

**PB# 83-48**

**John Coakley  
(Never Materialized)**

John Coakley Site

83-48

never materialized, exp. office  
given to Town Clerk 6/26/84 sh -

DISTRIBUTION		
FUND	CODE	AMOUNT
Cash	→	25.00

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

**General Receipt** 5536

Received of John Coakly Dec 15 19 83  
Twenty Five \$ 25.00  
DOLLARS

For Site Plan Application fee 83-48

By Pauline Townsend  
Town Clerk (Quo)  
Title

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

83-48

Date Received 12/14/83  
Meeting Date 12/14/83  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project John W Coakley Sr 294 Windsor Hwy (Alterations)
2. Name of applicant John W Coakley Phone 565-6064  
Address Home 18 Park Hill Dr. (Office) 817 Broadway Newburgh N.Y.  
(Street No. & Name) (Post Office) (State) (Zip Code)  
12550
3. Owner of record John W Coakley Sr Phone OFFICE 565-6064  
Address 18 Park Hill Dr Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Dennis Lowes Phone 562-4391  
Address Kartagawers RT 94 New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Alan Axelrod Phone 562-0800  
Address off of Greenblat & Axelrod Newburgh NY 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the West side of Windsor Hwy (RT 32)  
(Street)  
30' feet north of 300 Windsor Hwy East  
(direction)  
of Bldg known as J.C. motors VW. Lately as U. Hall Rental  
(Street)
7. Acreage of parcel .50 acres
8. Zoning district \_\_\_\_\_
9. Tax map designation: Section 35 Block -1-54.1 Lot(s) \_\_\_\_\_
10. This application is for the use and construction of A DOOR WAY  
TO BRING CARS FROM REAR OF BLDG INTO BLDG FOR REPAIRS.
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? Commercial If so, list case No. and Name \_\_\_\_\_
12. List all contiguous holdings in the same ownership  
Section 8 Block -1-4.1 Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

Schedule \_\_\_\_\_

Column \_\_\_\_\_

Height \_\_\_\_\_

of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract or act of the property and the date the contract of sale was executed.

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

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

Sworn before me this

\_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_ Applicant's Signature

\_\_\_\_\_  
Notary Public Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
\_\_\_\_\_ (Owner's Address)  
county of \_\_\_\_\_ and State of \_\_\_\_\_

and that he is (the owner in fee) of \_\_\_\_\_ of the \_\_\_\_\_  
(Official Title)  
Corporation which is the owner in fee) of the premises described in the foregoing application  
and that he has authorized \_\_\_\_\_ to make the foregoing application for special use approval as described herein.

Sworn before me this.

\_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_ (Owner's Signature)

\_\_\_\_\_  
Notary Public

KARTIGANER ASSOCIATES, P.C.  
CONSULTING ENGINEERS  
 SANITARY SCIENCE AND LABORATORIES, INC.

555 Route 94, New Windsor 10 St. John Street  
Newburgh, New York 12550 Monticello, N.Y. 12704  
Telephone: (914) 562-4391 Telephone: (914) 794-5333

CLIENT: Mr. John Coakley  
817 Broadway  
Newburgh, New York 12550

WORK ORDER AGREEMENT

No. S83-281

Date Submitted 7 December 1983

Date Authorized \_\_\_\_\_

Reference	Date
<input checked="" type="checkbox"/> Conference	7 December 1983
<input checked="" type="checkbox"/> Telephone	6 December 1983
<input type="checkbox"/> Letter	

If Reports Are To Be Submitted To Others, Indicate Below:

CLIENT'S AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

1. DESCRIPTION OF WORK OR SERVICES:

Prepare floor plan of existing building at Windsor Highway showing proposed 14 foot wide overhead door and relocated man-door at southerly end of west wall of building.

Drawing to be prepared to be presented at Town of New Windsor Planning Board Meeting 14 December 1983.

2. FEES AND CHARGES:

Basis of Charges:

- Unit Price
- Per Diem
- Lump Sum \$ 400.00
- Contract Percentage \_\_\_\_\_%

Applicable Rate Sheets

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

The above which are checked are attached to and are part of this Work Order Agreement.

3. THE CLIENT AGREES TO LIMIT KARTIGANER ASSOCIATES, P.C. AND/OR SANITARY SCIENCE AND LABORATORIES, INC. LIABILITY TO THE CLIENT AND TO ALL CONTRACTORS, PERSONS, OR FIRMS FURNISHING SERVICES, MATERIALS, OR LABOR IN CONNECTION WITH THIS WORK ORDER, DUE TO NEGLIGENT ACTS, ERRORS OR OMISSIONS, SUCH THAT THE TOTAL AGGREGATE LIABILITY OF KARTIGANER ASSOCIATES, P.C. AND/OR SANITARY SCIENCE AND LABORATORIES, INC. SHALL NOT EXCEED THE COST OF SERVICES UNDER THIS WORK ORDER OR \$50,000 WHICHEVER IS LESS.

4. TERMS OF PAYMENT:

(a) Invoice Remittance: Net ; Invoices dated First to Fifteenth of month, due end of Month, Invoices dated Sixteenth to End of month, due Fifteenth of following Month.

(b) Overdue Accounts:

Interest charges of one and one-half percent (1-1/2%) per month (18% per year) shall be due and payable on all amounts past due. Reasonable attorney's fees and costs of collection shall be due and payable on delinquent accounts.

