

PB# 87-22

Windsor Enterprises

37-1-35.31

WINDSOR ENTERPRISES-SITE PLAN

Tel: 561-1328

Rep: P. Kennedy 562-6444

87-22

Approved

2/24/88

General Receipt

8708

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

March 9, 1987

Received of Windsor Enterprises Inc. \$ 25.00

Twenty Five and 00/100 DOLLARS

For Application Fee - Site Plan 87-22

DISTRIBUTION		
FUND	CODE	AMOUNT
Chk # 1177		25.00

By Pauline S. Townsend
Town Clerk

General Receipt

9635

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

March 3, 1988

Received of Windsor Enterprises, Inc. \$ 160⁰⁰/100

One Hundred Sixty and 00/100 DOLLARS

For Site Plan (\$100.00), Pl. Board Engineering Fee (\$60.00)

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 1110		\$160.00

By Pauline S. Townsend
Town Clerk
Title

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

MADE IN U.S.A.

NO. 752 1/3

County File No. NWT. 2-88.M.

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Windsor Enterprises Lot #2
for a Site Plan Approval

County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

water
sewer
highway
site

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: The storage building is to be a metal building. We changed the labels on the two accessory buildings labeling them as being accessory to the main use. We labeled the outside building as being display area stating this would be no closer than 45 feet from 9W. We put a note by way of the easements and I submitted a copy of the easements, how they were written up. When they submitted the plans, it should be in your file. Basically, the three easements are across this lot. Lot No. 1, when the lot was purchased, rights of ingress and egress across all three easements was there. No. 3 was the previous existing easement that goes strictly to Arrow Carriers. Arrow does not have rights by deed across 1 and 2.

Mr. Scheible: This whole area in here has got to be, you have outside storage area here. This is going to be paved area, right?

Mr. Kennedy: Right, this is a display area and this is basically bulk storage back here.

Mr. Scheible: That is going to be contained in that area, the storage, not all different corners?

Mr. Kennedy: You have to have access to the buildings around here. This is a much larger area.

Mr. Van Leeuwen: Are you going to display boats?

Mr. Kennedy: That is an area for boats, yes.

Mr. Mc Carville: What is the height on the accessory building?

Mr. Kennedy: The storage building is 22 feet in the back, the front building is 12 feet.

Mr. Mc Carville: I make a motion that the Town of New Windsor Planning Board approve the site plan of Windsor Enterprises. Last revised map February 12, 1988.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. MC CARVILLE	Aye.
MR. LANDER	Aye.
MR. SCHIEFER	Aye.
MR. SCHEIBLE	Aye.
MR. PAGANO	Aye.
MR. VAN LEEUWEN	Aye.

~~CONFIDENTIAL (197-22)~~ 2010-88
Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: What we have done since last we eliminated the individual sanitary system and showed the connection to the municipal sewer using a pump station and so we indicated as requested the bulk display area.

Mr. Van Leeuwen: Show us where the sewer line is going to come in.

Mr. Kennedy: Right here. It will be coming out of the building and going into a

pump station and being pumped into the existing manhole on Ceasar's Lane.

Mr. Van Leeuwen: He is not going to go with Mr. Lanza?

Mr. Scheible: Mr. Lanza says he doesn't need it.

Mr. Jones: But he doesn't have an approved trailer park.

Mr. Van Leeuwen: I want to see all the trailers moved away from the property line.

Mr. Babcock: It is my understanding the trailer park is for sale. Right now he is subject to Orange County Health Department approval and they are pretty strict if they felt his septic system was in bad shape or leaking or otherwise negligent they'd definitely shut him down. I called Orange County Health Department myself and they said they need a complaint from one of the neighbors or residents so when I got the next complaint call to me I told them that and they wrote a letter to Orange County Health Department and they were there and inspected the premises and apparently they had no problem because they didn't close them down.

Mr. Mc Carville: You have a warehouse a two story frame structure for the caretaker. These 15 spaces are these to be blacktopped?

Mr. Kennedy: Yes, it says so.

Mr. Mc Carville: Asphalt drive or parking? Paving on the right side of the ware house?

Mr. Kennedy: Actually it should be both. To tell you the truth I don't know I haven't seen the final plans.

Mr. Jones: Did you see the comments on this?

Mr. Kennedy: no, I haven't.

Mr. Babcock: There was a question, is this piece of property in the sewer district to your knowledge?

Mr. Kennedy: I don't remember, no.

Mr. Mc Carville: We talked about that. Mr. Petro thought it wasn't in the sewer district and he looked into it and found it out it was.

Mr. Scheible: At that time he brought up that the trailer park is in the sewer district also.

Mr. Kennedy: Number five you are talking about the multi-use building to the south which one?

Mr. Edsall: Showroom service area and parts, two story does that mean--is the whole building two story or what?

Mr. Kennedy: I am going to have to get a copy of his plans.

Mr. Rones: I'd like you to make it warehouse, change its accessory storage to accessory storage to main showroom or something like that.

Mr. Pagano: Is the warehouse a pole building?

Mr. Kennedy: I think it is pole building I haven't seen the plans.

Mr. Scheible: I think he plans on going with block structure there.

Mr. Edsall: The reason that discussion came up in C zone there is no allowance to have a warehouse if you call it a warehouse you have to provide parking. That is why Joe suggested he change to accessory storage incidental to the main use then it isn't a warehouse then it doesn't have a requirement for specific parking. If somebody wanted to change the use later they'd be less able to do it.

Mr. Rones: I have the same concern on the labeling of the caretakers office, residence so as to not somehow link it up with the main use in the show building.

Mr. Edsall: There is three. Do you understand who the easements are to and what is going on with them?

Mr. Kennedy: When they bought the first piece of property from Jack Lease this existing easement which is labeled easement number 3 labeled, I number them as they were in the contract for sale. Easement number 3 basically the existing easement to Arrow Trucking easement number 1 was the easement that Lease was giving to Windsor Enterprises here for use with their main lot. They created easement number two in the back to connect all these, all the parties here have access all around in the deed agreement.

Mr. Scheible: There is no proper designation of where the boat area is going to be.

Mr. Kennedy: There is a display area, some storage to the side. I am not sure what he is putting there. He did not, he was going to shale all this area.

