

**PB# 78-5**

**Good Hope Industries  
(Gasland)**

78-5  
Good Hope Industries d/b/a Gasland

approved 2/22/78 SH  
 grants to T.C. office 2/23/78 SH

**GENERAL RECEIPT**

3565

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

RECEIVED OF Good Hope Industries d/b/a/ Feb 23 19 78  
One hundred \$ 100.00  
 FOR Site Plan # 78-5 DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
100.00		
ck		

BY Charlotte Masunova  
Deputy  
 TITLE



COUNTY OF ORANGE

Department of Public Works

ROUTE 17-M P.O. BOX 509  
GOSHEN, NEW YORK 10924  
TEL: Office 294-7951 - Garage 294-9115

FILE  
COPY TO PL BD

received  
2/14/78

LOUIS J. CASCINO, P.E.  
Commissioner

February 10, 1978

Paul Cuomo, P.E., Town Engineer  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

RE: Gasland, Inc. (self-service station)  
Temple Hill Road, County Road No. 59  
Town of New Windsor

Dear Mr. Cuomo:

Following our meeting yesterday, at your office, with Mr. Conrad R. Decker, Director of Real Estate for Gasland, Inc., I took the opportunity to inspect the subject property. Although the snow hampered a thorough drainage inspection, I noted potential problems which will require correcting.

I have pulled the project file on Gasland and have noted various correspondence relative to this job. In addition, copies of several photos are enclosed which tend to bear out what I saw yesterday.

On October 17, 1975, Mr. Price received a revised site plan prepared by Ben Kittler, Jr., L.S. of the subject site. In the light of Mr. Price's review of said plan and response in letter dated October 17, 1975, the Department of Public Works tentatively had approved the entrance modification subject to permit application.

I have myself reviewed Plan Sheet No. 1 of both the 1975 proposal and the 1977 proposal. I herewith attach a copy of the "Typical Curb Section". The 1977 version shows a reduction from 12'-0" to 10'-0" although the main detail indicates a 12'-0" wide drainage ditch. "Final grade" elevations, as shown, along the County Road No. 59 "Ditch" appear to be inconsistent with uniform flow to the north toward the existing drop-inlet.

Clarification of the foregoing items would be appreciated.

As noted in Mr. Price's letter, no work shall be done along the County Road with regard to entrance or drainage modification prior to the issuance of a Department

30  
H.



COUNTY OF ORANGE / Department of Public Works

February 10, 1978

RE: Gasland, Inc. (self service station)  
Temple Hill Road, County Road No. 59  
Town of New Windsor

of Public Works permit.

Please contact this office if you have any questions or require further assistance.

Very truly yours,

Louis J. Cascino, P.E.  
Commissioner of Public Works

By: William E. Duggan  
Senior Engineer

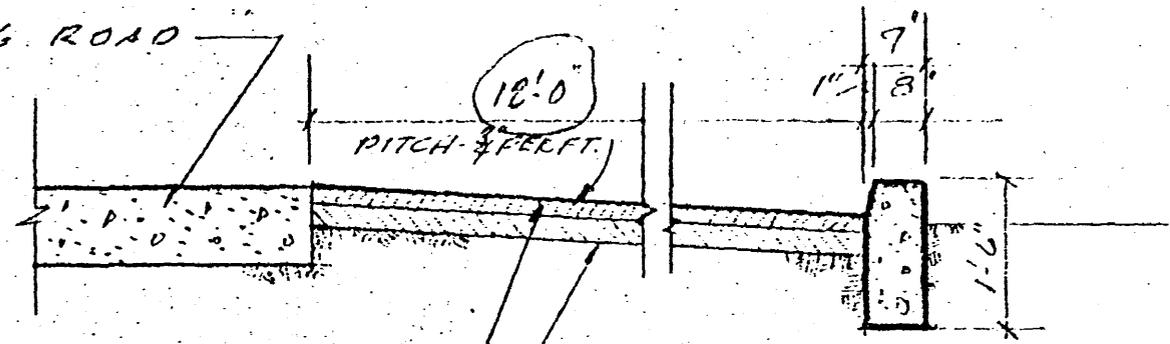
Enclosures

- cc: Joel Shaw, Senior Planner
- Howard R. Collett, Town Building Inspector
- Dominick Bello, P.E., Assistant Resident Engineer
- Conrad R. Decker, Director of Real Estate
- Max Gitberg, Architect

COUNTY

NOTE: CONC. TO TEST 4000 P.S.I. IN 28 DAYS.

