

**PB# 01-54**

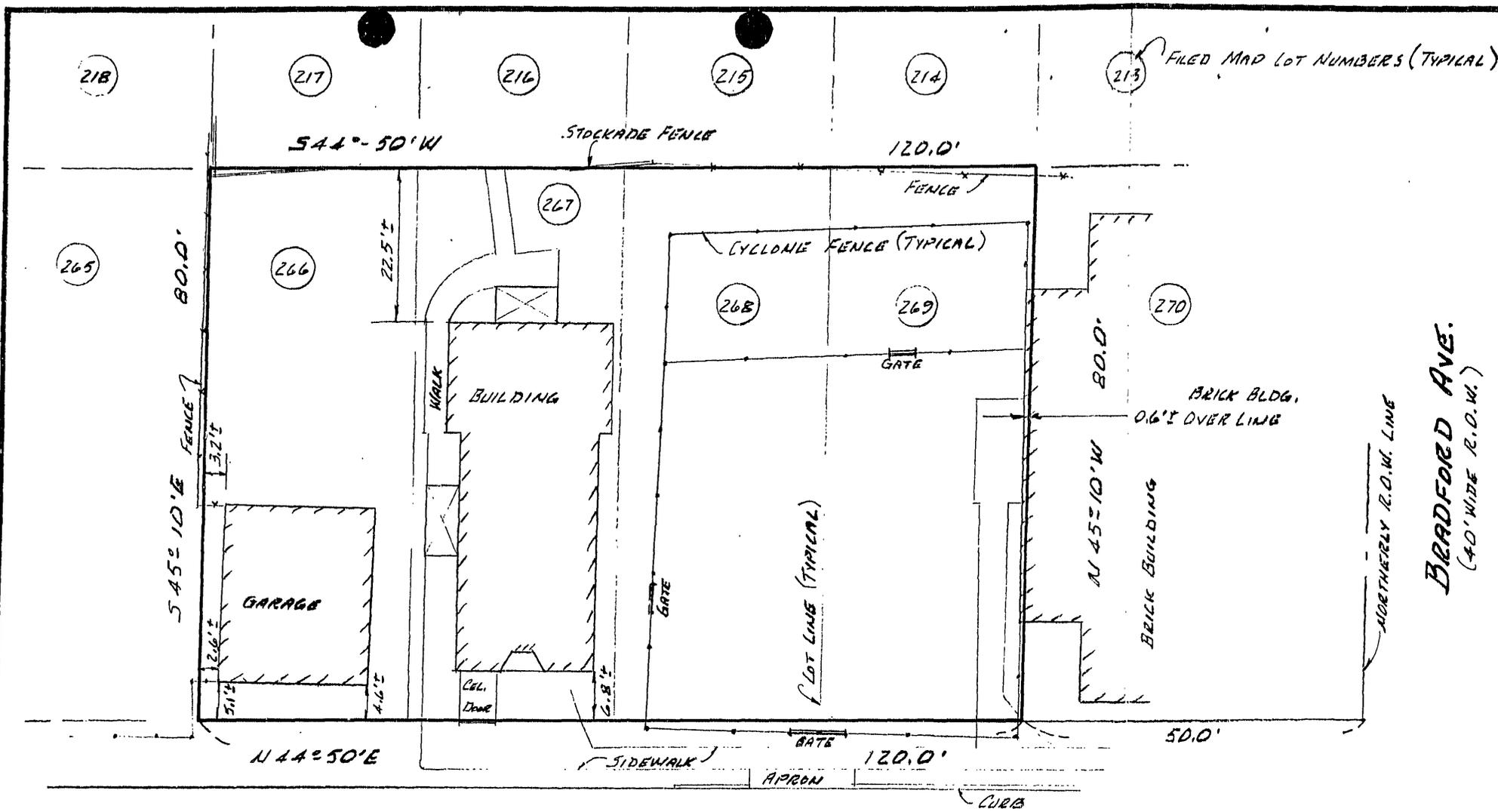
**Little Harvard  
(SP, LLC, & Spec. Permit)**

**13-11-11**

LITTLE HARVARD SITE PLAN,  
LOT LINE CHANGE, SPEC. PERMIT  
LAWRENCE AVE. (CIANCIO)

01-54

Approved 11/28/01



FILED MAP LOT NUMBERS (TYPICAL)

**NOTES:**

- 1) Unauthorized alterations or additions, a violation of section 7209(2) of education law.  
  
Copies of this map not having the embossed seal of the Land Surveyor.  
  
Guarantees or certification are not made by this office for any additional institutions or subsequent changes.  
  
Subject to grants, easements and encumbrances of record, if any.  
  
Not responsible for utilities on the lands and not visible at time of survey.
- 2) Being Lot No's 266 thru 269, a map titled "City Park", and filed on 30 Aug. 1909 as Map No. 100.
- 3) Surveyed in accordance with the records of record, and physical features at time of survey.
- 4) Tax Map Design: 13-11-11

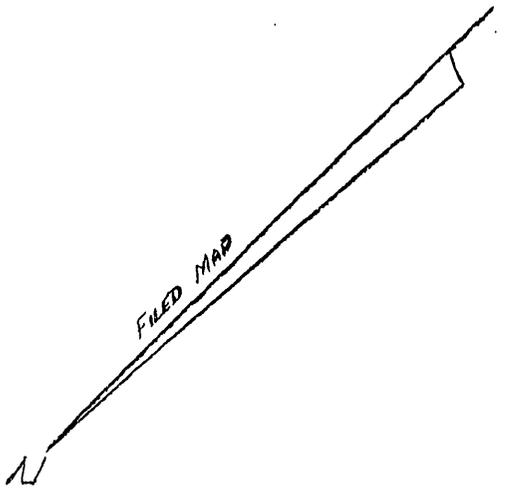
**LAWRENCE AVENUE**  
(50' WIDE R.O.W.)

