

PB# 89-2

**Columbian Art Works
(Never Materialized)**

4-3-17

09-2 Columbia Prof Books

Never Materialized

General Receipt 10368

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

March 6, 1988

Received of Shaw Engineering \$ 25.00

Twenty-five and 00/100 DOLLARS

For Application Fee - 89-2 Planning Board

FUND	CODE	AMOUNT
<u>OW # 4798</u>		<u>25.00</u>

By Pauline S. Townsend
Town Clerk
Title

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

General Receipt 11558

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

August 10, 1990

Received of Columbian Art Works, Inc \$ 509.00

Five Hundred Nine and 00/100 DOLLARS

For Planning Board Site Plan 89-2 # 100.00
409.00 Planning Board Engineer Fee

FUND	CODE	AMOUNT
<u>OW # 50365</u>		<u>509.00</u>

By Pauline S. Townsend
Town Clerk
Title

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

Memo FROM:

914-565-8802

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

COLUMBIAN ART WORKS, INC.
5700 WEST BENDER CT.
MILWAUKEE, WI 53218

DATE: JUNE 1, 1990

ATTENTION: MR. ROGER BUCHHOLZ

SUBJECT: PLANNING BOARD APPLICATION #89-2

— FOLD HERE —

FOR SERVICES RENDERED BY THE PLANNING BOARD ENGINEER
(SEE ATTACHED BREAKDOWN)

\$409.00

SITE PLAN APPROVAL BY THE PLANNING BOARD

100.00

TOTAL DUE :

\$509.00

PLEASE SEND TO THE ATTENTION OF MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLEASE MAKE CHECK PAYABLE TO: THE TOWN OF NEW WINDSOR

called 8/2/90 Left Message
8/6/90 Left Message

Thank you,

Sent 6/1/90 @

by Myra Mason, Secretary

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN, - TOWN OF NEW WINDSOR

TASK: 87- 2

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS			
									EXP.	BILLED	BALANCE	
89-2	27657	02/23/89	TIME	MJE	MC COLUMBIAN ART	60.00	0.50	30.00				
89-2	28247	02/27/89	TIME	MJE	MC COLUMBIA ART WORKS	60.00	0.50	30.00				
89-2	28749	03/07/89	TIME	MJE	MC COLUMBIAN	60.00	0.50	30.00				
89-2	29070	03/07/89	TIME	MJE	CL COLUMBIAN ART WORKS	19.00	0.50	9.50				
89-2	28759	03/08/89	TIME	MJE	MC COLUMBIAN	60.00	0.50	30.00				
89-2	29155	03/13/89	TIME	MJE	MC COLUMBIA ART/ZBA MTG	60.00	0.50	30.00				
89-2	29156	03/13/89	TIME	MJE	MC COLUMBIA ART	60.00	0.50	30.00				
89-2	30267	03/31/89	TIME	MJE	MC COLUMBIAN ART	60.00	0.40	24.00				
89-2	31628	04/10/89	TIME	MJE	MC COLUMBIAN	60.00	1.00	60.00				
89-2	31632	04/11/89	TIME	MJE	MC COLUMBIAN	60.00	0.50	30.00				
89-2	31679	04/11/89	TIME	MJE	CL COLUMBIAN REV COMMS	19.00	0.50	9.50				
89-2	31992	04/17/89	TIME	MJE	MC COLUMBIAN	60.00	0.30	18.00				
89-2	32005	04/20/89	TIME	MJE	MC COLUMBIAN	60.00	0.30	18.00				
									349.00			
89-2	33164	05/10/89			BILL Inv. 89 263					-349.00		
										-349.00		
89-2	35431	06/03/89	TIME	MJE	MC COLUMBIAN FINAL REV	60.00	1.00	60.00				
TASK TOTAL									409.00	0.00	-349.00	60.00
BRAND TOTAL									409.00	0.00	-349.00	60.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/89

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 2

NAME: COLUMBIAN ART WORKS, INC.

APPLICANT: H. COLEMAN NORRIS(COLUMB. ART WKS.)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/08/89	P.B. PRE-SUBMISSION CONFERENCE	Z.B.A. REFERRAL
03/27/89	Z.B.A. APPEARANCE	APP'D-RETURN TO P.B.
04/12/89	P.B. APPEARANCE	DEC. LEAD AGENCY
04/12/89	P.B. APPEARANCE	NEG. SEQR
04/12/89	P.B. APPEARANCE	WAIVE PUBLIC HEARING
04/12/89	P.B. APPEARANCE	CONDITIONAL APPROVAL

~~REDACTED~~: Mr. Elias Grevas, L.S. came before the Board presenting the proposal along with Mr. Richard Shulkin and MR. Robert Kolinsky.

BY MR. GREVAS: Since the last meeting, we have appeared before the Zoning Board of Appeals and received variances on lots 6 and 7 under the town's new regulations requiring easement areas be deducted from the lots. We have also, Mr. Shaw and myself have revised the plans in accordance with Mr. Edsall's comments and the Planning Board's comments at the last meeting and we are prepared to, this evening, to request final approval.

BY MR. VANLEEUVEN: We had a public hearing, right?

BY MR. SCHIEFER: Yes, we have had a public hearing.

BY MR. EDSALL: The Board granted preliminary approval on May 11, 1988. You already made a negative declaration on April 26th of 1989 so SEQRA has been closed out, so those two items you have taken care of.

BY MR. SCHIEFER: From an engineering point of view, there is no objection. Your last comment --

BY MR. EDSALL: My last comment under item number two are purely procedural and should just be taken care of before I stamp the plan.

BY MR. VANLEEUVEN: This thing has been laying around for quite some time. I make a motion we approve it.

BY MR. MCCARVILLE: I have one concern and that is that the character of the houses somewhat conform with what is in this area.

BY MR. VANLEEUVEN: I agree with that.

BY MR. MCCARVILLE: I don't know how we can go about doing that.

BY MR. GREVAS: Mr. Shulkin, a couple of the members here are concerned about the character of the homes in the subdivision and that they reflect the character of the neighborhood. Do you have any objection? I don't know how we can do it, but we will ask the owner if he has any objection to the comments. Do you have any objection to that comment or concern?

BY MR. VANLEEUVEN: What kind of houses are you going to be building? Are you going to be building these houses yourself?

BY MR. SHULKIN: The developer probably will not build the houses. They will be sold off in bulk or individually.

BY MR. MCCARVILLE: Would you have any objection to a comment being added stating no modulars which would be out of the character in the housing in the area?

BY MR. KOLINSKY: I have built modulars on Forest Road in the Town of Newburgh, 2400 square foot. I don't think anybody objected ot them, certainly the houses that are available right now are running \$120,000 or \$130,000. My modulars have run over \$200,000 and I don't think you'd have any problem with them.

BY MR. VANLEEUVEN: What we are trying to ask --

BY MR. SHULKIN: Are you trying to keep away from the cheap character house -- how about square footage?

BY MR. VANLEEUVEN: Just keep it in with the rest of the houses in the neighborhood.

BY MR. MCCARVILLE: 1800 square foot.

BY MR. VANLEEUVEN: No modulars.

BY MR. GREVAS: What would be a number?

BY MR. MCCARVILLE: 1800.

BY MR. SCHIEFER: I have seen some beautiful modulars.

BY MR. SOUKUP: If you put a note saying no modulars, the state will overrule because it is against the law. You can do it but if anybody wants to contest.

BY MR. KOLINSKY: If anybody wants to go on Prospect Road and see the modulars.

BY MR. SOUKUP: How about increasing the minimum square footage above the ordinance minimum?

BY MR. VANLEEUVEN: 2200 square feet.

BY MR. SOUKUP: Minimum in the ordinance is 1,000, go to 14 or 13.

BY MR. RONES: They were just saying 1800.

BY MR. SCHIEFER: What does the developer feel would be a good minimum?

