

PB# 89-20

OAKWOOD COMMUNITY CENTER

SBL 44-1-39

OAKWOOD COMMERCIAL CENTER #89-20
(TECTONIC) RT. 94

Approved

5/12/89

General Receipt

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

10494

April 25 19 89

Received of Electronic Engineering \$ 25⁰⁰/₁₀₀

Twenty Five and 00/100 DOLLARS

For Plan. Bd. application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check #		25.00
# 2965		

By Pauline J. Townsend
EC

Town Clerk
Title

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

Oxford[®]

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

DOLLARS

For Plan Bd. application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 2965		

By Pauline J. Townsend
Town Clerk
 Title

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

Oxford[®]

ESSELTE

MADE IN U.S.A.

NO. 753 W/3

General Receipt 10641

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550 (Oakwood Comm. Ctr.)

Received of X & K management June 9 19 89
Two Hundred Twenty Three and ²⁰/₁₀₀ DOLLARS

For P/B Site Plan app. \$100.00 - Engineer fees \$123.20

DISTRIBUTION 89-20

FUND	CODE	AMOUNT
Check 223.20		
# 1816		

By Pauline J. Townsend
Town Clerk
 Title

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



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

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

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

November 30, 1989

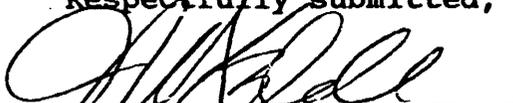
MEMORANDUM FOR RECORD

**SUBJECT: OAKWOOD COMMERCIAL CENTER - ROUTE #94
NEW WINDSOR PLANNING BOARD REFERENCE #89-20**

Pursuant to the request of Building Inspector, Michael Babcock, on 27 November 1989, the undersigned and Mr. Babcock visited the subject site to investigate a "field problem" identified by the Building Contractor. The Contractor indicated that the topography indicated on the approved site plan was not accurate and, as a result of same, the "cuts" in the rear of the site were much greater than indicated on the plans. In addition, the very large tree to the right-rear of the property is now a problem since, if the excavation is continued back to the tree and the full 30' lane provided, this will in all likelihood, kill the large tree. In an effort to maintain the aesthetics of the site, it was preferred that, if possible, the tree be retained.

We attempted to contact Fire Inspector Rogers by radio, but he did not respond. We contacted Assistant Fire Inspector McDonald, who responded to the site. We reviewed the encroachment of the large tree at the right-rear corner of the building and, in light of the fact that the tree is very near the right corner of the property and since approximately a 23' lane would be maintained, John felt that the encroachment for that small area of the rear exposure was not a problem. As such, it was agreed that the contractor could install a railroad tie retaining wall along the back of the site, boxing around the large tree, somewhat encroaching toward the building.

Respectfully submitted,



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

MJEkb

cc: Town Planning Board

oakwood.kb

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 89- 20

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
89-20	33391	05/02/89	TIME	NJE	MC	OAKWOOD	60.00	0.30	18.00			
89-20	33592	05/10/89	TIME	NJE	MC	OAKWOOD REAPP	60.00	0.50	30.00			
89-20	33596	05/11/89	TIME	NJE	MC	OAKWOOD REAPP	60.00	0.30	18.00			
89-20	34365	05/22/89	TIME	NJE	MC	OAKWOOD	60.00	0.50	30.00			
89-20	34368	05/23/89	TIME	EJ	CL	OAKWOOD	19.00	0.50	9.50			
89-20	34366	05/24/89	TIME	NJE	MC	OAKWOOD	60.00	0.20	12.00			
89-20	34369	05/24/89	TIME	EJ	CL	OAKWOOD	19.00	0.30	5.70			
									=====	=====	=====	=====
TASK TOTAL									123.20	0.00	0.00	123.20
									=====	=====	=====	=====
GRAND TOTAL									123.20	0.00	0.00	123.20

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

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Donald A Beavie Eng for the building or subdivision of
Oakwood Comm. Center. _____ has been

reviewed by me and is approved _____,

~~disapproved~~ _____.

If disapproved, please list reason _____

Water is available in this area

HIGHWAY SUPERINTENDENT

James D. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

C.A.E.

MAY 24 1989

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 24, 1989

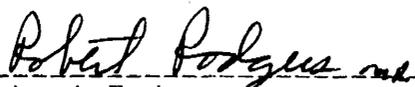
SUBJECT: Oakwood Commercial Center

Planning Board Reference Number: PB-89-20
Fire Prevention Reference Number: FPS-89-051

A review of the above referenced subject site plan was conducted on 23 May 1989.

This site plan is found acceptable.

Plan Dated: 6 May 1989, Revision 8



Robert Rodgers
Fire Inspector

RR:mr
Att.

MAY 24 1989

CC: M.E.



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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new #

TOWN OF New Windsor

P/B # -

WORK SESSION DATE: 5-2-89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME: Oakwood

COMPLETE APPLICATION ON FILE NEW OLD

REPRESENTATIVE PRESENT:

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP.
P/B ENGR. ✓
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- new application
- discrepancy - ck revision #'s
- 20' reserve strip at loc shown for cross-access to adj. parcel. Prior to constr. of same owner will submit new parking plan to P/B for aff'l

DISCUSSION: OAKWOOD COMMERCIAL CENTER (Sidewalks)

Mr. Edsall: I have a memo from Donald Green from the DOT to all Planning Boards. The reason this was generated was, on Oakwood Commercial Center for the sidewalks, he has issued a memo indicating a sidewalk will only be accepted in a State right-of-way subject to five conditions. What they are saying unless the Town Board passes a resolution indicating that the maintenance and liability for the sidewalk is going to be accepted by the Town Board, they will not authorize sidewalks to be constructed so what it is telling you is if the Planning Board wants sidewalks, you have got to get authority from the Town Board that they will be accepted or the DOT or the State has to be the one who generates the construction so that it is intended to be a State sidewalks. I don't know what record you can put it in. I have a copy when it comes time for Oakwood, Don Green has already indicated to me that he will oppose the Oakwood sidewalks since they lead to nowhere.

