

PB# 87-66

Mt. Ellis Paper Co.

4-3-17

Mt. Ellis Paper Co. 87-66
Warehouse Building

111.611-

County File No. NWT 24-87 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 CHKK Realty Co.
for a Site Plan - Wembly Rd. Extension
County Action: Local Determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:

Denied Approved
Approved subject to County recommendations

County File No. NWT 4-88 M

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

Application of CHKK Realty Co. - Mt. Ellis Paper Co.
for a Site Plan
County Action: Local Determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:

Denied Approved
Approved subject to County recommendations

THIS CHECK IS DEPOSITED ON THE FOLLOWING DATE
Site plan fee

(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.

38654

1-163/289

RU/CO 03

| | |
|-------------------|--|
| TOTAL OF INVOICES | |
| LESS % DISCOUNT | |
| LESS | |
| TOTAL DEDUCTIONS | |
| AMOUNT OF CHECK | |

PAY TO THE ORDER OF Down's New Windsor \$/100⁰⁰

One hundred DOLLARS



VAILS GATE OFFICE
MARINE MIDLAND BANK, N.A.
VAILS GATE, NEW YORK 12584

[Signature]
President
Treasurer Secretary

⑆038654⑆ ⑆028001081⑆ 078⑆70253⑆2⑆

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

May 31 19 88

Received of Mr Ellis Paper Co. Inc. \$ 430.⁵⁰

Four Hundred thirty and 50 DOLLARS

For Site Plan Appl. Fee \$100.⁰⁰ #87-5066700 Engineering Fee 330.50

| FUND | CODE | AMOUNT |
|----------------|------|---------------|
| <u>CP# 271</u> | | <u>430.50</u> |
| | | |
| | | |

By Pauline G. Townsend
Town Clerk
Title

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

County File No. NWT 4-88 M

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

Application of CHKK Realty Co. - Mt. Ellis Paper Co.
 for a Site Plan

County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

38654

(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.

1-193/288

RUDCO 03

THIS CHECK IS DED.
 ON THE POLICE

DATE Site plan fee

| | | |
|-------------------|--|--|
| TOTAL OF INVOICES | | |
| LESS % DISCOUNT | | |
| LESS | | |
| TOTAL DEDUCTIONS | | |
| AMOUNT OF CHECK | | |

PAY TO THE ORDER OF Down & New Windsor \$/00⁰⁰

One hundred DOLLARS



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[Signature]
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 Treasurer Secretary

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

May 31 1988

Received of Mr Ellis Paper Co. Inc. \$ 430.⁵⁰/₁₀₀

Four Hundred thirty and ⁵⁰/₁₀₀ DOLLARS

For Site Plan Appl. Fee 100.⁰⁰/₁₀₀ #87-~~66~~66/00
Engineering Fee 330.⁵⁰/₁₀₀

DISTRIBUTION

| FUND | CODE | AMOUNT |
|-----------------|------|---------------|
| <u>CP # 271</u> | | <u>430.50</u> |
| | | |
| | | |

By Pauline B. Townsend
 Es

Town Clerk
 Title

General Receipt

9264

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

Sept. 15, 1987

Received of Mount Ellis Paper Co., Inc. \$ 25.00

Twenty-five and ⁰⁰/₁₀₀ DOLLARS

For Site Plan Approval (# 87-66)

DISTRIBUTION

| FUND | CODE | AMOUNT |
|----------------------|------|----------------|
| <u>Check # 38655</u> | | <u>\$25.00</u> |
| | | |
| | | |

By Pauline B. Townsend
 Es

Town Clerk
 Title



**McGOEY, HAUSER and EDSALL
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Licensed in New York,
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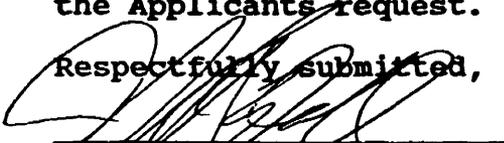
MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: MT. ELLIS SITE PLAN (T87-66);
TOWN OF NEW WINDSOR
DATE: 30 AUGUST 1989

This memorandum shall confirm that on 29 August 1989 I made a site visit to the subject project with you to determine compliance with the site plan, as approved by the Planning Board. At that time it was noted that the Applicant had completed the several items previously brought to their attention and, during our visit, the landscaping was being completed. Based on my observations, it is my opinion that the Applicant has completed the site improvements as required by the site plan.

In line with same, if any bonds were posted associated with uncompleted site work, it is my opinion that these can be released, at the Applicants request.

Respectfully submitted,



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

MJEemj

cc: Planning Board
Comptroller Reis

bab2

5-11-88

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

Mr. Cappichioni: Does everyone have a copy of Mt. Ellis site plan? Tonight is the fifth meeting, the previous meetings were all review meetings. The purpose of this meeting is we'd like site plan approval. The most current and last reviews were primarily the coverage requirements which has been satisfied by a purchase of additional 1.09 acres which is to the right of your site plan. The other change that was made was due to the 36 foot maximum height of the building, the size was increased which was also accommodated by 1.09 acres. Handicapped parking was installed in the top left corner, you will see where it says parking spaces with HS and, as far as I know, Mark, maybe you can help me. Was there any other open request? I think that those were the major ones.

Mr. Edsall: I believe the open item that is new is a couple items that the Fire Prevention Bureau has brought up.

Mr. Cappichioni: How new are they? From this morning?

Mr. Scheible: February 23rd is the latest set of comments from the Fire Bureau. It was disapproved for the following reasons. This site plan review supercedes that of 18 November 1987, pertinent roadway system and eight inch grouped water main system must be established for Gateway Park before any approvals will be given.

Mr. Edsall: I get together with Bob Rogers to find out what they want exactly. In my comments, I listed the items they felt are appropriate. If you want to discuss them further after you read the comments, I will be glad to.

Mr. Cappichioni: You are talking site plan approval. That is the landowners and that is an open request to him. We are in here for a site plan which isn't contingent on that. We are talking about does that building meet all the requirements of the town in today's rules and regulations, I understand what you are saying about this water line which, I assume, Mr. Helmar has to see the information from McGoey and Hauser and is in front of the DEC.

Mr. Edsall: The question on the water line, I asked them what it meant. He explained that the system as approved by the County Health Department is looped and the conclusion that we reached is that they would be happy if one additional hydrant is provided in the area to the northeast. This would be put in conjunction with the access around the back of the building. The law requires the 30 foot lane from the curb line surrounding certain type structures including this one as of March 25, 1988.

Mr. McCarville: How wide is the parking lot here? How wide is the lot?

Mr. Edsall: That lot, what they are saying, these parking spaces have to go and there has to be a 30 foot lane here. Parking would have to be reoriented.

Mr. Scheible: Where they have the parking spaces would have to be eliminated. These parking spaces cannot stay here because the town law requires 30 foot fire lane from the curb line, 30 feet. These parking spaces would have to be reorientated to some other location. Can't they just push it over?

Mr. Edsall: You'd have no use of it because the cars would block the access, so you have to have a 30 foot clearer lane here, curb line. Secondly, which I am not sure of, they claim there has to be a fire lane around the building.

Mr. Roness: That is not in the section they are quoting.

Mr. Edsall: It says the fire lane is something that can consist of 30 foot from the curb line. Their interpretation is that they have to have access to it.

Mr. Cappichioni: They will have a full set of plans by the

middle of next week, so they will go for Fire Underwriters approval.

Mr. Scheible: Now we have a real problem, the parking.

Mr. Van Leeuwen: He can move it to the edge of the property.

Mr. Cappichioni: I want to read this. I think it is ridiculous. It is the first time I heard about it. We had private meetings. We have had other meetings. I've never heard about this. I am standing here tonight and I have to hear this for the first time.

Mr. McCarville: This is the first time we have heard it, Paul.

Mr. Edsall: I read the code and Joe Rones read it and I am not sure of the interpretation. I am not going to disagree with their wants.

Mr. Rones: What this really has to do is the making of fire lanes from curb lines. It is a vehicle and traffic code, saying there won't be any parking, standing or stopping in the fire lanes. It's supposed to be a minimum of 30 feet.

Mr. Van Leeuwen: I make a motion that the architect for Mt. Ellis site plan get together with Mark Edsall, Town Engineer, and get this straightened out.

Mr. Edsall: I have no problem with the plan. I do agree with the fact that they want to have one more hydrant. The only outstanding items are fire prevention items. It would serve no purpose to get together with me.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor grant approval to Mt. Ellis site plan subject to Fire Prevention Bureau approval.