BY MR. SHULKIN: Even if you went to bi-levels with unfinished downstairs and you went 44 by 28, 44 by 28 is what is 1232, that is with an unfinished downstairs. If you finished, you are going to be well over 1600. If you finish the downstairs, you'd have 1,000. If you are trying to get away from a real crackerbox which is what I think you are trying to do, am I right?

BY MR. MCCARVILLE: Yes.

BY MR. SHULKIN: I would say 1250 maybe.

BY MR. VANLEEUVEN: That is small, that is way too small. That is a God damn apartment.

BY MR. KOLINSKY: The subdivision as you know is set up with water and sewer. The lots are going to be sold at roughly

\$50,000 a lot to the homeowners. I don't really see a house going for 1200 or 1300 square foot on a \$50,000 lot, gentlemen. I have no problem with 1500 whatsoever.

BY MR. VANLEEUVEN: 1800 square feet is nothing great.

BY MR. RONES: Liveable for area.

BY MR. SOUKUP: I would say 15 is a good safeguard. We have 1,000 in the ordinance.

BY MR. VANLEEUVEN: We have apartments, two bedrooms, that are 1500 square foot.

BY MR. SOUKUP: 1500 square foot on a \$50,000 lot you are talking a \$200,000 home.

BY MR. SHULKIN: Do you have a minimum in Butterhill?

BY MR. SOUKUP: There is a minimum in the ordinance.

BY MR. SCHIEFER: Mike, do you have a comment?

BY MR. BABCOCK: I have a problem with things like this. I mean I understand what the Board is trying to do. When somebody comes in to me and asks for a building permit, and they meet every bit of zoning and criteria that is required by the Town of New Windsor, and I tell them they can't have a permit because they have to build a bigger house, that is where I get in a lot of trouble.

BY MR. SCHIEFER: Joe, do you have any comments?

BY MR. RONES: If you have notes on the filed map for restrictions in a deed, if this is placed on it at the behest of the Planning Board and with the agreement of the developer, then there shouldn't be a problem.

BY MR. BABCOCK: What I am saying, if we are sitting here talking about it and we come up with a number tonight and we say they have to build a house of 1800 square feet and that is pretty much the end of it --

BY MR. VANLEEUVEN: 1800 feet or more.

BY MR. SCHIEFER: If it is on the drawing or if it is in the deed, you still have problems?

BY MR. GREVAS: I think --

BY MR. SCHIEFER: If it is verbal, I can understand your concern but if it is in writing.

BY MR. RONES: I understand what Mike is saying.

BY MR. BABCOCK: It is very hard, what you have is at least five or six different zones in the town. Now that you have different lot areas, different size setbacks, different size houses that have to be built and when you pick out a single individual subdivision in the middle of one and make different criteria on that, it is impossible to follow all that criteria. That is the trouble. It is tough to remember that the Planning Board said Windsor Square, the houses have to be 1800 square feet.

BY MR. SCHIEFER: I don't want you to remember anything. Now what we are trying to do is there any other way we can do it?

BY MR. BABCOCK: I think it really should be in the deeds.

BY MR. RONES: If you put these notes on the map, you are going to create where it isn't so much or just Mike that is necessarily policing it, but there is also going to be a bank that is policing it because they are not going to finance the construction that is going to be in violation of the note on the filed map. It is going to make them feel uncomfortable, so while it is possible that somebody might fall through the cracks and build a house for cash and certain parties that might scrutinize this thing might not otherwise do it, it does provide a certain safeguard to put the note on. It is not necessarily an assurance that somebody is not going to violate the rule, but there is a likelihood that it is going to be followed based on the way business is done under present conditions.

BY MR. GREVAS: Might I suggest 1500 square feet? Are you satisfied with that?

BY MR. KOLINSKY: You are better than me, go ahead.

BY MR. SCHIEFER: I am trying to resolve this. Is this acceptable, should we do it? I like the idea and I am getting Mr. Rones' opinion, we can do it legally and probably catch 95 percent of the people that are going to develop. Mr. Babcock is concerned how is he going to enforce it.

BY MR. BABCOCK: If you put a typical sized bi-level there,

anybody builds and finish the basement, you have met the criteria that you guys are going to do. I don't know what is going to be accomplished by saying that.

BY MR. SHULKIN: If you put up a bi-level and you don't or do finish the downstairs, the house is going to look the same from the outside. If you are trying to sell this market, the market is a price market. A lot of people will buy a bi-level not finish the downstairs and six years later, save up the money and do it themselves and you have met the criteria, but from the outside the house looks the same. That is why I was suggesting the 1300, that would give you a normal 38 by 28 house bi-level. That is probably what they are going to be, bi-levels or colonials from the outside. It is not going to make a damn bit of difference if they finish the inside or not. This 18 foot figure, even though I agree if you finish the downstairs, you are going to have --

BY MR. VANLEEUVEN: I will settle for 15. I want to get out of here sometime tonight.

BY MR. KOLINSKY: Why don't we say 12 or 1300 on a single floor.

BY MR. SCHIEFER: Then if you only build one floor --

BY MR. GREVAS: What about a ranch?

BY MR. VANLEEUVEN: I like it at 18 but I will settle for 15.

BY MR. SCHIEFER: 1500, no objections to that? Minimum 1500 square feet of living space, that will be put on the -- and also requesting in the deeds.

BY MR. GREVAS: Yes, and that will be part of the note.

BY MR. SOUKUP: I have one other questions. Unfortunately, I wasn't here at the time of the hearing, but on the retention on the storm water retention area, it is noted to be conveyed to the Windsor Square Homeowner's Association for maintenance of storm water and it is noted as not being a building lot which are good protection. What I don't know and maybe the applicant will enlighten me, if there is work needed to be done, how does the town guarantee that the work is done by the Homeowner's Association five years from now?

BY MR. GREVAS: The only thing I can tell you, Vince, is that the town attorney will be receiving documentation from the

developer's attorney, if he hasn't already, on the type of, or on the setting up of the H.O.A. As Mark points out, there are a couple of other concerns. For example, this receives water from a system that is going to be dedicated to the town, yet it enters private property. When it leaves this it goes back into public rights of way, general easements. All I am saying is bottom line is that is an item that I think should be addressed by the attorneys on who is going to not only maintain but also who is going to reconstruct if necessary. I think they'd be part of the maintenance. We are not talking about something here that had to be --

BY MR. SOUKUP: Could be a washout, could be a wall or basin that needs repair.

BY MR. GREVAS: That is one of the --

BY MR. SOUKUP: Could be a couple thousand dollars and to get a number of homeowners to kick in a small share at any given time could be difficult.

BY MR. GREVAS: It is not going to be a homeowner's group, it is going to be an H.O.A. formed under the laws of the State of New York.

BY MR. SOUKUP: Solely and significantly for the purposes of retention basin?

BY MR. GREVAS: Strictly for that and that is originally we did that, I think, way back in the beginning as part of one of the lots and when that lot would be responsible for the maintenance and that became burdensome so we decided to go that route and those are items that have to be in the formation of the H.O.A.

BY MR. SOUKUP: I would suggest that the attorney bless the document before the map is signed and filed.

BY MR. EDSALL: Just to bring up to speed some of the things that happened quite a while ago since we started in '87 on this job, this problem of the maintenance of the retention basin was bounced around between Tad Seaman, the supervisor, Joe had written some opinions on it. I had sent some memos basically itemizing all these type problems and it was even considered at one point for being a drainage district, a separate district just this area, so we have quite a good list of concerns and that is why I have made comment D, 2D, I think that that whole thing has to be incorporated into a filed

agreement on exactly how it is going to be controlled, so Tad Seaman, I believe is going to be working on that.

BY MR. SOUKUP: The district concept is being used by the Town of Montgomery and they have one in place already.

BY MR. EDSALL: The district was rejected by the Town Board.

BY MR. GREVAS: We thought it was a great idea, the town didn't.

BY MR. SOUKUP: I think in the long run it is the best idea.

BY MR. MCCARVILLE: I will revise my motion to approve Windsor Square subdivision subject to the note being added to the 1,500 square footage minimum living space on the lots and the attorney's review and acceptance of the homeowner's association for the purpose of maintaining the drainage basin.

