

PLANNING BOARD

TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 9-4

File Date:01/12/2009

SEC-BLK-LOT:57-1-70-0

Project Name:DRAGOS & GAZZOLA LOT LINE CHANGE

Type:2

Location: VASCELLO ROAD

Owner's Name:GAZZOLA & ARMENDEZ

Phone:(845) 496-9608

Address:21 VASCELLO ROAD - NEW WINDSOR,NY

Applicant's Name:ARMENDEZ

Phone:

Address:

Preparer's Name:FRANK HOEN

Phone:(845) 294-6238

Address:15 WILLIAM ST - GOSHEN NY

Proxy/Attny's Name:

Phone:

Address:

Notify:ARMENDEZ OR GHALLI

Phone:(845) 496-8017

Size:

Acreage
3.810

Zoned
R-4

Prop-Class
0

Stage



Printed-on
05/14/2009

Schl-Dist

Sewr-Dist

Fire-Dist

Light-Dist

Appl for:

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

— Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#294-2009

05/14/2009

Armendarez, Jose

Received \$ 150.00 for Planning Board Fees, on 05/14/2009. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 09-04
approval fees -

**TOWN OF NEW WINDSOR
PLANNING BOARD**

RECEIPT OF MONEY RECEIVED:

DATE RECEIVED: 05/14/2009
ESCROW

FOR: PB#~~09-04~~ **CLOSE OUT**

FROM: GAZZOLA & DRAGOS

VASCELLO ROAD

CHECK NUMBER: 1010

AMOUNT: 188.60

RECEIVED AT COMPTROLLER'S OFFICE BY:

J. Hernandez 5-14-09

NAME

DATE

P.B. # 09-04

4969608

1-1288/260

1010

JOSE L. ARMENDAREZ
AUDREY J. ARMENDAREZ
21 VASCELLO ROAD
NEW WINDSOR, NY 12553

May 12, 2009

Date

Pay to the
order of

TOWN OF NEW WINDSOR

\$

188.60

One-hundred-eighty-eight and 60/100

Dollars

 Security Feature
Included.
Details on Back.



WACHOVIA

Wachovia Bank, N.A.
wachovia.com

TO CLOSE OUT ESCROW

⑆02601288⑆⑆1010149652573⑆⑆1010

Audrey J. Armendarez



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

21 VASCILLO ROAD
NEW WINDSOR, NY 12553

ATTN: JOSE & AUDREY ARMENDAREZ

SUBJECT: 09-04 GAZZOLA & DRAGOS

Dear MR. & MRS. ARMENDAREZ:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – Remaining Escrow	\$	188.60

Upon receipt of these checks and ten (10) sets of plans (maximum 12) with mylar, I will have them stamped and signed approved. Please note that we will be retaining 6 copies.

If you have any questions in this regard, please contact my office.

Very truly yours,

Nicole T. Julian, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

*Called
w/ message
5/8/09*



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

21 VASCILLO ROAD
NEW WINDSOR, NY 12553

ATTN: JOSE & AUDREY ARMENDAREZ

SUBJECT: 09-04 GAZZOLA & DRAGOS

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Nicole T. Julian, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2009

PAGE: 1

PLANNING BOARD FINANCIAL DETAIL REPORT

PROJECT NO: 09-4
PROJECT NAME: DRAGOS & GAZZOLA LOT LINE CHANGE
OWNER NAME: GAZZOLA & ARMENDEZ

TYPE	DATE	DESCRIPTION	AMT-CHG	AMT-PAID	BAL-DUE
A	01/12/09	APPLICATION FEE	75.00		
A	01/12/09	REC. CK. #1004		75.00	
APPLICATION TOTAL:					0.00
E	01/12/09	REC. CK. #1005		200.00	
E	02/09/09	P.B. MINUTES	56.00		
E	04/13/09	ENGINEER FEES	245.10		
E	04/13/09	ATTY. FEES	87.50		
ESCROW TOTAL:					188.60
Z	05/07/09	APPROVAL FEES	150.00		
APPROVAL TOTAL:					150.00
GRAND TOTAL:					338.60

