PB# 94-30

HARRIS, BENJAMIN

9-2-2

TOWN OF NEW WINDSOR
PLANNING BOARD
~~APPROVED~~ COPY
DATE: Withdrawn 10/4/02

94- 30 Benjamin Harris Site Plan
Rt. 9W

RECEIPT 139580

DATE Nov. 21, 1994

RECEIVED FROM Michael Babcock for Ben Harris

Address

DOLLARS $ 750.00

FOR Engineer's Escrow
P.B. #94-30

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY Donna Peterson

MADE IN U.S.A.
© WilsonJones, 1989

RECEIPT 139581

DATE Nov. 21, 1994

RECEIVED FROM Ben Harris

Address

DOLLARS $ 100.00

FOR Application Fee
P.B. # 94-30

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY Donna Peterson

MADE IN U.S.A.
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PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/07/2002

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 94-30
NAME: HARRIS, BEN - TWO STORY OFFICE BUILDING
APPLICANT: HARRIS, BEN

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/1994	REC. CK 11578 ESCROW	PAID		750.00	
12/14/1994	P.B. ATTY. FEE	CHG	35.00		
12/14/1994	P.B. MINUTES	CHG	36.00		
02/08/1995	P.B. ATTY. FEE	CHG	35.00		
02/08/1995	P.B. MINUTES	CHG	36.00		
03/08/1995	P.B. ATTY. FEE	CHG	35.00		
03/08/1995	P.B. MINUTES	CHG	72.00		
03/22/1995	P.B. ATTY. FEE	CHG	35.00		
03/22/1995	P.B. MINUTES	CHG	18.00		
10/03/2002	P.B. ENGINEER FEE	CHG	489.50		
10/07/2002	REC. CK. #12842	PAID		41.50	
		TOTAL:	791.50	791.50	0.00

10/7/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/03/2002

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 94-30
NAME: HARRIS, BEN - TWO STORY OFFICE BUILDING
APPLICANT: HARRIS, BEN

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/1994	REC. CK 11578 ESCROW	PAID		750.00	
12/14/1994	P.B. ATTY. FEE	CHG	35.00		
12/14/1994	P.B. MINUTES	CHG	36.00		
02/08/1995	P.B. ATTY. FEE	CHG	35.00		
02/08/1995	P.B. MINUTES	CHG	36.00		
03/08/1995	P.B. ATTY. FEE	CHG	35.00		
03/08/1995	P.B. MINUTES	CHG	72.00		
03/22/1995	P.B. ATTY. FEE	CHG	35.00		
03/22/1995	P.B. MINUTES	CHG	18.00		
10/03/2002	P.B. ENGINEER FEE	CHG	489.50		
		TOTAL:	791.50	750.00	41.50

Amount Due

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/03/2002

LISTING OF PLANNING BOARD**ACTIONS**

STAGE: STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 94-30
NAME: HARRIS, BEN - TWO STORY OFFICE BUILDING
APPLICANT: HARRIS, BEN

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
10/02/2002	APPLICATION WITHDRAWN	WITHDRAWN
09/03/1997	WORK SESSION APPEARANCE	TO SEND WITHDR. LETR
03/22/1995	P.B. APPEARANCE	APPROVED SUB. TO
03/15/1995	WORK SESSION APPEARANCE	NEXT AVAIL AGENDA
03/08/1995	P.B. APPEARANCE . REDUCE BLDG. SIZE - PUT SIGNAGE ON PLAN-NEED D.O.T. APPROVAL	ND:WVE PH REVISE
03/01/1995	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/08/1995	P.B. APPEARANCE . RETURN TO WORK SHOP	LA: REVISE & RET W.S
02/02/1995	WORK SESSION APPEARANCE	REVISE & SUBMIT
01/18/1995	WORK SESSION APPEARANCE	REVISE PLAN
12/14/1994	P.B. APPEARANCE . REVIEW ENG. COMMTS.;ANDY TO REVIEW DEED;SEND REV. PL TO DOT	RET. TO WORKSHOP
11/02/1994	WORK SESSION APPEARANCE	REVISE & SUBMIT
07/06/1994	WORK SESSION APPEARANCE	REVISE-RETURN TO WS

10/02/02

TO PLANNING DEPT.
c/o MRS MASON

PLEASE WITHDRAW MY APPLICATION ON LOT 9-2-2 & RETURN ALL MONIES DO ME IF ANY.

P.B. Engineer fee
489.50

P.B. #94-30

AS OF: 10/03/02 PAGE: 2

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant) CLIENT: NEWWIN - TOWN OF NEW WINDSOR
TASK: 94- 30

TASK-NO	REC	--DATE--	TRAN	FNM	ACT	DESCRIPTION---------	RATE	HRS.	DOLLARS TIME	EXP.	BILLED	BALANCE
94-30	89932	10/06/95	TIME	MJE	MC	HARRIS S/P	70.00	0.50	35.00			
94-30	89961	10/06/95	TIME	MCK	CI	HARRIS - MEMO	25.00	0.50	12.50			
									47.50			
94-30	90158	10/31/95				BILL 95-68/ 11/15/95 PD					47.50	
											-47.50	
						TASK TOTAL			489.50	0.00	-489.50	0.00
						GRAND TOTAL			489 50	0.00	-489.50	0.00

AS OF: 10/03/02 PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant) CLIENT: NEWWIN - TOWN OF NEW WINDSOR
TASK: 94- 30

TASK NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION---------	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
									DOLLARS			
94-30	86798	07/06/94	TIME	MJE	WS	BEN HARRIS	70.00	0.30	21.00			
94-30	87477	11/02/94	TIME	MJE	WS	BEN HARRIS	70.00	0.40	28.00			
94-30	87816	12/14/94	TIME	MJE	MC	BEN HARRIS	70.00	0.60	42.00			
94-30	87820	12/14/94	TIME	MCK	CL	H/RVW COMMENTS	25.00	0.50	12.50			
94-30	87843	12/29/94	TIME	MJE	MC	BEN HARRIS	70.00	0.40	28.00			

									131.50			
94-30	87893	12/31/94				BILL 95-117 1/10/95	PD				-131.50	

											-131.50	
94-30	87977	01/04/95	TIME	MJE	WS	BEN HARRIS N/S	70.00	0.40	28.00			
94-30	88106	01/18/95	TIME	MJE	WS	HARRIS S/P	70.00	0.40	28.00			

									56.00			
94-30	88147	01/31/95				BILL 95-170 2/13/95	PD				-56.00	

											-56.00	
94-30	88192	02/02/95	TIME	MJE	MC	BEN HARRIS S/P	70.00	0.40	28.00			
94-30	88182	02/08/95	TIME	MCK	CL	H/RVW COMMENT	25.00	0.50	12.50			
94-30	88246	02/08/95	TIME	MJE	MC	HARRIS S/P	70.00	0.50	35.00			

									75.50			
94-30	88359	02/28/95				BILL 95-238 3/14/95	PD				-124.50	

											-124.50	
94-30	88310	03/01/95	TIME	MJE	WS	HARRIS S/P	70.00	0.50	35.00			
94-30	88313	03/02/95	TIME	MJE	WS	HARRIS S/P	70.00	0.20	14.00			
94-30	88331	03/08/95	TIME	MCK	CL	H/RVW COMMENTS	25.00	0.50	12.50			
94-30	88345	03/08/95	TIME	MJE	MC	HARRIS S/P	70.00	0.50	35.00			
94-30	88396	03/15/95	TIME	MJE	WS	HARRIS	70.00	0.50	35.00			
94-30	88458	03/21/95	TIME	MJE	MC	BEN HARRIS	70.00	0.40	28.00			
94-30	88403	03/22/95	TIME	MJE	MM	HARRIS COND S/P APPL	70.00	0.10	7.00			
94-30	88417	03/22/95	TIME	MCK	CL	H/RVW COMMENTS	25.00	0.50	12.50			

									179.00			
94-30	88552	03/31/95				BILL 95-294 4/5/95	PD				-130.00	

											-130.00	

Mason, Myra

From: Mark J. Edsall [mje@mhepc.com]
Sent: Thursday, October 03, 2002 9:49 AM
To: mmason@town.new-windsor.ny.us
Subject: Re: BEN HARRIS SITE PLAN 94-30

Myra,

Total amount is $489.50

Check your fax for printout

Mark

At Thursday, 3 October 2002, you wrote:

>MARK -
>
>PLEASE GIVE MY YOUR FEES FOR 94-30 BEN HARRIS SITE PLAN SO I CAN
CLOSE OUT
>THIS FILE. IT IS BEING WITHDRAWN PER WORKSHOP.
>
>THANKS :-)
>

Mark J. Edsall, P.E.
McGoey, Hauser & Edsall, C.E., P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

MHE PC
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 # 94 - 30

WORK SESSION DATE: 3 Sept 97 APPLICANT RESUB. REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Ben Harris S/P

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Ben Harris

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

190 Route 9W

disc old plan - done by George Shaw

disc plan NG for this purpose. He's not happy with zoning code req'ts, landscaping improvements, site improvements etc.

He will send letter withdraw approval.

4MJE91 pbwsform

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.

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507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

6 October 1995

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

SUBJECT: HARRIS SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 94-30

As per the Board's request, I have reviewed the site plan improvement cost estimate and deeds submitted for the subject project. Please be advised of the following:

1. I have revised the project cost estimate. Attached hereto please find the markup of same, which results in a total cost estimate of $47,650.00.

2. I have reviewed the deeds submitted for the project and same describe two (2) separate parcels, presumably adjoining. It is impossible for me to check this deed against the site plan, since the site plan does not provide metes and bounds. I have reviewed this issue with the Planning Board Attorney, Andrew Krieger, and we have agreed that the Applicant must submit a copy of a proper survey, such that we can confirm the project property bounds against the site plan. In addition, the Applicant must have prepared a new deed which describes the overall parcel, with the two (2) separate pieces currently described, combined to a single lot. All this information must be submitted to the Planning Board consultants for review, prior to stamp of approval. Following review and acceptance, the Applicant must file the correction deed and provide the Town with evidence of proper filing.

Please contact me if you have any questions regarding the above.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
cc: Andrew Krieger, Planning Board Attorney
A:10-6-E.mk

Anthony J. Coppola, R.A. *Design, Architecture, and Planning*

175 Liberty Street, Newburgh, NY 12550 • Tel: 914-561-3559 • Fax: 914-561-2051

March 28, 1995

Project: Site Plan for 190 Route 9W South - B. Harris

Re: Estimated Sitework Construction Costs

Note: This estimate does not include the excavation work within the footprint of the building.

	Item	Quantity		Unit Cost	Total
1.	Rough Grading				~~$3,000.00~~
2.	Storm Drainage and Catch Basins				$3,000.00
3.	Demo of Curbing and Pavement				~~$1,000.00~~
4.	Concrete Curbing	900	LF	10.00 ~~$8.00~~	9000 ~~$7,200.00~~
5.	Concrete Sidewalks	230	LF	20 ~~$9.00~~	4600 $2,070.00
6.	Site Lighting	3 ~~2~~	EA	1000 ~~$3,000.00~~	3000 $6,000.00
7.	New Paved Parking Lot and Road	7,500	SF	$1.50	$11,250.00
8.	Wearing Course over West Lot	10,800	SF	$1.00	$10,800.00
9.	Dumpster Enclosures	2	EA	1500 ~~$1,000.00~~	3000 ~~$2,000.00~~
10.	Landscaping and Final Grading				$3,000.00
	Contractor's Overhead and Profit				~~$4,932.00~~
	Total:				~~$54,252.00~~

#47,650

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333

October 4, 1995

Myra L. Mason
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Ben Harris Site Plan

Dear Myra:

This will confirm our telephone conversation on this date wherein I indicated that I had no objection to the signing of the site plan and I have no further materials I wish to review prior to that signing.

Thank you.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt

VIA FAX TRANSMISSION, ORIGINAL
TO FOLLOW

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.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	BEN HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	8 MARCH 1995
DESCRIPTION:	THE APPLICATION INVOLVES THE DEVELOPMENT OF A 4480 SQUARE FOOT TWO-STORY OFFICE BUILDING ON THE EXISTING PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 DECEMBER 1994 AND 8 FEBRUARY 1995 PLANNING BOARD MEETINGS.

1. The Applicant has addressed each of the previous review comments from my review comments of 8 February 1995.

   The Board should note that the Applicant has added a one-way drive on the south side of the property. I believe their rationale with regard to traffic flow is legitimate. You may wish to discuss this aspect with them.

2. With regard to the one-way drive, it is my recommendation that appropriate traffic control signs be provided, in addition to any pavement markings.

3. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

4. Submittal of this plan/application to the New York State Department of Transportation will be required. The curb cut to NYS Route 9W and the proposed drainage improvements should be included in this review.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2

REVIEW NAME:	BEN HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	8 MARCH 1995

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.

7. 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:HARRIS3.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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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	BEN HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	22 MARCH 1995
DESCRIPTION:	THE APPLICATION INVOLVES THE DEVELOPMENT OF A 3800 SQUARE FOOT TWO-STORY OFFICE BUILDING ON THE EXISTING PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 DECEMBER 1994, 8 FEBRUARY 1995 AND 8 MARCH 1995 PLANNING BOARD MEETINGS.

1. Pursuant to the discussions at the last meeting, the Applicant has revised the plan with the reduction in the building size and the removal of the parking spaces along the connector road on the south side of the property. As well, a wood dumpster enclosure detail has been added to the plan.

2. A response has been received from Don Greene of the NYSDOT, indicating no objection to the project. A valid Highway Work Permit will be required before the Applicant could begin work on the project.

3. 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.

4. At this time I am aware of no additional outstanding items or concerns with regard to this application.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:HARRIS4.mk

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 94- 30

DATE PLAN RECEIVED: RECEIVED MAR 15 1995 Rev 3

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

Fred Hayes 4/18/95

HIGHWAY SUPERINTENDENT DATE

_____

WATER SUPERINTENDENT DATE

_____

SANITARY SUPERINTENDENT DATE

BEN HARRIS SITE PLAN (94-30) ROUTE 9W

Mr. Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: Basically, if things go as planned, we'd like to wrap up tonight. Since our last Planning Board meeting last month at the beginning of February, aside from addressing Mark and the board's specific comments, we made one change really in the scope of the site plan and that is we basically added a one way uphill road that connects the lower parking lot and the upper parking lot. And the reasoning behind that was basically the owner, Mr. Harris, felt that he wanted to access from the two lots vehicular access and that that would basically be cutting down on the turnaround from vehicles going south on Route 9W, if they could possibly stop at the light on old Route 9W and up into the lot that way. So, we bounced out the parking lots to spaces down in the lower lot and spaces on the upper lot to make that access but we are basically showing four angled parking on the side of the hill there, too. And in our workshop meeting with Mark a couple weeks ago, basically after that meeting, we made some changes to the plan that compensate for that slope on the side of the hill so we're aware that maximum slope there should be 5 percent where those vehicles are parked and then the slope of the road itself would be ten percent. Couple other matters, things that we changed since the last meeting were location of the upper catch basin on the upper lot, we moved that closer to the road out on Route 9W, changed the screening a little bit in the front. Most of the rest of the stuff is just involving relocating our sight lines, relocating a little bit more screening, two dumpsters, we still have one the top, one on the bottom. What we'd like to ask the board's permission is the one on the top we'd be willing to do in some type of split faced concrete block. This dumpster enclosure on the bottom next to the existing 4 unit building I think if we were to make that out of the block, it would just be too imposing right in front of that wood frame. So we'd probably like to do that in either probably treated lumber or some type of wood. And I think just block dumpster enclosure is not going to look right, basically it

would be in the front yard of that existing building.