Mr. McCarville: I make a motion that the Planning Board of the Town of New Windsor take lead agency and declare this an unlisted action under SEQR regulations and make a finding that this does not have a significant adverse impact on the environment.

Mr. Van Leeuwen: I will second that motion.

ROLL CALL:

| | |
|------------|-----|
| MR. LANDER | AYE |
| MR. JONES | AYE |
| MR. PAGANO | AYE |

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

Mr. Scheible: Do you wish to have a public hearing?

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor waive the public hearing on Mt. Ellis site plan.

Mr. Schiefer: I will second the motion.

ROLL CALL:

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

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor grant final approval to Mt. Ellis site plan subject to getting together with the Fire Prevention Bureau and resolving the issues of the Fire Prevention Bureau.

Mr. McCarville: I don't like the wording of that based on the review item number 6. As Mark put it, our recommendations, what we are doing is passing our job along to the Fire Prevention Bureau.

Mr. Scheible: You can't have the Fire Bureau approve the Planning Board approval. You are altering the site plan.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor give final approval to Mt. Ellis site plan with the addition of the fire hydrant to the east of the truck parking area on the north side of the proposed building, located at the access to the drive connecting the aforementioned parking area.

Mr. McCarville: I will second that motion.

Mr. Scheible: What we are saying is that we are going to hide from the fact that there was a new ordinance just approved.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

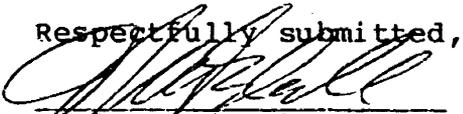
PROJECT NAME: MT. ELLIS PAPER COMPANY SITE PLAN
PROJECT LOCATION: GATEWAY INDUSTRIAL PARK
PROJECT NUMBER: 87-66
DATED: 11 MAY 1988

1. The applicant has proposed a site plan for approval for the construction of a 51,000 square foot structure (combination office/warehouse) for the Mt. Ellis Paper Company operations. The plan was previously reviewed at the 9 September 1987, 23 September 1987, 14 October 1987 and 27 January 1988 Planning Board meetings.
2. As previously noted, the Planning Board should determine if a public hearing will be necessary for this site plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Ordinance.
3. As previously noted, the Planning Board should determine if they wish to assume the position of Lead Agency under the SEQRA Review Process.
4. The plan as submitted indicates that compliance with the zoning requirements is provided based on the arrangement indicated. As such, the plan as submitted, revised 4 February 1988 would appear acceptable with regard to the minimum zoning bulk requirements.
5. The Board should consider that the property lines indicated for the lot associated with this development are subject to the final subdivision approval of the Gateway Industrial Park.
6. Based on a review of the comments as provided by the Bureau of Fire Prevention, the following recommendations are made:
 - a. That an access driveway be required to inter-connect the parking lot to the west of the proposed building with the truck parking area to the north of the proposed building. Such inter-connecting access driveway should be a minimum of 24 foot wide, 25 foot from the building face, constructed of a minimum shale base as necessary to support appropriate fire apparatus.

11 May 1988

- b. That a hydrant be required to the east of the truck parking area on the north side of the proposed building, located at the access to the drive connecting the aforementioned parking areas.
- c. That the parking lot to the west of the proposed building be modified to provide for an access lane, without parking restriction, in compliance with Section 44-11 of the Town Code, recently adopted in March 1988.

Respectfully submitted,



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

MJEcao
MT.txt

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD
TASK: 87- 66

CLIENT: NEWWIN -- TOWN OF NEW WINDSOR

| TASK-NO | REC | --DATE-- | TRAN | EMPL | ACT DESCRIPTION----- | RATE | HRS. | -----DOLLARS----- | | | |
|-------------|-------|----------|------|------|-----------------------|-------|------|-------------------|------|--------|---------|
| | | | | | | | | TIME | EXP. | BILLED | BALANCE |
| 87-66 | 5885 | 09/23/87 | TIME | MJE | MC MT.ELLIS | 40.00 | 2.00 | 80.00 | | | |
| 87-66 | 6174 | 09/28/87 | TIME | MJE | MC MT.ELLIS | 40.00 | 1.00 | 40.00 | | | |
| 87-66 | 6176 | 09/29/87 | TIME | MJE | MC MT.ELLIS | 40.00 | 0.50 | 20.00 | | | |
| 87-66 | 6665 | 10/14/87 | TIME | MJE | MC MT.ELLIS | 40.00 | 1.00 | 40.00 | | | |
| 87-66 | 6991 | 10/14/87 | TIME | CAO | CL MT.ELLIS | 17.00 | 0.50 | 8.50 | | | |
| 87-66 | 7536 | 11/24/87 | TIME | MJE | MC MT.ELLIS | 40.00 | 0.50 | 20.00 | | | |
| 87-66 | 9013 | 01/14/88 | TIME | MJE | MC MT ELLIS SITE PLAN | 40.00 | 1.00 | 40.00 | | | |
| 87-66 | 9457 | 01/25/88 | TIME | MJE | MC MT. ELLIS SITE PL | 40.00 | 0.20 | 8.00 | | | |
| 87-66 | 9874 | 01/26/88 | TIME | DML | CL MT ELLIS PAPER CO. | 17.00 | 1.50 | 25.50 | | | |
| 87-66 | 13996 | 05/09/88 | TIME | MJE | MC MT. ELLIS | 40.00 | 0.30 | 12.00 | | | |
| 87-66 | 13995 | 05/10/88 | TIME | MJE | MC MT ELLIS | 40.00 | 0.70 | 28.00 | | | |
| 87-66 | 13677 | 05/11/88 | TIME | CAO | CL MT. ELLIS PAPER CO | 17.00 | 0.50 | 8.50 | | | |
| TASK TOTAL | | | | | | | | 330.50 | 0.00 | 0.00 | 330.50 |
| GRAND TOTAL | | | | | | | | 330.50 | 0.00 | 0.00 | 330.50 |

+ 100.00
\$ 430.50

Telephoned
5/24/88
paid 5/31/88

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: Mt Ellis Paper Co. office/warehouse

PROJECT NO. : 87-66

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 | 5/17/88 | | |
| Highway | | 2/23/88 | |
| Buf. Fire Prev. | | 1/22/88 | |
| Sewer | | 2/9/88 | |
| Water | ✓ | | |
| Flood | | | |

OUTSIDE DEPT./AGENCY REVIEWS:

| | | | |
|-----------------|---------|-------|--------------|
| DOT | 2/2/88 | 10/21 | NO COMMENTS |
| DEC | | | SEE COMMENTS |
| O/C PLANNING | | | SEE COMMENTS |
| O/C HEALTH | 10/19 | | SEE COMMENTS |
| NYSDOH | | | |
| OTHER (SPECIFY) | | | |
| DPW | 1/31/88 | | |

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 _____

87-66

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

The maps and plans for the Site Approval MT. ELLIS PAPER Co
Subdivision _____ as submitted by
BRONFMAN for the building or subdivision of
_____ has been
reviewed by me and is approved
disapproved _____.

If disapproved, please list reason

approve on grounds its ^{not} on town road

Fred Lays, Jr. (initials)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5/17/88
DATE

4-13-88

Mr. Scheible: Mt. Ellis has been asking for permission to go in and grade off. Does anyone have any problems?

Mr. VanLeeuwen: I have no problem with that.

Mr. Scheible: Can you give us an update on what is happening?

Mr. Babcock: We have talked to the fire bureau and they don't have any problem with Mt. Ellis being built because with the water line extension and the testing and everything else, the volume of water, they have no problem that Mt. Ellis could start building tomorrow if they had the proper approvals. That was one thing. The second thing is that we are waiting really on DEC. The town requires them to put an emergency generator in at the pump station and the engineer's working with their engineer trying to get that settled and the supervisor can sign the DEC permit. So, it can go to DEC, the subdivision can't be approved until DEC approves it. So, it is just -- we were going to approve it because of DEC.

Mr. Scheible: Who is going to be the builder?

Mr. Babcock: Helmer. From what I've been told, he is not going to be the builder. What they did suggest we talk to the people, it is a possibility if it was to the Planning Board satisfaction, you could approve Mt. Ellis site plan like it is, a distribution center. You can have more than distribution center on a lot so the holdup with Mt. Ellis was we won't approve that because we couldn't approve the subdivision. If the Planning Board feels fit to approve the site plan, then he can go ahead and do his construction. Right now, he is asking primarily to get some site grading going,

so he can get this underway.

