

PB# 91-02

WILLIAM HELMER

SBL 4-3-7

Approved 3/13/91

General Receipt

11862

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Dec 19 19 91

Received of H3 Development Partners \$ 25.00

Twenty-five and 00/100 DOLLARS

For P.B. Application Dec #91-2

DISTRIBUTION

FUND	CODE	AMOUNT
CK 1277		25.00

By Pauline G. Townsend
CS

Town Clerk
Title

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

General Receipt

11863

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Feb 19 19 91

Received of Town Clerk \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For H3 Development Partners
P.B. #91-2 Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 1278		750.00

By Joan Zappo

Deputy Controller
Title

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

General Receipt

11895

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

March 13 19 91

Received of Helmer-Croin Construction \$ 100.00

One Hundred and 00/100 DOLLARS

For P.B. Site Plan Approval #91-2

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 019338		100.00

By Pauline G. Townsend
EC

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.

11 February 1993

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

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

SUBJECT: HZ DEVELOPMENT (HELMER) SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-2
MHE JOB NO. 87-56.2
SITE VISIT 10 FEBRUARY 1993

This memorandum shall confirm that on the subject date we visited the subject project site to review the status of completion for the key site improvements, as per the site plan stamped approved by the Planning Board on 13 March 1991. The following observations were made:

1. The entirety of the westerly parking lot, including the depicted handicapped parking space, is not constructed. The parking lot requires both significant fill and the paving structure, followed by appropriate striping and signage. None of these exist.
2. It should be noted that the "existing fire hydrant" depicted immediately to the west of the proposed parking area is, in fact, a distance to the west (i.e. the hydrant is mislocated on the plan).
3. A loading dock has been constructed on the west face of the building. This is not depicted on the site plan. In addition, a stone unit retaining wall has been constructed to the south of the loading dock, approximately 8' in height). This is not shown on the plan, nor is it known whether this was properly designed (structurally).
4. A typical handrail has been installed at the top of the aforementioned retaining wall, it is questioned whether this handrail is suitable as a vehicle-stop.
5. Gas meters and electric service meters are located on the westerly face of the building, near the entrance. No vehicle protection has been installed.

6. It should be noted that the aforementioned loading dock conflicts with the parking spaces depicted on the plan, along the westerly face of the building.
7. With regard to the westerly parking lot, the curb island at the entrance and the sidewalk along the west face of the building are not constructed.
8. The entrance to the facility on the west face of the building requires grade adjustment for handicapped access, as part of the sidewalk construction.
9. The parking lot on the easterly side of the building has been paved and striped; it should be noted that the handicapped space has been relocated and the handicapped parking striping does not comply with State and ANSI Standards.
10. All landscaping shown on the site plan has not been installed, nor started.

Effectively, the only site improvement which has been constructed involves the paving and striping of the easterly parking area. No other site improvements depicted on the site plan have been installed. A significant problem is the lack of the proper handicapped parking space and handicapped access for the westerly parking lot, which will, to my understanding, prohibit issuance of a Certificate of Occupancy.

Inasmuch as this project did not have a site improvement cost estimate submitted, it is necessary that such an estimate be submitted at this time, such that a bond amount can be established if a CO is issued (once code compliance occurs). Of concern is the fact that the westerly parking area is significantly irregular and is unsuitable for customer parking. As such, I question if this particular item should be bonded or if the reasonable completion of this item should be mandated before a CO is considered.

Please contact me if you have any further questions concerning the above.

Respectfully submitted,


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

MJEmk

cc: ~~Mark J. Edsall~~, Planning Board Chairman

A:2-11-E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/15/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 91-2

NAME: HELMER, WILLIAM (OLD SLOAN FURNITURE BUILDING)

APPLICANT: HELMER, WILLIAM F.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/91	SITE PLAN MINIMUM	PAID		750.00	
03/14/91	P.B. ENGINEER FEE	CHG	142.00		
		TOTAL:	142.00	750.00	-608.00

Please issue a check in
The amount of \$608.00 To:

HZ Development Partners
Wembly Road
New Windsor, NY 12553

Gave To Larry R. 3/15/91 *EW*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/15/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Application