MR. PETRO: Ron is the one that usually, what do you say about that?

MR. VAN LEEUWEN: Couldn't you move it into the center section here on the other side of the building?

MR. COPPOLA: I don't--

MR. VAN LEEUWEN: Right here.

MR. LANDER: I think before it was in the front.

MR. COPPOLA: Down over here, this is kind of the side of the hill here.

MR. VAN LEEUWEN: Too steep there, is that what you're trying to tell me?

MR. COPPOLA: Yeah.

MR. DUBALDI: How is the truck going to get to that?

MR. COPPOLA: Well, he's still going to have to pull up, we're dropping the curb there.

MR. LANDER: Just move the dumpster over to the middle of this aisle.

MR. COPPOLA: It's so tight there I mean I probably have this is 20 scale so I have less than 20 feet from the curb to the front door.

MR. LANDER: Move it over into your aisleway.

MR. VAN LEEUWEN: I think we should see a little diagram what he is going to make it look like.

MR. LANDER: Okay, I have one question, we have the parking on the hill here. Now the parking is going to be 5 percent. What's going to be the grade on the road?

MR. COPPOLA: Ten percent, so you are going to have the

road and you're going to have this thing like this and then--

MR. LANDER: I was wondering how you were going to get 5 percent there.

MR. COPPOLA: End up being a little retaining wall and there's going to be a transition between the two essentially but it can be done, it's going to be a little skewed but I think its workable. It's got to stay that way so that basically the drainage all falls out. I originally thought about doing it a little more differently but the drainage has to run out of that parking area, run out of the four spaces.

MR. VAN LEEUWEN: What are you going to put on the top a fence? Cars are going to run right off the parking lot into the other parking lot over the railroad ties, you're going to put--

MR. COPPOLA: Right here is a retaining wall right on the upper portion here.

MR. VAN LEEUWEN: How high is that going to be above?

MR. COPPOLA: You're only talking about like two or three feet.

MR. VAN LEEUWEN: What will happen if a car rolls down and over top of that, then what?

MR. STENT: You're going to put a rail on top of the retaining wall?

MR. COPPOLA: This is a cut, in other words, to protect people from walking.

MR. VAN LEEUWEN: Then you're going to have a two foot drop, right?

MR. COPPOLA: Yes.

MR. VAN LEEUWEN: I'm going to ask you what kind of a rail you're going to put up. If you have got a two foot drop, car comes up and drops down, what are you

going to do?

MR. COPPOLA: No, no, no, if you are standing on this pavement here, the wall goes up two feet, there's a cut there so--

MR. VAN LEEUWEN: All right, you answered the question.

MR. PETRO: The 8 spaces that are in the New York State right-of-way, they are not figured into your parking calculations, is that correct?

MR. COPPOLA: That is correct and it's noted on there, too.

MR. LANDER: Do we have anything from DOT?

MR. PETRO: No, we don't.

MR. COPPOLA: I saw Mr. Green last week, Don Green on another project, this is, I guess I haven't spoken to him about this project, he has no problem with it. He asked me basically the question the board originally asked was does Mr. Harris have a lease agreement with DOT and I told him yes, and I've sent him a copy of that lease agreement. And basically says he's got no problem with anything else but my understanding was is that the town was going to be forwarding plans to him anyway.

MR. PETRO: Which we did. They were sent out March or February 3, but we have no response at this time.

MR. VAN LEEUWEN: I think we should have had a letter from Don Green, we can do it subject to but I'm not happy with the 5 parking places on the hill. You too?

MR. LANDER: Nope.

MR. PETRO: Five parking spaces, do we need them?

MR. COPPOLA: Yeah, I'm right at the limit, the calculation runs to 32 spaces, it's all broken down here and I need one and a half per unit for square footage for existing and the rest is square footage for

what I am proposing and it's maxed out at 32.

MR. PETRO: Let's remember that it is maxed out for the size of the building. If the building square footage was lower--

MR. VAN LEEUWEN: I can't vote for that with the parking places there, that is a little dangerous.

MR. PETRO: About lowering the square footage of the building would then give you less parking spots required.

MR. LANDER: I thought we had that all worked out.

MR. COPPOLA: We had that, well, we have been to 3 meetings. The first meeting was a much larger footprint that was showing the calculation for the parking and the right-of-way. We changed that after the first meeting and reduced the square footage down basically less than 5,000. It was originally about 7,500, that was counting like I said counting the parking in the right-of-way. So we reduced the footprint down to what we have now, basically about 4,500, 4,480 in terms of any building so we have already done that, you know, come down quite a bit. He does have a lease agreement. You can't count it for parking but the people are going to park there and they have a perfect right to park there.

MR. LANDER: Henry, getting back to the four parking spaces or five, whatever it might be here, these people have to get out of the car now and they have to walk either down the hill at ten percent grade or up the hill so I'm not too crazy about that.

MR. VAN LEEUWEN: What if somebody parks there and doesn't put the car in park and rolls backwards, it could kill somebody. I don't like that setup for the parking.

MR. PETRO: How do they get from the car on the slope to the building? You don't have a sidewalk or anything cut through there, do you?

MR. COPPOLA: I could. No, I could but the intent really was that they'd walk around the, follow the grade around.

MR. PETRO: That is quite a long walk all the way around the curb.

MR. COPPOLA: We would have no objection to be putting in a small set of stairs, probably you'd have to actually walk down to the lower portion and then we could put a small set of stairs on the upper portion there, maybe between the landscaping so they can walk around up and through.

MR. LANDER: I thought sure all these spaces fit without those on the side of that hill.

MR. EDSALL: What happened was when he put the road in, he eliminated some spaces so then he had to create it because the road wasn't originally there.

MR. COPPOLA: I had two at the top and two at the bottom. Again, that is something the owner felt strongly about he wanted the access from the top.

MR. LANDER: I'm in agreement with Henry. What I think is going to have to happen or just hear me out here is that these spaces are going to be a hazard and I think that if you'd still want to go, I'm not asking you to cut the square feet of the building down but I think what we're going to look at you're going to have to get a variance for four or five spaces because I don't think you're going to stay on that hill.

MR. VAN LEEUWEN: I just don't like the looks of it.

MR. PETRO: Mark, give us the engineering on this.

MR. VAN LEEUWEN: I don't like it and I'll tell you something that was my next question, is he, going to have a sidewalk behind the building so people that park down at the bottom can go to the top?

MR. COPPOLA: No, we're basically equaling our square footage and trying to balance our lot so 14 down below

and 14 up on top.

MR. LANDER: Let me make sure everybody understands that the parking spaces are not going to be on ten percent, they are going to be on 5 percent grade but once they pull out of the parking space, it's ten percent.

MR. COPPOLA: And they back up.

MR. VAN LEEUWEN: One way up the hill, I just don't like the setup. I hate to knock him for the five spaces but we have to do something.

MR. PETRO: It looks like four spaces.

MR. EDSALL: At the workshop, I expressed my concern with the slopes and the original plan as it was presented had ten percent total throughout, including the parking spaces. And I said there was no way that you could have a ten percent parking lot because the people would literally fall out of their cars. That was corrected with some grading adjustments which Tony has put in. But it's a difficult spot. During the winter, it's going to be difficult and the fact you're backing out onto a ten percent slope, obviously with the road being eliminated, I believe the parking functioned as far as access to the spaces and the slopes. When they added the through drive, the one way through drive, that is what precipitated this problem because they need the 4 spaces.

MR. LANDER: Because they lost the spaces, right.

MR. EDSALL: The only solution if you are not at all comfortable with the spacing on that, on that slope which I think it's fully justified, is to either decrease the building so the 4 spaces can be eliminated or eliminate the through drive or ZBA.

MR. VAN LEEUWEN: You want my opinion?

MR. LANDER: Poll the board.

MR. VAN LEEUWEN: I'll give my opinion right now

eliminate the through drive. That will answer it. I like that, anyway.

MR. DUBALDI: You're the one that is creating the hardship.

MR. COPPOLA: Let me make a contention, see if it is acceptable to the board. We'll reduce, eliminate the 4 parking spaces, he still wants the through drive so I'd like to keep that, but we'll reduce the square footage of the building. It's going to be reduced now 800 square feet total which would be 400 square feet per floor. It's probably going to work out to be about I think about 12 foot off the southern portion of the building. We would be willing to do that.

MR. PETRO: Mark, let me ask you this, the spots that he has leased, he has the lease agreement with DOT, we can't take in four spaces into the calculations, even with the lease.

MR. EDSALL: The Town Code does not permit you to accomodate that.

MR. PETRO: I know you have reduced the building a couple times already and also as a resident of New Windsor, I like to see taxable base come into New Windsor. Every time we reduce the buildings for some reason or another because of some little tiny law, we lose tax base. So we're cutting it down again. WE have already cut it down two or three times and the space, I don't think it's an ideal set-up either, I agree with Henry and Ron but I don't think it's the worst in the world either. I grew up on Broadway. I think that is more than a ten percent slope and I went shopping there a million times in my life and I never fell out of a car. That is more than five or ten percent. Why wouldn't this work? I think it's getter than Broadway. That is my opinion.

MR. LANDER: He always can go to Zoning for the variance.

MR. PETRO: Let me tell you something. I know if I was going to that building for any reason, the last place I

would park would be in those four spots, which means that building has to be occupied all the time before anybody would park there.

MR. STENT: Could they put a restriction for employee parking only so we wouldn't have in and out?

MR. COPPOLA: We'd be willing to do that.

MR. LANDER: Then we're leaving it open so the employees are the ones that are going to fall out of their cars and injure themselves.

MR. VAN LEEUWEN: I agree with you, I thought of that too, why does he want that through drive?

MR. COPPOLA: Yeah, he really wants it.

MR. VAN LEEUWEN: Knock out the through drive and the spaces or shrink the building.

MR. COPPOLA: This is what I can tell you in terms of his priorities. Number one, he'd like me to finish this up tonight. Number 2, he does not want to go for the zoning variance and number 3, he thinks that the through drive is important. Personally, I agree with the chairman. I think this can be worked. No, you're not going to go there and park there first but in all reality, he's got more than ample parking for this site, I really think so. We're allowing for these four units which are probably about 500 square feet much, we're allowing 6 spaces within here. So that I feel is a bit of an overkill. He's got the lease parking in here.

MR. VAN LEEUWEN: Everybody has two cars so if he's got four units.

MR. PETRO: We're not even counting the lease parking, number one, and again he has ample parking, every spot has to be occupied before anybody in their right mind would go over there and park.

MR. STENT: Plus I think his intent is right because he is going to eliminate some of the left turns so people

going south across Route 9W which is also hazardous, this way they come back.

MR. BABCOCK: There's no cuts there.

MR. LANDER: No.

MR. PETRO: I like two accesses, we went through this.

MR. VAN LEEUWEN: We can't waive it.

MR. COPPOLA: It's just a judgment as to whether these spots are going to work or not. I feel they can. That is my professional opinion.

MR. PETRO: I'll go over it one more time and I think it's feasible the way it is, there are four spots which would certainly be used last. They do meet the law the way they stand, might not be the best idea. We have the additional spots on the DOT right-of-way which we aren't even counting on and they are still there and number 2, like I said before, we have worse parking on Broadway than this certainly would be.

MR. LANDER: We're not in the City of Newburgh.

MR. PETRO: I understand sometimes something's feasible, even though the law doesn't bring it down to that point.

MR. EDSALL: Jim, just so it's clear, when I made my comment about someone falling out of a car, that was only at a ten percent slope across the parking lot. Now it's been reduced to five. I would tell that you ten percent is unacceptable, just with the weight of two car doors, you cannot have that kind of condition on a heavy slope. Five percent is a lot more reasonable. I do agree with one board member, you shouldn't come out of the parking lot and try to climb up or down a ten percent slope. I would suggest that a walkway maybe toward the top and toward the bottom access to each side so that effectively.

MR. PETRO: You need a walkway.

MR. VAN LEEUWEN: He's got a walkway in the front, he's got to put along the back up and down, got to do that.

MR. COPPOLA: We would be more than willing to provide two walkways, one to the lower entrance and one to the upper entrance.

MR. DUBALDI: You can't put the walkways going into the parking lot, how are they going to get to the stairs?

MR. PETRO: Stairs would start right at the end of the parking lot.

MR. COPPOLA: Angled parking there, I have the room because of the front of the bumper comes on a triangle so you have the room there to do that.

MR. LANDER: What's the roadway width?

MR. COPPOLA: 16 feet and their parking space there is--on the angle, it would be 20 foot to the short leg of the triangle and ten foot wide.

MR. PETRO: Don't you normally want a 20 backout but on the angle?

MR. EDSALL: With the angle, you don't need it.

MR. COPPOLA: One way you're okay with 16.

MR. LANDER: What I am getting at here is that we're going to have a retaining wall and these cars are going to park in to the retaining wall. Now, is there going to be bumper blocks to keep the cars from hitting the retaining wall?

MR. COPPOLA: No, there's a curb that runs, concrete curb that would meet that retaining wall.

MR. LANDER: Maybe I misinterpreted what Henry was talking about, about the retaining wall, I thought the retaining wall went all the way down.

MR. COPPOLA: It's kind of dark up at the top.

MR. LANDER: That is the only place there's going to be a retaining wall, right, just to hold that back? I thought he was talking about the other end.

MR. COPPOLA: Only talking about a difference between it's very minimal, it might be two feet.

MR. LANDER: What's going to keep the cars from running into it?

MR. VAN LEEUWEN: That is what I said.

MR. COPPOLA: We'll throw a block there, if you want.

MR. VAN LEEUWEN: Throw a what?

MR. COPPOLA: Pre-cast bumper block.

MR. VAN LEEUWEN: The more we talk about this, the more I'm disliking the four spots. It's starting to bother me worse now.

