

PB# 87-31

**Lucas
(SP)**

20-2-52

LUCAS SITE PLAN

87-31

Approved 12/9/87

General Receipt 8837

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

April 13, 1987

Received of Michael D. Lucas Contractor \$ 25.00

Twenty-Five and 00/100 DOLLARS

For Site Plan Application Fee 87-31

DISTRIBUTION		
FUND	CODE	AMOUNT
CP# 1366		25.00

By Pauline S. Townsend
Town Clerk

General Receipt 9640

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

March 7, 1988

Received of Michael D. Lucas Contractor \$ 258.50

Two Hundred Fifty-Eight and 50/100 DOLLARS

For Planning Board Eng Fee # 148.50 Planning Board 87-31

DISTRIBUTION		
FUND	CODE	AMOUNT
CP# 1884		258.50

By Pauline S. Townsend
Town Clerk

Title _____

MADE IN U.S.A. NO. 100 110

County File No. NWT 29-87 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 Michael & Arlene Lucas

for a Site Plan - Within 500' of County Boundary

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.

CP# 1366	25.00

Town Clerk

General Receipt 9640

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

Received of Michael D. Lucas Contractor March 7, 19 88
\$ 258.50

Two Hundred Fifty-Eight and 50/100 DOLLARS

For Planning Board Eng Fee #14850 Planning Board 87-31

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 1884		258.50

By Pauline H. Townsend
Town Clerk
Title

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

MADE IN U.S.A. NO. 7 55 110

County File No. NWT 29-87 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 Michael & Arlene Lucas

for a Site Plan - Within 500' of County Boundary

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.

1.35 Eng ✓
1.19 Insp. ✓
Water ✓
Sand ✓
Heavy ✓
2.50 ✓
2.5 ✓

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SQUIRE SHOPPING CENTER, SUITE 7
NEW WINDSOR, NEW YORK 12550
(914) 562-2333

January 13, 1988

New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Re: Site Plan NO. 87-31

Dear Sirs:

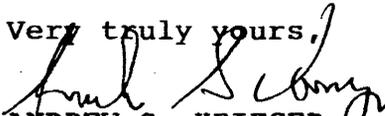
As you are aware there is presently a sewer pump station on the lands of Michael and Arlene Lucas which are the subject of the above referenced site plan.

After diligent search by the title company which insured the title transfer to Mike and Arlene, and a search of the town attorney and town records by Patricia Barnhardt, secretary to the town attorney, it appears that no easement was ever granted by the prior owners of the property for the installation of said sewer pump station.

This letter will certify that Mike and Arlene agree to sign any reasonable easement prepared by the town attorney and submitted to them for the continued use and maintenance of that sewer station on their property by the Town of New Windsor. Further, Mike and Arlene waive any right to bring an action against the Town of New Windsor for any reason connected with the installation, maintenance or repair of said sewer pump station.

It is my understanding based on a telephone conversation with Mark J. Edsall, P.E. that this letter will be sufficient to satisfy item number 4 on Mr. Edsall's memorandum of 9 September 1987.

Very truly yours,


ANDREW S. KRIEGER

ASK/da

cc: J. Tad Seaman, Esq.
Mark J. Edsall, P.E.

Consented to


Michael Lucas


Arlene Lucas



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

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & N.J.)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

U Main Office

33 Airport Center Drive

Suite #202

New Windsor, New York 12563

(845) 667-3100

e-mail: mhenry@mhepc.com

L Regional Office

507 Broad Street

Milford, Pennsylvania 18337

(570) 295-2765

e-mail: mhapa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

MEMORANDUM

(via fax)

17 October 2002

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: LUCAS SITE PLAN (CHOUDHARY)
PLANNING BOARD APPLICATION NO. 87-31

This memo will confirm my field review of the subject site on the afternoon of 16 October 2002. It should be noted that this application was approved by the planning board and the current owner (Choudhary) wants to modify the use and must bring the site into conformance with the approved plan.

You advised me that the applicant is required to have 11 parking spaces on site and obtained a variance down to 8, which was the amount of parking depicted on the approved site plan. My field visit was intended to verify parking compliance.

As I advised you, only 5 standard plus one handicapped space have been constructed. The handicapped delineation (at minimum the sign) does not conform. As such, the site is not in acceptable condition.

The owner will need to either complete the parking (hopefully there is enough room and the site plan is not in error), or further variance will be needed.

Let me know which way they go and if a follow-up field review is required.

NW87-31-Completion Memo 101702

MJE/ed

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD
TASK: 87- 31

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
.....													
87-31	3763	07/07/87	TIME	MJE	MC	LUCAS SITE PLAN	40.00	0.50	20.00				
87-31	8276	12/08/87	TIME	MJE	MC	LUCAS	40.00	0.50	20.00				
87-31	8287	12/11/87	TIME	MJE	MC	LUCAS	40.00	0.50	20.00				
87-31	9059	01/06/88	TIME	MJE	MC	LUCAS SITE PLAN	40.00	1.00	40.00				
87-31	9275	01/11/88	TIME	MJE	MC	LUCAS SITE PLAN	40.00	0.30	12.00				
87-31	9276	01/12/88	TIME	MJE	MC	LUCAS SITE PLAN	40.00	0.70	28.00				
87-31	9277	01/12/88	TIME	DML	CL	LUCAS SITE PLAN	17.00	0.50	8.50				
									=====	=====	=====	=====	
TASK TOTAL									148.50	0.00	0.00	148.50	
.....													
									=====	=====	=====	=====	
GRAND TOTAL									148.50	0.00	0.00	148.50	

100.00
248.50
 10.00
258.50

**TOWN OF NEW WINDSOR
PLANNING BOARD AND/OR ZONING BOARD**

RECEIPT OF MONEY RECEIVED:

DATE RECEIVED: 01-20-03

FOR: PB #87-31 - S.P. BOND

FROM: QUASAR A. CHOUDHURY, MD

33 CLOUD STREET

NEWBURGH, NY 12550

CHECK NUMBER: 1968

AMOUNT: \$1,000.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



1-31-03

NAME

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

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

PROJECT NAME: Michael & Arlene Lucas

PROJECT NO. : 87-31

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	_____	_____	_____
Bu. Fire Prev.	<u>12/15/87</u>	_____	_____
Sewer	_____	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>12-16-87</u>	_____	_____
DEC	_____	_____	_____
O/C PLANNING	<u>see letter 12/2</u>	_____	_____
O/C HEALTH	<u>NO COMMENT 12/3/87</u>	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____
DPW - No Comment	<u>12/1/87</u>	_____	_____