BY MR. PAGANO: Also can we include the bond issue that has to be addressed?

BY MR. VANLEEUVEN: That is automatic.

BY MR. PAGANO: Okay.

BY MR. SOUKUP: Why don't you just list the engineers comments?

BY MR. MCCARVILLE: And subject to the engineer's comments.

BY MR. PAGANO: I will second it.

BY MR. SCHIEFER: Any discussion?

BY MR. LANDER: We discussed one item, correct me if I am wrong, something along residences here, open space, was that, where did we leave that?

BY MR. GREVAS: That is dead. The Town Board turned it down.

BY MR. VANLEEUVEN: Town Board didn't want to maintain it.

BY MR. SCHIEFER: Motion before us made and seconded that we give final approval, subject to the two conditions itemized on the Windsor Square subdivision. Any further discussion? If not, I will ask for a vote.

NOV - 8 1999

31

ROLL CALL:

McCarville: Aye.

VanLeeuwen: Aye.

Pagano: Aye.

Soukup: Abstain, because I did not participate in the
earlier meetings.

Lander: Aye.

Schiefer: Aye.

FILE HISTORY

DATE FILE OPENED: 3-6-89 PLANNING BOARD NUMBER 89-2

COPY OF PLANS GIVEN TO:	DATE	DATE RETURNED
MARK EDSALL	<u>3-6-89</u>	_____
FIRE INSPECTOR	<u>3-6-89</u>	_____
WATER DEPARTMENT	<u>3-6-89</u>	<u>3-10-89 Approved</u>
HIGHWAY DEPARTMENT	<u>3-6-89</u>	_____
<i>Sewer</i>	<u>3-6-89</u>	_____
REVISED PLANS:		
MARK EDSALL	_____	_____
FIRE INSPECTOR	_____	_____
WATER DEPARTMENT	_____	_____
HIGHWAY DEPARTMENT	_____	_____

AGENDA DATE: _____ RESULTS: _____

FEES: _____ DATE & AMOUNT PAID _____

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES: _____



McGOEY, HAUSER and EDSALL
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.

Licensed in New York,
New Jersey and Pennsylvania

8 June 1989

MEMORANDUM

TO: TOWN OF NEW WINDSOR PLANNING BOARD
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: COLUMBIAN ART WORKS SITE PLAN

With regard to the subject plan, I have reviewed the latest plan submitted by Shaw Engineering (last revision #2) dated 19 May 1989 and it is my opinion that the plan has responded to the requirements of the Conditional Approval granted by the Planning Board at their 12 April 1989 meeting.

Per the Conditional Approval, it is necessary that the applicant post a bond for the 44 parking spaces which may be required by the Planning Board in the future. Also, please be advised that I take no exception to the amount of the performance bond referenced in Shaw Engineering's letter (Copy attached), for this item. The form of this bond must be as acceptable to the Town Comptroller.

Therefore, once the bond has been submitted and the fees paid, it is my opinion that the plan can be stamped approved.

If you have any further questions concerning the above, please contact me.

Respectfully submitted,



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

cc: Dan McCarville, Secty to P/B Board
Myra Mason, P/B Secretary
Shaw Engineering App. Engr.
James Loeb, Esq. App. Atty.

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 89- 2

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
89-2	28628	02/23/89	TIME	NJE	MC COLUMBIAN ART	60.00	0.50	30.00			
89-2	29208	02/27/89	TIME	NJE	MC COLUMBIA ART WORKS	60.00	0.50	30.00			
89-2	29710	03/07/89	TIME	NJE	MC COLUMBIAN	60.00	0.50	30.00			
89-2	30031	03/07/89	TIME	NJE	CL COLUMBIAN ART WORKS	19.00	0.50	9.50			
89-2	29720	03/08/89	TIME	NJE	MC COLUMBIAN	60.00	0.50	30.00			
89-2	30116	03/13/89	TIME	NJE	MC COLUMBIA ART/ZBA MTG	60.00	0.50	30.00			
89-2	30117	03/13/89	TIME	NJE	MC COLUMBIA ART	60.00	0.50	30.00			
89-2	31231	03/31/89	TIME	NJE	MC COLUMBIAN ART	60.00	0.40	24.00			
89-2	32594	04/10/89	TIME	NJE	MC COLUMBIAN	60.00	1.00	60.00			
89-2	32598	04/11/89	TIME	NJE	MC COLUMBIAN	60.00	0.50	30.00			
89-2	32645	04/11/89	TIME	NJE	CL COLUMBIAN REV COMMS	19.00	0.50	9.50			
89-2	32958	04/17/89	TIME	NJE	MC COLUMBIAN	60.00	0.30	18.00			
89-2	32971	04/20/89	TIME	NJE	MC COLUMBIAN	60.00	0.30	18.00			
								=====	=====	=====	=====
TASK TOTAL								349.00	0.00	0.00	349.00
								=====	=====	=====	=====
GRAND TOTAL								349.00	0.00	0.00	349.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-58 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 89- 2

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EXPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
89-2	27667	02/23/89	TIME	NJE	MC	COLUMBIAN ART	60.00	0.50	30.00			
89-2	28247	02/27/89	TIME	NJE	MC	COLUMBIA ART WORKS	60.00	0.50	30.00			
89-2	28749	03/07/89	TIME	NJE	MC	COLUMBIAN	60.00	0.50	30.00			
89-2	29070	03/07/89	TIME	NJE	CL	COLUMBIAN ART WORKS	19.00	0.50	9.50			
89-2	28759	03/08/89	TIME	NJE	MC	COLUMBIAN	60.00	0.50	30.00			
89-2	29153	03/13/89	TIME	NJE	MC	COLUMBIA ART/ZBA MTG	60.00	0.50	30.00			
89-2	29155	03/13/89	TIME	NJE	MC	COLUMBIA ART	60.00	0.50	30.00			
89-2	30267	05/31/89	TIME	NJE	MC	COLUMBIAN ART	50.00	0.40	24.00			
89-2	31628	04/10/89	TIME	NJE	MC	COLUMBIAN	60.00	1.00	60.00			
89-2	31632	04/11/89	TIME	NJE	YC	COLUMBIAN	60.00	0.50	30.00			
89-2	31679	04/11/89	TIME	NJE	CL	COLUMBIAN RE'Y COMMS	19.00	0.50	9.50			
89-2	31992	04/17/89	TIME	NJE	MC	COLUMBIAN	60.00	0.30	18.00			
89-2	32005	04/20/89	TIME	NJE	MC	COLUMBIAN	60.00	0.30	18.00			
									349.00			
89-2	33164	05/10/89				BILL inv 89 263					-349.00	
											-349.00	
						TASK TOTAL			349.00	0.00	-349.00	0.00
						GRAND TOTAL			349.00	0.00	-349.00	0.00



**McGOEY, HAUSER and EDSALL
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.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM FOR RECORD

**TO: TOWN OF NEW WINDSOR PLANNING BOARD
ATTENTION: MYRA MASON**
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: COLUMBIAN ART WORKS SITE PLAN (89-2)
DATE: 8 AUGUST 1989

At the 12 April 1989 Planning Board meeting, the Planning Board granted Conditional Approval to the subject project subject, to my comment sheet dated 12 April 1989 and the condition that the cost for the installation of the 44 parking spaces be bonded.

Please refer to my 8 June 1989 memorandum (copy attached). In that memorandum I noted that the plan has responded to all my previous comments. Also, I noted that the bond amount for the 44 parking spaces (as submitted by Shaw Engineering) was acceptable. I also noted that, once the Bond was submitted and the fees paid, the plan could be stamped.

Please check to see if the required bond for the future parking spaces has been submitted. You may want to check with Planning Board Attorney Ronnes regarding the need for an agreement with regard to such installation and the term for the bond. At this time, there are no outstanding engineering items, therefore, I have no additional input in this matter.