**PROPOSED SITE PLAN**  
FOR  
**AFTER SCHOOL PROGRAM**  
(55 LAWRENCE AVE.)

TOWN OF NEW WINDSOR • ORANGE CO.

SCALE: 1"=20'

DATE: 15 J  
REV: G A  
REVISED



*Anthony D. Valdivia*

Certified to, Rhoda L. Ciancio; Commonwealth Land Title Insurance Company; and, The Warwick Savings Bank, its successors and/or assigns, from a field survey completed on 13 Dec, 2000.

**Anthony D.**  
Land Surveyor  
4 Pleasant  
Newburgh, N.Y.  
5  
N.Y.S. LIC. N

LITTLE HARVARD SITE PLAN, LOT LINE CHANGE AND SPECIAL PERMIT (01-54)

Ms. Ciancio appeared before the board for this proposal.

MR. PETRO: Conversion of office use to classroom use and combination of separate lots.

MS. CIANCIO: The purpose of us being here this evening is to review the site plan that's before you and to discuss the removal of the lot line change, of the lot line removal that we brought up and discussed at the last planning board meeting. Basically, to combine the two lots to make it one lot of a non-conforming use, which is right now to take that office building and make it into an after-school program to continue the daycare center that you see adjoining the playground. I believe last time that we were here, we said the easiest way to do was to remove the line between both properties.

MR. PETRO: Very similar to the Pat Torpey's case, this building here is an office building, it's going to become a classroom.

MR. LANDER: There's a garage here and a building.

MR. PETRO: They eliminated the line and making it one.

MS. CIANCIO: It will be an adjoining playground which the children use right now. The only difference there will be no increase in the number of children or capacity of the facility or no increase in staff. Basically, we're giving the after-school children a separate place to use because right now, they share a classroom.

MR. PETRO: Want to make this real quick because we spent so much time. They're here for a special use permit which requires a public hearing. We don't have any, it's required by law and they need to do a couple comments, one would be to stripe the parking lot which she'll have done by the next time she comes back. All we need to do is schedule a public hearing or have a

motion to have a public hearing.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion--can you remove that and do lead agency?

MR. LANDER: Remove the first motion, make a motion for lead agency.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Little Harvard site plan on Lawrence Avenue. Roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Public hearing.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the special permit use for the requirements of paragraph 48-35 A of the town zoning local law. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Let me just understand this just point to

the buildings here, where are we?

MS. CIANCIO: Presently, we have the daycare center here, has the capacity of 73 children, uses the playground which the after-schoolers are already a part of. We'd like to use this building which we also own that's presently an office, Omega Home Funding and real estate office, they're leaving and went to another piece of property, we'd like to use that for after-schoolers, so basically--

MR. LANDER: You're in here already?

MS. CIANCIO: Exactly and the staff is already employed by the school, so there'd be no additional children or cars.

MR. KARNAVEZOS: Only special use for just the other building.

MS. CIANCIO: And the busing that attends to the children already presently comes to the school.



**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  
e-mail: mheny@att.net

□ **Regional Office**  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@ptd.net

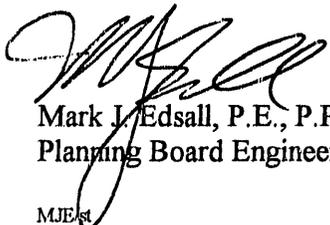
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** LITTLE HARVARD SITE PLAN  
**PROJECT LOCATION:** LAWRENCE AVE  
SECTION 13 – BLOCK 11 – LOT 11  
**PROJECT NUMBER:** 01-54  
**DATE:** 12 SEPTEMBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES JOINING OF TWO ADJACENT LOTS FOLLOWED BY THE EXPANSION OF THE EXISTING USE TO THE ENLARGED PROPERTY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The site plan is in the R-4 zoning district, and deals with an existing day care facility which proposes adding an after school program to the adjoining lot. The existing use is a Special Permit use in the code, although it should be noted that the site is existing non-conforming from a bulk compliance standpoint.
2. The Board should verify with the Attorney the provisions under which the expansion is taking place as part of this application.
3. I have reviewed the application and have the following comments:
  - a. The plan title indicates the site is only an after school program. If it is a day care facility and an after care school program facility, the title should be so revised.
  - b. The approval must require that Tax Lots 10 & 11 be combined as part of this application.
  - c. The approval must (by deed) restrict the use or sale of the lot opposite the site (used for parking), since there is no parking on the application site and conformance is being accomplished under Sect 48-16 (8)a which requires deed restrictions.
  - d. I had requested that the plan depict the parking layout, for review as part of this application. This is not yet shown.

- e. A Bulk Table should be added to the plan, indicating "required", "existing" and "proposed" values. Any non-conforming pre-existing conditions should be so noted.
  - f. A parking calculation should be added to the plan. This will require identification of the number of students at the site.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
  5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
  6. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Paragraph 48-35A of the Town Zoning Local Law.