FOR PROJECT NUMBER: 91-2

NAME: HELMER, WILLIAM (OLD SLOAN FURNITURE BUILDING)
APPLICANT: HELMER, WILLIAM F.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/91	APPLICATION FEE	CHG	25.00		
02/15/91	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/15/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Approval

FOR PROJECT NUMBER: 91-2

NAME: HELMER, WILLIAM (OLD SLOAN FURNITURE BUILDING)
APPLICANT: HELMER, WILLIAM F.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/13/91	SITE PLAN APPROVAL	CHG	100.00		
03/13/91	SITE PLAN APPROVAL	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/15/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 91-2

NAME: HELMER, WILLIAM (OLD SLOAN FURNITURE BUILDING)
APPLICANT: HELMER, WILLIAM F.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/14/91	REVISED PLANS SIGNED	PLANS SIGNED
02/27/91	P.B. APPEARANCE	N.D.:WAV.P.H.:RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/27/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-2

NAME: HELMER, WILLIAM (OLD SLOAN FURNITURE BUILDING)
APPLICANT: HELMER, WILLIAM F.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/19/91	MUNICIPAL HIGHWAY	/ /	
ORIG	02/19/91	MUNICIPAL WATER	02/20/91	APPROVED
ORIG	02/19/91	MUNICIPAL SEWER	/ /	
ORIG	02/19/91	MUNICIPAL SANITARY	02/20/91	APPROVED
ORIG	02/19/91	MUNICIPAL FIRE	02/20/91	APPROVED
ORIG	02/19/91	PLANNING BOARD ENGINEER	/ /	

HELMER SITE PLAN (91-2) ROUTE 207

Mr. William Helmer came before the Board representing this proposal.

MR. HELMER: My name is Bill Helmer and I'm here representing H.Z. Developers. We are here for I guess what we call a change in use as the Sloan Furniture building. We have a tenant for the ground floor, I guess it depends which side you're looking at, ground floor from the south it would be the basement from the north. No entrances will change or anything. We're just going to put in the required parking and new trash enclosure and just in general put two, three white pines and clean up the site a little bit.

MR. MC CARVILLE: Some shrubs?

MR. HELMER: Yes, three white pines, some low shrubs.

MR. VAN LEEUWEN: What do you want to put in there?

MR. HELMER: We have got three white pines and just some little--

MR. VAN LEEUWEN: I mean what's going in the building?

MR. HELMER: Manufacturer, they make candy, same people in Vails Gate. Same company. It will be different people.

MR. VAN LEEUWEN: How many people are going to work in there? Do you know?

MR. HELMER: They have about eight, I believe that work there on a steady basis.

MR. MC CARVILLE: What's your plans, Bill, for this temporary parking would I call it on the other side?

MR. HELMER: When we come back for a tenant for the upstairs, we'll propose to put the parking for the upstairs on this side of the building and this parking is exclusively for the downstairs which will be accessed through the lower level.

MR. MC CARVILLE: The building itself will be spruced up in the spring?

MR. HELMER: We're waiting for a tenant for the upstairs

to clean that up and make that a little better, put in new overhead doors, new fire exit doors, new exits on the side of the building and just clean up the back of it. Fix up the lawn, mow the lawn, clean up but we're waiting for a tenant on the upstairs to do this side. Just something to clean it up, it's a mess for quite a while.

MR. SCHIEFER: Did you see Mr. Edsall's comments on that one? Read item #3 on the parking.

MR. MC CARVILLE: Parking spaces on the west side of the building have been eliminated.

MR. HELMER: That was because on our original plan, we thought we had a tenant for the upstairs and we don't--that's why--

MR. SCHIEFER: Issue is here can you do half a building at a time?

MR. MC CARVILLE: What they are saying is that you need parking for the total building, although the upstairs--

MR. HELMER: We don't have a tenant and it would make a difference if we came in here with an office or whether we came in here with manufacturing of some type. That's my problem since it's an existing building, you're right, if it's a new one, I'd have to propose something but it's existing and we have no occupants at all upstairs.

MR. MC CARVILLE: You're talking a difference of maybe eight spaces between the maximum and the code.

