

PB# 01-46

**Imageland
(SP)**

33-1-5

Approved 9-19-01



STEVE STEINER
President

1079 LITTLE BRITAIN ROAD (RT. 207)
NEW WINDSOR, NY 12553

DIGITAL AND OFFSET PRINTING SERVICES

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*7/10/01
Sent request to
Assessor for P.H. Leit
©*

LICENSE AND PERMIT BOND



STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

KNOW ALL PERSONS BY THESE PRESENTS, That we, STEPHAN F STEINER

of 1079 (RT 207) LITTLE BRITAIN RD NEW WINDSOR, NY 12553 as Principal, and STATE FARM FIRE AND CASUALTY COMPANY, a corporation organized under the laws of the State of Illinois, having its principal office in the city of Bloomington, Illinois, as Surety, are held and firmly bound unto TOWN OF NEW WINDSOR

in the full and aggregate sum of SIX THOUSAND FIVE HUNDRED Dollars (\$ 6,500.00) lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the said Principal has been granted a GENERAL CONTRACTOR LICENSE

for a term beginning JULY 23, 2003 and ending JULY 23, 2004

NOW, THEREFORE, if the above Principal shall indemnify and save harmless the Obligee, against loss by reason of said Principal's breach of any ordinance, rule or regulation relating to the above described license or permit, then this obligation shall be null and void, otherwise to remain in full force and effect.

Provided, that if the Surety shall so elect, this bond may be cancelled by giving thirty (30) days notice in writing to the said Obligee and this bond shall be deemed cancelled at the expiration of said thirty (30) days; but said Surety so filing said notice shall not be discharged from any liability already incurred under this bond or which shall accrue hereunder before the expiration of said thirty (30) day period.

This bond may be continued from year to year by means of a continuation certificate.

Signed, sealed and dated this 23RD day of JULY, 2003.

Stephan F. Steiner - *Principal* owner

By Stephan F. Steiner - *owner*

STATE FARM FIRE AND CASUALTY COMPANY
By Cynthia Johnson - *Attorney-in-fact*

Power of Attorney

STATE FARM FIRE AND CASUALTY COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That STATE FARM FIRE AND CASUALTY COMPANY, an Illinois corporation, with its principal office in Bloomington, Illinois, does hereby constitute and appoint: Mary Allen, John C. Anderson, Teresa L. Brown, Jessica Bryant, Kelly Butterfield, Ceola Campbell, Pamela Chancellor, Mary Clodfelter, Kim Filter, Julie Freed, Brooke Furry, John Gibson, Christine M. Goben, William L. Gordon, Christy Herald, John R. Horton, Cynthia Johnson, Susan K. Johnson, Mary K. Kerfoot, Julia Klinzing, G.F. Krawcyk, Donna K. O'Crowly, Michael D. O'Donnell, James Platt, Debra Prater, Lynn Rakowski, Vicki Redman, Linda Rleck, Suzanne M. Robertson, Alice Schuler, Angie Scott, Trudy Spence, Heidi Stevens, Cindy R. Swick, Perry Tracy, Susan M. Wagoner, Diana L. Watt, Karen Weber, Wilma L. Weinzierl of Bloomington, Illinois its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in the nature of a bond as follows:

Any such obligation in any amount

This appointment is made under and by the authority of a resolution which was passed by the Executive Committee of the Board of Directors of State Farm Fire and Casualty Company on the 24th day of July, 1974, as is duly authorized by the Board of Directors in Article II, Section 6 of the By-Laws of the Company, which resolution is:

Resolved, that the Executive Vice-President or a Vice-President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in the nature of a bond, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Executive Vice-President or any Vice-President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, Vice-President or Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, STATE FARM FIRE AND CASUALTY COMPANY has caused this instrument to be signed by its Vice-President, and its Corporate Seal to be affixed this 14th day of September 2001.

This APPOINTMENT SHALL CEASE AND TERMINATE AUTOMATICALLY AS OF DECEMBER 31, 2004, UNLESS SOONER REVOKED AS PROVIDED.



STATE FARM FIRE AND CASUALTY COMPANY

By: Brian Boyden
Vice-President

STATE OF ILLINOIS
COUNTY OF McLEAN

On this 14th day of September 2001, before me personally came Brian Boyden to me known, who being duly sworn, did depose and say that he is Vice-President of STATE FARM FIRE AND CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such Corporate Seal; and that he executed said instrument on behalf of the corporation by authority of his office under the By-Laws of said corporation.

"OFFICIAL SEAL"
Heidi J. Stevens
Notary Public, State of Illinois
My Commission Expires 3/12/05

Heidi J. Stevens
Notary Public
My commission expires March 12, 2005

CERTIFICATE

I, the undersigned Vice-President of STATE FARM FIRE AND CASUALTY COMPANY, do hereby certify that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and sealed at Bloomington, Illinois. Dated this 23rd day of July 2003



Mike Way
Vice-President

If you have a question concerning the validity of this Power of Attorney, call (309) 766-2090.



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

APR 25 2002

Mayor of Town of New Hope, Pa

□ Main Office
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MEMORANDUM

(via fax)

25 April 2002

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., TOWN ENGINEER

**SUBJECT: IMAGELAND SITE PLAN (NWPB # 01-46)
SITE COMPLETION REVIEW**

This is provided pursuant to the discussions at the regular planning board meeting of 24 April 2002.

The planning board waived the requirement to bond non-complete elements of the subject site plan, as listed in my 12 April 2002 memo to you, with the exception of the paving requirement.

The bond amount for the paving and related striping is \$6500.

Cc: Imageland (via fax 567-3786)

NW01-46-Site Memo 042502.doc

Power of Attorney

STATE FARM FIRE AND CASUALTY COMPANY

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Any such obligation in any amount

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Resolved, that the Executive Vice-President or a Vice-President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in the nature of a bond, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Executive Vice-President or any Vice-President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, Vice-President or Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, STATE FARM FIRE AND CASUALTY COMPANY has caused this instrument to be signed by its Vice-President, and its Corporate Seal to be affixed this 14th day of September 2001.

This APPOINTMENT SHALL CEASE AND TERMINATE AUTOMATICALLY AS OF DECEMBER 31, 2004, UNLESS SOONER REVOKED AS PROVIDED.

STATE FARM FIRE AND CASUALTY COMPANY

By: Brian Boyden
Vice-President



THIS POWER INVALID IF GREEN IMPRINTS ARE NOT PRESENT IN THEIR ENTIRETY

STATE OF ILLINOIS
COUNTY OF McLEAN

On this 14th day of September 2001, before me personally came Brian Boyden to me known, who being duly sworn, did depose and say that he is Vice-President of STATE FARM FIRE AND CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such Corporate Seal; and that he executed said instrument on behalf of the corporation by authority of his office under the By-Laws of said corporation.

"OFFICIAL SEAL"
Heidi J. Stevens
Notary Public, State of Illinois
My Commission Expires 3/12/05

Heidi J. Stevens
Notary Public
My commission expires March 12, 2005

CERTIFICATE

I, the undersigned Vice-President of STATE FARM FIRE AND CASUALTY COMPANY, do hereby certify that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and sealed at Bloomington, Illinois. Dated this 1st day of May 2002.



Susan M. Watkins
Vice-President

If you have a question concerning the validity of this Power of Attorney, call (309) 766-2090.

LICENSE AND PERMIT BOND



STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

KNOW ALL PERSONS BY THESE PRESENTS, That we, STEPHAN F STEINER

of NEW WINDSOR NY as Principal, and STATE FARM FIRE AND CASUALTY COMPANY, a corporation organized under the laws of the State of Illinois, having its principal office in the city of Bloomington, Illinois, as Surety, are held and firmly bound unto TOWN OF NEW WINDSOR

in the full and aggregate sum of SIX THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$ 6,500.00) lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the said Principal has been granted a PAVING CONTRACTOR LICENSE

for a term beginning MAY 1, 2002 and ending MAY 1, 2003

NOW, THEREFORE, if the above Principal shall indemnify and save harmless the Obligee, against loss by reason of said Principal's breach of any ordinance, rule or regulation relating to the above described license or permit, then this obligation shall be null and void, otherwise to remain in full force and effect.

