

PB# 87-47

Cosimo's Building

33-1-1

COSIMO'S BUILDING 87-47
Site Plan - real estate office
(Cuomo)

Approved 3/23/89

General Receipt

9065

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

June 29 19 87

Received of Paul Cuomo \$ 25⁰⁰

Twenty Five and 00/100 DOLLARS

For Site Plan Application Fee 87-47

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00</u>	<u>Cash</u>	

By Pauline J. Townsend
Town Clerk
Title

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

General Receipt

10385

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

March 14, 19 89

Received of Cosimo A. Brizzi \$ 262.50

Two Hundred Sixty-two and 50/100 DOLLARS

For Planning Board 87-47 Site Plan P/B Engineering Fee
100.00 162.50

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cash # 1118</u>		<u>262.50</u>

By Pauline J. Townsend
Town Clerk
Title

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



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
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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

MEMORANDUM

TO: HENRY SCHEIBLE, CHAIRMAN PLANNING BOARD
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: COSIMO/DIBRIZZI SITE PLAN (T87-48)
TOWN OF NEW WINDSOR, NEW YORK
DATE: 22 June 1988

As you are aware, on 25 May 1988 the Planning Board of the Town of New Windsor granted conditional final approval to the subject application contingent upon certain corrections being made. The following is a list of the items which required corrections and the status for each, based on the latest plan submitted for my review with revision date 26 May 1988.

1. The Applicant was to change the pavement surface to delete the double surface treatment and provide for all areas to be blacktopped. The plan has been revised to indicate blacktopping for all areas as requested by the Planning Board.
2. It was requested that the Bulk Table be revised to indicate the correct lot width and not the 84.35' frontage value shown. This correction has not been made.
3. It was requested that the values for side yard be corrected. This correction has not been made.
4. It was requested that the Bulk Table be completed to indicate values for frontage, building height, floor area ratio and development coverage. These values have not been added to the plan.
5. The plan was to be revised to correct the distance for the property boundary to the north, rather than show the incorrect value of 843.35'. This correction has not been made to the plan.

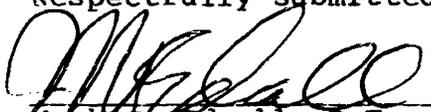
MEMORANDUM

TO: HENRY SCHEIBLE, CHAIRMAN PLANNING BOARD
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: COSIMO/DIBRIZZI SITE PLAN (T87-48)
TOWN OF NEW WINDSOR, NEW YORK
DATE: 22 June 1988

-2-

Inasmuch as the plan has not been corrected as requested at the meeting of 25 May 1988, it is my recommendation that the Site Plan for the subject project not be stamped approved by the Planning Board Secretary. These items which require correction were brought to the attention of the Applicant's representative both at the 11 May 1988 and 25 May 1988 Planning Board Meetings. As such time that a plan with corrections made is received by the Board, I will be happy to review same to determine if such revisions are correct.

Respectfully submitted,



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

MJEemj

cc: Michael Babcock, Building Inspector

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Cosimo's Building

PROJECT NO. : 87-49

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	_____	_____	_____
Bus. Fire Prev.	5-25-88	5-21-88	5/21/88
Sewer	5-25-88	_____	_____
Water	✓	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	See letter 2/10/88	_____	_____
DEC	_____	_____	_____
O/C PLANNING	5-31-88	_____	_____
O/C HEALTH	_____	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

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 _____

5-20-88

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: We tried to put the bulk table on right over here for the NC. We also added some paving details, we gave the source of survey information and we gave the source of sanitary and water services. The rear parking area is supposed to have been gravel. We say that it is not to be gravel, we put double surface treatment on it and we upgraded the driveway, changed the handicapped space on the east of the screen patio to a standard space. We tried to comply with all the comments with this new plan.

Mr. Scheible: Did you apply to the DOT for a new driveway access.

Mr. Cuomo: No, this is the existing driveway.

Mr. Scheible: How many driveways. Did they always have two driveways?

Mr. Cuomo: We are going to remove one.

Mr. Scheible: You are going to remove one, okay.

Mr. Van Leeuwen: Existing driveway to be removed. It says that.

Mr. Scheible: But you are changing the driveway location.

Mr. Edsall: They are going to make you get a permit for the curbing. It is not something that would hold up your approval.