Mr. Scheible: Ask your client where the storage area is. The Board is asking since the boats are all over the place here since he is going to have parking here and there is here, where are the boats going to be that are already here. Where is the designated boat storage area?

Mr. Jones: That is a lot of buidings on that piece of property and they are going to store all of those boats. I have never seen any sky hooks there.

Mr. Kennedy: Yes, this lot has been too small they are going over here to have more room to do what they are doing. This will cease here, they are moving their whole operation onto this large lot because they are overflowing this lot anyhow. This is what they want to get away from.

Mr. Pagano: The nature of the business is people pull in there with a boat behind the car and the result is that they have a traffic jam. They literally have traffic jams there is not place to pull in. I dont see anything here where people are going to be taking their boat. We are trying to helpe the business. We are not trying to hurt it but the existing problem is not being curbed by

this plan as far as I can see it. You are going to make it worse you are increasing the business but not increasing the area in which they have to take boats.

Mr. Kennedy: But the only area they have is here. They are going to bring boats around the back. They have a lot more area.

Mr. Mc Carville: If you re-label the grass area boat display or boat storage it dissolves those problems.

Mr. Pagano: Any way you are going to go open up this road?

Mr. Kennedy: That is a 30 foot wide road now this whole storage of boats is going to be coming out and then you are going to have a normal 30 foot wide road.

Mr. Jones: I number four here, Lanza Trailer Park bothers me. I was hoping to kill two birds with one stone. I am not going to go hold it against him that he can't get that done.

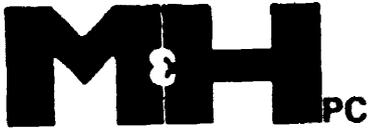
Mr. Edsall: One of the side conversations we were having here earlier was the easements Pat was explaining what the three easements, what the purpose of each is. Maybe he can list it on the plan.

Mr. Kennedy: What I will do on the easements I will bring that copy of the deed showing how the easements are written up in the deed so I have those also.

Mr. Ronas: The understanding is all of the owners have the right to traverse all of those.

Mr. Kennedy: He has the right I am not sure that Arrow Tricking does but lot 1 and 2 have the right to.

Mr. Scheible: Thank you.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR ENTERPRISES (LOT 2) SITE PLAN
PROJECT LOCATION: WEST SIDE - ROUTE 9W
NEW WINDSOR #: 87-22
24 FEBRUARY 1988

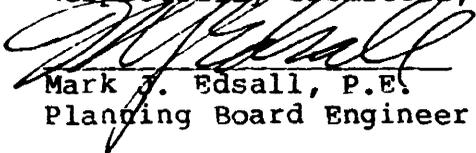
- 1). The Applicant has submitted a Site Plan for the development of Lot No. 2 of the Windsor Enterprises property on Rt. 9W. The Board previously reviewed the plan at the 8 July 1987, 12 August 1987 and 10 February 1988 Planning Board meetings.
- 2). It is again noted that this plan is being reviewed for Lot No. 2 only. Improvements shown for Lot No. 1 should still be required based on the previously approved Site Plan for that lot.
- 3). It is again noted that the "Boat Display Area" located between the main building and Route 9W should be restricted to only that area indicated on the plan. Expansion of the display area may not only be aesthetically displeasing, but may also result in diminished "line-of-site" for vehicular movements, which would potentially cause a dangerous situation.
- 4). The plans have been revised to indicate that the storage building and the 2-story frame structure are both accessory buildings and incidental to the main use of the property.
- 5). My review of the "parking requirements" made pursuant to the clarification of the accessory buildings, concludes that a sufficient amount of parking is provided on the site, for the uses as indicated.
- 6). The report from the Sanitary Superintendent indicates that permission may be required from the Town Board for connection of this property into the sanitary system. This would be required if the lot is currently not in the sewer district and is not paying taxes to the sewer district. If the applicant is in the district and is paying taxes, no such agreement will be necessary.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: THE WINDSOR ENTERPRISES (LOT 2) SITE PLAN
PROJECT LOCATION: WEST SIDE - 9W
NEW WINDSOR #: 87-22
PAGE TWO

7). Since all the previously requested corrections and clarifications have been made (as noted above), it is my opinion that the plan dated 12 February 1988 (revised) is acceptable for approval from an engineering standpoint, conditional on an agreement being made with the Town Board for the sewer service, if necessary.

Respectfully submitted,



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

MJE/dl
windsor



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CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: WINDSOR ENTERPRISES (LOT 2) SITE PLAN
PROJECT LOCATION: WEST SIDE - 9W
NEW WINDSOR #: 87-22
10 FEBRUARY 1988

- 1). The Applicant has submitted a Site Plan for the development of Lot No. 2 of the Windsor Enterprises property on Rt. 9W. The Board previously reviewed the plan at the 8 July 1987 and 12 August 1987 Planning Board meetings.
- 2). As has been brought to the Applicant's attention in all previous review comments, the plan is being reviewed for Lot No. 2 only. All improvements which had previously been included on the approved plan for Lot 1, but not shown on this plan, should still be completed as part of the Lot No. 1 approval.
- 3). The revised plan indicates that the "Boat Display Area" will be limited to a 30 ft. wide strip, 140 ft. long, located approximately 45 ft. back (minimum) from the Route 9W pavement. This "clear spacing" should be maintained such that line-of-site from the driveway is not compromised.
- 4). The overall plan as submitted includes a multi-use structure to the south, a warehouse structure to the north and a caretaker's office/storage/apartment building to the northeast. The Board should discuss the warehouse and showroom uses relative to the uses permitted by right and by special permit under the NC Zone. At this time, I am not sure what bulk requirements the Board wishes to apply to this Site Plan.
- 5). As previously requested in my 8 July 1987 comments, the actual amount of the Multi-Use Building to the south, which will be 2-story, should be clarified.
- 6). It is my opinion that the "parking requirements" as shown on the plan are incorrect. The calculation indicates areas for each use which are not consistent with the plan dimensions and, in addition,

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

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PAGE TWO

fails to acknowledge the parking requirements for the warehouse space, service area and first floor of the caretakers office. As such, the parking appears to be substantially less than that required based on the bulk tables and uses indicated.

7). The plan indicates three easements through the property. The Board may wish to require that the plan clarify who these easements are being granted to the benefit of and what they will be used for.

8). Upon the determinations referenced above being made, the engineering review of the Site Plan will be completed and further comments made, if necessary.