SEOR: Lead Agency Action _____
 Determination _____
 EAF Short _____ Long _____ Submitted _____ Accepted _____
 Proxy: Filed _____ Representative _____

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 _____



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

1-13-88

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

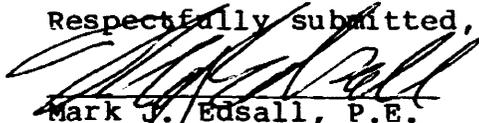
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lucas Site Plan
PROJECT LOCATION: River Road and Cullen Street
NEW WINDSOR#: 87-31
13 January 1988

- 1). The Applicant has submitted a plan for review which proposes a two-story building for the lot on the corner of River Road and Clinton Street (a.k.a. Cullen Street). The plan was previously reviewed at the 8 July 1987 and 9 December 1987 Planning Board Meetings. Between such meetings, the applicant was directed to and appeared before the Zoning Board of Appeals.
- 2). It is my understanding that the plan has been revised to include the following:
 - a). Indication of variances granted.
 - b). Dumpster to be removed.
 - c). Addition of Handicapped parking space.
 - d). Indication of easement for pump station.
- 3). The Board may wish to take action to assume the position of lead agency under the SEQRA review process. The Board could both determine that the action is an "unlisted action" and a negative declaration could be made.
- 4). Based on the minor revisions as noted above being made, the plan appears acceptable for approval from an engineering standpoint.

Respectfully submitted,


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

Andrew Krieger came before the Board representing this proposal.

Mr. Krieger: I have a new map here. There are a number of objections raised by Mark and we had to go through them and answer them.

Mr. Roncs: Then has Mark seen these?

Mr. Edsall: No.

Mr. Krieger: There were a number of things but the plan is basically the same. There were a number of small items that had to be changed according to Mark's letter. As you may recall there was a dumpster on the plan, the fire bureau required that be taken off. One of the spaces has been designated number 1 as a handicapped space and Mark wanted some more explanations which you will see in the middle of the proposed building as to what the building was to be for.

Mr. Van Leeuwen: Are the comments that Mark made, have they been addressed?

Mr. Krieger: I believe so.

Mr. Edsall: I just checked my list of comments for tonight and all the basic previous comments which they have addressed in the plan at this point appears to be acceptable.

Mr. Krieger: There has been some ongoing questions as you know about the sewer pumping station and whether or not there was ever an easement. This we can, Pat Barnhart and Sonny Masten checked for me the Town records and I checked the title report and when they got it and there is no mention of an easement. This is why I had a question that I addressed with Mark and he was concerned with that.

Mr. Scheible: I notice the addition of certain shrubbery on here.

Mr. Van Leeuwen: Can we get an easement for the pumping station.

Mr. Roncs: Here is a letter to that effect.

Mr. Krieger: I discussed it with Mark the need for an easement which the applicant agrees to the fact that it is necessary and has to be done and we went back and forth about the mechanics and the upshot of it and that figure is of an amount the applicant is agreeable to executing any reasonable easement that is presented to them by the Town just has to be drawn up and in the meantime they will waive any right to make any claim against the Town for the fact that they put the pump station on there so the Town can go on and continue to take care of it and maintain it. So I think the Town is protected as far as that is concerned it is just a question of submitting the easement.

Mr. Scheible: Can I ask a question, where is the entranceway?

Mr. Lander: On the south.

Mr. Krieger: The only entrance is south of Clinton Avenue. It is the same place.

Mr. Mc Carville: They have got a block and frame and the way I would assume that the block is the first floor is that block going to be covered with anything, how is it going to be finished.

Mr. Lucas: The exterior will be vinyl sided and it will have styrofoam behind it. The interior will have fire rock behind it and the rated time that is required for the inside.

Mr. Mc Carville: It is going to be vinyl top and bottom?

Mr. Van Leeuwen: What are you going to cover the block with?

Mr. Lucas: Front vinyl, sides stucco.

Mr. Ronas: The apartment that is mentioned is that an accessory apartment is that for the caretaker, what is that?

Mr. Lucas: For the caretaker.

Mr. Krieger: The primary use of the building is as a shop the office is kind of incidental use and probably wouldn't require very much of the space, this isn't an office use like a traditional office use, an accountant businessman, insurance agent just a question of a place to keep the records. As to the second portion you can see on the map, as you look at the map the righthand half approximately half of 20 feet is going to be storage and the other is going to be a caretaker's apartment.

Mr. Van Leeuwen: Is the office going to be used for your business?

Mr. Lucas: Right. That is my business.

Mr. Krieger: At this point no part of the building is planned to be rented.

Mr. Lucas: As far as the caretaker is concerned.

Mr. Krieger: I meant for another business.

Mr. Lucas: No, it would be my business.

Mr. Schiefer: Which is the front of the building, the part facing Clinton Avenue?

Mr. Krieger: The front as it appears if one were to say if the venacular the front of the building would be facing River Road.

Mr. Lucas: The entrance will really be Clinton Avenue.

Mr. Van Leeuwen: Are you going to have a garage doors or anything in the front part?

Mr. Krieger: He said facing River Road you are going to have them on the other side right?

Mr. Lucas: Yes. All the traffic as far as any business will be off the back parking lot into the area there. There will be one entrance on Clinton but

there will be an entrance on Cullen Avenue.

Mr. Van Leeuwen: I have no more questions.

Mr. Mc Carville: I make a motion that we take lead agency status?

Mr. Van Leeuwen: Is there an environmental review statement?

Mr. Krieger: There is a short for EAF in the file.

Mr. Scheible: It is on record yes and it is signed.

Mr. Van Leeuwen: I will second Mr. Mc Carville's motion.

MR. JONES	AYE
MR. VAN LEEUWEN	AYE
MR. MC CARVILLE	AYE
MR. LANDER	AYE
MR. SCHEIFER	AYE
MR. SCHEIBLE	AYE

Mr. Van Leeuwen: I make a motion that we make a negative declaration.

Mr. Mc Carville: I will second that motion.

MR. JONES	AYE
MR. VAN LEEUWEN	AYE
MR. MC CARVILLE	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE

Mr. Mc Carville: I make a motion that we approve the site plan of Michael and Arlene Lucas, map dated September 16, 1987.

Mr. Van Leeuwen: I will second that.

MR. JONES	AYE
MR. VAN LEEUWEN	AYE
MR. MC CARVILLE	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE

12-9-87

Mr. Mike Lucas came before the Board.