MR. EDSALL: I have no problem if Bill decides to take the less demanding use so he has the least number of spaces now. The problem is, you're not accounting for a building that's already there. And there's no spaces being provided so it doesn't meet any requirement.

MR. VAN LEEUWEN: He's got the land to provide them.

MR. EDSALL: It all comes down to if the Board wants to take an approved site plan based on floors and ignore existing floors.

MR. HELMER: Originally, we had them there as you know in the workshop and we took them off because the tenants had a problem, fell through, so we only have a tenant for the ground floor and I thought I'd have to come back here to the Planning Board because of the

use. The reason I'm here really for use right even though this meets the PI use, don't I have to come back if I get a tenant for upstairs?

MR. EDSALL: If you classified the second floor by a use group, you wouldn't have to come back for a specific person. Just so long as you get somebody in that use group. If you change the use group and get somebody that requires more parking, you have to get it amended.

MR. SCHIEFER: Give him the plan, the minimum amount and the chances are you won't have to come back in. If you do, you're going to have to come back in anyway so do it that way.

MR. HELMER: We had another drawing with it shown. We took it off.

MR. MC CARVILLE: My point was that needs cleaning up over there.

MR. HELMER: With had another plan with a parking lot and since the use fell through, I thought I couldn't get approval for nonuse.

MR. MC CARVILLE: Sure, you could. You have any heading, what group you're going to--

MR. HELMER: We believe some type of office to make it look better. It doesn't really fit to well manufacturing there in the front.

MR. VAN LEEUWEN: What are you going to do with the existing building?

MR. HELMER: Well, we have a plan, a master plan which I'll bring by and show you.

MR. VAN LEEUWEN: I don't mean that, what are you going to do with the building itself? Are you going to fix it up, clean it up, put a couple door in, take the deck off?

MR. HELMER: New overhead doors, new fire exits, put a new lighting system and just in general clean up the building downstairs and when we have a tenant for the upstairs, do the same thing.

MR. VAN LEEUWEN: Why don't we give him temporary approval to go ahead with downstairs, come back and show parking on the sides of the building and some

more shrubbery and clean it up and we'll give him final.

MR. MC CARVILLE: We don't have anything on the books of temporary approval.

MR. VAN LEEUWEN: This way he can move his tenant in there.

MR. MC CARVILLE: All it takes is an amended site plan showing the additional parking, show me the office use of the first floor.

MR. VAN LEEUWEN: We have done it before.

MR. SCHIEFER: I have no problem with giving conditional approval providing the extra parking spaces are provided, and again, go by the minimum and a revised plan showing this.

MR. VAN LEEUWEN: Before the use comes, show us, get the whole thing completed then go out and get your tenant and you won't have to come back anymore.

MR. SCHIEFER: That way, you get final approval unless you need more parking later on.

MR. VAN LEEUWEN: Could we give conditional approval?

MR. MC CARVILLE: What it is it's not conditional anything, it's a, isn't a subject-to?

MR. VAN LEEUWEN: Yes, subject-to.

MR. SCHIEFER: It's a subject-to. I have no problem with it.

MR. HELMER: We brought it to the workshop. We took it off because we lost the tenant.

MR. MC CARVILLE: When you lay out the parking, square that off and put some landscaping and pines over there, right?

MR. HELMER: Back aways.

MR. BABCOCK: On the original plan, they showed 11 and 11.

MR. HELMER: We have another drawing.

MR. EDSALL: We looked at those at the work session. We were balancing the parking from one side to the other.

MR. MC CARVILLE: Mark, does that meet the maximum requirement of the total floor space used as a, for an office?

MR. BABCOCK: The other thing that building was used as a, if you want to say a retail upstairs. If you had a tenant as a retail tomorrow, he could be able to move them in so we probably should supply parking for him if we're going to have them.

MR. VAN LEEUWEN: Supply parking at the retail end of it.

MR. HELMER: We have the plan already in the town hall. It's already here.

MR. VAN LEEUWEN: Put a few more just in case you might need them.

MR. HELMER: If I am required to build that parking lot before I move them people in there--

MR. VAN LEEUWEN: That's what we're trying to help you out.

MR. MC CARVILLE: State DOT you don't need because it's existing. How about the sanitary? What do they have a septic in there?

