

ZB# 96-5

Walmart / HVFCU

4-1-3

#96-5 - Wal-Mart / Hudson Valley
(owner) Fed. Credit Union
Area 4-1-3.

Preliminary

February 5, 1996.
Letters out 2/6/96.

Need copy of:

- ① Deed ~~of contract~~ ^{new}
- ② Title report
- ③ Fees: ① 150.00 ^{pd}
② 500.00 ^{pd}
- ④ Photos of

Sign - Yes4.

Notice to Sentinel 2/6/96.

Public Hearing

Feb. 26, 1996

Variances
Sign - Area
Approved

Refund: 358.00

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Feb 7 1976

Received of Hudson Valley Federal Credit Union \$ 150.00
Fifty DOLLARS

For 2 BA # 916-5

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 476		150.00

By Dorothy A. Hinson
Town Clerk
Title

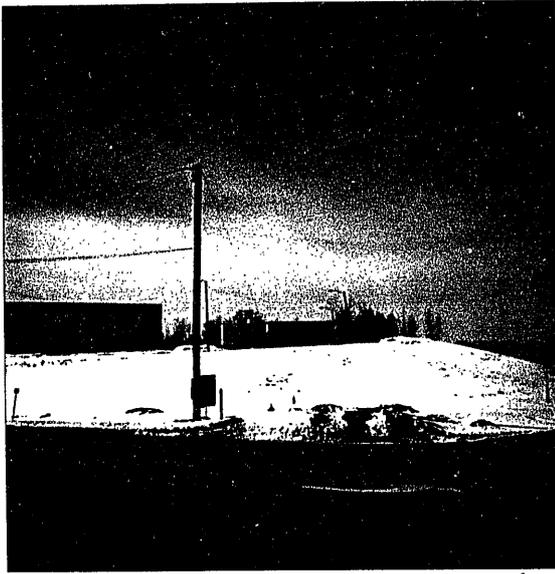
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FUND	CODE	AMOUNT
CR # 476		150.00

By William Clarke
Town Clerk
 Title

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APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Wal-Mart / Hudson Valley Fed. Credit Union

FILE # 96-5

RESIDENTIAL: \$ 50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA

USE

APPLICATION FOR VARIANCE FEE \$ 150.00 Paid
* * * * * Clk # 2/7/96
0394851

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 500.00 Paid
2/7/96
0394852.

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE 2/5/96 - 6 pages \$ 27.00
2ND PRELIM. MEETING - PER PAGE 2/26/96 - 10 pages \$ 45.00
3RD PRELIM. MEETING - PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
PUBLIC HEARING (CONT'D) PER PAGE \$ _____
TOTAL \$ 72.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 2/5/96 - 35.00 \$ 35.00
2ND PRELIM. 2/26/96 - 35.00 \$ 35.00
3RD PRELIM. \$ _____
PUBLIC HEARING \$ _____
PUBLIC HEARING \$ _____
TOTAL \$ 70.00

MISC. CHARGES:

_____ \$ _____
TOTAL \$ 142.00

LESS ESCROW DEPOSIT \$ 500.00
(ADDL. CHARGES DUE) \$ _____
REFUND DUE TO APPLICANT \$ 358.00

(ZBA DISK#7-012192.FEE)

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

2219



P.O. BOX 1750, POUGHKEEPSIE, NY 12601 914-483-3011

476 0394852

OFFICIAL CHECK

02/05/96

75-1522
910

PAY **Five Hundred & 00/100 Dollars

*****500.00

TO THE
ORDER
OF

TOWN OF NEW WINDSOR

HUD VALLEY
FED CR UNION 500000CTS

PAYABLE THRU
FIRSTAR BANK
BLOOMINGTON, MN

Charles Lakota
AUTHORIZED SIGNATURE

⑆091015224⑆00476 03948526⑈

THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK; ABSENCE OF THIS FEATURE WILL INDICATE A COPY.

2219



P.O. BOX 1750, POUGHKEEPSIE, NY 12601 914-483-3011

476 0394851

OFFICIAL CHECK

02/05/96

75-1522
910

PAY **One Hundred Fifty & 00/100 Dollars

*****150.00

TO THE
ORDER
OF

TOWN OF NEW WINDSOR

HUD VALLEY
FED CR UNION 150000CTS

PAYABLE THRU
FIRSTAR BANK
BLOOMINGTON, MN

Charles Lakota
AUTHORIZED SIGNATURE

⑆091015224⑆00476 03948517⑈

file - T. Clerk's
Office

New WINDSOR ZONING BOARD OF APPEALS

4-1-3

-----x
In the Matter of the Application of

WAL-MART/HUDSON VALLEY FED. CREDIT UNION

MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE
FOR SIGN

#96-5.
-----x

WHEREAS, WAL-MART STORES, INC., a foreign corporation having offices at 702 SW 8th Street, Bentonville, AR 72716-8013, owner, and HUDSON VALLEY FEDERAL CREDIT UNION, of P. O. Box 1750, Poughkeepsie, New York 12601, lessee, have made an application before the Zoning Board of Appeals for a 36 ft. front yard variance, 20 ft. side yard variance and 31 ft. 8 in. maximum building height variance and a facade sign variance of 1.5 ft. x 6 ft., plus a second facade sign variance of 4 ft. x 16 ft., for proposed bank site to be located on the west side of Union Avenue at the entrance to the Wal-Mart store in a C zone; and

WHEREAS, a public hearing was held on the 26th day of February, 1996, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicants were represented by Greg Shaw P. E. of Shaw Engineering; and

WHEREAS, there was one spectator appearing at the public hearing; and

WHEREAS, the one spectator spoke in favor of this application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance to its previously made decisions in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence presented by the applicant showed that:

(a) The property is a vacant piece of property located in a commercial zone.

(b) The subject property is on a busy state highway.

(c) The property is peculiar in configuration being approximately triangular in shape.

(d) With respect to the front yard setback, the plan provides for 24 ft. so that there will be some setback from the

roadway, not the 60 ft. required by the statute.

(e) With respect to the side yard setback, 10 ft. is provided whereas the Zoning Local Law call for 30 ft.

(f) The Applicant has configured the building so as to provide the maximum setbacks when taking into account the canopy.

(g) A canopy for the protection of persons using the drive-in teller facilities is normal and customary for banks and banking institutions in this area.

(h) The height of the building if limited by the local law would be only 3 or 4 feet, which is unworkable.

(i) The wall sign variance requested by the Applicant are to identify the building to persons using the facility and have been reduced from the original request, both in size and in number.

(j) The Applicant has asked for signage additional to that allowed in the Code because of the traffic passing by this facility on Union Avenue which will be traveling relatively quickly and motorists will be unable to see smaller signs.

(k) Usage of the adjacent property is entirely commercial.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

(a) The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

(b) There is no other feasible method available to Applicant which can produce the benefits sought.

(c) The variances requested are substantial but should be granted for the reasons stated above.

(d) The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

(e) The difficulty the applicant faces in conforming to the bulk regulations is self-created in that the construction is proposed, but should nevertheless be granted.

(f) The benefit to the applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

(g) The requested variances are appropriate and are the minimum variances necessary and adequate to allow the applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood

and the health, safety and welfare of the community.

(h) The interests of justice will be served by allowing the granting of the requested variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 36 ft. front yard variance, 20 ft. side yard variance, 31 ft. 8 in. maximum building height variance, and a 1.5 ft. x 6 ft. facade sign, plus a variance of 4 ft. x 16 ft. for a second facade sign, for proposed Hudson Valley Federal Credit Union Bank to be located on the west side of Union Avenue at the Wal-Mart Store entrance, in a C zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: October 28, 1996.


Chairman

943 P02 FEB 22 '96 10:08

Drawing No. 21996-T Date FEB 96 Scale 3/4"=1'-0"
Designed for HUDSON VALLEY FEDERAL CREDIT UNION
Location

17'-0"



Hudson Valley Federal Credit Union

3'-6"

20"

14.5"

Proposed Neon Channel Letter Storefront Installation
Green Returns - Green Faces w/ Green Trim

This Original Drawing Copy is Submitted for Your Personal Use in Connection with a Project We are Planning for You. It is not to be Copied, Reproduced or Exhibited to Anyone Outside Your Organization. W/Without Written Permission from

FROHLING SIGN CO.