5. GENERAL CONDITIONS:

- (a) The Client agrees to inform Kartiganer Associates, P.C. and/or Sanitary Science and Laboratories, Inc. in writing, of any alleged discrepancies or incompletions, within seven (7) days of Client's receipt of the invoice for work performed. Any notices or other communications required or permitted by this contract or by law shall be served on, given to, or delivered to either party hereto by the other party shall be in writing and shall be deemed duly served, given or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service; when deposited in the United States Mail, certified mail, return receipt requested, postage prepaid, addressed to Kartiganer Associates, P.C. and/or Sanitary Science and Laboratories, Inc. at any one of the above addressed offices; or to the client at (address of client). Either company or the client, may change his or its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.
- (b) Kartiganer Associates, P.C. and/or Sanitary Science and Laboratories, Inc. retain the right to revise unit price and/or per diem rate schedules for any work subject to this order by means of written notice to the Client, certified mail, return receipt requested. The Client may within thirty (30) days of such mailing terminate the services requested in this agreement by written notice sent certified mail, return receipt requested. Failure on Client's part to give such notice of termination shall be deemed to be consent to the revised prices or rates. All work performed during the thirty (30) day period will be subject to the unit prices and/or per diem rate schedules in effect previous to the said notice given by Kartiganer Associates, P.C. and/or Sanitary Science and Laboratories, Inc.
- (c) Kartiganer Associates, P.C. and/or Sanitary Science and Laboratories, Inc. will undertake the work described herein only upon receipt of a copy of this Work Order Agreement signed by the Client or his duly authorized representative. It is further understood that such signatory personally shall be responsible for any charges incurred if not actually authorized by the Client.
- (d) The Client may request continuing services under this Work Order Agreement, providing such services are in conformance with the terms of the Work Order and the applicable Fees and Charges. Kartiganer Associates, P.C. and/or Sanitary Science and Laboratories, Inc. may require written request for such additional services, in which case the Client shall sign and return the appropriate endorsement.
- (e) Should either party to this contract be declared a bankrupt, make a general assignment for the benefit of creditors, or commit a substantial breach of this contract, the other party to this contract shall be excused from rendering or accepting any further performance under this contract.

6. ENTIRE BINDING AGREEMENT:

- (a) This instrument constitutes the entire agreement between the parties hereto and sets forth the rights, duties, and obligations of each to the other as of its date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this contract are of no force and effect.
- (b) This contract shall inure to and be binding on the heirs, executors, administrators, successors and assigns of the parties hereto.
- (c) The Client acknowledges receipt of a fully executed and complete copy of this Agreement and all attachments.

7. The client or his Authorized Representative shall sign and return one copy of this Work Order Agreement, together with the indicated initial retainer or full fee. Retainer required, if any, will be credited to the final invoice of the Total Fee.

Initial Retainer \$     ---- Client's Bank Reference: \_\_\_\_\_  
 Full Fee \$     ---- Address: \_\_\_\_\_

ALL TERMS OF THIS WORK ORDER AUTHORIZED AND AGREED:

- KARTIGANER ASSOCIATES, P.C.
- SANITARY SCIENCE AND LABORATORIES, INC.

CLIENT: John Coakley

BY: *Dennis M. Lowe*  
 Dennis M. Lowe (Signature)

*John Coakley*  
 (Signature of Authorized Representative)

TITLE: Business Manager

TITLE: \_\_\_\_\_

DATED: 7 December 1983

DATED: \_\_\_\_\_

Name of Owner of Premises John W. Coakley

Address 18 Park Hill Drive, Newburgh, NY Phone (914) 565-6064 office

Name of Architect Kartiganer

Address Rt. 94 New Windsor N. Y. Phone 562-4391

Name of Contractor Al Favino

Address Town of Newburgh, NY Phone 561-4977

State whether applicant is owner, lessee, agent, architect, engineer or builder: owner

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the west side of Rt. 32 Windsor Highway  
(N. S. E. or W.)

and 300 feet from the intersection of I. C. Motors and Adams Rd

2. Zone or use district in which premises are situated commercial

3. Tax Map description of property: Section 35 Block 1 Lot 54.1

4. Size of lot: Front 100 Rear 110 Depth 200 Front Yard 210 Rear Yard 100 Side Yard 30

Is this a corner lot? no.

5. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy..... b. Intended use and occupancy repair, shop and showroom

6. Nature of work (check which applicable): New Building.....Addition.....Alteration..  Repair.....

Removal.....Demolition.....Other.....

7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height 10 stories 12 wide

8. Material of new construction wood, metal and glass

9. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil...**X**... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars...**30**.

10. If business, commercial or mixed occupancy, specify nature and extent of use..... **auto repair**.....

...**shop and specialty shop**.....

11. Estimated cost..... **2200.00**..... Fee.....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

### IMPORTANT

#### REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

#### CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 555-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for water-proofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
Approved.....19.....  
Disapproved a/c.....  
Permit No. ....

Office of Building Inspector  
Patrick T. Kennedy, Building Inspector  
Town Hall, 555 Union Avenue  
New Windsor, N.Y. 12550  
Telephone: 565-8807

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Refer --  
Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

Date.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or ways, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....  
(Signature of Applicant) .....  
(Address of Applicant)

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