EXISTING ROAD



1" TOP & 2" BINDER  
ASPHALT CONCRETE.  
REMOVE EXISTING CONC. GUTTER.

TYPICAL CURB SECTION

SCALE 1" = 1'-0"

DRAWING 40-105

1975 Proposal

October 17, 1975

Mr. Joseph Loscalzo  
17 Split Tree Drive  
New Windsor, N. Y. 12550

RE: Site Plan - Gasland, Inc.

Dear Mr. Loscalzo:

I have reviewed the above subject site plan as revised October 14, 1975 and I will approve the same.

Please advise the owner, that pursuant to Section No. 136 of the Highway law a permit will be necessary to work on the County Right of Way. This permit may be obtained at this office.

Very truly yours  
LOUIS J. CASCINO, COMMISSIONER

By: W.C.P. Jr.  
William C. Price, Sr., L. S.

WCP:sbr

cc: Joel Shaw, Sr. Planner  
Ben Kittler, Jr. & Assoc.



Telephone: 914-662-0043

# BEN KITTLER, JR. & ASSOCIATES

PLANNING SURVEYING ENGINEERING DESIGN

~~26 MILE STREET~~

NEWBURGH, N. Y. 12550

11 HORSE SHOE BEND  
NEW WINDSON.

October 9, 1975

Mr. William C. Price Sr. L.S.  
Senior Engineer  
Orange Co. Dept. of Public Works  
Route 17M P.O. Box 509  
Goshen, New York 10924

Dear Bill:

I would like to thank you for taking time to see me on the Gas Land project without any previous appointment, as I explained to you the New Windsor Planning Board's next session will be October 22, and at that time I must have a letter from your Dept. regarding your approval or disapproval of the new proposed curbing.

For your records here is a little background on the project; The site is located on the north side of State Route 94 between County Road No. 59, and State Route 32, "referred to as five corners, Vails Gate", for several years this location has been used as a garage and gas pumping operation, The Gas Land Inc. would continue this gas pumping operation but would like to place a cast-in-place concrete curbing on County Right Of Way for the purpose of traffic control, also, the existing condition of the asphalt and concrete drainage gutter along the frontage of County Road No. 59 would have to be replaced with an asphalt gutter, at present there are low areas along the gutter which allow surface water to stand several days after any rain, I have enclosed two poloroid pictures which show this water problem, both pictures were taken on Thursday Evening and the last rainfall was on Tuesday, Note the invert on photo No. 2 which indicates the drop-inlet is low enough to drop the gutter elevation and allow proper drainage.

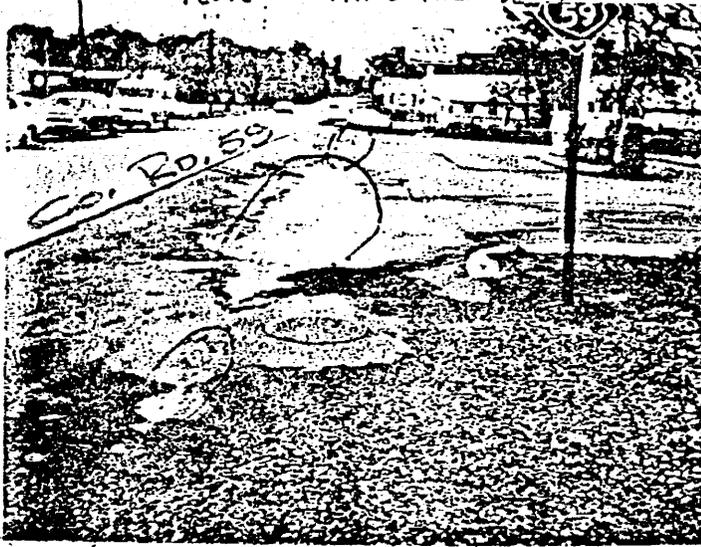
I have enclosed a revised site plan showing the proposed new curbing and gutter, the only change from what we discussed on Thursday is I have moved the proposed curbing which was planned on the northwest corner of the site, this has been moved off County Right Of Way leaving only one curbed island which will contain shrubs with a maximum height of 30 inches.

Bill, if your office should require any additional information please don't hesitate to call me at 562-6644.