Mr. VanLeeuwen: I spoke to Don a week ago, I know the man personally and his wife too because she works for the Town of Newburgh and he said to me, do me a favor, leave out those sidewalks.

Mr. McCarville: We turned the whole damn project down so--

Mr. Edsall: When the new application is considered, what I'm asking is that the issue of sidewalks on the State right-of-way this Board does not have the authority to require them.

Mr. Soukup: Can we put it in front of the Town Board to get an indication from them whether they will be responsible.

Mr. Edsall: If you'd like me to, I will pursue it but I am telling you--

Mr. Soukup: Get the Town Board to let us know what they want.

Mr. Lander: What is the difference between Freedom Road and 94.

Mr. VanLeeuwen: They'd put the curbing in and everything else.

Mr. Lander: I don't particularly care for the sidewalks there.

Mr. Edsall: If it is the Board's pleasure, I will direct Tectonic to be the one who asks the Town Board if they would support it or not acceptable.

Mr. VanLeeuwen: Yes.

file

TOWN OF NEW WINDSOR

PLANNING BOARD MEETING

MAY 24, 1989

MEMBERS PRESENT: JOHN PAGANO, ACTING CHAIRMAN
RON LANDER
HENRY VAN LEEUWEN
VINCE SOUKUP
LAWRENCE JONES (Arriving Late)

ALSO PRESENT: MICHAEL BABCOCK, BUILDING INSPECTOR
MARK EDSALL, P.E., PLANNING BOARD ENGINEER
JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY
(Arriving Late)

ABSENT: CARL SCHIEFER
DAN MC CARVILLE

OAKWOOD COMMERCIAL CENTER - SITE PLAN - ROUTE 94 (89-20)

Mr. Don Benvie from Tectonic came before the Board representing this proposal.

Mr. VanLeeuwen: I had a long talk with Don Green and he said there is no way that he would give permission to put a sidewalk out front, he couldn't on account of all the utilities buried underneath. I think there should be a letter in the file on that.

Mr. Benvie: This is the site plan and the architectural profiles for the building for the project. It was, I guess, there was, we submitted the plans, I guess there was some open items with regard to the County Planning Department comments. They were reviewed the last time I was here then also the question about a sidewalk out in front of the property on 94.

Mr. VanLeeuwen: I think that is the only thing that remains to be covered is the sidewalk out front.

Mr. Benvie: And essentially the County Planning Department concurred. They wanted access available between the sites so we added for future access so we added a 20 foot strip for future access, should it be needed. We have also added a note on there that they have to re-appear before the Planning Board if they ever do decide to use that

access.

Mr. VanLeeuwen: Which access is that, on Cappichioni property?

Mr. Benvie: Yes.

Mr. VanLeeuwen: I don't see where that is going to be any benefit.

Mr. Benvie: We added that with a note stating that if it was ever decided they'd have to come back to the Planning Board.

Mr. VanLeeuwen: Every property should have its own entrance and exit, egress and ingress.

Mr. Benvie: We have been touch with, as you had said earlier, we talked to Don Green about the sidewalks and I guess he had spoken to some of the members here about his concerns with the sidewalks out there.

Mr. VanLeeuwen: I think we should read the engineer's comments.

Mr. Soukup: Have you had the benefit of seeing the comments.

Mr. Edsall: Here is a set of comments for you.

Mr. Benvie: Thank you.

Mr. VanLeeuwen: This is a new application according to our engineer. I make a motion that the Planning Board of the Town of New Windsor take the position of lead agency on the SEQOR process with regard to Oakwood Commercial Center Site Plan Route 94.

Mr. Lander: I will second that motion.

ROLL CALL:

Mr. Lander	Aye
Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. VanLeeuwen: I make a motion that we declare a negative declaration with regard to the SEQOR process on Oakwood Commercial Center Site Plan Route 94.

Mr. Soukup: I'll second the motion.

ROLL CALL:

Mr. Lander	Aye
Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. Soukup: Considering that we have had a hearing on this and done a site inspection and the plans are now complete with the items we asked for in the prior application, I move we waive the public hearing and grant site plan approval with regard to Oakwood Commercial Center Site Plan Route 94.

Mr. VanLeeuwen: I'll second that motion. If you look at #2, I suggest that we tie that into the motion that all interior sidewalks should be concrete and that all sidewalks proposed for the town road (Oakwood Terrace) be meshed reinforced concrete.

Mr. Soukup: Then I make a motion that we waive the public hearing and grant site plan approval to the Oakwood Commercial Center Site Plan Route 94 subject to the town engineer's comments of 24 May, 1989.

Mr. VanLeeuwen: I'll second that.

ROLL CALL:

Mr. Lander	Aye
Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. VanLeeuwen: The project will look like the pictures you have brought in.

Mr. Benvie: Yes. My client is aware of how you want it to look.