Signage and Visual Identifications
Fabrication/Installation/Maintenance

419 East Route 69 (by Comfort Inn) Nanuet, N.Y. 10954

(914) 623-2258

96-5

Date 2/4/96, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 147 Sycamore Dr DR.
New Windsor NY 12553

DATE		CLAIMED	ALLOWED
2/2/96	Zoning Board Meeting	75.00	
	Misc - 1		
	SND - 21		
	T4 H Realty - 4		
	Unit Rent = \$45.00		
	Total cash - 5		
	Abbott - 3		
	44 pgs	198.00	
		273.00	

PUBLIC HEARING:

~~WAL-MART/HUDSON VALLEY FEDERAL CREDIT UNION~~

Gregory Shaw, P.E. of Shaw Engineering appeared before the board for this proposal.

MR. NUGENT: Request for 36 ft. front yard, 20 ft. side yard and 31 ft. 8 in. maximum building height and sign variance for construction of a commercial building on the west side of Union Avenue at Wal-Mart entrance. Is there anyone in the audience involved in Wal-Mart Federal Credit Union?

MS. BARNHART: For the record, on February 6, I compared seven addressed envelopes which Mr. Shaw gave to me to the list and I mailed it out on that same day and I have got an affidavit of service stating such.

MR. SHAW: For the record, my name is Gregory Shaw from Shaw Engineering. I am representing Hudson Valley Federal Credit Union tonight for you. Tonight is the public hearing on variance requests. As stated in the legal notice, we're requesting a front yard setback and we're providing 24 feet and the zoning requires a minimum of 60 feet. We're also providing a ten foot side yard setback and your zoning ordinance for the C zone in which the property is located requires a 30 foot setback. With respect to these two setbacks, they are a function of the location of the canopy with respect to the front and the side yard lot lines. The bank structure itself is set back 60 feet from Union Avenue and the bank structure is set back 20 feet from its side yard lot line which also happens to be the town line between the Town of Newburgh and Town of New Windsor. The third variance we're requesting is for a building height, which is a function of the distance to the nearest lot line, that is ten feet, again, the side yard lot line to the Town of New Windsor, Town of Newburgh line. With that distance we're allowed to go a maximum building height of three feet four inches, we're proposing a maximum building height of 35 feet. Just to stay take a step back for the public's benefit, where this is, this property is located, it's located on the northerly limits to the Town of New Windsor, it

is a part of a parent parcel approximately 12 acres. A subdivision application is before the Town of New Windsor Planning Board subdividing out a one acre parcel and on this one acre parcel will be this new bank facility totaling 4,500 square feet. Physically, as you're looking at the drive going into the Wal-Mart's, you're immediately on the left-hand side and further to the left or to the south the Arnoffs. The other variances we're requesting are sign variances. We're requesting a wall sign variance of we're allowed I believe one sign 25 feet with dimensions of 2 1/2 by 10 feet and we're proposing two wall signs. The wall signs have been reduced from the variance application of 59 1/2 square feet per sign which represents 17 feet long and 3 1/2 feet high. Again, this is a reduction from that which was on the application, the application I believe requested two signs, 4 feet by 16 feet for a total of--

MR. NUGENT: 64 square feet.

MR. SHAW: We're now requesting 59 1/2 square feet per sign. As I just passed out, this is the sign itself, the red line which I have drawn around the lettering is the full physical edge of the sign itself and the lettering is dimensioned, both the upper letters and the bottom letters and the, I guess we'd call it almost a decal of the people on the left-hand side. So that is it, with respect to a quick overview of the project. We were before the Town of New Windsor Planning Board for site plan review, we have drawings documenting the water, the sewer, the drainage, the parking, we're well in excess of parking. We're required to provide a total of 15 spaces, we're providing 39, which is substantial. The sign locations, one final point there will be one sign which will be located on the northerly building face which is immediately adjacent to the Wal-Mart drive and a second sign will be located I would guess on the southerly face which would not be visible from Wal-Mart or from Union Avenue, it would only be visible once you're in the parking lot. And it would face the concrete retaining wall about 65 feet away from it. So Mr. Chairman, that is a brief overview for yourself and for the public.

MR. NUGENT: One question, Mr. Shaw, the ten foot measurement that you got for your side yard was taken off the corner of the canopy?

MR. SHAW: Correct.

MR. NUGENT: Not the corner of the actual building?

MR. SHAW: No. What happens is the canopy has a roof and under the town's ordinance, a roof is a structure, therefore, setbacks are to structures, therefore the 10 foot distance which is the distance to the side lot line to the canopy rules. And the same thing with the front yard setback, the canopy triggers the request for a front yard setback variance, not the buildings.

MR. LANGANKE: Would you show me the ten foot on the map here?

MR. SHAW: Right there and that is the front yard.

MR. NUGENT: That is why I brought that up because it's really not the building that we're giving the variance on, it's actually the little canopy that sticks out. We asked you at the last meeting if I recall at the preliminary to reduce the signs size which you have done.

MR. SHAW: Yes, yes we have reduced them by approximately ten percent.

MR. LANGANKE: Didn't we discuss the need for a sign on the side of the building that didn't face either Union Avenue?

MR. NUGENT: That is the one we were mainly concerned with, if my memory serves me correctly, that the one on the front side or the other side we didn't have a problem with but we were having a problem with the one on the back side, which is substantially larger but what he has gone and done is reduce the size of both of them.

MR. KANE: Which is still the main entrance. I can understand the need for some kind of signage for the

main entrance and for the street side which in any case they'd still need the variance.

MR. SHAW: The sign, again, that is going to be visible to the patrons who are using the bank facility, would not be visible to people traveling either way or on Union Avenue or using Wal-Mart's drive.

MR. LANGANKE: So there's no sign for the people on Union Avenue?

MR. SHAW: There's one freestanding sign which is going to be in conformance with the Town of New Windsor which is on that plan which I just took from you and presented to the other table, I'm sorry, it's right here, they don't have it, you do, that is the freestanding sign.

MR. LANGANKE: I think we have a lot of signs here. I like signs but I think this is one of the roads that we have to be very careful about and I see an abundance of signs here.

MR. NUGENT: Where did you say the freestanding one was?

MR. SHAW: The freestanding sign and again, it's detailed on the sketch, this sign is in conformance with New Windsor, we're not asking for any variance for the freestanding sign, that has dimensions, it's two-faced, has dimensions of four feet high by seven feet wide.

MR. NUGENT: Where is it?

MR. SHAW: It's going to be located right here.

MR. NUGENT: Doesn't show on my drawings.

MR. LANGANKE: It's shows over here.

MR. SHAW: Correct, it shows on the architectural drawing.

MR. KANE: So basically you can see this from here but

you can't see the sign that is going to be over here and you can't see this sign that is going to be over here from the street.

MR. NUGENT: I personally don't have a problem with any of the signs. I think that he reduced the size of them which we asked him to do. I know it's not substantial but it is a reduction.

MR. SHAW: At the board's request, after the last meeting, I went back to the bank and I talked to two or three people, one of which was the person in charge of marketing and I asked him to consider a reduction in the sign because that was the sentiment I believe I got from you two weeks ago. And they asked me to present to the board tonight a strong argument for the signage, cars on that road are traveling relatively fast, okay. I don't know what the speed limit is but it's probably 40, 50 miles per hour. And there's really only one wall sign and that wall sign is visible from Union Avenue. And it's set back 60 feet from the right-of-way, which is a good setback and the final sign is that which is facing the parking lot and again, it's not visible by the public. And they just felt it was essential to create a strong identity for this facility so they asked me to make a strong argument as I can that the board consider the variance for the sign in that it's appropriate.

MR. KANE: Herb, I agree with you, the one that they are using in the front that faces really away from all the roads and back towards and office nobody sees it unless you're going into the bank.

MR. LANGANKE: I can see another business coming in a month from now and here we have given a huge sign, a variance for a huge, for two huge signs, now he can say well, you gave the bank a variance for two huge signs, now we know that those two huge signs are not really affecting the public going by this way but are we establishing a precedent for other people coming down the line.

MR. NUGENT: I don't think so.

MR. KANE: I think every one goes on its own merits.

MR. NUGENT: I don't know if you fellas were on the board when we gave Arnoff their variance for their sign but they are substantially larger than what they have here but the building is larger.

MR. KRIEGER: Each application stands on its own merits but it is incumbent on the board in its deliberations which is what we're doing now is to make a sufficient record so that this application can be distinguished from future applications. We're not talking about the setback and the peculiar nature of this particular property and this particular application then you would run the risk that somebody in the future would come and say my application is just like that application and there would be nothing in the record to respond.

MR. LANGANKE: This is the point I'm trying to make.

MR. KANE: But I think he's shown that and they have cut it back.

