, that is a different ball game, but this shows a single lot that has not been approved.

BY MR. MILLER: I agree with Vince too. I agree with what you are saying. I don't want to show two buildings on one lot. It would be like starting over for me. I don't think there is any question what my subdivision map is all about. It has been reviewed by Mark's office, it is on its way to the Orange County agencies. There is no question what it is and I don't think when people send back the comments from the Orange County are going to be talking about the size of the lot.

BY MR. VAN LEEUWEN: What are you looking for, conceptual approval?

BY MR. MILLER: I am looking for something that allows me to go ahead with the architectural and engineering plans.

BY MR. VAN LEEUWEN: You can go ahead and do that. Do you want us to give approval on this tonight?

BY MR. SCHIEFER: He is asking for approval.

BY MR. VAN LEEUWEN: We can't do it. I am sorry. I can't go for it.

BY MR. SOUKUP: You are worrying about something happening tomorrow that is extra building, several months ago there was at least one meeting between the Town Board and the Planning Board with some changes on the development conditions on this lot where you may be looking at increased yards and reduced building area. Now, those revisions to the ordinance have already been discussed at least one meeting and the Town Board has not scheduled a hearing on them yet. They may schedule a hearing and adopt them before you get the subdivision, in which case you may be scaling down the map.

BY MR. MILLER: Wouldn't it be grandfathered?

BY MR. SOUKUP: No. Even if you got final today and didn't start building for two months, those ordinances get adopted in the two month period, you wind up out.

BY MR. EDSALL: Once you have the final approval, I think he

meant if it was conditional final.

BY MR. SOUKUP: I am not proposing to give them final. If you have preliminary, you can still get wiped out.

BY MR. BABCOCK: If you have a stamped map, you are okay.

BY MR. SOUKUP: Depending on the Town Board's timing, you may be scaling down anyway.

BY MR. MILLER: I didn't hear about any of that. The Town Board has a set of modifications and revisions. I may end up getting less square footage on this building than I have already proposed?

BY MR. SOUKUP: That is correct.

BY MR. MILLER: The value of the building is going to go down.

BY MR. SOUKUP: It has to do with the size of the building and the parking. Your sites are not as jammed up as some other ones are.

BY MS. DEWKETT: I know one of the new proposed regulations is the ten percent landscaped area, correct, and we are providing that so --

BY MR. VAN LEEUWEN: What I'd concentrate, I'd concentrate on that piece on 32.

BY MS. DEWKETT: That is next.

BY MR. VAN LEEUWEN: This is not as loaded, but those, that property cost a hell of a lot more there than it does there. That is only my suggestion. I don't want to hurt you. We also have to do what is right.

BY MR. MILLER: If you are saying legally you don't know how you can do what I am asking, we will have to find out the legal answer.

BY MR. SOUKUP: We will group together your site plan with your subdivision on the same agenda for the night whenever it comes back.

BY MR. SCHIEFER: Is there any other comments we are going to bring up later? Does anyone see anything else they'd

like to have addressed?

BY MR. VAN LEEUWEN: We are going to see a couple of things. You can't walk in here and expect to show us a map and approve it.

BY MR. SCHIEFER: Is there anything on here that you see now that you don't like?

BY MR. MILLER: These maps have been seen by you guys a few times.

BY MS. DEWKETT: This is the second time.

BY MR. VAN LEEUWEN: Only the second?

BY MS. DEWKETT: This is the second time that this site plan has been brought before and I have heard I can't review it and I am just concerned that you are not giving it a thorough review. Therefore, when it is finally approved, I know it is late, I am here too, and I have got a much longer drive home than you do, but I am just concerned that when I come in for final approval, you are going to say I have never seen this plan before, how can I finally approve it tonight and by the way, you have to move this to here.

BY MR. VAN LEEUWEN: Kathy, you sing a nice song.

BY MS. DEWKETT: I am trying to get some valid comments that I can present again and yes, exactly, to expedite.

BY MR. LANDER: We have 20 foot between the alleyway in the front?

BY MS. DEWKETT: Yes, and Bob Rogers has seen the plan twice and he has not commented on that either time, so I am assuming that this is acceptable to him.

BY MR. LANDER: Well, right 90 degree 20 foot is not a lot, 90 degree parking anyway.

BY MS. DEWKETT: That is why we made the throughway. Mr. Soukup suggested that we line up the driveways between the sites and we have done that and that was one of the reasons.

BY MR. LANDER: You have 20 foot all the way around?

BY MS. DEWKETT: Yes, we do.

BY MR. VAN LEEUWEN: What are the measurements of the parking spaces?

BY MS. DEWKETT: 20 feet by 10 feet.

BY MR. LANDER: The other building in front here?

BY MS. DEWKETT: Yes.

BY MR. LANDER: We will have a ten foot buffer in here?

BY MS. DEWKETT: Yes, you will, because there is an existing five foot buffer.

BY MR. SOUKUP: What is the traveled way, the road width next to the parking area?

BY MS. DEWKETT: 20 feet.

BY MR. VAN LEEUWEN: He has accepted that?

BY MS. DEWKETT: Yes, he has. He has seen it twice and hasn't commented. It is possible because we have had a road that is 34 feet and we have the interconnections of all the parcels, so and we have got this one here, so --

BY MR. VAN LEEUWEN: Mark has his first comments and I have a copy of the second ones.

BY MR. MILLER: He makes me have 30 feet.

BY MS. DEWKETT: Maybe he likes me better than you.

BY MR. SOUKUP: What about the comment on the sprinkler and the sprinkler service?

BY MS. DEWKETT: It will be a sprinklered building. Four inch service is not enough. You can put additional.

BY MR. VAN LEEUWEN: You are going to need six or eight.

BY MS. DEWKETT: We can put in an additional line.

BY MR. SOUKUP: You also need a Siamese connection.

BY MS. DEWKETT: I believe that is what you put in on the existing building.

BY MR. VAN LEEUWEN: Any time you are within 500 feet of a county road, it has got to go to the county.

BY MR. EDSALL: Send it certified.

BY MR. BABCOCK: We were discussing six inch PVC sewer line. One thing I'd like to see is that the sewer lines, the laterals are not connected to the manholes only if it is ever going to be dedicated to the town. Just a comment, that is all. Put in a T, Y, in the line.

BY MR. VAN LEEUWEN: Offset roof line?

BY MS. DEWKETT: Yes, I believe last time we were here we showed a rendering of that.

BY MR. VAN LEEUWEN: Is it going to be another white building?

BY MR. MILLER: Bright white. No, I don't think actually it will be something in the sand colors.

BY MR. VAN LEEUWEN: Same type of materials?