Client Ledger

ALL DATES

Date	Received From/Paid To	Chq#	General		Fees	Bld	Trust Activity		
			Rec#	Repts			Disbs	Repts	Disbs
12132	TOWN OF NEW WINDSOR								
6255904	DRAGOS - GAZZOLA LOT LINE CHANGE PB# 09-04								Resp Lawyer: DRC
Jan 26/2009	Lawyer: DRC 0.20 Hrs X 175.00								
	208431 REVIEW NEW APPLICATION				35.00	10907			
	MATERIALS PB# 09-04								
Jan 27/2009	Lawyer: DRC 0.10 Hrs X 175.00								
	209508 REVIEW M EDEALL'S COMMENTS PB# 09-04				17.50	10907			
Feb 17/2009	Billing on Invoice 10907								
	213019 FEES 52.50			0.00		10907			
Mar 13/2009	TOWN OF NEW WINDSOR								
	219858 PMT - PAYMENT ON ACCOUNT	016113	52.50						\$ 8750
Apr 29/2009	Lawyer: DRC 0.20 Hrs X 175.00								
	233037 REVIEW APPLICATION MATERIALS PB# 09-04				35.00				

TOTALS PERIOD	UNBILLED				BILLED				BALANCES	
	CHR	+ RECOV	+ FEES	= TOTAL	DISBS	+ FEES	+ TAX	- RECEIPTS	= A/R	TRUST
	0.00	0.00	35.00	35.00	0.00	52.50	0.00	52.50	0.00	0.00

REPORT SELECTIONS - Client Ledger

Layout Template Default
 Advanced Search Filter None
 Requested by Rose Thoma
 Finished Friday, May 08, 2009 at 11:10:46 AM
 Ver 9.31b
 Matters 6255904
 Clients All
 Major Clients All
 Client Intro Lawyer All
 Matter Intro Lawyer All
 Responsible Lawyer All
 Assigned Lawyer All
 Type of Law All
 Select From Active, Inactive Matters
 Matters Sort by Default
 New Page for Each Lawyer No
 New Page for Each Matter No
 No Activity Date Dec 31/2199
 Firm Totals Only No
 Totals Only No
 Entries Shown - Billed Only No
 Entries Shown - Disbursements Yes
 Entries Shown - Receipts Yes
 Entries Shown - Time or Fees Yes
 Entries Shown - Trust Yes
 Incl. Matters with Retainer Bal No
 Incl. Matters with Neg Unbld Disb No
 Trust Account All
 Working Lawyer All
 Include Corrected Entries No
 Show Check # on Paid Payables No
 Show Client Address No
 Consolidate Payments No
 Show Trust Summary by Account No
 Show Interest No
 Interest Up To May 8/2009
 Show Invoices that Payments Were Applied to No
 Printed from Register

TOWN OF NEW WINDSOR

LOT LINE CHANGE FEE SCHEDULE

APPLICATION FEE: \$ 75.00
ESCROW (\$150.00 - \$400.00) \$ 200.00

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 50.00
PRELIMINARY PLAT APPROVAL \$ 50.00
FINAL APPROVAL \$ 50.00

TOTAL APPROVAL FEES: \$ 150.00

CHARGES TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: - \$ 200.00
PLANNING BOARD ENGINEER FEE \$ 245.10
PLANNING BOARD ATTORNEY FEE \$ 87.50
MINUTES OF MEETINGS \$ 56.00
OTHER \$ _____

TOTAL DEDUCTED: \$ 388.60

AMOUNT TO BE RETURNED TO APPLICANT: \$ _____

AMOUNT DUE TOWN OF NEW WINDSOR: \$ 188.60

DRAGOS, _GAZZOLA_ & _ARMENDAREZ_ LOT LINE CHANGE_ (09-04)

MR. ARGENIO: Dragos. This application proposes conveyance of approximately 3.07 acres from lot 74.3 to lot 70. The plan was reviewed on a concept basis only. Can you tell us the firms you're with, introduce yourself for the benefit of the stenographer and tell us what you want to do.