Very truly yours,

Ben Kittler, Jr N.Y.P.L.S45691

NOTE STANDING WATER



(1) Looking North

NOTE STANDING WATER



(2) Looking South



# COUNTY OF ORANGE

## Department of Planning

124 MAIN STREET (1887 Building)  
GOSHEN, NEW YORK 10924  
TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

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

*Planning Board*  
*received 2/22/78*  
*JH*

February 21, 1978

Mr. Ernest Spignardo, Chairman  
New Windsor Planning Board  
Town Hall  
Union Avenue  
New Windsor, New York 12550

Re: Site Plan - Gasland  
Route 32 and Temple Hill Road (Cty. Rd. 59)

Dear Mr. Spignardo:

This office, pursuant to your request, has received a site plan as regards the proposal to build a self service gas station. The applicant is planning to construct two curb cuts on both Route 32 and Temple Hill Road. A single, combined entrance-exit driveway on each roadway, substantially setback from the corner, would be preferable. With the greater setback, stopped and turning cars, exiting cars, and movements, in general, should be less problematic.

Very truly yours,

Joel Shaw  
Senior Planner

JS:jhb

c.c: W. Duggan, Sr. Engineer  
O.C. Dept. of Public Works

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550  
(914) 565-8550

*N.W. Planning  
received 1/26/78  
SH.*

555 Union Avenue  
New Windsor, N. Y.  
January 25, 1978

Good Hope Industries Inc.  
622 State Street  
P. O. Box 3190  
Springfield, Mass. 01101

Attn: Mr. Thomas B. Branson, Vice President

RE: APPLICATION FOR VARIANCE BEFORE ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR - GOOD HOPE INDUSTRIES INC. - GASLAND, INC.  
Application #77-34

Dear Tom:

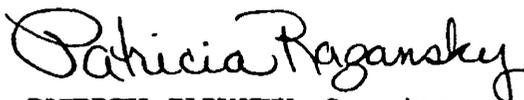
This is to confirm that the above application for variance was granted at a regular meeting of the New Windsor Zoning Board of Appeals held on January 23, 1978.

Formal decision will follow within the next few months.

If I can be of further assistance to you please do not hesitate to contact me.

Best regards.

Very truly yours,



PATRICIA RAZANSKY, Secretary

/pr

cc: Howard Collett, Bldg./Zoning Inspector  
Town of New Windsor

Ernest Spignardo, Chairman ✓  
New Windsor Planning Board

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

For 8<sup>th</sup> Agenda?  
Confirm Date

Name GOOD HOPE INDUSTRIES DBA CASCADE

Address 622 STATE STREET, SPRINGFIELD, MASS 01109

1. Owner of the property GOOD HOPE INDUSTRIES
2. Location of the property:  
CORNER ROUTE 32 & NEW TEMPLE HILL RD (RT 59)
3. Zone area C
4. Nature of business:  
EXISTING GASOLINE SERVICE STATION BEING RENOVATED  
USE SHALL REMAIN AS A GASOLINE STATION
5. Lot size: Front 135.26 Rear 207.13 Depth IRREGULAR CORNER  
97.91 85.00 PARCEL
6. Building setbacks: Front yard 7'-0" Rear yard 7'-0"  
Side yards 33'-0" ± VARIANCES RECEIVED ON  
THESE SETBACKS 1-23-78.
7. Dimensions of new building 30'-0" x 72'-0" RAW COVER  
Addition -

If addition, state front, side, rear of existing structure:

EXISTING STRUCTURE BEING DEMOLISHED IS 43'x26'  
EXIST SETBACKS OF THIS STRUCTURE ARE FRONT 59'  
REAR 1'  
SIDE 49'

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed

*Conrad R. Jach*  
(APPLICANT)

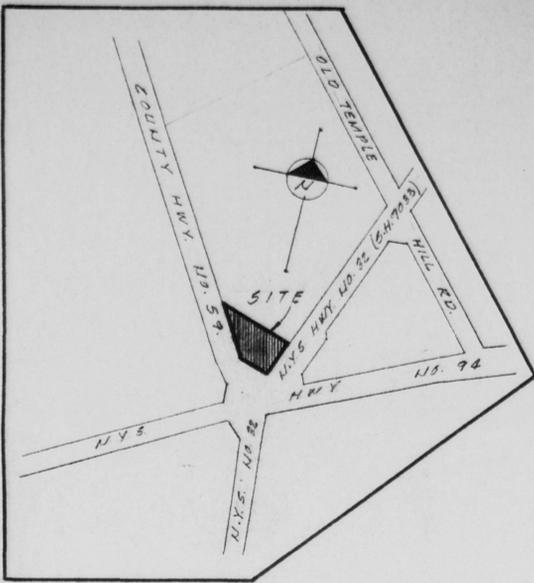
REPRESENTING G.H.I.