Mr. Lucas: At the last meeting I was here I requested to go back to the Zoning Board of Appeals for a variance. I received the variances, this is a copy from the ZBA I think this is the original. This is Andy's file so if it is possible if you need a copy I will have one made and sent to you. I colored one in if it helps for detail. Andy has been in correspondence with the engineer.

Mr. Scheible: I have a copy of the variance granted to Mr. Lucas.

Mr. Schiefer: What does the variance cover?

Mr. Roncs: The required variances was 17,884 square feet of lot area, 114 and 3/4 feet of lot width, 90 foot front yard, 35/83.6 feet side yard, 17 foot or 14 foot 7 inches building height and 3 parking spaces. All required for the applicant to comply with the bulk regulations for a PI zone that was granted. The variances were granted for the construction of a two story wood workshop with office storage area and caretakers apartment in a PI zone.

Mr. Edsall: Could you have your surveyor reflect that variance on the plan and more specifically one of the comments I had was the type of shop the use of the apartment be referenced technically an apartment would not be acceptable use it would have to be the caretakers quarters as the variance references. If you can have that upt on the plan that will answer some of the questions I have.

Mr. Lucas: Do you have more questions from the last time?

Mr. Edsall: They are mostly the same but that was one of the questions.

Mr. Lucas: Can we review these now?

Mr. Mc Carville: Where is the driveway going to come?

Mr. Lucas: Right off Clinton Avenue.

Mr. Edsall: First comment just a statement of fact just stating what you are here for. Number two comment I was asking for clarification of the type of shop and office the parking would vary depending upon the type, how it fits. You got a variance for a specific type so that should be on the plan that is my understanding. It just shows as an apartment. But as the variance references the law says it has to be for exclusive use for tenant in connection with the use of the lot. That is the variance you have.

Mr. Lucas: Just state that on the plan.

Mr. Edsall: Yes. That way the plan as approved would have the facts. On the previous review I had asked that the plan reflect the easement and the associated piping for the Town's pump station, sewage pump station on the site if you can give some indication that when the surveyor did the job he would be aware of any easement. Then we can coordinate with the town attorney and you can have Andy contact Tad and see what the preference would be from the Town at this point. Once I know some of the facts I can verify that you meet the other portions of the ordinance, in the next plan I am sure I feel comfortable it will come in correct.

Mr. Lucas: When did we apply it's been nine and a half months. I know I can't break ground now.

Mr. Edsall: You were in on July 9 but you had to go to the Zoning Board of Appeals. You were only in once to this Board.

Mr. Lucas: July 8th but I applied March to get on it.

Mr. Edsall: The policy of the Board, correct me if I am wrong, but the policy is resubmittals when they are put back in get priority so we clean the system up.

Mr. Lucas: I'd like to rush it as soon as I can if this is the only six items you want if I can correspond with Andy then with him to get it cleared up.

Mr. Scheible: There is no more meetings for this month but for next month if you can get all this cleared up we'd be glad to put you on the agenda.

Mr. Edsall: The other comment was that it had to be sent to the other town departments for review. You gave in all the normal 14 or whatever copies of the plan.

Mr. Lucas: Yes. I know they have already received it. As far as that is concerned you and Andy as far as the engineering does the Board have anything else they'd like to throw at me so I can be prepared to put them on the plan or anything else?

Mr. Scheible: I'd like to see some type of--well since it is right on the road down there somewhere we'd have to start beautifying the area up a little. I'd like to see some type of landscaping around the front entranceway and around the perimeter to make or doctor it up a little bit so it looks more attractive.

Mr. Lucas: I have already planted some trees there, I moved this whole hedge row, the other building which doesn't have-- if you can see I have sided the back I have rebuilt the chimney replaced the windows, sided the front. I have tried to keep it as clean as I can I graded off the back, I am trying to do the best I can with the resources I have. If you get the minutes from the last Zoning Board meeting you can see that it is everyone, I had all encouragement. Nobody was against it except one person but I had quite a few people speak for me Mr. Knoeser all my neighbors.

Mr. Reyns: How about enclosing that dumpster?

Mr. Lucas: That was put on, I don't know if this is requested. I am not going to have a dumpster. I will have a couple of garbage pails but that is it.

Mr. Babcock: I don't think to be honest with you that the fire bureau is going to let you have the dumpster but if you do you should screen it.

Mr. Lucas: I am not going to have one.

Mr. Mc Carville: Take it off the plan then.

Mr. Reyns: You have according to what I see here there are 8 parking spaces there.

Mr. Lucas: Yes.

Mr. Reyns: And we didn't require a handicapped parking space.

Mr. Edsall: One would have to be handicapped.

Mr. Lucas: There will be one there. With the pump station, what do you want?

Mr. Edsall: If it is the Board's pleasure what you can do is after you have talked to Andy give me a call or I will set up something we can talk with Tad what we are trying to do is the intent here is any place the Town has a facility it is obviously sensible for the Town to have the property easement in place.

Mr. Lucas: We couldn't find any easements. Ok, 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

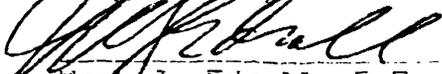
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lucas Site Plan
PROJECT LOCATION: River Road and Cullen Street
NW#: 87-31
9 December 1987

1. The Applicant has submitted a Plan for review which proposes a two-story building for the lot on the corner of River Road and Clinton Street (a.k.a. Cullen Street). The Plan was previously reviewed at the 8 July 1987 meeting and subsequently forwarded to the Zoning Board of Appeals. The Plan should indicate any such actions by that Board.
2. The Plan indicates four (4) type uses for the two-story building. The Board should request a clarification on the type of "shop and office". In addition, any dwelling unit should be, based on the Town Code, for the exclusive use of an attendant, watchman or caretaker employed in connection with the permitted use on said lot. This should be discussed.
3. The revised plan should be forwarded to the Town Departments and Bureaus for their review.
4. The easement and piping associated with the existing sewer pump station should be shown on the Plan, as previously requested of the Applicant.
5. Upon discussion, determination regarding the above comments, review will continue and final comments will be provided as necessary.
6. The Board should verify if the Application is complete, in that it includes an Environmental Assessment Form, Proxy Statement, Site Plan Checklist and completed Application.

Respectfully submitted,


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

MJEnjE

87-31

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 Michael & Beheve Lucas as submitted by
_____ for the building or subdivision of

_____ has been
reviewed by me and is approved By 9/1st effort M.S. DOT
disapproved _____

If disapproved, please list reason.