BY MR. MILLER: No, not the same type, different. We can address that with legal counsel and if it is something he doesn't see a problem, you'd be willing to consider it?

BY MR. SCHIEFER: That is all, not approve it.

BY MS. DEWKETT: Is Joe on vacation?

BY MR. SCHIEFER: I don't know where he is.

BY MR. EDSALL: Negative declaration while we are on the site.

BY MR. SOUKUP: I don't think we can do any formal resolution.

BY MR. EDSALL: The subdivision, the problem that Kathy contacted me on is that with the approvals pending from the Health Department and the DEC, they won't release the approvals as you know unless there is a SEQRA determination on the subdivision, so the question is does the Board want to discuss now the possible --

BY MR. SOUKUP: We never did the actual determination?

BY MR. EDSALL: You have done the lead agency and it is a commercial subdivision. I think everybody is familiar with it, the site, the only issue that has been discussed as far as concern was proper drainage off of the site which is really not a major problem, just a matter of addressing it correctly and Kathy and I have talked about that and she has issued a report showing how she is going to in contrast in some other local commercial subdivisions that the drainage was designed after everything was built. This one we are doing it the other way around. We are designing it before they are doing it, so Kathy calls me this week to ask for a copy of a negative declaration for the subdivision and lo and behold I checked the records and we haven't done it.

NEW WINDSOR PARK SUBDIVISION 88-42:

BY MR. VAN LEEUWEN: I make a motion that we declare a negative declaration under the SEQRA process with regard to New Windsor Park Subdivision 88-42.

BY MR. SOUKUP: I will second that motion.

ROLL CALL:

MR. SOUKUP: Aye.  
MR. VAN LEEUWEN: Aye.  
MR. LANDER: Aye.  
MR. SCHIEFER: Aye.

ROUTE 32 ASSOCIATES:

Kathleen Dewkett came before the Board representing this proposal.

BY MR. VAN LEEUWEN: 500 feet in, no, 200 feet in zone C, 200 feet behind that is residential?

BY MS. DEWKETT: No, it is P.O.

BY MR. VAN LEEUWEN: The road is not going through there?

BY MR. EDSALL: Last I heard, I took a site walk, Councilman Spignardo and myself walked through the entire original proposed route which went straight in, went over the wet area turned and went parallel to the railroad tracks and turned again and went back in through Sperry Coonstar.



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

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

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

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

Licensed in New York,  
New Jersey and Pennsylvania

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

**PROJECT NAME:** New Windsor Business Park Site Plan  
**PROJECT LOCATION:** Route 300  
**PROJECT NUMBER:** 89-10  
**DATE:** 9 August 1989  
**DESCRIPTION:** The Application involves the development of Lot 15.1.2 of the New Windsor Business Park Subdivision, which has not received final subdivision approval at this time. The Applicant is proceeding with the site development plans at their own risk pending the subdivision approvals. The plan was previously reviewed at the 22 March 1989 Planning Board Meeting.

1. The plan submitted has been expanded to include both the site plan and two (2) detail sheets. In addition to the improvements added to this plan, the Applicant has submitted a drainage report regarding the drainage provisions for the overall New Windsor Business Park Subdivision.
2. With regard to the on-site drainage for this site plan, I would recommend that two (2) additional catch basins be provided. One to the northeast corner of the site, connected to DR-4 and one at the easterly corner of the site, just north of the existing drainage structure.
3. The Board should note that the Applicant has provided for a waste enclosure and has provided details of the enclosure on Sheet #2.
4. Based on my understanding of the ANSI requirements for the handicapped parking, the layout of the parking spaces does not comply with those requirements, since an accessway is not provided at the front of the four spaces provided. The Board may wish to discuss this further with the Building Inspector.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: New Windsor Business Park Site Plan  
PROJECT LOCATION: Route 300  
PROJECT NUMBER: 89-10  
DATE: 9 August 1989

-2-

5. With regard to the sanitary sewer lateral for this site, it is recommended that the building be provided with a 6" service.

6. At the previous meeting, the Applicant indicated that the building would be provided with a sprinkler system. The plan, as submitted, indicates a 4" water service line; however, I do not see a sprinkler service connection.

7. My previous comment sheet noted that this plan would require Orange County Planning Department review. It should be determined if the Applicant has forwarded the plan to that department and if they have responded.

8. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

9. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

10. 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

MJEnje

business



INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 3 August 1989  
SUBJECT: New Windsor Business Park

Planning Board Reference Number: PB-89-10  
Dated: 26 July 1989

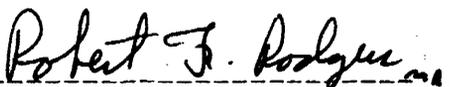
Fire Prevention Reference Number: FPS-89-070

A review of the above referenced subject site plan was made, with the following being noted:

- 1) Chapter 21, Section 21-10 (F)  
The water main size is not shown
- 2) Chapter 21, Section 21-10 (F)  
A fire hydrant shall be located at the intersection of this private road and Temple Hill Road. The fire hydrant located on this site plan shall be moved to a location across from the Northeast entrance driveway.
- 3) Title 9 NYCRR Section 1161  
The private road must be installed for accessibility for emergency vehicles to the site. The road surface must have at least the binder course installed.
- 4) The site plan has not been stamped and signed by a licensed professional who prepared plan

This site plan is not acceptable.

Plan Dated: 19 June 1989, Revision 1.

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att. CC: M.E., Kathy Dewkett

AUG 4 - 1989

**KA** KARTIGANER  
ASSOCIATES, P.C.  
CONSULTING ENGINEERS

555 BLOOMING GROVE TURNPIKE • NEWBURGH, NY 12550-7896 • (914) 562 - 4391

24 April 1989

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

ATTENTION: CARL SCHIEFER, CHAIRMAN

SUBJECT: NEW WINDSOR BUSINESS PARK  
PARCEL 1.1.2 & 16.4  
TOWN OF NEW WINDSOR  
KA JOB NO. 89003.00 & 89004.00  
NWPB NO. 89-10 & 89-11

Dear Mr. Schiefer:

The site plans for the SUBJECT projects have been revised in accordance with the 22 March 1989 Planning Board meeting comments. Consequently, New Windsor Business Park Associates is requesting permission to submit the current plans for further review and processing by the Planning Board. At the 22 March 1989 Planning Board meeting, it was indicated the Planning Board was reluctant to proceed with site plan review until the subdivision received final approval. I have discussed this with Mark Edsall, the Planning Board Engineer, and my client, and am hereby requesting that site plan review continue concurrently with the subdivision processing. The procedures for reviewing and approving the water and sewer infrastructure for the project by the various agencies is routinely quite lengthy. It would be beneficial to the Town of New Windsor and our clients, New Windsor Business Park Associates, to proceed with the review and processing of the two site plans, in order to commence construction of project two sites and infrastructure completion prior to close of the construction season.