MR. HELMER: No, I'm going to apply for a building permit and put, there's an old septic we're going to tie into the sewer which is right behind.

MR. MC CARVILLE: You still need approval on the sewer.

MR. HELMER: I have to go for a building permit.

MR. EDSALL: If the entire upstairs was an office, you'd need 32 parking spaces. Based on the gross square footage so I can see the reason why Bill doesn't want to build a 32 car parking lot if you don't know.

MR. HELMER: For somebody that makes widgets, I'd need 11 then.

MR. EDSALL: Yes.

MR. MC CARVILLE: More than likely, that would be a retail space of some sort.

MR. HELMER: Might be but I've been discouraging things like restaurants, trying to get something compatible

with the industrial park.

MR. SCHIEFER: The one that has, could come in, give us the minimum that that requires we'll approve the plan based on that and then if you put in anything else, you have to come back in anyway.

MR. HELMER: I have 11 on the plan, it was okay for manufacturing.

MR. SCHIEFER: I have no problem with doing it that way.

MR. MC CARVILLE: One thing that we want to be careful at this point does that have to go back for fire approval prior to because if he puts the 11 spaces there are four spaces up against the building that won't be appropriate so you have to be careful with the fire approval.

MR. BABCOCK: Actually, the plan that he had the Fire Inspector was with us that day and didn't have any, he actually, the original plan showed parking in the front and the Fire Inspector said no, he had 11 or 12, 11 on top and 12 down at the bottom and Bobby didn't have a problem. We didn't do a parking calculation at that time. That's the problem we had.

MR. MC CARVILLE: Can we have a lead agency?

MR. SCHIEFER: I make a motion we assume lead agency under the SEQRA process.

MR. VAN LEEUWEN: I'll second it.

ROLL CALL:

Mr. Schiefer	Aye
Mr. Van Leeuwen	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. McCarville	Aye

MR. VAN LEEUWEN: I make a motion for a negative declaration.

MR. SCHIEFER: I'll second it.

ROLL CALL:

Mr. Schiefer	Aye
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ROLL CALL (CONT'D):

Mr. VanLeeuwen Aye
Mr. Dubaldi Aye
Mr. Lander Aye
Mr. McCarville Aye

MR. VAN LEEUWEN: I make a motion we waive the public hearing.

MR. SCHIEFER: I'll second it.

ROLL CALL:

Mr. Schiefer Aye
Mr. VanLeeuwen Aye
Mr. Dubaldi Aye
Mr. Lander Aye
Mr. McCarville Aye

MR. BABCOCK: Bill should decide what he wants to rent this type to come up with the parking calculations. That is what he is going to have to supply, no matter what someday he has to supply parking. He would not have to build the upper section of the parking lot until he rented that out. If he comes in and built the lower section we did a C.O. inspection on the lower half, we did do a site inspection on the lower half. That's what we'd require.

MR. MC CARVILLE: Would you be comfortable putting 14 spaces up there?

MR. HELMER: I'll show them but then if the use requires more than that, I'll have to revise the plan.

MR. EDSALL: Right, just revise the plan.

MR. BABCOCK: Try to show what you might want to rent that building to so you won't have to come back to the Planning Board. Alls you'd have to do is build them. If you showed 20 and you were only required to build 15, you wouldn't have to come back here neither.

MR. EDSALL: Plans got to show the calculations so we know where the number comes from for the second floor, just some basis.

MR. LANDER: Did the Fire Department see this plan?

MR. VAN LEEUWEN: Yes, that's what Mark just said.

MR. MC CARVILLE: It's an approved plan?

MR. LANDER: The way this is right now, now we put parking spaces on the other side.

MR. HELMER: We had them on the other side when we saw it.

MR. LANDER: And there was a road going around?

MR. HELMER: He wanted to come on each side but he wanted the front, didn't want any parking in the front.

MR. LANDER: Lot of times Fire Department would want a fire road to go around there. If it was on the other plan, he might want it.

MR. MC CARVILLE: They approved this very plan, Ron.

MR. HELMER: Actually these parking spaces will not be used that much, they use a van for their help. They only have two people that have cars.