MR. REIS: The fact that he has three distinct words and a lot of lettering, if he reduces it much more, it's going to kind of run into each other and you're not to be able to recognize it. The fact that he has got a logo that is separate and distinct as well precludes him from I would say from making any less than what it is here.

MR. KRIEGER: May I ask for the record the logo that appears on this sign, is the logo that has been used by this particular business for some time generally?

MR. SHAW: Correct.

MR. KRIEGER: It's their business logo.

MR. SHAW: A hundred percent correct.

MR. LANGANKE: And it's comparable to the size signs that are used on other buildings by this bank?

MR. SHAW: Yes, I have been told that. You know one

thing I also do want to point out and it's a small point but what your zoning allows is a sign 2 1/2 by 10 feet per business, it's not per structure, it's per business theoretically this is a 4,500 square foot structure, if this was divided into two occupants then you'd be allowed two signs but the fact that we have one use 4,500 square feet which is a substantial structure plus the canopy that excludes the canopy, you know, to have only one wall sign, you know, just from a marketing consideration and identification consideration just isn't appropriate, again, that is not a major argument but I do note that it's per business, not per building.

MR. NUGENT: Any further questions?

MR. KRIEGER: Yeah, I might add to that legally if at some point in the future if this building should be subdivided to the two businesses that were mentioned and I understand there are no plans to do that, this is simply a hypothetical comment that I am going to make, if it were subdivided and if this applicant received the sign variances which it requests and again, this is purely hypothetical, no more signage would be allowed there than would normally be allowed, if they subdivided it into two businesses, the new business could come in and say we want our sign too well now the response would be you already have permission to have your sign so once you have told a person yes, it doesn't really matter if you told him yes twice, it's still yes.

MR. LANGANKE: I don't think I understand that.

MR. KRIEGER: If there were two businesses in the building, they'd each be entitled to a sign, right, if this building in the future gets subdivided and handles two businesses and the second business comes in and says we're a second business, we're entitled to a sign for our business, then the response would be hey, this building is already allowed an extra sign so you got your spacing, put your sign up. You're not, you already got permission as a matter of fact you got it twice, first the law gives it to you because you're a separate business then there was a separate variance

for this building that gives it to you so you actually got permission twice but still only allowed a sign.

MR. LANGANKE: Now I have it.

MR. NUGENT: Are there any further questions? I'll entertain a motion, I'm sorry, is there anyone in the public that would like to speak?

MR. JOHN HOLMAN: 91 Merline Avenue in New Windsor. I'd like to ask a couple questions on this. Is this Hudson Valley Federal Credit Union a branch or is it main office?

MR. SHAW: It will be a branch.

MR. HOLMAN: Is this affiliated with the--I'm addressing the board and I guess--

MR. NUGENT: He's going to answer the question.

MR. HOLMAN: Sometimes you get criticized for that, I'm trying to follow the rules, is this the same one that is over in the Town of Poughkeepsie located on IBM Road?

MR. SHAW: I know they are located in Dutchess County. The exact location, I don't know.

MR. HOLMAN: This is the first branch in Orange County.

MR. SHAW: Again, I can't answer that, I know the correspondence I send is to Barnagut Road, does that help you at all?

MR. HOLMAN: Yes, that is formally just for the board's information, that is formally the IBM Employees Federal Credit Union. It will be quite an influx there because most of Orange County the people that worked in Dutchess County are now residing here, even though those that were down-sized there would be trading there directly. I'm not against it, don't get me wrong just for the information I want everybody to be informed that this is the branch of that office over there. Thank you.

MR. SHAW: Thank you.

MR. NUGENT: Thank you. No further questions? I'll close the public hearing and open it back up to the board.

MR. KRIEGER: The neighborhood in which this is located, it's a purely commercial neighborhood?

MR. SHAW: It's C zone up until the town lane and with the Town of Newburgh zoning, I believe it's almost commercial in that area, whether they refer to it as business.

MR. KRIEGER: As a matter of fact, they are all commercial in the immediate vicinity of this.

MR. SHAW: Correct.

MR. KRIEGER: You do not feel this application would, any aspect of this application would make an undesirable change in the character of the neighborhood or detriment to nearby properties, why not?

MR. SHAW: Well, the number of properties that are located in close proximity of the site 500 feet of the site I believe are six.

MR. NUGENT: Seven.

MR. SHAW: So the number of properties affected within 500 feet are few. The uses that are presently in that area you have an office to the south, you have Banta's Steak and Stein, you have the Day's Inn property, all commercial enterprises consistent with that which is going to go on the site, that being a bank, so it is consistent with the neighborhood and again, immediately to the north while it's the Town of Newburgh is a shopping center retail, which is what this will be, the bank is not retail but it's similar use.

MR. KRIEGER: In locating the proposed building, and the other aspects, what efforts, speaking just generally, in a general fashion, what efforts did you

make to attempt to minimize the amount of variances that you would request?

MR. SHAW: Well, if you take a look at the geometric configuration of the parcel itself, it's a triangle. It's bounded on one side by the town line, on the other side by Union Avenue and on the third side by an office. Because it is such a unique configuration, we had to come up with a unique geometry to the building. If you take a look at it, it has 1, 2, 3, 4, 5, 6 sides to it, again, those sides being what consistent and parallel with the triangular lot lines. So rather than putting up a rectangular building or square building, we had to come up with a shape that was consistent with the lot which would minimize the request for the variances.

MR. KRIEGER: I have enough, Mr. Chairman.

MR. REIS: Accept a motion?

MR. NUGENT: Yes.

MR. LANGANKE: I make a motion that we grant the Hudson Valley Federal Credit Union its requested variances.

MR. KANE: Second it.

ROLL CALL

MR. KANE	AYE
MR. REIS	AYE
MR. LANGANKE	AYE
MR. NUGENT	AYE

1st Variance page
plus sign

Prelim.
Feb. 5, 1996
#96-5

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 96-3

DATE: 25 JAN 96

APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION

P.O. BOX 175D
POUGHKEEPSIE N.Y. 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 17 JAN 1996

FOR (~~SUBDIVISION~~) - SITE PLAN

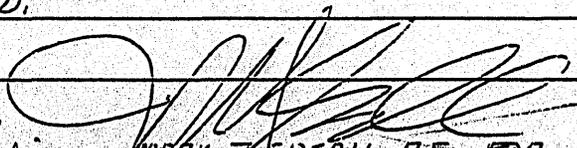
LOCATED AT WEST SIDE UNION AVENUE AT WALMART
ENTRANCE DRIVE ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

FRONT YARD, SIDE YARD, AND HEIGHT
VARIANCES REQUIRED.

Sign also: 2 facade
(free-standing)


MICHAEL J. EDSELL P.E. FDR
MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u> USE <u>A-1</u>		
MIN. LOT AREA	<u>40,000 SF</u>	<u>44,500 SF</u>
MIN. LOT WIDTH	<u>200 FT</u>	<u>248 FT</u>
REQ'D FRONT YD	<u>60 FT</u>	<u>24 FT</u>
REQ'D SIDE YD.	<u>30 FT</u>	<u>10 FT</u>
REQ'D TOTAL SIDE YD.	<u>70 FT</u>	<u>100 FT</u>
REQ'D REAR YD.	<u>30 FT</u>	<u>NONE</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>—</u>
MAX. BLDG. HT. <u>7 FT N.L.L. = 3'-4"</u>	<u>35 FT</u>	<u>31'-8"</u>
FLOOR AREA RATIO	<u>0.50</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>
DEV. COVERAGE	<u>—</u> %	<u>—</u> %
O/S PARKING SPACES	<u>15</u>	<u>39</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
 OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

January 24, 1996

14

HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN (96-3)
UNION AVENUE

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: You're here basically to go to zoning?

MR. SHAW: Yes, but I would like to give you a quick overview.

MR. PETRO: Absolutely.

