

**PB# 88-64**

**Windsor Associates  
(Withdrawn)**

**69-4-25 & 26.12**

WINDSOR ASSOCIATES

#88-64

SITE PLAN

*Withdrawn 11/4/91*

9/24/91 - Spoke to Greg Shaw - he said the file is not dead  
but he doesn't think anything will happen for 2 or 3 months.  
Send letter to applicant to bill for fees due.

TOWN OF NEW WINDSOR			General Receipt		12371
555 Union Avenue New Windsor, N. Y. 12550			Dec. 3		19 91
Received of Windsor Associates			\$ 352.		$\frac{10}{100}$
Three Hundred Fifty-two			— 00		DOLLARS
For P.B. # 88-64 Engineering Fees					
DISTRIBUTION:					
FUND		CODE	AMOUNT		
CB# 1283			352.00		
By Pauline G. Townsend					
Town Clerk					
Title					

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

**Oxford**<sup>®</sup>

⊗ ESSELTE

MADE IN U.S.A.

NO. 753 1/3

New Windsor, N. Y. 12550

Received of Windsor Associates \$ 352. <sup>10</sup>/<sub>100</sub>  
Three Hundred Fifty-two <sup>00</sup>/<sub>100</sub> DOLLARS  
For P.B. # 88-64 Engineering Fees

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>CP# 1283</u>		<u>352.00</u>

By Pauline M. Townsend  
Town Clerk  
Title

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

# Oxford<sup>®</sup>

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

## General Receipt

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

10228

December 5, 19 88

Received of Windsor Associates \$ 25.00  
Twenty-five and <sup>00</sup>/<sub>100</sub> DOLLARS

For Application Fee 88-64 Planning Board

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>CP# 1086</u>		<u>25.00</u>

By Pauline M. Townsend  
Town Clerk  
Title

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

Eng fee as of 11/1/91 \$ 352.00

**CENTRAL HUDSON GAS & ELECTRIC CORPORATION  
284 SOUTH AVENUE  
POUGHKEEPSIE, N. Y. 12601-4879**

**CARL E. MEYER, P. E.  
ASSISTANT VICE PRESIDENT  
PRODUCTION**

**Mr. Fred Gardner and  
Mr. Herbert Slepoy  
d/b/a/ Windsor Associates  
Suite 20  
104 South Central Avenue  
Valley Stream NY 11580**

**Dear Messers. Slepoy and Gardiner:**

**In response to your recent request, Central Hudson Gas and Electric Corporation grants you permission to remove brush and trees from, install blacktop on, and use for parking, two portions of a parcel of land acquired by Central Hudson from Phoenix Development Company, Inc. by deed dated January 2, 1962 and recorded in the Office of the Clerk of Orange County in Liber 1686 of Deeds at Page 463 and further identified as part of Central Hudson Parcel 440; subject to your signed acceptance of the following terms and conditions:**

- 1. All costs associated with the construction and maintenance of said parking area shall be borne by you.**
- 2. The cost of relocation or modification of Central Hudson's appurtenances to accommodate the construction of the parking area shall be borne by you.**
- 3. The regulator site on the parcel shall be protected against vehicular damage at all times. The construction of a barrier to our specifications around the site shall be by you at your expense.**
- 4. A minimum cover of 36 inches shall be maintained over the gas pipe line. No more than a total of 60 inches of cover shall be maintained over the gas line.**
- 5. In the event that Central Hudson excavates within the blacktop area to expose the existing gas transmission line, Central Hudson shall not be liable for the costs associated with replacement of the paved surface.**
- 6. Before grading near the gas transmission line you will call for a mark out of the exact location of the pipe line.**
- 7. It is essential that we have immediate access to the transmission line for both repairs and annual field**

inspections, therefore, you will immediately move any parked vehicles close to the transmission line upon Central Hudson's request.