Don Green

~~HIGHWAY SUPERINTENDENT~~

M.S. D.O.T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

12-16-87

DATE

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

Daniel P. Lynch CS for the building or subdivision of

Michael & Arlene Lucas has been

reviewed by me and is approved ✓

~~disapproved~~ _____

~~If disapproved, please list reason.~~

Water is available for this property -

HIGHWAY SUPERINTENDENT

Steve Dido

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-31



COUNTY OF ORANGE

Department of Health

LOUIS HEIMBACH, County Executive

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

December 3, 1987

T. New Windsor
T. Planning Board
555 Union Ave.
New Windsor, NY 12550

Re:

[REDACTED] Lucas

Gentlemen:

The developing of a one (1) lot industrial building is not an action that falls under this department's jurisdiction.

Very truly yours,

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

MJS/aje

cc: File



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

87-31
Department of Public Works

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

LOUIS J. CASCINO, P.E.
Commissioner

December 1, 1987

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

Re: ~~_____~~ Division
River Street Associates
Benedict Pond Estates

Dear Mr. Schieble:

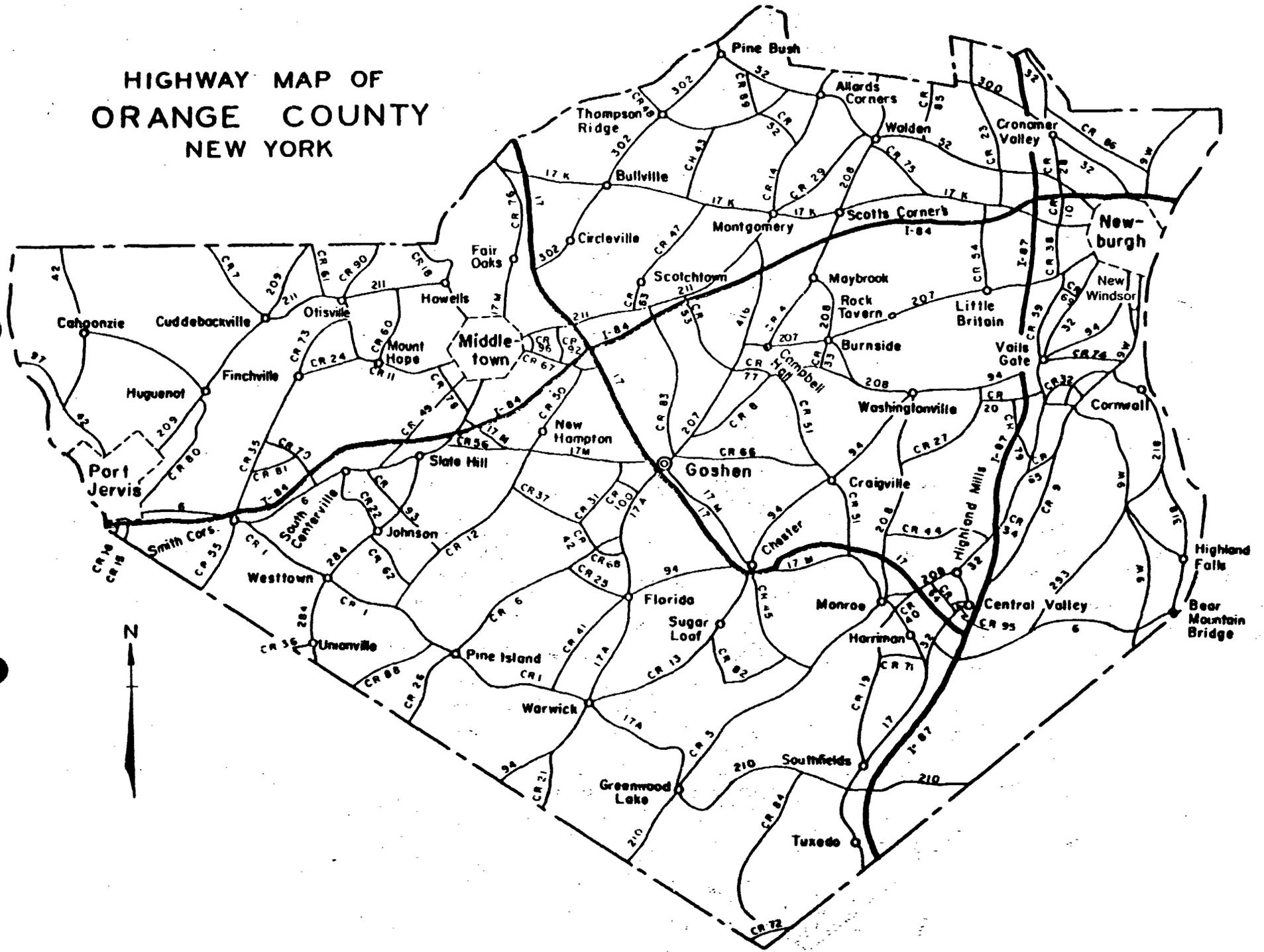
With reference to the above mentioned subdivisions, we have reviewed the sketch plans and inasmuch as they do not effect the County Road System we have no comment. However, we will retain the maps for future reference.

Very truly yours,

Robert W. Gilson
Division of Engineering

RWG/sjn

HIGHWAY MAP OF ORANGE COUNTY NEW YORK





Louis Heimbock
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 BOARD D P & D Reference No. NUOT 29-87M

Applicant MICHAEL + ARLENE LUCAS County I.D. No. 20 1 2 1 52

Proposed Action: SITE PLAN: Bldg. CONTAINING SHOP. OFFICE-STORAGE-APT.

State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF COUNTY BOUNDARY
WITH DUTCHESS CO.

County Effects: _____

Related Reviews and Permits _____

County Action: Local Determination _____ Approved _____ Disapproved _____

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

DECEMBER 2, 1987
Date

Peter Garrison
Commissioner

Postcard Returned
Date _____

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-6

Date July 10, 1987

To: Mr. Michael Lucas
103 Cedar Avenue
New Windsor, N. Y. 12550

PLEASE TAKE NOTICE that your application dated _____
for (~~Subdivision~~ - Site Plan) Proposed two story building
located at corner of River Road and Clinton Street (a/k/a Cullen Street
First Floor Office/Second Floor Apartment & Storage P.I. Zone
is returned herewith and disapproved for the following reasons.

