

PB# 91-28

IAN VANDER ESSEN

SBL 69-4-41 & 42

VAN DERESSEN, IAN - SITE PLAN #91-28
RT. 94 (CUOMO)

Approved 3/7/97

General Receipt

TOWN OF NEW WINDSOR 12356
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Vans Industrial Park Nov. 19, 1991
 \$ 150⁰⁰/₁₀₀
One Hundred Fifty and ⁰⁰/₁₀₀ DOLLARS
 For PB # 91-28 - Site Plan Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CRACK # 12386</u>		<u>\$150⁰⁰</u>

By Pauline D. Townsend
Town Clerk
 Title

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

General Receipt

TOWN OF NEW WINDSOR 12353
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Town Clerk Nov 19 1991
 \$ 150.00
Seven Hundred Fifty 00 DOLLARS
 For P.B. # 91-28 Escrow - Vans Industrial Park

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 1387</u>		<u>150.00</u>

By Joann Zappalo
Deputy Controller
 Title

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

Wilson Jones - Carbonless - 51642-W/C-L Duplicate - 51644-W/C-L Triplicate

MADE IN U.S.A.
 © Wilson Jones, 1989

DATE March 5, 1997 **RECEIPT** NUMBER 91-28

RECEIVED FROM Vans Industrial Park
 Address P.O. Box 367 - Vails Gate, N.Y. 12584

Two Hundred Eighty Seven ⁴⁵/₁₀₀ DOLLARS \$ 287.45
 FOR 2% of Cost Estimate (\$14,372.50) Inspector's fee.

ACCOUNT	HOW PAID
BEGINNING BALANCE <u>287.45</u>	CASH
AMOUNT PAID <u>287.45</u>	CHECK # <u>1627</u>
BALANCE DUE <u>-0-</u>	MONEY ORDER

BY P. Zappalo
Deputy Secretary

TOWN OF NEW WINDSOR
 555 Union Avenue

General Receipt

DISTRIBUTION:		
FUND	CODE	AMOUNT
CR# 1286		\$150.00

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

By Pauline D. Townsend
Town Clerk
 Title

General Receipt

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

12353

Received of

Town Clerk

Nov 19 1991
 \$ 150.00

Seven Hundred fifty

00 DOLLARS

For P.B. # 91-28 Esrow-Vans Industrial Park

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 1387		\$150.00

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

By Juan Zappalo
Deputy Comptroller
 Title

Wilson Jones • Carbonless • 5882-WVC • Duplex • 5882-WVC • Triplicat

DATE March 5, 1997 RECEIPT NUMBER 91-28

RECEIVED FROM Vans Industrial Park

Address P.O. Box 367 - Vails Gate, N.Y. 12584

Two Hundred Eighty Seven ^{45/100} DOLLARS \$ 287.45

FOR 2% of cost estimate (\$14,372.50) Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>287.45</u>	CASH	
AMOUNT PAID	<u>287.45</u>	CHECK	<u># 1617</u>
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

MADE IN U.S.A.
 © Wilson Jones, 1989

By J. Zappalo
Theresa Mason, Secretary

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12553

16173

Received from

Vans Industrial Park

March 6 1997
 \$ 100.00

One Hundred and

00 DOLLARS

For Planning Board #91-28 Approval fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 1676		\$100.00

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

By Dorothy Hansen
Town Clerk
 TITLE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-28

NAME: VAN'S CARPET SITE PLAN
APPLICANT: VAN DERESSEN, IAN

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/07/97	PLANS STAMPED APPROVED	APPROVED
03/06/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
10/06/93	WORK SESSION APPEARANCE	DISCUSSION
05/26/93	P.B. APPEARANCE	LA:ND WVE PH
05/26/93	P.B. APPEARANCE (CON'T) . REVISE PLAN -	APPR. COND SEND TO OCPD - BOND ESTIMATE REQUIRED
05/05/93	WORK SESSION APPEARANCE	SUB. REVISED PLANS
12/15/92	WORK SESSION APPEARANCE	DISCUSSION
04/08/92	P.B. APPEARANCE	TO RETURN
12/11/91	P.B. APPEARANCE . SITE VISIT SCHEDULED	LA/NEW PLNS-SITE VIS FOR DECEMBER 29, 1991 AT 10:00 A.M.
10/08/91	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-28
NAME: VAN'S CARPET SITE PLAN
APPLICANT: VAN DERESSEN, IAN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/28/93	O.C. PLANNING DEPARTMENT	/ /	
REV2	05/28/93	O.C. PLANNING DEPT.	06/15/93	LOCAL DETERMINAT.
REV2	05/19/93	MUNICIPAL HIGHWAY	06/04/93	APPROVED
REV2	05/19/93	MUNICIPAL WATER	06/04/93	APPROVED
REV2	05/19/93	MUNICIPAL SEWER	/ /	
REV2	05/19/93	MUNICIPAL SANITARY	/ /	
REV2	05/19/93	MUNICIPAL FIRE	05/19/93	APPROVED
REV2	05/19/93	PLANNING BOARD ENGINEER	/ /	
REV1	03/30/92	MUNICIPAL HIGHWAY	05/19/93	SUPERSEDED BY REV2
REV1	03/30/92	MUNICIPAL WATER	03/30/92	APPROVED
REV1	03/30/92	MUNICIPAL SEWER	05/19/93	SUPERSEDED BY REV2
REV1	03/30/92	MUNICIPAL SANITARY	05/19/93	SUPERSEDED BY REV2
REV1	03/30/92	MUNICIPAL FIRE	03/31/92	APPROVED
REV1	03/30/92	PLANNING BOARD ENGINEER	05/19/93	SUPERSEDED BY REV2
ORIG	11/19/91	MUNICIPAL HIGHWAY	03/30/92	SUPERSEDED BY REV1
ORIG	11/19/91	MUNICIPAL WATER	11/21/91	APPROVED
ORIG	11/19/91	MUNICIPAL SEWER	03/30/92	SUPERSEDED BY REV1
ORIG	11/19/91	MUNICIPAL SANITARY	11/19/91	APPROVED
ORIG	11/19/91	MUNICIPAL FIRE	11/20/91	APPROVED
ORIG	11/19/91	PLANNING BOARD ENGINEER	03/30/92	SUPERSEDED BY REV1

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ _____

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ _____

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ _____

TOTAL ESCROW PAID:.....\$ _____

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ X

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

_____ @ \$500.00 EA. EQUALS: \$ X
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ _____

2% OF COST ESTIMATE \$ 14,372.50 EQUALS \$ 287.45 (2)