MR. SHAW: Okay, as the chairman said, I'm representing tonight Hudson Valley Federal Credit Union for a 4,500 square foot bank which is going to be located along the borderline between the Town of New Windsor and the Town of Newburgh. Physically, you have the entrance drive to Wal-Mart, it's going to be immediately to the south so it is situated fronting Union Avenue and also the drive to Wal-Mart. Before I go on, let me introduce a representative of Hudson Valley Federal Credit Union, Robert A. Chick (phonetic), he's here tonight also in case you have any questions regarding this particular structure. A quick overview, this bank is going to be situated on a one acre parcel. It is located in the C zone and as the chairman said, we're looking for a rejection to go to the Zoning Board of Appeals. We're looking for three variances. We're looking for a building height variance. We're looking for a front yard variance and we're looking for a side yard variance. What triggers the two side yard variances is not the structure but it is the canopy over the drive-up tellers. And because of the Town of New Windsor zoning ordinance, that canopy is considered a structure, therefore we have to comply with the setbacks therefore the deficiencies therefore the request for the variances. As you can see, the site is unique, the bank geometry is going to be quite unique. We have been working with an architect out of the Chicago area who has come up with a very nice plan. Again, the shape is unique because the shape of the site is unique and when we come back to this planning board after obtaining the variances from the zoning board, we'll bring you an architectural rendering of

the structure and all the detailed drawings that this board normally requires. Just to touch on the aspect with respect to parking, we're obligated to provide 15 parking spaces. We have ample. The site shows 39 spaces. So certainly more than enough spaces to satisfy your zoning ordinance and also the bank's use. Another feature I may point out is that the entrance drive to the bank is not going to be off Union Avenue, it's going to be off Wal-Mart's drive, the site plan indicates an access easement over the drive to get into our parcel and the drive is going to be outside an existing curb cut into Wal-Mart's parking lot.

MR. PETRO: While you're talking about the drive, fill me in on who owns that drive and how do you gain access to it?

MR. SHAW: Okay, Wal-Mart, just take a step back, Wal-Mart's property encompasses both a portion in the Town of New Windsor and Town of Newburgh for a total of approximately 29, acres I believe there's 9 acres that are situated in the Town of New Windsor. This shows a proposed subdivision, the bank will be built on one acre, I'm representing Wal-Mart in the subdivision. I'll be coming before this board in the next month to subdivide and create this one acre parcel.

MR. PETRO: That is a good point because I see the property line is right on the town line, I mean too much to be a coincidence, I mean the line of the new property here is right on the dividing line, Town of New Windsor or Town of Newburgh.

MR. SHAW: Correct, so what the bank is doing is one acre parcel is going to be cut out. That parcel's going to be bordered by the town line. The bank certainly could buy another sliver of the land in the Town of Newburgh but it doesn't need to. Everything that they need to deal with is located in the Town of New Windsor, therefore we're using the town boundary line as our property line.

MR. PETRO: How about the curbing, it's not on their property?

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MR. SHAW: The curbing along the drive physically exists today. The curbing for the entrance to the bank site is going to be on the lands of Wal-Mart. Also a slight portion of the drive in this piece of curbing is also going to be on the lands of Wal-Mart.

MR. PETRO: Access over the drive, Wal-Mart owns the drive, private drive to their store, part of the subdivision is going to be use of that drive?

MR. SHAW: Absolutely. The subdivision plan will reflect an easement for the benefit of the bank over the drive.

MR. PETRO: Okay, answers it a hundred percent. The building itself though it's not a pre-built, it's not like other banks in a chain, it's going to be all the same, this is specifically unique for this application?

MR. SHAW: Right, it's not a cookie-cutter bank that you have seen in 25 different locations again because of the geometry of the parcel is unique, that is what's driving the geometry of the bank building. What I am looking for from the board tonight is to circulate for lead agency and to deny this application so I can go to the zoning board of appeals and get my three variances.

MR. PETRO: Circulate for lead agency, I like the way you said that.

MR. DUBALDI: Make a motion we approve.

MR. LANDER: Second it.

MR. PETRO: We should do lead agency.

MR. EDSALL: Greg, to my knowledge, relative to the Town of New Windsor application, there are no other agencies that would issue permits for approvals, correct?

MR. SHAW: Correct.

MR. EDSALL: So you can assume the position since really there's no--

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MR. PETRO: We'll take lead agency.

MR. EDSALL: No need to send a letter.

MR. PETRO: Still like to send to the Town of Newburgh.

MR. EDSALL: That is a separate issue. I do believe it would be very worthwhile to get it over to the Town of Newburgh immediately and see how they are going to handle it. They may in fact it's something that this board did with them when Wal-Mart came in, this board effectively said although there's some improvements mainly being the grading and such in the Town of New Windsor, we'll rely upon your review to address those items. There is the chance that the Town of Newburgh will review the improvements but let you more or less coordinate the overall site plan.

MR. PETRO: I think we should just inform them.

MR. EDSALL: Send a letter right away and ask them to provide comments.

MR. PETRO: Doesn't stop us from taking lead agency.

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

MR. STENT: Second it.

MR. DUBALDI: I withdraw my first motion.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Hudson Valley Federal Credit Union on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

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MR. DUBALDI: Make a motion that we approve.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Hudson Valley Federal Credit Union site plan on Union Avenue. Is there any further discussion from the board members? If not, roll roll.

ROLL CALL

MR. DUBALDI	NO
MR. STENT	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: You have now been referred to the zoning board.

MR. SHAW: Can I interject one other thought? Because of the time that it's going to take for me to go through the zoning board of appeals process, what I'd like to do is submit the application for the subdivision of this parcel and continue on with this board's review of this parcel. We'd like to get the bank complete and occupied by the end of the year and while it's the first month, every week counts.

MR. PETRO: One simple answer, yes.

MR. SHAW: At our own risk we realize that, thank you.

MR. PETRO: We have fire approval on 1/23/96, you might want to note that.

MR. SHAW: Thank you.

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 2-5-96

APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION
PO BOX 1756
POUGHKEEPSIE NY 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 1-3-96

FOR (BUILDING PERMIT): _____

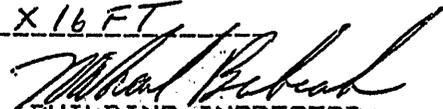
LOCATED AT: WEST SIDE OF RT 300
AT WALMART ENTRANCE DRIVE

ZONE: C

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 1 LOT: 3

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. ONE FACADE SIGN PERMITTED
2. SIGN #1 PERMITTED 2.5 FT X 10 FT PROPOSED 4 FT X 16 FT
3. VARIANCE REQUEST OF 1.5 FT X 6 FT
3. SIGN #2 PERMITTED 0 PROPOSED 4 FT X 16 FT
4. VARIANCE REQUESTED OF 4 FT X 16 FT


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE

VARIANCE
REQUEST

<u>ZONE</u>	<u>USE</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
① FACADE SIGN	SIGN #1 25 X 10 FT	4 FT X 16 FT	15 X 6 FT
② XXXXXXXXXX	SIGN #2 ○	4 FT X 16 FT	4 FT X 16 FT
<u>HEIGHT</u>		-----	-----
<u>WALL SIGNS</u>		-----	-----
③ TOTAL ALL SIGNS	ONE SIGN 48-18 (B) [1]	TWO SIGNS	ONE SIGN
<u>FEET FROM ANY LOT LINE</u>		-----	-----

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT 914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, B.P. FILE

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

96-5

Date: 02/05/96

I. Applicant Information:

- (a) WAL-MART STORES, INC., 702 SW 8th Street, Bentonville, AR 72716-8013
(Name, address and phone of Applicant) (Owner)
- (b) HUDSON VALLEY FEDERAL CREDIT UNION, P. O. Box 1750, Poughkeepsie, N.Y.
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) Shaw Engineering, 744 Broadway, Newburgh, N. Y. 12550 -561-3695
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance Sign Variance
- Area Variance Interpretation

III. Property Information:

- (a) C W/S Union Avenue at Wal-Mart Entrance 4-1-3 9.7 acres ±
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-2
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 3/31/93
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? No
If so, when? -
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a
- _____
- _____
- _____

IV. Use Variance. n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

(b) ^{n/a} The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes No .