Mr. Scheible: Do you have any problem to do just site clearing?

Mr. Babcock: No, clearing and grading. What I'd like to do is if the Planning Board doesn't really have a problem approving the site plan without the subdivision, so I can relay the information to him, I am sure if he was put on the agenda, I am sure he wouldn't even bother asking for the grading permit, if he was approved right now. The plan has been satisfactory, right?

Mr. Scheible: So, we could give him his approval. Let's bring him in for the next meeting. Put him on the agenda and don't even worry about any grading approvals. Let's go right for the whole thing, all right, gentlemen?

Mr. Pagano: Yes.

Mr. McCarville: I agree.

Mr. VanLeeuwen: Yes.



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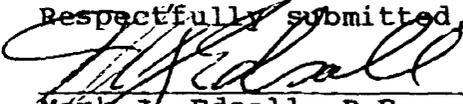
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ~~Mt. Ellis Paper Company Site Plan~~
PROJECT LOCATION: ~~Gateway International Park~~
NEW WINDSOR #: ~~87-66~~
27 JANUARY 1988

- 1). The Applicant has proposed a Site Plan for the construction of a combination office/warehouse structure on one of the proposed lots of the Gateway International Park Subdivision. The project was previously discussed at the 9 September 1987, 23 September 1987 and 14 October 1987 Planning Board meetings.
- 2). The review of the final plans submitted for this Site Plan will require coordination with the final approved subdivision plan for the Gateway International Park. At this time, such plan is not available for review.
- 3). On 14 January 1988, this Engineer, Michael Babcock, Architect Barry Bronfman and the project owner met to review the status of the project and answer some code questions pertinent to same. It appeared at that time that a variance would be required should the plan be developed as previously proposed.
- 4). At the time of preparation of these comments, no such revised plan has been received for review and comment. At such time that a revised plan is received and same can be reviewed relative to the Gateway Subdivision Plan, additional Engineering comments will be provided.

Respectfully submitted,

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

MJEdml
ellis

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

PLANNING BOARD
REFERENCE NUMBER: 87-66

FIRE BUREAU
REFERENCE NUMBER: 87-95

SITE PLAN FOR: Mt. Ellis Paper Co.

ADDRESS: Gateway International Park; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 23 February 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 review, supercedes that of 18 November 1987.

A permanet roadway system and a 8" looped water main system must be established for the Gateway Industrial Park before any more approvals will given for buildings in this industrial park.

Revisions that must be made on the site plans is that a 24 foot wide access roadway must be established around all four sides of the building with a mininum spacing of 25 feet from building. A hydrant looped from the 8" water main needs to be installed at the rear of the warehouse.

SIGNED: Richard C. Hawey



Louis Helmbeck
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-6151

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 Town of New Windsor Planning Board D P & D Reference No. NWT 4-88 M
County I.D. No. 4 / 3 / 17

Applicant CHKK Realty Co.

Proposed Action: Site Plan: Mt. Ellis Paper Co. Warehouse- Wembly Rd. Extension

State, County, Inter-Municipal Basis for 239 Review within 500' of NYS 207

County Effects: 1. The proposed building height is 35 feet. Under PI zoning requirements, the maximum building height is 26 feet.

2. The Board should consider the appropriateness of the shared entrances. Is the office-generated automobile traffic compatible with the truck traffic?

Related Reviews and Permits _____

County Action: XXXXX Local Determination _____ Approved _____ Disapproved _____

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

Feb. 3, 1988
Date

Postcard Returned
Date _____

Peter Garrison
Commissioner

89-66

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

The maps and plans for the Site Approval _____
Subdivision MT Ellis Paper as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved R
disapproved _____.

If disapproved, please list reason.

No objection

Don Gieme
N.Y.S. D.O.T.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

2-2-88
DATE



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

87-66
Department of Health

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

Walter O. Latzko
President, Board of Health

February 3, 1988

RE: Mt. Ellis Paper Co.
Town of New Windsor

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

Gentlemen:

We have received the site plan for this project which is a facility not under our jurisdiction.

The water main for the Gateway Industrial Park has been approved by this department so we are satisfied that adequate water supply will be available to the site.

Very truly yours,

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

MJS:dlb

cc: File

87-66

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

The Bradford Oscar for the building or subdivision of
Int. Ellis Paper Co. has been

reviewed by me and is approved
disapproved _____

~~if disapproved, please list reason.~~

water is available in this area

HIGHWAY SUPERINTENDENT

Steve D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-66

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 Mc Ellis Paper Co.
Subdivision _____ as submitted by
Bronfman Org. for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

Fred Lays Jr. (PLS)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

1-88
DATE

86-82



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

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

October 30, 1987

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

Re: Grove Farms, Inc.
Benedict Pond Estates
~~Mt. Ellis Paper Company~~
Bond Street Farm LTD.

Dear Mr. Schieble:

With reference to the above mentioned subdivisions, we have reviewed the sketch and inasmuch as it does 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

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Mt. Ellis Paper Company

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 November 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).

Multiple horizontal lines provided for writing reasons for disapproval.

SIGNED: Stephen Wohl
CHAIRMAN



**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: Mt. Ellis Paper Company Site Plan
PROJECT LOCATION: Gateway International Park (Proposed Lot #4)
NW#: 87-66
14 October 1987

1. The applicant has proposed a Site Plan for approval for the construction of a 51,000 square foot structure (combination office/warehouse) for the Mt. Ellis Paper Co. Operations. The project was discussed at the 9 September 1987 and 23 September 1987 Planning Board meetings.
2. The plan has been revised with two major revisions. First, the lot has been renumbered and made larger by a relocation of the easterly lot line. Second, the orientation of the building has been rotated 90 degrees such that the office is facing a westerly direction.
3. In addition to the major revisions indicated above, the applicant's representative has corrected a significant number of deficiencies as were observed on the previous plan.
4. Some minor items remain to be corrected on the revised plan dated 7 October 1987. These are as follows:
 - a. A total of four (4) handicapped parking spaces must be provided in accordance with Section 1102.4a of the New York State Uniform Building Code.
 - b. The typical parking space must show that standard parking spaces are 20 foot by 10 foot in size.
 - c. The property boundaries of this lot must be coordinated with the approved subdivision plan for the Gateway International Park Project.
5. The Planning Board should determine if a public hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.c of the Town Zoning Ordinance.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mr. Ellis Paper Company Site Plan
PROJECT LOCATION: Gateway International Park (Proposed Lot #4)
NW#: 87-66
14 October 1987

6. The Planning Board should determine if they wish to assume the lead agency position under the SEQRA Review Process. It is recommended that the Board take such action and make a determination on the significance of the impact on the environment, both being relative to this Site Plan only. The motion should indicate that a more extensive review will be made for the overall Gateway International Park Subdivision, as well as each site plan submitted.

7. Other than the minor corrections required as noted above, the plan dated 7 October 1987 is acceptable for approval from an engineering standpoint.

Respectfully submitted,



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

MJE:ao

Mr. Scheible: We ran into a snag as you already know with the previous applicant so we can discuss your site plan here with you. We cannot make any decision at this point in time. You understand that.

Mr. Bronfman: Okay, yes. The previous site plan we presented a couple of weeks ago had some problems regarding some of the setbacks and the sideyard and I have been in conference with Mr. Edsall who issued a letter stating the objections and I have rectified those on the plan. The major one was the FAR which we are rectifying so that the frontage is not more than 20% of the total site area and I have reoriented the building on the proposed site so we do

Go to page 27

maintain all the setbacks as well as on the front side and rear yard. I have also made some additions to the site plan in terms of landscaping and some of the other items Mark had noted and I presented this at the workshop and what we'd like to get and I guess we can't tonight, we'd like to get approval of the site plan pending the approval of the site plan if it gets through but we'd like to see that there are no future objections to it.

Mr. Reyns: You have taken care of the comments we have made before regarding the landscaping, parking, parking areas and a boundary and you added the acreage.

Mr. Bronfman: Yes, and we have reoriented the building, we have turned it ninety degrees so we were able to maintain the front and side yards setbacks properly.

Mr. McCarville: You needed four handicapped spaces. You are showing two.

Mr. Bronfman: Yes, there should be two more there. Okay.

Mr. McCarville: They should be 20 x 10. You are showing looks like a 9' here. That is the handicapped but the typicals are what?

Mr. Reyns: I'd like to make a motion we assume lead agency on the SEQR review process with regard to Mt. Ellis site plan.