**Maps Required for:**

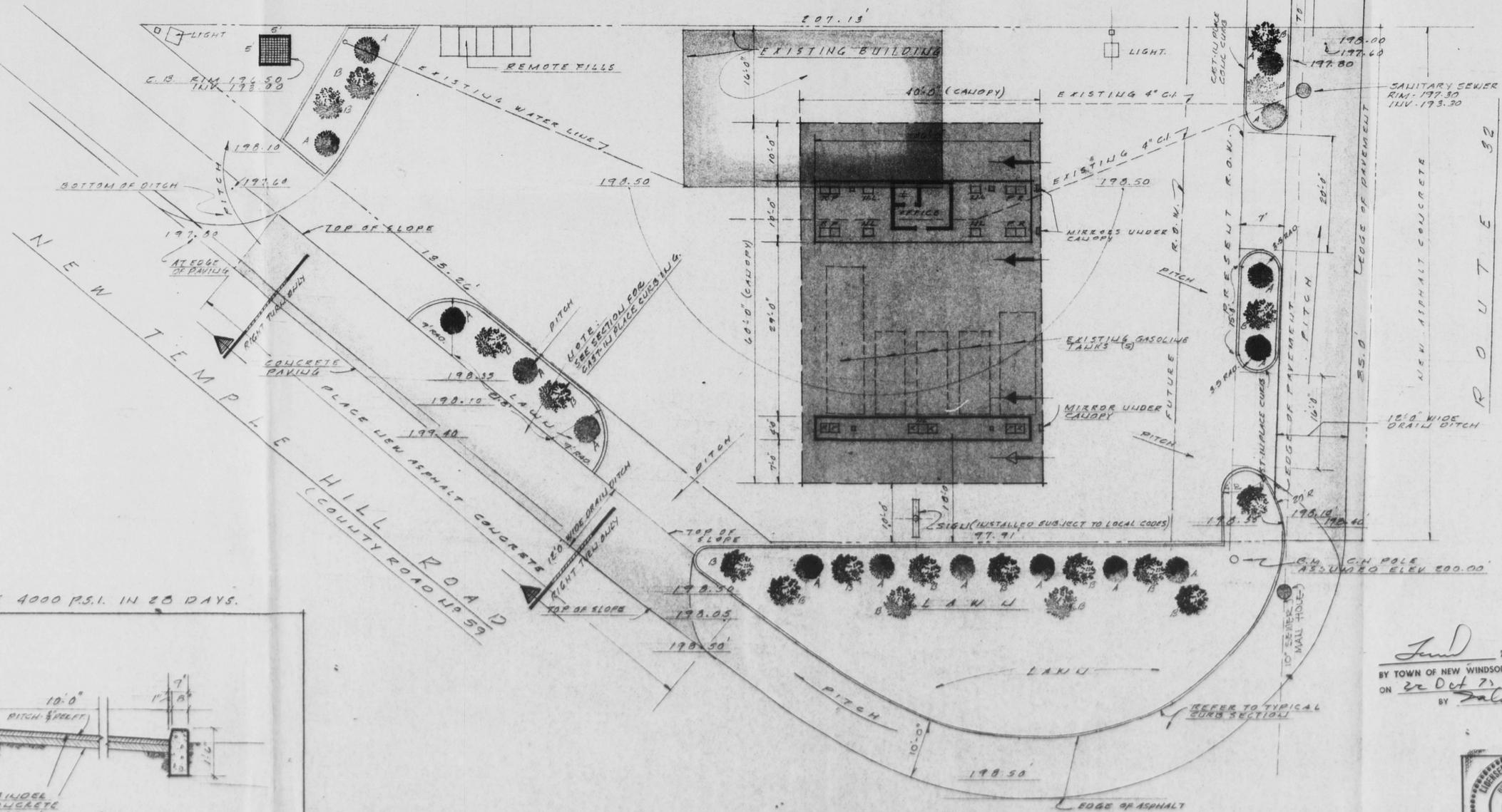
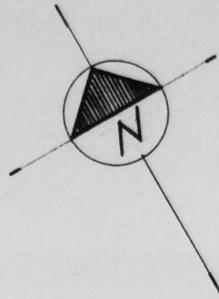
Planning Board  
Highway Dept.  
Sanitation Dept.  
Water Dept.  
County Planning Board  
Building Inspector