Respectfully submitted,


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

MJEemj

Encl.as

myra2

Shaw Engineering

Consulting Engineers

744 Broadway
P. O. Box 2569
Newburgh, New York 12550
(914) 561-3695

May 26, 1989

McGoey, Hauser and Edsall, P.C.
Consulting Engineers
45 Quassaick Avenue
New Windsor, New York 12550

Att: Mr. Mark Edsall, P.E.

Re: Site Plan For Columbian Art Works, Inc.
Wembly Road, Town of New Windsor

Dear Mark:

With reference to bonding the 44 future parking areas of Columbian Arts for the purpose of insuring their installation, we offer for your consideration the following bond estimate:

Future Parking Areas: 20 Feet x 360 Feet = 7,200 S.F.
20 Feet x 80 Feet = 1,600 S.F.
8,800 S.F.

Stripping Lawn and Topsoil	\$ 1,000.00
Installation of 6-inch Foundation Course @ \$15/C.Y.	\$ 2,500.00
Placing 3-inch Macadam Pavement @ \$55/Ton	\$ 9,100.00
Precast Concrete Wheel Stops & Striping	<u>\$ 1,500.00</u>
Total	\$14,100.00

We trust you will concur we this estimate. Please call if you have any questions.

Cordially,

SHAW ENGINEERING


Gregory J. Shaw, P.E.
Principal

GJS:mvv

cc: Mr. James Loeb, Esq.

RECEIVED

MAY 30 1989
McGoey, Hauser & Edsall
Consulting Engineers, P.C.

COLUMBIAN ART WORKS - SITE PLAN (89-2) GATEWAY PARK

Mr. Greg Shaw of Shaw Engineering came before the Board representing this proposal.

Mr. Shaw: For the record, my name is Gregory Shaw from Shaw Engineering and I represent Columbian Art Works Incorporated. Also with me is Jeffrey Kildow (phonetic), a representative of Columbian Art Works. We were before this Board, I believe, 4 to 6 weeks ago with this site plan which we presented before you. The parcel is approximately 3.7 acres located on Wembly Road which is off of Temple Hill Road. The parcel is in the PI zone and what we are proposing is to construct a 57,000 square foot building of which 7600 square feet will be office space and the remaining will be warehouse distribution space. That totals, approximately, 49,400 square feet. If you will notice on the zoning schedule, we outlined your zoning requirements and you will note there are five areas in which the site plan is deficient, that being the front yard setback, side yard setback, rear yard setback, maximum building height and maximum floor area ratio. We did make application before the Town of New Windsor Zoning Board of Appeals and we were granted relief for these five variances on March 27th, 1989. So, the drawings before you are now consistent with your zoning ordinance.

Mr. Soukup: You received all five variances with no conditions or any, no conditions on any of them.

Mr. Shaw: None, no conditions, clean bill of health. With respect to the infrastructure, we will be tying into the Town of New Windsor sewer system, Town of New Windsor water system and our storm water will be discharged into the dry stream bed which is on the westerly side of the project. For fire protection, we have designated on the drawings an 8 inch water main with three fire hydrants which will provide fire protection or potable water for fire protection on all four sides of the building. This draings has been reviewed by Bob Rogers, the Fire Inspector, and hopefully you will have correspondence in your file from his office granting approval with respect to the layout. With respect to the parking on the site, we are obligated to provide one parking space for every 200 square feet of office space. At 7600 square feet, we are required to provide 38 spaces and we are providing 38 spaces. With respect to the warehouse, the zoning ordinance requires us to provide one space for every 1,000 square feet or 50 spaces. What we wish to provide is 6 spaces for a total of 44. Forty-four (44) of the 88 spaces will be constructed today. The other 44 spaces we have designated as future. If you remember other conversations last time we were before the Board, Columbian Art Works was very concerned about the architecture of the building and also the landscaping and with the generation of the additional 44 parking spaces, it would bring macadam and take away from the landscaping that we propose so our request before this Board tonight is to approve this site plan with us providing 44 spaces which we feel is more than adequate to take care of Columbian Art Works needs and any future tenants which may lease space in the facility and should the Town of New Windsor decide that additional parking spaces, that being the 44 spaces

designated as future is required, Columbian Art Works would have 120 calendar days to install those spaces. Now, a question the Board may have is how do we know what type of guarantee. Columbian Art Works is willing to execute a legal affidavit stating that the 44 spaces would be installed, they would even go one step further and post a bond in the amount satisfactory to the town, guaranteeing that the 44 spaces would be provided. But, again, their position is very strong that they feel the more macadam that is developed on the site, the less room there will be for the amenities, such as landscaping and they would rather have trees and shrubs and grass than blacktop parking spaces which will never be utilized. That concludes my presentation and I open up to the Board for comments.

Mr. VanLeeuwen: Well, if he's willing to put up a bond for those parking spaces, then I would go along with it but aren't you reserving this also for parking in the future, this piece in the back.

Mr. Shaw: No, there can be parking but we are not even allocating spaces, that is going to be a loading area and aisle way around it, here are the 44 spaces shown dotted. There is a note on the drawing if I can read it to you which will summarize, which just said the site plan indicates the construction of 44 off-street parking spaces and the reservation of lands for the construction of 44 additional parking spaces designated as future. In the future, should the Town of New Windsor Planning Board decide that the initially constructed 44 parking spaces are insufficient, they shall notify the applicant of same and the applicant shall install the 44 future spaces within 120 calendar days. The 44 future parking spaces shall be constructed in the locations indicated on this site plan and we do have the 44 spaces indicated. We can go one step further by bonding them as you just mentioned, Mr. VanLeeuwen.

Mr. McCarville: You have got two subject to's that would have to go along with it, one is for the reflecting the correct road location on this plan versus the original.

Mr. Shaw: Correct. When this drawing was generated, I was not aware that the road was going to be relocated. I would be pleased to make whatever changes the Board felt necessary such as moving the edge of pavement substantially over to our right-of-way line as Mark mentioned to me earlier this week. I was not aware of it. In fact, I haven't even seen the drawings showing that it is going to be moved over.

Mr. Soukup: Mark, has the detail of that been resolved with Helmer Cronin.

Mr. Edsall: Yes. Matter of fact, my comment 3 notes that on the 29th of March, the minor subdivision of William Helmer was stamped by Mr. McCarville and the road location and the type construction were all resolved to the satisfaction of both myself, the Supervisor on behalf of the Town Board and Skip Fayo.

Mr. Pagano: I'd like to make mention that the minutes of the Zoning Board of Appeals meeting of the 27th of March is not here. It is

not in the file. I have looked everywhere. It makes no mention of them so we have nothing to refer to as to the actual minutes. Evidently--

Mr. McCarville: Mark, says they are approved.

Mr. Pagano: The minutes are not in the file and I want to make sure that is on the record.

Mr. McCarville: I make a motion that the New Windsor Planning Board takes the lead agency position in relation to the Columbian Art Works site plan.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. McCarville: I make a motion that we declare a negative declaration as it pertains to the SEQR process with regard to Columbian Art Works site plan.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. VanLeeuwen	Aye

Mr. VanLeeuwen: I make a motion that we waive the public hearing with regard to Columbian Art Works site plan 89-2.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. Soukup: I'd like to suggest that since there is an engineer's letter with a number of items and they are cross the t's and dot the i's type things, any resolution of approval be made subject to the entire letter so that they can be reviewed between the professional before the map is stamped.

Mr. McCarville: The proposed 44 spaces should be bonded also.

Mr. Soukup: I think the applicant's efforts in going to the Zoning Board of Appeals and preserving the greenspace is an excellent idea with respect to the shape of the parking and I would certainly consider a favorable action on it tonight.

Mr. McCarville: I make a motion that we approve the Columbian Art Works site plan subject to the items 1 through 14 on the engineer's comments dated April 12th, 1989 be satisfied and that the bonding for the 44 future parking spaces be required.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. Soukup	Aye
Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 11 April 1989
SUBJECT: Columbian Art Works, Inc.

PLANNING BOARD REFERENCE NUMBER: PB-89-002

FIRE PREVENTION REFERENCE NUMBER: FPS-89-030

A review of the above referenced subject site plan/ sub-division was conducted on 11 April 1989.