Mr. VanLeeuwen: I will second that.

| | | |
|------------|-----------------|-----|
| ROLL CALL: | MR. LANDER | AYE |
| | MR. REYNS | AYE |
| | MR. MC CARVILLE | AYE |
| | MR. VAN LEEUWEN | AYE |
| | MR. SCHIEFER | AYE |
| | MR. SCHEIBLE | AYE |

Mr. Schiefer: I make a motion to waive the public hearing.

Mr. Edsall: I wouldn't recommend that you put that negative declaration until we are aware of the storm water situation of the whole project. I am sure that this site is not going to be a problem, but we have to make sure this site has an overall park that is capable of supporting everything.

Mr. Scheible: Good point, well taken.

Mr. Schiefer: I make a motion that we waive the public hearing.

Mr. VanLeeuwen: I will second that.

| | | |
|------------|-----------------|-----|
| ROLL CALL: | MR. LANDER | AYE |
| | MR. REYNS | AYE |
| | MR. MC CARVILLE | AYE |
| | MR. SCHIEFER | AYE |
| | MR. VAN LEEUWEN | AYE |
| | MR. SCHEIBLE | AYE |

Mr. Scheible: It looks as though you have all your ducts in a row but as we

discussed earlier that we cannot make any kind of decision here tonight due to the fact that the subdivision itself has not reached approval status so we will have to wait until such time comes then we can follow up with an approval or vote not in approval but a vote on your project.

Mr. Lander: We have detail on one and does this correspond with the parking area here and there? There is a different number.

Mr. Bronfman: Yes right here.

DISCUSSION



Louis Helmbeck
County Executive

Department of Planning
& Development

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

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

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

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

Referred by T. NEW Windsor Pl. Bd. D P & D Reference No. NOT 20-87M

Applicant CHK REALTY CO. County I.D. No. 4 13 117

Proposed Action: SITE PLAN: MT. ELLIS PAPER CO. WAREHOUSE
State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF NYS 207

County Effects: _____

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

County Action: Local Determination Approved Disapproved

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

OCTOBER 16, 1987
Date

Peter Garrison
Commissioner

Postcard Returned
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
_____ for the building or subdivision of
mt Ellis Paper Co. has been
reviewed by me and is approved No Objection.
disapproved _____.

If disapproved, please list reason.

Don Green CEI
HIGHWAY SUPERINTENDENT
M.S. D.S.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

11-2-87
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
Bronfman Org. for the building or subdivision of
W.F. Ellis Paper Co has been
reviewed by me and is approved
disapproved _____.

~~If disapproved, please list reason.~~

Water is available in the area of Wembley
road extension - The town has not taken over
this area as yet.

HIGHWAY SUPERINTENDENT

Steve D. Davis
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

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

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: Mt. Ellis Paper Company Site Plan
PROJECT LOCATION: Gateway International Park (Proposed Lot # 6)
NW #: 87-66
23 September 1987

1. The Applicant has proposed a Site Plan for Approval for the construction of a 51,000 square foot structure (combination office/warehouse) for the Mt. Ellis Paper Company Operations.
2. It should be noted that the westerly property boundary line indicates a bearing that does not coincide with the bearing shown on the proposed subdivision Plan. This should be corrected.
3. The Board should note that the Plan indicates that Preliminary Site Plan Approval was granted on 4 September 1987. Per the Town Code, no such type approval exists. In addition, no Planning Board Meeting was held on 4 September 1987. This reference should be removed from the Plan.
4. The Applicants representative should revise the Zoning Requirements Table to reflect the correct Bulk Table Requirements as referenced in the Town of New Windsor Code. The "required" values shown are not correct for the appropriate use in the PI Zone. In addition, the "actual" numbers should be reviewed and corrected.
5. Based on a review of the required Bulk Table values vs. those resultant from the Site Plan, it appears that variances will be required for the floor area ratio, front yard set back and building height.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Mt. Ellis Paper Company Site Plan
PROJECT LOCATION: Gateway International Park (Proposed Lot # 6)
NW #: 87-66
23 September 1987

Page 2

6. The Applicant's Representative should provide typical parking space details for the standard spaces and handicapped spaces. The handicapped space layouts should comply with the guidelines of the American National Standards Institute (ANSI).

7. It is recommended that the Applicant modify the paved area of the "trucking area" to box out same to the northeast of the building to provide additional truck parking as was requested by the Planning Board.

8. The Plan when revised should include a landscaping schedule, sign details, water and sewer connection locations and an approval box.

9. The Plan as submitted provides for no stormwater collection facilities.

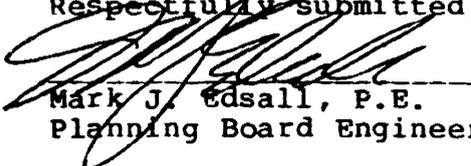
10. The trash area as located on the Plan appears to create difficult access for trash removal vehicles. In addition, the trash area is not screened.

11. The Applicant's Representative should remove the revision "clouds" as shown on the Plan, prior to Final Approval.

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

13. The Planning Board should determine if they wish to assume the Lead Agency position under the SEQRA review process.

Respectfully submitted,


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

MJEnjE

Thank you.

MT. ELLIS

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

Mr. Cappichioni: Mr. Bronfman's wife had a baby today so we felt it was excusable that he couldn't be here. He made all the changes I submitted the plan changes with them on Monday. So you had two or three requests and he changed his plans to your request. I believe one was to do with the flag pole and the turn around area in the parking lot.

Mr. Scheible: One of the comments, the Board should note that the plan indicates that the preliminary site plan approval was granted on September 4th. No such type of approval exists in addition no Planning Board meeting was held on September 4th. This reference should be removed from the plan.

done simultaneously the same night of the subdivision, keep the continuity between the subdivision and the site plan. There is a communication between the two situations obviously. I have to meet with the owners of the property but my attitude is to avoid any variances we don't have time to go to the Zoning Board of Appeals.

Mr. Scheible: You might have to discuss it with Mr. Helmer if you want to increase the size of the lot.

Mr. Cappichioni: I feel assured this would all be answered with the site plan drawings by the next meeting

Mr. Mc Carville: You might want to run this separately that might be longer than this.

Mr. Edsall: So, the bulk tables aren't correct. I was confused that maybe he was using a different use but looking at the ordinance I couldn't find anything in the PI zone that matched this.

Mr. Babcock: The regulations on part of them that he used, he'd be worse off using which would create more non-conformances.

Mr. Edsall: The closest thing I could see that he used was portions of the table that apply to manufacturing and this isn't manufacturing it is warehousing.

Mr. Cappichioni: The zoning of Gateway is what?

Mr. Edsall: PI.

Mr. Cappichioni: We are using PI charts in the zoning book so you suspect light manufacturing would have been more liberal with these?

Mr. Edsall: Use a different section of the table.

Mr. Scheible: Continue on with your site plan don't combine it with the other.

Mr. Cappichioni: I have to assume it was a typo. What is the problem.

Mr. Van Leeuwen: It wasn't approved.

Mr. Cappichioni: So you want that taken out.

Mr. Reynolds: It has to be.

Mr. Scheible: It seems to have a problem with the size of the building in relation to the size of the lot if you read.

Mr. Cappichioni: 51,00 verses five acres the density requirement?

Mr. Scheible: Could you fill us in?

Mr. Edsall: Well moving back one step the zoning requirement table references requirements of lot area and lot width and so on to be honest with you I have no idea where they came from. I looked in PI zone and I could not find those numbers. I want to make sure we were applying to correct uses I consulted with Mike and got his interpretation and it comes down as a use type 2 which is a permitted use or use by right and using those numbers in the zoning table in creating a situation where this building on this lot requires three variances. One because you are restricted to a maximum floor area ratio of 20 percent and you have got 25 roughly.

Mr. Cappichioni: You are basing this on 51,000 not the projected expansion.

Mr. Edsall: It exceeds it without even the expansion the front yard setback requirement is 100 feet off Wembly Road extension there is only 70 feet and thirdly the height of the buiding would be restricted to 20 foot based on the ordinance and the elevations show 30 or 40 foot heights. The problem that has resulted is that the building on this size lot is creating a couple non-conformances.

Mr. Cappichioni: Regardless of the size of the lot the height of the building you are saying it wouldn't conform in any size land?

Mr. Edsall: The height of the building is the function of distance to the nearest property line.

Mr. Cappichioni: The setback is based on the position of the building and the height, what was the third, two setbacks actually because it is on a corner lot so you have to have a setback off both.

Mr. Edsall: The one front yard setback does comply the other one doesn't. The building height is a problem and the floor area ratio.