8. The permission granted herein shall in no way be construed to contravene the right at all times of Central Hudson to have access to said premises for any reason whatsoever.
9. Any increase in taxes based on the improvements described above shall be borne by you.
10. Said area shall be used for parking of motor vehicles with no greater weight than 6,000 pounds and no buildings or structures of any type will be permitted within the limits of the gas line right of way.
11. The annual fee for this permission will be \$1,500 for each and every year commencing May 1, 1988. The terms and conditions of the agreement will automatically continue, upon payment of the annual fee. In the event that WINDSOR ASSOCIATES shall assign this agreement, then and in that event it is distinctly understood and agreed that the assignee shall assume all of the terms and conditions of this agreement and a copy of said assignment duly executed and acknowledged shall be forwarded to CENTRAL HUDSON GAS & ELECTRIC CORPORATION.
12. In consideration of the permission granted herein, you will indemnify and save harmless Central Hudson, its agents, servants, and employees, from any and all claims, demands and suits for damages for personal injury or for injury to property which may arise or are alleged to arise as a result of your operation or maintenance of your proposed parking area on Central Hudson property.
13. The areas specifically affected by this license are shown in red on the attached Central Hudson drawing G19A-6242, sheet 1 of 3 and is made a part thereof, and more accurately bounded and described as follows:

Portion 1

Beginning at a point on the Westerly side of New York State Highway Route 32, said point of beginning being the Northeasterly corner of lands of Windsor Associates, a 0.49 acre parcel, and running: thence from said point of beginning along lands of Windsor Associates the following courses and distances: North 39° 13' 00" West, 197.92 feet to a point; thence South 37° 06' 00" West, 17.00 feet to a point; thence along lands to be conveyed by Central Hudson Gas & Electric Corporation to Windsor Associates, a 0.256 acre parcel, the following courses and distances: North 39° 13' 00" West, 18.75 feet to a point; thence South 61° 26' 00" West, 232.53 feet to a point; thence along other lands of Central Hudson Gas & Electric Corporation the following courses and distances: North 76° 23' 00" West, 74.46 feet to a point; thence North 61° 26' 00" East, 329.81 feet to a point; thence South 39° 13' 00" East,

46.59 feet to a point; thence North 50° 47' 00" East, 15.90 feet to a point; thence along other lands of Windsor Associates, 0.16 acre parcel, South 39° 13' 00" East, 165.83 feet to a point on the Westerly side of New York State Highway Route 32; thence crossing said highway, South 39° 13' 00" East, 81.54 feet to a point; thence South 13° 07' 30" West, 55.16 feet to a point; thence North 76° 39' 30" West, 10.40 feet to a point; thence again crossing New York State Highway Route 32, North 39° 13' 00" West, 65.38 feet to the place of beginning.

Containing 0.663 Acres.

All bearings are referred to Magnetic North.

Portion II

Beginning at the Southwesterly corner of a 0.49 acre parcel of land of Windsor Associates, said point of beginning being North 76° 23' 00" West, 228.15 feet measured along the Southerly line of lands of Windsor Associates from the Westerly side of New York State Highway Route 32, and running: thence from said point of beginning across lands of Central Hudson Gas & Electric Corporation, North 76° 23' 00" West, 124.33 feet to a point; thence along the Southeasterly line of a fifty (50') wide parcel of land to be conveyed by the Central Hudson Gas & Electric Corporation to Windsor Associates, North 61° 26' 00" East, 232.53 feet to a point; thence still along the same, South 39° 13' 00" East, 18.75 feet to a point; thence along the Northwesterly line of lands of Windsor Associates, a 0.49 acre parcel, South 37° 06' 00" West, 157.90 feet to the place of beginning.

Containing: 0.256 Acres.

All bearings are referred to Magnetic North.

Please indicate your acceptance of the above terms and conditions by signing and returning to us one copy of this letter, together with your check in the amount of fifteen hundred dollars (\$1,500.00). You may retain the other copy for your records.

Very truly yours,

*C E Meyer*

Accepted this *9th* day of *June* 1988.

By: *Herbert Slepoy*  
Herbert Slepoy

By: *Fred Garfner*  
Fred Garfner

*Prof JCC  
BGP*



**FRED GARDNER**

ATTORNEY AT LAW

ADMITTED TO PRACTICE IN N.Y. ONLY

CONSULTANT

BUSINESS-REAL ESTATE

52 ELM STREET  
HUNTINGTON, NEW YORK 11743  
PHONE (516) 427-8103  
FAX (516) 427-8134

LEGAL ASSISTANT  
SELMA KESSELMAN

4682 BOCAIRE BOULEVARD  
BOCA RATON, FLORIDA 33487  
PHONE (407) 997-8462  
FAX (407) 997-2052

November 4, 1991

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Attention: Myra L. Mason, Secretary for the  
Planning Board

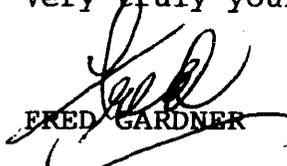
Re: Open Planning Board File #88-64  
Section 69, Block 4, Lot 25 & 26.12  
Retail Stores for Windsor Associates

Dear Ms. Mason:

As per our conversation in re the above,  
this shall confirm that Windsor Associates is  
withdrawing the above application.