This site plan is found acceptable.

PLAN DATED: 10 April 1989, Revision 1



Robert F. Rodgers; CCA
Fire Inspector

MYRA MAKE SURE THE ZONE IS ON ALL DISSAPPROVALS
AND SEND PLANNING BOARD MINUTE WITH DISSAPPROVAL

ZONING BOARD OF APPEALS

(ZBA DISK#4-032789.ZBA)

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept the minutes of the 3/13/89 meeting as written.

PRELIMINARY MEETING:

ET UP
OR PUBLIC HEARING 88-50

1. MARS/MAXIMUS (owner)-Request for 480 s.f. lot area, 95 ft. lot width, 10 ft. sideyard, 13 ft. maximum building height for construction of retail stores, storage area and warehouse located at corner of Route 94 and Marshall Drive in R-4 zone. Matter referred by Planning Board. Paul V. Cuomo, P.E. present.

ET UP
PUBLIC HEARING

2. F & L CONSTRUCTION - Request for 1.8 ft. frontyard variance on existing one-family structure located on Beattie Road in an R-1 zone.

ET UP
PUBLIC HEARING

3. MID HUDSON ASSOCS. - Request for 1.8 ft. front yard and 12.5 ft. rear yard variances in order to obtain a Certificate of Occupancy for 203 Butterhill Drive in R-4 zone. Present: Ahsan Qayum.

PUBLIC HEARING:

89-2

APP

4. HELMER/COLUMBIAN ART WORKS, INC. - Request for 19 ft. frontyard, 10 ft. sideyard, 10 ft. rearyard, 21 ft. 8 in. building height and 0.154 floor area ratio for purposes of construction of warehouse and office space located on Wembly Road in a PI zone. Present: Greg Shaw, P.E. of Shaw Engineering and Jeffrey Kildow of Columbian Art Works, Inc.

REMINDER: March 29, 1989 - 7:30 p.m. - Joint Board Meeting.

Pat 565-8550 (o)
562-7107 (h)

② 3-27-89
APPROVED

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

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 89-2

Date 3-9-89

To: Columbian Art Works, Inc.
P.O. Box 18635, 5700 W. Bender Ct.
Milwaukee, WI 53218

PLEASE TAKE NOTICE that your application dated 3-3-89
for (Subdivision - Site Plan)
located at Wembly Road
New Windsor, NY

is returned herewith and disapproved for the following reasons.
Reg'd front yard, Max. Bldg. Ht., Floor Area Ratio, Side Yd., Rear Yd.

Karl Schiefer

Planning Board Chairman

PI Zone

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>80,000 S.F.</u>	<u>160,955 S.F.</u>	<u> </u>
Min. Lot Width <u>200 FT.</u>	<u>300 FT.</u>	<u> </u>
Req'd Front Yd. <u>100 FT.</u>	<u>81 FT.</u>	<u>19 FT.</u>
Req'd. Side Yd. <u>50 FT.</u>	<u>40 FT.</u>	<u>10 FT.</u>
Req'd. Rear Yd. <u>50 FT.</u>	<u>40 FT.</u>	<u>10 FT.</u>
Req'd. Street Frontage* <u>N/A</u>	<u>N/A</u>	<u>-</u>
Max. Bldg. Hgt. <u>13' 4"</u>	<u>35 FT.</u>	<u>21' 8"</u>
Min. Floor Area* <u>N/A</u>	<u>N/A</u>	<u>-</u>
Dev. Coverage* <u>N/A</u> %	<u>N/A</u> %	<u>-</u> %
Floor Area Ratio** <u>0.20</u>	<u>0.354</u>	<u>.154</u>

* Residential Districts only

** Non-residential Districts only

" Revised "



McGOEY, HAUSER and EDSALL
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.

Licensed in New York,
New Jersey and Pennsylvania

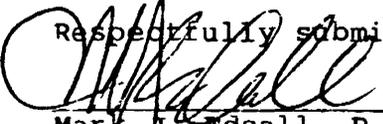
10 March 1989

MEMORANDUM FOR RECORD

SUBJECT: GATEWAY MINOR SUBDIVISION (T89-04);
TOWN OF NEW WINDSOR

On 23 February 1989 I was contacted by telephone by Jeff Kildow of Columbian Art Works, with reference to their proposed site development of the corner lot of the subject subdivision. Mr. Kildow had numerous questions regarding the procedures within the Town, for their site plan approval. He also asked specifically whether the 150 foot radius on the Town Road, at their corner lot, was a requirement of the Town or if same was the result of a need for spacing (clearance) from the installed sewage pump station. I advised him that at no time did we require a specific radius, such radius dimension was determined by the Applicant's Surveyor (Patrick Kennedy, L.S.) to suit the required clearances from the pump station. These clearances, as I advised him, were the subject of discussions for the better part of a full year (or more). I advised him that we have asked for this layout information a long time ago and had only recently received it. It now appears that Columbian Art Works will require a variance because of a decrease in lot size and the effect of same on the front yard setback dimensions for their proposed project. I suggested that a sketch plan of the site be developed and submitted for a pre-submission conference with the Planning Board. If it is determined that a variance is required the Applicant should proceed to the Zoning Board Appeals with such layout sketch plan, and possibly a recommendation of the planning Board following the pre-submission conference.

Respectfully submitted,


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

MJEemj

cc: Planning Board File - T89-2 (Columbian Art Works)

gateway

PRE-SUBMISSION CONFERENCE: COLUMBIAN ART WORKS - SITE PLAN 89-2

Mr. Greg Shaw and Jeffrey Kildow came before the Board representing this proposal.

Mr. Shaw: For the record, my name is Greg Shaw from Shaw Engineering. With me tonight is Jeffrey Kildow who is also representing Columbian Art Works Inc. of Milwaukee, Wisconsin. This site may look familiar to this Board. I believe you approved a subdivision last meeting creating this particular lot. This is part of the Helmer Subdivision on Wembly Road which is directly connected to Temple Hill Road. What we are proposing is construction of a building, approximately 57,000 square feet which would be used for office space and also warehouse and storage area. We are in a PI zone and we are a permitted use in this zone. On the drawing is a zoning schedule and you will see with respect to the minimum lot areas and widths and other zoning perimeters that we were in compliance and some were not. The parcel is approximately 4 acres. It has frontage on Wembly Road in this fashion and also in the northerly direction. As I mentioned, we are going to construct approximately 7600 square feet of office space and 49,400 square feet of office and distribution space. Wembly Road is a macadam surface. It does have existing infrastructure that being sanitary sewer, water. We will be connecting into both those utilities to service other projects. On the north side of the building, we have three loading platform areas which the trucks will be parked in at 20 degree angles for the loading. We also have one on the east side of the building, also for loading material.

Mr. VanLeeuwen: What kind of business are they in?

Mr. Shaw: With that, let me throw that over to Jeffrey who can explain a little bit to you about Columbian Art Works, what their present facility does in Wisconsin and what this will be doing.

Mr. Kildow: It is a privately owned company, about 128 years old. We manufacture dated products, anything with a date.

Mr. VanLeeuwen: You are the people that make the calendars.

Mr. Kildow: One of the two main manufacturers in the country, probably the preponderance of you have calendars from our main competitor in New Jersey. We are big on the west coast. Our headquarters is in Milwaukee, Wisconsin. We have a quarter of a million of square feet of manufacturing distribution. We have an office in Milwaukee as I said and we have a distribution center in Memphis, Sacramento and we have a token space here in Newburgh and we are building this facility to serve as our eastern distribution point.

Mr. VanLeeuwen: Where is your place now?