Respectfully submitted,


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

MJE/dl
windsor

in back which shows the standard section of the Town of New Windsor.

Mr. Van Leeuwen: I don't have too many problems with it. I make a motion that the Planning Board of the Town of New Windsor approve the Buhl-Rinaldi Sub-division. Map dated February 22, 1988.

Mr. Mc Carville: I will second that.

ROLL CALL:

MR. VAN LEEUWEN	Aye.
MR. PAGANO	Aye.
MR. MC CARVILLE	Aye.
MR. LANDER	Aye.
MR. SCHIEFER	Aye.
MR. SCHEIBLE	Aye.

WINDSOR ENTERPRISES (87-22) - KENNEDY

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: The storage building is to be a metal building. We changed the labels on the two accessory buildings labeling them as being accessory to the main use. We labeled the outside building as being display area stating this would be no closer than 45 feet from 9W. We put a note by way of the easements and I submitted a copy of the easements, how they were written up. When they submitted the plans, it should be in your file. Basically, the three easements are across this lot. Lot No. 1, when the lot was purchased, rights of ingress and egress across all three easements was there. No. 3 was the previous existing easement that goes strictly to Arrow Carriers. Arrow does not have rights by deed across 1 and 2.

Mr. Scheible: This whole area in here has got to be, you have outside storage area here. This is going to be paved area, right?

Mr. Kennedy: Right, this is a display area and this is basically bulk storage back here.

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Mr. Kennedy: The storage building is 22 feet in the back, the front building is 12 feet.

Mr. Mc Carville: I make a motion that the Town of New Windsor Planning Board approve the site plan of Windsor Enterprises. Last revised map February 12, 1988.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. MC CARVILLE	Aye.
MR. LANDER	Aye.
MR. SCHIEFER	Aye.
MR. SCHEIBLE	Aye.
MR. PAGANO	Aye.
MR. VAN LEEUWEN	Aye.

WINDSHIRE AMENDED SITE PLAN (87-72) - FULLAM

(No one showing for this application)

GROVE HOMES SUBDIVISION (87-64) - ZIMMERMAN

Mr. Joe Lacatto came before the Board representing this proposal.

Mr. Lacatto: We sent in 12 sets of drawings. Very briefly, we are talking about a two lot subdivision off or right on Tollman Road. What we have, if you can look at the plan, from Tollman Road, the existing house on the right next to the property on the left. We are talking about a subdivision line right down the center line of the existing Central Hudson Gas and Electric property easement. It is a 150 foot wide.

Mr. Mc Carville: It is one piece of property now, is that correct?

Mr. Lacatto: The current property line is the entire parcel and we want to divide the parcel into two pieces, down the center line of the easement. So this would be the new line created to divide this into two parcels.

Mr. Mc Carville: I'd like to walk out there and see it.

Mr. Scheible: I wonder why he ended up with a piece looking like this, when he had so much to work with. I am not happy with the

**TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET**

PROJECT NAME: Windsor Enterprises, Inc.
 PROJECT NO. : 89-22
 TYPE OF PROJECT: Subdivision _____ Site Plan
 Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	<u>1-88</u>	_____	_____
Bu. Fire Prev.	<u>1-19-88</u>	<u>2-21-87</u>	_____
Sewer	_____	_____	_____
Water	<u>1-8-88</u>	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>9-8-87</u>	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	<u>7-14-88</u>	_____
O/C HEALTH	<u>1-13-88</u>	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR: Lead Agency Action _____
 Determination _____
 EAF Short Long _____ Submitted _____ Accepted _____
 Proxy: Filed yes Representative Jim Petro, Jr.

PUBLIC HEARING: Held (DATE) _____ Waived* _____
 Other _____
 (* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
 (SUBDIVISIONS)
 Sketch Plan Date _____ + 30 days = Action Date _____
 Preliminary P/H Date _____ + 45 days = Action Date _____
 Preliminary App'l Date _____ + 6 months = Final Resub. Date _____
 Final Plan Date _____ + 45 days = Final App'l Date _____

TIME SEQUENCING:
 (SITE PLANS)
 Presubmission Conf. Date _____ + 6 months = Submittal Date _____
 First Meeting Date _____ + 90 days = Final App'l Date _____

DESCRIPTION OF LANDS FOR
WINDSOR ENTERPRISES, INC.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate, lying and being in the Town of New Windsor, County of Orange and State of New York known as lot# 1 on a map entitled "Survey & Subdivision for Windsor Enterprises, Inc.", dated December 17, 1985 and filed in the Office of the Orange County Clerk on April 17, 1986 as map #7578 and being more particularly bounded and described as follows:

Beginning at an iron pipe in the westerly line of U.S. Rte. 9W, said point being S31°38'00"W, 213.70 feet, thence; S41°15'00"W, 128.06 feet from the southwest corner of the intersection formed by U.S. Rte. 9W and Caesars Lane, thence the following three courses along the line of U.S. Rte. 9W;

- (1) S41°15'00"W, 102.00 feet to an iron pipe, thence;
- (2) N74°40'00"W, 49.60 feet, to an iron pipe, thence;
- (3) S41°31'00"W, 52.00 feet, to an iron pipe, thence;
- (4) N67°04'06"W, 432.51 feet along lands now or formerly of the Town of New Windsor to a concrete monument, thence;
- (5) N24°00'00"E, 152.70 feet along lands now or formerly of Arrow Carrier Corp. to an iron pipe, thence;
- (6) S67°04'06"E, 527.46 feet along the southerly line of a 30 foot wide easement and right of way and lot# 2 as shown on the above mentioned subdivision to the point of beginning.

Containing 1,708 acres of land.