Mr. Cuomo: We will do that. And we put a sign in for the business, Cosimo Enterprises. I forgot to say we put lighting with a footprint of the type lighting we are going to put in there.

Mr. Mc Carville: We had some discussions before on this ten foot, nine. Did we

determine that we didn't need a variance there.

Mr. Cuomo: Yes, because it is existing.

Mr. Mc Carville: Despite the fact that we had a change of use.

Mr. Scheible: Joe said that a variance wouldn't be necessary.

Mr. Mc Carville: Thank you.

Mr. Van Leeuwen: Double surface treatment, that is not tar and chip is it. That is blacktop, right.

Mr. Cuomo: It is a form of blacktop.

Mr. Van Leeuwen: Tar and chip?

Mr. Cuomo: Yes, but stone and chip but doubled. It is not a single.

Mr. Mc Carville: What is on the proposed driveway now, what kind of treatment is that going to have.

Mr. Cuomo: That is blacktop right now.

Mr. Mc Carville: This is existing, it says proposed.

Mr. Van Leeuwen: Now he is moving the driveway over here. I think that should be blacktopped.

Mr. Cuomo: We will get it all blacktopped.

Mr. Mc Carville: This should be blacktopped clear back here and handicapped parking.

Mr. Cuomo: We can't put any parking out front, I have handicapped in the back. That is all blacktopped.

Mr. Van Leeuwen: We make everybody else do it. I make a motion that we approve the Cosimo Site Plan; however, instead of double surface treatment that the entire parking area and driveways be blacktopped.

Mr. Mc Carville: Do you have any comment from Mark on those?

Mr. Schiefer: Mark has some comments that the lot width should be corrected as previously noted, the side yard should be corrected as previously noted.

Mr. Edsall: Those are all comments with regard to the table and some of the numbers that should be fixed before you stamp and approve. The front distance for the front property line shows 843 feet and I think it is either 84 or 83.

Mr. Cuomo: Probably 84, it is a typo.

ROLL CALL

MR. LANDER

AYE

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



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: COSIMO DiBRIZZI SITE PLAN
PROJECT LOCATION: ROUTE 207 AND MT. AIRY ROAD
PROJECT NUMBER: 87-47
DATE: 25 MAY 1988

1. The Applicant has submitted a plan for a professional office use in an existing one-story masonry structure located on the south side of Route 207. The plan was previously reviewed at the 28 October 1987 and 11 May 1988 Planning Board Meetings.
2. All comments referenced in my comment sheet dated 11 May 1988 have been addressed. Prior to final approval of the plan, I recommend that the following items be discussed and revised as necessary;
 - a. The value indicated for lot width should be corrected (as previously noted).
 - b. The values indicated for "side yard" should be corrected (as previously noted).
 - c. The table should be completed with regard to the values for frontage, building height, floor area ratio and development coverage.
 - d. The distance for the property boundary to the north of the property should be corrected; the length of 843.35' is incorrect.
3. The Board may wish to discuss with the Applicant the detail shown for the proposed business sign.
4. The detail for the parking area indicates a double surface treatment on a compacted shale. It should be verified with the Applicant's Engineer that the paving is satisfactory for access of emergency vehicles.
5. The Applicant should be reminded that an application is required to the New York State Department of Transportation for the new driveway access.

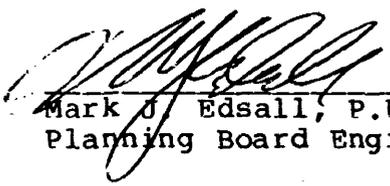
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: COSIMO DiBRIZZI SITE PLAN
PROJECT LOCATION: ROUTE 207 AND MT. AIRY ROAD
PROJECT NUMBER: 87-47
DATE: 25 MAY 1988

-2-

6. The Board may wish to verify that the "light on pole" shown near the front of the property is an existing light and is not the new light fixture indicated on the plan.

Respectfully submitted,


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

MJEemj

5-11-88

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: This is a continuation of, hopefully, an improvement of the one I brought in a couple of months ago. I put both of them side by side. At that time, when we came in, Mr. DiBrizzi owns two lots. We put the parking on one of his other lots, no parking in the back. This just wasn't to be satisfactory at all and since we have reworked a new site plan, which is what you see before you here.

Mr. Scheible: How many did you submit, Paul?