MR. LANDER: That is why I asked what the width was across here, 16 to the roadway and you have got 24, is it 40 all the way across?

MR. COPPOLA: 40 is the setback, 16 feet, if you read further, it's a little blurry, there's a 16 foot difference in there and then I'll put another dimension in there for the depth of those but they are 20 feet on the short leg.

MR. VAN LEEUWEN: I still think the best way is to take that one way out of there.

MR. LANDER: Let's poll the board. It worked before. I'll poll the board. What do you want to do with the spots, you want them removed, right, Henry?

MR. VAN LEEUWEN: You have my viewpoint.

MR. STENT: I see no problem as long as he puts the steps and the walkways in and maybe some type of a rail around the top of the retaining wall.

MR. DUBALDI: I'd like to see the building reduced and see the four parking spots either taken out or moved.

MR. LANDER: The through drive's a great idea but those four spots there is a problem, just safety, safety-wise.

MR. DUBALDI: Take out the one-way drive and I think you'll solve your problem.

MR. PETRO: I think what's going to happen because the applicant wants the one-way drive so he is not going to take that out. The only alternative he's not going to go to the Zoning Board, so he has got to reduce the building and we have, I think the poll of the board is what they want to see happen so I would suggest make it happen and we'll get you back on the agenda.

MR. COPPOLA: We can't get final approval, we really want--

MR. PETRO: Not when you're changing the whole building size that is going to be.

MR. LANDER: We're not making it bigger, we're making it smaller so I think we can give them subject to.

MR. COPPOLA: What I am doing exactly.

MR. VAN LEEUWEN: I have a problem with a subject to, a little bit too much to do. What I suggest we do let him make the changes, come back, he has my word he has my approval that he has but we have never really given subject to's and I have been on this board a long time with downsizing the building and all that stuff. That is big stuff. He can't do anything yet anyway and I want to see the letter from Don Green.

MR. PETRO: DOt, that is a good point, we have not heard from DOT.

MR. VAN LEEUWEN: We did it here on 32 one time and Don jumped all over us and Don was right and we were wrong and I don't need to start an argument with Don Green.

MR. COPPOLA: I just want to say one thing. I don't want to beat this to death but I did see Don Green personally on Friday and spoke to him about this project and he told me personally he had no problem with it and he said his only question was the right-of-way.

MR. VAN LEEUWEN: Tony, nothing against you but we fell in that trap once before.

MR. PETRO: It's not the only issue, the downsizing your building we need a map to see the size of the building, when you downsize it, you have to show grading around it. You're going to show topo where you are, you're taking the building, what's the topo under the spots, I don't know what's over there.

MR. COPPOLA: All this is going to do is just die right into the side of the building.

MR. PETRO: We should see it on the plan. We have a meeting in two weeks, be number one, we'll look at it.

MR. COPPOLA: When do I have to get the plans back to you? Can I get on the next agenda?

MR. PETRO: You don't see the need to see it in the workshop.

MR. EDSALL: The other thing which we can go over I believe if we're going to keep the one-way driveway, we need to have some signage, as I recommended from comment 2, so unless the board feels that is not appropriate, we'll be looking at that on the plan at the workshop. Would it not be beneficial to go through some of the procedural items now, like public hearing and make sure?

MR. VAN LEEUWEN: Make a motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for

the Ben Harris site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE

MR. VAN LEEUWEN: Do you want, do we have anything on SEQRA?

MR. EDSALL: I believe you have got a short EAF and I would think that is sufficient and I'm not aware of any other concerns, you have gone over all the other concerns. I believe you'd be justified for a negative dec.

MR. VAN LEEUWEN: So moved for negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Ben Harris site plan on Route 9W. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE

MR. PETRO: Signage, parking and building and you're basically done.

MR. COPPOLA: What about the bond estimate?

MR. EDSALL: You have to get that together.

MR. BABCOCK: There's one thing that the board members

talked about at the beginning and that was the enclosure of the one garbage dumpster. Are you going to want a detail because the detail that is on the plan is for block, do you want that changed?

MR. LANDER: Well, Tony says he is going to change that.

MR. COPPOLA: I'm going to show two dumpster details.

MR. VAN LEEUWEN: One for down below, one for up above.

MR. LANDER: If you make it substantial enough, pressure treated wood, show us a detail.

MR. EDSALL: We'll look at it at the workshop and get it lined up for the next meeting.

MR. LANDER: Just as long as it's not a stockade fence.

MR. BABCOCK: We want the two parking spaces for each dwelling unit to one and a half for the multiple dwelling so we'd look at that.

MR. LANDER: There's no storage.

MR. EDSALL: It's based on gross square footage.

MR. PETRO: Different tenants are different, how about that.

MR. EDSALL: It's gross floor area.

MR. BABCOCK: Not retail.

BENJAMIN HARRIS SITE PLAN (94-30) ROUTE 9W

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: We also have fire on 3/6/95, we have fire approval.

MR. COPPOLA: Just hopefully we'll wrap everything up tonight. Big change we discussed at the last Planning Board meeting to refresh everybody's memory was the four parking spaces on the access road for the front and rear parking lot. We removed those four spaces. We reduced the square footage of the footprint of the building down by 800 square feet, 400 on the top, 400 on the bottom, and basically kept that road top to bottom to allow the owners access for what you wished but essentially, we made that change and there was one small other change with signs we put in and the detail on the dumpster I think I had that last time, oh, no, that was new and that was it. We conformed to the parking now we're not using the parking again in the DOT right-of-way. But everything adds up, we got two dumpsters, landscaping, site lighting, I think that is it. I think we're basically there.

MR. LANDER: Mr. Chairman, we have fire approval?

MR. PETRO: Yes, we do.

MR. LANDER: I don't see a need to hold this up anymore.

MR. DUBALDI: It's a big improvement.

MR. PETRO: I think that was the only outstanding thing was the parking, looks like he's addressed that.

MR. LANDER: Mr. Chairman, Mark, is there anything else?

MR. PETRO: Highway work permit and bond estimate.

MR. EDSALL: If they submit the bond estimate and once that is received and all the fees are paid, we can

stamp the plan.

MR. COPPOLA: Is that something we do?

MR. EDSALL: You do it, we review it.

MR. KRIEGER: I had asked earlier that a deed be produced so we can make sure that all this property was in the ownership of Harris and I have a deed, it's satisfactory to me in form. I would ask that Mark review it as to making sure whether this description here encompasses all the lands on the map.

MR. COPPOLA: I think your deed is just for this, okay, he doesn't own the chess building.

MR. KRIEGER: I know that he doesn't own the chess building. What about the remaining lands that he does own? You say the deed, what's the deed for?

MR. COPPOLA: The corner lot here, I believe.

MR. KRIEGER: It doesn't include the proposed building area.

MR. COPPOLA: It doesn't include this, no, unless we submitted that in the beginning.

MR. KRIEGER: That is the only deed I remember seeing.

MR. COPPOLA: Do you normally ask for the deed on the lot itself?

MR. KRIEGER: Yeah.

MR. COPPOLA: We have an up-to-date survey with metes and bounds.

MR. KRIEGER: Here's the problem, since that corner lot and this lot are contained on the same site plan, we have to make sure that they are owned by the same owner. The Planning Board cannot approve a site plan on a building and people have asked, believe it or not, can't approve a site plan for a piece of property not owned by the applicant.

MR. COPPOLA: As far as what we're asking approval for, it's this lot the owner's name is on the site plan, the section block and lot is there, we could produce physical deed for this lot. I thought you were asking for the deeds for the adjacent lots, the lots that they own and that would be this lot, that is what you have.

MR. KRIEGER: That item just going back to my earlier request, it's satisfactory to me, I just want to have Mark look at it at some point and make sure it covers the area that it purports to cover but otherwise, the ownership and so forth is satisfactory.

MR. EDSALL: These are separate lots, the corner lot and the lot for this application are two different lots, correct?

MR. COPPOLA: Correct.

MR. EDSALL: The one you want me to check is the deed for this lot to make sure that it is the--

MR. KRIEGER: I think what we have here is the deed for the corner lot.

MR. COPPOLA: I have, I believe you have the deed for the corner lot.

MR. KRIEGER: So I would like to look at the deed for the lot as it exists.

MR. COPPOLA: You want the deed for this?

MR. KRIEGER: Same deal again whatever is more convenient, not the original deed, the copy from the clerk's office is okay.

MR. COPPOLA: Okay.

MR. PETRO: Just get it to him.

MR. KRIEGER: It can be checked, no need to hold it up for that.

MR. LANDER: Make a motion that we approve Ben Harris site plan subject to the deeds being reviewed by Mr. Edsall and Mr. Krieger.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Ben Harris site plan subject to the deed being reviewed by Mr. Edsall and Mr. Krieger and a bond estimate be in place and work permit is obtained when the work begins. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

Anthony J. Coppola, R.A. *Design, Architecture, and Planning*

175 Liberty Street, Newburgh, NY 12550 • Tel: 914-561-3559 • Fax: 914-561-2051

March 28, 1995

Project: Site Plan for 190 Route 9W South - B. Harris

Re: Estimated Sitework Construction Costs

Note: This estimate does not include the excavation work within the footprint of the building.

	Item	Quantity		Unit Cost	Total
1.	Rough Grading				$3,000.00
2.	Storm Drainage and Catch Basins				$3,000.00
3.	Demo of Curbing and Pavement				$1,000.00
4.	Concrete Curbing	900	LF	$8.00	$7,200.00
5.	Concrete Sidewalks	230	LF	$9.00	$2,070.00
6.	Site Lighting	2	EA	$3,000.00	$6,000.00
7.	New Paved Parking Lot and Road	7,500	SF	$1.50	$11,250.00
8.	Wearing Course over West Lot	10,800	SF	$1.00	$10,800.00
9.	Dumpster Enclosures	2	EA	$1,000.00	$2,000.00
10.	Landscaping and Final Grading				$3,000.00
	Contractor's Overhead and Profit				$4,932.00
	Total:				$54,252.00

WARRANTY AND SALE DEED — FORM No. 2207
WITHOUT COV. AGAINST GRANTOR
STATUTORY FORM BS — Corporation

THE CORNWALL PRINTING COMPANY, 400 PEARL ST., N.Y.C.

3

This Indenture,

1971 Lt. 9W

Made the 1st *day of* December *, nineteen hundred and* seventy-one

Between JUBALEE ENTERPRISES COMPANY, INC.,

a corporation organized under the laws of the State of New York, having its principal place of business at 200 Route 9W, Town of New Windsor, Orange County, New York

, party of the first part, and

BENJAMIN HARRIS and BELLA HARRIS, husband and wife, both residing at 17 Valley Avenue, City of Newburgh, Orange County, New York,

, parties of the second part,

Witnesseth, that the party of the first part, in consideration of TEN and 00/100 ($10.00)---------- Dollars, lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their distributees and assigns forever,

All that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, bounded and described as follows:

BEGINNING at a point in the westerly right of way line of the former State Highway Route 9W, said point of beginning being the northerly corner of lands conveyed by Daniel Marsh to Eileen M. Marsh by deed dated March 5, 1940 and recorded in the Orange County Clerk's Office, March 7, 1940 in Liber 833 of deeds at page 88, and runs thence along the westerly right of way line of the former State Highway Route 9W, South 9° 53' East 118.85 feet to a stake; thence along lands of said Eileen M. Marsh (now Jayne A. Marsh as the surviving joint tenant of the lands described in the deed recorded in Liber 1428 of deeds at page 231) South 80° 7' West 110.76 feet to the northwesterly line of aforesaid lands conveyed by Daniel Marsh to Eileen M. Marsh by deed dated March 5, 1940; thence along said lands North 33° 6' East 162.52 feet to the place of beginning.

ALSO ALL that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the westerly right of way line of the former State Highway Route 9W, at the northerly corner of lands conveyed by Daniel Marsh to Eileen M. Marsh by deed dated March 5, 1940 and recorded in the Orange County Clerk's Office March 7, 1940 in Liber 833 of deeds at page 88, (said point of beginning being the same point of beginning as in the first herein described parcel) and runs thence along said lands South 33° 6' West 162.52 feet; thence along lands conveyed by Daniel Marsh to Eileen M. Marsh Dittbrenner by deed dated March 19, 1948 and recorded in the Orange County Clerk's Office on April 17, 1948 in Liber 1080 of deeds at page 458 and now owned by Jayne A. Marsh as referred to in the first herein

described parcel) South 80° 7' West 107.89' to an iron pin in the easterly right of way line of the new State Highway Route 9W; thence along said easterly right of way line North 19° 15' East 197.35 feet to a point which is the southwesterly corner of premises heretofore conveyed by Owen J. McGorman and Mary J. McGorman to Jubalee Enterprises Company, Inc. dated December 21, 1965 and recorded in the Orange County Clerk's Office on December 24, 1965 in Liber 1733 of deeds at page 473; thence along the same on the next two courses and distances: (1) South 70° 45' East 66.56 feet and (2) North 80° 07' East 64.43 feet to a point in the westerly right of way line of former State Highway Route 9W; thence along the same South 9° 53' East 21.15 feet to the point or place of beginning.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by two separate deeds, Louise R. Sgro, individually and as guardian of Daniel Marsh III, an infant, which deeds were dated June 14, 1968 and recorded in the Orange County Clerk's Office on June 19, 1968 in Liber 1796 of Deeds at pages 666 and 670 respectively.

THIS CONVEYANCE is made pursuant to a plan of liquidation, pursuant to Section 333 of the 1954 Internal Revenue Code, which plan was duly adopted at a special meeting of the stockholders and directors of Jubalee Enterprises Company, Inc. to its stockholders in cancellation and redemption of the outstanding capital stock of said corporation.

SECRETARY'S CERTIFICATE

The undersigned, Secretary of JUBALEE ENTERPRISES COMPANY, INC., a New York corporation, does hereby certify that BENJAMIN HARRIS (50 shares) and BELLA HARRIS (50 shares) are the record owners of all of the outstanding capital shares of this Corporation, as appears from my examination of the books and records of this Corporation,

I further certify that BENJAMIN HARRIS is the duly elected and acting President of this Corporation.

IN WITNESS WHEREOF, the undersigned has set her hand and affixed the seal of this Corporation this 1st day of December, 1971.

Bella Harris
Bella Harris, Secretary

CONSENT OF SHAREHOLDERS
PURSUANT TO SECTION 615 OF
THE BUSINESS CORPORATION LAW

The undersigned, being the owners and holders of all of the outstanding shares of the capital stock of JUBALEE ENTERPRISES COMPANY, INC. entitled to vote, do hereby individually and unanimously consent to the taking of the following action by such Corporation:

RESOLVED, that a plan of liquidation pursuant to Section 333 of the 1954 Internal Revenue Code, be and the same is hereby adopted and it is further

RESOLVED, that the Corporation by its duly authorized officers, proceed to liquidate and transfer the assets subject to the liabilities to the stockholders set forth below in cancellation and redemption of the capital stock within the calendar month of December 1971, and it is further

RESOLVED, that the Corporation, by its duly authorized officers, adopt such measures and execute such documents as are necessary to carry the foregoing plan of liquidation into effect.