Parcel 16.4 (project 89-11) will require a use variance application to the Zoning Board of Appeals; this process takes several months. Our clients understand that final approvals will not be granted until the subdivision is approved in its final form. However, the site plan approval process by the Planning Board would continue to allow parcel 16.4 to proceed to the Zoning Board of Appeals.

Mark Edsall had indicated he would take no exception to allowing this project to proceed in the above manner and has acquiesced to review the site plans accordingly.

Upon your review of the above, please contact me at your earliest convenience regarding this matter. I can be reached at the office Monday thru Friday from 8 a.m. to 5 p.m. or after 7 p.m. at my home. My home phone number is 914-876-8348.

Thank you for your anticipated cooperation and past courtesies.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

*Katherine Ann Dewkett*

Katherine A. Dewkett, P.E.  
Project Engineer

KAD/lmm

cc: Jon Miller, New Windsor Business Park Associates  
Mark Edsall, P.E., Town Engineer

(SITE PLAN) (89-10 & 89-11)  
NEW WINDSOR BUSINESS PARK - SUBDIVISION - ROUTE 32 - (88-41B)

Kathy Dewkett of Kartiganer Associates came before the Board representing this proposal.

Ms. Dewkett: Tonight we are here to talk about two site plans which are part of New Windsor Business Park. Mark, do you want to explain what is going on or would you like me to.

Mr. Edsall: If the Board would indulge me just a second and pay attention to some numbers. If not, forget it.

Mr. Schiefer: Go ahead.

Mr. Edsall: The application came in with the number 88-41 and subsequently, we found out that in fact, there were two minor subdivisions not one larger subdivision. At that point, so that we can keep the paper straight, we split it to application numbers 88-41B and 88-41C. Then, the thing got even more confused when they handed in two site plans from the same subdivision which hasn't been approved yet but they want some indication on how two particular lots in the subdivision can be developed. Mistakenly, they were put in the existing subdivision files when they should be separate applications altogether so late this week, if not yesterday, we were able to figure out what happened. The number on the agenda is not correct for these two site plans. In fact, you are not reviewing the subdivision, you are reviewing two site plans. Subdivision is still in review. It has not been approved and that is not what is here tonight. What is here tonight is two site plans. The correct file numbers are on my comment sheet. So, in the future, keep in mind that we have got two subdivisions to review and potentially approve and two new site plans that are before the Board so there is actually four different applications on file. You can't approve the site plans until the subdivision is through but they want to get an idea on how the site can be developed before they lock in on the lot lines. The subdivision requires a water main and sewer main extension. Therefore, the water main is in the process of being submitted to the County Health Department and sewer to the DEC so while that is in the works, they are trying to get a feel on the development of two lots.

Mr. Lander: Now, this map here, which lots are we looking at?

Ms. Dewkett: What I have got up here first is parcel 15.1.2. The reason why I have the master plan of the subdivision is to show which lot that is. It is the one directly beyond the building that is currently under construction. What we have got here is a site plan for 1800 square feet for office space and the current, the site plan as we show it either meets or exceeds all of the bulk regulations for the zone PI. We are even showing you a rendering of what we'd like to do for that building. It is similar to the building that is already currently under construction but we have done, the architect has done a couple of things to make it architecturally similar but to add some interest to the site.

Mr. McCarville: Do you have any comments from the fire department on this?

Ms. Dewkett: Yes, we do have fire department comments. One of them was to show the existing hydrants. Now, the hydrants are part of the water plans which are part of what has been submitted to the Orange County Health Department so--

Mr. McCarville: They generally want 30 foot on the drive-thru and you have 24.

Mr. Soukup: Thirty-five (35).

Mr. VanLeeuwen: They settle for 30 and you have 20.

Mr. Schiefer: The highway superintendent approved it. The water superintendent has no problem. We are not going to approve anything tonight. We have nothing from the fire department.

Ms. Dewkett: We are not requesting approvals tonight.

Mr. Schiefer: Until the subdivision is done, you are not going to get it.

Ms. Dewkett: We are requesting comments in the parcel through the parking lots connection to the building that is in front and will ultimately connect to the building behind plus have an access onto the main road. All of the utilities will be brought up to the parcel through the main road and those utilities are currently under design and will be submitted shortly to the various agencies for approval. The drainage for the site will be done according to the drainage plan, the overall plan for the subdivision.

Mr. VanLeeuwen: I don't have any problem with it. The only thing is you are going to have to get through the fire department and I will tell you, I think you are going to have a problem. That is between you and the fire department.

Ms. Dewkett: Right.

Mr. VanLeeuwen: Do you exceed the parking?

Ms. Dewkett: Yes, by one space. We do already have incorporated the handicapped so that the one space is including the handicapped.

Mr. Lander: Where is the dumpster?

Ms. Dewkett: We haven't shown a dumpster yet.

Mr. Lander: That is your one parking space.

Ms. Dewkett: Quite possibly, it will be yes.

Mr. VanLeeuwen: The dumpster has to be closed and roofed because we have too many problems with wind and garbage blowing all over the place. It has got to be closed.

Mr. Schiefer: Since we are not going to approve it, I am looking for questions and comments and I am sure that is what Kathy wants at this point.

Mr. Soukup: The only comment I have is the interconnection between the sites is good but if you have interconnection in the back where it is on the back of this lot, you can't make a straight run with a fire truck or engine and you can't make those turns with a good sized truck. You can't get from the front of the site to the back of the site to make the interconnection because you can't get a truck, the turning radius is too small. If you are going to connect, it should be a straight line across the front.

Ms. Dawkett: The developer also wanted me to point out, John, that even though it is not required by the code, he is also installing full sprinkler systems in all these buildings.