Mr. Cuomo: Fourteen. We are trying to -- what we have here is a home that is to be converted for real estate professional use and we try to keep the grass area intact and we kept the driveway intact and in the back there. Also, we have this patio. We wanted to keep the patio in the back so we laid out four spaces over here right up against the property line. Hopefully, we have the right number of parking. This will all be paved and I think it is a much better improvement over the first submission. No question, we will comply with the comments. The basic idea here is workable and, as I said before, this is the way to go with the project, keep the parking lot in the back.

Mr. McCarville: What is the purpose of keeping the screened patio?

Mr. Cuomo: It is the client's request.

Mr. Van Leeuwen: Is he going to move it?

Mr. Cuomo: No, he wants to keep that. It is a screened patio. He wants to keep it. This is going to be a professional office and his base of operation is Cosimo Enterprises. We will have paved surfaces, all paved.

Mr. Scheible: It should be fifteen feet and it is ten.

Mr. Schiefer: Which means you are going to have to go for a variance, I assume.

Mr. Scheible: It seems as though you need a variance here on the corner.

Mr. Cuomo: The building is existing building.

Mr. Van Leeuwen: But for us to approve the site plan --

Mr. Scheible: It's been used for residential up until now.

Mr. Cuomo: He has been using it for his business.

Mr. Van Leeuwen: It's eleven foot.

Mr. Cuomo: You're right, it is a residence. We are converting over.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor approve Cosimo site plan and send this site plan to the Zoning Board of Appeals.

Mr. Pagano: I will second that motion.

ROLL CALL:

MR. LANDER	NO
MR. JONES	NO
MR. PAGANO	NO
MR. MC CARVILLE	NO
MR. VAN LEEUWEN	NO
MR. SCHIEFER	NO
MR. SCHEIBLE	NO

Mr. Ronas: What is he being sent to the Zoning Board of Appeals for?

Mr. Scheible: Side yard variance.

Mr. Rones: I don't see that there is a difference. There is nothing. He can't move the building. It's a pre-existing condition and I don't think change in use has anything -- it doesn't lose its status as a pre-existing non-conforming use.

Mr. Van Leeuwen: I will withdraw the motion.

Mr. Scheible: Just address all the comments made by the engineer and we will put you on the next available agenda.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Cosimo-DiBrizzi Site Plan
PROJECT LOCATION: Route 207 and Mount Airy Road
PROJECT NUMBER: 87-47
DATED: 11 May 1988

1. The Applicant has submitted a Plan for a professional office use in an existing one-story masonry structure located on the south side of Route 207. The Plan was previously reviewed at the 28 October 1987 Planning Board Meeting.
2. The proposed plan appears to comply with the minimum bulk table requirements with the exception of a non-conforming side yard to the east.
3. The Board should note that the Bureau of Fire Prevention has approved this plan subject to two revisions being made; namely, increase of the driveway to 20' (nominal) and proper handicapped access.
4. Prior to this plan being approved, I recommend that the following corrections/additions be made:
 - a. The Bulk Table should have the values for frontage, building height, floor area ratio and development coverage added to the table.
 - b. The proposed lot width, side yard, both side yard should be corrected within the table.
 - c. Details of the site development (i.e. paving, sidewalks, landscaping, etc.) should be added to the plan.
 - d. A note should be added to the Plan giving refernce to the source of the survey information and property area information indicated.
 - e. The Plan should indicate that the source of sanitary sewer and water service (by note if municipal).

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Cosimo-DiBrizzi Site Plan
PROJECT LOCATION: Route 207 and Mount Airy Road
PROJECT NUMBER: 87-47
DATED: 11 May 1988

-2-

5. The Board may wish to discuss the proposed use of the "screened patio".
6. Previous plans indicated that there was an "existing blacktop drive" on the east side of the existing dwelling; what is happening to this driveway as part of this site development?
7. The Board should note that the rear parking area is indicated as "gravel"; does this qualify as a dust-free surface under the Town Code?
8. It is recommended that the existing driveway to the west be upgraded to a 20' width, including the access to Route 207. This recommendation is pursuant to discussions with the Fire Inspector.
9. The Plan gives no indication for site lighting, landscaping, or a business sign. These should be discussed and should be addressed on a subsequently submitted plan.
10. It should be noted that the Applicant is only required to have one (1) handicapped parking space. It may be advisable to change the handicapped space on the east of the screened patio to a standard space.
11. The handicapped access to the site should include paved surface from the provided handicapped space, as well as an acceptable handicapped ramp to the building entrance. Such improvements should be indicated on the Plan.