\_\_\_\_\_  
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Action of the Zoning Board of Appeals



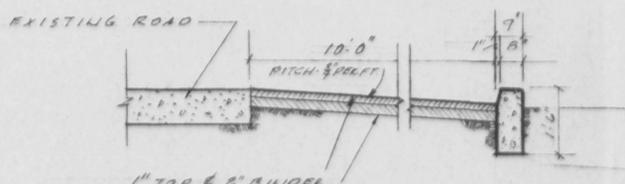
VICINITY MAP  
SCALE 1" = 200'



- PLANTING KEY**
- A HATFIELD YEW 30" HT., 30" SPREAD
  - B HETZ JUNIPER 2'-2 1/2" HT., 2'-2 1/2" SPREAD

EXISTING BLDG AREA = 1,120 sq ft  
PROPOSED CANOPY AREA = 2,400 sq ft

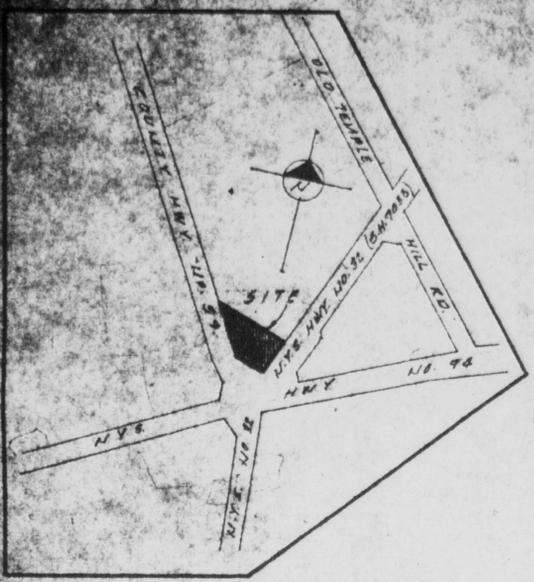
NOTE: CONC. TO TEST 4000 P.S.I. IN 28 DAYS.



