

NEW\_WINDSOR\_BUSINESS\_PARK\_SITE\_PLAN\_(05-14)

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Ms. Kathy Dewkett appeared before the board for this proposal.

MR. PETRO: Application proposes the construction of a 25,600 square foot office building on the 2.45 acres site. Plan is before the board for a concept review only. Office use is permitted use for A-1 zone, the bulk table is correct with the following corrections needed. Get a copy of Mark's comments?

MS. DEWKETT: Not yet.

MR. PETRO: Get one of those so you can take care of the necessary bulk table comments. The site plan as proposed appears to comply with all bulk requirements. Why don't you tell us briefly what you want to do. This is next to or behind New York Life, there's three lots I think behind there, correct?

MS. DEWKETT: Yeah, there's three lots, this is actually your community center, ambulance right here so this is the parking lot where New Windsor Business Park Associates gave an easement so that you can build this parking lot to service this building, I believe.

MR. SCHLESINGER: Is this also where the temporary trailer office is?

MS. DEWKETT: No, the trailer office is down here.

MR. PETRO: Closest to us.

MS. DEWKETT: Right, this is the lot just in the back, I get turned around in this building, but I think it's just back here.

MR. EDSALL: Immediately behind the community building.

MR. PETRO: For concept plan only so--

MR. SCHLESINGER: So it's not on 300, it's set back?

MS. DEWKETT: Right, it's the lot furthest in, this is the I guess the IRS building right here. My name is Kathy Dewkett. We'll have a site map and tax maps and all that on our cover sheet. So this is the building here, like Jim said, it's 25,600 square feet single story multi-tenant office building. So the bulk table we're providing one over the parking requirements, we meet all of the minimum setbacks and everything about that. We meet the maximum lot coverage, maximum lot coverage is 85 percent and we're in at 73 percent. The one issue we have left to figure out is storm water management. What we're looking to do is possibly do a retention pond because New Windsor Business Park Associates owns this lot and the lot right on 300 we're looking at possibly doing a retention basin, temporary wet pond that would be able to retain all three of the undeveloped lots, so design it for all three lots but, you know, either build it in stages or build it and it would only service this one lot right here. What we're planning to do though right now there's some drainage that's coming off of this property here actually onto our lot and we're planning to pipe that directly to there's a large 60 inch diameter culvert that runs under Route 300 near the restaurant so we're planning to just pipe that directly down.

MR. PETRO: What about that, Mark, we were talking out in the hallway there prior to the meeting, you know, we have new regulations where all the storm water has to be treated, this is a pre-existing condition to this lot which comes from the Town Hall property and from Mr. Miller's IRS building, there's a third pipe that comes onto the site, if you're going to do the retention pond probably should be fed into that and then into the system, if they're going to do an underground system on this site, then we would have to

revise that idea, I don't know.

MR. EDSALL: We'll look at it with Kathy, it's clearly there's some flow that's based on flows that were directed for projects that were not subject to the Phase 2 regulations but we've got the new site which has to be but we'll work out I believe a fair approach with Kathy.

MR. PETRO: I'm interested to know for myself would it fall within the idea of the law that you can still take those other culverts or pipes that are coming onto the property, discharge them untreated into the other 60 inch?

MR. EDSALL: I don't believe you need to treat flow for pre-existing sites. But if you're taking it into a system that's being designed to handle the Phase 2 regulations, we have to worry about the hydraulics, it's a matter of how we're going to get flow through and not overtax the system she's designing for these three lots.

MS. DEWKETT: When I worked for, before I opened my own firm, I worked for the firm that did the overall subdivision of this and we had come up with the drainage plan that at that time the drainage report that at that time met the current regulations which was designed for 25 year storm and, you know, everything flowed, they're fairly flat pipes but they do flow to the 60 inch culvert that's what we're planning to do with all the water that comes onto our site from our project is already approved, just get those to that 36 inch or to the 60 inch culvert.