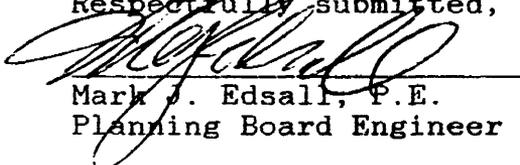
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Cosimo-DiBrizzi Site Plan
PROJECT LOCATION: Route 207 and Mount Airy Road
PROJECT NUMBER: 87-47
DATED: 11 May 1988

-3-

12. At such time that the additional information referenced above is added to the Plan, further engineering review of the proposed application and plan can be made.

Respectfully submitted,



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

MJEnje

cosimo



Louis Holmbeck
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. NYUT 31-88M
County I.D. No. 33 1 1 11+3

Applicant COSIMO - DeBRIZZO

Proposed Action: SITE PLAN: PROFESSIONAL BLDG.

State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NYS 207

Comments: _____

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

County Action: Local Determination Disapproved Approved

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

MAY 31, 1988
Date

Peter Garrison
Commissioner

87-47 *Cosimo*

5-24-88

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

Paul V. Cuomo for the building or subdivision of

Cosimo _____ has been

reviewed by me and is approved _____ ✓

disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Liaman R. ...
SANITARY SUPERINTENDENT

May 25, 88

DATE

87-47

Cosimo

5-24-88

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

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Creamer PE for the building or subdivision of
Cosimo has been
reviewed by me and is approved
disapproved

If disapproved, please list reason.

There is no town water in this area as yet

HIGHWAY SUPERINTENDENT

[Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Cosimo's P7-47

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

The maps and plans for the Site Approval
Subdivision _____ as submitted by
Paul V. Cosimo, P.E. for the building or subdivision of
Cosimo has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

No information regarding disposal of waste water

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Foster

SANITARY SUPERINTENDENT

April 25 1988

DATE

87-47 Casimo

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

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Cecomo for the building or subdivision of
Cosimo-Little Britain Road has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERANCE NUMBER: 87-47

FIRE BUREAU
REFERANCE NUMBER: 88-23

SITE PLAN FOR: Cosimo's

ADDRESS: LITTLE BRITAIN ROAD, New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 APRIL 1988.

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).

This site plan is approved provided handicapped parking is located adjacent to a ramped entrance to the building

SIGNED: Steph Wenzel

87-47

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

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

TOWN of New Windsor
PLANNING BOARD
TOWN HALL
555 UNION AVE
NEW WINDSOR, N.Y. 12550

2/10/88

RE: LANDS OF
COSIMO D. BRIZZI
RT 207 MH 115.5

Dear SIR

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

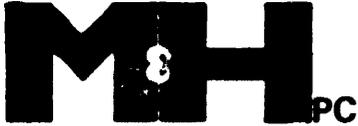
ADDITIONAL COMMENTS:
THE USE OF EXISTING DRIVES WILL NOT REQUIRE
A HIGHWAY WORK PERMIT. ANY ALTERATION TO THESE
DRIVES WILL REQUIRE A PERMIT.

Very truly yours,

W. Elgee

William Elgee
C.E. I Permits
Orange County

WE/dn



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

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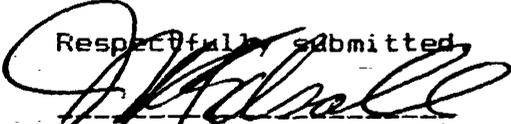
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New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Cosimo DiBrizzi Site Plan
PROJECT LOCATION: Route 207 and Mt. Airy Road
NW#: 87-47
28 October 1987

1. The Applicant has submitted a Site Plan for review for an office located at the DiBrizzi property on the south side of Route 207.
2. The Plan as submitted requires the addition of a significant amount of information such that compliance with the content required per the checklist included with the Town of New Windsor Submittal Package will result. A completed checklist should also be submitted by the Applicant's Representative.
3. The Plan should include, at minimum, the Applicant information, location plan, site designation, basis for the boundary information, the lot area and set back dimensions, bulk table information, site lighting information, landscaping information, a location and detail for any proposed business signs, drainage information, sanitary and water facility information, and an approval box for Planning Board use.
4. It should be verified if two (2) existing accesses exist from the property onto New York State Route 207. Submittal of this plan to the New York State Department of Transportation for review is recommended.
5. The Applicant should indicate, for the record, the current use of the existing structure.
6. At such time that a Plan complete with all the information is provided, a complete review will be made and any comments will be provided at that time.