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON
REGIONAL DIRECTOR

2A Ridge Road
New City, N. Y.
10956

FRANKLIN E. WHITE
COMMISSIONER

May 10, 1989

TO: Planning Boards

FROM: D. Donald Greene, C.E. I, Rockland County - East Orange County *DL*

SUBJECT: Sidewalk Within State Right-of-Way

DATE: May 10, 1989

Department Policy allows side walk within the State Right-of-Way subject to the following conditions:

1. That the Governing Board (Town of Village) pass resolution covering maintenance and liability for the proposed sidewalk.
2. That the necessary curbing be place in front of sidewalk when necessary.
3. That side walk be constructed of Portland Cement 4" in depth reinforced. Must be 5' wide with handi-capped ramps where needed.
4. That proper drainage is provided.
5. All of the above to be performed under a Highway Work Permit and at no cost to the State of New York and or the Department of Transportation.

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 Oakwood Commercial Center
2. Name of Applicant Leon Klein, K&K Management Phone 914-783-7417
Address 1 Freeland Street, Monroe, NY 10950
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Leon Klein Phone 914-783-7417
Address 1 Freeland Street, Monroe, NY 10950
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Tectonic Engineering Phone 914-928-6531
Address 600 Route 32, P.O. Box 447, Highland Mills, NY 10930
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Tectonic Engineering Consultants Phone (914) 928-6531
(Name)
7. Location: On the North side of Rt. 94
10 feet East (Street)
(Direction)
of the corner of Oakwood Terrace and Route 94
(Street)
8. Acreage of Parcel .798 9. Zoning District NC
10. Tax Map Designation: Section 44 Block 1 Lot 39
11. This application is for site plan approval

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

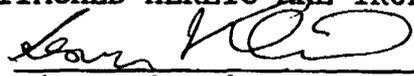
_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(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.

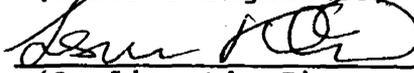
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this



(Owner's Signature)

19 th day of April 198 9



(Applicant's Signature)



Notary Public

(Title)

SERENA C. GILBERT
NOTARY PUBLIC - STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
MY COM. EXPIRES 3/14/1920

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Donald A. Burr
Licensed Professional 062787
Date: 4-24-89



TECTONIC
 ENGINEERING CONSULTANTS P.C.
 P.O. Box 447, 600 Route 32
 Highland Mills, N.Y. 10930-0447 (914) 928-6531

OTHER OFFICES:
 Auburn, MA
 Waterbury, CT
 Paramus, NJ

TEC

FAX (914) 928-9211

Mr. Mark Edsall, P.E.
 McGoey, Hausuer and Edsall
 45 Quassaick Avenue, Route 9W
 New Windsor, New York 12550

April 10, 1989

RE: W.O. 430.01
 Route 94 Commercial Center
 (Revision 1)

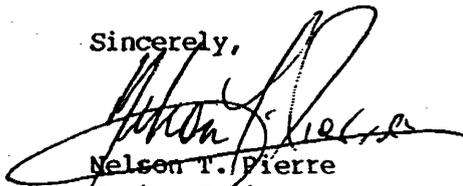
Dear Mr. Edsall:

Enclosed please find our revised estimated costs for construction of site work and public improvements for the Route 94 Commercial Center. The costs are summarized as follows:

- I. Site Work\$99,590.58
- II. Public Improvements - Sidewalk.....\$ 2,700.00

Please do not hesitate to call us if you should have any questions.

Sincerely,



Nelson T. Pierre
 Senior Engineer

NTP/par
 Enclosures

cc: File 47

W.O. 430.01
 ROUTE 94 COMMERCIAL CENTER

I. COST ESTIMATE - SITE WORK

(REVISION 1)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
1.	CLEARING & GRUBBING	0.80 AC	3225.00	2580.00
2.	STRIP 6" TOP SOIL	645 CY	1.34	864.30
3.	HAUL EXCESS TOP SOIL	434 CY	3.22	1397.48
4.	EXCAVATE BACKFILL & COMPACT STORM DRAINAGE PIPE	38 CY	4.30	163.50
5.	12" CMP	220	15.00	3,300.00
6.	OMITTED			
7.	END SECTIONS 18" DIA.	3 EA	140.00	420.00
8.	TRENCH DRAINS	59 LF	40.00	2,360.00
9.	CATCH BASINS	3 EA	1,200.00	3,600.00
10.	RUN OF BANK - TRENCH	40 CY	9.00	360.00
11.	RELOCATE UTILITY POLE	1 EA	300.00	300.00
12.	REMOVE 2' DIA. OAK TREE	1 EA	400.00	400.00
13.	SITE EXCAVATION	1363 CY	1.75	2,385.25
14.	EXCAVATE SWALE	232 LF	10.00	2,320.00
15.	END SECTIONS	2 EA	140.00	280.00
16.	FINE GRADE SITE	4375 SY	0.15	656.25
17.	RUN OF BANK - SUBBASE	620 CY	9.00	5,580.00
18.	ITEM 4 - BASE	305 CY	15.00	4,575.00
20.	CURBS 8"	600 LF	15.00	9,000.00
21.	SIDEWALK - SITE DEVELOPMENT	78 SY	45.00	3,510.00

SUBTOTAL

44,051.78

(REVISION 1)