Thank you for your cooperation.

Very truly yours,

  
FRED GARDNER

FG/p

cc: H. Slepoy

11/11/91 Sent Invoice for 352.00 for Eng. fees.

FINKELSTEIN, LEVINE, GITTELSON AND TETENBAUM

COUNSELLORS AT LAW

436 ROBINSON AVENUE AT I-84, NEWBURGH, NEW YORK 12550

(914) 562-0203

FAX (914) 562-3492

HOWARD S. FINKELSTEIN, P.C.  
JULES P. LEVINE, P.C. (N.Y. & FLA. BAR)  
MICHAEL D. GITTELSON, P.C.  
ELLIOT S. TETENBAUM, P.C.  
GEORGE M. LEVY  
KENNETH L. OLIVER  
DUNCAN W. CLARK  
SAUL W. STRENGER (NY & NJ BAR)

ANDREW M. MAURIELLO, P.C.  
EDWARD D. KAPLAN, P.C.  
COUNSEL EMERITI

October 6, 1989

RICHARD J. COFFEY  
ROBERT J. CAMERA (NY & NJ BAR)  
GERARD J. MARINO  
KENT BENZIGER  
JOSEPH P. RONES  
RONALD ROSENKRANZ  
ANDREW BERSIN  
JOHN J. TACKACH  
NANCY Y. MORGAN (NY & PA BAR)  
GLENN T. PAPANIAN (NY & NJ BAR)  
JOEL A. REBACK  
CAPPY WEINER  
STEVEN LIM  
STEVEN A. KIMMEL  
WILLIAM L. DE PROSPO  
MARK S. PRUZAN (NY & CT BAR)  
GEORGE A. KOHL, 2ND  
MARK K. BASS

REFER TO OUR FILE #

NN21975

Mr. Greg Shaw  
744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550

RE: Windsor Associates Site Plan

Dear Mr. Shaw:

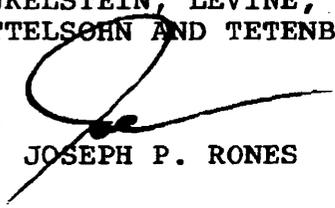
I've reviewed the letter agreement you sent to me. There would need to be some bonding or other security mechanism for the repair of the driveway in the event of utility excavation.

The perpetual nature of the "license" is not clear due to the language of paragraph 8 and the annual fee for paragraph 11. What is needed is elimination of paragraph 8, or language detailing what rights, other than maintaining the line, they intend to reserve. Also, a one time charge rather than an annual fee is needed, otherwise the agreement would presumably and upon payment default. The new agreement must be of record in the County Clerk's Office.

Very truly yours,

FINKELSTEIN, LEVINE,  
GITTELSON AND TETENBAUM

BY:

  
JOSEPH P. RONES

JPR:mb

cc: Carl Scheifer  
Mark Edsall

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

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

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

1. Name of Project Retail Stores for Windsor Associates
2. Name of Applicant Windsor Associates Phone (516)872-9572  
Address 104 South Central Avenue, Valley Stream, N.Y. 11580  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Windsor Associates Phone (516)872-9572  
Address 104 South Central Avenue, Valley Stream, N.Y. 11580  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695  
Address 744 Broadway, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Fred Gardner Phone (516)427-8103  
Address 52 Elm Street, Huntington, New York 11743  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of N.Y.S. Route 32  
800 feet South  
(Direction)  
of Windsor Highway  
(Street)
7. Acreage of Parcel s 0.65 Acres 8. Zoning District C
9. Tax Map Designation: Section 69 Block 4 Lot 25 & 26.12
10. This application is for Windsor Associates
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership Remaining lands of  
Section 69 Block 4 Lot(s) 26.12

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  
STATE OF NEW YORK  
SS.:

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_

\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

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

Sworn before me this \_\_\_\_\_  
30<sup>th</sup> day of November 1988  
Susan Saltman  
Notary Public  
\_\_\_\_\_  
(Title)  
Richard D. Ryan  
(Owner's Signature)  
Richard D. Ryan  
(Applicant's Signature)

SUSAN SALTMAN  
Notary Public, State of New York  
No. 30-4817024  
Qualified in Nassau County  
Commission Expires 11/30, 1990

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Herbert Slepoy of Windsor Associates, deposes and says that he conducts  
business at 104 South Central Avenue, Valley Stream  
resides (Owner's Address)

in the County of Nassau

and State of New York

His Corporation  
and that he is the owner in fee of Tax Map Designation

Section 69, Block 4, Lots 25 & 26.12

which is the premises described in the foregoing application and  
that he has authorized Gregory J. Shaw, James Loeb & Fred Gardner  
to make the foregoing application as described therein.

Date: 12/1/88

Herbert Slepoy  
(Owner's Signature)

Regina Jones  
(Witness' Signature)

PROJECT ID NUMBER

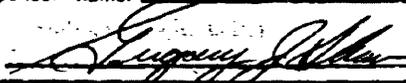
617.21

SEQR

Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Windsor Associates	2. PROJECT NAME Retail Stores for Windsor Associates
3. PROJECT LOCATION Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc.) West side of N.Y.S. Route 32, 800 feet south of Windsor Highway.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of 3,700 S.F. of retail stores with 26 parking spaces.	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.1</u> acres    Ultimately <u>1.1</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Retail Business and Food Establishments.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency(s) and permit/approvals Town of New Windsor Planning Board; Site Plan Approval Town of New Windsor Zoning Board of Appeals; Area Variance	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No    N.A.	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name <u>Gregory J. Shaw, P.E.</u> Agent for Windsor Associates    Date <u>12-2-1988</u>	
Signature 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.**  
 Yes  No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.**  
 Yes  No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

**C1 Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:**  
 No

**C2 Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:**  
 No

**C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:**  
 No

**C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:**  
 No

**C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.**  
 No

**C6 Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.**  
 No

**C7 Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.**  
 No

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**  
 Yes  No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board

Name of Lead Agency

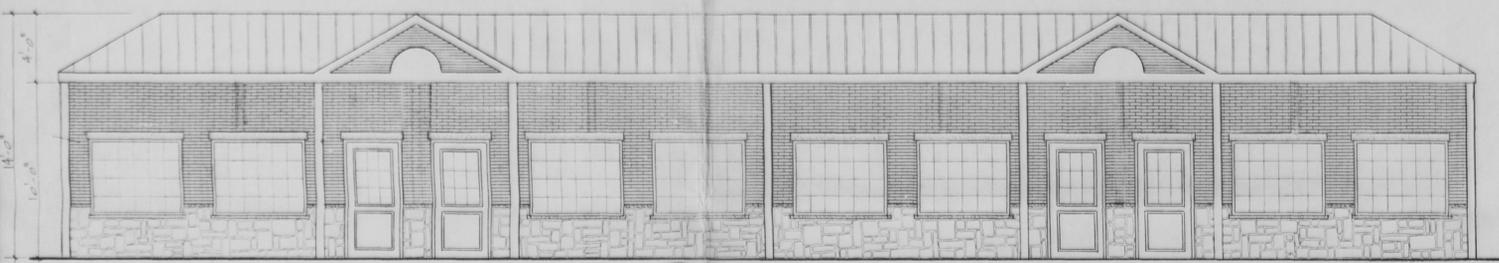
Print in Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Project or different from responsible officer