Respectfully submitted,


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

MJEnJE

REVIEW

~~COSMOS BUILDING (37-47)~~

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: This is in a NC zone I didn't put it on the map it has certain limitations. The parking is basically what we are doing here Mr. DiBrizzi has a building over here a one story masonry dwelling and he wants to convert it to an office. We have to have for that type of use we have 1600 square feet divided by 200 which is 8 spaces for parking. Four hundred square feet will be storage. The situation here is though we have a u-shaped driveway going out to 207 as you can see we have three lots here and some of this parking is over in the other lot. We'd like some guidance on that Mr. DiBrizzi owns all three properties.

Mr. Mc Carville: Where is this located?

Mr. Cuomo: Mt. Airy Road.

Mr. Scheible: Do you have any objections in eliminating this line?

Mr. DiBrizzi: I never thought about it because this was coming in here the road over here I figured it was the same lot, I didn't know you needed to change it.

Mr. Scheible: Even the drive shows falling over into the other lot, this driveway is on both lots. So do you have any objections with combining these two lots and call them one lot then?

Mr. Edsall: Can't, two structures on one lot then?

Mr. Rones: Move the lot line over.

Mr. Van Leeuwen: All he has to do is put that into the deed of the one he is proposing that they have use of the parking on the other piece of property in case he sells it.

Mr. Schiefer: How much is the frontage on that?

Mr. Cuomo: Lot width is 100 feet.

Mr. Van Leeuwen: Then you are creating a substandard lot.

Mr. Edsall: If you want to dissolve a lot line if you dissolve one and move the parking you'd open this up and you can have this line that way, you'd have a nice rectangular lot and the balance.

Mr. Scheible: He wants to construct something on that lot also.

Mr. Edsall: Then you'd have to move the lot line.

Mr. Scheible: Why not put the parking in the back where the patio is.

Mr. DiBrizzi: Yes.

✓ Mr. Scheible: The fire department is going to say no to the whole thing because they wouldn't be able to get back there.

Mr. Edsall: If you are hoping to put a road down between the two buildings a quick review based on the plan here you need 15 foot side yards for each location plus 50 foot for the easement, you only have 65 feet so you should be aware that you would have to require an easement, or a variance if you intended to put a road down the middle there. That is something you may want to store in the back of your mind.

Mr. Scheible: The next step is for them to go to the ZBA.

Mr. Cuomo: We appreciate you going to take a look at it.

87-47

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

(This is a two-side form)

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

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

1. Name of Project Cosimo's Building
2. Name of Applicant Cosimo DiBrizzi Phone 561-3043
Address 13 Mandigo Pl. Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Cosimo DiBrizzi Phone 561-3043
Address 13 Mandigo Pl. Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul V. Cuomo, P.E. Phone 561-0448
Address 571 Union Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Werner and Werner Phone 562-1154
Address 180 N. Plank Rd. Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South Side side of Rt. 207
(Street)
100 feet East
(Direction)
of Mt. Airy Rd.
(Street)
7. Acreage of Parcel 0.442 8. Zoning District NC
9. Tax Map Designation: Section 33 Block 1 Lot 1
10. This application is for Building on Section 33 to be
used as a real estate office.
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 WA

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

Cosimo DiBrizzi being duly sworn, deposes and says that he resides at 13 Mandigo Pl. Newburgh in the County of Orange and State of New York and that he is (the owner in fee) of Cosimo's
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Paul V. Cuomo 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 7

Cosimo S. DiB.
(Owner's Signature)

4th day of September 1987

Paul V. Cuomo
(Applicant's Signature)

Alicia E. Weisbaum
Notary Public

Consulting Engineer
(Title)

Alicia E. Weisbaum
Notary Public, State of New York
Qualified in Orange County, N.Y.
No. 443258
Commission Expires May 31, 1988

87-47

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

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Guomo for the building or subdivision of
Cosimo Di Bizzis has been
reviewed by me and is approved _____,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area

HIGHWAY SUPERINTENDENT

Jane B. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Cosimo DiBrizzi

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).