Provided, that if the Surety shall so elect, this bond may be cancelled by giving thirty (30) days notice in writing to the said Obligee and this bond shall be deemed cancelled at the expiration of said thirty (30) days; but said Surety so filing said notice shall not be discharged from any liability already incurred under this bond or which shall accrue hereunder before the expiration of said thirty (30) day period.

This bond may be continued from year to year by means of a continuation certificate.

Signed, sealed and dated this 1ST day of MAY, 2002.

Stephan F. Steiner
Principal
Stephan F. Steiner

By _____

STATE FARM FIRE AND CASUALTY COMPANY

By Julie Freund
Attorney-in-fact

DISCUSSION

IMAGELAND SITE PLAN (01-46)

Mr. Steve Steiner appeared before the board for this proposal.

MR. S. STEINER: The reason why we're here this evening is in reference to the town engineer's letter, I'm Steve Steiner, I'm the president of Imageland Inc., This is Troy Steiner and T.J. McCarry, we're all partners in the organization and our lease is about to terminate at 1008 Little Britain Road. It's very imperative that we receive a full C.O. and be able to move into the new building. We're here tonight, that is what you had and this is what you have now. We originally budgeted with the business plan that we would spend \$100,000, this was our plan, we presented it at a workshop meeting to the town engineer, he looked at it briefly. It was given to our architect and we had proposed roughly \$50,000 interior \$50,000 exterior and needless to say, once 28 tons of debris was removed from the premises, many things began to surface. We had to install 60 feet of steel I-beams, had to replace floor joists, told cement block walls were unacceptable, if it was going to be a heated facility, and through the budget into, steel studding, metal studding and sheetrocking, so we're then in a dilemma to say how can we maintain, you know, the building construction and stay close to the budget. So by exceeding the budget of \$40,000 we had to skimp in a few areas, instead of a five foot sidewalk, we went with a four foot sidewalk.

MR. T. STEINER: This is the site review from Mark Edsall that we received. I will give you all a copy of this.

MR. LANDER: Do cars park in front of the sidewalk?

MR. S. STEINER: No, sir.

MR. LANDER: I don't see any striping in this area.

MR. S. STEINER: If you were to look at the sidewalk,

it's roughly 80 feet and we have originally proposed in our site plan that was approved by the town our original budget was for 2,500 square feet of paving. We since trimmed it, we went over 6,000 square feet of paving and instead of using interior curbing, we went to the concrete curb of the State. Why? Because we went to the State, received the application, filled it out, submitted color photographs and it was rejected. We said why and they said we're widening the road, we don't want anymore construction and we may present a water problem. They said ask the town if you can plant shrubbery that will not exceed 18 inches in height. The building department was contacted, we did get approval on that and we purchased 30 shrubs. We started to put additional trees, it was too close to the neighbor's property, they came over, they tore up the landscaping, the police had to come. It's been an issue over here because we're the new kid on the block, it's like taking meat from a hyena. Mr. Mans refused to fix his fence. We had to hire people and repair the fence which I might get heck from him when he recovers, I understand he's not feeling well. The oil company were told to please keep off the property, after battles with the fire department and police department, lawyers delayed our work back there for many months and they finally removed approximately 15,000 gallons of three storage tanks of fuel which was removed.

MR. ARGENIO: Can I jump in for one second? Where are we going here? Were you looking for relief on some of these items?

MR. S. STEINER: What we're trying to say to you at this point in time is the major issue that the town engineer is presenting is that they want a \$20,000 bond in order for us to complete additional work. Mr. Jerry Sherman, the architect, presented a drawing to us and I must admit that it was a blunder, it says here new paving and it should of said new surfacing. We installed 48 yards of crushed stone that was spread by tractors. The reason why we would not pave the back of this area is that it's basically had about a dozen coats of paving, we wanted to even it out.

MR. PETRO: The back portion where it says paving on

the plan, is it part of the required parking?

MR. EDSALL: Yes, it is.

MR. PETRO: Then it's out of our hands. If it's part of required parking, it has to be paved, there's no exceptions to that.

MR. S. STEINER: I beg your pardon, sir. This is a printing organization. We have been in business three years. We never have more than two cars in the lot at one time. We want to comply but if you're forcing us to spend an additional, our budget is finished right now, we'll have to shut down the doors, put the building up for sale, we can't do it.

MR. PETRO: Money is not a concern of the planning board. You may not need the parking spots, we're approving the building on that parcel of land, we're not approving it for you.

MR. S. STEINER: This is all pre-existing.

MR. PETRO: Let me speak, the building we're approving, you can move out in three days and somebody else can come in here approaching it by the number of square feet that's required in that building for the number of parking spots that are required for the building, you may never use those parking spots. I own Orange Boat Sales, we need handicapped parking, handicapped doors. I have never had a person in my life come in there in a wheelchair to buy a boat. But I have to have that, it's part of the law. That's what we do have, so some of which requires not necessarily for you, I understand that you may never use those parking spots, but you can sell the building tomorrow and somebody would have to utilize those parking spots. You cannot use parking spots on shale or impervious area because you cannot delineate the lines, snow plow plows it, it's the law, there's no relief of that law, if they're required spots. Now, if you have second excess parking over and above what's required, what's required on the site?

MR. EDSALL: I don't have the site plan.

MR. PETRO: Whatever's required, let's say there's 15 spots required and you want to provide 30, then that can be shale or whatever are stone that you put down. I don't know any way around it. He could do a binder, maybe a binder area first or something that's cheaper.

MR. ARGENIO: That's dust free, isn't it?

MR. EDSALL: What you have done in the past again on overflow parking is allowed oil and chip instead of paving but for required parking, you have always required paving cause that's what the law calls for.

MR. BABCOCK: On the front plan, how many parking spots are required, how many did you propose? It should be on the front plan.

MR. STEIN: Total of 19 spaces including handicapped.

MR. EDSALL: That's what's required.

MR. BABCOCK: Is that what's required or less?

MR. S. STEINER: I believe that's what was required.

MR. ARGENIO: I was going to say let me just say I drive passed this building every night on my way home from work. They have done a beautiful job. They have taken an eyesore and they have turned it into what hopefully will be an asset for our community for many years to come. It looks really nice.

MR. MC CARRY: I'm the manager of Imageland. I'm a partner in the company and what we're trying to work out something with you guys at is the fact that we're way over budget, totally over budget, we have no more funds to put out a \$20,000 bond now to get a C.O. so we can continue our business.

MR. ARGENIO: We're trying to help you guys find the solution, too, but we can't say okay to do something that's contrary with the law of the Town of New Windsor, can't do that.

MR. MC CARRY: I understand that but there must be some

way to--

MR. PETRO: I have 11 items there, Mark, have any of them been corrected?

MR. EDSALL: I have not been back out, I don't know that they've changed anything.

MR. PETRO: Have any of the 11 items been corrected?

MR. S. STEINER: The signage of course has been corrected and the issue about the curbing, if you're not going to get a permit from the State, you can't build half curb if your neighbor next door is coming on over and sending his ghouls to rip up our tiling and shrubbery and calling the police, you can't operate like this. When we call for assistance, they say hey, this is a civil matter, you've got to have the lawyers fight it out. And because there's an encroachment on the property now to make one point very significant here is I'm looking at the Town of New Windsor signed off on this drawing back in 1986 and there are buried tanks on this property right here, when the two brothers owned this land, one was Prendergast, I don't know who the other brother was, recently I heard from the workers that Rumsey Oil is trying to bury tanks again and the fire department came over recently in recent months and said let's see the paper that was supposed to be given, I understand the New Windsor Fire Inspector at that time going back to 1986 would not sign anything but gave them a verbal okay. So now they may be digging this up again and to pave this, this is ludicrous because now I install a fence right between, you know, which was once one property and for these monsters, you know, to come in and start tearing out--

MR. PETRO: How would they go in and dig holes on your property? I don't understand that.