Respectfully Submitted,



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

MJE:st  
NW01-54-12Sept01.doc

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

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

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/28/2001	PLANS STAMPED	APPROVED
10/24/2001	P.B. APPEARANCE	ND: APPR COND . NEED RECEIPT FROM COUNTY CLERKS OFFICE TO SHOW PROOF OF NEW . DEED FILING FOR COMBINING LOTS. CORRECT PARKING CALCULATION . ACCORDING TO MARK'S COMMENTS - GET HIGHWAY APPROVAL.
10/10/2001	P.B. APPEARANCE - PUB HEARIN	REVISE & RETURN . LOT LINE IS TO BE REMOVED - ENCLOSE DUMPSTER WITH CONCRETE . PAD - REMOVE FENCE FROM DRIVEWAY - ABLE TO START WORK INSIDE . OF BUILDING - DEEDS TO BE IN A RECORDABLE FORM AND SUBMITTED . TO THE COUNTY - PUT ON NEXT AGENDA
09/12/2001	P.B. APPEARANCE	LA: SCHED PH
09/05/2001	WORK SESSION APPEARANCE	SUBMIT APPLICATIONS
08/22/2001	P.B. APPEARANCE - DISCUSSION	SUBMIT APPLICATIONS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-54

NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740

APPLICANT: CIANCIO RHODA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/06/2001	EAF SUBMITTED	09/06/2001	WITH APPLIC
ORIG	09/06/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/06/2001	LEAD AGENCY DECLARED	09/12/2001	TOOK LA
ORIG	09/06/2001	DECLARATION (POS/NEG)	10/24/2001	DECL. NEG DEC
ORIG	09/06/2001	SCHEDULE PUBLIC HEARING	09/12/2001	SCHED PH
ORIG	09/06/2001	PUBLIC HEARING HELD	10/10/2001	CLOSED PH
ORIG	09/06/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	09/06/2001	AGRICULTURAL NOTICES	/ /	
ORIG	09/06/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-54

NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740

APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/08/2001	P.B. MINUTES	CHG	27.00		
09/06/2001	REC. CK. #0997 - SITE PLA	PAID		750.00	
09/06/2001	REC. CK. #1584- LL CHG ES	PAID		150.00	
09/12/2001	P.B. ATTY. FEE	CHG	35.00		
09/12/2001	P.B. MINUTES	CHG	13.50		
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	63.00		
10/24/2001	P.B. ATTY. FEE	CHG	35.00		
10/24/2001	P.B. MINUTES	CHG	13.50		
11/28/2001	P.B. ENGINEER FEES	CHG	280.50		
11/28/2001	RET. TO APPLICANT	CHG	397.50		
		TOTAL:	900.00	900.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

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LISTING OF PLANNING BOARD FEES  
APPLICATION

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
09/06/2001	SPEC. PERMIT APPLIC FEE	CHG	200.00		
09/06/2001	REC. CK. #1582	PAID		200.00	
09/06/2001	SITE PLAN APPLICATION FEE	CHG	100.00		
09/06/2001	REC. CK. #1583	PAID		100.00	
09/06/2001	L.L. CHG APPLICATION FEE	CHG	50.00		
09/06/2001	REC. CK. #2677	PAID		50.00	
		TOTAL:	----- 350.00	----- 350.00	----- 0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-54

NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740

APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	APPROVAL FEE	CHG	100.00		
11/06/2001	REC. CK. #1673	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2001	2% OF COST EST. 13,500.00	CHG	270.00		
11/28/2001	REC. CK. #1695	PAID		270.00	
		TOTAL:	270.00	270.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2001

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-54

NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740

APPLICANT: CIANCIO RHODA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/06/2001	MUNICIPAL HIGHWAY . NOT ENOUGH DETAIL FOR APPROVAL	09/10/2001	TABLED
ORIG	09/06/2001	MUNICIPAL WATER	/ /	
ORIG	09/06/2001	MUNICIPAL SEWER	/ /	
ORIG	09/06/2001	MUNICIPAL FIRE	02/11/2001	APPROVED
ORIG	09/06/2001	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/28/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2001	2% OF COST EST. 13,500.00	CHG	270.00		
		TOTAL:	270.00	0.00	270.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/28/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/08/2001	P.B. MINUTES	CHG	27.00		
09/06/2001	REC. CK. #0997 - SITE PLA	PAID		750.00	
09/06/2001	REC. CK. #1584- LL CHG ES	PAID		150.00	
09/12/2001	P.B. ATTY. FEE	CHG	35.00		
09/12/2001	P.B. MINUTES	CHG	13.50		
10/10/2001	P.B. ATTY. FEE	CHG	35.00		
10/10/2001	P.B. MINUTES	CHG	63.00		
10/24/2001	P.B. ATTY. FEE	CHG	35.00		
10/24/2001	P.B. MINUTES	CHG	13.50		
11/28/2001	P.B. ENGINEER FEES	CHG	280.50		
11/28/2001	RET. TO APPLICANT	CHG	397.50		
		TOTAL:	900.00	900.00	0.00

11/28/01  
L.R.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/28/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2001	APPROVAL FEE	CHG	100.00		
11/06/2001	REC. CK. #1673	PAID		100.00	
		TOTAL:	100.00	100.00	0.00



**A & B BLACKTOPPING INC.**  
Blacktopping, Excavating & Tennis Courts  
Oil & Chips, Commercial & Residential  
137 Mill Street  
NEWBURGH, NEW YORK 12550  
(914)569-1349

# JOB ESTIMATE

PHONE	565-6112	DATE	November 6, 2001
JOB NAME/LOCATION			

TO Little Harvard Nursery School  
63 Lawrence Avenue  
New Windsor, N.Y. 12553

### JOB DESCRIPTION

Remove all existing grass and top soil in the area  
of 7,505 square feet. Install 4 inches of Item 4  
in the same area. Finish with 3 inches of blacktop.