Mr. VanLeeuwen: That is good because it will save more than 50% a year, 75% on the fire insurance.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

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

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89-10  
 WORK SESSION DATE: 6-20-89 APPLICANT RESUB. Yes need new  
 REAPPEARANCE AT W/S REQUESTED: No REQUIRED: plans  
 PROJECT NAME: New Windsor Business Park. Lot 15.1.2  
 COMPLETE APPLICATION ON FILE NEW OLD X  
 REPRESENTATIVE PRESENT: Kathy Dawkett  
 TOWN REPS PRESENT: BLDG INSP. X  
 FIRE INSP. X  
 P/B ENGR. X  
 OTHER (Specify) \_\_\_\_\_

7-  
38

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Office Bldg - Prof (Propose #14)
- figure out overall subdivision & road. (Kathy to get us plan for this)
- tax map & loc map.
- roof line vs bldg face
- allowable height &
- landscape schedule - lighting
- (concrete) sidewalk; UG electric etc.; 15" min CMP

Town  
CMP

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

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

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

1. Name of Project New Windsor Business Park Parcel 15.1.2
2. Name of Applicant New Windsor Business Park Associates Phone (718) 995-4577  
Address 147-39 175th Street, Jamaica, New York 11434  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record New Windsor Business Park Associates Phone (718) 995-4577  
Address 147-39 175th Street, Jamaica, New York 11434  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Kartiganer Associates PC Phone (914) 562-4391  
Address 555 Blooming Grove Turnpike, Newburgh, New York 12550-7896  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of Route 300  
1600 feet South  
(Direction)  
of Union Avenue  
(Street)
7. Acreage of Parcel 1.52± Ac. 8. Zoning District PI
9. Tax Map Designation: Section 4 Block 2 Lot "15.1.2"
10. This application is for Site Plan
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

CC: M.E.

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section 4 Block 2 Lot(s) 15.1, 15.3, 16

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

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

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

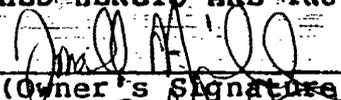
COUNTY OF ORANGE  
STATE OF NEW YORK  
SS.:

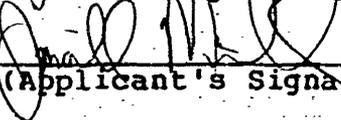
\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

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

Sworn before me this \_\_\_\_\_

22 day of March 1989

  
\_\_\_\_\_  
(Owner's Signature)

  
\_\_\_\_\_  
(Applicant's Signature)

Katherine Ann Dewkett  
Notary Public

\_\_\_\_\_  
(Title)

KATHERINE ANN DEWKETT  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 4903420  
Commission Expires August 24, 1989

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Jonathan Miller, deposes and says that he  
resides at 300 East 74th Street, New York City, New York  
(Owner's Address)

in the County of Manhattan

and State of New York

and that he is the owner in fee of Section 4, Block 2,

Lot "15.1.2"

which is the premises described in the foregoing application and

that he has authorized Kartiganer Associates, P.C.

to make the foregoing application as described therein.

Date: 22 MARCH 1989

  
(Owner's Signature)

Hatharine Ann Dewkett  
(Witness' Signature)

# SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: New Windsor Business Park - Parcel 15.1.2

Location: Temple Hill Road, New Windsor, New York Orange County

ID Number: NWPB No. 89-10

### 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Preparer's Title: \_\_\_\_\_

Agency: \_\_\_\_\_

CC: M.E.

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 27 February 1989  
**SUBJECT:** New Windsor Business Park

PLANNING BOARD REFERENCE NUMBER: PB-88-41B

FIRE PREVENTION REFERENCE NUMBER: FPS-89-020

PREVIOUS REFERENCE NUMBERS: N. A.

A review of the above referenced subject site plan/ sub-division was conducted on 27 February 1989, with the following being noted.

TOWN CODE CHAPTER 21, SECTION 21-10

Water main lines and hydrant locations are not shown on the site plan. Show location of Temple Hill Road and provide hydrant at the entrance drive from Temple Hill Road.

PLAN DATED: 9 February 1989, Revision 0

This site plan/subdivision is found unacceptable.

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

cc: M.E.  
Kathy Dewkett-Kartiganer

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

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

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

1. Name of Project New Windsor Business Park
2. Name of Applicant New Windsor Business Park Assoc. Phone (718) 995-4577  
Address 147-39 175th Street, Jamaica, New York 11434  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record New Windsor Business Park Assoc. phone (718) 995-4577  
Address 147-39 175th Street, Jamaica, New York 11434  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Kartiganer Associates, PC Phone (914) 562-4391  
Address 555 Blooming Grove Turnpike, New Windsor, New York 12550-7896  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of Route 300  
(Street)  
1600 feet South  
(Direction)  
of Union Avenue  
(Street)
7. Acreage of Parcel: 5.49 AC      8. Zoning District PI
9. Tax Map Designation: Section 4 Block 2 Lots 15.1, 15.3
10. This application is for Subdivision / Site Plan Approval
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section 4 Block 2 Lot(s) 15.1, 15.3, & 16

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

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

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE  
STATE OF NEW YORK

I, [Signature] being duly sworn, depose and say that he is the owner in fee of \_\_\_\_\_ and that he is (the owner in fee) of \_\_\_\_\_ (office of \_\_\_\_\_) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

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

Subscribed and sworn to before me this \_\_\_\_\_

24 day of June 1986

[Signature]  
Notary Public

[Signature]  
Signature  
[Signature]  
(Applicant's Signatures)

NOTARY PUBLIC  
STATE OF NEW YORK  
ORANGE COUNTY

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Jonathan Miller deposes and says that he  
resides at 322 Ave 74th St NYC, NY  
(Owner's Address)

in the County of Manhattan  
and State of NY

and that he is the owner in fee of Section 4, Block 2,  
Lot 15.1 & 15.3, Town of New Windsor, New York

which is the premises described in the foregoing application and  
that he has authorized Vartigmer Engineers  
to make the foregoing application as described therein.

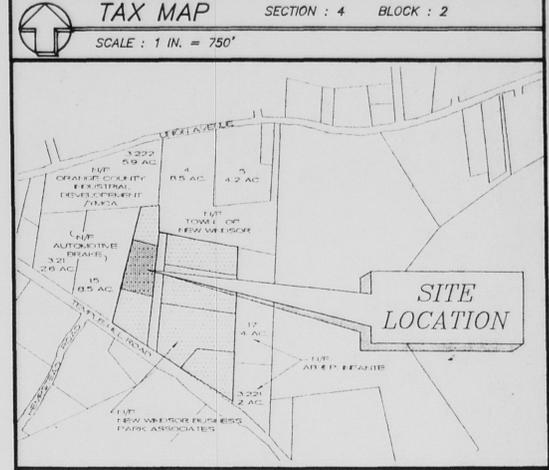
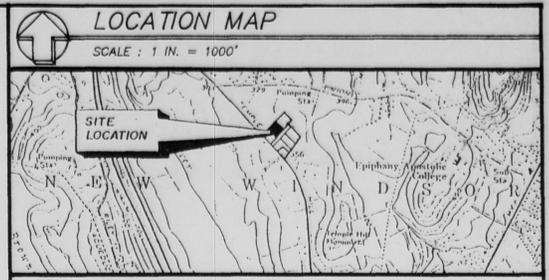
Date: 6.24-88