MR. S. STEINER: That's where the tanks were buried.

MR. PETRO: Remove the tanks, you mean tanks are still there?

MR. S. STEINER: They have been removed, but something

is up because they want to dig again. And the fire department is not willing, the inspector is not willing to give them a certificate to dig and bury tanks because when it was dug up back in '86, they don't have anything in writing to show. Now, again, this is all hearsay over the fence gossip, I have nothing to prove.

MR. LANDER: How are they going to bury tanks on your property?

MR. PETRO: Why would they dig on your property?

MR. S. STEINER: Mr. Babcock, you know the area before I got involved in it.

MR. LANDER: Why would they go on his property to bury tanks?

MR. BABCOCK: I don't know.

MR. PETRO: I want to go over items that we can help you with.

MR. LANDER: Start from number one, curbing, each side of the curb cut Route 207 is asphalt, not concrete, there was curb cuts there already?

MR. PETRO: It's a very small curb up in the front, there's some flowers in there. I looked at it with Mike Babcock, it's very minor in nature. Mark is correct, we don't normally allow that, we allowed one with Mr., what's his name up here?

MR. LANDER: Thing is they're doing it in the DOT right-of-way.

MR. PETRO: Did DOT tell you they can't have it there?

MR. EDSALL: I believe DOT will only permit concrete curbs.

MR. PETRO: Is this the curb we're talking about just that goes around the flower bed?

MR. BABCOCK: Also one on each side. What we had

talked to the applicant about is possibly putting a bond up for the little bit of curb work. Once they, if they widen the road, if he gets an agreement with the neighbor to do a lot line change, open up the other area, we can do that, that was an issue we kind of solved and put on the back burner.

MR. PETRO: That's not a problem putting the bond up for the curb?

MR. S. STEINER: I will put it up for the curb.

MR. LANDER: Number 2, that's the same thing, curbing west side of curb cut on Route 207 is non-existent.

MR. EDSALL: That was the planting area on the left, there was a curb that outlined the planting area so the curb and the planting area were eliminated.

MR. S. STEINER: I will put my cards on the table, we may never negotiate.

MR. PETRO: Bond both curbs.

MR. EDSALL: And the planting area that's in the curb.

MR. PETRO: But that's not a lot of money to bond that.

MR. EDSALL: No.

MR. PETRO: \$1,000?

MR. EDSALL: I'll have to look at the estimate.

MR. BABCOCK: We have to look at the estimate, I didn't bring that stuff, I wish I would have.

MR. S. STEINER: It's approximately \$1,000.

MR. LANDER: Number 3, planting area on east side of curb cut is incomplete, does not conform to detail on plan. Our stand on that was if so, how many plants are we talking about here?

MR. S. STEINER: What's happening with the water

restrictions right now if we put in all this shrubbery, I mean, should we hold off, can we take a moratorium?

MR. PETRO: What's there now? Is there any planting there at all, Mark?

MR. EDSALL: I think there was a couple items planted.

MR. PETRO: That's good enough. I don't want to see that on there again.

MR. LANDER: We're not going on any of the planting areas.

MR. PETRO: I like everything when I ride by, very happy, looks nice, I get excited. Let's go to something else.

MR. LANDER: Parking in rear sign at entrance missing.

MR. S. STEINER: That's done.

MR. LANDER: Interior curbs shown as Belgian block are asphalt.

MR. S. STEINER: These are eliminated and went right to the State curb with the blacktop.

MR. LANDER: Another island on the plan.

MR. EDSALL: There was a planting island in the front, that's the one you just eliminated.

MR. LANDER: Shaped curb at east side of property near back of building missing.

MR. EDSALL: That's one you said for truck movement.

MR. BABCOCK: The curb along the side, if he wants to make the turn to back a truck in, it doesn't work. It looked nice on the plan and nice the way it made the movement, we said that that was okay.

MR. PETRO: Number 7 is out.

MR. LANDER: Mr. Chairman gave them relief on that.

MR. BABCOCK: That's correct.

MR. LANDER: Curbing along east side of building along sidewalk not installed.

MR. S. STEINER: We put--

MR. LANDER: That's where the sidewalk is?

MR. S. STEINER: Yes, sidewalk that's being used as the curb and there's no parking along here so there's a--

MR. LANDER: Well, normally, you incorporate your curb and your sidewalk all in one thing but all right let's move on. The four and five foot, this is sidewalk along the side of the building is 4 foot not 5?

MR. S. STEINER: Well, handicapped area is 5 and plus 6 then it drops down to 4 the rest of the way.

MR. PETRO: If you're parking cars into it, Ronny's point usually is four is not enough.

MR. LANDER: Handicapped person can't go down the sidewalk because the bumpers stick out.

MR. ARGENIO: I'm with you on all of it. I'll just chime right in if I disagree on anything.

MR. LANDER: Handicapped sign mounted too low.

MR. S. STEINER: That's corrected.

MR. LANDER: Rear lot area not paved.

MR. PETRO: That's the biggest item. The other ones you're going to bond which would be anything in the State right-of-way, talk with Mark and Mike and get that bonded one way or the other because we can't do anything with that no matter what.

MR. S. STEINER: Understood.

MR. PETRO: You've got that, Mark?

MR. EDSALL: We're just talking if you're removing the planting island on the west side of the entrance, you don't need the curb anymore.

MR. PETRO: Good.

MR. EDSALL: If you have eliminated it, you don't need it, otherwise, you're not going to have a curbing area, just going to be open.

MR. PETRO: I don't know how to help him on number 11 so I don't know what to do about that, anything that's required parking has to be paved.

MR. ARGENIO: For the record, as Mike said earlier, we'll accept a partial section, is that correct, in binder, only as long as it's a dust free surface?

MR. PETRO: Does it say required parking spots? Do you have a plan here?

MR. EDSALL: They're all required.

MR. BABCOCK: They provided 19, they're required to have 19.

MR. ARGENIO: Is that right or not?

MR. S. STEINER: Approximately.

MR. LANDER: 7,000 square feet at a dollar and a half so what do you got left, a thousand dollars just to get you so you can put stripes on it, so a handicapped person can--

MR. S. STEINER: Well, they're up here.

MR. LANDER: You still can't stripe the shale so--

MR. S. STEINER: What happens if they come in and want to dig up now, they're required, the EPA says they want the soil dug up, it's going to destroy the place.

MR. LANDER: I would imagine it would.

MR. S. STEINER: This was one parcel of land and you know rumors sometimes they're surfacing for a reason, man came over to me and said you're costing me \$3,000 a month by moving in here, I can't sell gasoline, I'm losing my parking business and I don't think we're ever going to resolve the encroachment.

MR. ARGENIO: I don't understand that, you're costing him \$3,000 a month?

MR. BABCOCK: He was using his whole property, he had all his gas tanks and parking on this guy's property.

MR. PETRO: I want to move this along, if they come in and dig it up, I can't do anything about that. The bond that he has to put up can he not purchase a bond, he doesn't have to put up a cash bond?

MR. EDSALL: He can purchase a paper bond or put up a letter of credit which means that he's still got the money gaining interest.

MR. PETRO: Letter of credit is almost like cash unless he had a CD and put it up as collateral, can't he go to an insurance agent and buy the bond for--

MR. EDSALL: They're tough to get, too. It's another option from the insurance company.

MR. PETRO: We're looking at the bond is now at \$10,000, not 20.

MR. EDSALL: The bond is going to be set based on the standard numbers of the town. We can't rewrite again, we have numbers we apply.

MR. PETRO: I don't have the numbers.

MR. EDSALL: We'll use the same numbers we used for the last hundred applicants that have come through the doors.

MR. PETRO: Would seem to me by what we just discussed

it's going to be a lot less than what originally it was, so you made some progress, but I don't know any way around blacktopping that back area, even if we let it go to the end of the season, I don't know how to do that, frankly, really just can't do it, right?