~~Minimum driveway width to be 20 foot and no handicapped parking shown.~~

Multiple horizontal lines for handwritten notes or reasons for disapproval.

SIGNED: Richard Volante
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 SPECIAL PERMIT

1. Name of Project Cosimo's Building
2. Name of Applicant Cosimo DiBrizzi Phone 561-3043
Address 13 Mandigo Pl. Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Cosimo DiBrizzi Phone 561-3043
Address 13 Mandigo Pl. Newburgh, N.Y. 12550
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6. Location: On the South Side side of Rt. 207
(Street)
100 feet East
(Direction)
of Mt. Airy Rd,
(Street)
7. Acreage of Parcel 0.442 8. Zoning District NC
9. Tax Map Designation: Section 33 Block 1 Lot 1
10. Describe proposed use in detail: Building on Section 33 to be
used as a real estate office.

11. Other Property Information:

- a). Is the proposed use in or adjacent to a Residential District? yes
- b). Is a pending sale or lease subject to Planning Board approval of this application? no
- c). When was property purchased by present owner? 1986
- d). Has property been subdivided previously? yes When? 1986
- e). Has property been subject of special permit previously? no. When? _____
- f). Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
- g). Is there any outside storage at the property now or is any proposed? Describe in detail: no outside storage

12. Attach a proposed plan showing the size and Location of the Lot and Location of all buildings and proposed facilities, including access drives, parking areas and all Streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: _____

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

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require your to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Rosillo S. Buff.
(Applicant)

Sworn to before me this
5th day of June, 1987
Eric S. Stegman
(Notary)

ALICE E. WEIGHTMAN
Notary Public, State of New York
Qualified in Orange County
No. 4030245
Commission Expires May 31, 1988

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Cosimo DiBrizzi
-----, deposes and says that he
resides at 13 Mandigo Pl. Newburgh
(Owner's Address)

in the County of Orange

and State of New York

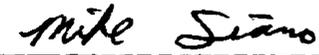
and that he is the owner in fee of Cosimo's

which is the premises described in the foregoing application and
that he has authorized Paul V. Cuomo

to make the foregoing application as described therein.

Date: June, 24, 1987


(Owner's Signature)