MR. ARMENDAREZ: Jose Armendarez, I'm one of the owners, this is Mr. Dragos, the other owner and there's Mr. Nash Ghali, our representative.

MR. ARGENIO: Who's he with?

MR. ARMENDAREZ: Abstract Inc.

MR. ARGENIO: Okay, somebody tell us what you want to do here.

MR. SCHLESINGER: Can you tell us where this is?

MR. DRAGOS: Vascello Road, Beaver Dam Lake.

MR. ARGENIO: So you're going to extinguish that lot line up there?

MR. ARMENDAREZ: And this lot here.

MR. GHALI: And add this piece into this lot here.

MR. ARGENIO: This is the lot line here, is that correct?

MR. ARMENDAREZ: Correct, right here.

MR. SCHLESINGER: How do we stand right now?

MR. ARMENDAREZ: Mr. Dragos owns this whole lot here, we own this lot here, okay, Mr. Dragos is selling us

56.00

3.8 acres.

MR. SCHLESINGER: So you're changing that line to over here?

MR. GHALI: Correct.

MR. SCHLESINGER: The horizontal to the vertical.

MR. VAN LEEUWEN: Can I ask you--

MR. ARGENIO: We're going to create a non-conforming lot, is that right?

MR. ARMENDAREZ: Well, this is going to be 1.17 acres.

MR. BLYTHE: How much does that leave you?

MR. DRAGOS: About 1.17.

MR. ARGENIO: I want to try to make sure only one person is talking at a time so Franny doesn't get all twisted up over there. You had a question, Mr. Dragos, point to your property please.

MR. DRAGOS: Right here. Currently, it's this red line here, my house is over here, okay, what I'd like to do is I'd like to sell this piece back here so that it becomes part of this property and I'll stay with this over here.

MR. ARGENIO: So Mr. Gazzola is going to buy that property from you and he has frontage on Vascello Road?

MR. DRAGOS: Yes, the only frontage I have is on Lakeside.

MR. ARGENIO: These are conforming lots after the subdivision?

MR. EDSALL: Well, lot number if the Dragos lot which is the one to the left currently has some pre-existing non-conforming conditions which would continue that little flag configuration.

MR. ARGENIO: We're not making them any worse.

MR. EDSALL: You're not making them any worse, we do need to have a more complete bulk table to make sure there are no other problems but I don't see any at this point.

MR. ARGENIO: What are you missing on the bulk table?

MR. EDSALL: Well, the normal procedure on a lot line change is provide before and after numbers complete for both lots so I can work with them on that, it's not a difficult thing.

MR. ARGENIO: Have you or somebody in your office verified these numbers and offsets and such?

MR. EDSALL: We don't physically go out and measure things but what I'm saying is looking at the plan I don't see any need to send it to the Zoning Board.

MR. SCHLESINGER: Jerry, I have a question, what's the zoning?

MR. EDSALL: R-4, one acre.

MR. ARGENIO: I asked the same thing a moment ago.

MR. EDSALL: One of the things that I had asked to have clarified was the availability of utilities for each lot, what you have for utilities.

MR. ARGENIO: Can somebody share with us?

MR. ARMENDAREZ: Yes, here we have, it's the sewer is

Town of New Windsor sewer, this lot is vacant, our house is here and it's sewer and well water.

MR. EDSALL: So it's well and public sewer and what about Dragos off Lakeside?

MR. DRAGOS: Same thing.

MR. EDSALL: You've got existing sewer?

MR. DRAGOS: Yes.

MR. EDSALL: Cause we've had lot line changes where the septic system ended up on the wrong lot.

MR. DRAGOS: There's an easement to take the sewer out to Vascello Road, it goes through the Smith's property through here, that's for the sewer and our well is over here.

MR. EDSALL: Because the plan should indicate that there's public sewer and wells.

MR. ARGENIO: Unless there's something hidden behind the man behind the curtain there's not a lot going on.

MR. EDSALL: No, to be honest with you, you can probably take care of procedural items 3, 4 and 5.