Date



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

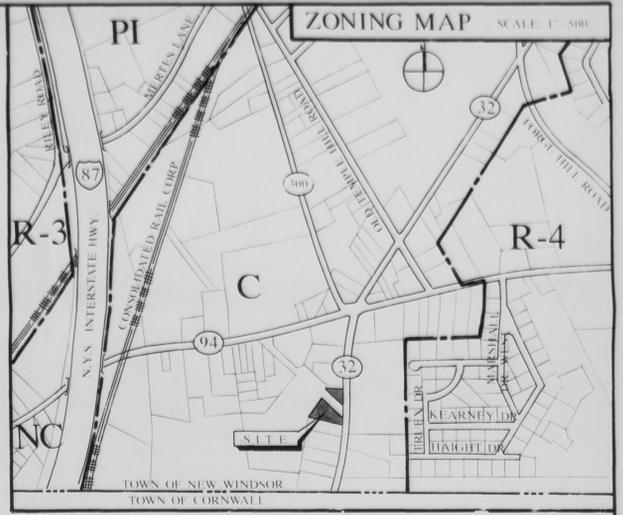
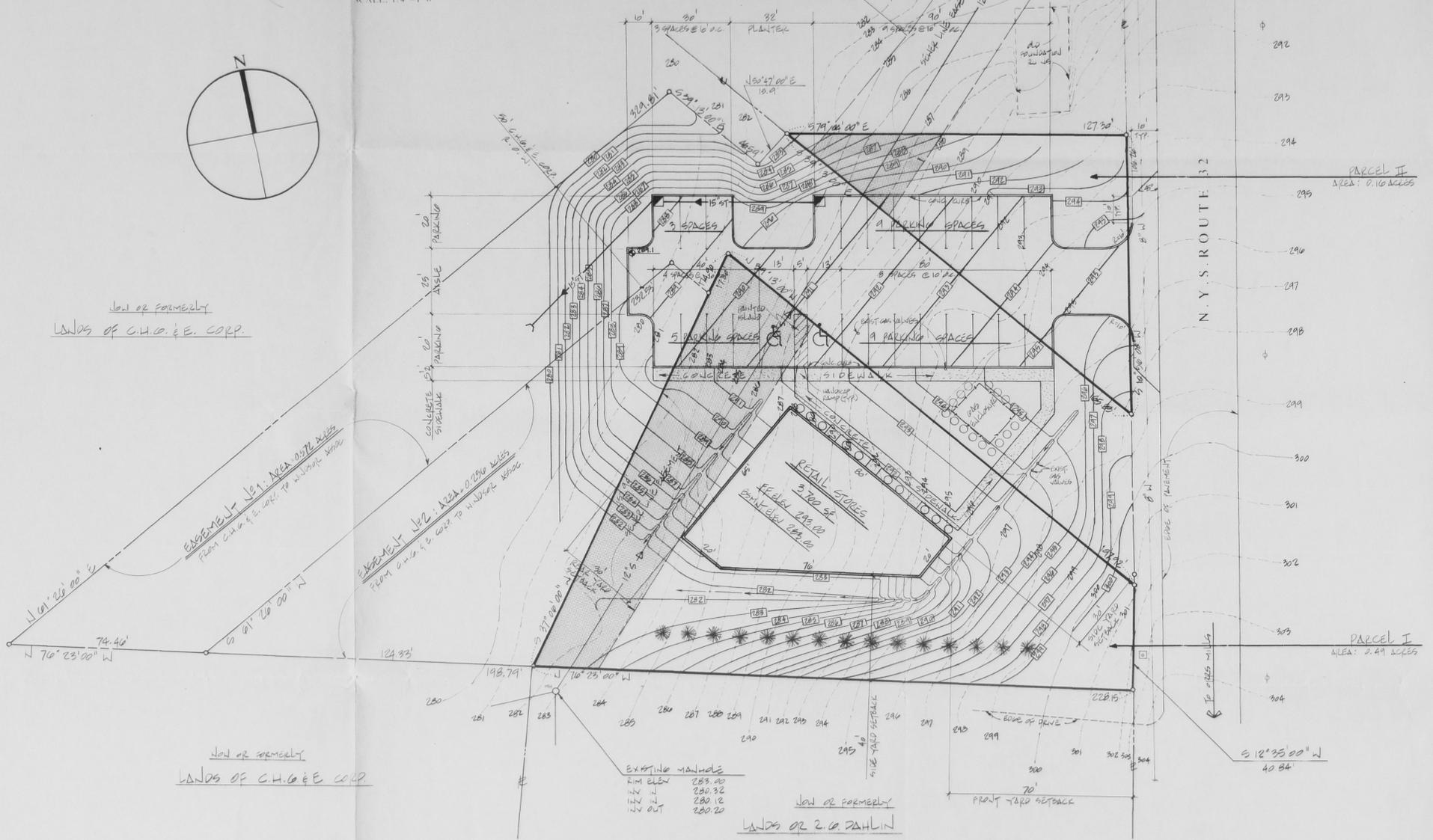


LANDS OF FORMERLY  
LANDS OF C.H.O. & E. CORP.