Jonathan Miller  
(Owner's Signature)

Barbara Miller  
(Witness' Signature)

PLANT LIST				
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
1	TAXUS CUSPIDATA DENSE	DENSE JAP. YEW	2'-2 1/2'	17
2	JUNIPERUS CHIN. PFTZERIANA	PFTZERS JUNIPER	2'-2 1/2'	13
3	VIBURNUM TOMENTOSUM	DOUBLEFILE VIBURNUM	3'-4'	3
4	PINUS NIGRA	AUSTRIAN PINE	7'-8'	5
5	COLEDITSA TRIA. NERMIS	SHADE MASTER LOCUST	2 IN.-2 1/2 IN. CAL.	4
6	PLANTANUS ACERIFOLIA	LONDON PLANE	2 IN.-2 1/2 IN. CAL.	3
7	OVERCUS PALUSTRIS	PIN OAK	2 IN.-2 1/2 IN. CAL.	2
8	PINUS STOBUS	WHITE PINE	2 IN.-2 1/2 IN. CAL.	6

NOTE: 1. FINAL LOCATION OF PLANTS SHALL BE AS DIRECTED BY OWNER IN FIELD.  
 2. ALL DISTURBED AREAS NOT DESIGNATED INCLUDING ISLANDS SHALL BE TOPSOILED AND SEED



**SITE INFORMATION**

LOCATION : TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

TAX MAP DESIGNATION : SECTION #4 - BLOCK #2  
LOT #15.1.2 1.52 ACRES

ZONED : PLANNED INDUSTRIAL (P.I.)  
WATER DISTRICT : No. 6  
SEWER DISTRICT No. : 17  
UTILITIES : CENTRAL HUDSON G & E / N. Y. TELE.  
SCHOOL DISTRICT : NEWBURGH CONSOLIDATED  
FIRE DISTRICT : VAILS GATE  
HIGHWAY : N.Y.S. D.O.T. NEWBURGH RESIDENCY

DESIGNATED USES:

**BULK REGULATIONS**

ITEM	REQUIRED	PROVIDED
PERMITTED USES - OFFICE BUILDING		
LOT AREA	40,000 S.F.(MIN.)	68,200 S.F.
LOT WIDTH	150' (MIN.)	250'
FRONT YARD	50' (MIN.)	70'
SIDE YARD, TOTAL	15'/40' (MIN.)	50'/100'
REAR YARD	20' (MIN.)	63'
FLOOR AREA RATIO	0.6 (MAX.)	0.26
BUILDING COVERAGE	39,694 S.F. (MAX)	18,000 S.F. (26% OF TOTAL AREA)
HEIGHT	6 IN./FT. TO NEAREST PROPERTY LINE (26 FT.)	15'
PAVEMENT COVERAGE		30,786 S.F. (46% OF TOTAL AREA)
PARKING	1 SPACE/200 S.F.	90 SPACES
OPEN SPACE		18,978 S.F. (28% OF TOTAL AREA)