Mr. Scheible: Either go for a variance or reduce the size of the building.

Mr. Edsall: I am not quite sure hearing the needs of Mt. Ellis that reducing the building size would be feasible. If they are locked into the site it looks as if a variance would have to be obtained.

Mr. Cappichioni: Anything else you want to indicate now to me those are 3 very serious issues we will have to address. Is there any possibility this could be



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

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

Walter O. Latzko
President, Board of Health

October 19, 1987

RE: Mt. Ellis Paper Co.
Gateway International Park
Town of New Windsor

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

Gentlemen:

We are in receipt of the site plan for this facility.

The department only has involvement in relation to extensions of water service throughout this industrial park and must review and approve the plans for these improvements.

Very truly yours,

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

MJS:dlb

cc: File

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, 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 _____
_____ for the building or subdivision of
MT ELLIS PAPER Co. has been
reviewed by me and is approved No Comments
disapproved _____.

If disapproved, please list reason.

Don Greene CEI
HIGHWAY SUPERINTENDENT
M. S. D.O.T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

10-21-87
DATE

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

F. B. Borden Org. for the building or subdivision of

Mt. Ellis Paper has been

reviewed by me and is approved

disapproved _____

~~if disapproved, please list reason.~~

water is available -

HIGHWAY SUPERINTENDENT

Stan D. Diso
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

87-66

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

\$ 25 ⁰⁰/₁₀₀

SITE PLAN

\$100.00 (*) SITE PLAN FEE
OR AMENDED SITE PLAN

\$ 100 ⁰⁰/₁₀₀

Varies ENGINEERING FEE

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

\$100.00 FINAL PLAT (MINOR SUB.)

\$100.00 + \$5.00 per unit (FINAL PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

ENGINEERING FEE

SPECIAL PERMIT

PUBLIC HEARING FEE

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 \$100.-

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

1. Name of Project MT. ELLIS PAPER COMPANY INC. ^{WAREHOUSE /} _{OFFICE} _{BLDG.}
2. Name of Applicant CHKK REALTY CO. Phone 914-562-4200
Address 214 MACARTHUR AVE., NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record WILLIAM HELMER Phone _____
Address GREY BEECH LANE, POMONA, N.Y. 10970
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan BARRY BRONFMAN Phone 212-420-5903
Address 95 AVE. A. NEW YORK, N.Y. 10009
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney JEARLD FIEDELHOLTZ Phone 914-562-4630
Address 270 QUASSAICK AVE., NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of WENBLY RD. EXT.
418.44 feet WEST
of Temple Hill Rd.
(Street) (Direction)
7. Acreage of Parcel 5.0 8. Zoning District P.Ie
9. Tax Map Designation: Section 4 Block 3 Lot 17 Parcel 6
10. This application is for SITE PLAN APPROVAL
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Mt. ELLIS PAPER Co. / WAREHOUSE Bldg.
Location: GATEWAY INTERNATIONAL PARK, New Windsor, N.Y.
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: [Signature] Date: 9/20/87
Preparer's Title: REALTOR
Agency: CAPICCHIONI INC., REALTORS

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking Required. |

PROPOSED IMPROVEMENTS

- 22. Landscaping
- 23. Exterior Lighting
- 24. Screening
- 25. Access & Egress
- 26. Parking Areas
- 27. Loading Areas
- 28. 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: B. A. B.
Licensed Professional

Date: 9-4-87

Rev. 3-87



MT. ELLIS SITE PLAN

Mr. Scheible: Since these maps were only delivered today they can only be considered a review there can't be any decision made here this evening. Before we start with the site plan for Mt. Ellis the most important issue here is the subdivision which obviously would take precedence, the subdivision of lands of Gateway Enterprises Park owned by Helmar-Cronin. He is here tonight. What I want Mr. Helmar to do is explain the subdivision situation what the County is asking him to do what the immediate plans are as far as the development of the park. Since he has completed them I'd like to discuss specifically Mt. Ellis and the site plan. Tonight is a review but I figures this is the only way we are going to get this with the communication for a future meeting where some more serious action will be taken. I think at this time it is important we discuss the subdivision and potential of preliminary site plan approval in the future.

Mr. Helmar: We were in here and got approval on the Gateway Distribution building which we are building now with the understanding that we are going to

be stuck on that lot until we get Orange County Health Department approval. We immediately went to work and submitted plans to the Orange County Health Department. Our first submission was informally in February but then on March 11, we gave them a formal submission and they took until May 15th to comment on it. All four comments they made were inappropriate. We re-tried and re-submitted plans on July 21st after two meetings and still do not have any further comment or approval from them. That therefore is holding up other final subdivision approval and we have the water mains already on the site, sewer all ready to go and we can't build the road until we get approval from the Health Department. Now Wehran Engineering has called Ken Mundy from the County Health Department almost daily and he is promised for the last month it would be out in a few days. That is our situation we have complete plans which we have submitted to the Town as well as the Orange County Health Department and to DEC and all we are waiting for is Orange County Health Department approval. The four comments they made in May and July were completely inappropriate and they assumed we were using Town of Newburgh water and they assumed a couple other things which were wrong and other letters from Wehran Engineering to them corrected those comments and we still haven't gotten a thing back from them so we are at the point of frustration, we want to get the water lines and sewer lines and the road done before winter and we'd like to proceed with the water lines with the inspection of New Windsor Water Department or McGoey with the understanding if the Health Department makes any comment which we know they are not going to we will make the changes necessary but it is not just holding up the whole operation plus we have four other site plans ready to submit to the Board for approval in the park.

Mr. Jones: Last time I seen you here you were with Mr. Witfield and were going to run water and sewer lines in the loop right here.

Mr. Helmer: That's all been submitted for Health Department approval.

Mr. Jones: People want to put a building were there is no water and sewer.

Mr. Helmer: It is just a matter of putting in a pump station and we are ready to go.

Mr. Van Leeuwen: As far as I am concerned we have a serious problem here we gave you permission to start putting up one building we don't even have a road bond on the road.

Mr. Helmer: They are not public roads they are private.

Mr. Van Leeuwen: They are not going to be dedicated?

Mr. Helmer: They will but not yet. They have all been inspected and approved by the Town engineer previously.

Mr. Edsall: As they are being constructed.

Mr. Helmer: Yes, Paul Cuomo inspected the two access roads previously we have built they have not been dedicated. Our understanding with the town is that they would not be dedicated until they are all at once.

Mr. Edsall: Since January of 86 no additional roads correct?

Mr. Helmer: Yes.

Mr. Van Leeuwen: I'd like to see a road bond.

Mr. Helmer: That isn't any problem at all.

Mr. Van Leeuwen: If I went to put a subdivision personally I couldn't come before this Board without putting the road in.

Mr. Helmer: How can I put the road in if I don't have approval of the utilities.

Mr. Van Leeuwen: We are letting you do it.

Mr. Helmer: I will give you whatever you want.

Mr. Scheible: We said he could put the building up but don't expect a C.O. until the road is in and that is the only way we are going to control this. There is no way he is going to get a C.O. until the roads is in place.

Mr. Van Leeuwen: I agree with you.

Mr. Scheible: I am sure it would be no problem for him to obtain a road bond, which one of the lots are you intending for Mt. Ellis?

Mr. Helmer: We are building on 7, we are building on 7 now and number 6 is Mt. Ellis the water main is already to the site we have a hydrant at the site right here. All we have asked the Health Department is to approve the water main out to the road and all we need is the Town of Newburgh approval. We told them not Town of Newburgh but New Windsor and we haven't heard from them since.

Mr. Mc Carville: The confusion may be the fact that that entire corner of Newburgh is supplied by the Town of New Windsor.

Mr. Helmer: No sir it is not. Since August 19, 1986 the Town of New Windsor has not received water from the Town of Newburgh presently the connection between Newburgh and New Windsor is for emergency purposes on an as-needed basis.

Mr. Edsall: I can appreciate your letter but I have to pass on the fact that we do represent the Town and I met as recently as two weeks ago with the Water Superintendent who advised me how the system has to be operated because of pressure problems and being I did assume the superintendent would be correct but evidently he informed me the situation may not be as the letter indicates.

Mr. Helmer: He asked for fire flow calculations which were already submitted since then we have made another bigger spec. This has been going on for one year to extend a water main and sewer line. We lost seven months in getting on this Board and another 8 months with the Orange County Departments. All the pipe is on the job already, we have 180 thousand dollars worth of pipe and hydrant is approved by the Town of New Windsor on the site ready to be installed so I can pave the road in fall. We are waiting for that in the meantime I didn't think it is fair to hold up other people's site plan approvals. You can attack the same condition about the C.O. We certainly plan to put this in I am going to make noise and talk to them and the water department to see if they inspected them and let us put them in. Orange County has never commented on a thing.