(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Cosimo's Building

Location: Route 207

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

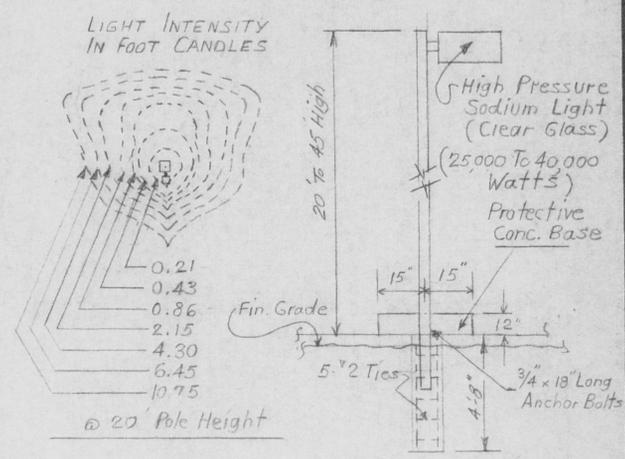
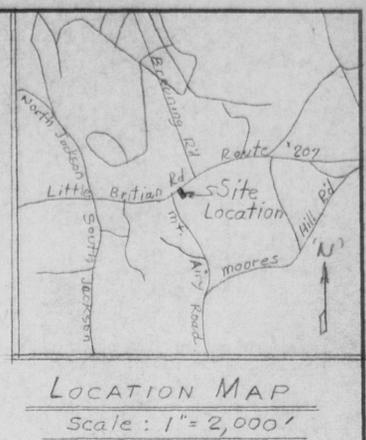
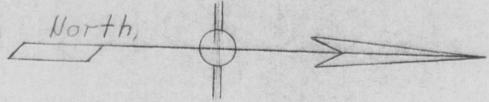
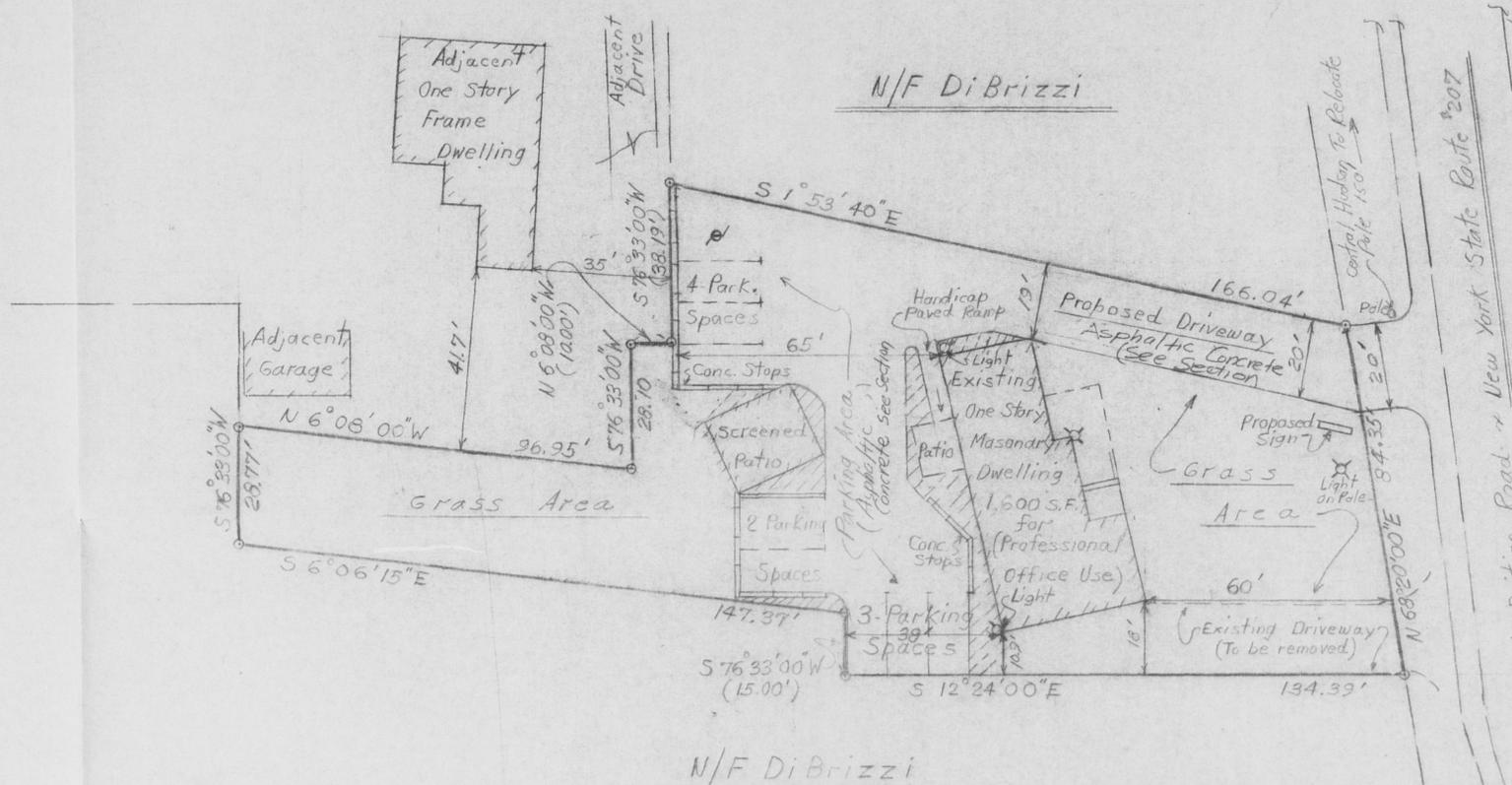
Preparer's Signature: _____ Date: June 24, 1987

Preparer's Title: Consulting Civil Engineer

Agency: _____

ZONING DISTRICT: N/C

(Minimum Required)		
Description	Required	Proposed
Lot Area	10,000 S.F.	19,257 S.F.
Lot Width	100'	84.35'
Front Yard	40'	60'
Side Yard	15'	10.9'
Both Side Yards	15'/35'	10.9'/29.9'
Rear Yard	15'	38'
Frontage	N/A	84.35'
Building Hgt	35'	15'
Floor Area Ratio	1.0	.08
Development Coverage	N/A	N/A



LIGHTING DETAIL - ELEVATION

NOTE: Any lights mounted on building should be minimum of 15' high.