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
21.	CONCRETE ISLANDS	540 SY	45.00	24,300.00
22.	DUMPSTER PAD	20 CY	65.00	1,300.00
23.	CONCRETE DOOR PAD	10 EA	50.00	500.00
24.	AC BASE COURSE (ITEM 403.13)	333 TONS	33.00	10,890.00
25.	AC WEARING COURSE (ITEM 403.17)	165 TONS	33.00	5,445.00
26.	HANDICAP SYMBOLS & SIGNS	4 EA	30.00	120.00
27.	WHITE STRIPING	480 LF	0.25	120.00
28.	ARROW SYMBOLS	4 EA	4.00	16.00
29.	SITE LIGHTING	7 EA	750.00	5,250.00
30.	TOPSOIL	211 CY	18.00	3,798.00
31.	SEEDING	5759 SF	0.20	1,151.80
32.	HEMLOCK TREES	83 EA	20.00	1,660.00
33.	SHRUBS	52 EA	15.00	780.00
34.	RIPRAP	13 CY	16.00	208.00
	SUBTOTAL SHEET 2 OF 2			55,538.80
	SUBTOTAL SHEET 1 OF 2			<u>44,051.78</u>
	TOTAL			99,590.58

COST ESTIMATE

II PUBLIC IMPROVEMENTS

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT RATE</u>	<u>COST</u>
1.	SIDEWALK	60 SY	45.00	2700.00

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 Leon Klien - K&K Management	2. PROJECT NAME Oakwood Commercial
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) North side of Rte. 94, 10 feet east of the corner of Oakwood Terrace and Rte. 94.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: A 1 story commercial/business center with parking area.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.798</u> acres Ultimately <u>0.798</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:	
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 N.Y.S. Dept. of Transportation Road cut and utility hookup permits	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval N.Y.S. Dept. of Transportation Road cut and utility hookup permits	
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>Leon Klien</u>	Date: <u>4-24-89</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

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Leon Klein, deposes and says that he
resides at 1 Freeland Street, Monroe, NY 10950
(Owner's Address)

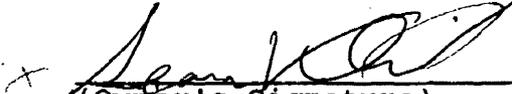
in the County of Orange

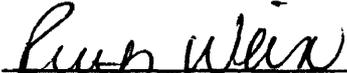
and State of New York

and that he is the owner in fee of 316 Blooming Grove Turnpike
Rt. 94, New Windsor, NY 12550

which is the premises described in the foregoing application and
that he has authorized Tectonic Engineering PC
to make the foregoing application as described therein.

Date: April 24, 1989

x 
(Owner's Signature)


(Witness' Signature)



7006789

Permit Fee \$ 27.50
Ins. Fee \$ 2.50
Total Received \$ 30.00

Permit No. 08-88-6789
Est. Compl. Date 12/31/89

HIGHWAY WORK PERMIT

Check or M.O. No. 1039

SH No. 42

Liability Insurance

Deposit Rec. for \$ 0.00

Policy No. N/A

Expiring / /

Check or M.O. No.

Dated / /

Disability Benefit Coverage

Policy No. N/A

Permittee: K & K MANAGEMENT CO.,
P.O. BOX 267
MONROE, NY 10950

Charge to Bond No. (\$ 0.00)
or Undertaking on File
Workmen's Compensation
Policy No. N/A

att:

Billing Address for Return of Bond/Deposit
(Complete if different from above)

Return of Deposit Made Payable to:
(Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

WATER AND SEWER HOOK-UP LESS THAN 5'0" DEEP.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County — ORANGE

Municipality — NEW WINDSOR

Route # — 94

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Date at POUGHKEEPSIE, N.Y.
Date Signed 06/15/88

Commissioner of Transportation

By MICHAEL J. MIENOGNA

M. J. Mienogna
MICHAEL J. MIENOGNA

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE - Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,
DONALD F FULLAM
(914)562-4020
112 DICKSON STREET
NEMBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted.

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

HIGHWAY PERMIT SECTION:

- Refund of Deposit on this Permit is authorized.
- Return of Bond furnished for this Permit is authorized.
- Amount charged against Blanket Bond for this permit may be cancelled.
- Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER



7006817

Permit Fee \$ 150.00
 Ins. Fee \$ 2.50
 Total Received \$ 152.50

HIGHWAY WORK PERMIT

Permit No. 08-88-6817
 Est. Compl. Date 12/31/89

Check or M.O. No. 1134

Liability Insurance

Policy No. N/A

Disability Benefit Coverage

Policy No. N/A

Expiring / /

Check or M.O. No.

1033

Dated

05/26/88

Permittee: K S K MANAGEMENT CO.
 P.O. BOX 267
 MONROE, N.Y. 10950

Charge to Bond No. (0-00)
 or Undertaking on File

Workmen's Compensation
 Policy No. N/A

att: Billing Address for Return of Bond/Deposit
 (Complete if different from above)

Return of Deposit Made Payable to:
 (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

CONSTRUCT COMMERCIAL PARKING LOT ACCESS AS PER PLANS WITH REVISIONS SHOWN IN RED. ALL DISTURBED AREAS WITHIN STATE ROW ARE TO BE TOPSOILED, SEEDED AND MULCHED. NO TREES WITHIN THE STATE ROW OVER 6" DBH ARE TO BE REMOVED WITHOUT PRIOR PERMISSION FROM THIS OFFICE. STONEWALL IS TO REMAIN AS PART OF PERMIT AND BE RESTORED/REPAIRED AS DETERMINED BY THE DEPARTMENT REPRESENTATIVE.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County —

ORANGE

Municipality —

NEW WINDSOR

Route # —

94

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at

Date Signed Poughkeepsie, N.Y.