Mr. Reynolds: Now building on this one what building is going in there?

Mr. Helmer: United Pet.

Mr. Reynolds: And then you can expect to put Mt. Ellis here?

Mr. Helmer: Columbia Art Works wants come there, Freeman Agency and a moving storage here.

Mr. Reynolds: Most responsibility is to see that the lots are completed properly, is that your responsibility?

Mr. Helmer: Yes. We are doing the construction on this one.

Mr. Reynolds: The landscaping is your responsibility?

Mr. Helmer: That is correct.

Mr. Scheible: When do you expect completion of this?

Mr. Helmer: Probably the middle of October. And we plan to complete the roads and sewer about that time also.

Mr. Scheible: If the County cooperates.

Mr. Jones: Anything from the water or sewer department on this particular piece of property about the water line and sewer line, anything from them.

Mr. Helmer: They were inspected by the water and sewer 7 years ago when they were installed.

Mr. Scheible: There is not much this Board can really do.

Mr. Helmer: I wanted to bring you up to date as to where we have spent close to \$60,000 in engineering and submissions and also about 19 months and we still don't have approval for a simple water main extension which just completes a loop. The water line is already in all we are doing is completing a loop for the request of the New Windsor Water Department.

Mr. Paul Cappichioni: This problem with the County Health Department is holding up approximately 20 some million dollars worth of buildings that would be in the ground right now. I think it is a serious consideration of the Town of New Windsor. I spoke to Lou Heimbach he is concerned about this. My personal opinion is that they are understaffed out there and they are sitting on all this work and they are not progressing with it so they can get more people the end result is the Town of New Windsor is losing two or three hundred thousand dollars a year in income. We have a lot of people who want to work here and want to build buildings, it is your responsibility. Other municipalities are out there raising hell and I think it is time the chairman of the Planning Board and Town government have to get involved I don't think the Town of Newburgh is sitting lightly on it, it seems like they are getting--the squeaky gears getting the grease aside from whatever we are doing here tonight this is my own personal opinion. I am a realtor and developer in this town I feel we should start doing something instead of picking on the people who come in here. It is our county government who is creating the problem.

Mr. Helmer: These are the identical plans submitted, he made four comments we re-did it and it doesn't make sense.

Mr. Scheible: When did you submit those?

Mr. Helmer: July 21st. They claim there is some magic number 60 to 90 days that they do something we feel that the plans weren't even looked at when they were submitted in February and his comments were just to stall off because they had to do something within 90 days.

Mr. Scheible: I can appreciate your frustrations but--

Mr. Helmer: In the meantime we are willing to pave the road and put it in but I don't want to dig it up the next day to put water line in.

Mr. Van Leeuwen: Can't you put the water line in one one side?

Mr. Helmer: You know yourself you are going to run a brand new road and we don't want to do that and we want--I am going to request the water department and McGoey and Hauser to inspect it and if we don't have approval within two or so weeks we are going to install it if they install and certify it was done according to plans--

Mr. Reynolds: It would be appropriate for the Town Planning Board to address a letter to the Town Board making them aware of the situation even though they already know about it making them aware of the situation and hoping that they might carry this ball on to the County government.

Mr. Scheible: Wouldn't do any harm I am sure of that.

Mr. Van Leeuwen: Only one thing when you do that and this is only some here say I have heard when the person starts hollering too much they took him off the top of the pile and put him on the bottom.

Mr. Scheible: If it is done mannerly and good procedures--

Mr. Reynolds: I make a motion that we do send a letter.

Mr. Van Leeuwen: I second that. Are we going to go ahead and let him subdivide and get started with the building and wait for County Health Department and hope within the next two or three months that he does get County Health Department approval.

Mr. Jones: There is about 20 people before him waiting to get in to the Planning Board. I don't care who it is.

Mr. Helmer: I don't have County Health Department approval and I said that is it if you want to stay in the Town of New Windsor we better go ahead and talk about it.

Mr. Scheible: I don't want to be accused of jumping people in front the one just before you that is an amendment right and I believe anything coming in here is to be considered an amendment to this plan also this is an ongoing project and this has been started and we can't expect the man to come in and say I have

factories ready to be built at the same time so we have to look at it as an ongoing thing and we can't put him down at the bottom of the heap every time he has a new client ready to occupy one of the sites. This has to be considered differently from what you are thinking. This is a unique situation this is an ongoing project.

Mr. Jones: It is a unique situation all right.

Mr. Scheible: I am not jumping anybody in front of anybody else.

Mr. Helmer: I want to clear the record in 1976 we spent approximately 11 months-

Mr. Jones: We have a list out there in the office of people waiting to get on the Planning Board and this is jumping over all of that.

Mr. Helmer: We got approval, entire approval for the industrial park with the understanding that the lines between the properties would be flexible and in '76 we had an understanding we could come in with each one.

Mr. Jones: What have you done since 1976.

Mr. Mc Carville: We agree with your point.

Mr. Edsall: I'd like a clarification what their desire is as far as the engineering reviews of any proposed roadway development sewer, water and so on I can appreciate the fact that certain work has already been done and was done under past reviews I just want the Board to let me know and the applicant know what they want for any proposed construction because to date I have seen nothing and if something was submitted to our office both Dick McGoey and I are the only ones that cover work and I haven't seen anything I'd like to get it looked at now for the record so we can start the submittal process going so that doesn't get to be a hinderance for his work.

Mr. Helmer: It was my understanding that water and sewer didn't get submitted to you but to water and sewer departments but Orange County Health Department has jurisdiction.

Mr. Van Leeuwen: Yes.

Mr. Edsall: They have jurisdiction but it does no good to put water lines where the Planning Board doesn't approve roads.

Mr. Mc Carville: This has been submitted to the Town of New Windsor.

Mr. Van Leeuwen: We approved the road back in 76 or 75 whatever year it was we approved this project and you are right it is an amendment to the project the only thing that I have a problem with is the road bond and if he is willing to put the road bond in as far as I am concerned if we approve the plans we need commercial building we have to offset the taxes all that stuff we have to take that into consideration.

Mr. Reynolds: I just thought we were covering a lot of old ground here.

Mr. Helmer: When I built UPS building and his road was completed ahead of schedule and the water and sewer line was put in and I do have a C.O. and the

Town does maintain that 25% of Town road.

Mr. Scheible: Up to what point does the town maintain it?

Mr. Helmer: Himbly Drive on the other side. We are paying taxes on road land and we are willing to do that until the end of the project.

Mr. Jones: Will you go along with the water and sewer lines, are you going to bring outlets to each?

Mr. Helmer: We make a connection at each one. On each subdivision plan we did that we put a tap to the property line yes.

Mr. Jones: You don't have to come back and tear up the roads all over again.

Mr. Helmer: That is what we want to do that is correct.

Mr. Edsall: He is prepared to put in additional roads and water lines and so on.

Mr. Scheible: The road is already approved complete, the roads that were approved.

Mr. Edsall: Actual acceptance of the system or dedication is New Windsor and we have to do that.

Mr. Helmer: I was assuming McGoey and Hauser would be certifying this.

Mr. Edsall: Your engineer has to certify we monitor construction I am totally in the dark as to what you have put in, what you want to put in etc.

Mr. Van Leeuwen: I suggest Bill Helmer get in touch with your engineer.

Mr. Helmer: Sure.

Mr. Scheible: Which lots are approved so far?

Mr. Kennedy: UPS, 7, ENAP and the office building.

Mr. Scheible: Before we can move on to any site plan we are going to have to take action on the subdivision.

M. Mc Carville: I make a motion that we approve lot number 6 of 5.0 acres.

M. Jones: Are you going to approve these 1 by 1. Show me where it is.

M. Van Leeuwen: We will have to pull out the minutes.

M. Jones: I think we should be fair about this whole thing.

Mr. Van Leeuwen: Originally we approve the road layout the upper end all the road layouts we approve and he said at that particular time if you look back at the minutes you will see it in there he did not want to get a subdivision because he didn't know how he was going to split it up.

Mr. Helmer: That was ten years ago.

Mr. Scheible: What problems do you foresee doing it the way we are now.

Mr. Jones: On my 18 years on the Planning Board we never did anything like this we approve the whole subdivision or we don't.