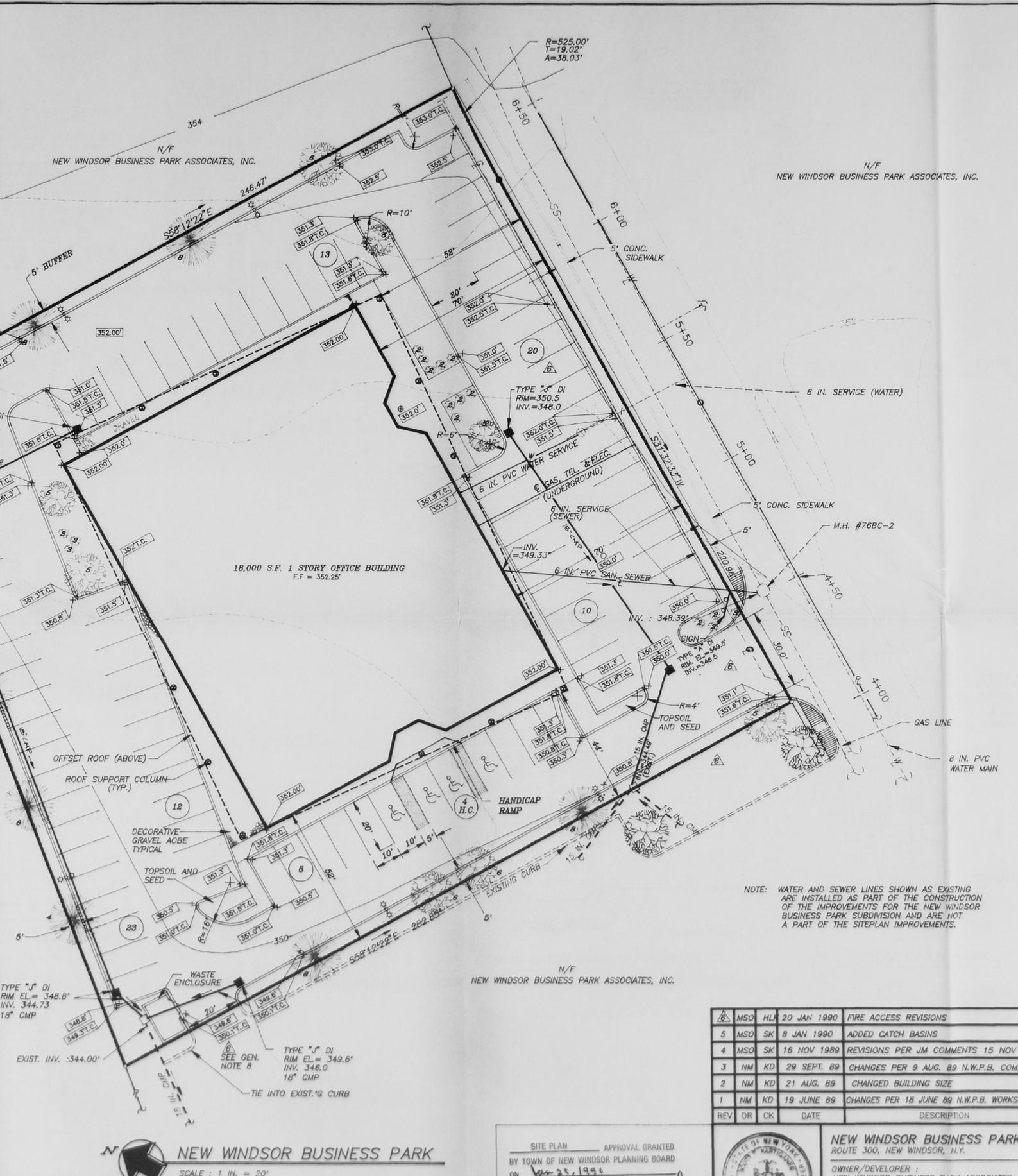
**NOTES :**

- BOUNDARY & TOPOGRAPHICAL SURVEY INFORMATION BASED UPON MAPS PREPARED BY PETER R. HUSTIS, L.L.S., OF BEACON, N.Y. LICENSE No. 49205, F. BU "S" PARK "MAP OF SUBDIVISION & LOT LINE RE-ALIGNMENT" DATED APRIL 2, 1987, & "BOUNDARY & TOPOGRAPHICAL SURVEY" DATED APRIL 7, 1988
- LOT 15.1.2 REFERS TO PARCEL 15.1.2 OF "SUBDIVISION MASTER PLAN" PREPARED BY KARTIGANER ASSOCIATES, P.C., DATED 19 MAY 1988, REVISION 3, DATED 28 DEC. 1988.

**LEGEND**

---	EXISTING CONTOURS
---	FINISHED CONTOURS
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	NEW WATER LINE
---	EXISTING SANITARY SEWER LINE
---	NEW SANITARY SEWER LINE
---	NEW STORM SEWER LINE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	LIGHT POLE 2 ARM 3 ARM 4 ARM
---	NEW CATCH BASIN
---	EXISTING CATCH BASINS
346.02 +	EXISTING SPOT ELEVATION
346.02 +	FINISHED SPOT ELEVATION

- CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE UTILITIES FOR THE INSTALLATION OF THE LINES AND EQUIPMENT. THE PHYSICAL LOCATIONS OF ALL SUBSURFACE UTILITIES SHALL BE VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- GRADE SITE TO MEET FINISHED SPOT GRADE ELEVATIONS AND PROPOSED CONTOURS.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO SEE THE EXTENT OF TREES, BRUSH, FENCE, BOULDERS, ETC. THAT WILL HAVE TO BE REMOVED FROM THE SITE TO FACILITATE THE GRADING AND SEEDING OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL LINES AND GRADES PRIOR TO BEGINNING WORK.
- AREA OF THE SITE OCCUPIED BY NEW BUILDINGS AND PAVING SHALL HAVE THE TOPSOIL STRIPPED TO ITS FULL DEPTH FOR USE IN THE LANDSCAPING.
- ALL AREAS OF THE SITE TO BE LANDSCAPED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL FREE OF DELETERIOUS MATERIAL, NEW OR EXISTING AND SHALL BE SEEDED AND MULCHED A.O.B.E.
- EXCESS OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
- INTERNAL INGRESS AND EGRESS BETWEEN ADJOINING PARCELS SHALL BE UNOBSTRUCTED AT ALL TIMES FOR VEHICULAR AND PEDESTRIAN TRAFFIC. UPON CONVEYANCE OF PROPERTY TO SUBSEQUENT OWNERS A PERPETUAL EASEMENT BETWEEN PARCELS SHALL BE OFFERED FOR DEDICATION TO THE MUNICIPALITY AND ADJOINING PARCEL OWNERS.



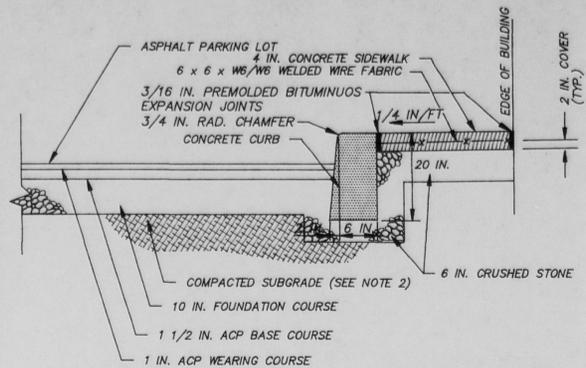
REV	DR	CK	DATE	DESCRIPTION
5	MSO	SK	8 JAN 1990	FIRE ACCESS REVISIONS
4	MSO	SK	16 NOV 1989	ADDED CATCH BASINS
3	NM	KD	29 SEPT. 89	REVISIONS PER JM COMMENTS 15 NOV 1989
2	NM	KD	21 AUG. 89	CHANGES PER 9 AUG. 89 N.W.P.B. COMMENTS
1	NM	KD	19 JUNE 89	CHANGED BUILDING SIZE
				CHANGES PER 18 JUNE 89 N.W.P.B. WORKSESSION

SITE PLAN APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON Jan 25, 1990  
 BY Daniel C. McCarville  
 DANIEL C. MCCARVILLE  
 SECRETARY

**NEW WINDSOR BUSINESS PARK**  
 ROUTE 300, NEW WINDSOR, N.Y.  
 OWNER/DEVELOPER :  
 NEW WINDSOR BUSINESS PARK ASSOCIATES, INC.  
 147-39 175th ST., JAMAICA, N.Y. 11434  
 DRAWN : MSO SCALE : 1 IN. = 20'  
 CHECKED : STK DATE : 9 FEB. 1989

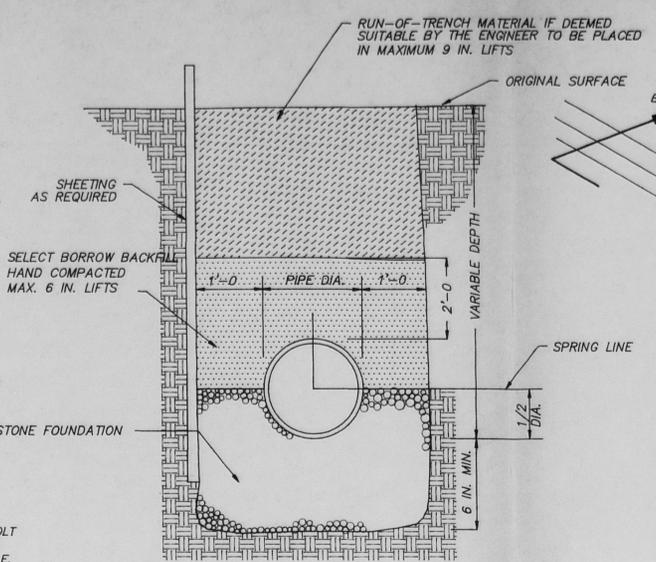
**KARTIGANER ASSOCIATES, P.C.**  
 CONSULTING ENGINEERS  
 555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550  
**SITE PLAN**  
 LOT 15.1.2  
 DWG. NO.: SP-1  
 SHEET : 1  
 OF :  
 JOB NO : 89003.00

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.  
 REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED EXCEPT WITH THE PERMISSION OF THE OFFICE OF ORIGIN.