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. E,F,I.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>40,000 s.f.</u>	<u>44,500 s.f.</u>	<u>-</u>
Min. Lot Width <u>200 ft.</u>	<u>248 ft.</u>	<u>-</u>
Reqd. Front Yd. <u>60 ft.</u>	<u>24 ft.</u>	<u>36 ft.</u>
Reqd. Side Yd. <u>30 ft.</u>	<u>10 ft.</u>	<u>20 ft.</u>
Req. Total Side Yd. <u>70 ft.</u>	<u>100 ft.</u>	<u>-</u>
Reqd. Rear Yd. <u>30 ft.</u>	<u>none</u>	<u>-</u>
Reqd. Street Frontage* <u>n/a</u>	<u>-</u>	<u>-</u>
Max. Bldg. Hgt. <u>3 ft. 4 in.</u> 4"/ft. n.l.l.	<u>35 ft.</u>	<u>31 ft. 8 in.</u>
Min. Floor Area* <u>n/a</u>	<u>-</u>	<u>-</u>
Dev. Coverage* <u>-</u> %	<u>-</u> %	<u>-</u> %
Floor Area Ratio** <u>0.50</u>	<u>0.10</u>	<u>-</u>
Parking Area <u>15</u>	<u>39</u>	<u>-</u>

* Residential Districts only

** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

Applicant, HUDSON VALLEY, is proposing to purchase a one-acre parcel located on the west side of Union Avenue in a C zone, at the entrance to the Wal-Mart store but must first seek three (3) area variances from the Zoning Board of Appeals. Applicant has been referred by the Planning Board after presenting a site plan for the proposed structure, a bank. (Continued on page 3B)

(You may attach additional paperwork if more space is needed)

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-18, ~~Table of~~ Supp. Sign Regs., ~~Col.~~

Sec. 48-18H(1) (b) [1]	Requirements	Proposed or Available	Variance Request
Sign 1- Facade	2.5 x 10 ft.	4 ft. x 16 ft.	1.5 x 6 ft.
Sign 2- Facade	0	4 ft. x 16 ft.	4 x 16 ft.
Sign 3			
Sign 4			

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

Applicant proposes two facade signs, each 4 ft. x 16 ft. and one free-standing, double-faced, indirectly illuminated 4 ft. x 7 ft. in size, and 15 ft. in height.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?
Total of all signage: 184 s.f.

VII. Interpretation. n/a

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____

(b) Describe in detail the proposal before the Board:

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

The proposed commercial banking building will require (1) 36 ft. front yard, (2) 20 ft. side yard (3) 31 ft. 8 in. maximum building height, and (4) 103 s.f. sign area variance for two facade signs. Specifically, the side yard variances are being requested in order to permit a canopy over the drive-in teller's structure. There is ample parking provided with an access easement from Wal-Mart into the entrance drive.

It is the opinion of the Applicants that the proposed banking facility will be an asset to the neighborhood and community and will not be a detriment to the health, safety or welfare of the neighborhood or community because of the fact that the structure is conducive to the C zone.

The sign proposed by Applicants will be unobtrusive and will not obscure or inhibit any sight visibility or cause traffic hazards. Since this is a proposal for a new commercial use within the Town of New Windsor, it is necessary to establish an identity for motorists and customers traveling on Union Avenue at about 45 to 50 mph in order to be able to have an unobstructed view when passing by the new banking facility.

The requested variances will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

Applicants believes that the proposal before the Board will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Applicants believe that the requested area variances are not substantial and the Board should grant the variances so that this commercial structure can proceed to the construction stage.

Applicants know of no other feasible method available to pursue which can produce the necessary results other than the variance procedure.

When considering the proposal before the Board it should be noted that the difficulty is not self-created because Applicant intends to apply for all of the necessary approvals required in the bulk regulations of the C zone.

The interest of justice would be served by allowing the granting of the requested variances.

For the above reasons, Applicants believe that the granting of the requested variances will be advantageous to the area.

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Site plan, attached to application, is presently before the Planning Board for site plan approval.

IX. Attachments required:

- Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- Copy of deed and title policy.
- Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- Copy(ies) of sign(s) with dimensions and location.
- Two (2) checks, one in the amount of \$150.00 and the second check in the amount of \$500.00, each payable to the TOWN OF NEW WINDSOR.
- Photographs of existing premises from several angles.

X. Affidavit.

Date: February 5, 1996

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 are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

x _____
(Applicant)

Sworn to before me this

_____ day of _____, 19____.

XI. ZBA Action:

(a) Public Hearing date: _____.

(b) Variance: Granted (___) Denied (___)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

P R O X Y A F F I D A V I T

SUBMISSION OF APPLICATION FOR VARIANCE # _____

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

STATE OF)
) SS.:
COUNTY OF)

_____ , being duly sworn, deposes
and says: I am the _____ of WAL-MART STORES, INC.
_____, the record owner of
a certain parcel of land within the TOWN OF NEW WINDSOR
designated as tax map SECTION 4 BLOCK 1 LOT 3.
I HEREBY AUTHORIZE Gregory Shaw, P. E. of
SHAW ENGINEERING (company name)
to make an application before the ZONING BOARD OF APPEALS as
described in the within application.

Dated: _____.

(Signature of Corporate Officer)
Title: _____

Sworn to before me this
____ day of _____, 19____.

Notary Public

Date 2/26/98, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Francis R. Hill, 147 Sycamore Dr DR.
New Windsor, NY 12553

DATE		CLAIMED	ALLOWED
2/5/98	Zoning Board Meeting	75 00	
	Misc - 2		
	VGR - 5		
	Schumacher - 5		
	manis - 6		
	Wal-Mart - 6 * 27.00		
	Abbott - 3		
	Petro Metal 5 - 19		
	him - 3		
	Price Chopper - 4		
	53 pgs	235 50	
		313 50	

WAL-MART/HUDSON VALLEY FEDERAL CREDIT UNION

Gregory Shaw, P.E. of Shaw Engineering appeared before the board for this proposal.

MR. NUGENT: Referred by Planning Board for 36 ft. front yard, 20 ft. side yard and 31 ft. 8 in. maximum building height and sign variance for construction of a commercial building on the west side of Union Avenue at Wal-Mart entrance.

MR. SHAW: Good evening, just to give you a quick overview of the project and then we'll get to the variances that we're requesting at hand. The parcel as indicated on the site plan is along the Town of New Windsor, Town of Newburgh line. For reference, this is the access drive into Wal-Mart. These are the parking areas in the Town of Newburgh, the access drive is in the Town of Newburgh. This parcel which we're proposing for development is in the Town of New Windsor. It's in a C zone. The parcel area will be approximately one acre in size and an application will be made before the planning board to create this lot from the 9 acre parcel. I think it's an 11 acre parcel which presently exists. We're proposing on this site to construct 4,500 square foot bank along with drive through teller stations. We complied with respect to the Town of New Windsor setbacks for both the front yard and side yard for the main structure, unfortunately, the drive-thru teller has a canopy and according to your zoning ordinance, a canopy is a structure, therefore, that has to be set back and that is what we're asking relief on. As you read in your notes we're required to provide 60 foot front yard setback. Again while the building is back 60 feet, the canopy is not. We're only providing 24 feet. Same thing with a side yard setback. We're requiring a 20 yard variance as we're required to provide a 30 foot side yard setback and we're providing 10 feet. Along with that is a height variance being allowed four inches per foot to the nearest lot line. We're allowed a building height of three feet four inches. The building which we're proposing is going to be 35 feet high. And again, that building is to the ridge line. What I'd like to do is just show this board elevations

of the bank structure itself so you can get a little feel for the architecture. That is one side, this is the other side of the building. With respect to the signage, we're proposing freestanding signs which will comply with the Town of New Windsor Zoning Board. We're asking relief on facade signage. Your zoning ordinance allows sign one sign with the dimensions of 2 1/2 feet by 10 feet. What we're proposing are two signs 4 feet by 16 feet. Now that may sound like a lot but it really isn't. One of the signs in the plan over to my left indicates where the signs are going to be located. One of the signs is going to be along this building face, which is the southerly building face. That signage is only going to be viewed by people utilizing the facility, not to be viewed by people using Wal-Mart and not going to be able to be viewed by anyone on Union Avenue. Again, it's going to be along this building face, while the total aggregate square footage is 128 square feet, half of it is on this building wall, which is going to be viewed by the people who use the bank facility. So, that is it in a nutshell. We're going to have to return to the planning board and proceed with our site plan approval, once hopefully we obtain our necessary variance so we're looking for a front yard setback, a side yard setback, a building height and a sign variance for the facade signage.

MR. NUGENT: Where is the other facade sign going?

MR. SHAW: I have to refer to the plan.

MR. KANE: About midway down.

MR. SHAW: I'll point it out along this wall.

MR. KANE: Up towards the corner right there.

MR. TORLEY: Yes, you have got, you say the sign on the corner facing away from the road, what do you need it for? People pull up to the bank, they know they're at the bank. What do they need a sign for? You know you're at the bank.

MR. SHAW: That is a good question. That answer will

have to be given by the marketing. Those sign dimensions in that location are most advantageous to the bank. That person will be here at the public hearing three weeks from now, if the board so deems that we can schedule it.

MR. NUGENT: Is the second facade sign the same size as the other side?

MR. SHAW: Correct, they are both four feet high by 16 feet long, total of 64 square feet each times two, 128 square feet.