Mr. Kennedy: We went through this in 1984 with the health club and restaurant that wanted to go in there and that is when we investigated on the ruling and all this was brought up back then and I thought it was resolved.

Mr. Jones: You came in with the health club that fizzled.

Mr. Mc Carville: I'd like to make a motion that we approve lot number 6, five acre subdivision for the Gateway Industrial Park.

Mr. Schiefer: I will second that.

| | | |
|-----------|-----------------|-----|
| ROLL CALL | MR. JONES | NAY |
| | MR. REYNS | AYE |
| | MR. MC CARVILLE | AYE |
| | MR. VAN LEEUNEN | AYE |
| | MR. SCHIEFER | AYE |
| | MR. LANDER | AYE |
| | MR. SCHEISLE | AYE |

Mr. Kennedy: For filing did you want that lot and the others dotted at this point in time on a mylar?

Mr. Scheible: The approved lots solid lin and unimproved dotted lines.

Mr. Jones: Don't you have a letter from the fire inspector on that particular road? I saw one it was disapproved until all the water mains were put in.

Mr. Jones: My conscience is clear I know that.

Mr. Mc Carville: Lets take a look at the plans they have for the buildings.

Mr. Jones: Anywhere in the record?

Mr. Scheible: We didn't have the file out here tonight.

Mr. Helmer: They opened and flushed the hydrant and they are operational so I don't know I think their concern is one of the hydrants in the park, a truck went over one of them it needs to be repaired, that could be it.

Mr. Ronas: This is going to be resubmitted to the fire inspector anyway.

Mr. Scheible: We only created a lot we didn't do a site plan approval.

Mr. Helmer: I'd like to introduce Bary Bronfman the engineer and architect I might mention the principals are here for Mt. Ellis. Barry will explain the building and the engineering.

Mr. Bronfman: Basically we are proposing a total of 51,000 square feet

combination of office and warehouse 45,000 of that will be warehouse for storage and handling of paper products and 6,000 will be a one story office structure in the front of the warehouse building as you can see which will be for the administrative offices for Mt. Ellis. There will be approximately 6 people employed in the building and working in the building as it stands now. The site plan is pretty self explanatory, we are providing parking in two individual parking lots for a total of 99 parking spaces. One lot will be for employees and the other for visitors and there is also a trucking area with a set of loading docks for ten loading bays for the handling of the paper products. We are also providing for future expansion of the building which would be 30,000 square feet which would make out the total square footage allowable 40 percent coverage and that is dotted on the plan. The parking we are providing would be the maximum amount we feel we'd need for expansion as well as we are whosing that the building will be comprised of office building which will be constructed in steel and concrete block with a metal facer around it and the building itself the warehouse will be built out of metal panels pre-engineered building strictly straight forward warehouse construction. That is it. There is some landscaping we are showing which we are going to elaborate on on various parts of the building That is it.

Mr. Mc Carville: Your bays are all located in the front?

Mr. Bronfman: Yes.

Mr. Van Leeuwen: How many?

Mr. Bronfman: Ten all together.

Mr. Mc Carville: Future plans show the disposal unit outside dumpster.

Mr. Bronfman: Yes, we don't have that on there very well, we will have to locate that.

Mr. Van Leeuwen: I'd like to see a flag pole on there.

Mr. Bronfman: We can do that.

Mr. Scheible: What is the overall length this is the unloading entrance, what is the length between here and here.

Mr. Bronfman: This is about 110 feet.

Mr. Scheible: I am just thinking about turning around for tractor trailers. Is there enough room? I am trying to prevent backing in off the street.

Mr. Mc Carville: Id' like to make a motion that New Windsor Planning Board take lead agency position with the Mt. Ellis Paper Company Site Plan.

Mr. Van Leeuwen: I will second that.

ROLL CALL: MR. JONES NAY
MR. REYNS AYE
MR. MC CARVILLE AYE
MR. VAN LEEUWEN AYE
MR. SCHIEFER AYE

MR. LANDER AYE
MR. SCHEIBLE AYE

Mr. Scheible: How many trucks do you operate right now?

Mr. Kaplan: Seven, 24 foot bodies.

Mr. Scheible: I don't see any areas for truck parking off to the side if you are unloading something you have a small area for truck useage of the whole thing. You have a little tiny area for actual truck useage for delivering and loading.

Mr. Kaplan: The tractor trailer coming onto the premises--

Mr. Scheible: They will have to park outside.

Mr. Kaplan: There are ten bays so they will back right into that, that is more than we can anticipate handled at any particular time. Our own trucks are off the premises at 6:00 and back at five other receiving is from six o'clock until twelve o'clock noon which is the end so as it stands now they won't be in conflict the tractor trailers will be going when our trucks come back on the premises. That is basically the setup we have an will probably continue to have.

Mr. Scheible: It is a small area. How wide is the driveway coming in there?

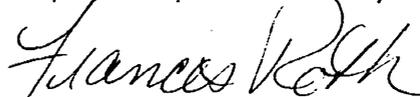
Mr. Bronfman: 30 feet.

Mr. Scheible: We will have to put you on the following agenda whenever your plans are put into shape and our engineer has had a chance to review the plans.

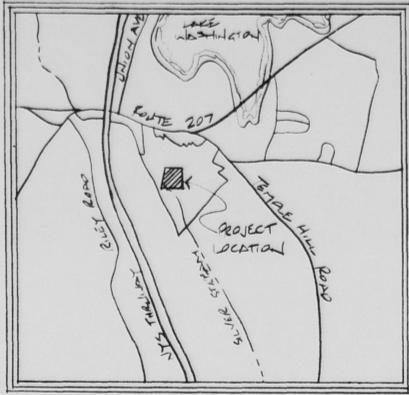
Mr. Helmer: Thank you.

Being that there was no further business to come before the Board, a motion was made by Mr. Reynolds to adjourn the September 9, 1987 meeting of the Town of New Windsor Planning Board, seconded by Mr. Jones and approved by the Board.

Respectfully Submitted By:



Frances Roth
Stenographer



LOCATION MAP
SCALE 1" = 200'

SITE DATA

OWNER/APPLICANT: CHIC CRISTY CO.
214 MACARTHUR AVE.
NEW WINDSOR, NJ 07050

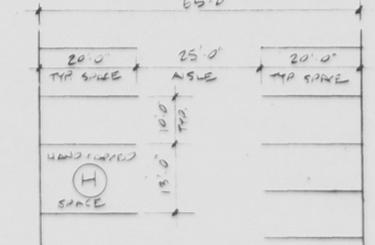
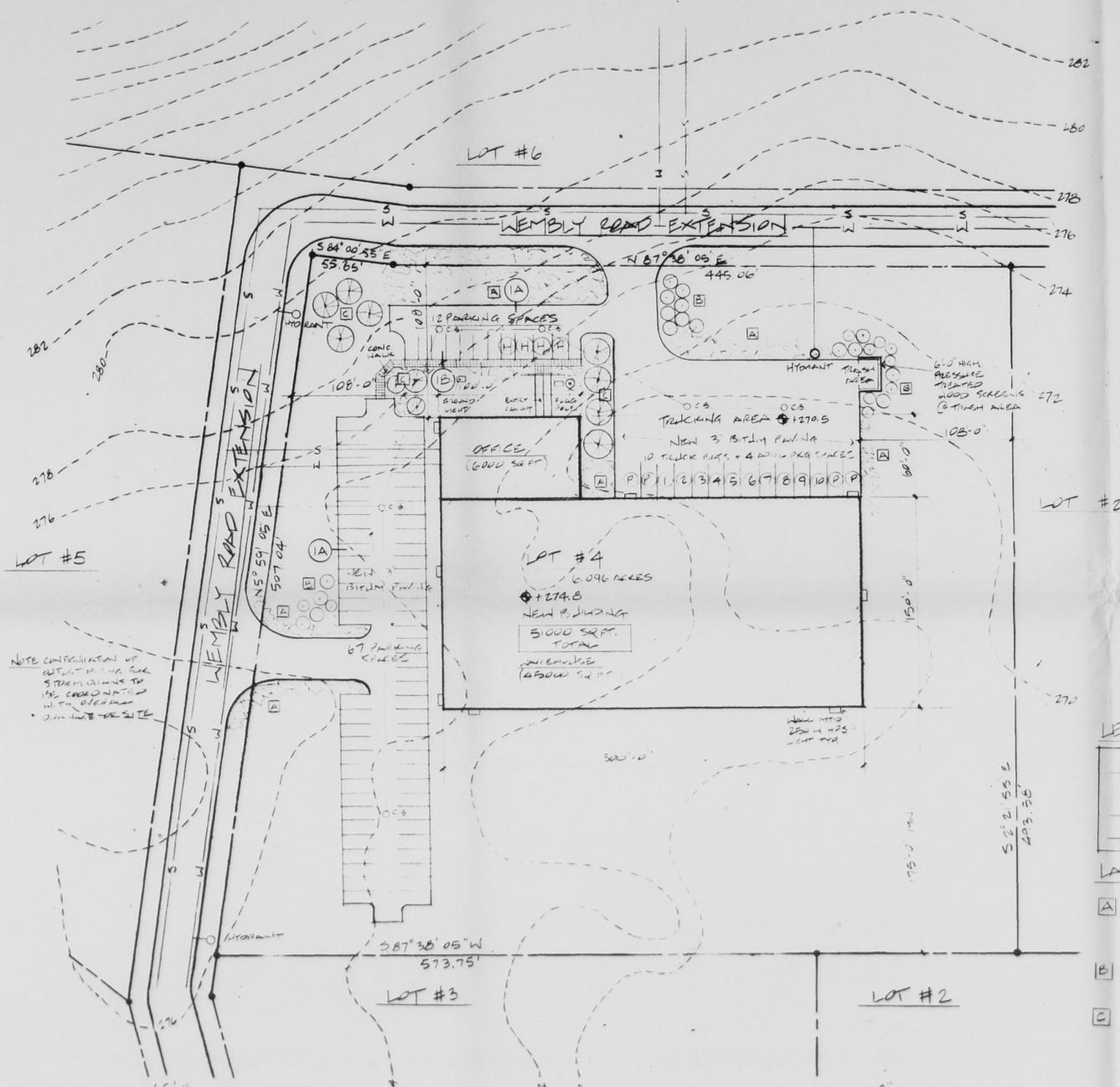
ZONE: PI PLANNED INDUSTRIAL