EASEMENT I

Together with an easement and right of way in common with others heretofore or hereafter granted, over and upon a strip of land 30.00 feet in width, contiguous to the northerly line of the above described lot# 1, on the EXPRESS CONDITION that such easement and right of way shall without any further action terminate unless the grantees have by March 1, 1987 completed the construction of a roadway improved to the existing Town of New Windsor standards (excepting width), including issuance of the requisite entrance permit from the New York State Department of Transportation, and complying with any condition for such permit as required by the New York State Department of Transportation, and on the further condition the grantees shall share proportionately in the cost of maintaining said easement, pay entire cost of maintaining said easement, right of way and roadway until grantors (or their heirs or assigns) regularly shall use the roadway and shall erect a residential or commercial building on lands retained by the grantors, and on the further conditions that the grantees shall and do indemnify and hold harmless the grantors and their heirs, successors and assigns from and on account of any loss, expense, claim or demand, arising from the roadway and Rte. 9W entranceway construction and use of the easement and right of way by grantees, their employees and invites, and further, grantees shall at all times provide and maintain liability insurance reasonably covering such obligation of grantees. The easement being more particularly bounded and described as follows:

Beginning at a point being the northeast corner of the above described lot# 1, thence;

- (1) N67°04'06"W, 527.46 feet along the northerly line of lot #1, thence;
- (2) N24°00'00"E, 30.01 feet along the easterly line of lands now or formerly of Arrow Carrier Corp., thence;
- (3) S67°04'06"E, 536.83 feet through lot# 2, thence;
- (4) S41°15'00"W, 31.60 feet along the westerly line of Rte. 9W to the point of beginning.

EASEMENT II

Together with an easement and right of way in common with others heretofore or hereafter granted, over and upon a strip of land 25.00 feet in width on lands of lease contiguous to the easterly line of lands now or formerly of Arrow Carrier Corp. which strip runs in a Northeast/Southwest direction between the premises first above described and Easement III described below, on the EXPRESS CONDITION that the grantees shall and do indemnify and hold harmless the grantors and their heirs, successors and assigns from and on account of any loss, expense, claim or demand arising from the use of the easement and right of way and any improvements hereinafter erected on said easement and right of way by grantees, their employees and invites, and further, grantees shall at all times provide and maintain liability insurance reasonably covering such obligation of grantees. The easement being more particularly bounded and described as follows:

Beginning at a point in the easterly line of Arrow Carrier Corp., said point also being the northwest corner of easement I, thence;

- (1) N24°00'00"E, 250.43 feet along the easterly line of Arrow Carrier Corp., thence;
- (2) S80°29'07"E, 25.82 feet along easement III, thence;
- (3) S24°00'00"W, 256.42 feet through lot# 2, thence;
- (4) N67°04'06"W, 25.00 feet along easement I to the point of beginning.

EASEMENT III

Together with an easement and right of way in common with others heretofore or hereafter granted, over and upon an easement and right of way premises described in an agreement dated October 9, 1975 between John J. Lease and Richard F. Lease, as grantors and Arrow Carrier Corp., as grantees which was recorded in the Orange County Clerk's Office on October 30, 1975 in Liber 2021 of deeds at Page 875 on the EXPRESS CONDITION that the grantees herein (Petro and Yannone) shall comply with all conditions set forth in said agreement of October 9, 1975, including participation in maintenance, repair and insurance costs, and on further EXPRESS CONDITION that the grantees shall and do indemnify and hold harmless the grantors and their heirs, successors and assigns from and on account of any loss, expense, claim or demand arising from the use of the easement and right of way and any improvements hereinafter erected on said easement and right of way by grantees, their employees and invites, and further, grantees shall at all times provide and maintain liability insurance reasonably covering such obligation of grantees. The easement being more particularly bound-

ed and described as follows:

Beginning at a point in the southerly line of Caesars Lane, said point being the northeast corner of lands now or formerly of Arrow Carrier Corp., thence the following three courses along the southerly line of Caesars Lane;

- (1) S80°26'00"E, 160.91 feet, thence;
- (2) On a curve to the right having a radius of 300.00 feet and an arc length of 196.00 feet, thence;
- (3) S43°00'00"E, 59.38 feet, thence;
- (4) S31°38'00"W, 12.99 feet along lands now or formerly of Lanza, thence;
- (5) N80°29'07"W, 411.17 feet through lot# 2, thence;
- (6) N24°00'00"E, 111.96 feet along the easterly line of lands of Arrow Carrier Corp. to the point of beginning.

87-22



Louis Heimbech
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

January 14, 1988

Mr. Henry P. Leeuwen, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Windsor Enterprises Lot #2, Site Plan
U.S. Route 9W
Our File No. NWT 2-88 M

Dear Mr. Leeuwen:

We have reviewed the site plan and have inspected the area proposed for the Windsor Enterprises Lot #2 in accordance with Section 239, paragraphs 1 and m, of the General Municipal Law.

The site is overutilized. The proposed structures, parking areas, and driveways are jammed onto the site with minimal regard for an adequate degree of landscaping. A landscaped buffer area extending around the sides and rear of the site would not only improve the appearance of the establishment, but would also provide a screen between the site and the adjacent house trailers.

If you have any questions, please don't hesitate to call.

Very truly yours,

Peter Garrison
Commissioner of
Planning & Development

Reviewed by: Cheryl Mergo
Cheryl Mergo
Planner

CM:cam

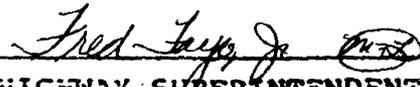
Enclosure

87-22

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, ~~REVISION~~ REVISE FORM: D. P. W.

The maps and plans for the Site Approval Wardens Enterprise Lot #2
Subdivision _____ as submitted by
Kennedy _____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

Fred Lipp, Jr. 
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

1-88
DATE



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET

GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

January 13, 1988

RE: Windsor Enterprises Lot #2
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

Be advised that this type of project does not come under the purview of our department, therefore, we have no comments relative to the site plan.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

87-22

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
~~WATER~~, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Patrick T. Kennedy CS for the building or subdivision of
Windsor Enterprises has been

reviewed by me and is approved _____
~~disapproved~~ _____.

If ~~disapproved~~, please list reason.

water is available for this Property -
There is also a 3/4" service line for the
Forgehill body shop located on the corner
of Caesars lane and Rt 9w.

HIGHWAY SUPERINTENDENT

Steve D. Dio
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

1-8-88

DATE

8722

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

September 8, 1987

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

RE: Windsor Enterprises Lot #2
Route 9W, S.H. 415

Dear Chairman:

We have reviewed this matter and please find our comments checked below:

- A Highway Work Permit will be required
- No objection
- Need additional information Traffic Study
- Drainage Study
- To be reviewed by Regional Office
- Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,


Donald Greene
C.E. I Permits
Orange County

DG/dri



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Windsor Enterprises Inc.