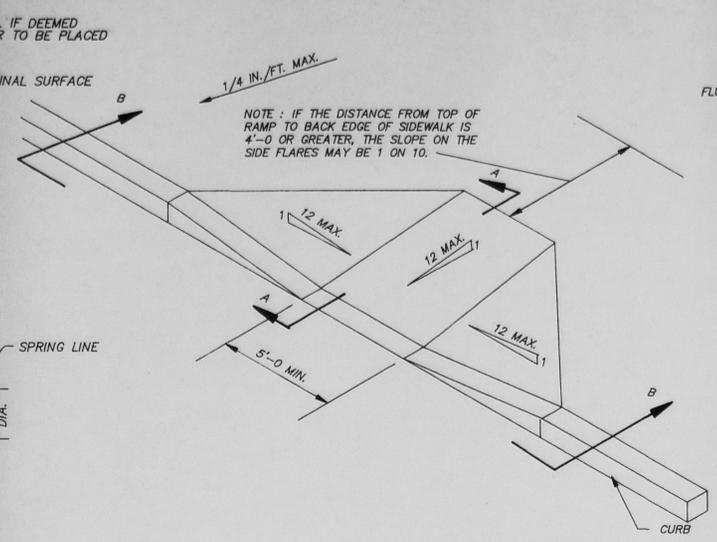
**PAVEMENT, CURB, AND WALKWAY DETAIL**  
A  
D-1  
N.T.S.

- NOTES:
- SIDEWALKS TO HAVE 3/16 IN. PREMOULDED BITUMINOUS EXPANSION JOINTS AT 10' O.C. UNLESS OTHERWISE SHOWN. EXPANSION JOINTS SPACED EVERY 20' MIN. FROM START TO FINISH OF CURBING.
  - PAVEMENT COURSES:  
A. FOUNDATION COURSE; N.Y.S.D.O.T. SECTION 304.2 "SUBBASE COURSE NO. 4".  
B. BASE COURSE; N.Y.S.D.O.T. SECTION 403 ITEM 403.13, "ASPHALT CONCRETE-TYPE 3, BINDER COURSE".  
C. WEARING COURSE; N.Y.S.D.O.T. SECTION 403 ITEM 403.1701, "ASPHALT CONCRETE-TYPE 6F TOP COURSE".

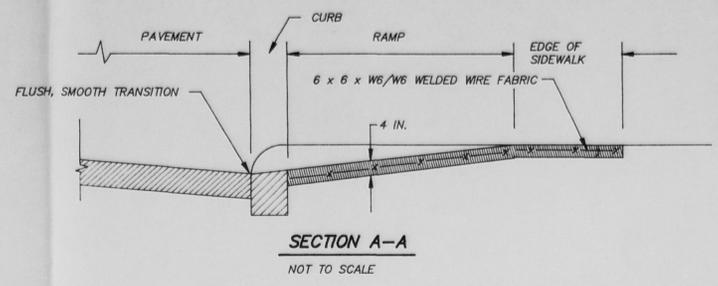


**EXCAVATION & BACKFILL DETAIL**  
B  
D-1  
N.T.S.

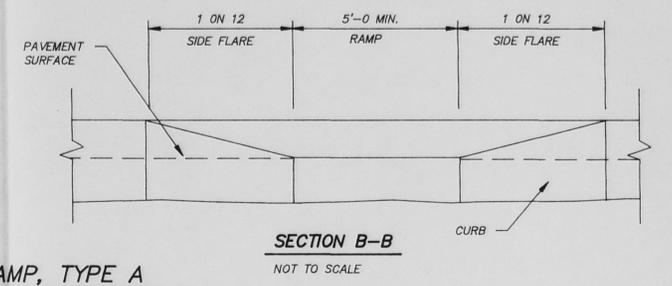
NOTE: SHEETING REQUIRED WHERE DEPTH OF EXCAVATION EXCEEDS 5' OR AS DIRECTED BY THE ENGINEER.



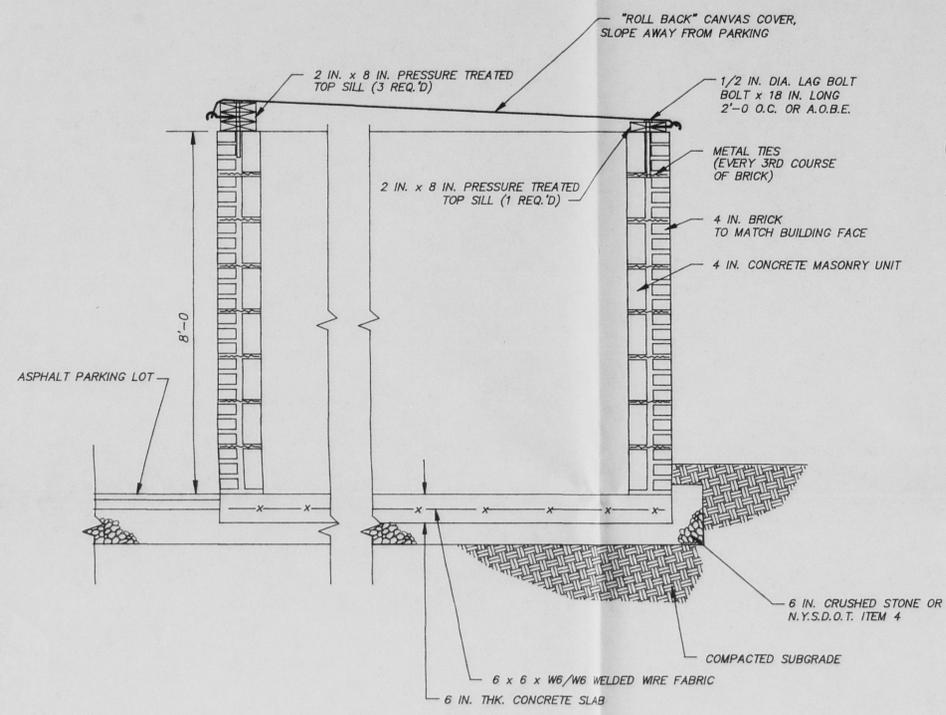
**SIDEWALK CURB RAMP, TYPE A**  
C  
D-1  
N.T.S.