TAX MAP DATA: PARCEL 4
SECTION 4
BLOCK 3
LOT 17

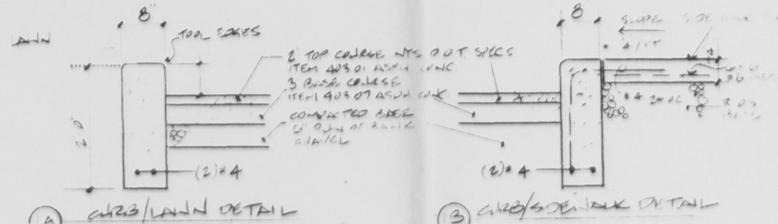
MAP REFERENCE: "HELLER-CRISTY CONST. INC."
DATED: FEB 17, 1962
FILED: MAR 26, 1962
MAP # 5895
SUBDIVISION MAP GRANTED
FEB 27, 1962

"UNITED PARCEL SERVICE & GATEWAY
INTERNATIONAL PARK"
DATED: JUNE 8, 1965
MAP # 7175

| ZONING REQUIREMENTS | | |
|---------------------------------|--|-------------------|
| PLANNED INDUSTRIAL ZONE (PI) | REQUIRED | ACTUAL |
| MINIMUM LOT AREA | 60,000 SF | 269,542 SF |
| MAXIMUM FAR | .2 | .19 |
| MINIMUM LOT WIDTH | 200 FT | 500 FT |
| MINIMUM FRONT YARD | 100 FT | 108 FT |
| MINIMUM REAR YARD | 50 FT | 175 FT |
| MINIMUM SIDE YARD | 50/110 FT | 108/216 FT |
| PERCENT COVERAGES OF TOTAL AREA | | 42,000 SF / 16.1% |
| OPEN SPACE 50 FT / 10 FT MIN | | 22,742 SF / 8.4% |
| NO. OF PARKING SPACES | 75 1 CAR/1,000 SF & 200 FT ² MIN. DRIVEWAY HANDICAPPED SPACES 1 PER 1,000 SF TOTAL SPACES REQUIRED: 75 | 79 SPACES |
| MAXIMUM BLDG HEIGHT | 4 PER FOOT HEIGHT NEAREST ROAD TO 30 FT 4" (100 FT) MIN. DIST. TO 30 FT | 30 FT |



SITE PLAN
SCALE 1" = 50' 0"



- LEGEND
- NEW 15 GRADE DRAIN
 - OCB : 4" CATCH BASIN
 - W : WATER LINE
 - S : SEWER LINE
- LANDSCAPING SCHEDULE
- (A) PATZER JUNIPER BUSHES 22.5' HIGH 3" DC SPACED
 - (B) JAPANESE BUCKLE KNEES 5.0' HIGH 6" DC SPACED
 - (C) FLOWERING DOGWOOD

MOUNT ELLIS
PAPER COMPANY

GATEWAY INTERNATIONAL PARK
NEW WINDSOR, NEW YORK

THE BRONFMAN ORGANIZATION
ARCHITECTS
25 AVENUE "A"
NEW YORK, NEW YORK 10002

UNAUTHORIZED INTERFERENCE OR ADDITION TO THE RECORDATION OF SECTION OF THE NEW YORK STATE EDUCATION LAW

| | |
|----------------------------------|---------|
| FOR BUILDING DEPT. REVIEW | 5-23-66 |
| ISSUED FOR PLANNING BOARD REVIEW | 2-4-66 |
| ISSUED FOR PLANNING BOARD REVIEW | 1-15-66 |
| FOR REVIEW | 2-23-67 |
| FOR REVIEW | 02-67 |

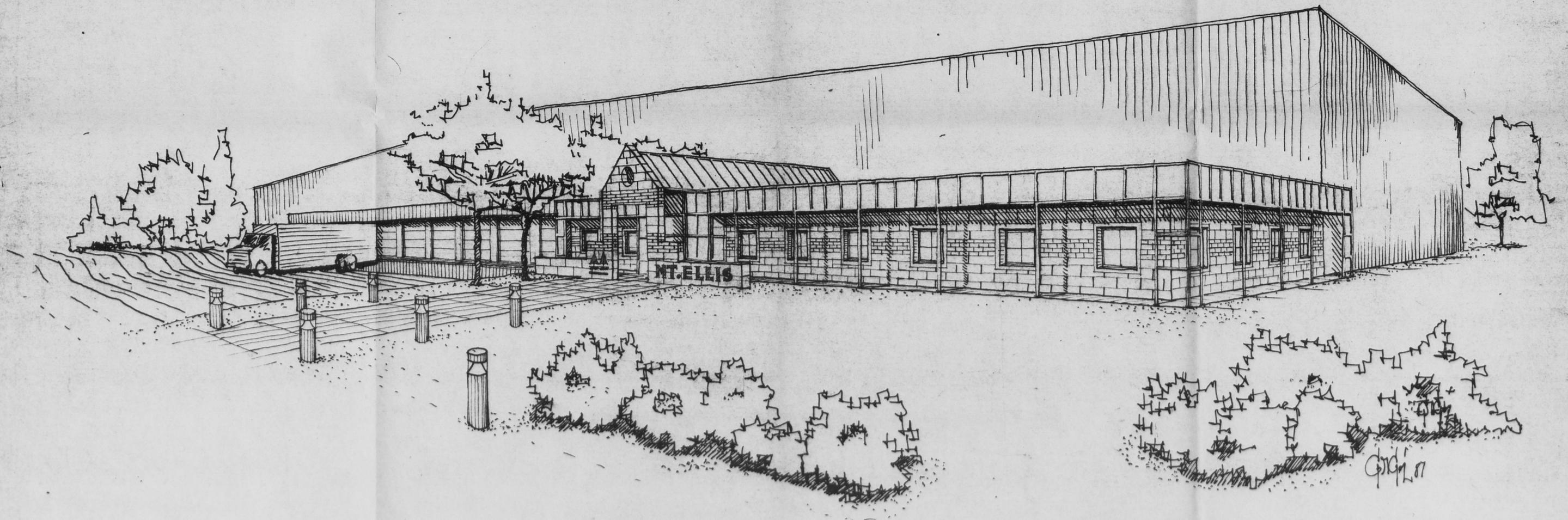
SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON JULIE 3, 1966
BY LAWRENCE JONES SECRETARY

SITE PLAN AND DATA
ZONING REQUIREMENTS

3 JULY 1967 SCALE AS NOTED

REGISTERED ARCHITECT
ALLEN BRONFMAN
NO. 01684-B
STATE OF NEW YORK

DRAWING NO. 101



01/12/07