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 July 1987.

The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Multiple horizontal lines provided for writing reasons for disapproval.

SIGNED: Richard Gotaling
CHAIRMAN

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: Since we talked last, I believe you did go out and take a look at the parcel. All we have added so far, we don't have any comments on your work yet. We've revised our zoning tables to show required and proposed and we added the parking requirements on here. Other than that, your comments from what you were going to do and take a look at that property and the sanitary, I believe.

Mr. Mc Carville: Mark, have you reviewed these?

Mr. Kennedy: Not this one.

Mr. Mc Carville: There is a comment that there was a desire by the engineer to have the septic hooked into the adjoining sewage district.

Mr. Reynolds: It has to hook in.

Mr. Edsall: There is a comment, there is really not a choice, you have to. I don't know the linear footage required by the ordinance, but we can verify that.

Mr. Jones: There is a big uproar over that. It has to hook on to the---

Mr. Edsall: We can check that out easily enough.

Mr. Scheible: The fire prevention bureau was approved.

Mr. Jones: Is this where the boat business is going to be moved to, on this side of the road?

Mr. Kennedy: That's correct.

Mr. Edsall: Looking at any of the reviews, we just got them now, I am sure none of the departments have any.

Mr. Kennedy: Like I said, the only thing I added at all was the parking and the zoning change. I haven't added anything else.

Mr. Scheible: So there hasn't really been that much change.

Mr. Kennedy: We haven't changed the site itself.

Mr. Scheible: Up to this point the fire department has approved it. We have approval from the water, sewer, septic system design must be stamped with Mr. Cuomo.

Mr. Kennedy: We are going to have to hook to Town sewers, so that's not going to be valid anyway.

Mr. Edsall: What dates do you have from the fire prevention?

Mr. Scheible: July 21st.

Mr. Babcock: There is another one. That was the original map. Now you are going to a new map.

Mr. Scheible: July '87, yes. This is just a couple of weeks ago. Just a couple of weeks ago. Do you have something there?

Mr. Edsall: I have a March that was disapproved.

Mr. Scheible: There were no comments, just that it was disapproved?

Mr. Edsall: May be we could go through the process of taking lead agency and deciding if you want to have a public hearing so that we can get that out of the way. Any project should be going through this.

Mr. Scheible: We can waive a public hearing.

Mr. Edsall: Which one are you talking about, the SEQR or public hearing? The SEQR should be gone through for every project.

Mr. Mc Carville: Site plan, subdivision, everything.

Mr. Edsall: Everything should be.

Mr. Roncs: Not quite everything but there are certain lot line changes and whatnot.

Mr. Edsall: Even if you go through the formality and --

Mr. Mc Carville: I make a motion that the Planning Board take the lead agency position on Windsor Enterprises Incorporated.

Mr. Reynolds: I will second that motion.

Mr. Scheible: We have a motion and seconded that the New Windsor take lead agency on the Windsor Enterprises Site Plan.

ROLL CALL	MR. MC CARVILLE	AYE
	MR. REYNS	AYE
	MR. JONES	AYE
	MR. LANDER	AYE
	MR. SCHIEFER	AYE
	MR. SCHEIBLE	AYE

Mr. Roncs: Has a short form EAF been submitted?

Mr. Kennedy: Yes, it has.

Mr. Scheible: Yes.

Mr. Roncs: Are there any indications of significant environmental impact on the short term EAF?

Mr. Scheible: No, there isn't.

Mr. Roncs: Based on the review of the site plan and the Board's knowledge of

the area is there any information available to indicate the proposed site plan may have a significant effect on the environment?

Mr. Mc Carville: No.

Mr. Scheible: No, there isn't.

Mr. Roncs: Then it may be appropriate to make the negative declaration.

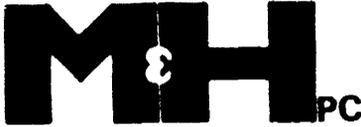
Mr. Reyns: I will make that in the form of a motion that it be declared a negative declaration.

Mr. Mc Carville: I will second.

Mr. Scheible: Is there any further discussion. If not we will have a roll call.

ROLL CALL	MR. MC CARVILLE	AYE
	MR. REYNS	AYE
	MR. LANDER	AYE
	MR. JONES	AYE
	MR. SCHIEFER	AYE
	MR. SCHEIBLE	AYE

Mr. Scheible: The New Windsor Planning Board has decided to waive the public hearing procedures for the Windsor Enterprises.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Windsor Enterprises (Lot 2) Site Plan
PROJECT LOCATION: West side - Route 9W
NW #: 87-22
8 July 1987

1). The Applicant has submitted a Site Plan for the development of Lot 2 of the Windsor Enterprises Property. The Plan had previously been reviewed for the 24 June 1987 Planning Board Meeting, and comments prepared. Since that meeting the Plan has been revised substantially and new comments are indicated below.

2). It should be brought to the Applicant's attention, as previously noted on the comments of 24 June 1987, that certain site improvements shown on the Approved Plan for Lot 1 are not shown on this Plan submitted for Lot #2. Failure to show same on this Plan does not relieve the Owner from making such improvements as part of the Lot #1 approval.

Board should also note and may wish to discuss with the Applicant's Professional, the fact that certain information shown on the Approved Plan for Lot #1 appears to be shown on this Plan with a different scope and concept. Namely, the boat display area in the front of the existing building on Lot 1 appears to include a much larger area on this plan than on the approved plan; same not being limited to an area near the building as shown on the previous plans for Lot 1.

3). The Board may wish to discuss the intent of the display area on the south section of the proposed site near Route 9W. It is questioned whether the intended use would create a visibility problem from the entrance and if the aesthetics are suitable.

4). The Board may wish to discuss the need for construction of curbed boundaries to the outside storage area to maintain the grass area as a green area.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Windsor Enterprises (Lot 2) Site Plan
PROJECT LOCATION: West side - Route 9W
NW #: 87-22
8 July 1987
Sheet 2

5). The Board should question, how much of the proposed building on the south of Lot 2 is proposed to be two-story. Since the two-story designation under "parts" is unclear.

6). The Plan as proposed provides for a total of twenty-five (25) parking spaces to service the southerly building. Based on the indicated uses and building dimensions shown, it appears that the number of parking spaces provided is significantly less than that required based on the bulk tables.