MR. TORLEY: I have a question that maybe for your principles as well, my credit union since I have money in the credit union, therefore directly a shareholder of it, it was Leterli (phonetic) Credit Union, I believe they are merged into this one, if that is the case, does that give me a potential conflict of interest?

MR. NUGENT: Not if they haven't done it.

MR. TORLEY: They have done it but they haven't changed their letterheads, I'm not sure but I just want to know.

MR. KRIEGER: Having disclosed it, it does not, your connection is so remote that it doesn't preclude you.

MR. TORLEY: The bank, I'm not even real sure if it's the same one but if it's on the record.

MR. KRIEGER: In case it is, you have disclosed it.

MR. NUGENT: Where is the freestanding sign?

MR. SHAW: Freestanding sign is going to be located in this area.

MR. KANE: Is that correct?

MR. SHAW: That will be in accordance with the town's ordinance, there is a detail.

MR. NUGENT: That is the only one you're going to see from the highway.

MR. SHAW: There's a detail of this sign over here, if I can just move it around again.

MR. KANE: Yes, you can.

MR. SHAW: This is your freestanding sign here?

MR. TORLEY: Yes, I'm impressed that you are providing more than the required parking.

MR. SHAW: Yeah, again, that was one of the requirements of the bank. They felt that other than what New Windsor calls for, not that they need this many spaces, but they certainly welcome it, and I have photographs of the site, if you care to look at them. It's just a hillside right now. I'm sorry that is the best could I do.

MS. BARNHART: Snow bank.

MR. SHAW: It's been nothing but snow since November.

MR. NUGENT: I don't know about the rest of the members of the board, but I think I would talk to the principles about that the signage on the side that nobody sees, if we can't get that reduced down. We're looking for an awful lot of square footage for signs. This one here, I don't care about because it needs to be seen but that one on the front where nobody's going to see it, I mean why does it have to be that big?

MR. TORLEY: You're driving into the bank, you drive around to the back of the bank, why do you need to be told you're going to go into the bank?

MR. KANE: You want a sign in the front entrance of the establishment, I think our regulation is three by ten, Michael?

MR. BABCOCK: 2 1/2 by 10.

MR. NUGENT: It's more than sufficient for that sign

right there.

MR. KANE: On that particular side.

MR. KANE: I would agree and express our concerns with that particular sign over there.

MR. SHAW: This is the side then you're referring to that they should consider a reduction?

MR. KANE: Away from the road.

MR. SHAW: I'll pass that on.

MR. LANGANKE: I think we ought to as a board try to recall some of the other sign variances that are on this particular Union Avenue travel, we just discussed the new diner down the road and we, just so long as we keep in mind that we're trying to prevent a lot of gaudy excess signage there.

MR. TORLEY: We don't want it to look like 32.

MR. LANGANKE: Exactly.

MR. NUGENT: As you recall, we didn't give it for that sign either.

MR. LANGANKE: Right.

MR. NUGENT: We gave them the facade sign.

MR. LANGANKE: That is correct.

MR. NUGENT: Any further questions by the board? I'll entertain a motion.

MR. TORLEY: I move we grant former Hudson Valley Credit Union a public hearing for the requested variances.

MR. KANE: Second it.

ROLL CALL

February 5, 1996

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MR. REIS	AYE
MR. KANE	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. KRIEGER: You have been through this before, you need this?

MR. SHAW: I'll put it with the rest.

*Pls. publish immediately. Send bill to: Hudson Valley Fed Credit Union
P.O. Box 1750
Poughkeepsie, N.Y. 12601*

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 5

Request of WAL-MART STORES, INC./HUDSON VALLEY FEDERAL CREDIT UNION

for a VARIANCE of the Zoning Local Law to permit:

construction of commercial building with less than the allowable front and side yards and more than the allowable maximum building height and facade signage;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regulations,

Cols. E, F, I and Section 48-18 of the Supplemental Sign Regulations;

for property situated as follows:

West side of Union Avenue at the Wal-Mart store entrance, New Windsor,

New York

known as tax lot Section 4 Block 1 Lot 3.

SAID HEARING will take place on the 26th day of February,
1996, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

JAMES NUGENT

Chairman

By: *Patricia A. Barhart, Secy.*



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

January 26, 1996

Gregory J. Shaw, P. E.
SHAW ENGINEERING
744 Broadway
Newburgh, N. Y. 12550

Re: Tax Map Parcel #4-1-3 - Wal-Mart Stores, Inc.

Dear Mr. Shaw:

According to our records, the attached list of property owners are within five Hundred (500) feet of the above-referenced property.

The charge for this service is \$25.00, minus your deposit of \$25.00, leaves a zero balance due.

Sincerely,

LESLIE COOK
Sole Assessor

/pab
Attachment

cc: Patricia A. Barnhart, ZBA

Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12553

Koning, Frank Joseph
40 Liner Road
New Windsor, N. Y. 12553

Roscino, Joseph
Talbot, Rose M.
Roscino, Dominick & C Judith
56 Weyants Lane
Newburgh, N. Y. 12550

Neumetzger, Lothar & Beverly W.
29 Susan Drive
Newburgh, N. Y. 12550

Nunnally, David K. & Natalie L. Caccavo
26 Liner Road
New Windsor, N. Y. 12553

Banta Realty
842 Main Street
Poughkeepsie, N. Y. 12603

City of Newburgh
Newburgh Water Supply
& City Comptroller
City Hall
Newburgh, N. Y. 12550

County of Orange
124 Main Street
Goshen, N. Y. 10924

RECEIVED JAN 31 1996

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(914) 561-3895

January 30, 1996

Building Department
TOWN OF NEW WINDSOR
556 Union Avenue
New Windsor, New York 12550

A. Michael Babcock, Building Inspector

Re: New Facility For Hudson Valley Federal Credit Union
Route 300

Dear Michael:

Please consider this correspondence my client's request for the following signage for the above referenced project:

- Freestanding Sign: 1 sign at a maximum height of 15 feet sign panel to be 4'-0" high by 7'-0" wide, double faced and indirectly illuminated. Total sign area = 56 S.F.
- Facade Signage: 2 signs, each 4'-0" high by 16'-0" wide Total facade sign area = 128 S.F.

I would appreciate your review of this signage request, and if appropriate, a rejection to the Planning Board of Appeals. This project is scheduled for the February 5 ZBA meeting and February 26 ZBA Public Hearing.

Thank you for your attention to this matter.

Very truly yours,

SHAW ENGINEERING

[Signature]
Gregory J. Shaw, P.E.
Principal

GJS:mnv

Sec. 48-18H(1)(b)(1) (more than one facade sign)

	<i>Requirement</i>	<i>Available</i>	<i>Variance</i>
2-Facade:	128 sf.	128 sf.	128 sf.
Freestanding:	56 sf.	56 sf.	-
<i>Total all signs:</i>			<i>184 S.F.</i>

cc: Robert A. Chick, Hudson Valley Federal Credit Union, Via Fax:463-3496
Gautham Raminath, VRA Architects, Via Fax (312) 454-1966

an ensightly condition, will make this property stand out, will be a traffic hazard, and is unnecessary since the signage requested by the Applicant can be accommodated on a lower sign.

2. There is no other feasible method available to the Applicant which can produce the benefit sought for all requested variances except for that for sign height. Due to the unique configuration of the property, and the fact that it is on a state highway with its entrance and egress controlled by the state. For some variances it would be necessary to tear down the existing building which while some may consider desirable is not feasible. Further, this property is burdened because the state has chosen to expand the adjacent highway, thereby making the station appear closer than previously to the highway.

3. The variances requested are substantial but should nonetheless be granted for all except that for sign height for the reasons stated above.

4. The requested variances for all except sign height will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is partially self-created in that the Applicant proposes installation of new pumps and construction. To that extent they should be granted for all except for the height of the free-standing sign because granting such variances will enhance the value of the property and therefore the value of other properties in the neighborhood. The difficulty the Applicant faces in conforming to the bulk regulations is not self-created in the sense that the building on the property is already in existence. The variance sought for the height of the free-standing sign should not be granted for the reasons set forth above.

6. It is the finding of this Board that the benefit to the Applicant, if the requested variances for all except the height of the free-standing sign, are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community. With respect to the variance for the height of the free-standing sign, it does not so outweigh.

7. It is the further finding of this Board that the requested area variances hereby granted are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances for all except the height of the free-standing sign. The interests of justice require that that requested variance be denied.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of

New Windsor GRANT a 4 ft. front yard variance for existing building, 39 ft. front yard variance for a canopy, 6 ft. side yard variance, plus 56 s.f. sign area variance for a free-standing sign, and DENY the requested 4 ft. sign height variance for the free-standing sign at the location on the south side of Route 207 in an NC zone; and

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: April 22, 1996.


Chairman

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----x
In the Matter of Application for Variance of

C.P. Mans / Dutchess Terminals

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

95-66
-----x

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

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On February 28, 1996, I compared the 13 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
28th day of February, 1996.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

(TA DOCDISK#7-030586.AOS)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

13

February 8, 1996

James Spratt
Consulting Engineer
PO Box 156
Hyde Park, NY 12538

Re: C. Mans 33-1-7

Dear Sir:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

Leslie Cook

LESLIE COOK
Sole Assessor

/cmo
Attachment

cc: Pat Barnhart, ZBA

Lo-Rac Fuel Corp. X
645 Little Britain Road
New Windsor, NY 12553

NYS Dept of Transportation X
c/o Anheuser-Busch
Metal Container Corp X
One Busch Place
St. Louis, MO 63118-1852

DiBrizzi, Cosimo X
647 Little Britain Road
New Windsor, NY 12553

Sabatino, Anna & X
Lucia, Feola
8 Dapple Terrace
Newburgh, NY 12553

Petrol At The Gate Inc. X
PO Box 247
Vails Gate, NY 12584

Park, Fly & Drive Inc. X
PO Box 247
Vails Gate, NY 12584

Petro Jr., James R. Ind. ETAL X
343 Temple Hill Road
New Windsor, NY 12553

Torres, Gloria X
635C Little Britain Road
New Windsor, NY 12553

Mans, Clarence P. X
PO Box 247
Vails Gate, NY 12584

Bivona, Andrew X
3 Lynn Place
New Paltz, NY 12561

Anderson, Mary F. X
Kersten, Karen L. X
Borger, Linda A.
625 Little Britain Road
New Windsor, NY 12553

Silver Stream Inc. X
614 Little Britain Road
New Windsor, NY 12553

State of New York
Office of State Comptroller X
Bureau State Expenditures
Attn: Maureen Lennon
Gov. Alfred E. Smith Bldg
Albany, NY 12238



NF LANDS OF
WAL-MART STORES, INC.

PROPOSED TEMPORARY GRADING
EASEMENT (EASEMENT NO. 3)
0.03 ACRES

PROPOSED PERMANENT
SITE IMPROVEMENTS
EASEMENT (EASEMENT NO. 2)
0.14 ACRES

PROPOSED PERMANENT
ACCESS EASEMENT (EASEMENT NO. 1)
0.32 ACRES

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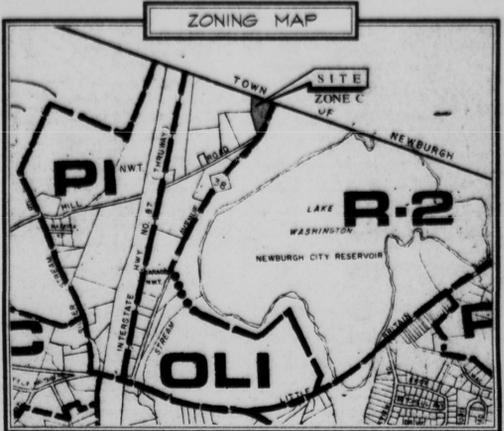
PROPOSED PERMANENT
ACCESS EASEMENT (EASEMENT NO. 1)
0.32 ACRES

PROPOSED PERMANENT
ACCESS EASEMENT (EASEMENT NO. 1)
0.32 ACRES

- ### NOTES
1. ZONE: C ZONE - DESIGN SHOPPING
 2. TOTAL PARCEL AREA: 1.021 ACRES
 3. TAX MAP DESIGNATION: TOWN OF NEWBURGH, SECTION 45, BLOCK 1, LOT 3&2
TOWN OF NEW HINDSOR, SECTION 4, BLOCK 1, LOT 3
 4. RECORD OWNER: WAL-MART STORES, INC.
MITCHELL BUILDING
701 SOUTH WALTON BLVD.
BENTONVILLE, ARKANSAS 72716
 5. RECORD APPLICANT: HUDSON VALLEY FEDERAL CREDIT UNION
P.O. BOX 1750
POUGHKEEPSIE, N.Y. 12601
 6. PLANIMETRIC, TOPOGRAPHIC AND UTILITY INFORMATION OBTAINED BY ROBERT D. KALAKA, L.S. IN JULY OF 1995.
 7. ACCESS FROM THE NEW BANK FACILITY TO UNION AVENUE (N.Y.S. ROUTE 300) SHALL BE ONLY OVER THE EXISTING MACADAM DRIVE. NO DIRECT ACCESS TO UNION AVENUE SHALL BE PERMITTED.
 8. BOUNDARY SURVEY INFORMATION OBTAINED FROM THE DRAWINGS ENTITLED "SUBDIVISION PLAN, SUBDIVISION FOR WAL-MART STORES, INC." PREPARED BY ROBERT D. KALAKA, L.S. AND DATED JANUARY, 1996.
 9. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE, AND THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING, OR BLASTING. UNDERGROUND UTILITIES CENTER TELEPHONE NO. IS 1-800-245-2828.

- ### EASEMENT SCHEDULE
- EASEMENT NO. 1 - PERMANENT ACCESS EASEMENT (0.32 ACRES) OVER THE LANDS OF WAL-MART STORES, INC. FOR THE BENEFIT OF HUDSON VALLEY FEDERAL CREDIT UNION. EASEMENT SHALL BE FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.
- EASEMENT NO. 2 - PERMANENT SITE IMPROVEMENT EASEMENT (0.14 ACRES). EASEMENT SHALL ALLOW HUDSON VALLEY FEDERAL CREDIT UNION TO CONSTRUCT AND MAINTAIN SITE IMPROVEMENTS ON THE LANDS OF WAL-MART STORES, INC. FOR THE BENEFIT OF HUDSON VALLEY FEDERAL CREDIT UNION.
- HUDSON VALLEY FEDERAL CREDIT UNION SHALL ALSO HAVE THE RIGHTS AS DESCRIBED IN EASEMENT NO. 1 ABOVE OVER THE ENTRANCE DRIVE CONNECTING EASEMENT NO. 1 WITH THE LANDS OF HUDSON VALLEY FEDERAL CREDIT UNION.
- EASEMENT NO. 3 - TEMPORARY GRADING EASEMENT (0.03 ACRES). EASEMENT SHALL ALLOW HUDSON VALLEY FEDERAL CREDIT UNION TO GRADE THE LANDS OF WAL-MART STORES, INC. AS INDICATED, FOR THE BENEFIT OF HUDSON VALLEY FEDERAL CREDIT UNION.

NF LANDS OF
WAL-MART STORES, INC.



ZONING SCHEDULE

ZONE: C, DESIGN SHOPPING.
USE: A-1, BANKS

BULK REGULATIONS: C ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	44,500± S.F.
MIN. LOT WIDTH	200 FT.	248 FT.
FRONT YARD SETBACK	60 FT.	24 FT. *
SIDE YARD SETBACK - ONE	30 FT.	10 FT. *
SIDE YARD SETBACK - BOTH	70 FT.	100 FT.
REAR YARD SETBACK	30 FT.	N/A
MAX. BLDG. HEIGHT	3'-4"	35'-0" *
4' PER FOOT OF DISTANCE TO NEAREST LOT LINE		
FLOOR AREA RATIO	0.50	0.10

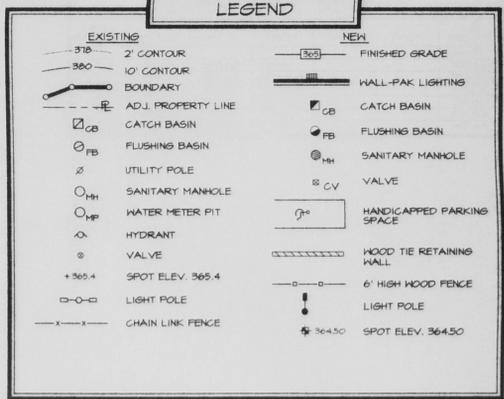
PARKING SCHEDULE

BANK USE	REQUIRED	PROVIDED
1 SPACE PER 300 S.F. OF GROSS FLOOR AREA (4,500 S.F. / 300 S.F. PER SPACE)	15 SPACES	34 SPACES

* DENOTES THAT VARIANCE WILL BE REQUIRED FROM TOWN OF NEW HINDSOR ZONING BOARD OF APPEALS.