MR. EDSALL: It's not what the law says. Law says you have to have the work done or bonded when you ask for your C.O.

MR. S. STEINER: So if we get it bonded for \$10,000, could you live with that?

MR. PETRO: Mark's going to make up the bond. I'm assuming just by being an educated guy that we just eliminated 10 of 11 items that it's going to be considerably less than 19, 5 that he has here now and Mr. Lander told you the paving is going to be 10 or 11,000, that seems to me approximately, all that you have left. What else is on that list? Basically, the paving, so I think you're going to be in that area, yes, you can try to purchase the bond, I would try that first.

MR. S. STEINER: We have to do this starting tomorrow morning right way so if we, when will I know the dollar amount?

MR. EDSALL: I can try it now.

MR. PETRO: What's the figure you use for blacktop?

MR. BABCOCK: It's all set in the cost estimate.

MR. EDSALL: There's a schedule we use to apply to everybody so we treat everybody fairly. Tomorrow morning I can look it up.

MR. S. STEINER: We just got an estimate tonight \$1.50.

MR. EDSALL: Some people's estimate.

MR. PETRO: You can get it cheaper.

MR. LANDER: Don't listen to him.

MR. EDSALL: I'm sure he'll be cheaper than that guy.

MR. S. STEINER: You will be?

MR. EDSALL: Just kidding.

MR. PETRO: Good luck.

MR. S. STEINER: Thank you very much. If this bond is presented within the next day or two--

MR. BABCOCK: As soon as he gets the thing you've got the C.O.

MR. S. STEINER: Inspectors have been through, electrical, everybody has been passed, so we can switch our business over by May 1st?

MR. EDSALL: Can I get a fax number?

MR. PETRO: Here's your plans and your pictures.

MR. S. STEINER: 567-3786.

MR. PETRO: Mark, I want to let you know you do a fine job at the estimates and bonds and you're doing your job and we know that you're doing the right thing, just we're trying to just work with the people.

MR. EDSALL: Bottom line is when there's 11 differences on the plan, I think it's your decision to change it, not mine.

MR. ARGENIO: Don't you agree he's done a beautiful job? It's a first class eyesore two years ago, it's no longer an eyesore.

MR. EDSALL: In all fairness, we don't have the right to change the site plan in the field so that's why it comes back to you folks.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

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

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/19/2001	PLANS STAMPED	APPROVED
08/08/2001	P.B. APPEARANCE - PUB HEARIN . ADDRESS MARK'S COMMENTS OF 8/8/01 - NEED COST ESTIMATE	ND:CLOSE PH APP COND
06/27/2001	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS - NEED DOT WORK PERMIT - SCHEDULE PH	LA: SCHED PH
06/07/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/2001	EAF SUBMITTED	06/18/2001	WITH APPLIC
ORIG	06/18/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/18/2001	LEAD AGENCY DECLARED	06/27/2001	TOOK LA
ORIG	06/18/2001	DECLARATION (POS/NEG)	08/08/2001	DECL NEG DEC
ORIG	06/18/2001	SCHEDULE PUBLIC HEARING	06/27/2001	SCHED PH
ORIG	06/18/2001	PUBLIC HEARING HELD	08/08/2001	CLOSED PH
ORIG	06/18/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	06/18/2001	AGRICULTURAL NOTICES	/ /	
ORIG	06/18/2001	BUILDING DEPT REFER NUMBER	/ /	
	/ /		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	2% OF COST EST. 13,940.00	CHG	278.80		
09/24/2001	REC. CK. #3048	PAID		278.80	
		TOTAL:	278.80	278.80	0.00





August 14, 2001

Mrs. Myra Mason
Town of New Windsor, Building Dep't.
555 Union Avenue
New Windsor, New York 12553

Attention: Planning Board

Subject: Alterations to Existing Building (SBL # 33-1-5) Tracking Sheet # 456
Imageland, Inc. Exterior Improvements to 1079 Little Britain Rd., New Windsor, N.Y.

Color Laser Imaging

DESCRIPTION: \$ COST:

Giant Digital Color Posters

o Curbing (As required by NYS DOT) using Concrete off roadway on Route 207 to align with proposed parking lot 1,000.

Digital Desktop Publishing

o Curbing using Belgian Block on both sides of the drive to the rear of the building 3,500.

IBM InfoColor 70 Digital Press

o Driveway Paving 35ft. X 45ft. Shale in rear of lot 4,400.
650.

Blueprint and Engineering Reproduction

o Handicap Parking, signs and Marker Painting's in Blue etc. 600.

o Lighting, Central Hudson contract is signed for flood lighting, @ mo/ 90.

o Fencing, 4ft high chain link 150 ft. 2,000.

o Trees, Shrubs, Grass seeding etc. 1700.

Mounting & Laminating

TOTAL COST ESTIMATE.....\$ 13,940.

Xerox Docutech

The above improvements are to be completed by 12/01 (weather permitting), by the owner and sub contractors.

Sincerely yours,


Steve Steiner, Principal Owner
Imageland, Inc.

2% \$278.80

6/24/01
M.E.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#923-2001

09/24/2001

Imageland, Inc. #01-46

Received \$ 100.00 for Planning Board Fees on 09/24/2001. Thank you for stopping
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	2% OF COST EST. 13,940.00	CHG	278.80		
		TOTAL:	278.80	0.00	278.80

*Check #2:
Payable to Town of
New Windsor*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #2811	PAID		750.00	
06/27/2001	P.B. ATTY FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	45.00		
08/08/2001	P.B. ATTY. FEE	CHG	35.00		
08/08/2001	P.B. ATTY. FEE	CHG	18.00		
09/05/2001	P.B. ENGINEER FEE	CHG	195.50		
09/24/2001	RET. TO APPLICANT	CHG	421.50		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2001

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

Check #1:

Payable to Town of New Windsor

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	2% OF COST EST. 13,940.00	CHG	278.80		
		TOTAL:	278.80	0.00	278.80

*Check #2:
Payable to Town of
New Windsor*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2001	SITE PLAN APPROVAL FEE	CHG	100.00		
		TOTAL:	100.00	0.00	100.00

Check #1:

Payable to Town of New Windsor

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #2811	PAID		750.00	
06/27/2001	P.B. ATTY FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	45.00		
08/08/2001	P.B. ATTY. FEE	CHG	35.00		
08/08/2001	P.B. ATTY. FEE	CHG	18.00		
09/05/2001	P.B. ENGINEER FEE	CHG	195.50		
		TOTAL:	328.50	750.00	-421.50

*To be returned to
Applicant.*



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

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

PROJECT NAME: IMAGELAND INC. SITE PLAN
PROJECT LOCATION: LITTLE BRITAIN RD. (NYS RT 207)
SECTION 33 – BLOCK 1 – LOT 5
PROJECT NUMBER: 01-46
DATE: 8 AUGUST 2001
DESCRIPTION: THE APPLICATION PROPOSES SOME IMPROVEMENTS TO THE EXISTING SITE ON RT. 207. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2001 PLANNING BOARD MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

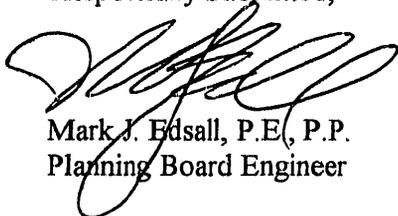
1. As discussed at the June meeting, this application proposes the upgrade of the parking lot and landscaping, in conjunction with the architectural improvement to the existing building itself. No substantial change is proposed to the location of the parking lot or access, from the locations, as they currently exist.
2. From a zoning standpoint, this is in an NC Zone, and the “service establishment” use is Permitted Use #8 for the zone. The use has the “lowest” bulk values for the zone; as such, this change in use should be no problem.

A bulk table has been added to the plan, as was requested. The table requires several corrections, as follows:

- “Minimum Lot Coverage” should be replaced with “Maximum Development Coverage (code value N/A)
- Include Street Frontage Value (code value N/A)
- Include Maximum Building Height value (code value 35 ft.)
- Include Floor Area Ratio value (code value 1.0)
- Correct Lot width value (measured at code front yard setback of 40 ft.)
- Correct Single Side Yard value (value should reflect encroachment)
- Identify all non-conforming conditions with asterisk and note as “pre-existing, non-conforming condition)

3. I previously requested that the plan include a handicapped parking space detail, in compliance with the policy memorandum of the Town Building Inspector. This has not yet been included.
4. The plan should be clear that the curbs will be extended on both sides of the drive to the point of the rear of the building.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW01-46-08Aug01.doc

RESULTS OF P.B. MEETING OF: August 8, 2001

PROJECT: Imageland Site Plan P.B.# 01-46

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__N__

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

2. TAKE LEAD AGENCY: Y__N__

CARRIED: YES NO

M)__S)__ VOTE: A__N__

CARRIED: YES__NO__

Close
WAVE PUBLIC HEARING: M)__S)__ VOTE: A__N__ Closed
WAIVED: Y N__

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__S)__ VOTE: A__N__

RETURN TO WORK SHOP: YES__NO__

APPROVAL:

M)__S)__ VOTE: A__N__ APPROVED: _____

M)__S)__ VOTE: A__N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Address Mark's Comments</u>
<u>Need cost estimate</u>

IMAGELAND, INC. SITE PLAN (01-46)

Steven Hunter, Esq. and Mr. Steve Steiner appeared before the board for this proposal.

MR. PETRO: Converted to retail sales for computer services.

MR. HUNTER: Good evening, I'm Steven Hunter, I'm here representing Steve Steiner and Imageland in connection with the application before you this evening. We've had a session and met with Mark to review some of this. I believe there are at this point two applications before you, one being a lot line application to change the lot line and the other being the site plan approval of our proposed project. We would ask that the lot line be somewhat put on hold at this point. I know that there's ongoing negotiations and ongoing conversations with the adjoining property owner to eliminate a very slight encroachment. We're continuing those conversations, however, we haven't been able to reach a conclusion. We would like to go forward with the project and move this along, even though that part hasn't been completed at this point. I don't believe that the change in the lot line to eliminate the very slight encroachment of the building in this corner would be affected.

MR. PETRO: It's a pre-existing non-conformity so we'll move along knowing that you're going to come in and straighten it out.

MR. HUNTER: I know from personal experience that the prior owners have had these conversations.

MR. PETRO: I know the site very well, I know where it is, what it is and corner of the building that's on the property.

MR. ARGENIO: Where?

MR. PETRO: Used to be Joseph's Restaurant, the black building.

MR. KARNAVEZOS: Next to Rumsey's Fuel Service.

MR. HUNTER: As you're at the light, it's what you see there.

MR. PETRO: But you're going to purchase another piece of property from the adjoining owner?

MR. HUNTER: What we're trying to do and working with is to change the property line back. And originally, it originally didn't encroach and back in the early '70's, the property owners themselves did a switch of a piece of property in this front corner and created this. Because when the building was originally constructed, it wasn't there.

MR. PETRO: Are you purchasing the property?

MR. STEINER: Yes.

MR. HUNTER: He already owns it, he already owns this piece. Our proposal that we're trying to work on is a trade of the corner of this property creating a triangle here and giving up some of the back corner here where their fuel oil tanks are.

MR. PETRO: For what purpose are you trying to buy property to do that?

MR. HUNTER: Well, we're not trying to buy, we're trying to swap.

MR. PETRO: Why?

MR. HUNTER: We'd like to have the corner of the building on our property.

MR. PETRO: But you already secured the building, you own the building.

MR. STEINER: Just to clean it up for the Town, for ourselves, for future sales down the road that other people don't have to come before the board as we are tonight and asking you if they want to, you know, make an additional, let's fix it now.

MR. PETRO: For any financing in the future, I'm surprised it even got financing.

MR. STEINER: That was a difficult issue so therefore, we did finance through the current owners, the bank didn't want to hear about it.

MR. HUNTER: I've been working with the title companies and I think we can resolve that, even if we aren't able to, but we want to improve the building, be able to work on that side of the building and not have the situation like this.

MR. PETRO: I'm bantering this around because I'm thinking this, they come in with just the opposite attitude that this building is there, we've had it there, we're not doing anything with that, I need all the property in the back, what would we say?

MR. EDSALL: You've always asked that any encroachment try to be corrected and I think in this case, it's unique because they're actually trying to fix it before you even ask.

MR. BABCOCK: It would be nice to see the site cleaned up.

MR. PETRO: Let's look at the site plan.

MR. HUNTER: At this point in time, there's one very small door in the front near the encroachment that's just going to be left as an emergency exit and not used. All of the entrances will be in the area of where the arrow of the 22 foot width goes in and in that general area, there will be double doors. We have created one handicapped spot in front of the building which will be accessible through a walkway with no steps and the person would not be crossing the driveway. We have provided for three slanted parking spaces near the entrance door opposite the entrance door and then the additional parking spaces in the rear. We have provided for trees in the front concrete curbing, along the way there in the back, there's a loading dock which would be used for delivering supplies and such. My client, Mr. Steiner, presently

operates this business, Imageland, in the Stewart Mall and is presently there and would like, he's purchased this with the idea of not being a tenant, owning his own building, they're run out of space, they started in one of the units there, expanded into a double and would like to continue. I would hope that the board would look very favorably on this because people coming out of Stewart Airport who have arrived here come out to the intersection and the way it is at this point is certainly not appealing, it's not what you want.

MR. PETRO: It's an NC zone, in a NC zone, according to Mark, it's a permitted use in this zone. Therefore, you have a right to do what you want in this zone with that business. So we're not going to say yes or no, we're going to go over how you're going to do it. The parking calculations I guess you don't, really this plan is not really complete, you're going to have to take Mark's comments and go over them.

MR. HUNTER: Can we have a copy of those?

MR. PETRO: Eighteen spaces are adequate, you should have one more it says here.

MR. EDSALL: Maybe not, I mean--

MR. PETRO: You really need to calculate it a hundred percent so we know.

MR. HUNTER: I think we have 18.

MR. EDSALL: My only thing, the number that we discussed at the workshop for square footage is different than the number that's shown on your second sheet, which is the architect's floor plan. If you go by his number, you need one more space. If you go by the number you talked about at the workshop, you're okay with 18. So you need to make sure that the numbers are right.

MR. HUNTER: My notes from that workshop were that 17 we needed, when we did the calculation at the very brief workshop.

MR. EDSALL: That was an estimation because I don't think we knew the exact square footage. But again, if you need 18, they've got 18, they're fine, the layout works, obviously, it's a very tight site, but they're really improving it and doing the best they can, just need to make sure the calculation shows the compliance.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Imageland Inc. site plan on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Existing concrete curb islands in the front are there now?

MR. STEINER: Yes, there are existing curbs.

MR. LANDER: You're going to utilize those?

MR. STEINER: That's correct and they would be additional curbing on property would be with Belgian block.

MR. LANDER: You're still going to have to go to DOT for the work permit because you're going to be in the right-of-way for your new curbing, I don't know whether or not they'll accept Belgian block in the right-of-way.

MR. STEINER: Basically, I wanted to stay within our property line and since there already is State curbing.

MR. PETRO: Just continue from that.

MR. ARGENIO: So the curbing is Belgian block or concrete?

MR. PETRO: It's concrete now.

MR. ARGENIO: There's a detail for concrete curbing on the plan which would apply that what's going to come in is concrete curb, I don't want to get hung up on minutia.

MR. BABCOCK: Those curbs are existing now.

MR. LANDER: They're still going to be working in the State's right-of-way.

MR. EDSALL: Technically, you're going to need to get a permit, but it will probably be handled by Newburgh, it's very minor, ten feet at the most.

MR. HUNTER: Coming from the existing one back ten feet.

MR. EDSALL: They'll probably be more interested in getting an insurance certificate than anything else.

MR. LANDER: They'd allowed to use Belgian block?

MR. EDSALL: It's very likely that the strip coming in and going to the first parking space would end up being concrete because the State usually won't let you use Belgian, but you can transition to Belgian further up.

MR. ARGENIO: That building's an eyesore, I think it's a good thing.

MR. LANDER: I don't have a problem with Belgian block but I know the State does.

MR. PETRO: We're going to schedule a public hearing, when you're ready with the plans, I would suggest that you take a copy of this, Mark's corrections that's on the plan, when it's complete, contact Myra, we'll

authorize a public hearing tonight. Next time you're here, we'll have a public hearing and move forward.

MR. HUNTER: Would it be possible to be on the agenda for the July meeting?

MR. PETRO: If you're ready, you'll be on it.

MR. HUNTER: What date do we need to have things to you by?

MS. MASON: Give me a call tomorrow and I'll explain it.

MR. PETRO: Motion to have a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board have a public hearing for the Imageland site plan on 207. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Are you going to forward with the acquisition of the trading of the land, how are you going to do that, the lot line, because once you're out of here, we don't have any say in it at all.

MR. STEINER: Let me bring you up to date what's happened over the past 12 months, I talked to Tom Dole (phonetic) and who ran the restaurant, I talked to Lucy Ann Sabatella (phonetic), currently sold me the property, and I talked to Patrick Kennedy who also did a lot of survey work and the negotiations between all these people has been going on for quite some time and it's, we've had three or four proposals before this

individual and we would have this encroachment and have this situation resolved and we go down to the final wire and they change it on us. And so right now, we're willing to give up, for example, 4 square feet for one square foot and they want as much as 8 square feet, which is unrealistic, why do you need all that. Then I had other conversations with Tom Predergast, who's involved in the one of the oil companies, he said look, I can't help you, but I know it should be resolved and unfortunately, he said you're just going to have to work with this individual who lives on the other side of the river and they're conducting other businesses besides oil, they have some parking businesses, they have some tenants living below the house that's being rented and they want to have an additional business and I think once we get permission to do the alterations and put up perhaps 4 foot chain link fence, they're going to get the message very quickly.

MR. PETRO: If you give up the footage in the back, is that going to affect this plan as it stands?

MR. HUNTER: No.

MR. STEINER: No, if you look closer, you'll see where Jerry Sherman, the architect, drew the line allowing them to have the additional square footage.

MR. PETRO: That is if you negotiate for this other, it could compromise this plan?

MR. STEINER: That's correct, we're not going any further.

MR. HUNTER: I represented the gentleman who had operated the bar at that location and represented him at the time of the sale, just as to coincidence, I'm now representing the person who's bought it. Again, this was the original plan of the property with this line coming back and going to here. Back in the '70's, for some reason, well, I know why to give a hundred foot frontage to this piece, the two property owners moved the line over and did some, why this jog in the back, I don't know, but this is what the lot was originally and I don't know how in the '70's why it was

approved or if it ever came before anyone.

MR. BABCOCK: Jim, I think what they're saying is that basically, they want to move forward with or without this lot line change, they want to move forward and get the site plan approval and hopefully, they have, I have been in touch, I mean we have been talking about probably at least six months now with myself.

MR. PETRO: That's part of my comment before, I think they can move forward regardless.

MR. BABCOCK: We were hoping that the board felt the same way.

MR. PETRO: Jerry said it's an eyesore for years.

MR. STEINER: Is there anything that can be done that we can begin some major cleanup right away? There's weekly vandalism. On June 20, they broke the locks, somebody broke into the place, we didn't report it to the police.

MR. ARGENIO: What kind of cleanup?

MR. STEINER: Well, the windows are all boarded and we want to start closing up the windows that will not be used because there's a company coming in from Sullivan County that finished the airport siding the terminal, it will be complimentary to that.

MR. PETRO: You're talking about building department issues.

MR. STEINER: There's so many ways they can get in and out of the building, the vandals, they rip the 4 x 8 plywood boards off.

MR. ARGENIO: If they're talking about securing the building, Mr. Chairman, I don't have any problem with that.

MR. BABCOCK: I have no problem, Mr. Chairman, if they want to close up a window, I don't think that it necessarily even requires a permit to do that, so I

think I can talk to them and we can go over what we feel we can go ahead and do.

MR. HUNTER: Is there any problem with a rolloff and some of the demolition work inside?

MR. BABCOCK: I don't know if we go to demolition.

MR. HUNTER: Removal of trash.

MR. BABCOCK: Absolutely.

MR. PETRO: You can do that.

MR. LANDER: Shrubs, you know overgrown weeds, secure your building.

MR. ARGENIO: Secure your building.

MR. STEINER: We've already had a new roof put on to stop the water from coming in so that's finished so now we're ready to proceed as quickly as possible.

MR. KARNAVEZOS: The mansard looks in pretty rough shape, too.

MR. PETRO: Good luck.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
 Branch Office
507 Broad Street
Milford, Pennsylvania 16337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # _____

WORK SESSION DATE: 20 JUNE 01 APPLICANT RESUB.
REQUIRED: later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: ImageLand. YL

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Steve Steiner / Steve Hunter Atty

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Marty Rachinelli historically unreasonable.
- real pricing context w/ neighbors.
- YL on change for now, until cooperation

This is now on hold.

CLOSING STATUS

- _____ Set for agenda
- _____ possible agenda item
- _____ Discussion item for agenda
- _____ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # _____

WORK SESSION DATE: 6 JUN 01 APPLICANT RESUB. REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: Yes Full App later

PROJECT NAME: Steiner/Raccanelli Yc

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Steven Steiner / Mark Raccanelli

MUNIC REPS PRESENT: BLDG INSP. _____
 FIRE INSP. Rich
 ENGINEER S
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

+ 2 unidentified

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- conflicting surveys betw Adoni & Kennedy
- must agree on app -
- can't be two apps
- complaint re neighbor -> go to B/E

- CLOSING STATUS
- Set for agenda
 - possible agenda item
 - Discussion item for agenda
 - ZBA referral on agenda

pbwsform 10MJE98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-46

NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	06/22/2001	MUNICIPAL FIRE	06/25/2001	APPROVED
ORIG	06/18/2001	MUNICIPAL HIGHWAY	06/25/2001	N/A
ORIG	06/18/2001	MUNICIPAL WATER	06/20/2001	APPROVED
ORIG	06/18/2001	MUNICIPAL SEWER	/ /	
ORIG	06/18/2001	MUNICIPAL FIRE	06/19/2001	APPROVED
ORIG	06/18/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-46

NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/27/2001	P.B. APPEARANCE	LA: SCHED PH . ADDRESS MARK'S COMMENTS - NEED DOT WORK PERMIT - SCHEDULE PH
06/07/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/2001	EAF SUBMITTED	06/18/2001	WITH APPLIC
ORIG	06/18/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/18/2001	LEAD AGENCY DECLARED	06/27/2001	TOOK LA
ORIG	06/18/2001	DECLARATION (POS/NEG)	/ /	
ORIG	06/18/2001	SCHEDULE PUBLIC HEARING	06/27/2001	SCHED PH
ORIG	06/18/2001	PUBLIC HEARING HELD	/ /	
ORIG	06/18/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	06/18/2001	AGRICULTURAL NOTICES	/ /	
ORIG	06/18/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan/~~Subdivision~~ of

Image Land - Little Britain Rd,

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at ~~350~~⁶⁷ Bethlehem Road, New Windsor, NY 12553.

On July 13, 2001, I compared the 8 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

13th day of July, 2001

Jennifer Mead
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/2002



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

July 11, 2001

Image Land
Stephan Steiner
52 Clove Road
Salisbury Mills, NY 12577

Re: 33-1-5

Dear Mr. Steiner,

According to our records, the attached list of property owners are abutting to the above referenced properties.

The charge for this service is \$25.00, minus your deposit of \$25.00.

There is no further balance due.

Sincerely,

Leslie Cook
Sole Assessor

LC/bw
Attachments

CC: Myra Mason, PB

33-1-36
NYS Department of Transportation
C/o Airport Director
1035 First Street, Stewart Airport
Newburgh, NY 12550 ✓

33-1-4.1
Lo-Rac Fuel Corporation
1083 Little Britain Road
New Windsor, NY 12553 ✓

33-1-9
Park, Fly & Drive Inc.
P.O. Box 247
Vails Gate, NY 12584 ✓

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

Deborah Green, Town Clerk
Town of New Windsor
555 Union Ave
New Windsor, NY 12553 ✓

Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553 ✓

James Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive
Suite 202
New Windsor, NY 12553 ✓

8

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York
on August 8, 2001 at 7:30 P.M. on the approval of the
date

proposed SITE PLAN / SUBDIVISION / SPECIAL PERMIT approval

for Imageland, Inc. located at 1079
name of project

Little Britain Rd. New Windsor, N.Y. Tax Map # 33 1 5
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public
Hearing.

7/12/01
Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

RESULTS OF P.B. MEETING OF: June 27, 2001

PROJECT: Inghelard, Inc. S.P. P.B.# 01-46

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y ___ N ___
2. TAKE LEAD AGENCY: Y N

M) ___ S) ___ VOTE: A ___ N ___
CARRIED: YES ___ NO ___

M) L S) A VOTE: A4 N 0
CARRIED: YES NO ___

WAIVE PUBLIC HEARING: M) L S) K VOTE: A4 N 0 WAIVED: Y ___ N

SCHEDULE P.H. Y N ___

SEND TO O.C. PLANNING: Y ___

SEND TO DEPT. OF TRANSPORTATION: Y ___

REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y ___ N ___

DISCUSSION/APPROVAL CONDITIONS:

<i>Address Mark's comments</i>
<i>Need DOT Work Permit</i>



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@atl.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

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

PROJECT NAME: IMAGELAND INC. SITE PLAN
PROJECT LOCATION: LITTLE BRITAIN RD. (NYS RT 207)
SECTION 33 – BLOCK 1 – LOT 5
PROJECT NUMBER: 01-46
DATE: 27 JUNE 2001
DESCRIPTION: THE APPLICATION PROPOSES SOME IMPROVEMENTS TO THE EXISTING SITE ON RT. 207.

1. As I understand the application, upgrade of the parking lot and landscaping are proposed as part of the improvement to the existing building itself. Generally, the parking is in the same location and the access to Rt. 207 is at the same point.

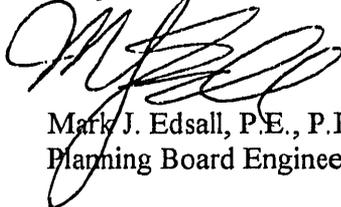
The existing building does have an encroachment onto the adjoining property and a proposed Lot Line Change was discussed at the Worksession. It is my understanding that the two property owners are not in agreement as to how to enact the lot line adjustment. This will be, in any case, a separate application.

From a zoning standpoint, this is in an NC Zone, and the “service establishment” use is Permitted Use #8 for the zone. The use has the “lowest” bulk values for the zone; as such, this change in use should be no problem. A bulk table, noting existing conditions (and any pre-existing non-conformances) should be added to the final plan.

2. The plan does not have a parking calculation, although one was discussed at the worksession. Based on the area noted at the worksession, the 18 spaces are adequate. Based on the area noted on the floor plan, one additional space is required. This should be checked and the final calculation shown on the plan.
3. At the worksession, possible installation of a fence at the rear of the property was discussed. This is not on the plan. The applicant should verify their intent.
4. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.

5. The plan appears to indicate concrete curb for the entire limits of paving, to the rear parking lot. If curbs are not proposed throughout, the plan should be clarified.
6. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
7. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
8. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
9. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,



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

MJE/st
NW01-46-27Jun01.doc

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#572-2001

06/19/2001

PB# 01-46 Site Plan App Fee
Imageland, Inc.

Received \$ 100.00 for Planning Board Fees on 06/19/2001. Thank you for stopping
by the Town Clerk's office.

As always, It is our pleasure to serve you.

Deborah Green
Town Clerk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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New Windsor, New York 12553
(914) 562-8640
 Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # _____

WORK SESSION DATE: 20 JUNE 01 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Image land S/P

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Steve Steiner, Steve Hunter Atty

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- disc front improvement and curb.
- show sign
- pkg calc. poss 17
- _____
- _____
- _____
- _____
- _____
- _____

CLOSING STATUS

- Set for agenda
- possible agenda item if Full app.
- Discussion item for agenda
- ZBA referral on agenda

pbwsform 10MJE98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/18/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #2811	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



RETAKE
OF
PREVIOUS
DOCUMENT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/18/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-46
NAME: IMAGELAND, INC. COMPUTER SERVICES SITE PLAN
APPLICANT: STEINER, STEPHAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #2811	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

Return by 6/25/01

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-46

RECEIVED

DATE PLAN RECEIVED: RECEIVED

JUN 19 2001

JUN 18 2001

N.W. HIGHWAY DEPT.

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 Does not apply

disapproved _____

If disapproved, please list reason _____

[Signature] 6-25-01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 25, 2001

SUBJECT: Image Land

Planning Board Reference Number: PB-01-46

Dated: 22 June 2001

Fire Prevention Reference Number: FPS-01-042

A review of the above referenced subject site plan was conducted on 25 June 2001.

This site plan is acceptable.

Plans Dated: 20 June 2001 Revision 1.


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-46

DATE PLAN RECEIVED: RECEIVED

JUN 18 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Image Land _____ has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason.~~ _____

Water available for Property.

HIGHWAY SUPERINTENDENT DATE

Steu D. Davis 6-20-01
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 19, 2001

SUBJECT: Image Land

Planning Board Reference Number: PB-01-46

Dated: 18 June 2001

Fire Prevention Reference Number: FPS-01-037

A review of the above referenced subject site plan was conducted on 19 June 2001.

This site plan is acceptable.

Plans Dated: 14 May 2001


Robert F. Rodgers

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan Special Permit _____

Tax Map Designation: Sec. 33 Block 1 Lot 5

BUILDING DEPARTMENT REFERRAL NUMBER 2001-456

1. Name of Project New Office for Duageland, Inc. Computer Services

2. Owner of Record Stephan F. Steiner Phone 845-496-9603

Address: 52 Clove Road Salisbury Mills, N.Y. 12577
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Stephan Steiner Phone _____

Address: 1079 Little Britain Rd. New Windsor, N.Y.
(Street Name & Number) (Post Office) (State) (Zip) 12553

4. Person Preparing Plan Mr. Jerry Sherman Phone 496-6833

Address: 70 Station Rd. Salisbury Mills, N.Y. 12577
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Stewart Hunter Phone 294-0776

Address 140 Main St. Goshen, New York
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Stephan Steiner 496-9603 B: 567-3784
(Name) (Phone)

7. Project Location: On the SE side of Little Britain Rd. 600 feet
(Direction) (Street) (No.)

across from Stewart Int'l Airport
(Direction) (Street)

8. Project Data: Acreage 0.427+ Zone _____ School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No NO

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) Retail sales, for computer services and printing for pre-press - press and Post-Press, office operations

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no NO

12. Has a Special Permit previously been granted for this property? yes _____ no NO

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

12th DAY OF June 192001

Stephen F. Steiner
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

Stephen F. Steiner
Please Print Applicant's Name as Signed

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/2002

TOWN USE ONLY:
RECEIVED

JUN 18 2001
DATE APPLICATION RECEIVED

01-46
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR <i>Stephan F. Steiner</i>	2. PROJECT NAME <i>New Office for Imagedad, Inc.</i>
3. PROJECT LOCATION: Municipality <i>1079 Little Britain Rd. New Windsor, N.Y. 12553</i> - <i>Orange</i> County	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Section 33, Block 1, Lot 5</i> <i>1079 Little Britain Rd. (opposite entrance to Airport)</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Siding / Exterior Landscaping</i> <i>Interior Decorating</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1/10</i> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>Parking only</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Stephan F. Steiner</i>	Date: <i>6/10/01</i>
Signature: <i>Stephan F. Steiner</i>	

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

OVER

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

Yes No

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

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

NONE

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

N/A none

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

N/A None

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

NO

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

NONE

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

NONE

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

Bldg gas heated

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If Yes, explain briefly

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

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

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

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

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

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TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

- 1. _____ Site Plan Title *New Office for ImageLand, Inc.*
- 2. _____ Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



- 3. _____ Applicant's Name(s) ✓ *Stephan F. Stevia SACKNER ROAD*
- 4. _____ Applicant's Address ✓ *Salisbury Mills, N.Y. 12577*
- 5. _____ Site Plan Preparer's Name ✓ *Jermy Sherman*
- 6. _____ Site Plan Preparer's Address ✓ *70 Station Rd. Salisbury Mills NY 12577*
- 7. _____ Drawing Date ✓ *5/1/2001* *496-6833*
- 8. _____ Revision Dates
- 9. _____ Area Map Inset and Site Designation ✓
- 10. _____ Properties within 500' of site ✓
- 11. _____ Property Owners (Item #10) ✓
- 12. _____ Plot Plan ✓
- 13. _____ Scale (1" = 50' or lesser) ✓
- 14. _____ Metes and Bounds ✓
- 15. _____ Zoning Designation ✓
- 16. _____ North Arrow ✓
- 17. _____ Abutting Property Owners ✓
- 18. _____ Existing Building Locations ✓
- 19. _____ Existing Paved Areas ✓
- 20. _____ Existing Vegetation ✓
- 21. _____ Existing Access & Egress ✓

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PROPOSED IMPROVEMENTS

- 22. yes Landscaping ✓
- 23. yes Exterior Lighting ✓
- 24. N/A Screening ✓
- 25. yes Access & Egress ✓
- 26. yes Parking Areas ✓
- 27. yes Loading Areas ✓
- 28. yes Paving Details (Items 25 - 27) ✓
- 29. yes Curbing Locations ✓
- 30. yes Curbing through section ✓
- 31. N/A Catch Basin Locations ✓
- 32. N/A Catch Basin Through Section ✓
- 33. N/A Storm Drainage ✓
- 34. yes Refuse Storage ✓
- 35. N/A Other Outdoor Storage ✓
- 36. yes Water Supply ✓
- 37. yes Sanitary Disposal System ✓
- 38. yes Fire Hydrants ✓
- 39. yes Building Locations ✓
- 40. yes Building Setbacks ✓
- 41. yes Front Building Elevations ✓
- 42. N/A Divisions of Occupancy ✓
- 43. yes Sign Details ✓
- 44. yes Bulk Table Inset ✓
- 45. yes Property Area (Nearest 100 sq. ft.) ✓
- 46. yes Building Coverage (sq. ft.) ✓
- 47. yes Building Coverage (% of total area) ✓
- 48. yes Pavement Coverage (sq. ft.) ✓
- 49. yes Pavement Coverage (% of total area) ✓
- 50. yes Open Space (sq. ft.) ✓
- 51. yes Open Space (% of total area) ✓
- 52. yes No. of parking spaces proposed ✓
- 53. 9 No. of parking spaces required ✓

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

54. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

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

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

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

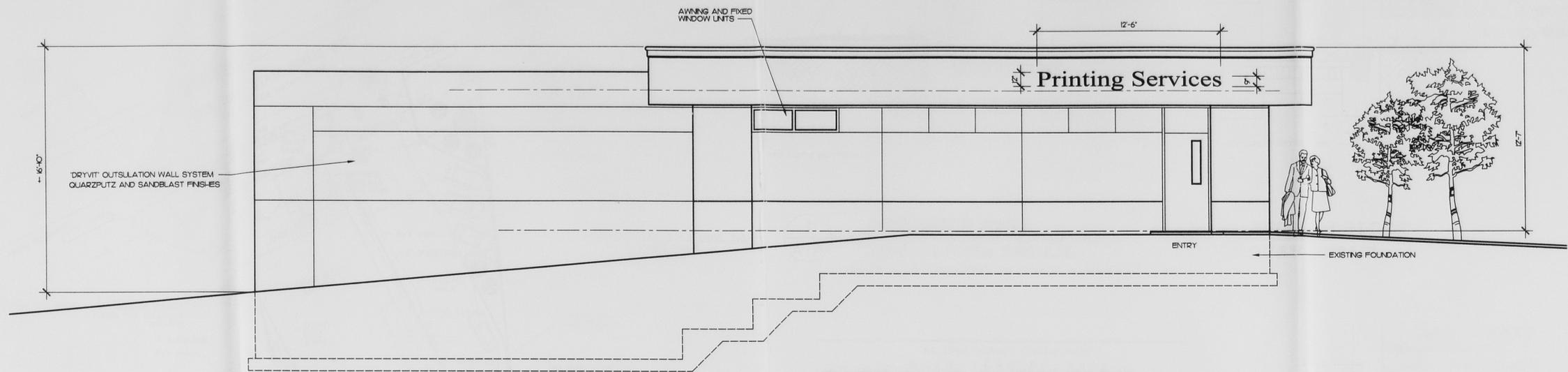
PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: *John Stan* 6/12/01
Licensed Professional Date

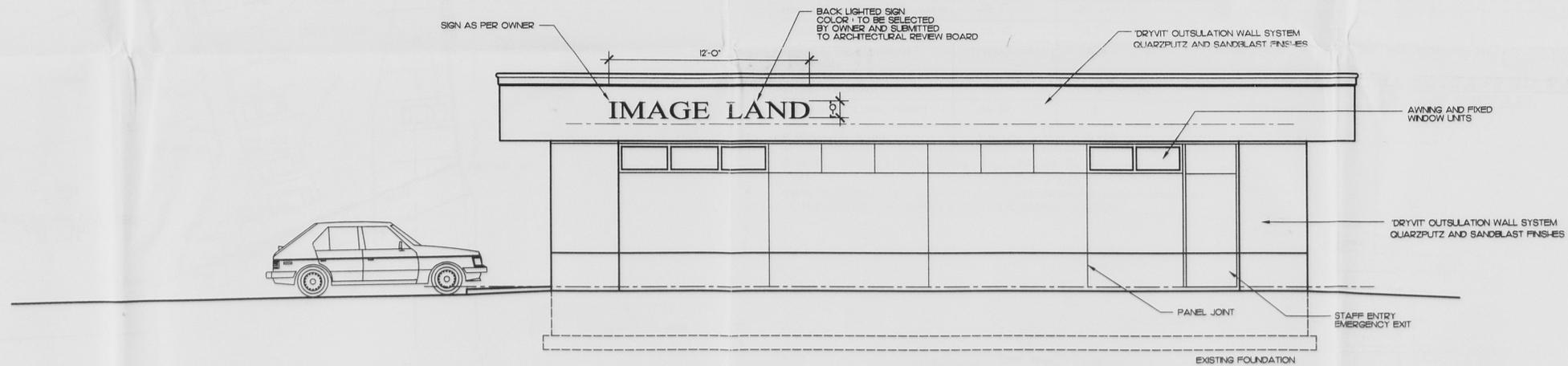
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EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION AT N.Y.S. ROUTE 207

SCALE: 1/4" = 1'-0"

APPROVAL GRANTED BY TOWN OF NEW WINDSOR:
 SEP 1 9 2001
 By: [Signature]
 Chairman

REVISIONS	BY
14 AUGUST 2001	JS
14 MAY 2001	JS

JERRY SHEERMAN • ARCHITECT
 70 STATION ROAD
 SALISBURY MILLS, NEW YORK 12577
 (845) 496-6833



NEW OFFICE FOR:
IMAGE LAND - Digital & Offset Printing
 NEW WINDSOR, NEW YORK

DATE: 1 MAY 2001
 SCALE: 1/4" = 1'-0"
 DRAWN: JS
 JOB: 53801
 SHEET:

A-2