Mr. Kildow: We were hoping to have built this building about a year ago but as probably some of you are familiar, we have run into numerous problems with Gateway. We have 8,000 feet on VanNess, just off of Broadway. It is not something you want to advertise. It is

not very respectable space but it serves the purpose for the time being. Currently, of the quarter million square feet that we have, about 150 roughly is used for distribution. We have, approximately, 20 employees that work directly with the warehousing distribution. We anticipate growing into this building within the next 5 or 10 years so we'd use the entire 57,000 square feet. We are trying to build the maximum sized building to accomplish the economy and grow into the building. We are probably going to use one third of the building, roughly 17,000 feet. We anticipate we will have 5 employees working at this time. No manufacturing, just distribution.

Mr. Schiefer: Where do you do your printing.

Mr. Kildow: We are printers. We print all the calendars in Milwaukee.

Mr. Soukup: Distribution.

Mr. Kildow: Exclusively distribution, bulk storage and then distribution. So, that is the use of this facility preponderance of the building is warehouse. The 7600 square feet of the office is, I just might point out, we may put that in down the line initially we are going to build the warehouse. We will put in a small temporary office space for our own needs and the amount of office we put in beyond that will be dictated by the needs of our tenant which would be occupying the remaining 40,000 square feet. We are going to sublet because we are going to grow into the building. So, this will be our four facilities. We are in printing, distribution of data products and this will be strictly a distribution point.

Mr. VanLeeuwen: How about the people you rent to.

Mr. Kildow: We do not know at this time. We are marketing the property. We will be using McBride Real Estate Brokers out of Harriman. We don't have any tenants lined up at this time but we will be leasing the tenants that have similar needs to our own. It is a same facility. It will be a warehousing. It will be for warehousing and distribution but needs comparable to our own so it will be a similar use. Whoever we lease it to, I'd like to know a tenant now but unfortunately, I don't have one.

Mr. McCarville: The building will be sprinklered.

Mr. Kildow: Yes, definitely. All our facilities in Wisconsin, Memphis and Sacramento are double state code. Our owner is very sensitive to that.

Mr. Babcock: How high is the storage?

Mr. Kildow: Twenty-four (24) feet, four pallets, four sets of pallets, six each.

Mr. Babcock: Anything over 12 foot needs in-rack sprinklering.

Mr. Kildow: That is something that we may have to put in.

Mr. VanLeeuwen: If you have a building like this and you don't put sprinklers in, your insurance is exactly three times the amount. It pays for itself in the period of 5 or 6 years.

Mr. Kildow: Paper products are very inflammable but whatever the code dictates, that is what we will do but it will be sprinklered, in-rack or whatever is dictated by code.

Mr. Soukup: Two variances that are listed in the table, one is the front yard and one is parking. Is the parking area a waiver.

Mr. Roncs: I haven't seen the variances.

Mr. VanLeeuwen: It would have to be a variance.

Mr. Shaw: Which brings us to the purpose of coming before the Board tonight. We are going to have to go to the Zoning Board of Appeals to get relief for the deficiencies with respect to the variances you mentioned. I'd like to go through them tonight and discuss them and hopefully walk out tonight with a rejection of the site plan and the recommendation to the Zoning Board of Appeals. We have talked to Pat with respect to being placed on the agenda of Monday night's Zoning Board of Appeals meeting. We know it is very tight. If it is at all possible, that the Board could have this letter of rejection generated by Monday, we would be happy to pay for any administrative costs or any other costs involved. Time is very important for Columbian Art Works and if we could save some time by generating the letter, it would be appreciated. The drawing reflects two but in reality, I believe there is going to be four variances. Jim Loeb is the attorney for the project and we discussed it with him today. Lot coverage, the drawings reflect 40%. We are proposing 35.4. The zoning ordinance today only allows 20%. I have been told that that is going to be changed in the very near future. It is eminent as of this date, it is not so we will have to go for a variance on that even though that may be changed two weeks or months from now. Same thing with building height. That is predicated on 4 inches per foot to the nearest lot line today. That allows us only to construct a building of approximately 16 feet. We are proposing a building in excess of 30. That 4 inches per foot is going to be doubled. Again, your zoning ordinance is going to be amended but today, based upon the law in place, we will need a variance for that also. As I said, two months from now, that may fall by the wayside. The third variance--

Mr. VanLeeuwen: I don't think it is two months away, it is about three, four weeks away, supposed to be acted on.

Mr. Shaw: That is my--what I have been told also but Jim Loeb feels that it is important, prudent, to go for the variances based upon the zoning today.

Mr. VanLeeuwen: Basically, what you are here for is a turn down.

Mr. Shaw: With a recommendation to the Zoning Board of Appeals on the four variances. Let me go through the third variance. The front yard setback in this zone is 100 feet. Again, if you remember my

opening statements, I said that this lot was recreated at your last Planning Board meeting. This map has not been filed in the County Clerk's Office yet so this lot has not formally been created but it has been approved by this Board. There is an outstanding item and Mark can add his thoughts as to what is the appropriate radius of the right-of-way line. This line that I am circling is a hundred foot radius if that is permitted, we don't need a variance because we will now be providing 100 feet. Since that Planning Board meeting when this radius was established, 150 foot was discussed. If that is the right-of-way lines going to be 150 foot radius, we are now encroaching on the front yard. We are encroaching by this small piece which is about a 13 foot encroachment in its largest dimension totaling, approximately, 170 square feet. Should the radius be increased and this is saying Mr. Helmer, Mr. Edsall are working on this, to 160 feet, then the encroachment is also going to be increased 2, 3, 4 feet whatever. That has got to be resolved with my office and Mark between now and Monday when the application goes into the Zoning Board of Appeals. But, whatever variance we are looking for, as you can see, it is relatively small. Just the corner of this building is projecting into it.

Mr. VanLeeuwen: If all he needs is a turn down--

Mr. Schiefer: He is asking for a letter of recommendation. I want to know what recommendation.

Mr. Shaw: I have one more item which is the parking. According to the zoning ordinance for 7600 square feet of office space, I need to provide 38 spaces. For 49,400 square feet of warehouse area, I need to provide 50 spaces for a total of 88. We are providing 44 spaces. We are providing all of the retail, all of the office space required which is 38 and 6 spaces for the warehouse distribution. The reason for that is simple. In talking to Mr. Kildow, he felt it was more appropriate to utilize this area on Wembly Road for landscaping and buffer areas than to put in macadam and parking which is not warranted in his opinion. Based upon his operation in Milwaukee, Wisconsin, which again he will go through the numbers as he did 10 minutes ago, he feels that the number of parking spaces required for his 17,000 square feet which his firm will utilize is going to be about 5 or 6. That is all his needs are. The balance of the parking spaces which would be 38 spaces would be used by the tenant who would lease the remaining space. And, again, as Mr. Kildow said, the potential tenant would have to be similar to the operation which he has, which is distribution and storage, again, to minimize employees. So, that is the aspect on the parking. Again, if you want to go back and ask him any questions, specifically, to his operation now, we would certainly explore that again but we are providing 50% of the parking required, 44 of the 88 spaces of which Mr. Kildow will go on record that his operation will only need 5 or 6 and the balance will be used by the future tenant. That tenant would be consistent in use with Mr. Kildow's operation.

Mr. Lander: John, let me ask a question. As a former Zoning Board of Appeals member, what kind of--what would the Zoning Board of Appeals look at on the half of the parking being proposed as to what

is required. Do they use a percentage of the Zoning Board of Appeals?

Mr. Pagano: Yes, first of all, we would look at, yes, that is no problem, approval of the corner cut. That is not going to be a big deal. First thing they are going to look at it and simply say hey, there is no guarantee that he is not have tenants and what is going to happen to the other 44 spaces if he rents this out to, let's say an office space and they put 100 people in there. They're going to be all over Wembly Road.

Mr. Lander: Is there a percentage?

Mr. Pagano: Yes, there is a table. He is telling us what it is.

Mr. Edsall: His calculations are correct based upon the areas.

Mr. Pagano: It wouldn't fly. They wouldn't give it--I don't think they are going to approve something like this with only half the number of parking spaces.

Mr. Lander: That is up to them. It might have been, you can decrease the parking by 20%.

Mr. VanLeeuwen: If we send them a letter stating that we are in favor of the plan, it doesn't mean they are going to go along with the parking or the corner or the height. All they are saying is okay, we have a recommendation from the Planning Board. This is it. They are still going to make up their own minds.