06/22/88

Commissioner of Transportation

By

M. J. Mignogna
 MICHAEL J. MIGNOGNA

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,

DONALD F FULLAM
(914)562-4020

112 DICKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted.

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked

To: HIGHWAY PERMIT SECTION

- Refund of Deposit on this Permit is authorized.
- Return of Bond furnished for this Permit is authorized.
- Amount charged against Blanket Bond for this permit may be cancelled
- Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

REQUIRED PARKING AREA

Town of New Windsor Requirements:

Retail - 1 Space/150 S.F.

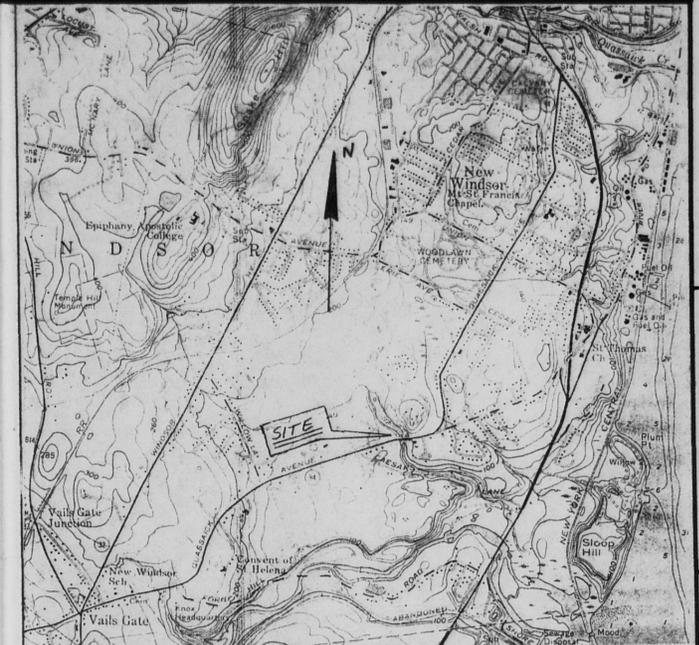
CALCULATION

Retail -

Area = 0.8 x 150 ft. x 42 ft. = 5,040 S.F.

Spaces required = 5,040 S.F. x 1 Space/150 S.F. = 33.6 Spaces.

Total number of spaces required = 34



LOCATION PLAN
SCALE: 1" = 2000'

BULK REQUIREMENTS

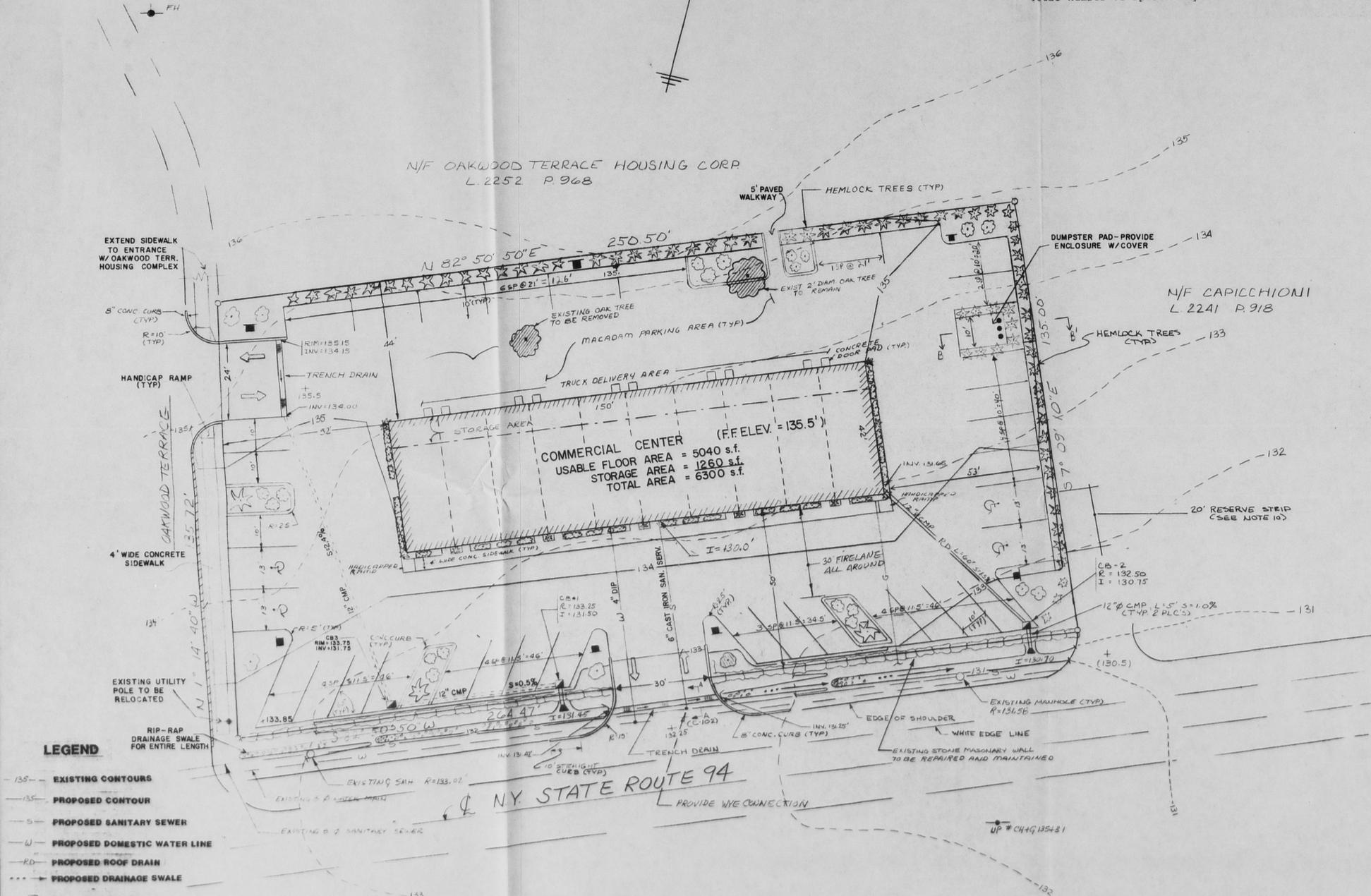
	MINIMUM	REQUIRED	PROVIDED
LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	34,761 SQ. FT.
LOT WIDTH	100 FT.	100 FT.	264.47 FT.
FRONT YARD	40 FT.	40 FT.	50 FT.
SIDE YARDS	15 FT.	15 FT.	50/62 FT.
BOTH SIDE YARDS	35 FT.	35 FT.	112 FT.
REAR YARD	15 FT.	15 FT.	40 FT.
PARKING	34 SPACES	34 SPACES	35 SPACES
BUILDING HEIGHT USES	ALLOWED	PROVIDED	
	35 FT.	18 FT.	RETAIL & OFFICE SPACE