7). Subsequent plans should include a complete table indicating compliance with the bulk zoning tables.

8). The Applicant should insure that subsequent plans include all information required based on the Site Plan Checklist included with the Town Submittal Package.

9). It is questioned why sanitary sewer service is not available at the manhole located in Caesars Lane (adjacent to the property). In my understanding that based on the Town Ordinance, on-site treatment is not acceptable.

10). The Planning Board should determine if a Public Hearing will be necessary for this Site Plan per its discretionary judgement under Paragraph 48-19.C-5 of the Town Zoning Ordinance.

11). The size and condition of the access driveway from Caesars Lane should be discussed since same is secondary access for emergency use.

Respectfully submitted:



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

MJEnjE

Mr. Morin: What would I have to do to extend Willow?

Mr. Van Leeuwen: I think we ought to go out there and take a look at those things.

Mr. Scheible: Take these comments to Mr. Doce and he will understand that and the improvements that have to be made on the plan.

Mr. Babcock: Another problem you had run into by coming from Hickory there is no sewer line the sewer line comes up Willow and stops so that would have to be extended this way.

Mr. Scheible: The contours aren't even shown on the property.

Mr. Edsall: I gave him a copy of the complete submittal package to give to Mr. Doce.

Mr. Morin: Thank you.

WINDSOR-ENTERPRISES SITE PLAN (LOT #2) (87-22)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: You are all basically familiar with the site we have Orange Boat sales on what was lot 1 of a previous subdivision. Basically since they have been on the site they decided they needed the bigger lot for themselves. They are going to move into the bigger site for their own use and probably rent out the other building to some other similar type of business. We show a new *showroom* and service area for the boats. We have a warehouse in the back which basically is used for the boat storage, possibly some rental space. We had a previous submittal prior to being on the agenda, we had a couple others but the clients have decided to take off the minor storage and to take off another caretakers building which they have also eliminated that would have been another similar building there for this purpose. But they had decided to eliminate that. The sanitary system we show reflected the original apartment in the caretakers building. We have to go back and check with Cuomo and see how far down to reduce the system because we are only going to have the bathroom in the showroom.

Mr. Van Leeuwen: He has an apartment in one of the buildings.

Mr. Mc Carville: That is on one.

Mr. Reynolds: You are going to eliminate this mess here?

Mr. Kennedy: This is just too small for the use I don't think they figured it would really grow to that size when they moved onto the lot.

Mr. Reynolds: I think that is the good idea and eliminate this, it certainly didn't turn out right. But I think we ought to take a look at it too and perhaps you or somebody down here and explain what is going to be down here and this is my thoughts and I also think we ought to do more with the front area as far as shubbery and trees because that didn't turn out at all I wasn't very happy with that.

Mr. Scheible: You have this front area here marked as a display you don't show any landscaping.

Mr. Kennedy: We are not doing anything at all to the site until someone comes up with another use for the property.

Mr. Scheible: Where is the septic system for the trailer parked there?

Mr. Kennedy: For the trailer?

Mr. Petro: They are supposed to go out into the center of the trailer area the runoff that I was complaining about was raw sewage coming from underneath the trailer not going underneath onto our property it did come down and he supposedly corrected it I am not happy with it.

Mr. Scheible: Is it still flowing?

Mr. Petro: I don't see it directly I did go over there with a backhoe and I did sink down a little bit.

Mr. Schiefer: Just put another 50 foot trailer in there.

Mr. Scheible: We are going to have to go down there and look at it.

Mr. Mc Carville: On your original plans did it not show the road coming in off SW was that going to be blacktopped?

Mr. Petro: Right through this area in the back of the building.

Mr. Mc Carville: Has that been done?

Mr. Petro: Through here. Mike has come down and I posted a bond for shrubbery which was completed two days ago and this I have a couple prices on we are not going to do anything with this road area but we do have to do the parking area so what I am going to do this is done here what we are going to do now is do the parking area but there is no sense in going out to the road until we do the parking.

Mr. Mc Carville: What is the height?

Mr. Petro: 18 or 20.

Mr. Van Leeuwen: Strictly for warehouse?

Mr. Petro: Both are warehousing same as our own just warehousing.

Mr. Scheible: We are going to put that on our tour schedule.

LUCAS SITE PLAN (87-31)

Mr. Mike Lucas came before the Board with the maps of his proposal.

Mr. Reys: According to the engineer there is quite a few things missing before we can approve it.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Windsor Enterprises (Lot 2) Site Plan
PROJECT LOCATION: West Side - Route 9W
NW #: 87-22
24 June 1987

- 1). The Applicant has submitted a Site Plan for the development of Lot No. 2 of the Windsor Enterprises property. The Plan indicates construction of a total of five (5) structures on the site.
- 2). The Plan should more clearly identify the intended uses for the structures shown. Specific information, including square footages, should be indicated.
- 3). The Plan should more clearly identify the limits of the "display" area and "outside storage" area.
- 4). The Plan should more clearly identify the limits of any grassed and the indicated shale areas.
- 5). The Site Plan, as submitted, does not provide numerous items required by the Town of New Windsor Site Plan Checklist, included with the application package. Future submittals should include all such necessary information.
- 6). The Board should verify that connection to the existing sanitary sewer in Caesars Lane (adjacent to the property) is not required. The Applicant is proposing on-site sanitary disposal.
- 7). The Fire Prevention Bureau should determine if on-site water distribution piping with hydrants is required.
- 8). The Applicant should be advised that certain site improvements shown on the approved plan for Lot 1 are not shown on this Plan submitted for Lot No. 2. The applicant should be advised that failure to show same on this plan for Lot 2 does not relieve the owner from making such improvements as part of the Lot 1 approval.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Windsor Enterprises (Lot 2) Site Plan
PROJECT LOCATION: West Side - Route 9W
NW #: 87-22
24 June 1987

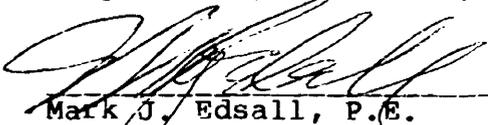
Page 2

9). The Planning Board should determine if a Public Hearing will be necessary for this Site Plan per its discretionary judgement under Paragraph 48-19.C-5 of the Town Zoning Ordinance.

10). The Board may wish to question the size of the access off Caesars Lane since same would provide the secondary access for emergency use.