Henry Scheible

Planning Board Chairman

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>40,000</u>	<u>8,115.8</u>	<u>31,884.2</u>
Min. Lot Width <u>150'</u>	<u>85.25</u>	<u>64.75</u>
Req'd Front Yd. <u>50'</u>	<u>20'</u>	<u>30'</u>
Req'd. Side Yd. <u>15'/40'</u>	<u>15'/26'4"</u>	<u>13'/6"</u>
Req'd. Rear Yd. _____	_____	_____
Req'd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. <u>7'5"</u>	<u>22</u>	<u>14'7"</u>
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio ^{**} _____	_____	_____
Min. Parking <u>11</u>	<u>8</u>	<u>3</u>

* Residential Districts only

** Non-residential Districts only



**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: Lucas Site Plan
PROJECT LOCATION: River Road and Cullen Street
NW #: 87-31
8 July 1987

1). The Applicant has submitted a Plan for review which proposes a two-story building for the lot on the corner of River Road and Clinton Street (a/k/a Cullen Street).

2). The Plan as submitted is extremely inadequate in content since it is impossible to determine what the intended use of the building is. As such, it is impossible to determine if the Plan complies with the bulk tables. The Board should question the intended use.

3). The Applicant's Representative should utilize the Site Plan Checklist as included with the Town of New Windsor Application Package to resubmit a complete Plan.

4). The Board may wish to question why the Plan includes both Lot 52 and 51 if each are individual parcels and improvements are only proposed to Lot 52.

5). The Board should question whether it is intended to have access to Lot 52 from both the southerly proposed entrance off Clinton Street as well as through Lot 51. If it is proposed to have access through Lot 51, a right-of-way should be indicated on the Plan.

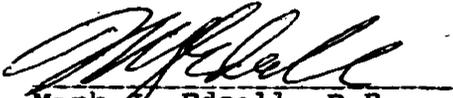
6). The Plan should clearly distinguish between existing and proposed improvements. The locations of the "wood fence" are not consistent with what actually exists in the field.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Lucas Site Plan
PROJECT LOCATION: River Road and Cullen Street
NW #: 87-31
8 July 1987
Sheet 2

- 7). Subsequent submittals should include a complete table indicating compliance with the bulk zoning ordinance.
- 8). The piping and easements associated with the sewer pump station shown on the Plans should be shown on the Site Plan.
- 9). The Board should note that the size of Lot 52 is such that any use would require either a variance for the lot area, as well as possibly other variances.
- 10). In light of the many items indicated above, the Plan is currently unacceptable for approval from an engineering standpoint.

Respectfully submitted,


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

MJEnjE

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 9W 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 (07-31)

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

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

Mr. Lucas: Thank you.

MYHED CORP. SUBDIVISION (87-30)

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

Mr. Kennedy: What the client is proposing at this point in time is just to cut off two lots around those existing structures. There is an existing house there being used for residential purposes and you have that building that is there. I did have a pererspective tenant for the buiding I believe that deal fell or has fallen through although a variance was granted for the use somebody comes along with another use we are going to wind up going to the Zoning Board so I don't know what the building will be used for.

Mr. Van Leeuwen: How many square feet are the lots?

Mr. Kennedy: 15,000 square feet.

Mr. Jones: Are you using the well?

Mr. Kennedy: I don't know.

Mr. Jones: They have got water.

Mr. Mc Carville: They show septic too.

Mr. Kennedy: The commercial building was a proposal by Everett Smith to buy for the Sentinal that deal fell through he did go to the Zoning Board of Appeals and he did get a variance for his use but I believe the deal fell through since then.

Mr. Mc Carville: The septic should be tied into the sewer.

Mr. Kennedy: It is a tank it is physically there I don't know if it is in use.

Mr. Jones: You also have a well on there. There is city water there.

Mr. Kennedy: If I am not mistaken you are made to hook up to the sewer but not to the water.

Mr. Mc Carville: I think we ought to know if there is a well on there for lot 1 and a septic for lot 1. Has that thing that looks like a trailer been removed?

Mr. Kennedy: That is old, the tracks used to come right across here the trains used to come by and dump whatever.

Mr. Edsall: I am not saying that I want a site plan I am saying subdivision plans shouldn't reflect site improvements so it shouldn't be on this plan. Proposed parking area and those things shouldn't be on because it is a subdivision.

Mr. Kennedy: We put it on before the deal fell through.



1763

TOWN OF NEW WINDSOR

87-31

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Michael & Arlene Lucas

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 April 19 87.

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).

Parking spaces 9 and 10 to be elimenated for fire department access with equipment and ladders.

No handicapped parking shown

SIGNED: Richard Hotaling
CHAIRMAN

BUILDING INSPECTOR, PLANNING BOARD ENGINEER
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Ericksen & Schmitt Eng. for the building or subdivision of
Mike & Arlene Lucas has been
reviewed by me and is approved ✓
disapproved _____.

~~If disapproved, please list reason.~~

water is readily available on Clinton St
or Cullen Ave.

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

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

(This is a two-sided form)

Date Received 4-13-87
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$5.00

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Lucas Site Plan
2. Name of Applicant Michael D. Lucas Phone Bus. 561-0489
Address 103 Cedar Ave New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Michael D. Lucas + Arlene J. Lucas Phone 561-0489 Bus
Address Same 562-4567 - Home
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Dan Gannach Phone 294-8838
Address Goshen N.Y. (South St. - Rt 17M)
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Andrew S. Krieger + William Larkin Phone 562-2333 562-3366
Address Squire Village Complex New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of River Road
_____ feet _____
(Street) (Direction)
of CORNER OF CLINTON + RIVER ROAD
(Street)
7. Acreage of Parcel 85.25 x 95.20 8. Zoning District P.I.
9. Tax Map Designation: Section 20 Block 2 Lot 52
10. This application is for Proposed 2 story Building.
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No.

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

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.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____ and that he is (the owner in fee) of _____ (Official Title) of the 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.

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

13th day of April 1987

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

Pauline G. Townsend
Notary Public

Owner
(Title)

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4543692
Appointed in Orange County
My commission expires Mar 30, 1988

REV. 3-87

12/31/87

§ 19-1 FEES, STANDARD SCHEDULE OF § 19-1

Chapter 19

FEES, STANDARD SCHEDULE OF

Local Law
No. 1
1977

A LOCAL LAW ENTITLED "STANDARD SCHEDULE OF
FEES LOCAL LAW"

- § 19-1. Purpose.
- § 19-2. Applicability.
- § 19-3. Schedule of fees.
- § 19-4. Refunds.
- § 19-5. Modification or waiver.
- § 19-6. When effective.

[HISTORY: Adopted New Windsor Town Board 1-19-77 as Local Law No. 1—1977. Amendments noted where applicable.]