EXISTING 1/2 AC. AREA 0.172 ACRES  
FROM C.H.O. & E. CORP. TO WINDSOR ASSOC.

LANDS OF FORMERLY  
LANDS OF C.H.O. & E. CORP.

LANDS OF FORMERLY  
LANDS OF Z. W. ZAHLIN



ZONING SCHEDULE		
	REQUIRED	PROPOSED
<b>ZONE C: COMMERCIAL</b>		
MIN. LOT AREA	40,000 SF	28,314 SF
MIN. LOT WIDTH	200 FT	94 FT
FRONT YARD SIDE YARD/SOUTH SIDES REAR YARD	MINIMUM SETBACK	
	100 FT	70 FT
	20 FT	30 FT
MAX. BLDG. HEIGHT	4' FT FROM PROPERTY LINE + 10 FT	14 FT
OFF STREET PARKING		
1 SPACE/150 SF OF TOTAL AREA		
RETAIL AREA = 9,700 SF/150 SF = 64.67	25 SPACES	26 SPACES
BUILDING COVERAGE:	-	13.1%

LEGEND	
<u>EXISTING</u>	<u>NEW</u>
— 288 — 1' contour	— 289.1 — finish contour
— 289 — 5' contour	— 289.1 — finish spot elevation
— — — boundary line	— — — swale
— — — secondary prop line	— — — storm sewer
— — — chain link fence	— — — catch basin
— 8" — water main	
— 12" — sanitary sewer	
— 12" — manhole	
— — — utility pole	

**NOTES**

1. PRELIMINARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "MAP OF A PARTIAL SECTION OF WINDSOR ASSOCIATES" PREPARED BY BRUNNER AND LAZARUS, P.C. AND DATED FEB. 19, 1980.
2. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A MAP ENTITLED "TOPOGRAPHIC MAP OF A PARTIAL OF LANDS OF HOLEMAN SHERMAN" PREPARED BY S.S. BRUNNER, P.E., L.L.S. AND DATED AUGUST 11, 1972.
3. RECORD OWNER & APPLICANT: WINDSOR ASSOCIATES, 104 SOUTH CENTRAL AVE., VALLEY STREAM, N.Y. 11580.
4. LOT AREA: PARCEL I - 0.49 ACRES  
PARCEL II - 0.16 ACRES  
TOTAL - 0.65 ACRES