Remvoed grass and top soil to the state dump in Middletown:

\$100 per ton cost \$4000.00

Item 4:

cost \$2500.00

Blacktop:

cost \$5000.00

Labor:

cost \$2000.00

Total Cost \$13500.00 Plus 7½ sales tax

*2% 270.00 Inspect fee*

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED JOB COST \$14478.75

ESTIMATED BY

*[Signature]*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/28/2001

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2001	2% OF COST EST. 13,500.00	CHG	270.00		
11/28/2001	REC. CK. #1695	PAID		270.00	
		TOTAL:	270.00	270.00	0.00

*A. Zappala*

AS OF: 11/28/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 54

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1 54

FOR WORK DONE PRIOR TO: 11/26/2001

TASK NO	REC	DATE	TRAN	EMPI	ACT DESCRIPTION	RATE	HRS.	TIME	-DOLLARS-		
									EXP.	BILLED	BALANCE
1 54	190522	08/01/01	TIME	MJE	WS LITTLE HARVARD AM	85.00	0.40	34.00			
1 54	191542	09/05/01	TIME	MJE	WS LITTLE HARVARD	85.00	0.40	34.00			
1 54	191899	09/12/01	TIME	MJF	MC LITTLE HARVARD S/P	85.00	0.50	42.50			
1 54	192070	10/10/01	TIME	MJE	MC LITTLE HARVARD	85.00	0.50	42.50			
1 54	199129	10/17/01	TIME	MJE	WS LITTLE HARVARD SP	85.00	0.40	34.00			
1 54	192286	10/24/01	TIME	MJE	MM LIT Harvard Conda/PI	85.00	0.10	8.50			
1 54	195872	10/24/01	TIME	MJF	MC LITTLE HARVARD	85.00	0.60	51.00			
								246.50			
1 54	201029	10/25/01			BILL 01-984					195.50	
										195.50	
1 54	202567	11/28/01	TIME	MJE	MC LIT Harvard Closeout	85.00	0.40	34.00			
								34.00			
1 54	202569	11/27/01			Bill 1 1089 11/27/01					51.00	
										-51.00	
					TASK TOTAL			280.50	0.00	-246.50	34.00
					GRAND TOTAL			280.50	0.00	-246.50	34.00



**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)  
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e-mail: mheny@att.net

**Regional Office**  
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Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mheda@ptd.net

**MEMORANDUM**

(via fax)

28 November 2001

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: LITTLE HARVARD SITE PLAN  
NWPB APP. NO. 01-54**



I have received the revised plan and cost estimate for the subject application.

The plan has been corrected as requested. The cost estimate is acceptable.

As long as Andy Krieger has written off on the combination of the lots, and the fees are paid, I see no reason why the approved/stamped plans can not be released.

Our time printout is attached hereto.

ORANGE COUNTY CLERK'S OFFICE

CUSTOMER RECEIPT NUMBER: 64839

WORKER ID: MRL

DEPARTMENT: 1

DATE: 10/31/2001

TIME: 12:47:18

RHODA L CIANCIO

65728 DEED EA

65728 ED FUND

TOT DUE 52.00

CHECK 52.00

AMT PAID 52.00

47.00

L.5671-188

323

11/6/01  
 OK by Andy Krueger -  
 Need copy of Deed to  
 go with this.

Bargain and Sale Deed with Covenant against Grantor's Acts  
Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the /7 day of October, 2001.

BETWEEN RHODA L. CIANCIO, residing at 593 Lakeside Road,  
Newburgh, New York 12550

party of the first part, and

RHODA L. CIANCIO, residing at 593 Lakeside Road, Newburgh, New  
York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of  
Ten Dollars and other valuable consideration paid by the party of  
the second part, does hereby grant and release unto the party of  
the second part, the heirs or successors and assigns of the party  
of the second part forever,

ALL those certain pieces or parcels of land, situate, lying and  
being in the Town of New Windsor, County of Orange and State of  
New York,

SEE SCHEDULE 'A' ATTACHED

The premises are not in an agricultural district and the subject  
premises are entirely owned by the transferors.

TOGETHER with all right, title and interest, if any, of the party  
of the first part of, in and to any streets and roads abutting  
the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of  
the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of  
the second part, the heirs or successors and assigns of the party  
of the second part forever.

AND the party of the first part covenants that the party of the  
first part has not done or suffered anything whereby the said  
premises have been encumbered in any way whatever, except as  
aforesaid.



**ANTHONY D. VALDINA**  
New York State Licensed Land Surveyor

4 PLEASANT VIEW AVENUE  
NEWBURGH, NEW YORK 12550

561-8367

Date: 10/12/01

DESCRIPTION

for

Rhoda L. Ciancio

All those certain pieces or parcels of land lying, situate and being in the Town of New Windsor, County of Orange and State of New York known and designated as Lot No's 266 through 271 inclusive from a map entitled, "City Park" dated 16 August 1909 and filed in the Orange County Clerk's Office on 30 August 1909 as Map No. 647 and being more particularly described as follows:

Beginning at a point at the intersection of the northerly line of Bradford Avenue with the easterly line of Lawrence Avenue; and running thence, along the said line of Lawrence Avenue, N 44°-50' E 170.0' to a point; thence leaving said line and along the division line of Lot No's 265 and 266 from aforesaid filed map, S 45°-10' E 80.0' to a point; thence along the easterly line of the herein described premises, S 44°-50' W 170.0' to a point on the northerly line of aforesaid Bradford Avenue; thence along said line, N 45°-10' W 80.0' to the point or place of beginning.



LITTLE HARVARD DAYCARE (01-54)

Ms. Rose Mustakas and Ms. Rhoda Ciancio appeared before the board for this proposal.

MR. PETRO: Proposal to convert existing office to additional classroom. Why don't you give us a quick overlay of what you want to do?

MS. MUSTAKAS: Basically what we want to do is take our existing after-school program and move it to the building next to the playgrounds and also on the plan you see a proposed parking lot that we want to accomplish in the spring.