11). As currently submitted, the Plan is incomplete and is not acceptable for approval from an engineering standpoint.

Respectfully submitted,



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

MJEFmD

WATER

SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick Kennedy L.S. for the building or subdivision of
Windsor Enterprises Inc. has been

reviewed by me and is approved

~~disapproved~~ _____.

~~If disapproved, please list reason.~~

Water is available for this property. An 8" water main runs parallel with property. Have contractors contact water Dept.

HIGHWAY SUPERINTENDENT

Steve Didi

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-22

Revised 6/87

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick Kennedy LS. for the building or subdivision of
Windsor Enterprises has been
reviewed by me and is approved
disapproved _____.

~~If disapproved, please list reason.~~

water is available on Rt. 9W - contact
water dept. for further information

HIGHWAY SUPERINTENDENT

Gene DiDio

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by

Patrick T. Kennedy for the building or subdivision of
Windsor Enterprises Lot #2 has been

reviewed by me and is approved Conditional,
disapproved _____.

If disapproved, please list reason.

*the Septic System ^{design} must be stamped
with Mr Cuomo, Engineer Seal.*

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Judith D. Masten Jr
SANITARY SUPERINTENDENT

March 8, 1987
DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Windsor Enterprises

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 31 March 1987.

 The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The main entrance to be 30 feet wide. Property does not appear to have any defined access drives. Must have 30 foot fire lane throughout property and all points of property to be accessible.

The concern is storage space between boats and their combustibility to start a fire conflagration.

SIGNED: Richard Hotaling
CHAIRMAN

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Site Plan for Windsor Enterprises Lot #2
2. Name of Applicant Windsor Enterprises Phone 561-1328
Address P.O. 928, Rails Gate, N.Y. 12584
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Applicant Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person Patrick T. Kennedy, L.S. Phone 562-6444
Preparing Plan 335 Temple Hill Rd, New Windsor N.Y. 12550
Address (Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the N.W. side of U.S. Rte 9W
125' feet 50
(Street) (direction)
of Ceasars Lane
(Street)
7. Acreage of Parcel 4.685 acres
8. Zoning District N/C
9. Tax Map Designation: Section 37 Block 1 Lot(s) 35-31
10. This Application is for the use and Construction of Show room, warehouse space,
Mini warehouse space.
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? yes If so, list case Number and Name 86-5
12. List all contiguous holdings in the same ownership
Section 37 Block 1 Lot(s) 35.32

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings 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 owner 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

10th day of February, 1987

[Signature]
(Applicant's Signature)

[Signature]
Notary Public

V. PRES.
Title

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4041496

OWNER'S ENDORSEMENT

Commission Expires March 30, 1987

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

_____ 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

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr. V.P. Windsor Enterprises deposes and says that he

resides at P.O. Box 928 Vails Gate, 1
(Owner's Address)

in the County of Orange County

and State of New York

and that he is the owner in fee of Tax Map Section 37, Block 1,
Lot 35-31

which is the premises described in the foregoing application and

that he has authorized Patrick T. Kennedy, L.S.

to make the foregoing application as described therein.

Date: 3/5/87

James R. Petro, Jr.
(Owner's Signature)

Patrick T. Kennedy
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Site Plan for Windsor Enterprises, Lot #2
Location: East Side of U.S. Pte 9W, 125' So. of Casars Lane
I D Number: Tax Map Section 37, Block 1, Lot 35-31

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: Patrick T. Kennedy, L.S. Date: 3/5/87
Preparer's Title: Land Surveyor
Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or Lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

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 ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Jack B. Smith, L.S.*
Licensed Professional

Date: 3/5/87



Louis Helmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BD. D P & D Reference No. NUOT 7-88M
County I.D. No. 37 1 1 35.32

Applicant WINDSOR ENTERPRISES, INC.
Proposed Action: SITE PLAN: EXPANDED STORAGE SALES SERVICE
State, County, Inter-Municipal Basis for 239 Review FRONTAGE ACCESS US 9W

County Effects: _____

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: Local Determination _____ Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: _____

FEB. 22, 1988
Date

Peter Garrison
Commissioner

Postcard Returned
Date _____

87-22

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patricia Kennedy CS for the building or subdivision of
Walden Enterprises - Lot # 2 has been
reviewed by me and is approved ✓,
disapproved _____.

~~If disapproved, please list reason.~~

water is available in this area.

HIGHWAY SUPERINTENDENT

John D. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-22

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval
Subdivision _____ as submitted by
Patrick Kennedy for the building or subdivision of
Windsor Enterprises, Inc. has been
reviewed by me and is approved
disapproved _____.

If disapproved, please list reason.

Must have permission from Supervisor and Town
Board as an "Outside User" To connect to S.D. #9
on Caesars Lane.