TOTAL ESCROW PAID:.....\$ _____

TO BE DEDUCTED FROM ESCROW: _____

RETURN TO APPLICANT: \$ 282.50

ADDITIONAL DUE: \$ _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 91-28
NAME: VAN'S CARPET SITE PLAN
APPLICANT: VAN DERESSEN, IAN

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
11/19/91	S.P. MINIMUM	PAID		750.00	
12/11/91	P.B. ATTY. FEES	CHG	40.00		
04/08/92	P.B. ATTY. FEES	CHG	35.00		
05/26/93	P.B. ATTY FEE	CHG	35.00		
05/26/93	P.B. MINUTES	CHG	36.00		
02/26/97	P.B. ENGINEER FEE	CHG	321.50		
03/06/97	RET. TO APPLICANT	CHG	282.50		
		TOTAL:	<u>750.00</u>	<u>750.00</u>	<u>0.00</u>

*Please issue a check in the
amount of \$282.50 to:*

*Van's Industrial Park
P.O. Box 367
Vails Gate, N.Y. 12584*

Give to Susan 3/6/97 @



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

26 February 1997

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

SUBJECT: VANS CARPET RANCH SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-28

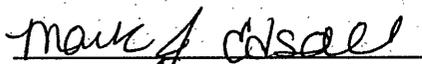
I have reviewed the attached Bond Estimate for the key site plan improvements for the subject project. This is apparently a resubmittal of a revision to a previously submitted estimate. The new estimate is attached. Please note that I believe same is acceptable.

Also attached is a copy of the latest plan for the project, with latest revision date of 3/11/96. Based on my review of the plan and the file information, I believe this plan is acceptable for stamp of approval.

I have enclosed a copy of our fee printout for the project, such that you can proceed with the close-out of this application file.

If you have any further questions regarding this project, please do not hesitate to contact me.

Respectfully submitted,


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

MJEmk

A:2-26-3E.mk

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NUMBER 914-567-0063

BOND ESTIMATE

FOR

VAN'S CARPET RANCH
ROUTE 94
TOWN OF NEW WINDSOR
NEW YORK

JOB NO.: 91205

SEPTEMBER 13, 1993
REVISED: MARCH 11, 1995

<u>WORK TO BE DONE</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
PRESSURE TREATED RAILROAD TIES (250 TIES)	\$10.00/TIE	\$ 2,500.00
TRAFFIC CONTROL AND HANDICAPPED SIGN		\$ 300.00
PARKING SPACES 13 PARKING SPACES	\$ 8.00/SPACE	\$ 104.00
DOUBLE SURFACE TREATMENT 10,122 SQUARE FEET	\$.50/SQ.FT.	\$ 5,061.00
ASPHALT PAVING 5,721 SQUARE FEET +/-	\$ 1.12/SQ.FT.	\$ 6,407.52

	TOTAL AMOUNT	\$14,372.50


PAUL V. CUOMO, P.E.
CONSULTING ENGINEER



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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- Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 91-28

WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: NO Corrected plan to MJE

PROJECT NAME: Vanderessen S/P

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Dave Dindy

MUNIC REPS PRESENT:

BLDG INSP.	<u>VAC</u>
FIRE INSP.	<u>Rich</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

show paving for aisle and 9 spaces
band est

Revise
cont
estate SFORSI prepared plan
striping

Myra did o/c Planning record.
Yes 6/11/93 loc det

4MJE91 pbwform

AS OF: 02/26/97

CHRONOLOGICAL JOB STATUS REPORT

PAGE: 1

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 91- 28

FOR WORK DONE PRIOR TO: 02/26/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
91-28	91510	03/06/96	TIME	MJE	WS VAN CARPET S/P	70.00	0.40	28.00			
91-28	92262	03/11/96	TIME	MJE	MC VANS CARPET	70.00	0.30	21.00			
								49.00			
91-28	93095	03/31/96			BILL 96-277 4/11/96 PD						-49.00
											-49.00
91-28	13149	02/26/97	TIME	MJE	MC VANS CARPET	75.00	0.50	37.50			
91-28	13150	02/26/97	TIME	MCK	CL VANS CARPET	28.00	0.50	14.00			
								100.50	0.00	-49.00	51.50
					TASK TOTAL			100.50	0.00	-49.00	51.50
								100.50	0.00	-49.00	51.50
					GRAND TOTAL			100.50	0.00	-49.00	51.50

TOTAL \$ 321.50

ISTORICAL CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 91- 28

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
91-28	61509	12/11/91	TIME	MCK	CL VANDERESSEN-REV COMM	25.00	1.00	25.00			
								25.00			
91-28	61733	01/15/92			BILL 92-124						-25.00
											-25.00
91-28	62775	04/07/92	TIME	MJE	MC VANS S/P	65.00	0.40	26.00			
91-28	62778	04/08/92	TIME	MJE	MC VANS S/P	65.00	0.10	6.50			
91-28	62784	04/08/92	TIME	MCK	CL V/REVIEW COMMENTS	25.00	0.50	12.50			
								45.00			
91-28	63845	07/21/92			BILL 92-407						-45.00
											-45.00
91-28	66259	12/15/92	TIME	MJE	MC VANS S/P W/S	65.00	0.30	19.50			
91-28	66655	01/06/93	TIME	MJE	MC VAN S/P W/S	70.00	0.30	21.00			
91-28	68227	04/21/93	TIME	MJE	WS VAN S/P	70.00	0.30	21.00			
91-28	68499	05/05/93	TIME	MJE	WS VAN S/P	70.00	0.40	28.00			
91-28	68857	05/25/93	TIME	MJE	MC VANDERESSEN S/P	70.00	0.50	35.00			
91-28	68743	05/26/93	TIME	MCK	CL V/REVIEW COMMENTS	25.00	0.50	12.50			
91-28	68936	05/26/93	TIME	MJE	MC VANDERESSEN S/P	70.00	0.10	7.00			
91-28	69113	05/26/93	TIME	MJE	MM VAN S/P COND APPL	70.00	0.10	7.00			
								151.00			
91-28	69668	08/20/93			BILL 93-445						-151.00
											-151.00
								=====	=====	=====	=====
					TASK TOTAL			221.00	0.00	-221.00	0.00
								=====	=====	=====	=====
					GRAND TOTAL			221.00	0.00	-221.00	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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- Main Office
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New Windsor, New York 12553
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400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

23 September 1993

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

SUBJECT: VANS CARPET RANCH SITE PLAN
MHE JOB NO. 87-56 /T 91-28

This memorandum shall confirm my verbal discussion with you on 22 September 1993 at which time I reviewed the bond estimate for the key site improvements of the subject project, as prepared by Cuomo Engineering. Based on my review, I find the need to add an amount for handicapped parking signs and traffic control signs in an amount of \$300.00. With regard to the total amount, this amount should be corrected to not only include the amount for the signs, but also include the amount for the pressure treated tie wall, resulting in a total bond amount of \$7,800.00. The Applicant should be required to pay the Town an inspection fee in an amount of \$312.00 for the approval of the Site Plan.