MR. PETRO: The proposed parking lot, gentlemen, came at Mike Babcock's and my request, that being that they were before the board that maybe we can get the parking lot which is now just dirt and shale and whatever upgraded to blacktop and the striping so that's why that's here. The other problem and we're going to have to ask Andy to go over this to keep the use in this smaller building to the left of what you're looking at to be part of the non-conforming use. We had originally asked them to remove the lot line, the same as Pat Torpey just did in the application before us previous to this to make it one lot so the non-conforming use would go throughout. I was just informed and I'm going to ask Andy to talk about this for a minute that if you notice the, we were under the impression that the lot line was over here where the building is, now the lot line is going almost through the front building, the original building which means the parking lot which is for the non-conforming use is already part of the other lot. So, part of the other lot as the applicant is explaining to me is already a non-conforming use, they just want to continue with it. I don't know the legality of it, so I'm going to turn it over to Andy.

MR. ARGENIO: The building's on the property line.

MR. LANDER: I see that.

MR. PETRO: This parking area which has always been is

now a playground is already a non-conforming use. It's already part of this so this lot already is a non-conforming use. You understand what I'm saying, Mike?

MR. BABCOCK: Yes.

MR. PETRO: How would you interpret that before we even get to the attorney if it came to your light in your office?

MR. BABCOCK: Both of these uses are non-conforming, there's an office building that was non-conforming and there's a daycare non-conforming long before they owned it. They want to change one non-conforming use which is an office into a daycare facility and after-school program, they do both, so this board, under a special permit, will make a consideration that it's one change from one non-conforming use to another, so you're changing a non-conforming office building to a non-conforming daycare center.

MR. KRIEGER: Yes, I believe what the law says is the permit, if the planning board is going to grant it, they have to find that it's either at least restrictive or the other is no more restrictive than the previous non-conforming use.

MR. PETRO: Why are we even talking about removing the lot line making it into one lot then if we can do that just by special use permit?

MR. BABCOCK: The reason that we suggested that they remove the lot line is because it's a joint use, now they have some daycare and they use part of this property and where the lot line was, so it's now one piece of property with their entire use on it. They are trying to support parking for this office building on the adjoining lot, so we feel it should be all one lot and then it's just nice and clean that way.

MR. KRIEGER: Here's what the problem is, as I see it. It has to do with the additional parking, if the property on the left, as you look at the map, all right, I'm told has some parking on it, if that use

will stand on its own with the parking next to it, that's sufficient, then it can stay the way it is. If they, in order to meet the Town Code, if they need to use any of the parking on the other parcel, then they should be combined into one parcel for the simple reason that you can't have parking on one parcel be subservient or fulfill the requirements of another parcel.

MR. BABCOCK: Both buildings are also going to share the playground area so it's just--

MS. MUSTAKAS: We're not adding anymore children, we're just taking the 15 we have and just moving them right over.

MR. PETRO: The playground is already on the new lot?

MR. BABCOCK: That's correct.

MR. LANDER: Let's get rid of the line.

MR. ARGENIO: That sure would make it simple, I agree with Mr. Babcock.

MS. CIANCIO: I would like to say something, that if the board would take consideration when we started the school, the playground was already in, which is part of what I think the misunderstanding was from the beginning was where the line was, I think the board was under the impression that the line was by the additional building which it is not. The line is by the first building, okay, which that second area was already zoned non-conforming. Now, if we're talking about parking spaces for that additional, the playground has always been for children and children of course don't park, the parents and the staff, there's more than sufficient parking in the parking area that we have. Now, this new building we're not adding anymore children to the area at all, what we're doing is we're taking 15 children from the building that we already have, we already have approval for and putting them in the new building. They're a little bit older and we'd like to separate the children. That's the reason we're doing this. Now, in changing the line, we

have a two car garage plus four spaces on that second parcel already which the real estate office has always used and it's always been approved, we'll not need more parking spaces to do that, I guess the law is it that says--

MS. MUSTAKAS: One per five parking.

MS. CIANCIO: One parking space for every five children in this building, we're going to have 15 children. We already have six available parking spaces, which is more than sufficient for the number of children that's going to be there. In expressing my feelings to you and asking for your help, the reason we really don't want to move the line if we don't have to is we have two separate mortgages on this building on the two separate parcels, which would cause us to refinance and go through that additional expenses and as Mr. Petro just mentioned, we possibly could get the parking area paved a little bit less expensive, but it's still going to cost us additional money to do that, so if leaving it this way everybody is in agreement with it and it abides by the rules, we would rather do it that way, if possible.

MR. PETRO: Mike, I kind of agree with Andy if they have six spots there and it's more than required.

MR. KRIEGER: Here's the difficulty, the requirements that they have cited is the state requirement having to do with facilities of this type, the parking requirement that Mike is talking about is the Town Code parking requirement and not necessarily the same thing. What the applicant is saying if I understand correctly is that the building, the building on the left which sometimes is referred to as the new building, the former real estate office, has sufficient parking to satisfy the state requirement. Now, the question I have is does it have sufficient parking to satisfy the town requirement? If the answer to that question is yes, then the properties can stay the way they are because they don't need to borrow the parking. If the answer is no, it isn't sufficient as far as the town's concerned, then the properties will have to be combined.

MR. BABCOCK: Well, in looking at the plan and discussing with Mark, it's, they're counting the two bay garage as two parking spaces. We don't feel that in an office area where somebody might be employed would park in the garage and go in their office. We didn't consider that a parking space that would be something that somebody's going to drop their kid off, drive into a garage and take their kid out of the car and back out of a garage. So we took the parking calculation and used the parking lot here for both of these buildings. That's basically how we did it.

MR. PETRO: How about if they create a parking lot on the second lot?