WITNESS our hands the day and year set after our respective signatures.

Bella Harris	17 Valley Ave. Newburgh, N. Y.	50 shares	Dec. 1 1971
Benjamin Harris	17 Valley Ave. Newburgh, N. Y.	50 shares	Dec. 1 1971

Together *with the appurtenances and all the estate and rights of the party of the first part in and to said premises.*

To have and to hold *the premises herein granted unto the part* ies *of the second part,* their distributees *and assigns forever* as tenants in common, and not tenants by the entirety or joint tenants.

AND the said JUBALEE ENTERPRISES COMPANY, INC. covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And *The grantor, in compliance with Section 13 of the Lien Law, convenants as follows: That it will receive the consideration for the conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that it will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.*

In Witness Whereof, *the party of the first part has caused its corporate seal to be affixed and these presents to be signed by its duly authorized officer the day and year first above written.*

JUBALEE ENTERPRISES COMPANY, INC.

BY: President

JUBALEE ENTERPRISES COMPANY, INC. CORPORATE SEAL

State of NEW YORK **County of** ORANGE **ss:**

On the 1st *day of* December *nineteen hundred and* seventy-one *, before me personally came* BENJAMIN HARRIS *to me known, who, being by me duly sworn, did depose and say that he resides in* 17 Valley Avenue, City of Newburgh, Orange County, New York *; that he is the* President *of* Jubalee Enterprises Company, Inc. *the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of* Directors *of said corporation; and that he signed his name thereto by like order.*

RICHARD J. DRAKE
NOTARY PUBLIC IN THE STATE OF NEW YORK
RESIDENT IN AND FOR ORANGE COUNTY
MY COMMISSION EXPIRES MARCH 31, 1972

LIBER 1894 PG 499

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1/10

Deed. ①

JUBALEE ENTERPRISES COMPANY, INC.

TO

BENJAMIN HARRIS and BELLA HARRIS

Dated, December 1, 19 71

Orange County Clerk's Office, s.s.
Recorded on the 24th day
of Dec. 19 71 at 9:37
o'clock A M. in Liber 1194 1894
Deeds at page 497
and Examined.
C. N. Winters Clerk

CHARGE, RECORD & RETURN

SCOTT AND HOYT & DRAKE
NEWBURGH, N. Y.

E.
10

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SOUTH SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333

October 4, 1995

Myra L. Mason
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Bon Harris Site Plan

Dear Myra:

This will confirm our telephone conversation on this date wherein I indicated that I had no objection to the signing of the site plan and I have no further materials I wish to review prior to that signing.

Thank you.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt

VIA FAX TRANSMISSION, ORIGINAL
TO FOLLOW

RESULTS OF P.B. MEETING

DATE: March 22, 1995

PROJECT NAME: Benjamin Harris S.P. PROJECT NUMBER 94-30

* *

LEAD AGENCY:

M)__ S)__ VOTE:A_____N_____

CARRIED: YES_____NO_____

NEGATIVE DEC:

M)__ S)__ VOTE:A_____N_____

CARRIED: YES:_____NO_____

* *

PUBLIC HEARING: M)__ S)__ VOTE:A_____N_____

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: 3/22/95

NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS:

Submit Bond Estimate

Mark to review the deed for coordination w/S.P.

Need Deed for lot of Application

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/22/95

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-30
NAME: HARRIS, BEN - TWO STORY OFFICE BUILDING
APPLICANT: HARRIS, BEN

	DATE-SENT	AGENCY----------	DATE-RECD	RESPONSE----------
ORIG	11/21/94	MUNICIPAL HIGHWAY	12/09/94	APPROVED
ORIG	11/21/94	MUNICIPAL WATER	12/08/94	APPROVED
ORIG	11/21/94	MUNICIPAL SEWER	02/03/95	SUPERSEDED BY REV1
ORIG	11/21/94	MUNICIPAL FIRE	12/06/94	APPROVED
ORIG	11/21/94		02/03/95	SUPERSEDED BY REV1
ORIG	11/21/94		02/03/95	SUPERSEDED BY REV1
REV1	02/03/95	MUNICIPAL HIGHWAY	02/23/95	APPROVED
REV1	02/03/95	MUNICIPAL WATER	02/06/95	APPROVED
REV1	02/03/95	MUNICIPAL SEWER	03/02/95	SUPERSEDED BY REV2
REV1	02/03/95	MUNICIPAL FIRE	02/07/95	APPROVED
REV1	02/03/95		03/02/95	SUPERSEDED BY REV2
REV1	02/03/95		03/02/95	SUPERSEDED BY REV2
REV1	02/03/95	N.Y. STATE DEPT. TRANSPORTATIO	03/02/95	SUPERSEDED BY REV2
REV2	03/02/95	MUNICIPAL HIGHWAY	03/08/95	APPROVED
REV2	03/02/95	MUNICIPAL WATER	03/03/95	APPROVED
REV2	03/02/95	MUNICIPAL SEWER	03/16/95	SUPERSEDED BY REV3
REV2	03/02/95	MUNICIPAL FIRE	03/06/95	APPROVED
REV2	03/02/95		03/16/95	SUPERSEDED BY REV3
REV2	03/02/95		03/16/95	SUPERSEDED BY REV3
REV2	03/10/95	N.Y.S. DEPT. TRANSPORTATION . NEED WORK PERMIT	03/14/95	NO OBJECTION
REV3	03/16/95	MUNICIPAL HIGHWAY	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/22/95

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 94-30
NAME: HARRIS, BEN - TWO STORY OFFICE BUILDING
APPLICANT: HARRIS, BEN

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------	
REV3 03/16/95	MUNICIPAL WATER . PLEASE CALL WATER DEPT 563-4636 FOR HOOK UP	03/17/95	APPROVED
REV3 03/16/95	MUNICIPAL SEWER	/ /	
REV3 03/16/95	MUNICIPAL FIRE	03/16/95	APPROVED
REV3 03/16/95		/ /	
REV3 03/16/95		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/22/95

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 94-30
NAME: HARRIS, BEN - TWO STORY OFFICE BUILDING
APPLICANT: HARRIS, BEN

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
03/15/95	WORK SESSION APPEARANCE	NEXT AVAIL AGENDA
03/08/95	P.B. APPEARANCE . REDUCE BLDG. SIZE - PUT SIGNAGE ON PLAN-NEED D.O.T. APPROVAL	ND:WVE PH REVISE
03/01/95	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/08/95	P.B. APPEARANCE . RETURN TO WORK SHOP	LA: REVISE & RET W.S
02/02/95	WORK SESSION APPEARANCE	REVISE & SUBMIT
01/18/95	WORK SESSION APPEARANCE	REVISE PLAN
12/14/94	P.B. APPEARANCE . REVIEW ENG. COMMTS.;ANDY TO REVIEW DEED;SEND REV. PL TO DOT	RET. TO WORKSHOP
11/02/94	WORK SESSION APPEARANCE	REVISE & SUBMIT
07/06/94	WORK SESSION APPEARANCE	REVISE-RETURN TO WS

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.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	BEN HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	8 FEBRUARY 1995
DESCRIPTION:	THE APPLICATION INVOLVES THE DEVELOPMENT OF A 4480 SQUARE FOOT TWO-STORY OFFICE BUILDING ON THE EXISTING PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 DECEMBER 1994 PLANNING BOARD MEETING.

1. A major issue with regard to the original site plan submitted was the availability of required parking on the property. Parking spaces off property, within the NYSDOT right-of-way, could <u>not</u> be counted.

   The Applicant has revised the plan to decrease the square footage of the building and, in addition, has provided adequate parking on site to serve each floor. The exterior sidewalk connection between the levels has been eliminated and, to my understanding, no interior connection between the floors is proposed.

   The Board should review this latest revision and determine, from a concept standpoint, if same is acceptable.

2. Some general comments with regard to the plan submitted are as follows:

   a. As previously discussed, overall traffic flow should be evaluated for this site, as well as the site to the north, also owned by Mr. Harris.

   b. Related to the above, the curb-cut modifications shown on the plan should be referred to the NYSDOT for review and approval.

REVIEW NAME: BEN HARRIS SITE PLAN
PROJECT LOCATION: 190 ROUTE 9W (AND OLD ROUTE 9W)
SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER: 94-30
DATE: 8 FEBRUARY 1995

c. The Applicant should consider relocation of the catch basin on the upper level to a location on the opposite side of the curb island from the existing DOT catch basin. This drainage work must be coordinated with DOT.

d. A note should be added to the plan indicating that the parking spaces along the front of the property, within the DOT right-of-way are <u>not</u> included in the parking calculation.

e. The Applicant should add an approval box at the lower right hand corner of each drawing.

f. The handicapped parking detail on the second drawing should be modified to indicate the requirement for blue striping.

g. The typical parking spot detail should be modified to eliminate the concrete wheel stop, as the entire site is provided with concrete curbing for this purpose.

h. Additional information should be provided with regard to the construction of the dumpster enclosure. A curb drop may be required on the loading side of this enclosure.

i. The bulk table should be corrected to provide a corrected value for rear yard of 15'. As well, the table should include code requirement information with regard to frontage, floor area ratio and development coverage.

3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3

REVIEW NAME:	BEN HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	8 FEBRUARY 1995

4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

5. 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:HARRIS2.mk

REGULAR ITEMS:

HARRIS, BEN SITE PLAN (94-30) 190 ROUTE 9W

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: Is this in the same place?

MR. COPPOLA: Same site.

MR. PETRO: You're clearing the triangle that has nothing to do with that?

MR. BABCOCK: That is going to be another application.

MR. COPPOLA: Completely separate.

MR. BABCOCK: Have you started that or have you been retained to do that?

MR. COPPOLA: I've done no work on the site, I think he has to have it surveyed, to be honest.

MR. BABCOCK: I've discussed it with him.

MR. COPPOLA: He talked to you about it but I really don't know too much about it, though, trying to concentrate on this.

MR. BABCOCK: I've discussed that other lot with Mr. Harris and he's working on it.

MR. PETRO: Nothing to do with that?

MR. BABCOCK: No.

MR. COPPOLA: Since our last meeting, we have had a couple workshops with Mark and basically the big item last time we talked about was eliminating the parking calculation for any of the parking spaces that fall within the New York State right-of-way. So what we have essentially done is counted up the parking spaces, we've got three spaces now 16 down here, 16 on the upper side that faces 9W, we're also showing parking

here basically existing parking but this parking does not come into play.

MR. PETRO: It's extra?

MR. COPPOLA: Right into the calculation and the plan will be noted to say that. Essentially, this is still more or less a concept plan devoid of most of the detail that a final site plan would have but we basically like to get the Planning Board's blessing tonight that everything looks good in terms of the overall layout, in terms of the location of the parking, size of the building. Now, like I said, we reduced it. It's basically just under 5,000 square foot gross total between 2 floors, one on the upper side and one on the lower side. Basically, like I said, the parking is split, 16 on the upper side and 16 on the lower side. So he would basically have to lease this building on two floors, the upper floor and the lower floor but not upper and lower so we have, we're providing the two equal parking areas, two dumpsters for the one and top one and then of course entrances and handicapped accessibility to get to each of those levels.

MR. LANDER: What's the dumpster enclosure going to be made of?

MR. COPPOLA: It's not detailed yet. You're going to find that there's not a lot of detail in there but what we're planning on is probably pressure treated, some type of, some type of board and batten look with 4 posts and pressure treated boards all the way around, probably not a roof.

MR. LANDER: Fire department won't let you put a roof on it but what's the building going to be made of, what type of construction?

MR. COPPOLA: That is probably going to be, lower level is going to be essentially all block construction down here, see this is essentially like you probably all know this building it's an old cape code house, we're probably just going to go with a roof line similar to match the existing. So the upper story will be wood

frame probably vinyl siding although that really hasn't been finalized, probably some type of siding material then just conventional fiberglass roof.

MR. LANDER: Reason I asked about the construction of the dumpster the wood won't last as long as the concrete block and if you are going to build a bottom floor out of the block, we'd like to see the dumpster enclosure with block.

MR. COPPOLA: Split face block.

MR. LANDER: Ordinary construction block, painted to match the building. I'm sure you can do that because these wooden slate things.

MR. VAN LEEUWEN: You're right about the wood slats but the block should match something a little more decorative than just plain block.

MR. LANDER: If you paint the same color.

MR. COPPOLA: Upper story will be frame.

MR. LANDER: Siding on there?

MR. COPPOLA: Like probably vinyl but we can go with something if you want like a more durable dumpster enclosure, we can go with something that matches the foundation, either a brushed concrete or something.

MR. LANDER: They lasts longer, believe me.

MR. VAN LEEUWEN: Why is he leaving the house up?

MR. COPPOLA: I think he has to, this--

MR. VAN LEEUWEN: Yes.

MR. COPPOLA: I think he basically has to do this as an addition, doesn't he? But that is a pre-existing office, couple other things we worked out the spacing with the parking in the front so we get the dimensions that are required. I did speak to Don Green at the DOT yesterday, he basically gave me his verbal okay. They

have no problem with changing the entrances. Again, what we're doing here is blocking off one of the existing out exits and enlarging the other entrance so that it's a two way in and out and he has no problem with that.

MR. VAN LEEUWEN: Are you going to get a permit?

MR. COPPOLA: Work permit has to be issued. I can note that on the drawings. That is what I normally did.

MR. PETRO: We've got it sent out on 2/3/95 so he has got it and reviewing it, yes.

MR. VAN LEEUWEN: Because you have got to have that before you get it.

MR. COPPOLA: Does he have to give something in writing back?

MR. PETRO: He will send a letter.

MR. BABCOCK: Was this plan, this particular plan?

MR. PETRO: Yes, it's been sent in. Tony, the topo, it's only ten feet from the front to the rear, how is that going to be handled? Is it just by natural slope? Are you going to have any retaining walls?

MR. COPPOLA: I still have to show the proposed contours, everything here is the topo which is just existing, I don't have it graded yet. What we can do is return in and around this corner of the building here, return the slope in and around there. Something like that, maybe a little bit more gradually. This thing comes down like that but I don't really see that we'll have to grade it. Kind of what's there is not really, looks like it's been disturbed in the past and I really don't see too much problems in terms of grading over there.

MR. PETRO: Drainage of the lot, once that is graded is going to go out where?