Once the Applicant has Site Plan approval and seeks the Certificate of Occupancy, an evaluation can be made as to which items on the estimate are complete and which items require posting of a performance guarantee.

Respectfully submitted,

Mark J. Edsall, P.E.
Principal

MJEss

a;myra.ss

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NO. (914)567-0063

BOND ESTIMATE

FOR

**VAN'S CARPET RANCH
ROUTE 94
TOWN OF NEW WINDSOR
NEW YORK**

JOB NO.: 91205

**SEPTEMBER 13, 1993
REVISED SEPTEMBER 23, 1993**

<u>WORK TO BE DONE</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
PRESSURE TREATED TIES	\$250.00	\$10.00	\$2,500.00
TRAFFIC CONTROLS AND HANDICAPPED SIGNS			\$ 300.00
PARKING SPACES 9 SPACES PLUS 4 TEMPORARY			\$2,500.00
REMAINING BLACK TOP			<u>\$2,500.00</u>
TOTAL AMOUNT			\$7,800.00
INSPECTION FEE			\$ 312.00



Paul V. Cuomo
PAUL V. CUOMO, P.E.
CONSULTING ENGINEERING



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

18 May 1995

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

MEMORANDUM FOR RECORD

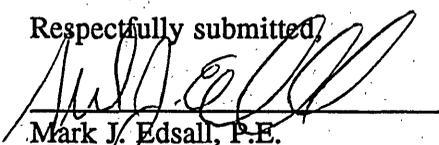
**SUBJECT: VANDERESSEN (VANS CARPET) SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 91-28**

At the Planning Board Work Shop, Dave of Cuomo Engineering inquired as to the need for a site plan amendment application relative to the subject establishment. The scope of the work involved the construction of an additional door entrance at the front of the warehouse/showroom, the elimination of one (1) parking space in front, the replacement of same with an additional parking space in the rear, and the construction of a pressure treated wood curb in the front at the side of the removed parking space.

I reviewed the above with Planning Board Chairman James Petro at the 10 May 1995 Planning Board meeting, at which time he indicated that the changes were minor in nature and there would be no need for an application to the Planning Board.

This memorandum is being provided for the file to record this decision.

Respectfully submitted,


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

MJEmk

cc: Myra Mason, Planning Board Secretary

A:5-18-E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 91-28

WORK SESSION DATE: 6 OCT 93 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Van's Carpet

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Van (for office)

MUNIC REPS PRESENT: BLDG INSP. Covet
FIRE INSP. Bob R.
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

adjust front jks space
ok planting pot - not in T/Row
adjust planter @ west side spaces

MINOR FIELD REVISIONS

NO NEED FOR NEW APPLICATION!

Field Review improvement for C/O soon



P.B. # 91-28

COUNTY OF ORANGE
Department of Planning

124 MAIN STREET, P.O. BOX 968, GOSHEN, NEW YORK 10924
TEL: (914) 294-5151 FAX: (914) 294-3546

Mary M. McPhillips
County Executive

Peter Garrison
Commissioner of Planning

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

R. Vincent Hammond
Deputy Commissioner

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

Referred by:

Town of New Windsor

OCDP Reference No.: NWT 5-93-M
County I.D. No.: 69-4-41,42

Applicant:

Ian Van Deressen

Proposed Action:

Site Plan - Parking for existing building and additional uses

State, County, Inter-Municipal Basis for Review:

Within 500' of OC Rte. #94

Comments:

There are no significant inter-municipal or countywide considerations to bring to your attention.

Related Reviews and Permits:

County Action: Local Determination X Disapproved Approved

Approved subject to the following modifications and/or conditions:

Date:
6/15/93


Deputy Commissioner

6/17/93 @

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 91-28

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

City, Town or Village Board Planning Board Zoning Board

2. Owner: Name Van Deresssen, Jan

Address Box 367 Rt 94, Unale State, N.Y.

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: Rt. 94 (South Side)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 69 Block 4 Lot 41 & 42

Present Zoning District C Size of Parcel 3.145 acres

5. Type of Review: Special Permit: _____

Variance: Use _____
Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Parking for existing bldg. + additional uses

5/28/93
Date

Myra Mason, Secy to the P.B.
Signature and Title

RESULTS OF P.B. MEETING

DATE: May 26, 1993

PROJECT NAME: Van Dusen S.P. PROJECT NUMBER 91-28

LEAD AGENCY: _____ * NEGATIVE DEC: _____
M) S S) Q VOTE: A 4 N 0 * M) Q S) L VOTE: A 4 N 0

CARRIED: YES NO _____ * CARRIED: YES: NO _____

PUBLIC HEARING: M) Q S) L VOTE: A 4 N 0

WAIVED: YES NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES NO _____

DISAPP: REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

M) L S) S VOTE: A 4 N 0 APPR. CONDITIONALLY: 5/26/93

NEED NEW PLANS: YES NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Change plan for asphalt coverage

Bond Estimate required

O.C. Planning Comment

Indicate S.P. Only for Lot 1 not Lot 2

VANDERESSEN, IAN SITE PLAN (91-28) RT. 94

Mr. Ian VanDeressen and Paul Cuomo appeared before the board for this proposal.

MR. PETRO: This is the right-of-way, does that interfere in these parking spaces?

MR. CUOMO: No.

MR. SCHIEFER: Now you're going to be coming through here, the access for this is between the building, okay.

MR. PETRO: You should put a revised date on these plans, I think somewhere.

MR. CUOMO: There is up at the top, these comments are from the workshop.

MR. PETRO: Where is the plan you should have for the plan you should have a date on it.

MR. CUOMO: This is the plan.

MR. PETRO: I know this is the plan, a date that this plan was revised or submitted.

MR. CUOMO: I can do that, I can put it down here.

MR. PETRO: Looking at May 18, 1993 stamped way in the bottom right-hand corner.

MR. VANDERESSEN: Last time here we were asking to update this because of the lot line change to update where parking is, bring the parking up to code and to do some kind of curbing and thing in the front and that is what we proposed and that is what we've come to agreement to.

MR. PETRO: Those 9 parking spaces now they'll all be on the same parcel for the front?

MR. VANDERESSEN: Yes.