MR. BABCOCK: Jim, we're just, we thought it would be easier, we didn't hear about till tonight about the different financial things. I really have no objection as long as it can work, it's got to meet the code.

MR. PETRO: I can tell you if the board was so inclined to say all right, leave the lots alone, but you still have to then show the parking on that second lot which means creating a parking lot, blacktopping, striping.

MS. CIANCIO: How many parking spaces would you want us to have?

MR. PETRO: That would be up to Mike. I'm going to guess looking at this, it's probably 1 for 150. How big is the building there? What is it, a thousand square feet, maybe, so you meet need 5, 6, 7 maybe 6 spots you'd have to go between from that garage.

MS. CIANCIO: People would never ever ever park there, like I said, we have a large parking lot here.

MR. PETRO: You can't use this parking lot.

MS. CIANCIO: There's only going to be how many teachers in the room?

MS. MUSTAKAS: Same two teachers that teach in the other building, they're just moving over.

MR. PETRO: We can't, the law's going to tell you how many parking spots you need. If they're used, you use them, if you don't, we don't. Mike would have to tell you how many parking spots you need required to go with that building, you're going to need access, you're going to have to show it on the plan and show it as being built with blacktop and striped accordingly and then I can understand maybe leaving that line alone and going that route. If you don't want to do that and you do want to utilize your other larger parking lot for the entire site, then you'd have to remove the line because you can't use parking on one parcel of property to subsidize another.

MS. CIANCIO: So, you don't think six parking spaces like say the teachers use the garage which is what happens right now, my daughter and her partner park in the garage.

MR. PETRO: Mike's telling you that you're not going to use the garage, you're going to have to use regular parking spots on the site. To me, it looks like you do have enough room in the rear. Well, they can take the garage down, they can put parking there, they can blacktop a driveway in between, you'd have the, like I don't, I'm not engineering it, I'm giving you two options, remove the line and then you don't have to have that there and/or put its own parking on, I'm repeating myself.

MR. BABCOCK: Jim, I think there's probably more issues, I mean, on eis if they tell us now that they want to establish and keep this line, we're reviewing this plan differently, we're going to have to review it for the playground equipment which lot that's on, every lot's got to stand on its own.

MS. CIANCIO: The thing is, which I was trying to explain, the playground equipment right now is not on the same lot on the same deed as the school and it's never been on the same deed as the school.

MR. BABCOCK: Well, we're probably going to tell you it has to be, you know, we want to make sure that you

can't sell the playground, you can sell the playground tomorrow morning, then this school wouldn't have a playground anymore. That's the purpose of making sure that each lot can stand on its own.

MR. PETRO: I think you're going to be better off financially doing the refinancing to build the parking lot, maybe take down the garage and then the second issue we're not getting into this issue, what other can of worms is going to be brought up by having the parking lot on the wrong lot, I mean, the playground, it's not part of the school.

MS. CIANCIO: But it's never been, that's the way it's always been, even when we purchased the property.

MR. LANDER: Playground was across the street where the proposed parking now is.

MS. CIANCIO: They kind of flipped it back and forth several times. But when we purchased this school, the playground was over on this parking lot. Prior to that, the playground when we looked at it, the playground was where it is now.

MR. PETRO: Isn't it a state requirement that you have a playground for the school certain amount of play area?

MS. MUSTAKAS: We do have that.

MR. PETRO: We're on a different piece of property.

MS. CIANCIO: Well, actually, it's not on the same, I own both pieces, but it's just on a separate deed.

MR. PETRO: But that doesn't count because the school is on one piece, you'd have to have the same, you'd have to have the playground for the school on the same piece. I'm surprised that you got away with that, frankly, by having the playground for your school on a different piece of property.

MR. BABCOCK: Mr. Chairman, I think on that we were interested in back when they wanted to take the

playground that was across the street and change it for the parking, I think we were very interested in doing that for the safety of the kids and I don't think maybe the plan didn't show the line, maybe we didn't see it, we had our whole goal was to get the kids on the same piece of property so they weren't crossing the road.

MS. CIANCIO: They were in favor of us doing that.

MR. PETRO: I remember.

MR. LANDER: I think we voted with the safety in mind.

MR. BABCOCK: If we knew the lot line was there, we would have had this issue back then.

MS. CIANCIO: Well, as you see, we have made necessary arrangements to change the line which was Mr. Petro's suggestion, but I thought that we'd just also bring up the point that where the line is now and if we can possibly leave it. If the board feels that they do want us to change the line, we'll go with that, you know what I mean?

MR. PETRO: I think it would be much, much better off in the long run, frankly, I think changing the line even with the refinance costs would probably not equal putting this, another parking lot and other issues that may arise.

MS. CIANCIO: As you know, Mr. Petro, from the very first time we always wanted to make sure that it was a hundred percent with the approval of everybody and everything exactly the way it's supposed to be and we want to continue to do business in that respect. We have children and they're somebody else's and we want to make sure that they're safe. That was the reason we put them there. But if you feel that we should move the line as you see on the map we've made the necessary steps to go ahead and do that, so we're here, I guess to get our approval to get that second building going.

MR. PETRO: I don't think that we can get approval until the lots are combined and we still have to open the public hearing but let's do the public hearing

first and get that under our belt and then we'll get back to discussing it, okay? On 9/27/01, 127 addressed envelopes containing attached notice of public hearing were mailed. If someone is here who'd like to speak for or against this application, would you please raise your hand, be recognized by the board chairman and come up, state your name and address?

MS. DRAKE: My name is Nancy Drake, I live at 32 Weather Oak Hill. I have children that go to Little Harvard and I'm very much for having the other children move into the other building. It gives them more space. I don't know what all the, about moving things and all that, but it's something that really needs to be done, there's not a lot of after-school care around, not a lot of good quality care around so--

MR. PETRO: You're in favor of it?