GENERAL REFERENCES

Fire prevention — See Ch. 21.
Zoning — See Ch. 42.
Subdivision regulations — See Appendix, Part II.

Be it enacted by the Town Board of the Town of New Windsor, as follows:

§ 19-1. Purpose.

In order to provide for a consolidated schedule of fees and to allow for annual review and modification of fees involving the

administration of town ordinances and regulations, the Town Board deems it in the public interest to establish the Standard Schedule of Fees of the Town of New Windsor.

§ 19-2. Applicability.

The fees herein refer to the provisions of the Town of New Windsor laws and regulations adopted prior to this date and supersede all reference to specific fees which may occur therein. Where reference is made to the Standard Schedule of Fees, such reference shall be the most recently adopted Standard Schedule of Fees of the Town of New Windsor.

§ 19-3. Schedule of fees.

A. Planning and zoning.

- (1) Site plan review fees. [Amended 2-28-79 by L.L. No. 1-1979]
 - (a) Application fee: twenty-five dollars (\$25.).
 - (b) All uses (except multifamily dwellings, including apartment houses and condominiums), plus professional fees for review, in the discretion of the Planning Board: one hundred dollars (\$100.).
 - (c) Apartment houses and condominiums: one hundred dollars (\$100.), plus ten dollars (\$10.) for each unit.
 - (d) Amendment of existing site plan: same as above.
- (2) Building and inspection fees. [Amended 2-28-79 by L.L. No. 1-1979; 5-21-86 by L.L. No. 2-1986]
 - (a) Building permit applications, minimum: twenty dollars (\$20.), plus five dollars (\$5.) per thousand.
 - (b) Certificate of compliance for sheds, decks, pools, carports, etc: fifteen dollars (\$15.).
 - (c) Reinspection of same site: twenty dollars (\$20.) per additional inspection of same site.

(d) Driveways and roadways.

[1] Driveway bonds obtained for driveways and roadways off town highways and all ditches dug across town highways: two hundred fifty dollars (\$250.).

[2] All driveways and roadways in the town must be sloped back from the highway between fifteen (15) feet and twenty (20) feet and pipe installed if needed, subject to inspection by the Superintendent of Highways or a representative before moneys are returned.

(e) All miscellaneous letters requested from the Building Inspector: ten dollars (\$10.).

(3) Certificate of occupancy fee: fifteen dollars (\$15.).

(4) Applications to Zoning Board of Appeals.

(a) Variances.

[1] Residential: twenty-five dollars (\$25.), plus publication costs.

[2] Commercial-industrial: fifty dollars (\$50.), plus publication costs.

(b) Special permits.

[1] Residential: twenty-five dollars (\$25.), plus publication costs.

[2] Commercial-industrial: fifty dollars (\$50.), plus publication costs.

[3] Vacation campgrounds: two hundred dollars (\$200.) or ten dollars (\$10.) per unit, whichever is greater. Renewal: same as above.

[4] Mobile home courts: two hundred dollars (\$200.) or ten dollars (\$10.) per unit, whichever is greater. Renewal: same as above.

- (c) Interpretation: seventy-five dollars (\$75.).
 - (d) Appeals. [Repealed 8-6-80 by L.L. No. 2—1980]
- (5) Petition to Town Board.
- (a) Special permits (except PUD): same as Sub-section A(4).
 - (b) Special permit for planned unit development, concept approval: one hundred dollars (\$100.), plus costs of professional services required in the review process at the most current rate.
 - [1] Preliminary plan application: two hundred fifty dollars (\$250.), plus the applicant shall, in the discretion of the Planning Board, reimburse the town for professional services required for the review of plans at the most current rate for the town.
 - [2] Special permit application: fifty dollars (\$50.), plus publication costs.
 - [3] Application for site plan approval: two hundred fifty dollars (\$250.), plus the applicant shall, in the discretion of the Planning Board, reimburse the town for professional services required for review of plans at the most current rate for the town.
- (6) Petition to amend Zoning Ordinance: fifty dollars (\$50.), plus:
- (a) Residential classifications: five dollars (\$5.) per acre.
 - (b) Nonresidential classifications: twenty-five dollars (\$25.) per acre.
 - (c) Text: cost of publication.
 - (d) No fee shall be required for any petitions filed in support of or opposing a proposed amendment.

B. Land subdivision. [Amended 2-28-79 by L.L. No. 1—1979]

- (1) Application fee: twenty-five dollars (\$25.).
- (2) Pre-preliminary plat: one hundred dollars (\$100.).
- (3) Preliminary plat: one hundred dollars (\$100.).
- (4) Final plat: one hundred dollars (\$100.), plus five dollars (\$5.) per lot.
- (5) Final plat section fee: one hundred fifty dollars (\$150.).
- (6) Recreation fee: two hundred fifty dollars (\$250.) per unit (or land in lieu of fees, in the discretion of the Planning Board). The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.
- (7) Minor subdivision and bulk land transfer (final plat): one hundred dollars (\$100.).
- (8) Applicants shall, in the discretion of the Planning Board, reimburse the cost of professional services required in the review process of proposed subdivision plats based on the most current rate. Payment shall be made prior to approval of the final plat.
- (9) Town Engineer's inspection of improvements for entire subdivision, inclusive of all sections: four percent (4%) of the first one hundred thousand dollars (\$100,000.) and two percent (2%) over one hundred thousand dollars (\$100,000.). The four percent (4%) shall apply to the first one hundred thousand dollars (\$100,000.) of improvements in the entire subdivision and not each separate section.

C. Recreation fee for multifamily dwellings (apartments and condominiums): two hundred fifty dollars (\$250.) per unit (or land in lieu of fees, in the discretion of Planning Board).

D. Sanitation. [Amended 2-28-79 by L.L. No. 1—1979]

- (1) Inspection fees.
 - (a) Sewer connections: twenty dollars (\$20.).