MR. PETRO: This is only my opinion and Mark you should review this as the third way is if you build a retention pond on the bottom lot, take those three outlets and feed them into the retention pond first instead of directly into the 60 inch underneath 207.

MS. DEWKETT: If we can get the grades to work. The problem is that these three pipes are lower than what we're expecting our pipes to be.

MR. PETRO: Well, if the retention pond is all the way on the bottom you should be able to get to it.

MS. DEWKETT: The bottom topographically is right in this area here, we originally thought we might be able to do it down where the trailer is and have that as a nice area there but that part is actually about 4 feet higher than this low spot here so I did a little bit of hydraulic calculations and the whole system just to get it down there will practically be under water, the whole system would end up as your hundred year storage area the whole piping system because of the grades getting it down to there. So what we can do now is in this area in here might be the best area but again these pipes, these existing pipes might be too low to get them there into the retention system and still have it work as a retention system.

MR. EDSALL: What you're proposing is to have water quantity and quality provisions for the three lots you want to develop but just pass through the flow for existing sites?

MS. DEWKETT: Exactly.

MR. EDSALL: I don't think that's a problem.

MS. DEWKETT: Make sure that it meets the regulations in terms of safely, pass the hundred year storm, but don't do the water quality treatment.

MR. PETRO: I just had another member tell me the same thing, I'm not disputing that, I'm not saying that's not the way to go, I'm saying but if you can go another way to examine that it would be better, that's all. If

you can't, you can't.

MR. EDSALL: If it can be done.

MS. DEWKETT: We're dealing with pipes that are at really minimum slopes here just to get it to flow. I think the plans as we submitted also had a landscaping plan so basically we're going to continue the trees that are along the street, continue those street trees, have some planting up near the building either possibly as a planting strip right up into the building or possibly maybe container plants and then also have some other landscaping.

MR. PETRO: What size or the sidewalks around the building?

MS. DEWKETT: They're five feet, from five feet minimum I believe from the back fix of the curb so not including the curb.

MR. PETRO: All the spots are 9 x 19?

MS. DEWKETT: And the spots are 9 x 19. The handicapped aisle we also made 9 feet wide.

MR. PETRO: Is this your dumpster enclosure in the west end?

MS. DEWKETT: Down here, right, 17 x 22 concrete pad with slightly smaller dumpster enclosure.

MR. PETRO: So Mark what are we looking at? You have a bunch of bullets here, I'm not going to go over all of them.

MR. EDSALL: It's their initial presentation.

MR. PETRO: We don't have anything back here.

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MR. EDSALL: If you're comfortable with the layout, we can have them continue with the design.

MR. PETRO: Assume lead agency. Take a motion.

MR. ARGENIO: Motion that we assume lead agency.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the New Windsor Business Park site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: It will have to go to Orange County Planning Department.

MR. EDSALL: You have no problem with this plan going out layout wise?

MR. PETRO: No, I think the layout is fine. There's no variances required for any setback, the coverage is fine, the height.

MR. EDSALL: I'll coordinate that with Myra.

MR. PETRO: You're going to have to work, I think your biggest hurdle as we talked earlier is going to be the storm water. You're going to tie the roof drains into the storm water?

MS. DEWKETT: Yes.

MR. PETRO: Okay, thank you.

MS. DEWKETT: All right, could I ask if would it be permissible for my client to proceed trying to get the building plans reviewed?

MR. BABCOCK: Sure, we can do that.

MS. DEWKETT: Okay, great, thank you.

MR. PETRO: I'm going to schedule a public hearing for this at some point so I know it's in the zone and it's permitted. I'd just rather have it and be done with it.

MR. BABCOCK: You want to do that now?

MR. EDSALL: Why don't you authorize it now?

MR. PETRO: Take a motion to have a public hearing.

MR. ARGENIO: I'll make that motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the New Windsor Business Park site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE