

PB# 71-7

Leonard Yankow

YANKO (Subdivision) 71-7
filed 5/31/84

*to office
1. sh -*

General Receipt

5779

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

(Capt. Leader acty) June 1 19 84

Received of *Yanko Subdivision* \$ *25⁰⁰/₁₀₀*

Twenty Five and 00/100 DOLLARS

For *Sub Division - map Update map Filing*

DISTRIBUTION *71-7*

FUND	CODE	AMOUNT
<i>Check</i>	<i>25-00</i>	
<i># 4268</i>		

By *Pauline S. Townsend* *et al*

Town Clerk

Title

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



Oxford

STOCK No. 752 1/3

MADE IN U.S.A.

3/22/67

SPECIFICATION

30,000 Sq. Ft. Industrial Plant

DEXION INC.
Windsor Industrial Park
New Windsor, N.Y.

MANUFACTURING AREA

Building dimensions	100' x 200'
Gross Area	20,000 sq. ft.
Bays	50' width x 35' length
Ceiling	20' clear under beams
Roof deck	Steel with 1" rigid insulation
Roofing	20 year built up, bonded
Framing	Steel columns, beams and bar joists
Walls	Concrete block or metal with fiberglass
Floor	6" reinforced concrete
Painting	Exterior only - 2 coats masonry
Heating	Unit heaters, designed for 70 degrees F @ 0 degrees F
Plumbing	Toilet facilities for 75 men plus one drinking fountain
Lighting	Mercury vapor fixtures, for 75 foot candle

3/22/67

Sheet No. 2 - Specifications - Dexion, Inc.

OFFICE AREA

Building dimensions	30' x 68'
Gross Area	2000 sq. ft.
Ceiling	10' clear in all rooms
Interior finishes	Acoustical hung ceiling, dry wall interior partitions, vinyl tile floors, all surfaces painted.
Exterior finishes	Brick veneer and glass windows, special treatment at entrance
Plumbing	Toilet facilities for men and women. Hot and cold water
Heating	Gas fired distribution system, 70 degrees F at 0 degrees F
Air conditioning	Throughout by ducts from a central unit
Lighting	100 foot candle

SITE WORK

Parking lot for 100 cars	Double surface treatment on 6" R.O.B. gravel
Access roads	3" black top (2 courses) on 6" R.O.B. gravel
Landscaping	Around office area and front of manufacturing building
Water supply	Town of New Windsor System

3/22/67

Sheet No. 3 - Specifications - Dexion, Inc.

SPECIAL FEATURES

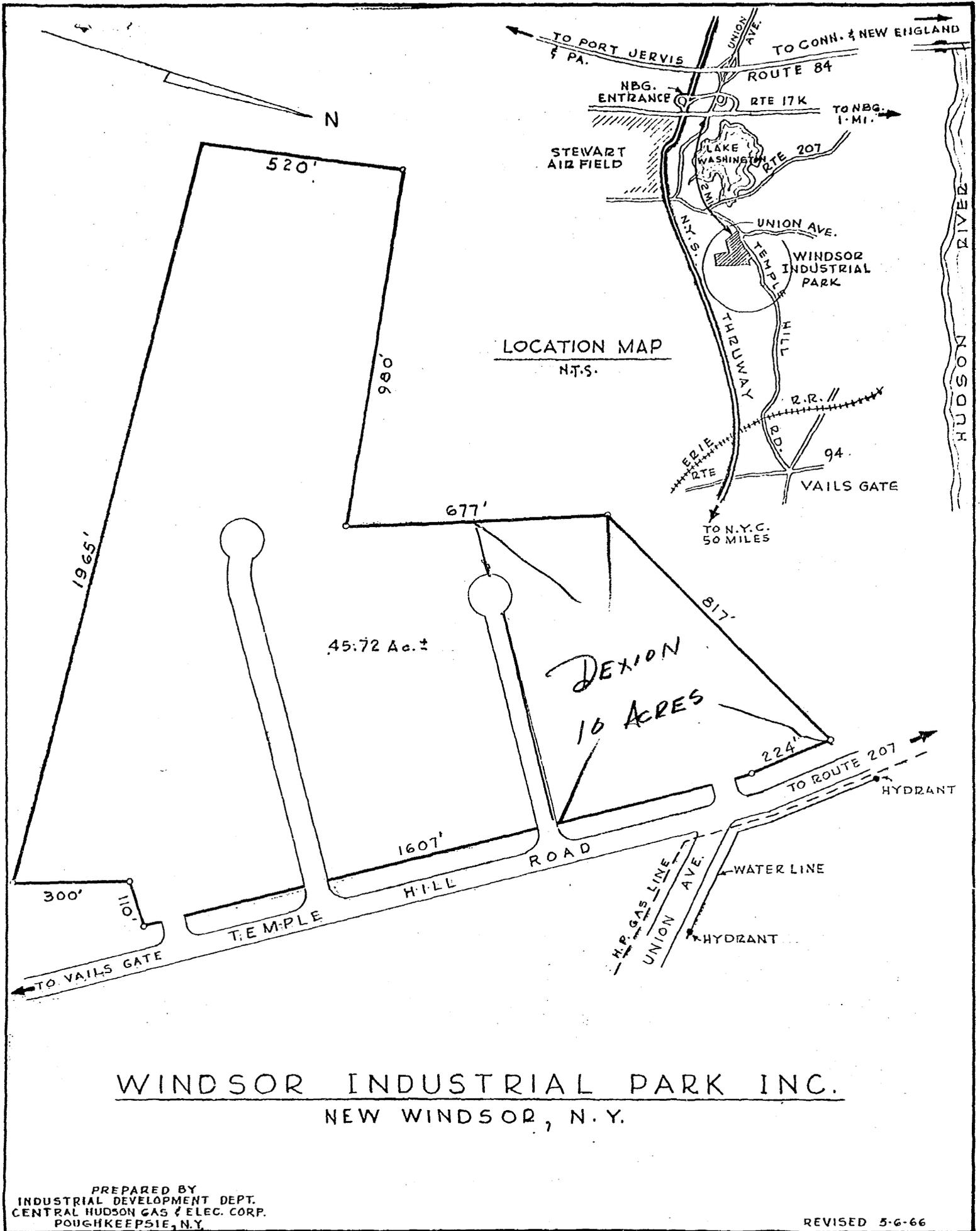
1. 3 each loading docks floor level, with outdoor canopy and overhead doors
2. 1 each overhead door on ground level
3. Roof ventilators
4. Interior roof drains
5. Floor designed for 1000 lb per sq. ft. loading
6. Floor hardener, liquid
7. Structural framing designed for overhead cranes and monorail system and future expansion loads
8. Bituminous surface treatment of roads and parking areas
9. Air conditioning throughout office
10. Landscaping around office and front of manufacturing building

ADDITIONAL NOTES

10 acres of land

Architectural design

Building designed to meet all State and Local building codes.



WINDSOR INDUSTRIAL PARK INC.
NEW WINDSOR, N.Y.

PREPARED BY
 INDUSTRIAL DEVELOPMENT DEPT.
 CENTRAL HUDSON GAS & ELEC. CORP.
 Poughkeepsie, N.Y.

REVISED 5-6-66

Date February 11, 1971

Application No. 71-7

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Windsor Industrial Park
2. Location Temple Hill Road - West side
3. Acreage 33 ± 4. Number of lots 4 5. Zone G.I.
6. Name & address of subdivider L. Yanko
7. Name & address of record owner of land M. Levinson, T. Chadwick,
G. Krom, E. Kolb
8. Present and intended uses Industrial Park

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Windsor Industrial Park

Signature of applicant *L. Yanko* President
L. Yanko

Adopted 10/5/70

*Planning Board
received
5/16/84
ph.*

ROBERT B. LEADER

ATTORNEY AND COUNSELOR AT LAW

ROUTE 52 • CARMEL, NEW YORK 10512 • (914) 225-8600 225-8604

May 14, 1984

Town of New Windsor
Zoning Board of Appeals- Planning Board
555 Union Avenue
Newburgh, New York 12550

Att: Shirley

Re: Premises located at Temple Hill Rd.
Town of New Windsor
Owner - Leonard Yanko

Dear Madam:

Please be advised that I represent A & J United Machine and Metal Products, who is a prospective purchaser of the captioned property which property is presently being rented by Dexion, Inc.

Apparently Mr. Yanko did obtain subdivision approval from the Town on August 11, 1971. However, he was not represented by an attorney at that time and apparently neglected to file a copy of the subdivision map with the County within 90 days pursuant to the requirements therein.

I have discussed this matter with your Town Attorney, Fred Seamen. He has advised me that he considers Mr. Yanko not having filed with the County to have been merely the failure of an administrative act. Therefore Mr. Seamen has been good enough to further advise me that if I appear at a Planning Board meeting with a new mylar and two prints of the original subdivision map, he will suggest to the Planning Board that they will not need a "full blown" subdivision procedure. In reality the subdivision that was approved in 1971 is sufficient and the application will simply be for the Planning Board to up-date the previous approval so that it will be in a form acceptable to the County Clerk's office.

Mr. Seamen had suggested that I call you last Thursday, May 10th but I haven't been able to get through on the telephone. Time is of the essence because my client was planning to enter into an option agreement with Mr. Yanko and take

continued...

...continued

Page two

May 14, 1984

Town of Windsor Planning from Robert B. Leader

Re: Temple Hill Rd., New Windsor

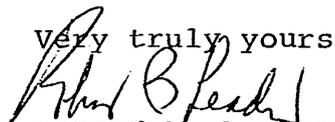
Yanko- A & J United machine & Metal

possession of the building on May 15th. All parties are now hoping that we can be put on the agenda of the Planning Board for the May 23rd meeting and in that event, assuming we are able to obtain approvals, we hope to actually close our deal with Mr. Yanko immediately thereafter.

Therefore, I would respectfully request that the matter of the Yanko subdivision being re-dated and approved, so that I can file a current copy of it with the County, be added to your Planning Board agenda for May 23rd. I would appreciate your advising me of any fees and applications, which requirements I will comply with immediately. Mr. Seamen has already advised me that I will need the mylar and prints so that the maps can be signed that evening.

Thanking you for your anticipated cooperation in this matter, I remain,

Very truly yours,


ROBERT B. LEADER

RBL/jg

ROBERT B. LEADER

ATTORNEY AND COUNSELOR AT LAW

ROUTE 52 • CARMEL, NEW YORK 10512 • (914) 225-8600 225-8604

May 14, 1984

Patrick Kennedy, Building Inspector
Town of New Windsor
Town Hall
555 Union Avenue
Newburgh, New York 12550

Re: Premises located at Temple Hill Road
Town of New Windsor

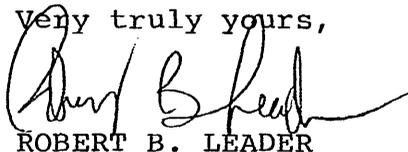
Dear Mr. Kennedy:

In relation to our previous discussions concerning any subdivision approvals granted to Leonard Yanko on the subject property, I am now in receipt of a subdivision layout that is signed by a Joseph C. Sullivan, Chairman, dated 8/11/71 for a final subdivision approval on lots 2, 3 and 3A.

However, the copy I have is very poor and I have tried to reproduce a portion of same for you. Please advise me if this information is of any help to you in pursuing the matter further.

Thanking you in advance for your prompt attention to this matter, I remain,

Very truly yours,



ROBERT B. LEADER

RBL/jg

Enc.



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

December 18, 1972

Windsor Industrial Park
78 Bridge Street
Newburgh, New York 12550

ATTENTION: Mr. Leonard Yanko

Dear Len:

Please be advised that the Town Planning Board has approved, and the Water Department agreed, that the water line installation for your proposed development on Hempstead Road and Temple Hill Road has been approved with the following provisions:

Two hydrants shall be installed, one at the intersection of Hempstead Road and Temple Hill Road, the other at the end of the line. The pipe is expected to run four hundred and fifty feet (450') down Hempstead Road.

Prior to installation, bonds must be filed with the Town Board as set by the Planning Board Engineer. It will be required that the water lines, which are in the right-of-way of a County and Town road, will be offered for dedication for the Town, upon completion.

Work will be installed in accordance with the specifications of the Town Ordinance. This, of course, will be at the total cost of the developer, and the Town will not be obligated for any charges in this installation.

Respectfully,

THEODORE F. MARSDEN,
Supervisor

TFM/pt
cc: Building Inspector
Water Superintendent

Town of New Windsor
WATER, SEWER, HIGHWAY REVIEW FORM:

County H/W

The maps and plans for the Site Approval, Subdivision X
as submitted by L. Yanko, Inc. 78 Bridge Street, Newburgh, N.Y.

for the building or subdivision of Windsor Industrial Park

has been reviewed by me and is approved disapproved

If disapproved, please list reason.

1. Additional study required by our Dept.
2. Minor revisions required.
3. Town should consider item No. 3 from the Co. Pl. Dept.

Under section 136 of Highway Law

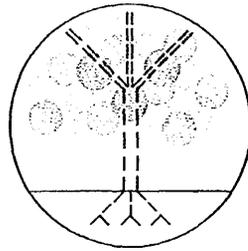
Clifford Rasmussen
DEPUTY HIGHWAY SUPERINTENDENT
State, County, Town.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

February 18, 1971

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
Park Hill Drive
New Windsor, New York 12550

Re: Proposed subdivision of lands of
Windsor Industrial Park, Temple
Hill Road

Dear Mr. Tallarico:

This office is in receipt of a copy of the above-cited subdivision pending before your Board, forwarded to us for our review by the applicant. The matter has been reviewed by our staff, including field inspection, resulting in the following comments:

1. The plan of subdivision conforms to the requirements of your Zoning Ordinance.
2. Parcels #2, #3, and #4 (as well as #1), can be serviced by Wembly Road and the new road; thus eliminating direct access to the County highway (Temple Hill Road). This should be spelled out in the granting of approval, making the restriction binding in the future.
3. The traffic to be generated by these industrial tenants may well be sufficient to warrant the construction of a jug-handle turn feeding into the new road and, possibly, Wembly Road as well. Such a traffic channeling device, complemented by vehicle-activated traffic controls, would ease left-hand turns into the industrial park by vehicles traveling in a northerly direction on Temple Hill Road, as well as aid right and left-hand turns exiting from the park.

February 18, 1971

3. (cont'd.)

The feasibility of such a device might well be jointly studied by your Town Highway Department and the County Department of Public Works.

4. The County Department of Public Works will also forward some suggestions pertinent to drainage onto and from the site.

Conditional to limited access to the individual parcels of the industrial park, and conditional to the applicant's meeting of all requirements of the County Department of Public Works, County approval is hereby granted.

Very truly yours,



Peter Garrison
Commissioner

PG:mj

cc: L. Yanko
O.C. D.P.W.

W I P

Windsor Industrial Park

Designers ~ Constructors ~ Lease or Purchase



78 Bridge Street
Newburgh, N. Y. 12550
Area Code 914-561-1196

February 10, 1971

Mr. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
New Windsor, New York

Dear Mr. Tallarico:-

We request your review and approval of the enclosed Subdivision Layout for our Industrial Park.

This is a minor subdivision and since the original 45 acres was reviewed when Dexion was built we respectfully request that public hearing be waived.

Very truly yours,

L. Yanko, P.E.

LY:gs

Enclosures:-

- Two (2) copies, Application Form
- Four (4) copies, Layout
- One (1) copy, letter to County Planning Board

cc: Mr. Bernard Sommers, Board Legal Counsel-with Application Form only

February 10, 1971

Mr. P. Garrison
Commissioner of Dept. of Planning
55-275 Main Street
Goshen, N.Y. 10924

Dear Mr. Garrison:-

We request your review and approval of the enclosed Subdivision Layout for our Industrial Park. Since Temple Hill Road is a County Road a curb cut will be necessary for the new road.

Thank you for an early approval.

Very truly yours,


L. Yanko, President

LY:gs

cc: Mr. A. Peterson, County Supt. of Highways, - with Subdivision
Layout dated 2/8/71

Enclosures:- Two (2) Copies Subdivision Layout dated 2/8/71

February 10, 1971

Mr. Lisack
Department of Public Works
Goshen, New York 10924

Dear Mr. Lisack:

A subdivision map for lands of L. Yanko (Windsor Industrial Park) has been submitted to your department for review. The property referred to is on the west side of Temple Hill Road in the area of the Dexion Corporation.

Will you please complete our "review form" and return to the New Windsor Planning Board, 555 Union Avenue New Windsor, New York.

They would like to take action on this subdivision on February 24, 1971.

Thanking you for your cooperation, I am

Yours truly,

Howard ^{cu}

Howard R. Collett
Building & Zoning Inspector

HRC:cg
cc :New Windsor Planning Board ✓
Mr. Marsden, Supervisor



1768

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

December 15, 1972

Windsor Industrial Park
78 Bridge Street
Newburgh, New York 12550

Att: Leneord Yanko

Dear Len:

Please be advised that the Town Planning Board has approved, and the Water Department agreed, that the Water Line installation for your proposed development on Hempstead Road and Temple Hill Road has been approved with the following provisions:

Two hydrants installed the length of the pipe on down Hempstead Road to Temple Hill Road, at which point the hydrant be installed. The other hydrant installed at the intersection of Hempstead Road and Temple Hill Road.

Prior to installation, bonds must be filed with the Town Board as set by the Planning Board Engineer. It will be required that the water lines, which are in the right-of-way of a County and Town Road, will be opened for dedication for the Town.

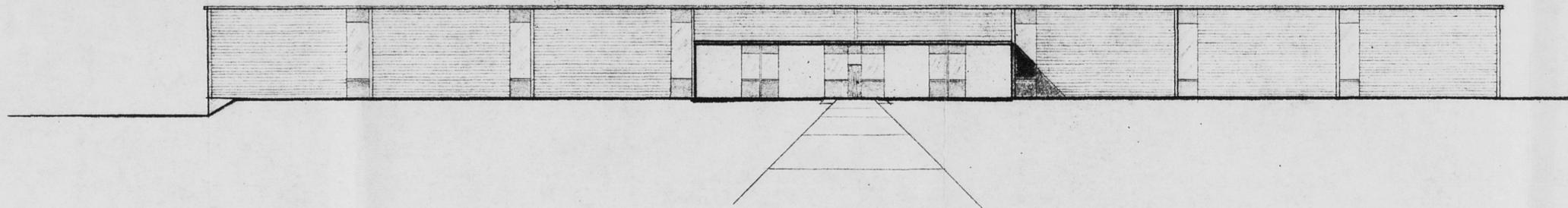
Upon completion, it will be installed in accordance with the specifications of the Town Ordinance. This, of course will be at the total cost of the developer, and the Town will not be obligated for any charges in this installation.