MR. ARGENIO: If anybody sees fit, I'll accept a motion that we declare ourselves lead agency under SEQRA.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion's been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA process. Roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: Again, if anybody sees fit, I'll accept a motion to declare negative dec.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: What about number 5, anybody have any commentary on number 5?

MR. SCHLESINGER: Not necessary.

MR. GALLAGHER: I don't believe so.

MR. VAN LEEUWEN: Pretty simple.

MR. SCHLESINGER: Nothing's being done other than drawing a different line, right?

MR. ARGENIO: I think I agree, I mean, if there's any construction proposed at some point in time it's down the road. Mark, are we missing anything?

MR. EDSALL: It's a simple lot line change.

MR. ARGENIO: I'll accept a motion we waive the public hearing.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for the Dragos, Gazzola & Armendarez lot line change. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, talk to me, am I missing anything else here?

MR. EDSALL: I would prepare the necessary application resolutions and I'll work with the applicant on fixing the bulk table issues, if you want to authorize the signing of the resolution, if you feel comfortable with that, I can check the plan before it's stamped, there's really not much to it.

MR. ARGENIO: I will accept a motion that we authorize the attorney to draft the final approval resolution for this and authorize me to sign it or Neil to sign it, he's the secretary, subject to the cleaning up and updating of the bulk tables to Mark's satisfaction. I'll have a motion to that effect.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we draft final resolution approval authorizing Neil and myself to sign it for Dragos, Gazzola & Armendarez lot line change subject to what I read in just a few moments ago.

ROLL CALL

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: Thank you folks for coming in.

MR. BLYTHE: How are you making out with Retcho at this point in time, has that settled down?

MR. DRAGOS: It's quieted down.

MR. BLYTHE: I know he's had a longstanding problem with that neighbor.

MR. ARGENIO: The issue, Mike, is if they're going to do some building or something at some such time at a later date, right now we're just moving lot lines.

MR. DRAGOS: He's very aware of that whole situation and I'm not--

MR. BLYTHE: I haven't seen you in a while.

MR. DRAGOS: I don't want to bother you with it.

MR. ARGENIO: Mike, if there were structures shown on the plan, new structures I think it would be a different discussion.

MR. BLYTHE: All right.

February 3, 2009

29

MR. ARGENIO: Okay, thank you folks.



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

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553
(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM



TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: DRAGOS & GAZZOLA LOT LINE CHANGE
PROJECT LOCATION: VASCELLO ROAD
SECTION 57 – BLOCK 1 – LOTS 74.3 & 70
PROJECT NUMBER: 09-04
DATE: 28 JANUARY 2009
DESCRIPTION: THE APPLICATION PROPOSES CONVEYANCE OF APPROX. 3.07 A FROM LOT 74.3 TO LOT 70. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The properties are located in the R-4 zoning district of the Town. The “required” bulk information shown on the plan is correct for the zone and use. The “require” information should be made complete with the addition of the Net Lot Area requirement.

The bulk table is incomplete with respect to “provided” values. The table should provide values for each lot before and after the lot line change as proposed. A cursory review of the plan as proposed indicates that pre-existing non-conforming conditions for lot # 74.3 will remain after the lot line change, but no new problems are created. Lot #70 is increasing in dimension and is not a concern.

2. It is important that the surveyor document (on the plan) the disposition with regard to water and sewer facilities for each lot (at this time I understand lot 70 is vacant; however, availability of services should be noted).
3. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

consider a "negative declaration" of environmental significance, based on the information presented and reviewed.

5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.

Respectfully Submitted,



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

MJE/st
NW09-04-28Jan09.doc

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR

P/B APP. NO.: 100-3

09.04

WORK SESSION DATE:

18 March 09

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

NO

PROJECT NAME:

Armen-davez Yc

REPRESENTATIVES PRESENT:

Jose Armen-davez

MUNICIPAL REPS PRESENT:

BLDG INSP.

PB ATTY.

MHE REF (MJE) (Other)

FIRE INSP.

PLANNER

P/B CHMN

OTHER

ITEMS DISCUSSED:

Cond App'l granted

STND CHECKLIST:

PROJECT TYPE

DRAINAGE

SITE PLAN

DUMPSTER

SPEC PERMIT

SCREENING

L L CHG.