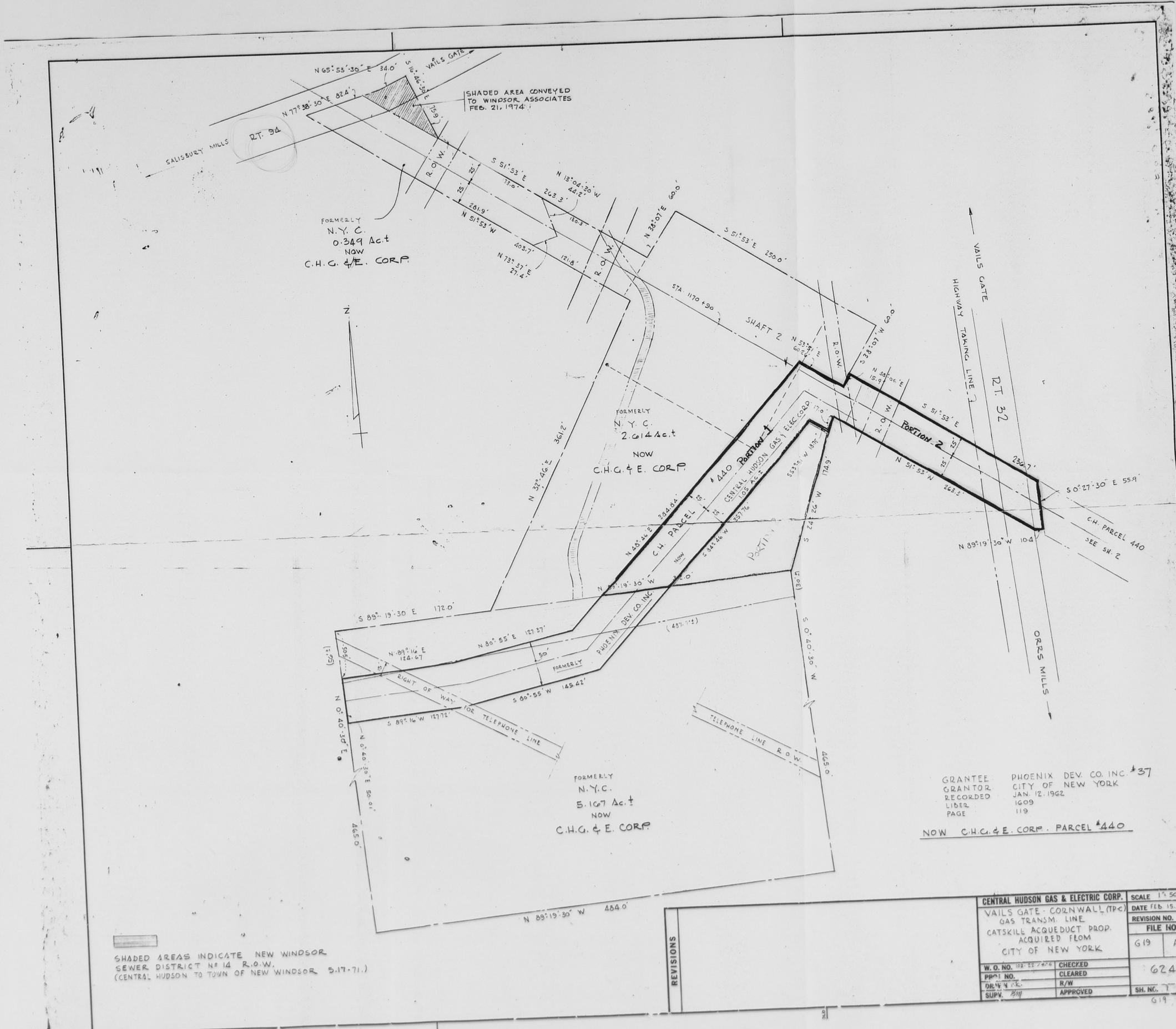
**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh, N.Y. 12550

ISSUE	REVISION	DATE

Drawn By: [Signature]  
Checked By: [Signature]  
Scale: 1" = 200'  
Date: 11-21-88

Drawing:  
**PRELIMINARY SITE PLAN**  
Project:  
**RETAIL STORES FOR WINDSOR ASSOCIATES**  
N.Y.S. ROUTE 32, TOWN OF NEW WINDSOR, N.Y.

**1 OF 1**  
PROJECT No. 88-50



SHADED AREA CONVEYED TO WINDSOR ASSOCIATES FEB. 21, 1974

FORMERLY N.Y.C. 0.349 Ac.t NOW C.H.C. & E. CORP.

FORMERLY N.Y.C. 2.614 Ac.t NOW C.H.C. & E. CORP.