COVERAGES:

BUILDING COVERAGE % OF TOTAL AREA	4500 S.F. 10.1 %
PAVEMENT COVERAGE % OF TOTAL AREA	27,550 S.F. 61.0 %
OPEN SPACE COVERAGE % OF TOTAL AREA	12,842 S.F. 28.9 %



TOWN OF NEW HINDSOR PLANNING BOARD
STAMP OF APPROVAL

TOWN OF NEW HINDSOR
PLAN REVIEWED AT:
1-24-96 MEETING
AND APPROVAL DENIED
AVAILABLE FOR REFERRAL
TO E.A.

PRELIMINARY ISSUE: JANUARY 12, 1996

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

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ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: --

Project: NEW FACILITY FOR HUDSON VALLEY FEDERAL CREDIT UNION
N.Y.S. ROUTE 300 TOWN OF NEW HINDSOR, N.Y.

Project No. 9509



EASEMENT SCHEDULE	
EASEMENT No. 1 -	PERMANENT ACCESS EASEMENT (0.32 ACRES) OVER THE LANDS OF WAL-MART STORES, INC. FOR THE BENEFIT OF HUDSON VALLEY FEDERAL CREDIT UNION. EASEMENT SHALL BE FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.
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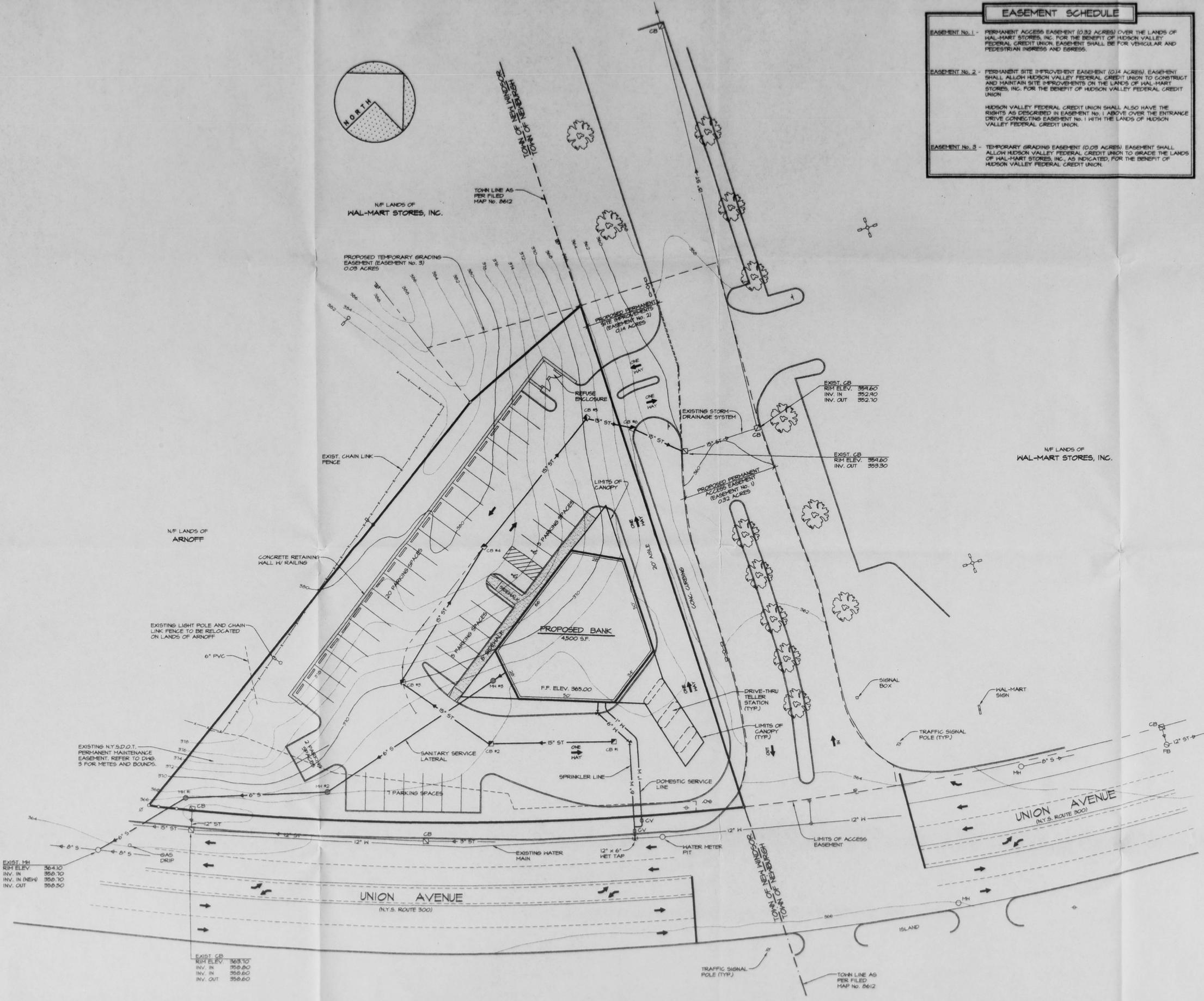
LEGEND			
EXISTING	NEW		
375	2' CONTOUR	WALL-PAK LIGHTING	
380	10' CONTOUR	CB	CATCH BASIN
---	BOUNDARY	MH	SANITARY MANHOLE
---	ADJ. PROPERTY LINE	8	VALVE
CB	CATCH BASIN	15" ST	STORM SEWER
FB	FLUSHING BASIN	6" S	SAN. SEWER SERVICE
U	UTILITY POLE	6" W	SPRINKLER LINE
MH	SANITARY MANHOLE	1" W	DOMESTIC WATER SERVICE
HP	WATER METER PIT	HP	HANDICAPPED PARKING SPACE
H	HYDRANT	---	HOOD TIE RETAINING WALL
V	VALVE	---	6' HIGH WOOD FENCE
6" W	WATER MAIN	---	LIGHT POLE
8" S	SANITARY SEWER	---	CHAIN LINK FENCE
15" ST	STORM SEWER		
---	LIGHT POLE		
---	CHAIN LINK FENCE		

UTILITY MATERIAL SPECIFICATIONS	
SANITARY SEWER: 1. PIPING: PVC SDR-35.	
WATER SERVICE: 1. BUILDING SERVICE LINE - DUCTILE IRON PIPE, CLASS 52 WITH CEMENT MORTAR LINING. - COPPER "TYPE K" (JIFFY LUBE)	
STORM SEWERS: 1. PIPING: ADVANCED DRAINAGE SYSTEMS, N-12.	

NOTES	
1. REMOVE ALL EXISTING ON-SITE STORM DRAINS AND CATCH BASINS OTHER THAN THOSE DESIGNATED TO REMAIN.	
2. PRIOR TO COMMENCING THE WET TAP, THE TOWN OF NEW WINDSOR WATER DEPT. SHALL BE NOTIFIED FOR THE PURPOSE OF SUPERVISING THE WET TAP.	
3. WHERE REQUIRED, APPROPRIATE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL".	
4. DURING THE WET TAP OF THE 8" INCH ON N.Y.S. ROUTE 300, THE CONTRACTOR SHALL INSPECT THE 24" RCP STORM DRAIN FOR THE LOCATIONS OF ITS JOINTS. ANY JOINTS WITHIN 5 FEET OF THE WET TAP AND THE NEW 8" INCH MAIN SHALL BE WRAPPED IN POLYETHYLENE AND ALL BACKFILL MATERIAL SHALL BE K-CRETE MIX.	

SANITARY SEWER MANHOLE SCHEDULE						
MH No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
EXIST. MH 1	364.1	358.70	MH No. 1	358.70	EXIST. MH 1	358.50
2	366.0	359.30	MH No. 2			359.30
3	367.0	360.10	MH No. 3			360.10
5	369.0	361.20	BUILDING			361.20

CATCH BASIN SCHEDULE						
CATCH BASIN No.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
1	369.3					361.30
2	365.9	360.60	CB No. 1			359.00
3	364.2	359.40	CB No. 2			358.40
4	363.4	357.50	CB No. 3			357.50
5	360.8	356.60	CB No. 4			356.60
6	360.8	356.30	CB No. 5			356.30
EXIST. CB	354.8	359.60	CB No. 6			359.30



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

PRELIMINARY ISSUE: JANUARY 12, 1996

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: --

Drawing: UTILITY PLAN
Project: NEW FACILITY FOR HUDSON VALLEY FEDERAL CREDIT UNION
N.Y.S. ROUTE 300 TOWN OF NEW WINDSOR, N.Y.

2 OF 2
Project No. 9509