LIGHTING

(Streetlights)

SUBDIVISION

LANDSCAPING

OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date

- add net area
- add lot area

Plan OK 5 sided plan
5 rolled
1 mylar

Ready to submit final

related to
winnie's
wife

Andry
Guyton

NOTES FOR MYRA: (PLEASE WRITE CLEARLY)

We will try to close out
week of Nov 30

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2009

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 9-4

NAME: DRAGOS & GAZZOLA LOT LINE CHANGE

APPLICANT: ARMEDEZ

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/21/2009	MUNICIPAL HIGHWAY	/ /	
ORIG	01/21/2009	MUNICIPAL WATER	/ /	
ORIG	01/21/2009	MUNICIPAL SEWER	/ /	
ORIG	01/21/2009	MUNICIPAL FIRE	01/21/2009	APPROVED
ORIG	01/21/2009	NYS DOT	/ /	
ORIG	01/21/2009	E911	/ /	
ORIG	01/21/2009	O.C. PLANNING	/ /	
ORIG	01/21/2009	O.C. HEALTH DEPT.	/ /	
ORIG	01/21/2009	INFRASTRUCTURE COMM	/ /	

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lot 70

BUILDING DEPARTMENT TRACKING NUMBER: PA
MUST FILL IN THIS NUMBER

- Name of Project Dragos d Mazzola
 - Owner of Record Audrey J. Sarrola NKA Audrey J. Armendaroz Phone 845-496-9608
Address: 21 Vascello Road New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)
 - Name of Applicant Jose & Audrey Armendaroz Phone 845-496-9608
Address: 21 Vascello Road New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)
 - Person Preparing Plan Frank Hoen Phone 845-294-6238
Address: 15 William Street Casten N.Y. 10924
(Street Name & Number) (Post Office) (State) (Zip)
 - Attorney Represented by Clear Asstreet - Mr. Nash Galli Phone 845-565-8500
Address 5419 Route 9W Newburgh N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
1. Person to be notified to appear at Planning Board meeting: E-MAIL: _____
A. Jose + Audrey Armendaroz 496-9608 = 496-8017
B. Mr. Nash Galli 565-8900 565-0714
(Name) (Phone) (fax)
2. Project Location: On the South side of Vascello Rd.
(Direction) (Street)
8. Project Data: Acreage 3.81 ac. Zone R-4 School Dist. Washingtonville

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED JAN 07 2009

09-04

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? Yes _____ No

*This information can be verified in the Assessor's Office.

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.)
Combine Sec 57-1-20 with a portion of
Sec 57-1-24.3 for total of 3.8/acre

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no

12. Has a Special Permit previously been granted for this property? yes _____ no

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, 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:

15 DAY OF November 2008

Audrey J. Prud'homme
(OWNER'S SIGNATURE)
Dea Haggard
(AGENT'S SIGNATURE)

WINIFRED SWENSON
Notary Public, State of New York
No. 30-1256

NOTARY PUBLIC in Orange County
My Commission Expires Feb. 28, 2009

Please Print Agent's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

09-04
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Audrey J Armendariz, deposes and says that he resides
(OWNER)

at 21 Vascello Road in the County of ORANGE
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 70)

designation number (Sec. _____ Block _____ Lot _____) which is the premises described in the foregoing application and that he designates:

Mr. Nash Shalli

(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.

SWORN BEFORE ME THIS:

15 DAY OF November 2008

** Audrey J Armendariz
Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)

Winifred Swenson
NOTARY PUBLIC

Professional Representative's Signature

** PLEASE NOTE: **ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**
WINIFRED SWENSON
Notary Public, State of New York
No. 80785
Qualified in Orange County
My Commission Expires Feb. 28, 2009

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

09-04

(OWNER)

at 21 Vascello Road New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 70)

designation number (Sec. _____ Block _____ Lot _____) which is the premises described in the foregoing application and that he designates:

(Agent Name & Address)

Mr. Nash Chalk, Clear Abstract 5419 Rt. 9W Newburgh N.Y. 12550
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.