MR. PETRO: Guess that was another good reason for moving the line over, give additional parking space, 4 spaces in the rear obviously, the turnaround space is great.

MR. DUBALDI: I have a question already now where is this going to be paved, where is the line of paving? Are these 9 spaces going to be paved or is that existing gravel with shale?

MR. VANDERESSEN: Paved.

MR. DUBALDI: Just show it on the plan. It's not marked but that is what they want and we're going to pave this, this over here is employee turnaround, that is not--

MR. LANDER: So you have the paving line here, you are going to move it over here.

MR. VANDERESSEN: Yes.

MR. PETRO: We had fire approval dated 5/19/93. This has never been sent to New York State DOT or to Orange County Planning.

MR. VANDERESSEN: No.

MR. EDSALL: Well, it's got not going to go to County Planning, DOT, you're not proposing any improvements to your access, correct?

MR. VANDERESSEN: No. Matter of fact, I was under the assumption that because I wasn't required to do it, I was asked to do it, we're just putting that curbing in to restrict the traffic in and out that I wasn't--

MR. EDSALL: You're really not installing any of the improvements within the right-of-way though.

MR. VANDERESSEN: No.

MR. EDSALL: We can send it to DOT for informational purposes, I suspect they don't have a problem.

MR. LANDER: That means the curbing is going to be out of the State right-of-way.

MR. VANDERESSEN: Yes and they were already there for other reasons and I was talking to them and they didn't say that they required anything cause I asked.

MR. PETRO: How does this effect lot number 2 the entire site plan?

MR. VANDERESSEN: Nothing, absolutely nothing.

MR. SCHIEFER: Everything we're talking about is lot 1, nothing on lot 2?

MR. VANDERESSEN: Right.

MR. PETRO: Just one quick question. You have tractor trailers going in and out of the back property, obviously they are going to be coming in on your front property passed your store, that is not going to create any problems?

MR. VANDERESSEN: It's a truck repair garage, not a truck farm, they are not in and out, they are really very few going in and out of there during the day, no.

MR. PETRO: You do own the property right up to the road going into Tarket. Is it possible in the future say a truck terminal wanted to go in there to get an easement or curb cut onto that road?

MR. VANDERESSEN: In the back there's no question.

MR. PETRO: Is that a private road going back there?

MR. VANDERESSEN: That is Tarkett private road and it's to their benefit they want to use some of the parking back there.

MR. LANDER: We just have to change the, just change the detail here. We have oil and chip, you have asphalt here which you have to continue the asphalt either you're going to have that and the gravel section this is parking and drive.

MR. VANDERESSEN: We were talking about doing it before because we first were here we were talking about doing the thing that should be omitted.

MR. LANDER: Put an asphalt paving detail.

MR. SCHIEFER: I'll make a motion that New Windsor Planning Board take lead agency on the VanDeressen site plan.

MR. DUBALDI: Second.

MR. PETRO: We've done lead agency on 1/27/91, should we do another one? New Windsor Planning Board motion has been made to take lead agency on the VanDeressen site plan. Roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. EDSALL: I would think you should decide if you want a public hearing first.

MR. LANDER: I think we should. I'm only one person.

MR. PETRO: Well, we did add some parking spots.

MR. VANDERESSEN: We're updating what we're doing it's there, it's existing, it's going on and you're asking for a few more parking spots to be denoted.

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

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that New Windsor Planning Board waive public hearing on the VanDeressen site plan.

MR. SCHIEFER: Mark, is what Van says true?

MR. EDSALL: I believe so. I think everything that he is doing everything try and accommodate the lot line change.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: We can do neg dec.

MR. DUBALDI: I make a motion we declare negative dec under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that we declare negative dec.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: Planning Board should require that a bond estimate be submitted for site plan in accordance with paragraph A (1) (g) of chapter 19. Get together with Mark and get that situated.

MR. SCHIEFER: That is about all we can do.

MR. PETRO: This looks very minor in nature.

MR. LANDER: Is this concrete curb here are there going to be railroad ties along the side of the building?

MR. VANDERESSEN: Yes.

MR. LANDER: Railroad ties or--

MR. VANDERESSEN: Yes, railroad ties. They are existing now and I'm going to continue them.

MR. LANDER: Does note that on the plan that they are going to be ties instead of curbing.

MR. PETRO: We can make it subject to Orange County Planning and send a letter to DOT for formal purposes.

MR. SCHIEFER: I have no problem if you don't mind.

MR. BABCOCK: Also the modification of the plan to include the blacktopping to go back to cover the 9 spaces but I want that on the record that that is one of the subjects to's.

MR. EDSALL: Not that we try to at any time rush anything through you but in this case, we're really not looking at something that is new and proposed so I believe all we are doing is attempting to get on the record what may be--

MR. PETRO: We've looked at this a few times before.

MR. EDSALL: The plan should also be adjusted to clearly or be clearly understood as being a site plan only for the front lot, lot 1 so we'll work that out with Van and Paul on the title and the references.

MR. PETRO: I see that. Orange County Planning and blacktop basically all blacktop will be subject to you. Understand that we have to be blacktopped before the plan is stamped or you have to set up a bond.

MR. VANDERESSEN: Yes.

MR. BABCOCK: We're going to ask for the bond estimate on this whole project and he can get his plan stamped and then he will have to blacktop.

MR. PETRO: If he did blacktop, it would reduce the bond.

MR. BABCOCK: Yes.

MR. VANDERESSEN: But it won't be right away so we'll have to do it that way.

MR. LANDER: Just one more short question Carmen brought to light here, total space required 28 point whatever and we provide 28 plus 2 handicapped, do you need 30 or do we need 28?

MR. CUOMO: 28.

MR. LANDER: 28 including the handicapped.

MR. VANDERESSEN: Yes we went through a number of meetings with that.

MR. PETRO: Handicapped spaces are not supposed to be in addition to.

MR. EDSALL: No, they are part of the 28.

MR. LANDER: I make a motion that we approve the VanDeressen site plan subject to Orange County Planning determination from Orange County Planning and paving detail and I think Mark had one more comment.

MR. PETRO: Or two.

MR. BABCOCK: Indicate that the site plan is only for lot 1 not lot 2.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the VanDeressen site plan subject to local determination of Orange County Planning, blacktopping be completed or the bond and the bond being set up and also that this site plan only includes lot number 1 for its improvements. Letter being sent to New York State DOT for informational purposes. Any further discussion from the board members? Roll call.