Mr. Schiefer: Do you want that, we are in favor of the plan or four variances.

Mr. Pagano: I don't want to even send this to the Zoning Board of Appeals without the fire department giving us conceptual approval on this. I think we are insulting them by sending it. Let's let the fire department make a comment. We know they want a 30 foot boundary.

Mr. VanLeeuwen: The fire department has nothing to do with the parking.

Mr. McCarville: We are right sending them to the Zoning Board of Appeals, John, because you have to keep the ball moving.

Mr. Pagano: You are asking the Zoning Board of Appeals to make a different type of decision now and that is where it starts getting confusing, why the conflict, they're coming in here, we are asking them to come in with a lower number of parking and we don't even know what they are going to approve is going to be acceptable to the fire department.

Mr. Schiefer: I don't want to recommend that they approve the deviations or variances, just the concept. I don't want to--that parking I agree with you.

Mr. Shaw: Can I throw something else out that may make things more

complicated or more simple. In lieu of formally requesting a variance from the Zoning Board of Appeals for 44 spaces, would this Board consider approving a site plan formally creating 44 parking spaces and reserving and indicating on the plan where the other 44 spaces would be and putting a note on the drawing even securing it with a bond, possibly, if New Windsor feels comfortable, stating that the day New Windsor feels that the additional parking spaces are required above the 44 which we guarantee, as part of the site plan approval process, that Columbian Art Works will construct the balance of the 44 spaces. If you could approve a site plan under those conditions, then a variance would not be required and we could continue with the site plan process after the Zoning Board of Appeals and get the fire department involved, not before the Zoning Board of Appeals.

Mr. Soukup: The Board couldn't approve it because then you'd be exceeding the floor area ratio of development coverage when you show the future coverage.

Mr. Shaw: We still plan on going to the Zoning Board of Appeals.

Mr. Soukup: If you show the future spaces and run them into the calculations, you are going to exceed 40% lot coverage.

Mr. Edsall: The table isn't correct when it indicates a 40% maximum development coverage. The code calls again for a note applicable so they could 100% development on this site if you allowed them to do so. That number is not correct.

Mr. VanLeeuwen: My suggestion and I am making a motion, that we send them to the Zoning Board of Appeals in favor of the concept and let them handle the rest of it.

Mr. Schiefer: The motion would be just the letter, we don't have to take the other action. We vote on the site plan, we turn it down, it will go to the Zoning Board of Appeals.

Mr. VanLeeuwen: I will withdraw and make a motion that we approve the site plan.

Mr. Jones: Did you read this whole sheet.

Mr. VanLeeuwen: We are going to turn it down and go to the Zoning Board of Appeals.

Mr. Jones: Have you read item 4. It has nothing to do with them. It has to do with Helmer.

Mr. Edsall: Tippy, are you concerned about comment #4?

Mr. Jones: Yes.

Mr. Edsall: The scenerio is if they do go get the variance and Mr. Helmer, who we have been or I have been trying to get to resolve this matter for a year or maybe a year and a half, doesn't come through with an answer, then you can't approve the site plan anyway

so they go no further. One point just to clarify the record, when Greg indicated how you approved it, this subdivision was approved with 150 foot radius and that was determined by Mr. Helmer's surveyor, Pat Kennedy. At that time, you approved it subject to Dick McGoey and I verifying that there was proper room. In my opinion, at this time, it is not going to work so if it doesn't work, the subdivision plan is not going to be stamped and this site plan will never get approved because you can't. There is plenty of time to take care of that after they go to the Zoning Board of Appeals.

Mr. Soukup: So, the applicant sees the problem.

Mr. Shaw: We are absolutely aware of it.

Mr. Jones: As far as I'm concerned, knowing the dealings we have with this guy, Helmer, we have to get everything done first.

Mr. Shaw: You cannot approve this site plan until the lot is created and it has not been created because the plan has not been stamped yet.

Mr. VanLeeuwen: He said that from the onset.

Mr. Soukup: I think with reference to item 3, the Board may wish to discuss the significant variance which is required due to the substantially lesser number of parking spaces provided. Additional spaces were in an area presently marked landscaping and I think if the applicant wishes not to pave those spaces based on not needing them, that is something that should come in front of us at the time of the site plan. I'm not sure that that is a subject of a variance.

Mr. Pagano: Is this a Zoning Board problem. I am speaking only as an individual, Ex-Zoning Board member, when something like this comes before an ex-member like myself, I would prefer that this all be left out. The only thing that concerns me is this and just simply if it doesn't show the parking spaces, I look at this and start saying hey, I'm approving something that doesn't belong so this is the subject, this is all they want to see or I would want to see and fine, parking spaces are to be addressed by the Planning Board and by the town fire department at a later date.

Mr. VanLeeuwen: No, if he can't meet the amount of parking spaces, he needs, he has to go get a variance.

Mr. Pagano: He has got the spaces. I am just saying he is only going to the Zoning Board of Appeals for this.

Mr. Shaw: No, I am going for 4 things, lot coverage, building height, they are going to be changed in the future, I am going for the front yard setback and parking.

Mr. Pagano: Right here we already know that the fire department has been very upset about parking in front without the 30 foot around the building. I wouldn't want to approve something that is already

illegal and just by giving you conceptual approval, I feel that I am already subjecting the fire department to a decision.

Mr. VanLeeuwen: We are knocking it down.

Mr. Pagano: I am trying to tell them when you go before the Zoning Board of Appeals, try to keep it simple, don't show the legal parking spaces already.

Mr. Shaw: We have to show them because we need relief.

Mr. Schiefer: If they are not going for 88 or 44, they need a variance. What you are saying is they are not going to get it.

Mr. Pagano: My opinion--

Mr. Kildow: Is it appropriate to interject while we are only for 44 or don't you care because it is not being discussed.

Mr. VanLeeuwen: We are worrying about the future use of the building.

Mr. Kildow: In reference to the parking, we are not putting our loading docks around the backside of the building because it is practical. We are doing that for one and only one reason, to make the building aesthetically pleasing. We can put the loading docks right off the front of that building on the south side. It is much more inexpensive for us to build, it is probably more accessible but it wouldn't look very good. We are going around the back so we can say let's put some trees. I wish I could have brought some brochures so you could see the other buildings. I want the park and New Windsor to look good. I can put K-Mart parking out front. I can put parking all over the damn place but I don't need that space. I don't think the tenants are going to need it so we are saying let's be reasonable. We can't present a hardship, no we can't, we can put the parking in no problem but we are saying what is practical, what is reasonable and what is best for everybody. We are saying let's put up a nice building, put up a building that is prudent for our needs and based on our tenant's needs and should the need arise, we have the space for the other.

Mr. McCarville: I'd like to make a motion that we move the question and put it to a motion that we approve this or that we make a motion to approve with recommendation to the Zoning Board of Appeals that conceptually we approve of the plan that is submitted, conceptually.

Mr. Schiefer: I don't want to approve recommending the--

Mr. McCarville: I said that we conceptually approve of this plan. We are not approving the plan all right. Does anybody have any problem with this plan.

Mr. Schiefer: No.

Mr. Pagano: I have a problem with the way that it has been proposed to us.

Mr. Schiefer: I would rather see 44 parking spaces than the 88 parking spaces and no landscaping. But, what happens later on and what happens with the tenants but that is not our call but the Zoning Board of Appeals.

Mr. Shaw: The way I view it, we have two paths. One is to go before the Zoning Board of Appeals and formally request a variance for 44 spaces or possibly not go before the Zoning Board of Appeals and how we do that and it comes back to this Board is if we can generate a site plan showing you that we will put in 44 spaces before we get a C.O., we will show you where the other 44 spaces are going to be that this plan is shy. And, we will reserve that area for parking only.

Mr. Schiefer: Joe, are you listening to this. Greg is suggesting something that we have never done before.