NOTES

- Boundary survey performed by Patrick T. Kennedy; Reference Plan dated October 15, 1986.
- Topographic survey performed by Affiliates and Deborah Lee King.
- Record Owner: Capicchioni Inc.
- Developer: K&K Management Co.
- Deed Reference: L.2634 P.63.
- Total parcel Area: 0.798 Acre.
- Total Building Area: 6,300 Sq. Ft. including 1,260 Sq. Ft. of storage yielding net usable area of 5,040 Sq. ft.
- Swales in right of way to be maintained by owner.
- Tax Map Designation: Section 44, Block 1, Lot 39.
- A 20 ft. reserve strip shall be provided for future cross access to Capicchioni property (if necessary). Prior to construction if same, Owner will submit new parking plan to Planning Board for approval. Parking spaces shall be relocated as necessary.

NEW WINDSOR PLANNING BOARD APPROVAL

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON June 12, 1989
BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

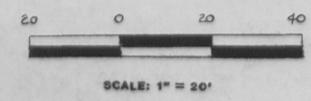


OAKWOOD COMMERCIAL CENTER

LEGEND

- - - - - EXISTING CONTOURS
- — — — PROPOSED CONTOUR
- S — — — PROPOSED SANITARY SEWER
- W — — — PROPOSED DOMESTIC WATER LINE
- RD — — — PROPOSED ROOF DRAIN
- --- PROPOSED DRAINAGE SWALE
- ☐ — — PROPOSED CATCH BASIN
- — — EXISTING SANITARY MANHOLE
- ♿ — — PROPOSED HANDICAPPED PARKING
- 🌳 — — EXISTING TREE TO REMAIN
- 🌱 — — PROPOSED PLANTING
- ⚡ — — PROPOSED SITE LIGHTING
- ⚡ — — EXISTING UTILITY POLE
- ▲ — — PROPOSED FLARED END SECTION
- — — EXISTING CURBING
- — — CONCRETE CURBING
- + — — PROPOSED SPOT ELEVATION
- (130.5) — — EXISTING SPOT ELEVATION