ROLL CALL

May 26, 1993

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MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



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 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANDERESSEN SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 69-BLOCK 4-LOT 4.1
PROJECT NUMBER: 91-28
DATE: 26 MAY 1993
DESCRIPTION: THE APPLICATION INVOLVES DOCUMENTATION OF INTERNAL USES FOR THE EXISTING BUILDING, WITH SOME ADJUSTMENTS THERETO. AS WELL, SITE IMPROVEMENTS ARE PROPOSED TO COMPLY WITH THE REVISED ACCESS EASEMENT AND PROJECT REQUIREMENTS.

1. At this time, the Applicant has made corrections and adjustments to the plan in conformance with all previous engineering comments and requests.
2. The plan should be revised to clearly indicate that same applies only as a site plan for the "front" lot (Lot 1). As such, the title block should be adjusted and the bulk table should reference only Lot 4.1.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

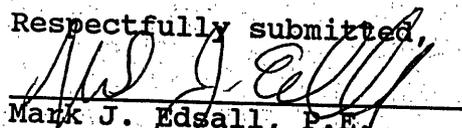
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: VANDERESSEN SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
PROJECT NUMBER: SECTION 69-BLOCK 4-LOT 4.1
DATE: 91-28
26 MAY 1993

7. The status of the New York State Department of Transportation and Orange County Planning Department referrals should be determined.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


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

MJEmk

A:VANDERS.mk

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VAN'S CARPETS SITE PLAN (91-28) ROUTE 94

Martin Rogers came before the board representing this proposal.

MR. VAN LEEUWEN: He's here to represent the site plan, if I understood the conversation correctly before and Mr. Kennedy is not here to represent the lot line change. I suggest we put this on for the next agenda.

MR. ROGERS: What I am saying here for tonight is to clear up all the items on this application which is strictly for the site plan only. The lot line change is under separate application with Mr. Kennedy and we have no problem.

MR. KRIEGER: Last I hear he was in the hospital.

MR. VAN LEEUWEN: Did you get a copy of the deed so we can see if he's got an easement that's one thing I asked for last time.

MR. ROGERS: It was a letter agreement Paul and Mike looked for it today in the town records and they could not find it. Mike would know more.

MR. PETRO: Everybody understand that we're not doing anything with the subdivision. This applicant has submitted site plan for existing site on Route 94 to address existing conditions and proposed revisions as part of a separate lot line change application.

MR. ROGERS: We have no problem asking for this approval being subject to approval of the lot line change by Mr. Kennedy.

MR. PETRO: I don't think this board will not a grant approval on a lot that's not created.

MR. VAN LEEUWEN: The lot line has to come first. I hate to break your horns, there's a big question here I want to know and it's supposed to be to be in the deed that he has a right to Tarkett, he has a right-of-way on Tarkett. Now that has not been explained to me.

MR. ROGERS: It was never from what I understand looking into it, it was never in a deed, it was a letter from Tarkett to the town for his first site plan approval on these two lots. They requested the board

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requested that a letter be sent to the town from Tarkett.

MR. VAN LEEUWEN: As far as I know, the town never got that letter.

MR. ROGERS: It was condition of approval of that site plan.

MR. VAN LEEUWEN: I remember for a fact when we approved that that the town never got that letter. That's why I brought that up. Now Mr. Vanderessen stood here and stated that he had had it in the deed. I said if you have it in the deed bring the deed to prove this. It's not your fault, you have nothing to do with it. The lot line has to be acted on before anything can be acted on until I see the property, and I say only I, we see the property that he does have an easement onto Tarkett, we cannot approve that.

MR. ROGERS: The reason we're here for the site plan because the board specifically asked for that during application for the lot line change so we've got two things here now, you're requesting us to make sure the lot line is approved but when you went to approve the lot line you requested that a site plan be presented and approved before the lot line was granted so you have tandem applications and the only thing I can say about the right-of-way or easement that's been implied throughout the years that it is being used now but we've kept 25 foot easement through there, Vanderessen's property so if that's not usable or town deems that that's not required, he's going to have to let them out through his property that will have to be used. Or if Tarkett says they can no longer come off either property onto their right-of-way.

MR. PETRO: If we can't use Tarkett easement then we'll have to use the easement on here but we have to know that now so during the site plan review, we can't allow anything in the easement.

MR. ROGERS: He will have to remove everything in the easement.

MR. PETRO: We should know that determination before we start looking at the site plan. We should know if we're talking this easement.

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MR. VAN LEEUWEN: There's too many if's here. It's got nothing to do with you.

MR. ROGERS: It's basically up to Mr. Vanderessen to clear up whether he actually has a right to use the Tarkett property. If not we have to denote that all those items within the right-of-way are removed.

MR. PETRO: You have an existing retaining wall in the easement, how can we possibly approve something here?

MR. ROGERS: Our office has explained that to Mr. Vanderessen and he basically was under the assumption that yes that letter was sent. That's why Paul came down to try and find it. It's nowhere to be found in the town so we have to assume that the town didn't get it so I have to go back to him and just let him know he has a choice to get Tarkett to issue a new letter or clear the easement that we propose.

MR. KRIEGER: I'm not sure the letter is the best way to do it to get Tarkett to grant that easement. It ought to be an easement in recordable form. The only reason for the talking about the letter in the past is that is what was agreed to at the time and if the letter were actually received then this board would be bound by the actions of the prior board no matter how in this case no matter how improbable but if it comes down to this is a new requirement, then I think unless he had deeded easement over that right-of-way, a mere letter agreement should not be relied upon.

MR. VAN LEEUWEN: That's right. Because I faintly remember we never got the letter.

MR. PETRO: We don't have a very complicated list here. I think this easement--

MR. ROGERS: It's a legal question between him and the other owners, yes.

MR. PETRO: I'm just looking through Mark's comments here, if we couldn't move ahead on anything, we couldn't move along with Orange County Planning. Mark has this been referred to County Planning? It will have to go.

MR. KRIEGER: How can it go now with a retaining wall in the middle of an easement?

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MR. EDSALL: That's what we're waiting for so we'll be able to tell Myra until that issue is resolved, don't send it.

MR. VAN LEEUWEN: If the County sees that retaining wall, they'll say what, what's going on here and you guys get the blame for it.

MR. ROGERS: Clear off the other comments, the sign place has been removed and the detail removed because we're not proposing to move the sign, just leave it as existing.

MR. PETRO: What sign are you talking about?

MR. ROGERS: Originally we had a new sign where he was going to use existing signage on the building. It seems to be over the requirements that he's allowed, so we've decided not to reconstruct the sign out in the planter, just to leave all the signage as it is and if this gets approved and have a tenant they're going to have to get the signage approved separately.

MR. PETRO: You're going to take that off then?

MR. KRIEGER: There was a sign, the planter stays.

MR. PETRO: That takes care of that.

MR. ROGERS: The only other one is the oil and chip if you definitely do want pavement that will be changed.

MR. EDSALL: That's what they asked for last meeting.

MR. ROGERS: The only problem we have with that as the trailers coming in off the Tarkett piece tearing that up.

MR. PETRO: You have to designate the 12 spaces in the back if you are going to do that on shale, it will never stay.

MR. LANDER: Where is the new access going to be?

MR. ROGERS: If we can get this in here we'll have the new line in here and he's going to have to take it from this side here. We'll review this area to bring this line back and paved right along that even if this

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becomes the usable easements.

MR. PETRO: I think you're really done.

MR. ROGERS: Until he gets his legal easements cleared up, which he can probably do with Mr. Kennedy through the lot line change plan and we'll transfer that information here.

MR. PETRO: I had said last time to though if you are going to use a Tarkett easement, I want to see on the plan where the road is coming in.

MR. ROGERS: We've got the one here that Carmen asked for.

MR. PETRO: I want to see the whole curb cut put in there off the Tarkett easement. If you are not going to use the Tarkett easement then the easement on the property is a moot point then we have to clear up everything else in the easement.

MR. ROGERS: Right.

MR. PETRO: Thank you. We'll take a five minute recess.

(Whereupon, a brief recess was taken.)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 91-28

DATE PLAN RECEIVED: MAY 18 1993

The maps and plans for the Site Approval San Vandewerpe
Subdivision _____ as submitted by
Cuomo for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

[Signature]
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 91 - 28

WORK SESSION DATE: 21 APR 93 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Vans SIP

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: PVC/Van

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

call existing sign detail
8/8/93
10x20 pks req'd
remove note re Row et cetera

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 19 May 1993

SUBJECT: Ian VanDeressen Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-91-28

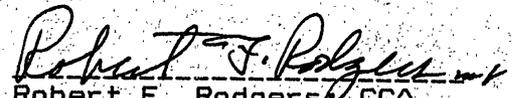
DATED: 18 May 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-031

A review of the above referenced subject site plan was conducted on 19 May 1993.

This site plan is approved.

PLANS DATED: 5 May 1993; Revision B.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.



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 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF D.w P/B # 91-28

WORK SESSION DATE: 5 May 93 APPLICANT RESUB. REQUIRED: new plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Van 71

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: _____

MUNIC REPS PRESENT: BLDG INSP. Conf
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

add new Row note
add app'l box
verify area info matches
was drawn.

next avail agenda
after plans

4MJE91 pbwseform



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 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

90-33
91-28

TOWN/VILLAGE OF New Windsor P/B # _____

WORK SESSION DATE: 15 Dec '92 APPLICANT RESUB. REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Vans S/P & 4/L

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Van & PVC

MUNIC REPS PRESENT: BLDG INSP: X
 FIRE INSP. X
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Show existing easement correctly
- Describe easement in new deeds
- Suggest curbs @ entrance
- draw oil & chip
- do not enter signs @

PVC & Kennedy must coordinate

3-30-92

MAR 23 1892

91-28
Rev 1

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

Paul V. Crown _____ for the building or subdivision of

Jan Vanderessen _____ has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Notify water dept. if water services are to
be located _____

HIGHWAY SUPERINTENDENT



WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.C.M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 31 MARCH 1992
SUBJECT: IAN VANDERESSEN SITE PLAN

PLANNING BOARD REFERENCE NUMBER: PB-91-028

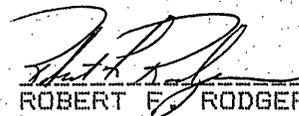
DATED: 23 MARCH 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-022

A REVIEW OF THE ABOVE REFERENCED SUBJECT SITE PLAN WAS
CONDUCTED ON 31 MARCH 1992.

THIS SITE PLAN IS ACCEPTABLE.

PLAN DATED: 26 FEBRUARY 1992


ROBERT F. RODGERS; CCA

✓
CC: M.E.

11-21-91

NOV 19 1991
91-28
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 _____

Subdivision _____ as submitted by _____

Paul V. Cuomo for the building or subdivision of _____

Van Vanden - has been reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~

Not by water Dept. if water needs to be located -

HIGHWAY SUPERINTENDENT

John D. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 20 November 1991
SUBJECT: Ian Vanderessen Site Plan

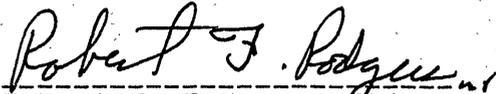
PLANNING BOARD REFERENCE NUMBER: PB-91-28
DATED: 19 November 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-084

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

This site plan is acceptable.

PLANS DATED: 23 October 1991; Revision 2.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

✓
CC: M.E.

NOV 19 1991

91-28
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

Subdivision _____ as submitted by

Paul V. Cuomo for the building or subdivision of
Jan Kanderessem has been

reviewed by me and is approved

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman H. Masten Jr

SANITARY SUPERINTENDENT

November 19, 1991

DATE

✓
C.C.H.E.



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 12553
(914) 562-8640

Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN VILLAGE OF New Windsor

P/B # 91-28

WORK SESSION DATE: 8 Oct 1991

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

New Plans +
Full App

PROJECT NAME: Van's S/P

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Martin / PVC / Van

MUNIC REPS PRESENT: BLDG INSP. P (let)
FIRE INSP. X John
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Separate proposed uses & call proposed.
- Proposed 3 indiv prof office + warehouse/showroom.
- check if lot 1 Area is not
- do they want 2 apps Lots 1/2
- fix PARKING CONC

next avail agenda
after plans

91-28

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 SITE PLAN FOR VAN'S CARPET
2. Name of Applicant Ian VanDerEssen Phone (914)562-3220
Address c/o Van's Carpet Ranch, Route 94, Box 367, Vails Gate, N.Y.
(Street No. & Name) (Post Office) (State) (Zip) 12584
3. Owner of Record SAME Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Paul V. Cuomo Phone 567-0063
Address Stewart International Airport
2005D Street, Bldg. #704 New Windsor, New York 12553
(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 Martin G. Rogers Phone 567-0063
(Name)
7. Location: On the South side of Route 94
(Street)
feet West
(Direction)
of Vails Gate
(Street)
8. Acreage of Parcel 3.145 acres 9. Zoning District C
10. Tax Map Designation: Section 69 Block 4 Lot 41 & 42
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
STATE OF NEW YORK

SS.:

TAN VAN DER ESSEN being duly sworn, deposes and says that he resides at Rt 94 - P.O. 304 367 VAILE GATE WY. 12584 in the County of Orange and State of N.Y. and that he is (the owner in fee) of Van's Carpet Ranch & Vaile Gate Inc.
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Ruel Como 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 NOVEMBER 1991

Marilyn L. Ryan
Notary Public
MARILYN L. RYAN
Notary Public, State of New York
County of Ulster
Commission Expires July 21, 1992

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

NOV 19 1981

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

IAN VAN NERESSEN, deposes and says that he resides at RT 94 PO BOX 367, VAILS GATE, N.Y. 12584
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of VAN'S CARPET RANCH OF VAILS GATE, INC.

which is the premises described in the foregoing application and that he has authorized PAUL V. CUOMO & MARTIN G. ROBERS to make the foregoing application as described therein.

Date: 11-15-91

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

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) |
| | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 22. <input checked="" type="checkbox"/> Landscaping | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 24. <input checked="" type="checkbox"/> Screening | |
| 25. <input checked="" type="checkbox"/> Access & Egress | |
| 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: Paul Russo
Licensed Professional

Date: 11/4/91

PROJECT I.D. NUMBER

617.21

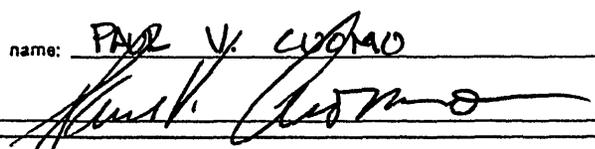
Appendix C

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) PAUL V. CUOMO	2. PROJECT NAME SITE PLAN FOR IAN VANDERESSEN
3. PROJECT LOCATION: Municipality: NEW WINDSOR County: ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) ROUTE 94	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SITE PLAN TO DEMONSTRATE ADEQUATE PARKING FOR EXISTING BUILDINGS & PROPOSED ADDITIONAL USES WITHIN SUCH BUILDINGS	
7. AMOUNT OF LAND AFFECTED: Initially 0.98 ± acres Ultimately 0.98 ± 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/Fores/Open space <input type="checkbox"/> Other Describe: RETAIL & WHOLESALE STORES, ETC.	
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 NEW WINDSOR PLANNING BOARD - SITE PLAN	
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 - SITE PLAN APPROVAL FOR EXISTING USE	
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: PAUL V. CUOMO Date: 11/4/91 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

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

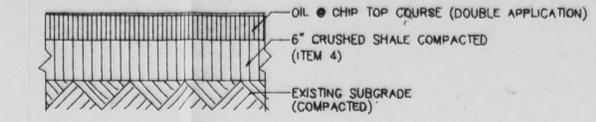
Print or Type Name of Responsible Officer in Lead Agency _____
Title of Responsible Officer

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

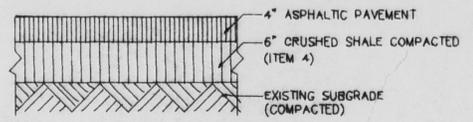
Date

LEGEND

- LOT LINE
- - - - EASEMENT OR RIGHT OF WAY LINE
- - - - SANITARY SEWER
- - - - SANITARY SEWER CLEANOUT
- - - - WATER LINE
- - - - WATER LINE CURB VALVE
- - - - EXISTING CONTOUR LINE
- - - - OVERHEAD ELECTRICAL LINE
- ▲ UTILITY POLE
- FIRE HYDRANT



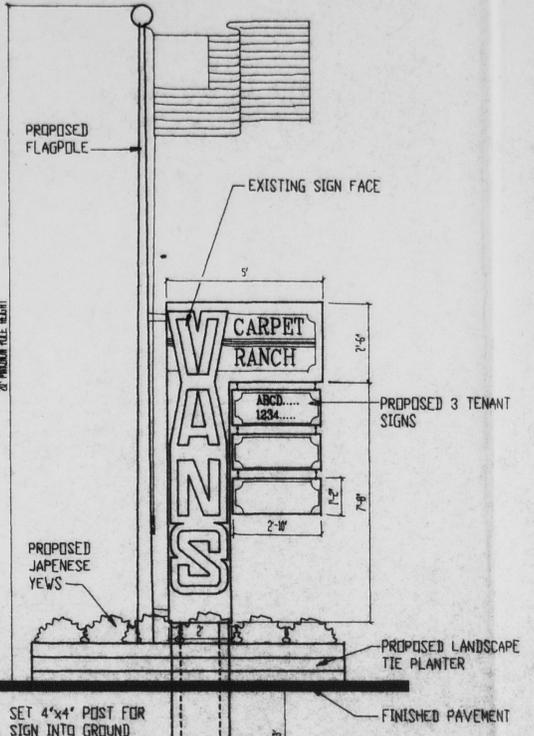
**PARKING & DRIVE SECTION
REAR AREA**
SCALE: 1"=1'-0"



**PARKING & DRIVE SECTION
SIDE AREA**
SCALE: 1"=1'-0"



HANDICAP SIGN DETAIL
NO SCALE



EXISTING SIGN DETAIL
SCALE: 3/8"=1'-0"



SHRUB PLANTING DETAIL
NO SCALE

NOTE: ANY AND ALL PREVIOUS ACCESS RIGHT OF WAY THRU LOT # 1 ARE BEING EXTINGUISHED AS PART OF THIS APPLICATION AND ARE BEING REPLACED WITH THE INGRESS AND EGRESS EASEMENT SHOWN HEREIN.

LOT & EASEMENT AREA CHECK

GROSS LOT AREA	43,007 SF.
EASEMENT AREA	9,605 SF.
LOT NET AREA	33,402 SF.
PERCENT OF EASEMENT TO LOT SIZE	± 16%



ZONING REQUIREMENTS

DISTRICT C - DESIGN SHOPPING USE 1&3 (FOR LOT #1)
SECTION 69 BLOCK 4 LOT 4.1&4.2

ITEM	REQUIRED	LOT 1
LOT AREA	40,000 SF	43,007 S.F.
LOT WIDTH	200'	SAME
FRONT YARD	60'	20.7' EXIST
SIDE YARD	30'	14.1' EXIST
BOTH SIDES	70'	48.0' EXIST
REAR YARD	30'	102'
FRONTAGE	N/A	91.34'
MAX. BLDG. HGT.	4' FT TO PL EXIST	
FLOOR AREA RATIO	0.5	0.2
LOT COVERAGE	N/A	NA