MS. DRAKE: Yes, I am.

MR. PETRO: Anybody else.

MR. ARGENIO: Make a motion we close the public hearing.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Little Harvard site plan on Lawrence Avenue. At this time, I'll open it back up to the board.

MR. LANDER: So they have a few issues that they have to discuss themselves and see what they want to do.

MR. PETRO: But I do, I know I'm vacillating back and forth but I agree with Mike by not removing the property line, Mark and himself and even I had gone over some of the issues quite a lot and really came up with that idea, it would be the best idea for them to do that and I realize with the mortgages, it would be an expense but in the end, it would be much, much better off and then if you had one parcel of property with non-conforming use, playground would be on your

property in the center of it, your parking would be more than sufficient for the entire site and you don't have to build a second parking lot and take down the garage possibly because you have to get in between the buildings to build the parking lot, which may be a problem with the fire inspector. Why don't you give that some thought? We can't take action, I believe, am I saying this correct, until the lots are combined?

MR. KRIEGER: They have to be combined.

MR. PETRO: We cannot give approval for the second building when you don't have parking provided. For now, you're telling me you do have it over here but we keep telling you that you can't have it.

MS. CIANCIO: Here's the next step, just to create a new deed with both lots on one deed.

MR. KRIEGER: Yes, combined into one.

MR. PETRO: Before you leave though let's look at the parking area. Any of the board members, this is the request of the planning board to upgrade their parking lot to what you see before us so that the parking and striping could be maintained for the winter and not plowed up.

MR. BABCOCK: Mr. Chairman, one comment, I'm sure it's a printing error, they show the fence going right across the driveway, that would have to be removed.

MR. PETRO: Another thing, too, Rose, with the parking lot, you're going to have to show some lighting on the parking lot.

MS. MUSTAKAS: We have a lighted pole from Central Hudson put one in.

MR. PETRO: That's sufficient for the entire parking lot?

MS. MUSTAKAS: Yes.

MR. LANDER: You have a dumpster enclosure, proposed

dumpster site, seeing that it's visible from the Bradford Avenue, we're going to, you're going to have enclose that. I don't like stockade fence but--

MR. PETRO: Something even.

MR. LANDER: Enclose it so we can't see it. You have an existing dumpster pad up here, is there a concrete pad or that's just--

MS. MUSTAKAS: Sitting on top of a concrete pad.

MR. PETRO: If they leave it alone and to do anything, they can just leave it alone, if they don't move it, it's existing now.

MR. LANDER: Well, not really.

MR. KARNAVEZOS: How is he going to get back to it if there's a car parked there?

MR. BABCOCK: We asked them to slide it out because if there's a car parked there, the garbage--

MR. LANDER: You've got to enclose it.

MR. BABCOCK: Has to have gates on it, when the dumpster guy gets there, he'll open the gates, dump it and close the gates, they're used to that, I mean, they do that in several other areas.

MR. LANDER: You're going to take the fence down, I imagine?

MS. MUSTAKAS: Yes.

MR. LANDER: That goes across the driveway.

MS. CIANCIO: Now, I'd like to ask the board if we can have, I guess it would be conditional approval to go into that building and start working and get it ready for the children so that--

MR. LANDER: You own this other lot?

MS. CIANCIO: I own everything.

MR. LANDER: I just thought I better ask.

MR. ARGENIO: What's the extent of the work?

MS. CIANCIO: I'm going to have to get in there and paint.

MS. MUSTAKAS: Painting.

MR. PETRO: I don't have a problem with it.

MR. ARGENIO: I don't either.

MR. KARNAVEZOS: I have no problem with it.

MR. KRIEGER: You're not going to be changing the exterior in any way, just the inside?

MS. CIANCIO: No, nothing is going to be changed. When can we start bringing the children over there?

MR. LANDER: As soon as you get approval.

MS. CIANCIO: Do we have to wait another whole month to do this?

MR. LANDER: I don't know how long the deed process is, could be on the next agenda though if you get the deeds.

MR. KRIEGER: I'll look at the deeds as soon as it's provided, I'll look at it just like I did with the first application, I'll say yes or prior application, I'll say yes or no.

MR. LANDER: Try to bring it a little ahead of time.

MS. CIANCIO: We have to wait a whole other month or next meeting if possible we'd like to have some kind of approval to get these--I can go to the attorney.

MR. LANDER: If you get all the papers, you give them to Mr. Krieger and he okays it, he'll okay it when he

gets here at the meeting, it can be in two weeks.

MR. PETRO: It has to be recorded though before we can give final approval.

MR. KRIEGER: Recordable form, I don't require necessarily that it be returned from the county clerk because sometimes they take a long time once they get it.

MR. PETRO: We can do a subject to getting recorded.

MR. KRIEGER: I do require that it be in recordable form and submitted to the County Clerk and then not necessarily require that it be back from the County Clerk but it's in their hands and in recordable form.

MR. LANDER: You have to get all this done within two weeks because we'll put you on the agenda two weeks you come back in, as long as he's satisfied, you're home free, strike that, it's never that easy, but you got the lot line. Mark's saying that this lot where the parking is has to be included in with these other two pieces so they're all combined into one, so we don't get this sold and there's no parking and the violation, we got to throw the kids out in the street.

MS. CIANCIO: The parking area is on the same deed as the school.

MR. PETRO: Yes, this is already one.

MR. LANDER: Okay.

MR. KRIEGER: Provided there's a deed with the description that matches all of this in one deed that takes care of it.

MR. PETRO: You have a little work to do before you get on the next agenda. The plans may need to be revised according to Mark's review, he's going to look at parking and you have to make the dumpster enclosure on the plan.