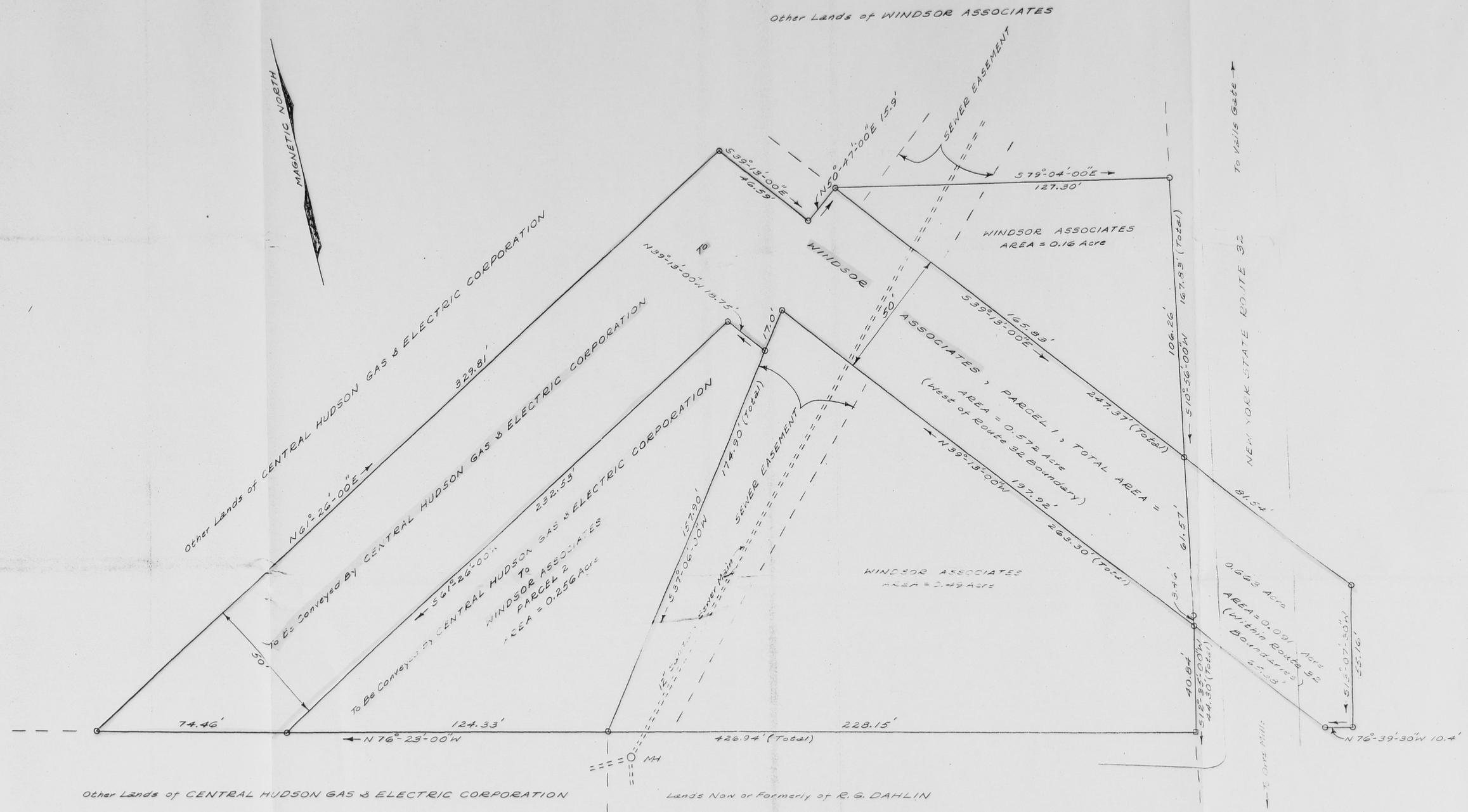
FORMERLY N.Y.C. 5.167 Ac.t NOW C.H.C. & E. CORP.

GRANTEE PHOENIX DEV. CO. INC. #37  
 GRANTOR CITY OF NEW YORK  
 RECORDED JAN. 12, 1962  
 LIBER 1609  
 PAGE 119  
 NOW C.H.C. & E. CORP. PARCEL #440

SHADED AREAS INDICATE NEW WINDSOR SEWER DISTRICT #14 R.O.W. (CENTRAL HUDSON TO TOWN OF NEW WINDSOR 5.17-71.)

REVISIONS

CENTRAL HUDSON GAS & ELECTRIC CORP.		SCALE 1" = 50'
VAILS GATE - CORNWALL (TP-C) GAS TRANSM. LINE		DATE FEB. 15, 1962
CATSKILL ACQUEDUCT PROP. ACQUIRED FROM CITY OF NEW YORK		REVISION NO.
		FILE NO.
		G19 A
W.O. NO. 103-22-7476	CHECKED	6242
APP' NO.	CLEARED	
DR. & P.L.	R/W	
SUPV. 2/11	APPROVED	
		SH. NO. 1 OF 1
		G19 A



Other Lands of CENTRAL HUDSON GAS & ELECTRIC CORPORATION

Lands Now or Formerly of R. G. DAHLIN

NOTE: This map is prepared from deeds, maps, and other data, and is therefore subject to any statement of facts an accurate survey may reveal.

MAP OF A PORTION OF LANDS OF  
**WINDSOR ASSOCIATES**  
 TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
 SCALE: 1" = 20'  
 FEBRUARY 19, 1988



BRINNIE & LARIOS, P.C.

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.