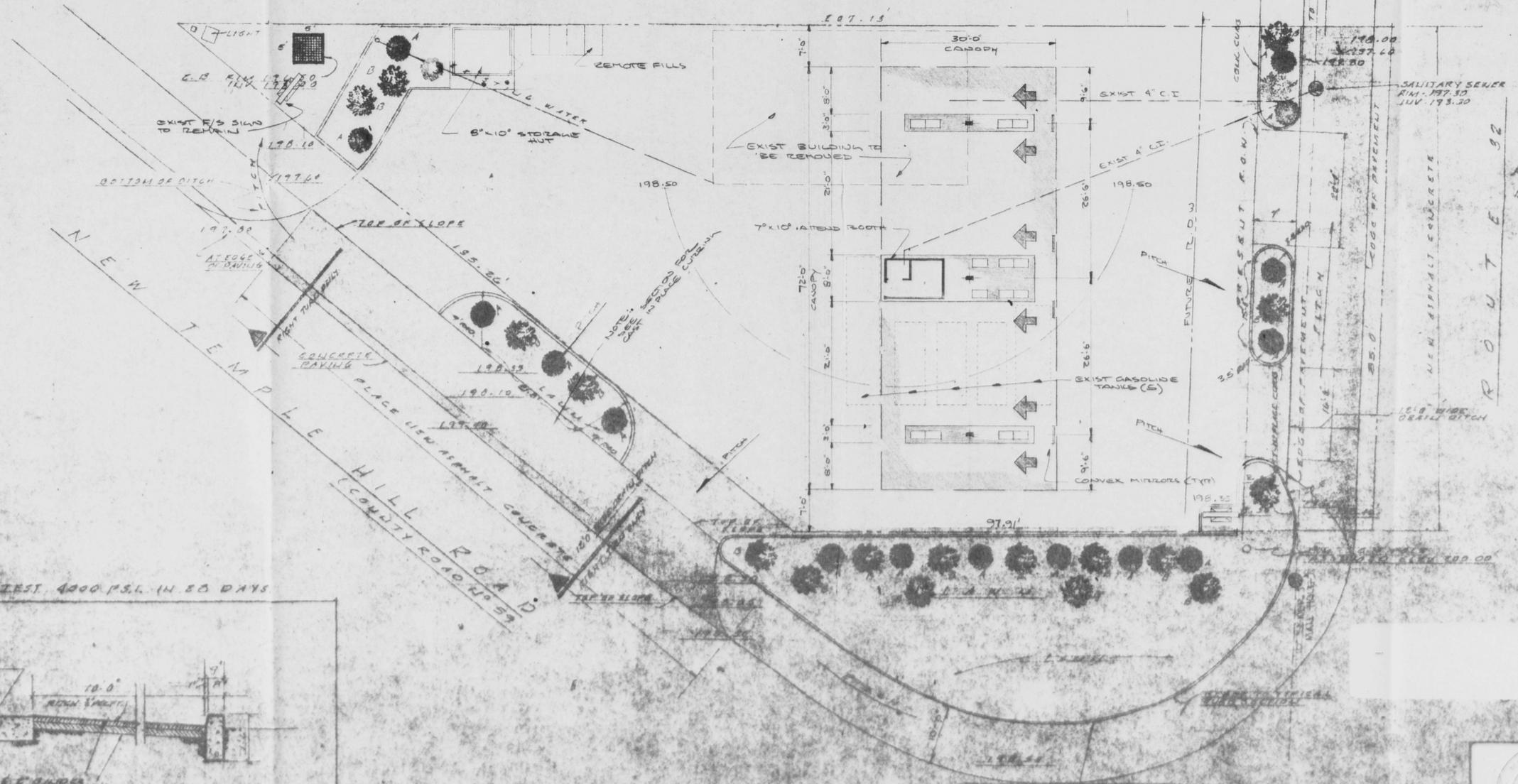
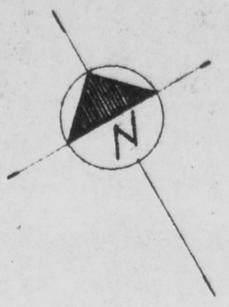
TYPICAL CURB SECTION  
SCALE 1" = 1'-0"

APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 22 Oct 73  
BY *[Signature]*

	<b>SITE PLAN</b> SELF SERVICE STATION	
	NEW TEMPLE HILL ROAD NEW WINDSOR, NEW YORK	
SCALE 1" = 10'-0" DATE 10/14/73 REP. [Signature]	REVISIONS NO. 1 DATE 10/14/73	DRAWN BY DATE
NY STATE LIC. #5671	GASLAND, INC. SPRINGFIELD, MASS.	1 OF 2



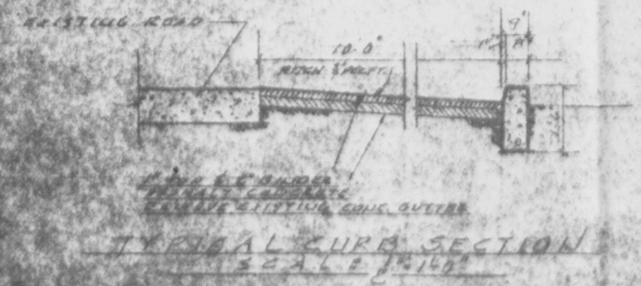
VICINITY MAP  
SCALE 1" = 200'



- PLANTING KEY**
- A ● HATFIELD YEW 30 FT. 30 SPREAD
  - B ● HETZ JUNIPER 6 FT. 2 1/2\"/>

EXISTING BLDG. AREA = 1,180'<sup>2</sup>  
PROPOSED GARAGE AREA = 2,480'

NOTE: DRILL TO TEST, 4000 P.S.I. IN 30 DAYS



TYPICAL CURB SECTION  
SCALE 1" = 16"

	<b>SITE PLAN</b>	
	SELF SERVICE STATION	
NEW TEMPLE HILL ROAD ROUTE 94 NEW YORK		
SCALE: 1" = 10'	DATE: 11-27-57	
CD		
CASLAND, INC. SPRINGFIELD, MASS		<b>1</b>