SWORN BEFORE ME THIS:

15 DAY OF November 2008

** Audrey J. Acunzio aka
Owner's Signature (MUST BE NOTARIZED) Yzabela

Agent's Signature (If Applicable)

Winifred Swenson
NOTARY PUBLIC

Professional Representative's Signature

WINIFRED SWENSON
Notary Public, State of New York
** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.
~~OWNER'S~~
Qualified in Orange County
My Commission Expires Feb. 28, 2009

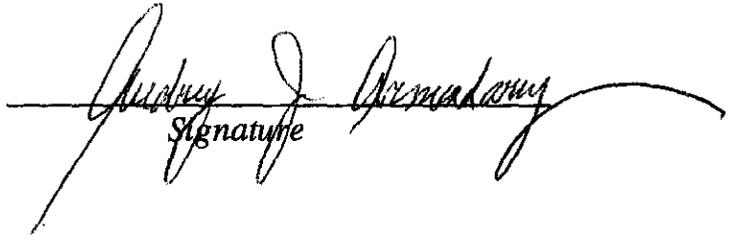
THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

09-04

ATTACHMENTS

A. Certificate Flood Hazard Area Development.

I Audrey J. Armen Lopez hereby certify that the property or properties mentioned in this application is/~~are~~ not located in a flood zone.


Signature

PLEASE NOTE:

***IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH PLANNING BOARD APPLICATION**

****IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE OBTAIN COMPLETE APPLICATION FROM P.B. SECRETARY.**

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
 - * 2. ✓ Name and address of Owner.
 3. ✓ Subdivision name and location
 4. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ✓ **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO)**
 6. Scale 200' Location Map at a scale of 1" = 2,000 ft.
 7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ✓ Date of plat preparation and/or date of any plat revisions.
 10. ✓ Scale the plat is drawn to and North arrow.
 11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ✓ Surveyor's certificate.
 13. ✓ Surveyor's seal and signature.
 14. ✓ Name of adjoining owners.
 15. N/A? Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. N/A? Flood land boundaries.
 17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

- 18. ✓ Final metes and bounds.
- 19. PRE EXISTING CONDITIONS Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
- 20. ✓ Include existing or proposed easements.
- 21. _____ Right-of-way widths.
- 22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
- 23. ✓ Lot area (in square feet for each lot less than 2 acres).
- 24. ✓ Number the lots including residual lot.
- 25. ✓ Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
- 27. _____ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
- 28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
- 29. ? Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
- 30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 31. N/A Provide A septic system design notes as required by the Town of New Windsor.
- 32. N/A? Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 33. N/A? Indicate percentage and direction of grade.
- 34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 35. N/A Indicate location of street or area lighting (if required).

PLAN MAP →

09-04

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:

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

37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision 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 New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: John M. Adams Lic. # 19314 10/22/02
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.



(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Audrey J Armendariz, deposes and says that he resides
(OWNER)

at 21 Vascello Road in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 70)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

Mr. Nash Yhalli
(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

15 DAY OF November 2008

Winifred Swenson

NOTARY PUBLIC

** Audrey J Armendariz
Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)

Professional Representative's Signature

WINIFRED SWENSON
Notary Public, State of New York
No. 00125
Qualified in Orange County
My Commission Expires Feb. 28, 2009
** PLEASE NOTE: **ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Audrey J. Armendariz FKA Audrey Hertzog (OWNER) deposits and says that he resides

at 21 Vascello Road New Windsor (OWNER'S ADDRESS) in the County of Orange

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 70)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in the foregoing application and that he designates:

(Agent Name & Address)

Mr. Nash Galli, Clean Abstract 5419 Rt. 9W Newburgh N.Y. 12550
(Name & Address of Professional Representative of Owner and/or Agent)

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15 DAY OF November 2008

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Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)

Winifred Swenson
NOTARY PUBLIC

Professional Representative's Signature

WINIFRED SWENSON
Notary Public, State of New York
041901268
Qualified in Orange County
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Audrey J. Armendariz
Signature

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