MR. COPPOLA: On the upper lot here. Essentially, what

he'd like to do I'm showing a catch basin but we may try to move the catch basin out. That was Mark's suggestion, move it out towards Route 9W or maybe even get away without the catch basin because he has a pre-existing lot there without a catch basin we're not really adding, not really changing this upper portion out. We may just try and grade this upper lot so that it slopes out into the catch basins on Route 9W where the drainage for the lower lot and together with roof leaders which will dump down to the foundation of the building, we'll put one structure out here in the corner of this existing or the corner of the new parking lot here there's no storm drainage system on old Route 9W so we're just going to put a perforated concrete basin, crushed stone all the way around it, that will, like I said, will feed our roof drains in there. We'll also feed the gravity flow from this parking lot will all go out there.

MR. PETRO: The one in the front side towards 9W, I know you have it on the plan, I see some comments from Mark I'd be some what opposed to a sheet flow out to 9W when I think that the problem could be remedied just with the one catch basin. You have so many places to go in the rear and again, if we're going to have sheet flow out to 9W, you're going to be creating some new blacktop.

MR. COPPOLA: This is all going to be disturbed here, actually, I don't quite know this but this technically is within the State's right-of-way. So I don't know what the paving is for but there's paving work that has to be done.

MR. PETRO: Being that it can be remedied with the catch basin and have some flow to that area, I think you should continue looking at it that way.

MR. COPPOLA: At least having us put one catch basin.

MR. VAN LEEUWEN: Jim's right, I don't want to see all the water run onto 9W run through the driveway.

MR. LANDER: What does DOT have to say about that?

MR. PETRO: We don't know yet. We don't have any response. We don't know that.

MR. VAN LEEUWEN: That is why I said I want to get DOT approval before we give approval.

MR. PETRO: They are looking at the plan with the catch basin.

MR. EDSALL: Since they have to go to the DOT anyway, it made no sense to me to run a long pipe all the way over to the building. Better off at the same price they can put a few catch basins at the new entrance to keep anything from going out on the highway. I'm sure DOT will appreciate it.

MR. LANDER: We can do their job.

MR. EDSALL: We'll help them out.

MR. PETRO: Look into that. Any other major points by any of the other members?

MR. VAN LEEUWEN: I don't see any.

MR. PETRO: Conceptually, I don't know if the board has a problem with this. I know the one major holdup was the parking requirements and you had to figure them into the DOT right-of-way. Now, you have done away with that, even though you have parking that has remained there, it's not figured into the calculations. I would suggest that you take Mark's comments which are kind of lengthy.

MR. EDSALL: Just for the minutes, the comments I prepared really were not negative toward the layout, just more things that I wanted Tony to add that we discussed at the workshop. This plan suggested he not make the changes until the board gets a chance to look at it. Now that you have, I think we can move forward.

MR. COPPOLA: We didn't have the time to make any changes from the workshop.

MR. PETRO: Conceptually, does any of the members have

any problems with this? Maybe you can do a little more homework.

MR. VAN LEEUWEN: Dress it up a little bit but I don't want to see any water going on 9W, if possible.

MR. COPPOLA: We'll add that and we'll just detail it out and that will be it, hopefully.

MR. LANDER: Looks good.

MR. VAN LEEUWEN: We're talking about drainage in the back, are you going to create a pit?

MR. COPPOLA: Like a dry well perforated catch basin. There is no active system over here, essentially that or just sheeting it.

MR. VAN LEEUWEN: We don't want to sheet it.

MR. COPPOLA: If I put something in the corner with crushed stone buried, it will pick up.

MR. VAN LEEUWEN: Check what your perc is because if you get a lot of rain, it's going to overflow.

MR. PETRO: That is what you have in the 94 place and it works pretty good.

MR. BABCOCK: We suggested that he add that cause there's no other way but to sheet flow it so if that doesn't work, then we'll sheet flow.

MR. EDSALL: We're going to be suggesting this in areas where there are no drainage provisions or structures at all because at worse, you're adding some improvement although at some times it may overflow.

MR. LANDER: It's going to overflow because it is a dry well but we're going to slow that down on old Route 9W.

MR. BABCOCK: Works very well at Clearwater's Pizza, it's the same setup.

MR. LANDER: Doesn't work next to me.

MR. DUBALDI: Lead agency?

MR. COPPOLA: I didn't look over the comments yet but are you still looking for the deeds for this?

MR. KRIEGER: Yes, I still want to look at them.

MR. COPPOLA: He asked me which ones. He owns, I know we went over this last time, he owns the center lot, he owns this lot over here, the chess property is not his.

MR. VAN LEEUWEN: He sold that.

MR. COPPOLA: Right.

MR. VAN LEEUWEN: We wants to see all the deeds.

MR. KRIEGER: For what he owns.

MR. COPPOLA: Okay.

MR. VAN LEEUWEN: We don't need the deeds but just copies.

MR. DUBALDI: Make a motion we take lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motions has been made and seconded that the New Windsor Planning Board take lead agency for the Ben Harris site plan on Route 9W. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: See you next time.

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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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	14 DECEMBER 1994
DESCRIPTION:	THE APPLICATION INVOLVES THE DEVELOPMENT OF A 7600 SQUARE FOOT TWO-STORY OFFICE BUILDING ON THE EXISTING PROPERTY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the neighborhood commercial (NC) Zoning District. The proposed use is Use A-9 for that zone.

2. As the Board will observe from the plan, this property already includes an existing office building, as well as a four-unit residential occupancy. As such, a continued mixed use is proposed. To my understanding, the multi-family residential use is a pre-existing non-conforming condition.

3. There appears to be an imbalance in the parking provided for the building. The "demand" for the front parking area is 22 spaces, with 31 being provided. The "demand" for rear spaces is 25 spaces, with only 16 being provided. Will there be an interior connection between floors in the new building? Is an elevator included?

   Also with regard to the parking calculation, it should be understood that this calculation is based on office space, <u>not</u> medical, doctor or dentist type occupancies, which have a different parking calculation (other uses permitted in NC also have a different calculation).

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	HARRIS SITE PLAN
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DATE:	14 DECEMBER 1994

With regard to the parking layout, I note two (2) problems. First, the "back-out" dimension for the front parking space is inadequate. Twenty four foot should be provided. As well, the parking at the front of the building includes encroachments onto adjoining properties. Encroachments onto the property to the south and onto the NYSDOT right-of-way are indicated (see next comment).

4. It is my understanding that the Applicant has a lease agreement with the State of New York with regard to the encroachment onto the Route 9W right-of-way. I have requested that a copy of this document be submitted to the Planning Board for review and record. As of this date, I have not received same.

5. Obviously, the front parking area for this proposed building relates and functions closely with the adjoining properties and parking lots. The Board may wish to consider requesting that the details of those existing conditions be added to this plan, such that same can be appropriately coordinated. Further, the Board may wish to inquire as to the existence of any cross-easements or agreements with regard to common access and use for vehicular traffic.

6. Referral of this matter to the New York State DOT is appropriate and necessary relative to the curb-cut and traffic related issues.

7. 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:HARRIS.mk

BENJAMIN HARRIS SITE PLAN (94-30) ROUTE 9W

Anthony Coppola and Benjamn Harris appeared before the board for this proposal.

MR. CAPPOLA: Good evening everybody, what we are here presenting tonight is essentially 7,600 square foot addition to an existing office building. It's on a plot of land that is essentially 26,700 square feet, it's located between existing buildings that are pre-existing, just south of the intersection of Route 9W and Old Route 9w. There's some pictures of the existing site, if anybody would like to see.

MR. VAN LEEUWEN: Isn't this the chess building?

MR. CAPPOLA: No, chess building is here. This lot that we're speaking of is in the center and the other office building is here, the one that fronts on the corner. Mr. Harris currenlty uses the small Cape Cod house here as an office building so this building would be in addition to that building and that on the same piece of land behind basically up on the Old Route 9W side, there's a pre-existing four unit multi-family, okay, so what we're proposing is a two story office building which may be offices but might be a medical office for doctors. Parking is in the front basically over where the existing parking is right now on the 9W side and also a double loaded parking area in the back to serve the lower level. So the upper level on the 9W side gets served by one parking lot and the Old Route 9W side serves the lower portion of the two story building. So this building would be able to be divided into one or two suites per floor but not divided up and down, okay. There is a situation that exists around the Route 9W side where the pre-existing parking extends beyond the site line or the property line here but Mr. Harris currently leases this portion of land from New York State or DOT and that is a pre-existing condition which we would maintain. We submitted a copy of that lease agreement, I think with our application. But the rest of the plan I believe we conform to the existing zoning. It's an NC zoning district. We just make it on the parking which includes calculations for the existing multi-family and existing square footage

of the existing office building. We conform to all our setbacks and the height requirements and ratios so what we're looking for tonight I think is just some type of conceptual approval and a little direction where we can proceed with our plan in a more detailed manner and come back and submit more detailed drawings.

MR. PETRO: Have you seen Mark's comments?

MR. CAPPOLA: No, I haven't got them.

MR. PETRO: What we normally do I'm sure the rest of the members would agree we're not going to sit here and go through all the technical problems. There seems to be a number of them, especially with the parking so I think if the board can look at it just as conceptual at this time and then maybe you can go back to the workshop or get back together with Mark and maybe clear up because you have 7 items here.

MR. CAPPOLA: Is there a copy for me?

MR. VAN LEEUWEN: I'll give you a copy.

MR. BABCOCK: We got it.

MR. CAPPOLA: As long as they are technical, I'm sure we can solve the technical problems. We're just looking for an indication from the board to start with.

MR. LANDER: Well, Tony, first of all, the Town of New Windsor Planning Board you can't lease parking spaces or property for parking spaces from DOT or anyone else. How many spaces do you lease from them now?

MR. CAPPOLA: What we're proposing would be the same as what we're leasing now, although we're proposing to change the entrances.

MR. LANDER: You're counting how many spaces in the front?

MR. VAN LEEUWEN: He's got 13.

MR. LANDER: Now because of that no lease program that

we have now we're minus 13 spaces because of the lease.

MR. VAN LEEUWEN: Only difference really is pre-exisitng condition so don't know if that has anything to do with it, Andy should check that out.

MR. PETRO: He might have a 5 year lease on it at the end of, we already know that 1999 DOT is going to resurface 9W so 1999 is not that far away. And if that should happen, how do you provide the parking? You're going to lose the front parking. As it is, you don't have the proper backout with that. You need 24 feet but this is the point I'm making when you go through Mark's comments, you're going to see all that and maybe you can come up with a different configuration of parking. I don't know at this time. But I'm not sure as far as the rest of the members but as far as leasing or using that property for parking spots, I would frown upon that myself. Only for that reason I mean that curb could simply be not there, your building will be up, you'll be occupied and lose 13 spaces and you know as well as I do there's nothing--

MR. DUBALDI: What are we going to tell you to do, shut down half the building?

MR. PETRO: Well, they won't be able to.

MR. DUBALDI: That is not an option.

MR. CAPPOLA: All right, we'll have to address that. That is all I can say at this point.

MR. VAN LEEUWEN: Discuss it with Mark, see the best way to work it out.

MR. CAPPOLA: I think we can work out the 24 feet, we did go over that in the workshop, your requirements are 10 by 20?

MR. EDSALL: Yes.

MR. PETRO: Also I would suggest at this time to try to make a more determined use of the building. When you say use, offices, because as Mark notes in here also,

there's different parking requirements if this is going to be doctors in there than maybe just accountant so you might need to have some different or more defined use.

MR. CAPPOLA: What's generally the most restrictive though?

MR. PETRO: Or go with the most restrictive.

MR. BABCOCK: It differs, they all differ, you know.

MR. EDSALL: Medical doctor type offices require the most. The comment that I think the board, these other issues Tony and I can look at but one that I think the board should decide if you require any additional information is the issue of interrelationship between the two adjoining sites. Obviously, you have seen my comments that I have concern that some of the parking that is shown on this plan encroaches onto not only DOT but encroaches on the adjoining property. And not only does the space encroach but the movement to back in an out would encroach on to the neighboring property, I'm wondering if you care to coordinate or at least understand what's happening as far as parking layout.

MR. PETRO: Mr. Harris owns both pieces.

MR. EDSALL: All three?

MR. HARRIS: Separate deeds.

MR. VAN LEEUWEN: You own the chess building too?

MR. HARRIS: No, I sold that, these two separate entities.

MR. PETRO: We have parking encroaching on the chess property.

MR. HARRIS: No, not encroaching.

MR. CAPPOLA: We have one space.

MR. PETRO: Where is your turnaround going to be?

MR. VAN LEEUWEN: Actually, it's close to being three.

MR. CAPPOLA: It's essentially one parking lot the way it is right now but if we address the issue of easements, is that what you're asking?

MR. EDSALL: Are there any cross easements?

MR. HARRIS: I would like it to conform.

MR. PETRO: That is an obvious mistake, you can't have parking on somebody else's property so get that cleaned up but that is going to just bring it down even further.

MR. KRIEGER: I would want at some point to look at the deeds for the parcels to make a determination or advise the board with respect to ownership allegation and so forth.

MR. PETRO: Well, he's telling us that he does own this, that he doesn't own this, so it doesn't belong. He did at one time.

MR. KRIEGER: I also heard or I thought I heard something in connection with separate entities so I want to be, even though they may be a closely held corporation in which Mr. Harris is the primary, if not sole shareholder, I would like to see the deeds so I can make a determination and advise the board.

MR. HARRIS: I'm sole owner of both parcels under my name personally. I bought the property separately. I bought three properties separately, the chess property, the in between property and the corner property separately, it's separate deeds.

MR. VAN LEEUWEN: They are all on a separate deed?

MR. HARRIS: Yeah, if I sold the front part which I have the right to sell just the building, you know, it shouldn't affect the other building. But as a practical matter, I'd like to have enough parking. I don't want to build a building without enough parking.

MR. PETRO: One suggestion and obviously it's not always the best suggestion you can certainly lower the square footage of the new building to accomodate the parking that your property lends itself to so you might want to look at that also.

MR. CAPPOLA: Well, I don't have a copy of the zoning ordinance but you always just consider the footprint as a gross square footage or how does the square footage calculation?

MR. BABCOCK: Gross square footage.

MR. CAPPOLA: Always gross no matter what type?

MR. BABCOCK: Well, in office, yes.

MR. CAPPOLA: All right, so we'll have to take a look at that. But the idea of this building as an addition to a pre-existing building with a pre-existing multi-family, that is acceptable, in other words, as long as we can make the parking conform?

MR. VAN LEEUWEN: I have no problem with that.

MR. KRIEGER: You're not increasing the number of units on the property.