SPECIFICATIONS: High Pressure Sodium 150 Watt Type Mini-Flood

PARKING REQUIREMENTS:

Parking Required:
One Space for every 200 Sqft of Building Space (1,600 S.F.)
1,600 Sq. Ft. @ 200 S.F. = 8 Spaces

Parking Spaces Provided - 9 Spaces

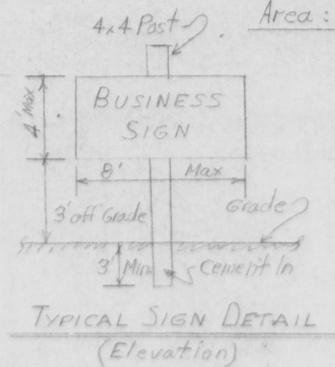
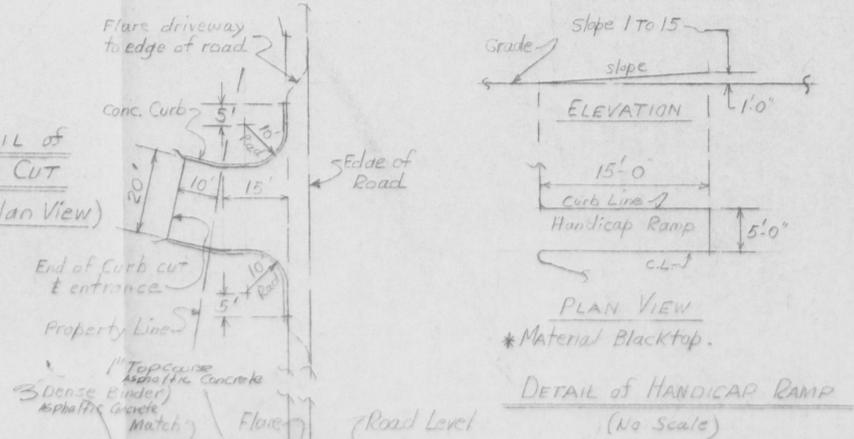
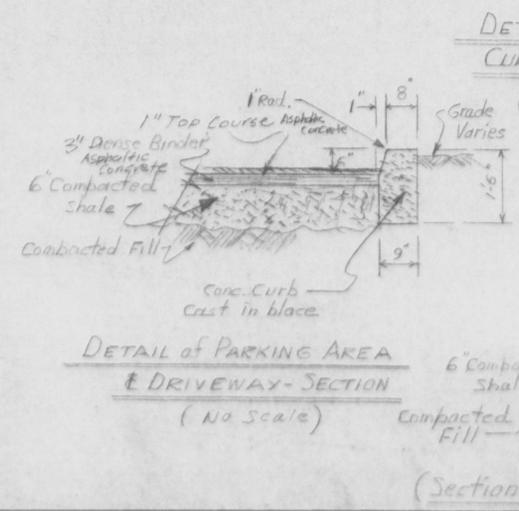
TAX MAP DATA:

Section: 33
Block: 1
Lot: 3
Area: 19,257 S.F.

GENERAL NOTES:

① SERVICES: Water - supplied by well.
Sewer - Municipal Concn.

② LANDSCAPING:
Grass area in front with shrubs near road & in front of building.



NOTE: Survey data furnished by: PATRICK E. KENNEDY NEW WINDSOR, N.Y.

OWNER & APPLICANT:
Cosimo DeBrizzo
13 Mandigo Place
Newburgh, N.Y. 12550

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON March 23, 1989
BY Daniel C. McCarville SECRETARY

TOLERANCES	NO.	DATE	BY	REVISIONS
DECIMAL	1	5-19-88		
ANGULAR	2	5-26-88		
FRACTIONAL	3	6-28-88		
ANGULAR	4	7-29-89	PVC	

OWNER: PAUL V. CUOMO P.E.
571 Union Ave. - New Windsor, NY 12550
COSIMO - Little Britian Road - New Windsor, New York

DRAWN BY: [Signature]
SCALE: 1" = 20'
DATE: [Blank]
MATERIAL: [Blank]
TRACED: [Blank]
APP'D: [Blank]