MR. SCHIEFER: I agree with what's said but I don't know how to phrase it. I make a motion to approve the site plan subject-to the parking arrangements that was on the original map which was seen and approved by the Fire Inspector.

MR. MC CARVILLE: Any problem Mark?

MR. EDSALL: And additional shrubbery on the westerly side of the building.

MR. VAN LEEUWEN: And general clean-up.

MR. HELMER: And if the use requires more then we'll come back.

MR. SCHIEFER: Then you have to come back.

MR. MC CARVILLE: Just one question before we--the dumpster enclosure was approved although it's up against the building. Is that right?

MR. HELMER: Yes, it's in the back corner here.

MR. MC CARVILLE: We have a motion on the floor.

MR. VAN LEEUWEN: I'll second it.

MR. LANDER: How are you going to get to the dumpster?

MR. VAN LEEUWEN: Out the window.

MR. HELMER: There's one handicapped space and 8 feet behind it to roll the dumpster out.

MR. LANDER: Is that what the 8 feet is for?

MR. HELMER: Yes because there's only one handicapped space.

MR. MC CARVILLE: Any discussion, second the motion?

MR. DUBALDI: I'll second the motion.

ROLL CALL:

Mr. Schiefer	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. McCarville	Aye

Orig.

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

The maps and plans for the ~~Site Approval~~ Renovations
subdivision _____ as submitted by
DYAMI for the building or subdivision of
COMMERCIAL Bldg has been
reviewed by me and is approved
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Maston Jr.

SANITARY SUPERINTENDENT

February 20, 1991

DATE

✓
CC: M.E.

2-20-91

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

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Dennis Yaklofsky AIA for the building or subdivision of
Renovation For Commercial Bldg. Gateway Interch. has been

reviewed by me and is approved _____

disapproved _____

~~If disapproved, please list reason~~

water is available - notify water dept. if
water lines need to be located.

HIGHWAY SUPERINTENDENT

Steve D. Du
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

SLOAN.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 20 February 1991

SUBJECT: Proposed Renovation for Commercial Building
(Previous Sloan's)

PLANNING BOARD REFERENCE NUMBER: PB-91-2

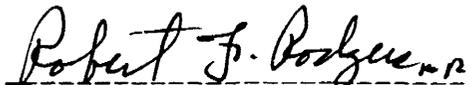
DATED: 15 Feb. 91

FIRE PREVENTION REFERENCE NUMBER: FPS-91-015

A review of the above referenced subject site plan was conducted on 20 February 1991.

This site plan is acceptable.

PLANS DATED: 30 January 1991.



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: M.E.

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 Former Sloan Furniture Bldg
2. Name of Applicant William F. Helmer Phone 914-942-1330
Address 27 CENTRAL DRIVE, STONY POINT N.Y. 10980
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record ~~HE~~ H-Z Development Phone 914-942-1330
Address Wembley Road New Windsor NY
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Dyami Phone 914-268-5200
Address 612 Corporate Way, Valley Cottage N.Y. 10989
(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 William F. Helmer Phone 914-942-1330
(Name)
7. Location: On the South side of Route 207 & Rt 300
_____ feet _____ (Street)
(Direction)
of _____
(Street)
8. Acreage of Parcel 3.163 9. Zoning District PI
10. Tax Map Designation: Section 4 Block 3 Lot 7
11. This application is for New use of existing bldg.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? _____

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section 4 Block 3 Lot(s) 6

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

15 day of February 1991

[Signature]
Notary Public

[Signature]
(Owner's Signature)
[Signature]
(Applicant's Signature)
Owner
(Title)

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. N.A. Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. N.A. Surveyor's certification.
12. N.A. Surveyor's seal and signature.

If applicable.

13. X Name of adjoining owners.
14. N.A. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N.A. Flood land boundaries.
16. N.A. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N.A. Include existing or proposed easements.
20. X Right-of-Way widths.
21. N.A. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. N.A. Number the lots including residual lot.
24. N.A. Show any existing waterways.
- *25. N.A. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N.A. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N.A. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

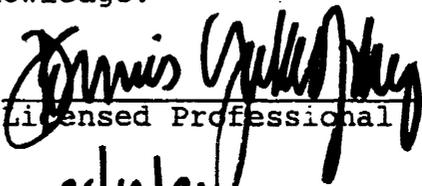
*If applicable.

29. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N.A. Provide "septic" system design notes as required by the Town of New Windsor.
31. N.A. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N.A. Indicate percentage and direction of grade.
33. N.A. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. X / Indicate location of street or area lighting (if 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 plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
 Licensed Professional

Date: 2/19/91

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input 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 checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 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 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 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 checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking Required. |

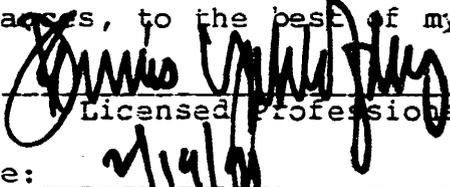
PROPOSED IMPROVEMENTS

22. Landscaping
 23. Exterior Lighting
 24. Screening
 25. Access & Egress
 26. Parking Areas
 27. Loading Areas
 28. Paving Details
 (Items 25-27)

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

PREPARER'S ACKNOWLEDGEMENT:

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

By: 
 Licensed Professional

Date: 2/14/01

PROJECT I.D. NUMBER

617.21

91-2
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-2 DEVELOPMENT PARTNERS	2. PROJECT NAME LAURA PAIDGE CANDY
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 509 LITTLE BRITIAN ROAD NEW WINDSOR, NY	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: INSTALL NEW TENANT IN EXISTING BUILDING	
7. AMOUNT OF LAND AFFECTED: Initially <u>1/4</u> acres Ultimately <u>1/4</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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
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 NEW WINDSOR BUILDING DEPT.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>H-2 DEVELOPMENT PARTNERS</u>	Date: <u>2/19/91</u>
Signature: <u>William J. Adams</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:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

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

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

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

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

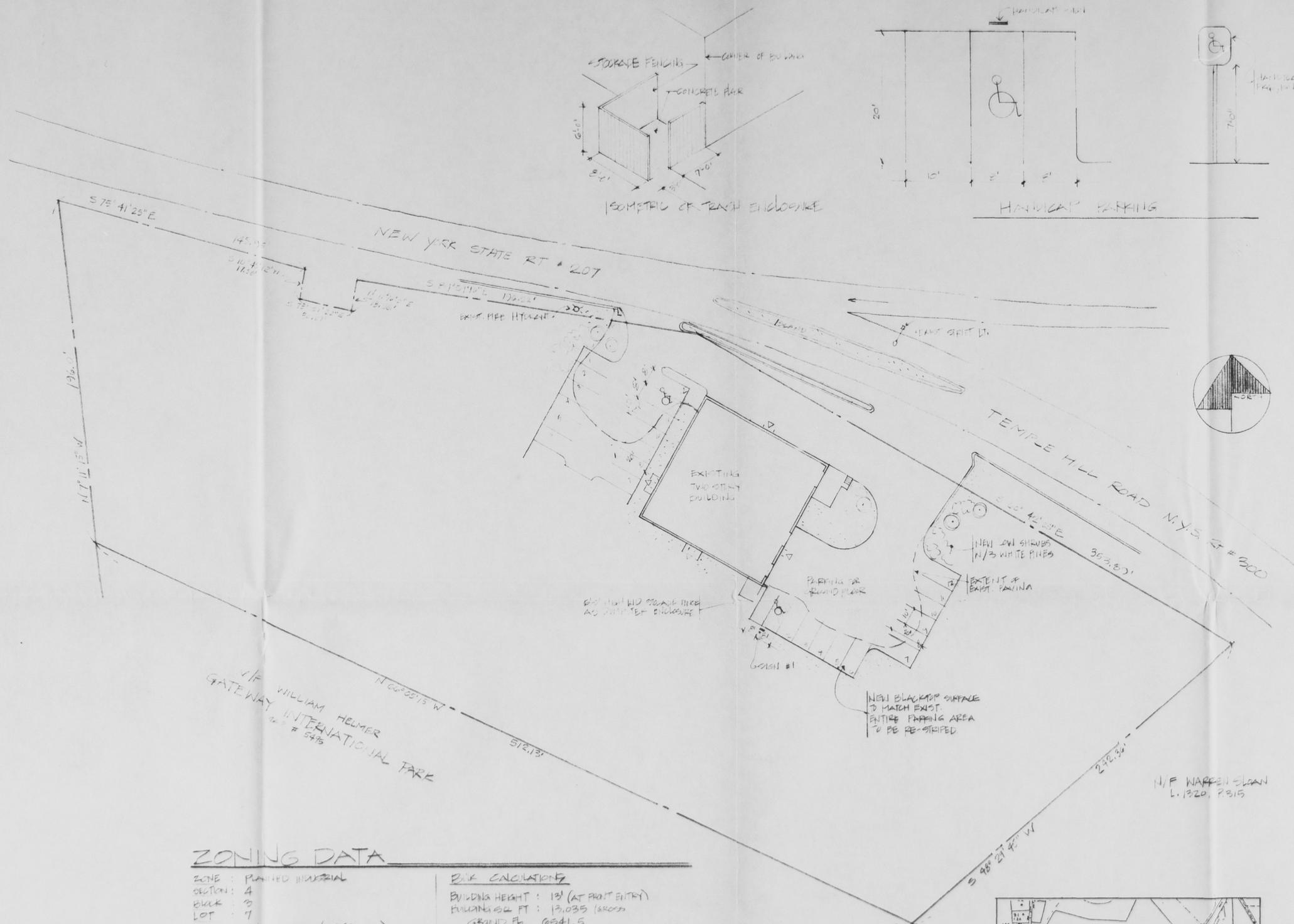
Print or Type Name of Responsible Officer in Lead Agency _____
Title of Responsible Officer