MR. PETRO: If it were a separate building, that would be different but as long as it's an addition. I think for direction, the board is saying that conceptually they don't have a problem with it if you can make it work. Again, and I'm going to speak for myself and I think Mr. Lander had already said it as far as the parking spaces being in the DOT right-of-way, I would personally not like to see that and I don't think it would work. I don't know if legally we can do that, we probably can't anyway. So you are going to have to come up with an alternative plan for that, that could be a major thing. Can you move the building back further? That I don't know but that is taking off a good ten foot of your parking and you already don't have the 24 foot according to Mark's comments.

MR. DUBALDI: Don't you remember we ran into the same problem with the site plan at the corner of Union and Temple Hill Road where we had the parking spaces on DOT?

MR. PETRO: We bought the property spaces from the property line back, follow me now, from the curb back. Obviously, the other building has been there.

MR. HARRIS: We have seen the DOT and they were very vague. I was concerned too, same thing, I don't want to build it without parking, no one would commit to it.

MR. CAPPOLA: Has this been forwarded to the DOT?

MRS. MASON: No.

MR. CAPPOLA: Can we do that because I had mentioned regardless of the parking, Mark made a recommendation in the beginning the existing entrances are kind of slanted and they are one way in and one way out. Mark made a recommendation to change that and I'd like to get their opinion on that.

MR. PETRO: You know what you do, just contact Don Green on Dixon Street and he will come down to the site with you and come up with some ideas.

MR. HARRIS: DOT laid that out when I built the chess building, they laid out all the cutouts, those are DOT cutouts, not mine.

MR. PETRO: Being that you are going to be before the board and going to put up a new building and shed some new light, they might relocate the curb cut for you. What you're saying that might open up another avenue to go, I don't know that it will--

MR. CAPPOLA: Just an indication from them, too, if these curb cuts are going to be acceptable to them, they normally get a plan later on, don't they, at the end of the process here?

MR. PETRO: You're going to read the rest of the comments, they go to whether there's going to be an

elevator park in the front and the parking.

MR. CAPPOLA: Entrances on each side.

MR. VAN LEEUWEN: Got to make it work.

MR. LANDER: Parking is a big problem.

MR. PETRO: Don't forget my suggestion, sometimes by lowering the square footage the building maybe the second floor could be less or whatever you can do that changes drastically what you need.

MR. CAPPOLA: We'll have to take a look at that.

MR. PETRO: Come in with the most restrictive use as far as the doctor goes because then you don't have to come back.

MR. CAPPOLA: If we change the use.

MR. PETRO: Say you're going to rent retail offices and as Mike or Mark say and you start putting doctors in there and fire inspectors see you have doctors and not the same parking requirements first thing you know, you get a letter you have to go through this again. If you show us the calculations for doctors, they can do a portion of the building for that and the rest for other uses. Make a couple offices for that.

MR. CAPPOLA: What you want is the most flexibility so at this point, he's not sure who is going to be leasing it so we'll have to address that.

MR. PETRO: Thank you.

RESULTS OF P.B. MEETING

DATE: March 8, 1995

PROJECT NAME: Rex Harris S.P. PROJECT NUMBER 94-30

* *

LEAD AGENCY:

M)__ S)__ VOTE:A_____ N_____

CARRIED: YES_____ NO_____

NEGATIVE DEC:

M) ✓ S) L VOTE:A 5 N 0

CARRIED: YES: ✓ NO_____

* *

PUBLIC HEARING: M) ✓ S) L VOTE:A 5 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)__S)__ VOTE:A____N_____ APPR. CONDITIONALLY:_____

NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS:

Need D.O.T. Approval

~~Wall area to be put in parking area~~

~~Reduce size of bldg to allow for two parking~~

~~Stairs to parking areas~~

Reduce Bldg size

signage on plans

first on next agenda

RESULTS OF P.B. MEETING

DATE: February 8, 1995

PROJECT NAME: Bex Harris S.P. PROJECT NUMBER 94-30

* *

LEAD AGENCY:

M) D S) ✓ VOTE: A 5 N 0

CARRIED: YES ✓ NO

NEGATIVE DEC:

M)__ S)__ VOTE: A____ N____

CARRIED: YES: ____ NO____

* *

PUBLIC HEARING: M)__ S)__ VOTE: A____ N____

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)__S)__ VOTE: A____N____ APPR. CONDITIONALLY: ____

NEED NEW PLANS: YES ✓ NO____

DISCUSSION/APPROVAL CONDITIONS:

Block dumpster required - should match Building
relocate catch basin to avoid runoff onto 9W.
Andy to review deeds (all of what he owns)

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.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME:	HARRIS SITE PLAN
PROJECT LOCATION:	190 ROUTE 9W (AND OLD ROUTE 9W) SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER:	94-30
DATE:	14 DECEMBER 1994
DESCRIPTION:	THE APPLICATION INVOLVES THE DEVELOPMENT OF A 7600 SQUARE FOOT TWO-STORY OFFICE BUILDING ON THE EXISTING PROPERTY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the neighborhood commercial (NC) Zoning District. The proposed use is Use A-9 for that zone.

2. As the Board will observe from the plan, this property already includes an existing office building, as well as a four-unit residential occupancy. As such, a continued mixed use is proposed. To my understanding, the multi-family residential use is a pre-existing non-conforming condition.

3. There appears to be an imbalance in the parking provided for the building. The "demand" for the front parking area is 22 spaces, with 31 being provided. The "demand" for rear spaces is 25 spaces, with only 16 being provided. Will there be an interior connection between floors in the new building? Is an elevator included?

   Also with regard to the parking calculation, it should be understood that this calculation is based on office space, <u>not</u> medical, doctor or dentist type occupancies, which have a different parking calculation (other uses permitted in NC also have a different calculation).

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: HARRIS SITE PLAN
PROJECT LOCATION: 190 ROUTE 9W (AND OLD ROUTE 9W)
SECTION 9-BLOCK 2-LOT 2
PROJECT NUMBER: 94-30
DATE: 14 DECEMBER 1994

With regard to the parking layout, I note two (2) problems. First, the "back-out" dimension for the front parking space is inadequate. Twenty four foot should be provided. As well, the parking at the front of the building includes encroachments onto adjoining properties. Encroachments onto the property to the south and onto the NYSDOT right-of-way are indicated (see next comment).

4. It is my understanding that the Applicant has a lease agreement with the State of New York with regard to the encroachment onto the Route 9W right-of-way. I have requested that a copy of this document be submitted to the Planning Board for review and record. As of this date, I have not received same.

5. Obviously, the front parking area for this proposed building relates and functions closely with the adjoining properties and parking lots. The Board may wish to consider requesting that the details of those existing conditions be added to this plan, such that same can be appropriately coordinated. Further, the Board may wish to inquire as to the existence of any cross-easements or agreements with regard to common access and use for vehicular traffic.

6. Referral of this matter to the New York State DOT is appropriate and necessary relative to the curb-cut and traffic related issues.

7. 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:HARRIS.mk

RESULTS OF P.B. MEETING

DATE: 12-14-94

PROJECT NAME: Benjamin Harris PROJECT NUMBER 94-30

* *

LEAD AGENCY:

M)__ S)__ VOTE:A_____N_____

CARRIED: YES_____NO_____

NEGATIVE DEC:

M)__ S)__ VOTE:A_____N_____

CARRIED: YES:_____NO_____

* *

PUBLIC HEARING: M)__ S)__ VOTE:A_____N_____

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)__S)__ VOTE:A_____N_____ APPR. CONDITIONALLY:_____

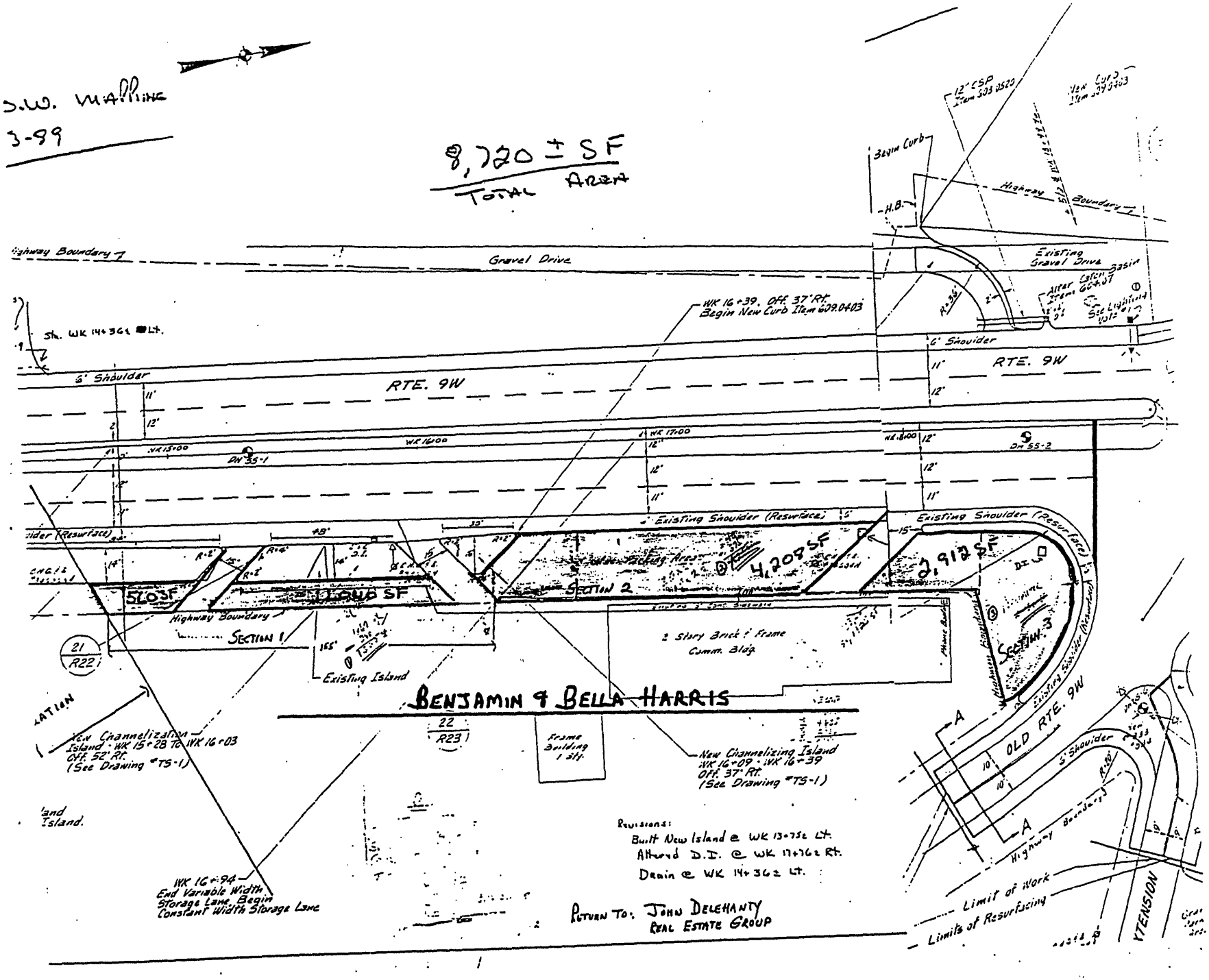
NEED NEW PLANS: YES_____ NO_____

DISCUSSION/APPROVAL CONDITIONS:

Return to Work Shop.
Address Engineer comments of 12-14-94
Andy to review deeds
Send to D.O.T. - Revised plan?

S.W. MAPPING
3-89

8,720 ± SF
TOTAL AREA



BY ENDORSEMENT THIS CHECK IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT(S)

DATE		AMOUNT
	Engineer's	
	Estimate	
	TOTAL OF INVOICES	
LESS	% DISCOUNT	
LESS		
	TOTAL DEDUCTIONS	
	AMOUNT OF CHECK	

BENJAMIN HARRIS
P. O. BOX 780
CORNWALL, NY 12518

11578

Nov 17 1994

29-1/213

PAY TO THE ORDER OF Town of New Windsor $ 750 00/xx

DOLLARS

FLEET BANK
OF NEW YORK
NEWBURGH OFFICE
NEWBURGH, NY 12550-5301

VOID AFTER 30 DAYS FROM DATE.

FOR

⑈011578⑈ ⑆021300019⑆ 520 5034163⑈

BY ENDORSEMENT THIS CHECK IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT(S)

DATE		AMOUNT
	Application	
	Fee	
	TOTAL OF INVOICES	
LESS	% DISCOUNT	
LESS		
	TOTAL DEDUCTIONS	
	AMOUNT OF CHECK	

BENJAMIN HARRIS
P. O. BOX 780
CORNWALL, NY 12518

11579

Nov 17 1994

29-1/213

PAY TO THE ORDER OF Town of New Windsor $ 100 00/xx

DOLLARS

FLEET BANK
OF NEW YORK
NEWBURGH OFFICE
NEWBURGH, NY 12550-5301

VOID AFTER 30 DAYS FROM DATE.

FOR

⑈011579⑈ ⑆021300019⑆ 520 5034163⑈

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 # 94 - 30

WORK SESSION DATE: 15 March 1995 APPLICANT RESUB. REQUIRED: New plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Ben Harris

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Anthony Coppolla

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Pkg spaces eliminated on hill (driveway to south)

- Bldg reduced in size
-

next avail agenda

4MJE91 pbwsform

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
EAST ORANGE AND ROCKLAND OFFICE
PERMIT INSPECTION
112 DICKSON STREET
NEWBURGH, NEW YORK 12550
phone(914) 562-4094
fax 914 562-4190

Albert J. Bauman
Regional Director

John B. Daly
Commissioner

March 14,1994

Planning & Zoning Board
Town of NEW WINDSOR
55 Union Ave.
New Windsor, N.Y. 12553

Re: BENJAMIN & BELLA HARRIS
ROUTE 9W sh.41002

Dear Chair-person;

We have reviewed this matter and please find our comments checked below.

__XX___ A highway work permit will be required. Please ask Building Department not to issue building permit without proof of State Highway Work Permit.

__XX__ No objection.

_____ Need additional information; Traffic study _____, and or Drainage study _____ .

_____ To be reviewed by Regional Office.

_____ Does not effect New York State Department of Transportation.

PLEASE NOTE: Entrance must conform to state highway work permit.

ADDITIONAL COMMENTS:

Yours truly,

Donald Greene
C.E.I Permits
East Orange and Rockland Counties.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 94- 30

DATE PLAN RECEIVED: RECEIVED MAR 15 1995 Rev 3

The maps and plans for the Site Approval 190 Rt. 9W

Subdivision _____ as submitted by

Anthony J. Coppola arch. for the building or subdivision of

_____ has been

reviewed by me and is approved ✓,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ Please Call

water dept. for water hook-up. 563-4636

HIGHWAY SUPERINTENDENT DATE

Steve DiIdio Chmo 3-17-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 16 March 1995

SUBJECT: 190 Route 9W Site Plan

Planning Board Reference Number: PB-94-30
Dated: 15 March 1995
Fire Prevention Reference Number: FPS-95-018

A review of the above referenced subject site plan was conducted on 16 March 1995.

This site plan is acceptable.

Plans Dated: 10 March 1995

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 94- 30 Rev 2.

DATE PLAN RECEIVED: RECEIVED MAR - 2 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

Fred Sayah 3/8/95
HIGHWAY SUPERINTENDENT DATE

_____
WATER SUPERINTENDENT DATE

_____
SANITARY SUPERINTENDENT DATE

MHE PC
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 # 94 - 30

WORK SESSION DATE: 1 MAR 95

APPLICANT RESUB. REQUIRED: revised plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Ken Harris

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Anthony

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- dimension pks 20 to overhang
- new side driveway - verify 10%
- finish course for exist pvg.
- move lts to bldg side of driveway.
- circle (B) planting.
- add FAR/dimensions/frontage to bulk

next avail agenda

4MJE91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 94- 30 Rev 2

DATE PLAN RECEIVED: RECEIVED MAR - 2 1995

The maps and plans for the Site Approval 190 Rt-9W

Subdivision _____ as submitted by

Anthony J. Coppola for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

~~If disapproved, please list reason~~ _____

Call water dept. for location of proposed water service.

HIGHWAY SUPERINTENDENT DATE

Steve Brodin CAMO - 3-3-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 6 March 1995

SUBJECT: **190 Route 9W**

Planning Board Reference Number: PB-94-30
Dated: 2 March 1995
Fire Prevention Reference Number: FPS-95-015

A review of the above referenced site plan was conducted on 3 March 1995.

This site plan is approved.

Plans Dated: 2 March 1995

Robert F. Rodgers C.C.A.
Robert F. Rodgers, C.C.A.

RFR/mvz

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 94- 30

DATE PLAN RECEIVED: RECEIVED FEB 3 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

HIGHWAY SUPERINTENDENT 2/23/95 DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 7 February 1995

SUBJECT: 190 Route 9W Site Plan

Planning Board Reference Number: PB-94-30
Dated: 3 February 1995
Fire Prevention Reference Number: FPS-95-006

A review of the above referenced subject site plan was conducted on 6 February 1995.

This site plan is acceptable.

Plans Dated: 1 February 1995

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

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: 94- 30

DATE PLAN RECEIVED: RECEIVED FEB 3 1995

The maps and plans for the Site Approval 190 Rt. 9W.

Subdivision _____ as submitted by

Anthony J. Cappola Arch. for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Water is available for this project -
Contact water dept. for further info.

HIGHWAY SUPERINTENDENT DATE

Steven D. Ds - CAMs - 2-6-95
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

94-30

10 yc - 10 so

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94-30

WORK SESSION DATE: 2 Feb 1995 APPLICANT RESUB. REQUIRED: New plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Ben Harris (190 Rt 9W)

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Anthony Coppola

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add note re exist spaces in DOT Row not incl in pkg calcs
- follow up w/ DOT
- rec c/s in DOT Row
- 2×4 appl box

next avail agenda after new plan

4MJE91 pbwsform

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94 30

WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB. REQUIRED: —

REAPPEARANCE AT W/S REQUESTED: YES

PROJECT NAME: Ben Harris

PROJECT STATUS: NEW * OLD

REPRESENTATIVE PRESENT: Anthony Coppolla

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- show 64' w/ curb overhang
- ex'st spaces "not counted in pkg calc"
- elim outside stair/sidewalk
- ~~[illegible]~~ 4480 SF now not sprinklered
- follow up w/ DOT
- add pkg calc for doctor
- coord w/ DOT
- landscape/ltg/dumpsters
- front tie drainage to DOT
- create two landscape islands @ chem P @ end pkg
- rear possible seepage pit

4MJE91 pbwsform

- get deeds to Andy K.

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 94-30

WORK SESSION DATE: 4 JAN 95 APPLICANT RESUB. REQUIRED: —

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Ben Harris S/P

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: None

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

No show

(canc during slot)

4MJE91 pbwsform

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 6 December 1994

SUBJECT: **190 Route 9W**

Planning Board Reference Number: PB-94-30
Dated: 21 November 1994
Fire Prevention Reference Number: FPS-94-066

A review of the above referenced subject site plan was conducted on 6 December 1994.

This site plan is acceptable.

Plans Dated: 1 November 1994.

Robert F. Rodgers, C.C.A. (MVZ)
Robert F. Rodgers, C.C.A.

RFR/mvz

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, [redacted]

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 30

DATE PLAN RECEIVED: RECEIVED NOV 2 1 1994

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

_____

_____

_____

_____

Fred Gaydo 12/9/94
HIGHWAY SUPERINTENDENT DATE

_____
WATER SUPERINTENDENT DATE

_____
SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., [redacted], SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 30

DATE PLAN RECEIVED: RECEIVED NOV 2 1 1994

The maps and plans for the Site Approval 190 Rt. 9W

Subdivision _____ as submitted by

Anthony J. Coppola for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ water is available -,

~~disapproved~~ _____.

If disapproved, please list reason _____

_____

_____

_____

_____

HIGHWAY SUPERINTENDENT DATE

Steve DiDio - Como Pollution - 12-8-94

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

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

Licensed in New York, New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

1-3

TOWN OF New Windsor P/B # ____ - ____

WORK SESSION DATE: 2 Nov 94

APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Ben Harris

PROJECT STATUS: NEW x OLD ____

REPRESENTATIVE PRESENT: Anthony Cappello

TOWN REPS PRESENT:
BLDG INSP. tel-up
FIRE INSP. BJS
ENGINEER x
PLANNER ____
P/B CHMN. ____
OTHER (Specify) ____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- disc pkg & fact that doctor off is different calc.
- do they need elevator if interior staircase
-
- pass outside s/w
- they should talk to DOT re access - later we may need to consider cross easements.
- add FAR -
- add note re pkg - if doctors off provided etc.
- will submit DOT lease w/ app.

next available agenda

3MJE89

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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1-3

PLANNING BOARD WORK SESSION RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # ____ - ____

WORK SESSION DATE: 6 July 1994 APPLICANT RESUB. REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Ben Harris.

PROJECT STATUS: NEW X OLD ____

REPRESENTATIVE PRESENT: Anthony Capella

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- will give us lease paperwork re pkg in DOT Row
- 4 cabins @ 1% pre-exist non-conf : 4 apts not / not in bldg.
- DOT
- Possible s/w front to rear pkg lots.
- cross easements for access

NC - mixed use

overall layout plan of all 3 lots preferred.

4MJE91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan X Spec. Permit____

1. Name of Project NEW TWO STORY OFFICE BUILDING

2. Name of Applicant BEN HARRIS Phone 914-562-3800

   Address 190 ROUTE 9W, POB 780 CORNWALL, NY
   (Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record BENJAMIN & BELA HARRIS Phone_____

   Address (SAME AS #2)
   (Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan ANTHONY J. COPPOLA, ARCHITECT

   Address 175 LIBERTY ST., NEWBURGH, NY 12550
   (Street No. & Name) (Post Office) (State) (zip)

5. Attorney MR. RICHARD DRAKE Phone 914-565-1100

   Address CORWIN COURT, NEWBURGH, N.Y. 12550
   (Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting ANTHONY COPPOLA Phone 561-3559
   (Name)

7. Project Location: On the EAST side of ROUTE 9W (street)
   100 feet SOUTH (direction) of OLD ROUTE 9W (street)

8. Project Data: Acreage of Parcel 26,700 S.F. Zone N.C.,
   School Dist._____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y_____ N X

   If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 9 Block 2 Lot 2

11. General Description of Project: SEE SITE PLAN 1/SP1

12. Has the Zoning Board of Appeals granted any variances for this property? _____yes X no.

13. Has a Special Permit previously been granted for this property? _____yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other that the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)
SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

17 day of November 1994

Applicant's Signature

Notary Public

RICHARD J. DRAKE
Notary Public, State of New York
No. 60[illegible]
Registered in Appointment-Orange County
Commission Expires August 31, 1[illegible]

****

TOWN USE ONLY:

11/21/94
Date Application Received

94-30
Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

BENJAMIN HARRIS, deposes and says that he
(Applicant)

resides at Fawn Hill Road, P. O. Box 780, Cornwall, (12518)
(Applicant's Address)

in the County of Orange

and State of New York

and that he is the applicant for the NEW TWO STORY OFFICE BUILDING, ROUTE 9W
(Project Name and Description)

which is the premises described in the foregoing application and that he has authorized ANTHONY J. COPPOLA, ARCHITECT
(Professional Representative)

to make the foregoing application as described therein.

Date: 11-17-94

(Owner's 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.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

Concept Site Plan

More detailed info to be provided later

ITEM

1. X Site Plan Title
2. X Applicant's Name(s)
3. X Applicant's Address(es)
4. X Site Plan Preparer's Name
5. X Site Plan Preparer's Address
6. X Drawing Date
7. ___ Revision Dates
8. X Area Map Inset
9. X Site Designation
10. X Properties Within 500' of Site
11. X Property Owners (Item #10)
12. ___ Plot Plan
13. X Scale (1" = 50' or lesser)
14. ___ Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. ___ Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ___ Landscaping
23. ___ Exterior Lighting
24. ___ Screening
25. X Access & Egress
26. X Parking Areas
27. ___ Loading Areas
28. ___ Paving Details (Items 25-27)
29. X Curbing Locations
30. ___ Curbing Through Section
31. ___ Catch Basin Locations
32. ___ Catch Basin Through Section
33. ___ Storm Drainage
34. ___ Refuse Storage
35. ___ Other Outdoor Storage
36. ___ Water Supply
37. ___ Sanitary Disposal System
38. ___ Fire Hydrants
39. ___ Building Locations
40. ___ Building Setbacks
41. ___ Front Building Elevations
42. ___ Divisions of Occupancy
43. ___ Sign Details
44. X Bulk Table Inset
45. ___ Property Area (Nearest 100 sq. ft.)
46. X Building Coverage (sq. ft.)
47. X Building Coverage (% of Total Area)
48. X Pavement Coverage (sq. ft.)
49. X Pavement Coverage (% of Total Area)
50. X Open Space (sq. ft.)
51. X Open Space (% of Total Area)
52. X No. of Parking Spaces Prop.
53. X No. of Parking Spaces Req.

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.

55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne 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 the [illegible] the Town of New Windsor Ordinances, to the best of my know[illegible]

REGISTERED ARCHITECT ANTHONY J. COPPOLA STATE OF NEW YORK

By: _____
Licensed Professional

Date: 11/n/9[illegible]

"XX"

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21
Appendix C
State Environmental Quality Review

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR: BENJAMIN HARRIS

2. PROJECT NAME: NEW TWO STORY OFFICE BUILDING

3. PROJECT LOCATION:
Municipality: TOWN OF NEWBURGH County: ORANGE

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
190 ROUTE 9W, 100' SOUTH OF OLD ROUTE 9W

5. IS PROPOSED ACTION:
☐ New ☒ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
SEE SITE PLAN DRAWING, SP1

7. AMOUNT OF LAND AFFECTED:
Initially 26,700 s.f. ~~acres~~ Ultimately 26,700 s.f. ~~acres~~

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☒ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other
Describe: EXISTING 4 UNIT BUILDING AND EXISTING OFFICE BUILDING

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☐ Yes ☒ No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☒ No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: BENJAMIN HARRIS Date: 11-17-94

Signature:

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

OVER

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

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

☐ Yes ☒ No

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

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

No

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

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.

No

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

No

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

No

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

No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

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

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

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

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

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

ECC1 B24

"XX"

ATTACHMENTS

A. Flood Hazard Area Development Permit Application Form.

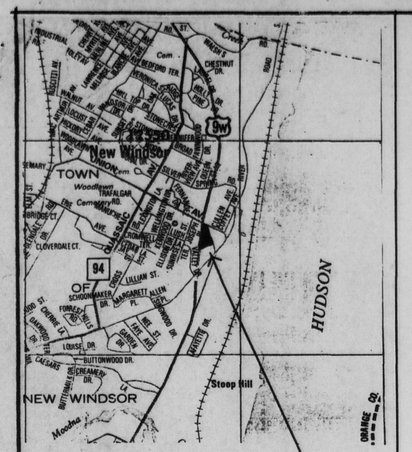
B. Certificate of Compliance

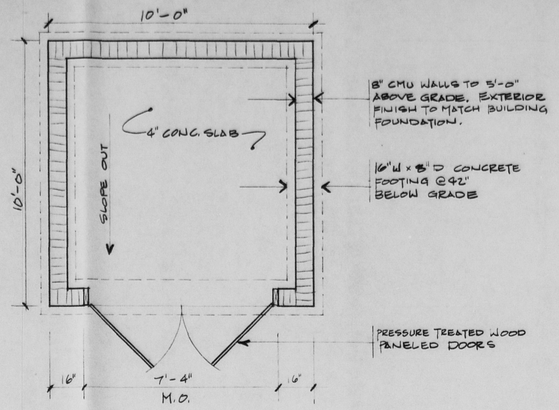
PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

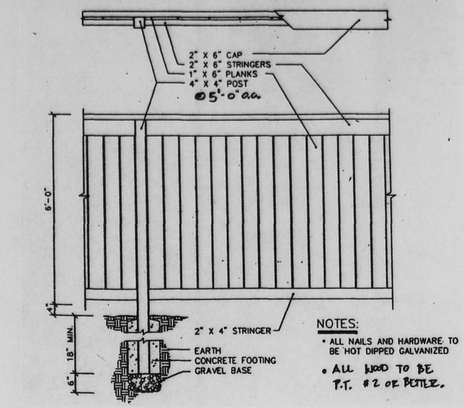
PROPERTY IS NOT IN FLOOD ZONE.