Mr. Shaw: I think you have because we did it for Automotive Brake on Temple Hill Road. I was the engineer. In lieu of going before the Zoning Board of Appeals and getting a formal waiver of 44 spaces, that being a variance for this site plan, maybe we don't have to go. If I generate a site plan showing that we will construct before we get a C.O., a site plan that has 44 spaces and in addition to those 44 which will be constructed, I will show where another 44 are going to be built, which will bring us in complete compliance but in lieu of building the 44, it will be an landscaped area. If at any time the Town of New Windsor feels that the additional 44 spaces which are reserved as future are warranted, they will let us know and we will be obligated to construct those additional 44 spaces. If the Board feels that bonding is warranted, we will do that also. In that manner, we will build 44, we will guarantee the additional 44 with a bond and then at that point, we don't need a variance. We don't need that particular variance. We still need the other three. We do not need the parking variance.

Mr. McCarville: I could buy that.

Mr. Soukup: I prefer that.

Mr. Lander: You still have to go to the Zoning Board of Appeals.

Mr. Shaw: Yes.

Mr. McCarville: We did the same thing with the Y, if you come to think of it.

Mr. Soukup: If they can show where the additional 44 spaces are and are marked reserved, I think you have a right to consider waiving construction at the time being.

Mr. Shaw: That is an option and I think the feedback I am getting from the Board is that that is feasible.

Mr. Schiefer: Joe, what about the legalities of that. The Board seems to be favorable to that suggestion.

Mr. Rones: I don't want to be a wet blanket but I--we just don't have the authority to grant those kinds of variances. If the parking spaces aren't going to be provided, then it is, I mean, it is in the ordinance, it says required parking, blah, blah, blah. Now, if we are not going to require that amount of parking, it really isn't up to us at the Planning Board to not require that minimum amount of parking that the ordinance calls for.

Mr. McCarville: On the same token on the private road under the new specs, will require 800 foot yet we can approve one with less than 800 if we deem appropriate.

Mr. Rones: No, it says it won't be longer than 800 feet. You can approve one that will be shorter.

Mr. McCarville: Or longer.

Mr. Rones: I don't believe so.

Mr. McCarville: Mark, I thought we had that discussion on the length of a private road.

Mr. Edsall: First of all, a private road isn't a law now so that doesn't apply. I think there is a catch-all statement that allows the Board by law to modify that section of the town law. I think what Joe is getting at is the ordinance calls for minimum parking and there is no remedy to allow the Planning Board to modify the minimum. Am I right.

Mr. Rones: Yes, good translation.

Mr. Kildow: Doesn't the fact that we are willing to install the parking on demand, doesn't that change the interpretation of what is a variance and what is a waiver.

Mr. Rones: It may. Off the top of my head, I can't do better than what I have already said but I will take a look at it and if I can--

Mr. Babcock: How about bringing the presentation that you are saying to the Zoning Board of Appeals and let them make the determination and if they feel a variance is not requested--

Mr. McCarville: I have a motion that stands.

Mr. VanLeeuwen: And I seconded it.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Pagano	No
Mr. Soukup	No
Mr. Jones	No
Mr. Lander	No
Mr. Schiefer	No

Mr. Lander: I make a motion to write a letter to the Zoning Board of Appeals that we approve the concept of this plan.

Mr. McCarville: I will second that.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	No
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Shaw: If I could get a letter of rejection and maybe it would be through your consulting engineer, that I could present to the secretary of the Zoning Board of Appeals by Monday, it would be greatly appreciated. Otherwise, we get in line.

Mr. Edsall: I will fill out the normal referral form. It will not have attached to it any of the minutes and any other information, just the referral form.

Mr. Pagano: I'd also like Mark's comments to go along with our recommendation.

Mr. Shaw: Did the Board say that they thought it was appropriate that the Zoning Board of Appeals would make a determination as to whether or not we could bond the unbuilt parking spaces.

Mr. Schiefer: We made no recommendations.

Mr. Shaw: Did you state that it would be appropriate for the Zoning Board of Appeals to make an interpretation.

Mr. Rones: Yes, right, an interpretation as to whether the Planning Board can waive the required parking.

Mr. Shaw: Fine.

Mr. Soukup: Or in some way delay or defer the construction thereof.

Mr. Shaw: Thank you.

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

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Shaw Engineering - _____ for the building or subdivision of
Columbia Art works _____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

Water is available on Wemy Rd.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

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

(This is a two-sided form)

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

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

1. Name of Project New Facility for Columbian Art Works, Inc.
2. Name of Applicant H. Coleman Norris Phone 414-466-5000
Address Columbian Art Works, Inc., P.O. Box 18635, 5700 W. Bender Cour
(Street No. & Name) (Post Office) (State) (Zip)
Milwaukee, WI. 53218
3. Owner of Record William Helmer Phone _____
Address Grey Beach Lane Pomona N.Y. 10970
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw Phone 914-561-3685
Address 744 Broadway Newburgh N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney James R. Loeb Phone 565-1100
Address 1 Corwin Court P.O. Box 1470 Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw Phone 561-3695
(Name)
7. Location: On the North side of Wembly Road
1150 feet West
(Street)
(Direction)
of Temple Hill Road
(Street)
8. Acreage of Parcel 3.695 9. Zoning District PI
10. Tax Map Designation: Section 4 Block 3 Lot 17
11. This application is for Site plan for a new warehouse building.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

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

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

William Helmer being duly sworn, deposes and says that he resides at Grey Beach Lane in the County of Rockland and State of New York 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 H. Coleman Norris 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

6th day of March 1989 x

Roger Buchholz
Notary Public

my Commission expires 7/6/92

William Helmer
(Owner's Signature) William Helmer

H. Coleman Norris
(Applicant's Signature)
H. Coleman Norris

x

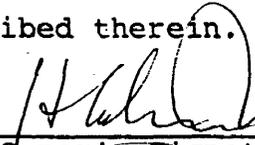
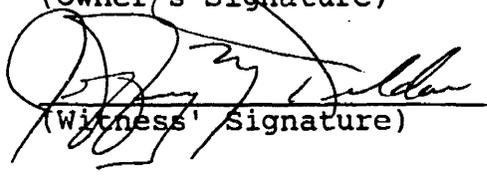
(Title)

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

H. Coleman Norris, deposes and says that he
resides at 5700 W. Bender Court, Milwaukee
(Owner's Address)
in the County of Milwaukee
and State of Wisconsin
and that he is the owner in fee of Lot #2 Subdivision of Lands
of William Helmer
which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
to make the foregoing application as described therein.

Date: 6 MAR 89


(Owner's Signature)

(Witness' Signature)

PROJECT I.D. NUMBER

617.21

SEQR

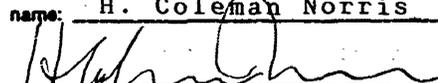
Appendix C

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 H. Coleman Norris	2. PROJECT NAME Columbia Art Works, Inc.
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) North side of Wembly Road, approximately 1150 feet west of Temple Hill Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of 49,400 square foot warehouse.	
7. AMOUNT OF LAND AFFECTED: Initially <u>3.7</u> acres Ultimately <u>3.7</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Zoning variance will be required for set backs, off street parkway.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
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 (Approval) Town of New Windsor Zoning Board (Variances)	
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 checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>H. Coleman Norris</u>	Date: <u>6 MAR 89</u>
Signature: <u></u>	

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

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

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 or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (if different from responsible officer) _____

Robert Reich, Project Engineer

 Date 3/3/89

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 type="checkbox"/> Curbing Through
Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through
Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input type="checkbox"/> Refuse Storage |
| 7. <u>N.A</u> Revision Dates | 35. <input type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet
of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input 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 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 type="checkbox"/> Existing Vegetation | 48. <input type="checkbox"/> Pavement Coverage (Sq.
Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input type="checkbox"/> Pavement Coverage (%
of Total Area) |
| | 50. <input type="checkbox"/> Open Space (Sq. Ft.) |
| | 51. <input 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)

* Information to be supplied later. Required.

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: *[Signature]*
Licensed Professional

Date: March 3, 1989