HIGHWAY SUPERINTENDENT

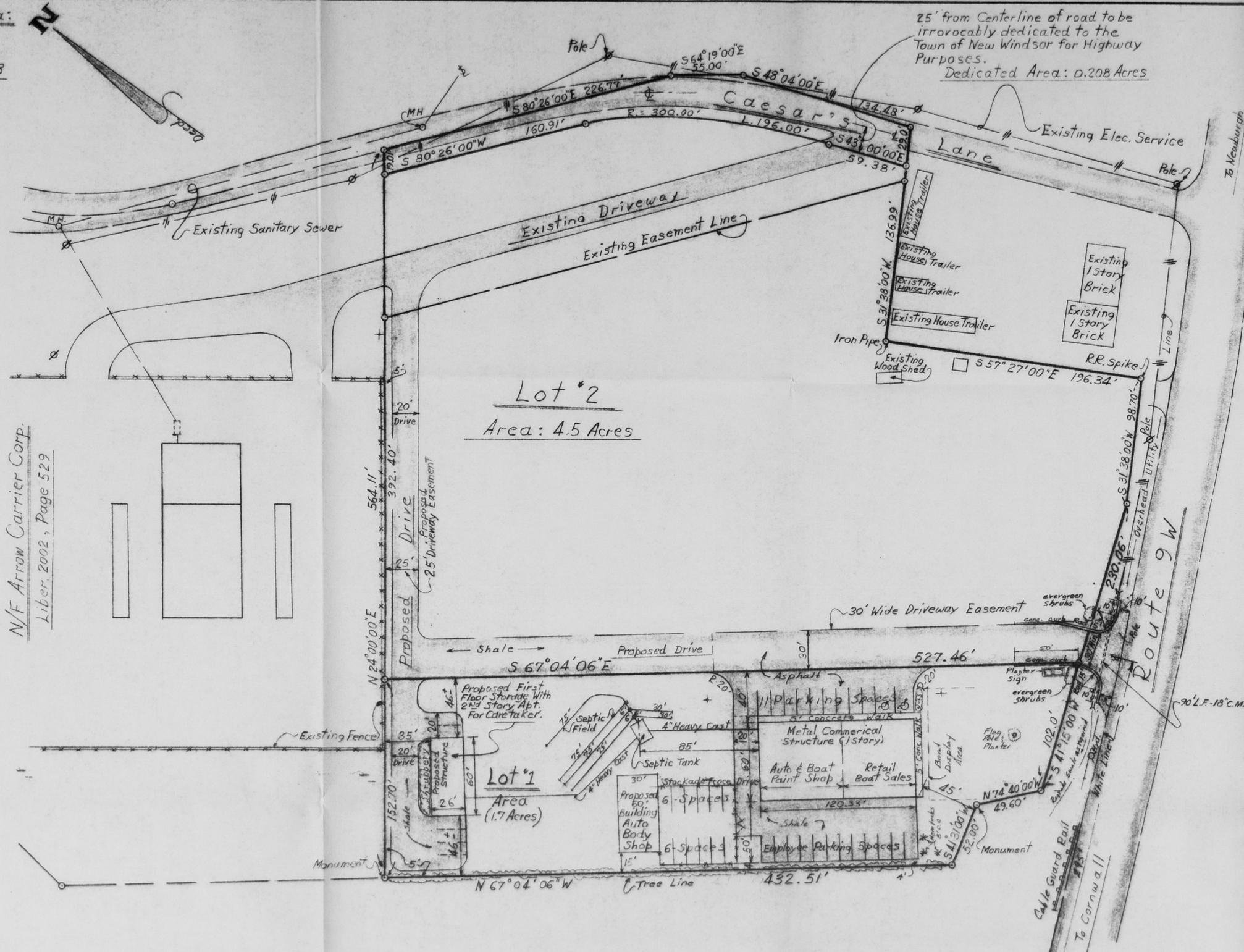
WATER SUPERINTENDENT

James R. M. Jr.
SANITARY SUPERINTENDENT

February 22, 1988
DATE

Tax Map Data:

Section: 37
 Block: 1
 Lot: 35.3



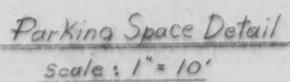
N/F Arrow Carrier Corp.
 Liber. 2002, Page 529

To Windsor Enterprises, Inc. and
 The Town of New Windsor
 certified to be a correct and
 accurate survey.

Dated Oct. 29, 1986

Record Owner & Developer:
 Windsor Enterprises, Inc.
 P.O. Box 728
 Valhalla, New York 12584
 Raymond Lanning, A.C.S.

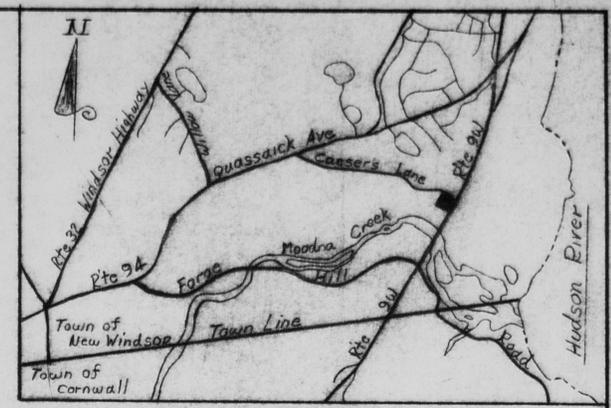
N/F Town of New Windsor
 Liber. 2002, Page 921



Parking Space Detail
 scale: 1" = 10'

Parking Requirements

- ① Retail Sales - Auto
 1 Space per 1,000 S.F.
 3,390 S.F. Req 4 Spaces
- ② Repair Garages
 4 Spaces per repair bay
 5 Bays: Req 20 Spaces
Total Spaces Req. 24
Spaces Provided 29
 27 Standard spaces
 2 Handicap spaces



Location Map

Scale: 1" = 2,000 ft.

Zoning District N/C

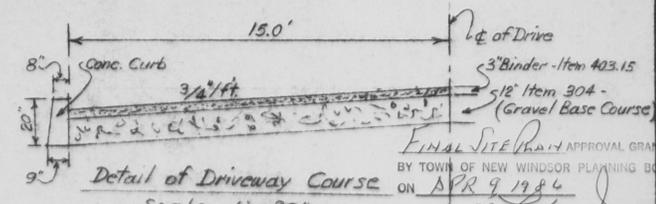
- Minimum Required**
- Lot Area: 10,000 Sq Ft.
 - Lot Width: 100'
 - Front Yard: 40'
 - Side Yard: 15/35'
 - Rear Yard: 15'
 - Floor Area Ratio: 1
 - Max. Bldg Hgt.: 2 Stories or 35'

Deed Reference:

Liber. 1722, Page 278



Proposed Driveway Profile
 Scale: 1" = 10'



Detail of Driveway Course
 Scale: 1" = 20'

FINAL SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON APR 9 1986 BY Lawrence Jones

LAWRENCE JONES

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2 of the N.Y. State Education Law.

City - Copies from the original of this survey, moved with original of the land surveyor's name and or his embossed seal shall be considered to be valid true copies.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and to the assignee of the title company, over whom the survey is prepared, and to the assignee of the title company, and to the assignee of the title company. Certifications are not transferable to additional institutions or subsequent owners.

Underground improvements or encroachments, if any, are not shown hereon.

Patrick T. Kennedy L.S.
 835 Temple Hill Road • New Windsor, New York 12550
 SCALE: 1" = 40'
 DATE: 12-17-85
 APPROVED BY: [Signature]
 DRAWN BY: [Signature]
 REVISED: 3-14-86

Survey - Site Plan for
Windsor Enterprises Inc.
 Town of New Windsor
 Orange County, New York
 DRAWING NUMBER: 85-444
 Revised 9-22-86