REGISTERED ARCHITECT
ANTHONY J. COPPOLA
No. 016849
STATE OF NEW YORK





2 / SP1 DUMPSTER ENCLOSURE - C.M.U.
3/8" = 1'-0"



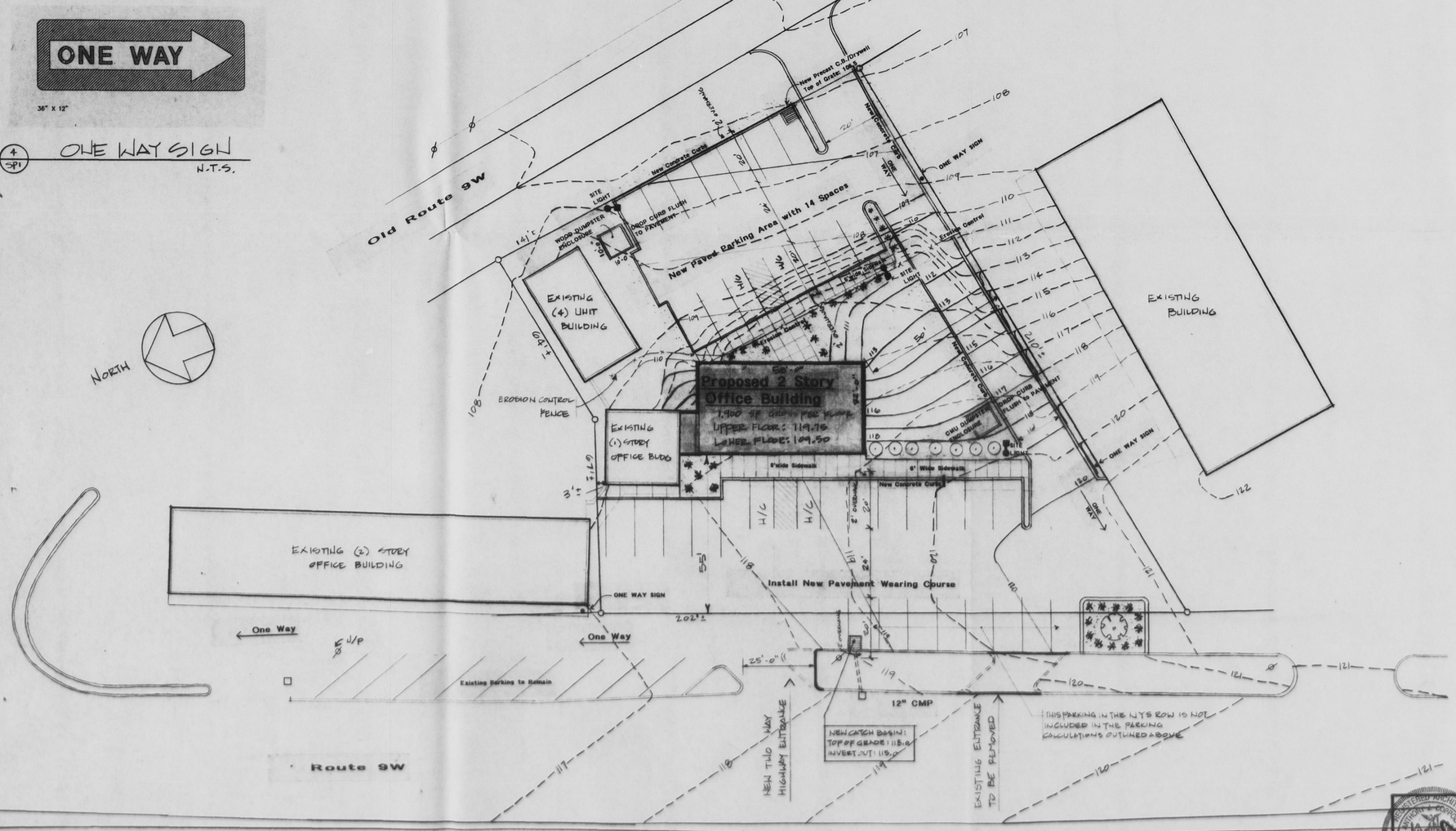
3 / SP1 WOOD DUMPSTER ENCLOSURE
N.T.S.

4 / SP1 ONE WAY SIGN
N.T.S.

BULK TABLE REQUIREMENTS FOR N.C. ZONING DISTRICT

ITEM	REQUIRED	PROPOSED
FRONT YARD	40'	55'
REAR YARD	35'	50'
SIDE YARDS	15'/35' TOTAL	3' (PRE-EXISTING NON-CONFORMING)
LOT AREA	10,000 S.F.	26,700 S.F.
LOT WIDTH	100'	202'
MAX. BUILDING HEIGHT	35'	24' AVERAGE
OFF-STREET PARKING	32	32
F.A.R. RATIO	1.0	.1423
DEVELOPMENT RATIO	N.A.	
REQUIRED LOT FRONTAGE	N.A.	

1. PARKING CALCULATION REQUIRED:
   (A) EXISTING 4 UNIT MULT-FAMILY (1½ SPACES PER UNIT) = 6 SPACES
   (B) EXISTING ONE STORY OFFICE 600 S.F./200 = 3 SPACES
   (C) NEW OFFICE BUILDING 3,800 S.F./200 = 19 SPACES
   TOTAL: 28 SPACES
2. F.A.R. RATIO: REQUIRED = 1 PROPOSED 3,800 / 26,700 = .1423
3. ALTERNATE PARKING CALCULATION FOR MEDICAL OFFICES:
   TOTAL # OF DOCTORS = (3) x 4 SPACES EA. = 12
   TOTAL # OF EXAM RMS = (7) x 1 SPACE EA. = 7
   TOTAL REQUIRED SPACES = 19
4. THE CONTRACTOR SHALL OBTAIN A N.Y.S. D.O.T. WORK PERMIT FOR ALL CONSTRUCTION WITHIN THE ROUTE 9W RIGHT-OF-WAY. ALL NEW CONCRETE CURBING AND PAVEMENT REPLACEMENT SHALL CONFORM TO N.Y.S. D.O.T. REQUIREMENTS. RETURN ALL AREAS TO PRE-EXISTING CONDITIONS.
5. OWNERS - BENJAMIN AND BELLA HARRIS, 190 ROUTE 9W, P.O.B 780 CORNWALL, N.Y. S/B/L: 9/2/2



1 / SP1 SITE PLAN
1" = 20'-0"

LANDSCAPING SCHEDULE

SYMBOL	NAME	SIZE	QUANTITY
*	TAMARIX JUNIPER (JUNIPERUS SABINA)	6" TO 12" HIGH	34
⊙	GLOBE ARBORVITAE (THUJA OCCIDENTALIS)	18" TO 30" HIGH 12" MIN. BALL DIA.	7
	WHITE DOGWOOD (C. KOUSA CHINENSIS)	4' TO 5' HIGH 16" MIN. BALL DIA.	1

Withdrawn

Town of New Windsor Planning Bd. Approval

NWPB #:94-30

Anthony J. Coppola
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Newburgh, N.Y. 12550
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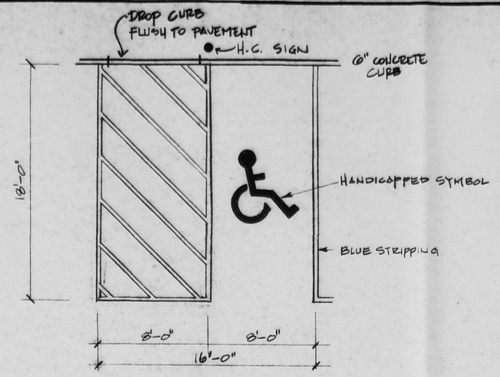
Project: SITE PLAN FOR 190 ROUTE 9W
NEW WINDSOR, N.Y.

SITE PLAN

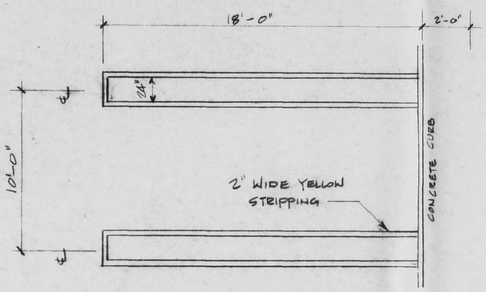
Date: 3/10/95 Revised: Drawing Number: SP1 of 2

94-30

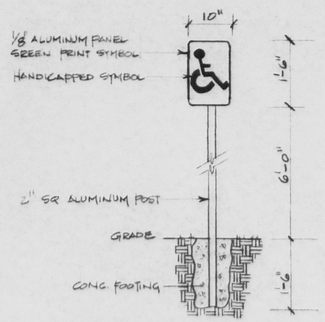
RECEIVED MAR 15 1995



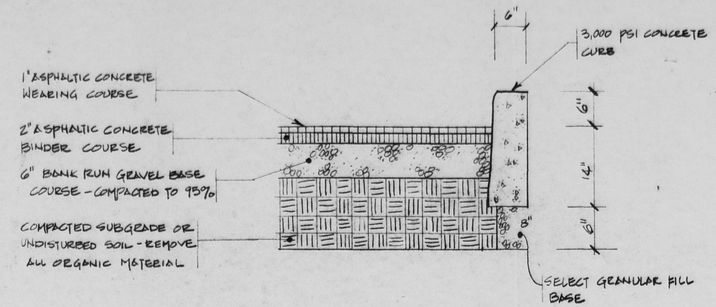
1 SP2 H.C. PARKING DETAIL
N.T.S



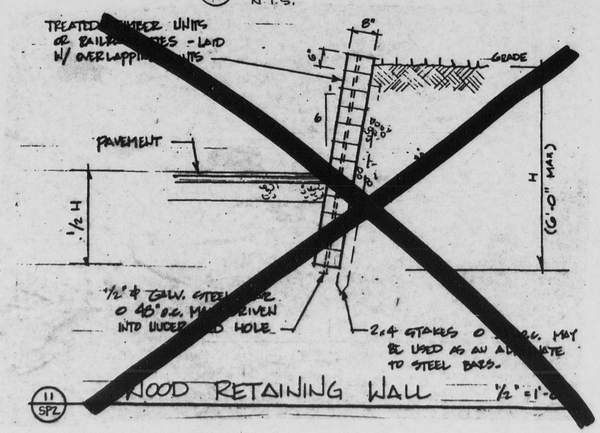
2 SP2 TYPICAL PARKING SPOT
N.T.S.



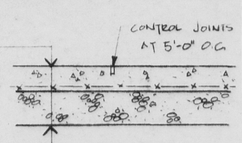
3 SP2 HANDICAPPED PARKING SIGN
N.T.S



5 SP2 EDGE OF PAVEMENT W/ CURB DETAIL
N.T.S.

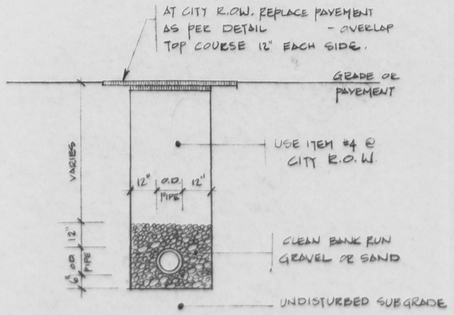


11 SP2 WOOD RETAINING WALL 1/2" = 1'-0"

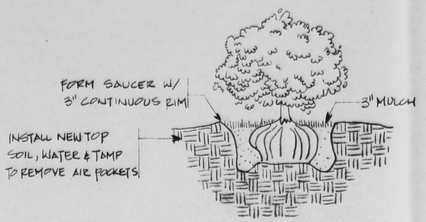


NOTE: PROVIDE 1/2" BIT EXPANSION JOINT MATERIAL BETWEEN SIDEWALK & CURB

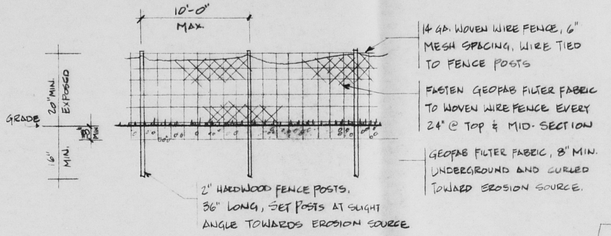
7 SP2 SIDEWALK DETAIL
N.T.S.



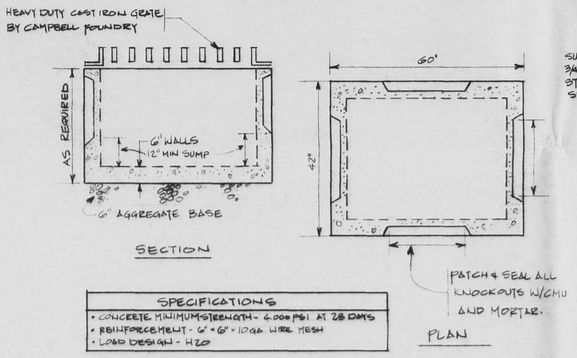
8 SP2 TYPICAL TRENCH SECTION
N.T.S.



9 SP2 SHRUB PLANTING DETAIL

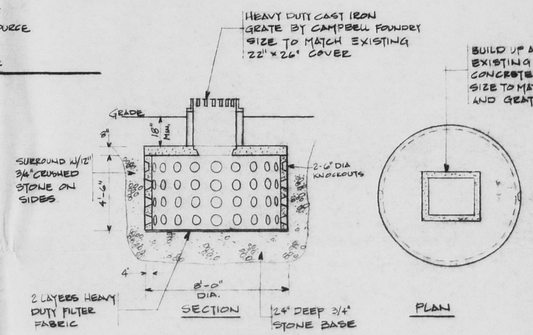


10 SP2 EROSION CONTROL FENCE
N.T.S.



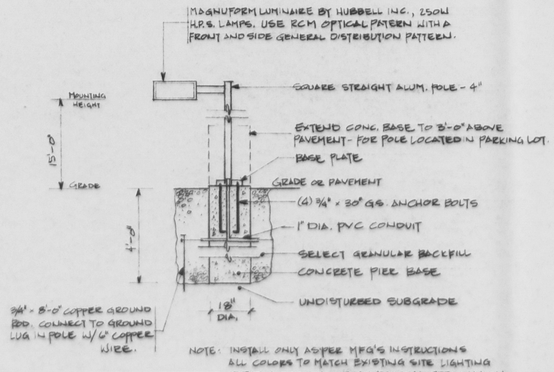
SPECIFICATIONS
• CONCRETE MINIMUM STRENGTH - 6,000 PSI AT 28 DAYS
• REINFORCEMENT - 6" × 6" × 10 GA. WIRE MESH
• LOAD DESIGN - H20

4 SP2 PRECAST CATCH BASIN
N.T.S.



SPECIFICATIONS
• CONCRETE MINIMUM STRENGTH - 4,000 PSI AT 28 DAYS
• REINFORCEMENT - 6" × 6" × 10 GA. WIRE MESH
• PIPE CONNECTION - POLY-LOC SEAL (PATENT PENDING)
• LOAD DESIGN - H20

13 SP2 PRECAST CATCH BASIN / DRYWELL
N.T.S.



NOTE: INSTALL ONLY AS PER MFG'S INSTRUCTIONS ALL COLORS TO MATCH EXISTING SITE LIGHTING AT THE HUDSON VALLEY FEDERAL CREDIT UNION

12 SP2 SITE LIGHTING DETAIL
N.T.S.

REGISTERED ARCHITECT ANTHONY J. COPPOLA STATE OF NEW YORK
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Project: SITE PLAN FOR 190 ROUTE 9W
NEW WINDSOR, N.Y.

DETAILS

Date: 3/2/95 Revised: Drawing Number: SP2 of 2