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Lucas Site Plan

Location: River Rd Sec 20, Block 2, Lot 52

ID Number: _____

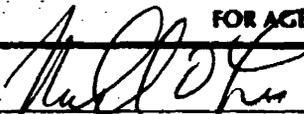
INSTRUCTIONS:

- (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:  Date: _____

Preparer's Title: _____

Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

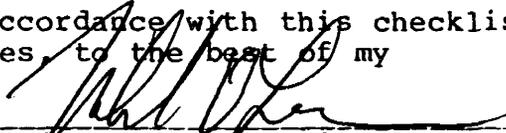
ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. ___ Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. ___ Curbing Through
Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. ___ Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. ___ Catch Basin Through
Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. ___ Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. ___ Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval
Stamp. | 35. ___ Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. ___ Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. ___ Sanitary Disposal Sys. |
| 10. ___ Properties Within 500 Feet
of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire
Hydrants |
| 11. ___ 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. ___ 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. ___ Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. ___ BULK TABLE INSET |
| 17. ___ Abutting Property Owners | 45. ___ Property Area (Nearest
100 sq. ft.) |
| 18. ___ Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq.
ft.) |
| 19. ___ Existing Paved Areas | 47. ___ Building Coverage (%
of Total Area) |
| 20. ___ Existing Vegetation | 48. ___ Pavement Coverage (Sq.
Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. ___ Pavement Coverage (%
of Total Area) |
- PROPOSED IMPROVEMENTS
- | | |
|---|--|
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. ___ Open Space (% of Total
Area) |
| 24. ___ Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces
Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. ___ No. of Parking
Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. ___ 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: 
Licensed Professional



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

SUBMITTAL DEADLINE POLICY

All drawings and information necessary for review of any application shall be received by the Planning Board no later than 12:00 noon on the Monday of the week prior to the scheduled Wednesday Planning Board Meeting (10 days prior).

If a submittal is determined as incomplete, based on the information received as of that deadline, the Board will have the option of not placing the applicant on the Meeting Agenda.

If the submittal is a re-submittal based on comments from the Board and/or its consultants, all items of concern shall have been adequately and acceptably responded to for the applicant to be placed on the Meeting Agenda. Revised submittal drawings are usually required. All revised drawings shall have a revision date on the title block such that it will be clear which is the "latest" drawing. (In some cases, letter responses will be acceptable.) All such re-submittal information must also be received by the aforementioned deadline.

Authorized: 10 December 1986
Prepared: 6 January 1987
Adopted: 14 January 1987
Revised: 12 February 1987



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

SANITARY SYSTEM/WELL SUBMITTAL REQUIREMENTS

1763

The following are provided as a guideline for applicants in providing necessary information for Planning Board submittals with regard to sanitary sewage systems and water supply systems for subdivisions and other proposed projects.

1. For areas with sewage collection systems and/or public water distribution systems; the location, size, depth and other pertinent data shall be indicated in the submittal. Location of all proposed services shall be indicated.
2. For areas which require on-site sanitary systems; plans should indicate results and actual location of percolation tests and "deep" (soil) tests. The date(s) of the tests and the name of the professional who performed the tests should be indicated on the Plan.
3. For subdivisions and other plans; setback lines which identify the "buildable area" should be shown, in addition to indicating a "reserved area for proposed sanitary system" and "proposed well location". All separation distances between existing and proposed wells and sanitary systems (field verified) shall be indicated.
4. The following notes shall appear on the Plan (where on-site sewage disposal is proposed):

"All sanitary sewage disposal systems shall be designed and constructed in accordance with New York State Department of Health Standards and the provisions of the Public Health Law."

"All sanitary sewage disposal systems shall be designed by a New York State licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a building permit. The system shall be inspected during construction and certified as to conformance to design by the Design Professional prior to issuance of a Certificate of Occupancy."

5. This list is not intended as a complete list and is intended to assist the Applicant. Compliance with the Town Code requirements is required. This list is not intended to modify the Code, but rather conform to same.

Authorized: 10 December 1986
Prepared: 6 January 1987
Adopted: 14 January 1987



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Pauline G. Townsend
TOWN CLERK

CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor, in the County of Orange, State of New York HEREBY CERTIFY that the below extract of the minutes has been compared by me with the minutes of the Town Board, of the Town of New Windsor, in the County of Orange, State of New York, held on the 1st day of April, 1987, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town, this 2nd day of April, 1987.

Town Seal /


PAULINE G. TOWNSEND, TOWN CLERK
Town of New Windsor

Motion by Councilman Rossini, seconded by Councilman Heft, that the Town Board of the Town of New Windsor add to the Agenda and adopt as follows:

BEFORE A PERMIT OF ANY KIND IS ISSUED TO WORK ON TOWN PROPERTY, A ONE MILLION DOLLAR (\$1,000,000.00) LIABILITY INSURANCE CERTIFICATE MUST BE FILED WITH THE TOWN, WITH A RIDER NAMING THE TOWN OF NEW WINDSOR AS ADDITIONAL INSURED BY THE CONTRACTOR.

Roll Call: All Ayes

Motion Carried: 5-0

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED *yp*
DATE 4-2-87

PROCEDURE FOR PUBLIC HEARING

1. A notice of the PUBLIC HEARING shall be published in the THE SENTINEL at least ten (10) days prior to the said hearing. In addition, each abutting property owner and those directly across any adjoining street from the proposed use or proposed subdivision shall receive a notice of the PUBLIC HEARING. This notice shall be sent in a sealed, post-paid wrapper, marked "CERTIFIED MAIL-RETURN RECEIPT REQUESTED." The names and addresses of the affected property owners shall be as appears on the last complete assessment roll of the Town.
2. If the property to be subdivided is within 500 feet of a state or county highway, a municipal boundary or state or county-owned lands, Orange County Planning Department must also be notified and supplied with two (2) copies of the map (3 if on a county road). A letter from the Planning Board requesting county review must accompany the maps.
3. A copy of the map must be filed with the Town Clerk for public inspection.
4. In addition to the above-mentioned notices, the following must also receive a copy of the notice of hearing. However, these may be sent regular first-class mail.

John A. Petro, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Henry F. Scheible, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12550

Pauline G. Townsend, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12550

Joseph P. Rones, Esq.
436 Route 9W
Newburgh, NY 12550

5. The attached affidavit of mailing must be signed and notarized and be presented, with the certified mail delivery receipts (green cards), an affidavit of publication from the newspaper at the time of the public hearing.

The Public Hearing on your application will be held at Town Hall on _____ 198__ at _____ P.M.

OK

87-31

BUILDING INSPECTOR, PLANNING BOARD ENGINEER
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval M. A. Lucas
Subdivision _____ as submitted by

Cukson & Schmitt for the building or subdivision of

_____ has been

reviewed by me and is approved Yes
disapproved _____.

If disapproved, please list reason.