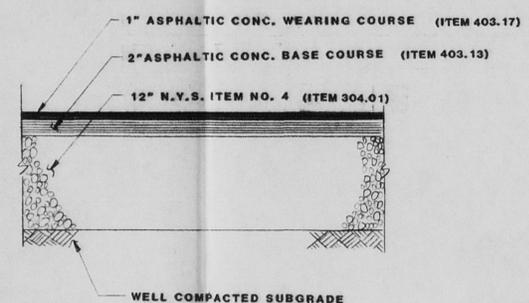
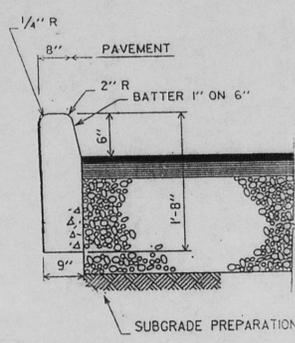
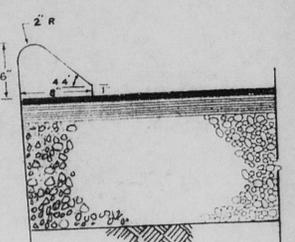
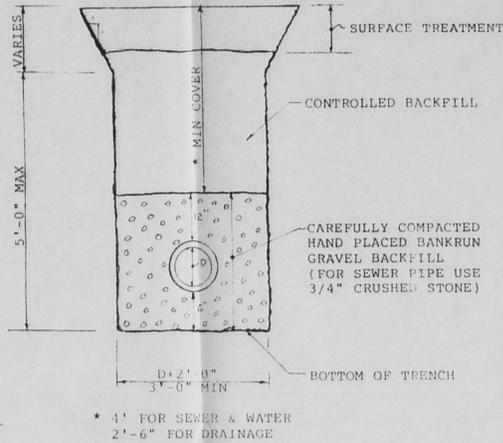
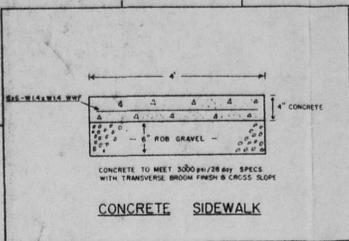
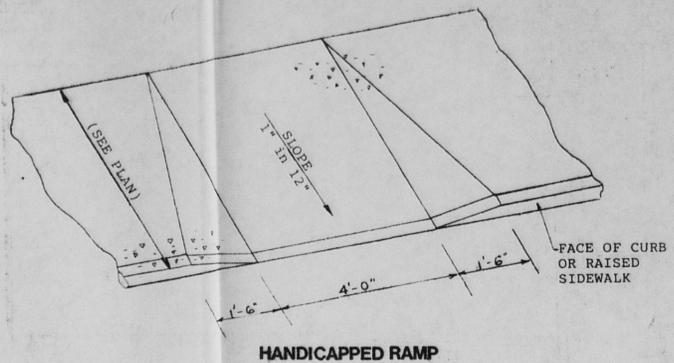
REV NO	REVISION	DATE	DRAWN	CHECKED	REV NO	REVISION	DATE	DRAWN	CHECKED	APPROVED	DATE
7	REVISED PER PLANNING BOARD COMMENTS	5/4/89	B.L.A.		1	REVISED PER NYSDOT COMMENTS	5/10/89	DP			
8	ADD 20' RESERVE STRIP	5/4/89	J.I.		2	REVISED PER PLANNING BOARD COMMENTS	5/10/89	RW			
					3	REVISED PER PLANNING BOARD COMMENTS	5/10/89	DP			
					4	REVISED PER PLANNING BOARD COMMENTS	5/10/89	DP			
					5	REVISED DRAINAGE PER DPW COMMENTS	5/10/89	DP			
					6	REVISED PER PLANNING BOARD COMMENTS	5/10/89	DP			



TECTONIC
ENGINEERING CONSULTANTS P.C.
P.O. Box 447, 600 Route 32
Highland Mills, N.Y. 10930 (914) 928-6531

SITE PLAN
OAKWOOD COMMERCIAL CENTER
NEW WINDSOR, NEW YORK

Approved for Construction	Date	Work Order	Drawing No	Rev
<i>[Signature]</i>	5/12/89	430.01	C-101	7

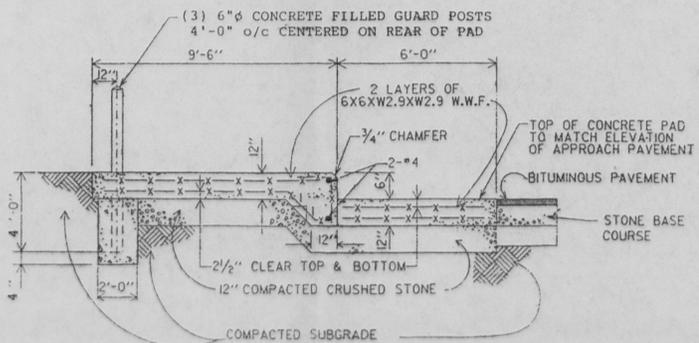
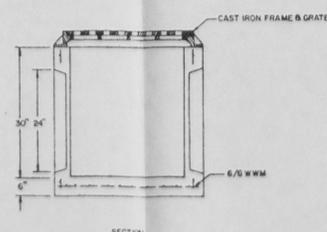
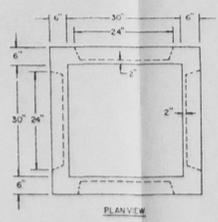
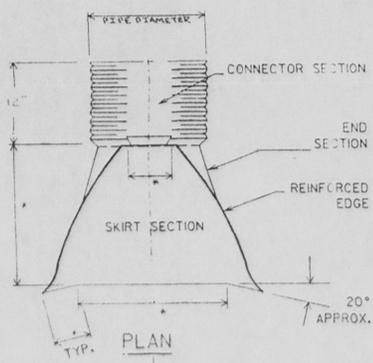


- NOTES:**
1. CURB TO BE CONSTRUCTED IN 10' LENGTHS.
 2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50' AT THE ENDS AND MID-POINT OF RETURNS AND AT ANY POINT WHERE THE NEW CURB ABUTS OTHER CONCRETE STRUCTURES.
 3. ALL CONCRETE FOR CURBS SHALL BE 3000 PSI @ 28 DAYS WITH BROOM FINISH.

ASPHALT CURB (N.T.S.)

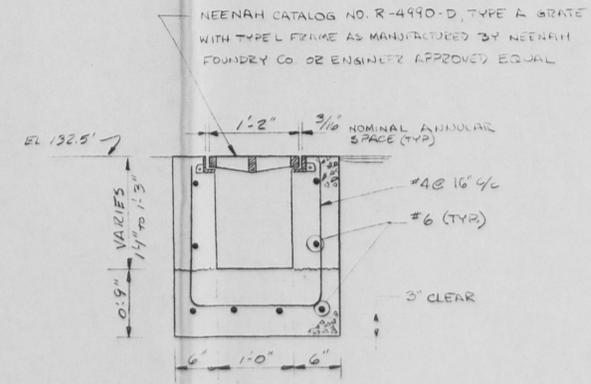
CONCRETE CURB

PAVEMENT SECTION



- NOTE:**
- ALL CONCRETE FOR DUMPSTER PADS SHALL BE 4000 PSI @ 28 DAYS WITH BROOM FINISH.