Respectfully,

THEODORE F. MARSDEN
Supervisor

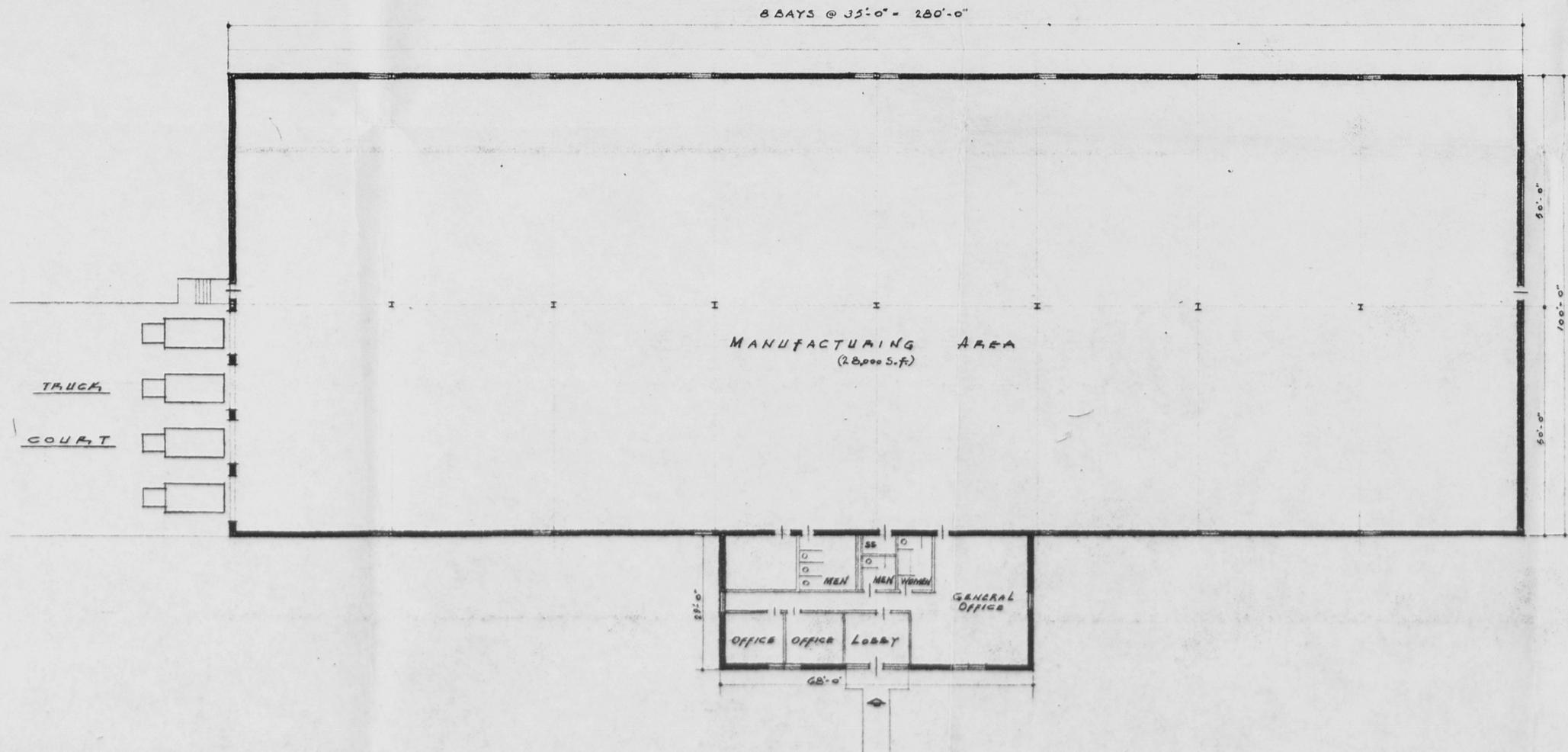
TFM:cm

cc water
BE
P.B. ✓



FRONT ELEVATION

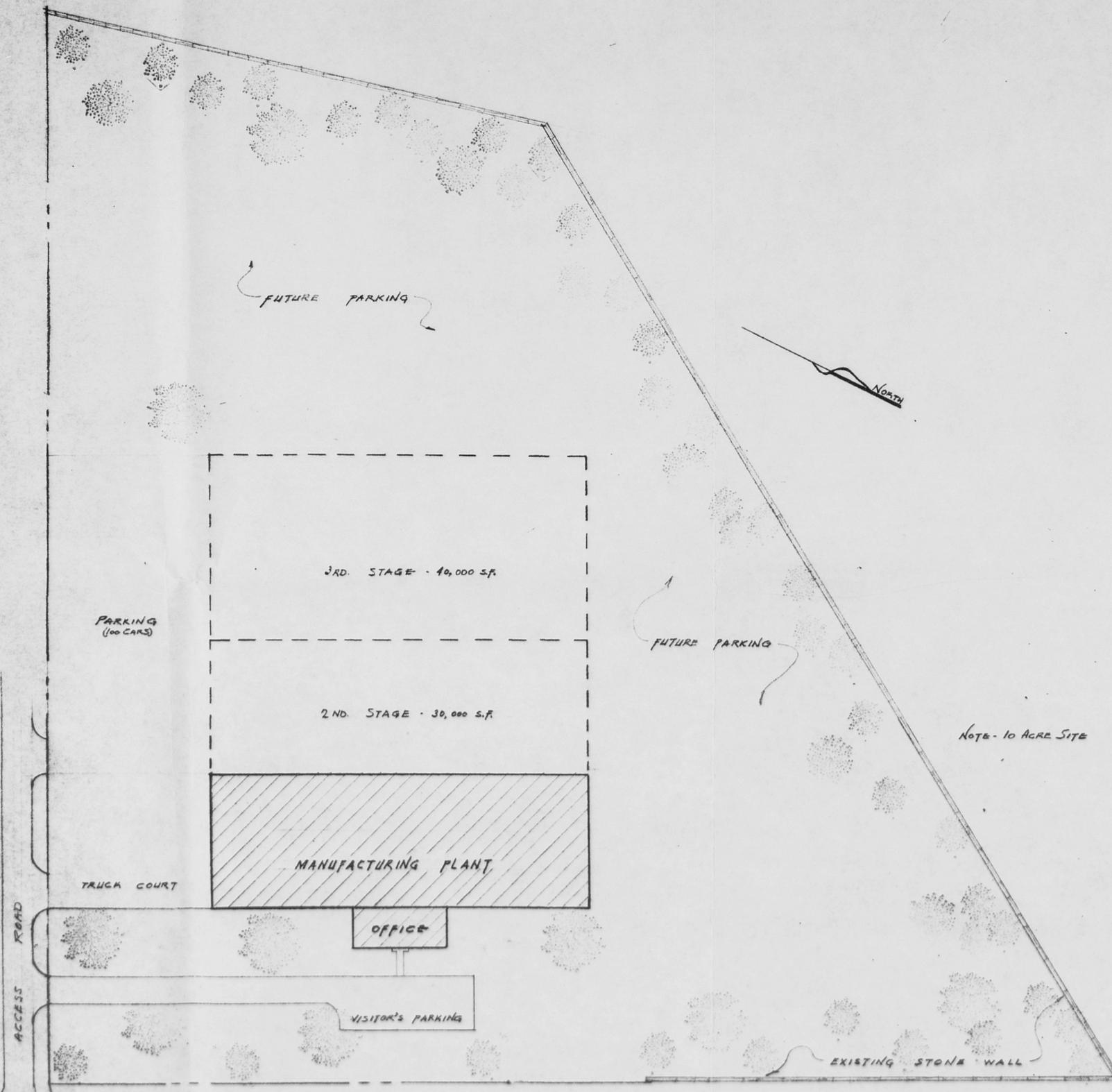
SCALE 1/8" = 1'-0"



P L A N

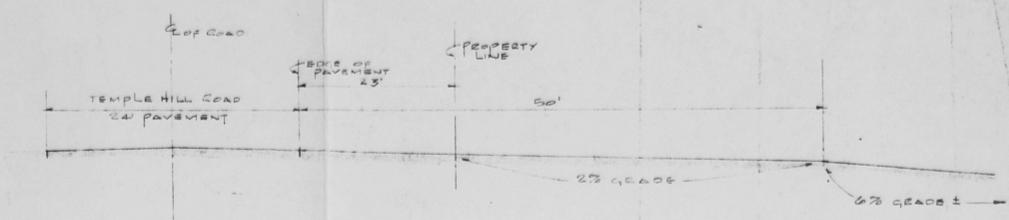
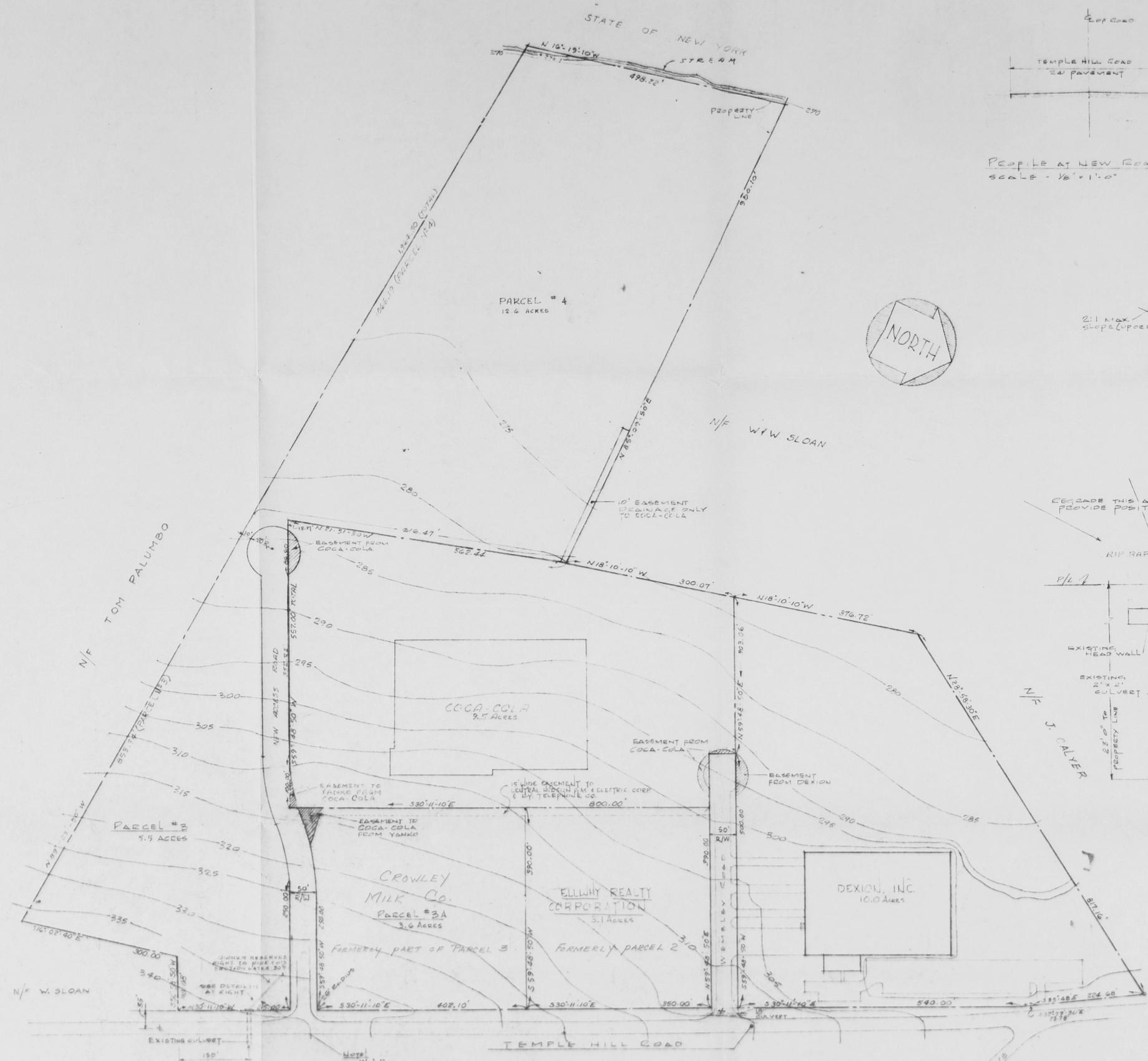
SCALE 1/8" = 1'-0"

WINDSOR INDUSTRIAL	
P A R K	
NEW WINDSOR	NEWBURGH, N.Y.
DEXION, INC.	
MANUFACTURING PLANT	
L. YANKO, INC.	NEWBURGH, N.Y.

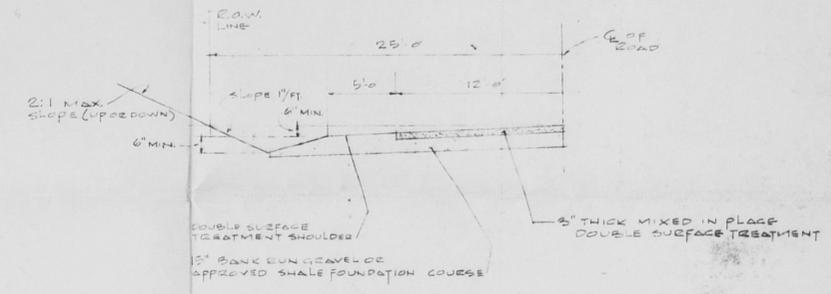


PLOT PLAN
SCALE - 1" = 50'-0"

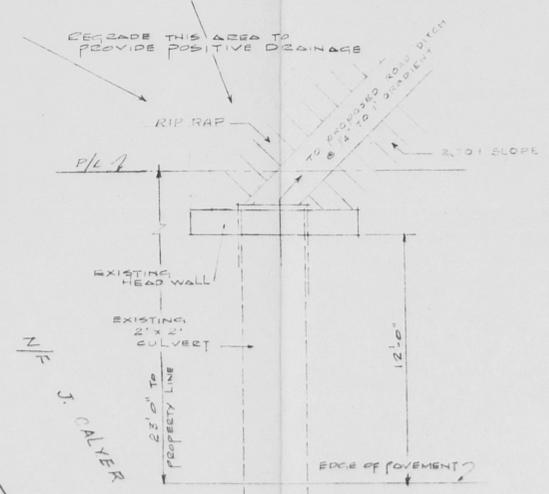
WINDSOR INDUSTRIAL PARK	
NEW WINDSOR	NEWBURGH, N.Y.
DEXION, INC.	
MANUFACTURING PLANT	
L. YANKO, INC.	NEWBURGH, N.Y.



PROFILE AT NEW ROAD
SCALE - 1/8" = 1'-0"



CROSS SECTION OF NEW ROAD
SCALE - 1" = 6'-0"



PLAN
SCALE - 1/2" = 1'-0"

DETAIL 1:1
SCALE AS NOTED

NOTE:
W. I. S. AGREES TO GIVE COUNTY EASEMENT FOR NEW DRAINAGE DITCH LEADING FROM TEMPLE HILL ROAD

X PROPERTY BEING SOLD
BY
1/13/71

NOTE:
PROPERTY LINE DIMENSIONS AND AREAS PER HAYWARD AND PIKAN ASSOCIATES

UPDATING OF TRACING
REVISED DRAINAGE FROM CULVERT
CHANGED ROAD PROFILE
ADDED CULVERT HEADWALL & DETAILS
ADDED DIMENSIONS (ADJACENT OWNERS)
SHIFTED PROPOSED ROAD

REVISED 7/14/71
REVISED 2/20/71
REVISED 3/21/71
REVISED 3/17/71

SUBDIVISION LAYOUT	
WINDSOR INDUSTRIAL PARK TEMPLE HILL ROAD NEW WINDSOR N.Y.	
SCALE 1" = 100'-0"	DATE 12-8-71
DRAWN BY KS	CHECKED BY JJ
L. YANKO, P.E. # 26384 NEWBURGH, NEW YORK	

HAYWARD & PIKAN ASSOC.
CONSULTING ENGINEERS
99 MARKET ST.
ROCKY HILLS, N.Y.