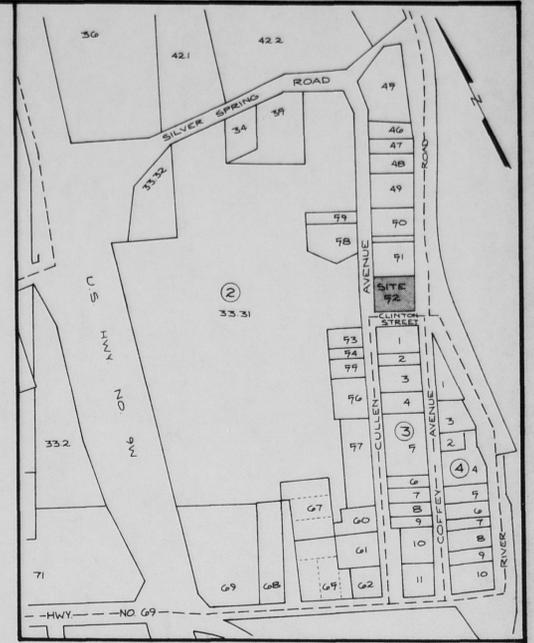
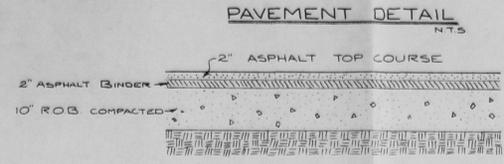
Fred J. [Signature]
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE

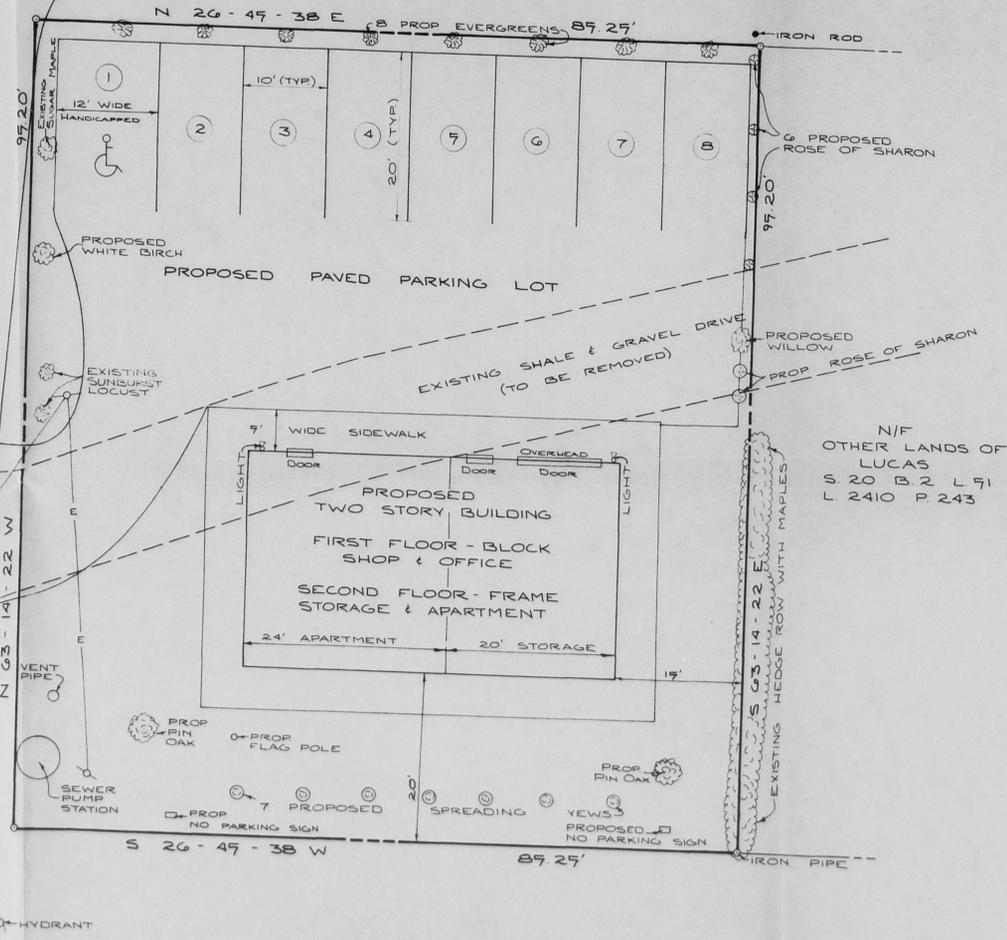
N 20 B 2 L 33 31
L. 2294 P 308



LOCATION MAP SCALE: 1" = 800 FT.

N/F KLEIN
S. 20 B. 3 L. 1
L. 2180 P. 106B

CLINTON STREET



N/F OTHER LANDS OF LUCAS
S. 20 B. 2 L. 91
L. 2410 P. 243

ZONING VARIANCES RECEIVED (ON NOVEMBER 9, 1987)

31,884.2 S.F.	14' 7"	3 PARKING SPACES
64.75 FT.		
30 FT.		
13' / 6"		

ZONING REGULATIONS

ZONE PI - PLANNED INDUSTRIAL MINIMUM REQUIREMENTS:		PROPOSED:
LOT AREA	40,000 S.F.	8,119.8 S.F.
LOT WIDTH	150 FT.	89.25 FT.
FRONT YARD	50 FT.	20 FT.
SIDE YARD/BOTH	15/40 FT.	15'/26' 4"
MAXIMUM BUILDING HEIGHT	7' 9"	22 FT.
8 PARKING SPACES PROPOSED		
11 PARKING SPACES REQUIRED		

TAX MAP DESIGNATION
SECTION 20 BLOCK 2 LOT 72

DEED REFERENCE
LIBER 2410 PAGE 243

AREA:	8,119.8 Sq. Ft.	0.19 ± AC.
BUILDING COVERAGE:	1144 S.F.	14.09 %
PAVEMENT COVERAGE:	4770 S.F.	58.77 %
OPEN SPACE:	2202 S.F.	27.14 %

NOTE:
ALL STREET SIGNS TO BE NEW YORK STATE D.O.T. SPEC OR EQUAL.

RECORD OWNER
MICHAEL & ARLENE LUCAS
103 CEDAR AVENUE
NEW WINDSOR, NY 12950

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/10/87
BY LAWRENCE JONES
SECRETARY

Rev. 1-1-85

DANIEL P. YANOSH L.S.
30-32 INDUSTRIAL DRIVE
MIDDLETOWN, NEW YORK 10940

SITE PLAN

LANDS OF
MICHAEL & ARLENE LUCAS
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

DRAWN BY MH	CHECKED BY D.P.Y.	SCALE 1" = 10 FT.	DATE 9/10/87	JOB # 87-183-00
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APPROVAL BOX