DUMPSTER PAD



TRENCH DRAIN

- NOTES:**
- * In accordance with manufacturer's requirements.

- NOTE:**
- * THIS UNIT HAS 4-24" DIA. KNOCKOUT PANELS CENTERED ON SIDEWALLS
 - * WEIGHTS
 - CATCH BASIN - 2347 LBS
 - CONCRETE FLAT TOP AVAILABLE - 937 LBS (6" THICK)
 - CONCRETE TO TEST 4000 PSI AT 28 DAYS

FLARED END SECTION

CATCH BASIN

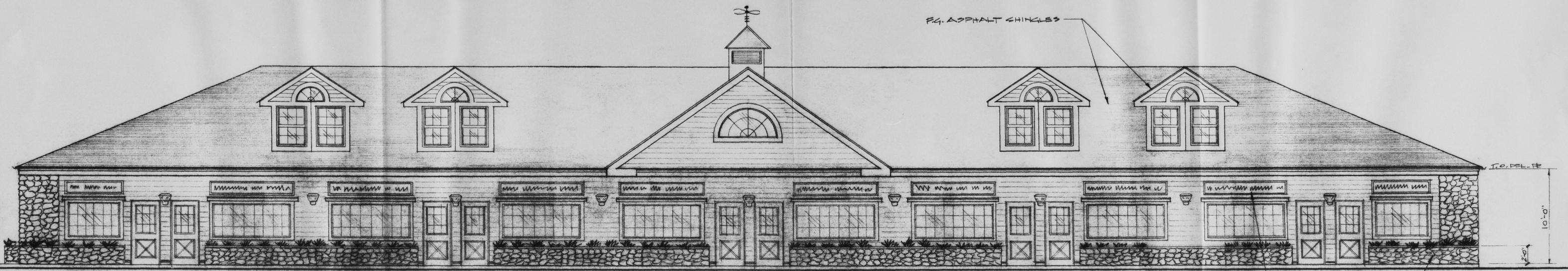
TECTONIC ENGINEERING CONSULTANTS P.C.
 P.O. Box 447, 600 Route 32
 Highland Mills, N.Y. 10930 (914) 928-6531

SITE DETAILS
OAKWOOD COMMERCIAL CENTER
NEW WINDSOR, NEW YORK



Approved for Construction	Date	Rev. Order	Drawing No.	Rev.
<i>[Signature]</i>	8/19/88	430.01	C-102	1

Rev. No.	Revision			Approved				Drawing Control			
	Date	Des.	Chk.	Chief Engr.	Purpose	Approved By	Date	Released By	Date		
1	8/19/88				REVISED PER NYS DOT COMMENTS						
					For Information	<i>[Signature]</i>	8/19/88				
					For Comment						
					For Bid						
					For Construction						



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

BACK-LIT SIGNS

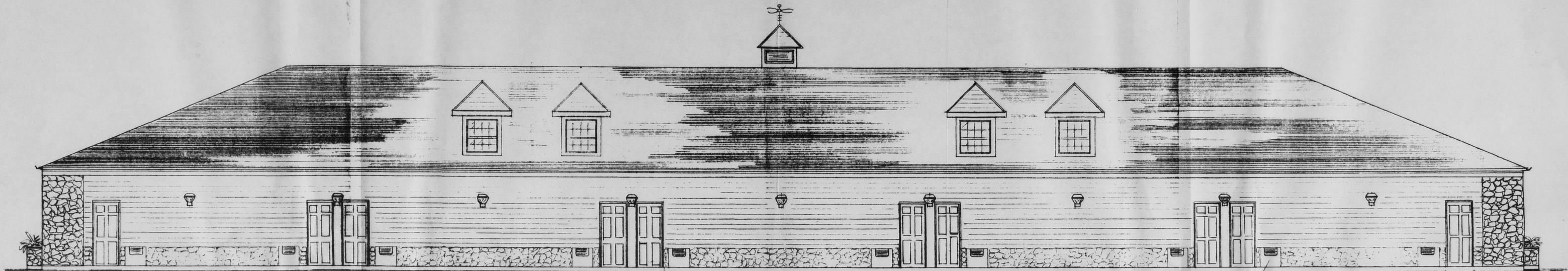
STONE FACED PLANTER (TYP.)



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

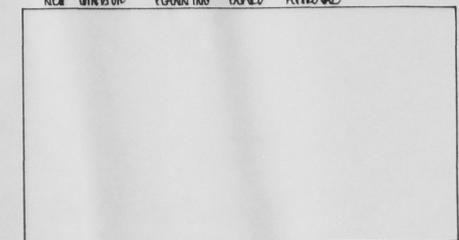
OAKWOOD COMMERCIAL CENTER
1-STOREY RETAIL/OFFICE BLDG.

DESIGN GROUP
32 SMITH CLOVE RD.
CENTRAL VALLEY, N.Y. 10517
(914) 428-2828



REAR ELEVATION scale '1/4"=1'-0"

NEW WINDOW PLANNING BOARD APPROVAL



OAKWOOD COMMERCIAL CENTER