PARKING REQUIREMENTS

REQUIRED:
 TENANT SPACE 1 - EXISTING LOWER FLOOR RETAIL
 1606.4 S.F./150 = 10.7 SPACES
 TENANT SPACE 2 - PROPOSED UPPER FLOOR OFFICE
 1316 S.F./200 = 6.58 SPACES
 TENANT SPACE 3 - EXISTING WAREHOUSE
 4216 S.F./1,000 = 4.216 SPACES
 TENANT SPACE 4 - STORAGE & RETAIL
 1002 S.F./150 = 6.6 SPACES

TOTAL SPACES REQUIRED = 28.096

PROVIDED:
 28 SPACES, INCLUDING 2 HANDICAP SPACES

GENERAL INFORMATION

DEED REFERENCE: LIBER 2124, PAGE 1009
 OWNER & APPLICANT: IAN VANDERESSEN
 C/O VAN'S CARPET RANCH
 BOX 367, ROUTE 94
 VALLS GATE, NEW YORK

SURVEY INFORMATION:
 SURVEY INFORMATION FROM A MAP ENTITLED 'LOT LINE CHANGE FOR IAN VANDERESSEN' BY PATRICK T. KENNEDY, L.S. DATED APRIL 1, 1990

SURVEY INFORMATION:
 SURVEY INFORMATION FROM A MAP ENTITLED 'LOT LINE CHANGE FOR IAN VANDERESSEN' BY RONALD A. WASHBURN, L.S. DATED FEBRUARY 1, 1993.

SITE PLAN APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON MAR - 7 1997
 BY *Edward Stent*
 EDWARD STENT,
 SECRETARY

APPROVED
 CHAIRMAN, NEW WINDSOR
 PLANNING BOARD

NOTE: THIS PLAN IS COPYRIGHTED UNAUTHORIZED ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 7208(2) OF THE NEW YORK STATE EDUCATION LAW.

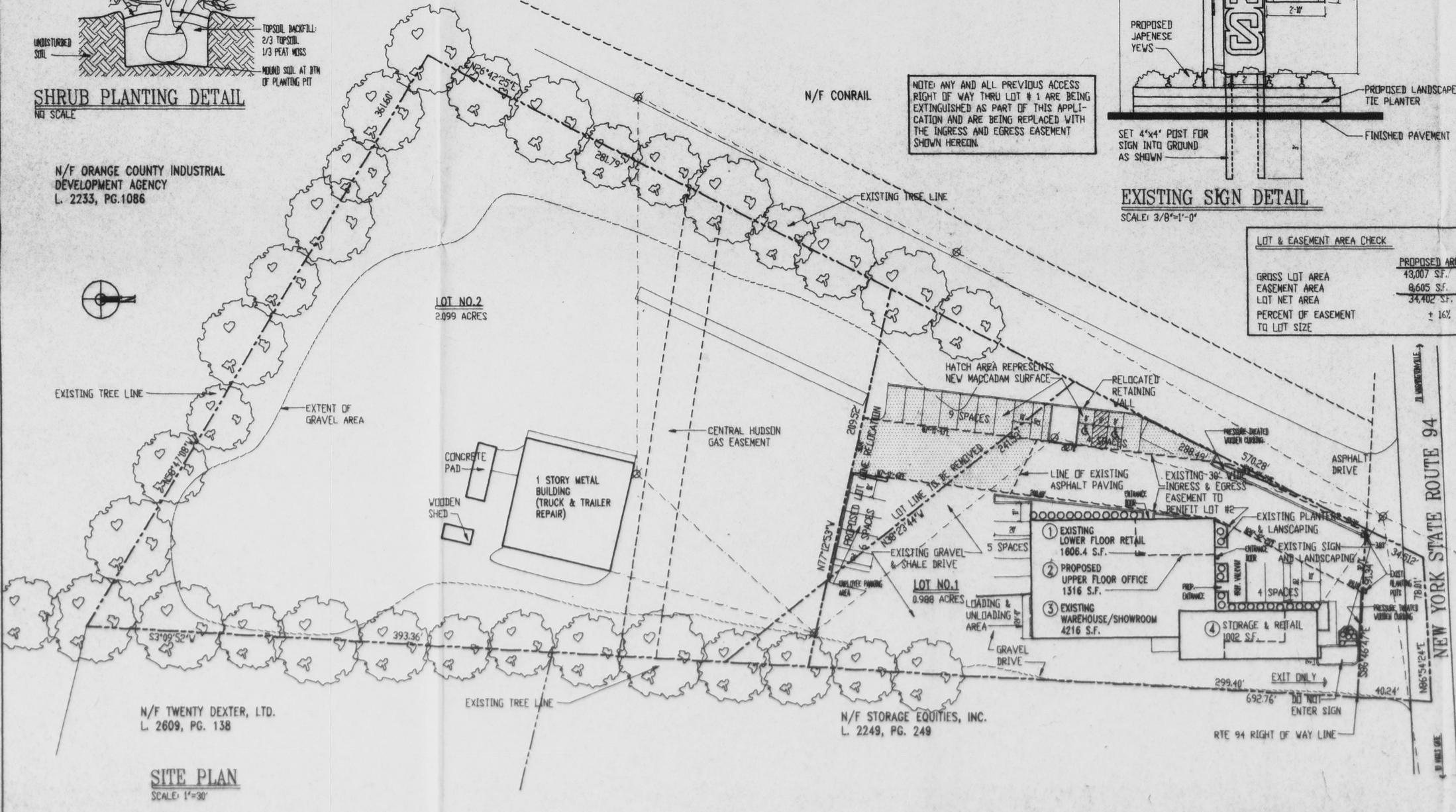
DATE	REVISIONS	BY
3/1/96	TOWN ENG. CORR.	BD
8/22/95	PLANNING BOARD	MR
12/29/95	PLANNING BOARD VESP	MR
DATE	ISSUANCE	BY
3/1/96	TOWN ENG. CORR.	BD
8/22/95	PLANNING BOARD	BD
10/4/93	PLANNING BOARD	BD
5/5/93	WORKSHOP COMMENTS	BD
10/2/93	WORKSHOP COMMENTS	BD
10/2/93	WORKSHOP COMMENTS	BD
1/26/93	WORKSHOP COMMENTS	BD

CUOMO ENGINEERING
 STUART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
 PROJECT NO. 91205
 SHEET NO. 1
 SITE PLAN FOR (LOT #1)
 IAN VANDERESSEN



DATE	JULY 1991
DRAWN BY	MGR
CHECKED BY	PVC
SCALE	AS NOTED
PROJECT NO.	91205

SP-1



SITE PLAN
SCALE: 1"=30'

N/F ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 L. 2233, PG. 1086

N/F TWENTY DEXTER, LTD.
 L. 2609, PG. 138

N/F STORAGE EQUITIES, INC.
 L. 2249, PG. 249