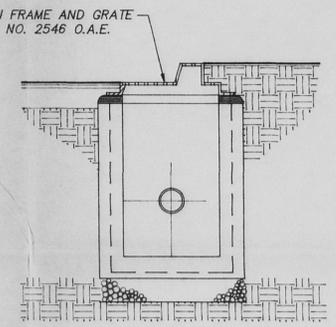
**SECTION A-A**  
NOT TO SCALE



**SECTION B-B**  
NOT TO SCALE

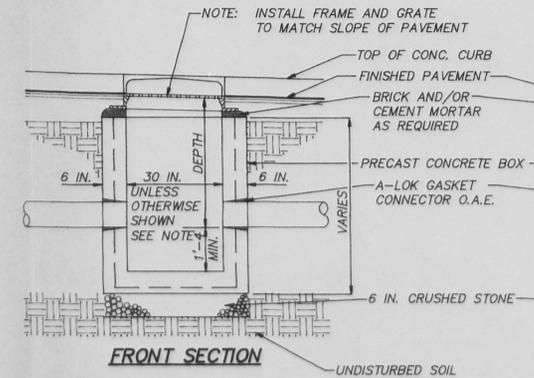


**SECTION C**  
NOT TO SCALE



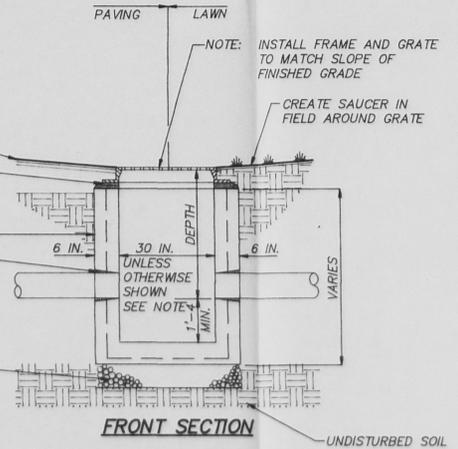
**SIDE SECTION**

NOTE: SEE PLAN SHEETS FOR BASIN SIZE AND PIPING REQUIREMENTS



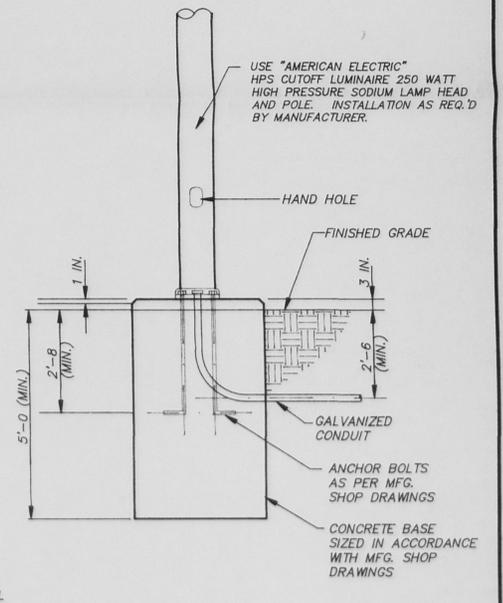
**FRONT SECTION**

**TYPICAL CATCH BASIN W/ CURB INLET**  
E  
D-1  
N.T.S.

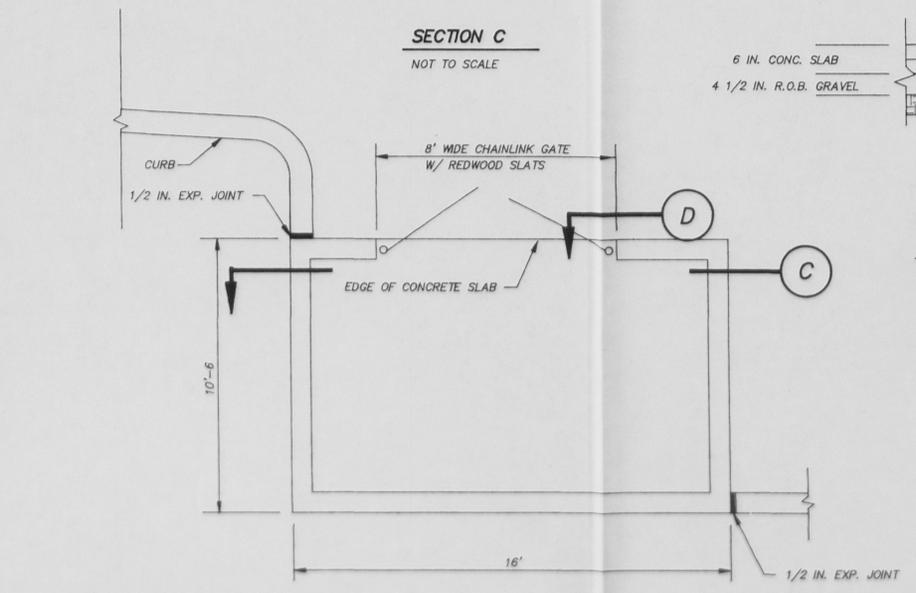


**FRONT SECTION**

**TYPICAL CATCH BASIN**  
F  
D-1  
N.T.S.



**TYPICAL LIGHT POLE DETAIL**  
G  
D-1  
N.T.S.



**PLAN - WASTE ENCLOSURE DETAIL**  
D  
D-1  
NOT TO SCALE

REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED EXCEPT WITH THE PERMISSION OF THE OFFICE OF ORIGIN.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

NOTE: SHALL MEET THE REQUIREMENTS OF THE N.Y.S.D.O.T. SPEC. 706.04. CATCH BASIN TYPE "J" UNLESS OTHERWISE SHOWN ON PLAN.

NOTE: SHALL MEET THE REQUIREMENTS OF THE N.Y.S.D.O.T. SPEC. 706.04. CATCH BASIN TYPE "A" UNLESS OTHERWISE SHOWN ON PLAN.

SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON June 25, 1990 BY Daniel C. McCarville SECRETARY

**NEW WINDSOR BUSINESS PARK**  
ROUTE 300, NEW WINDSOR, N.Y.

OWNER/DEVELOPER:  
NEW WINDSOR BUSINESS PARK ASSOCIATES, INC.  
147-39 175th ST., JAMAICA, N.Y. 11434

DRAWN: MSO SCALE: AS SHOWN  
CHECKED: STK DATE:

**KARTIGANER ASSOCIATES, P.C.**  
CONSULTING ENGINEERS  
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

SHEET: 2  
OF: 2  
JOB NO: 89003.00

REV	DR	CK	DATE	DESCRIPTION
2	SK	SC	6 DEL 89	SUBMITTAL SET.
1	NM	KD	19 JUNE 89	CHANGES PER 18 JUNE 89 N.W.P.B. WORKSESSION