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

Date



**PROPOSED RENOVATION
FOR COMMERCIAL BLDG
NEW WINDSOR, NEW YORK**



ZONING DATA

ZONE : PLANNED INDUSTRIAL
SECTION : 4
BLOCK : 3
LOT : 7
AREA : 91,622 ACRES (37,720 S.F.)

USE EXISTING PROPOSED
GROUND FLOOR/RETAIL ONLY MANUFACTURING FIRST

YARD REQUIREMENTS

	EXISTING	REQUIRED
FRONT	26.5'	50'
REAR	14.0'	20'
SIDE	20.0'/32.0'	15/14'

* PER EXISTING NON-CONFORMING USE

RAISE CALCULATIONS

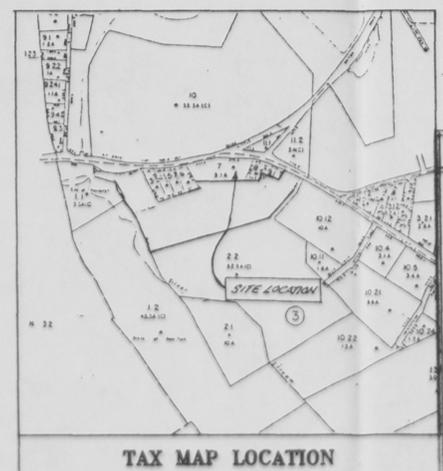
BUILDING HEIGHT : 13' (AT FRONT ENTRY)
BUILDING SQ FT : 12,035 (GROSS)
GROUND FL. 6541.5
FIRST FL. 6493.5

PARKING REQUIREMENTS
GROUND FL:
OFFICE 1/200 498 = 2.49
WHOLE 1/1000 2796 = 2.79
MINORS 1/400 2440 = 6.1
11.38 ± 12

NOTE:
BUILDING TO BE TIED INTO
PUBLIC WATER SYSTEM

OWNER :
H.Z. DEVELOPMENT
27 CENTRAL DRIVE
STONY POINT, N.Y. 10180

APPLICANT :
WILLIAM F. HELMER
27 CENTRAL DRIVE
STONY POINT, N.Y. 10180



TAX MAP LOCATION

Approval block

3-12-90	BD ISSUE
NL	DATE
	ISSUE OR REVISION

DRAWING TITLE
SITE PLAN

SCALE 1" = 30'	PROJ. NO. 176
DWG. DATE 1-30-91	DRAWING NO. A-1
DRAWN BY <i>[Signature]</i>	SHEET NO. OF 12