MS. MASON: Let me check with Mark first to get all the

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changes, then you can do it.

MR. BABCOCK: The best thing is to go to the next workshop, sit with Mark cause Mark's got his previous comments.

MS. MASON: That's going to give them a day to get on the next agenda.

MR. PETRO: If they're diligently working on the site plan, we'll work with you, how's that sound? If you just keep going painting your building, if you're ready to do a little bit, I'm sure Mike will work with you.



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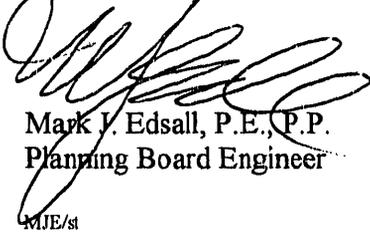
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** LITTLE HARVARD SITE PLAN  
**PROJECT LOCATION:** LAWRENCE AVE  
SECTION 13 – BLOCK 11 – LOT 11  
**PROJECT NUMBER:** 01-54  
**DATE:** 10 OCTOBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES JOINING OF TWO ADJACENT LOTS FOLLOWED BY THE EXPANSION OF THE EXISTING USE TO THE ENLARGED PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 SEPT 2001 PLANNING BOARD MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The site plan is in the R-4 zoning district, and deals with an existing day care facility which proposes adding an after school program to the adjoining lot. The existing use is a Special Permit use in the code, although it should be noted that the site is an existing non-conforming condition, from a bulk compliance standpoint.
2. I have not received new plans for this application. My previous comments noted some corrections, which have not yet been accomplished. Note the following comments (as previously included in my September comments):
  - a. The plan title indicates the site is only an after school program. If it is a day care facility and an after care school program facility, the title should be so revised.
  - b. The approval must require that Tax Lots 10 & 11 be combined as part of this application.
  - c. The approval must (by deed) restrict the use or sale of the lot opposite the site (used for parking), since there is no parking on the application site and conformance is being accomplished under Sect 48-16 (8)a, which requires deed restrictions.
  - d. I had requested that the plan depict the parking layout, for review as part of this application. This is not yet shown.

- e. A Bulk Table should be added to the plan, indicating "required", "existing" and "proposed" values. Any non-conforming pre-existing conditions should be so noted.
  - f. A parking calculation should be added to the plan. This will require identification of the number of students at the site.
3. The Planning Board has assumed the position of Lead Agency under the SEQRA review process. The Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



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

MJE/st  
NW01-54-10Oct01.doc

LITTLE HARVARD DAYCARE (01-54)

Ms. Rose Mustakas appeared before the board for this proposal.

MR. PETRO: Proposal to convert existing real estate office to additional classroom. If you remember, folks, they were here last time, we had asked them to combine the lots so that the non-conforming use would extend into the neighboring parcel and they continue in that office there for a, use it as a classroom and also the parking would then be for both sites, would be all one site. So then it would conform. Andy, have you seen anything about the lots being combined?

MR. KRIEGER: Yes, proposed deed was given to me to combine the lots. It's fine in form, it simple needs to have prior to stamped final approval it needs to have a receipt from the clerk's office showing it went there. I don't require that it have recording information stamped on the deed because the clerk's office takes sometimes a great deal of time. All I need is a copy of the deed, I'll give the applicant the deed here because it appears to be an original, but the form is fine, just take it to the County Clerk.

MS. MUSTAKAS: Thank you.

MR. PETRO: Let's talk about the parking requirements, parking requirements have been added to the plan, although the calculation is incorrect, the code requires one per five students plus one per employee, this should be revised.

MR. EDSALL: They don't really have a problem because they're not proposing to increase staff and they're not proposing to increase students. So if they don't have enough parking, we just have to document as a pre-existing, non-conforming, but I just want the plan to be correct. As it stands now, the calculation is wrong. How many staff members do you have?

MS. MUSTAKAS: Fourteen.

MR. EDSALL: All at one time though?

MS. MUSTAKAS: No, I have part time afternoons, as far as staffing, it's about five, six.

MR. EDSALL: So, if they said they had six employees at the site at a time, they effectively are six parking spaces short, but that's pre-existing non-conforming, so they just need to correct the plan calculation to show that they have a requirement for 21 spaces and they have 15 existing. I just want the plan to reflect that so that in years from now we'll know what was approved. So, Mr. Chairman, if that's acceptable to the board, you can always conditionally approve it. I will just make sure the plan's correct before it's stamped.

MR. PETRO: Andy, on the lot line, just removing the lot line?

MR. KRIEGER: Yes.

MR. PETRO: Can we move forward?

MR. KRIEGER: Yes, as long as I say the deed has been given to me, it's correct in form, it appears to accomplish that combining the lots.

MR. PETRO: We're going to move forward.

MR. EDSALL: You need a negative dec first.

MR. BABCOCK: She'll have to supply Myra with a receipt from the County saying she filed the deed before Myra allows the plan to get stamped, that's all.

MR. PETRO: We have fire approval on February 11, 2001. Now, highway, he says on September 10, 2001, he tabled it, not enough detail for approval. You know anything about that, Mark, what's he reviewing?

MR. EDSALL: Nothing, to my knowledge, there's really, everything is existing.

MR. BABCOCK: He may not because this parking lot's not blacktopped as we speak, he may not have known that, he

thinks that you're creating a new parking lot.

MR. PETRO: Why don't you talk to him. Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Little Harvard site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval and I'll do the subject-to's.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Little Harvard site plan, subject to the plan reflecting 21 required parking spots, showing 15, 15 that's not been changed and highway approval before the plan is stamped. And once again, just for the minutes, we need to make sure that Mr. Krieger's satisfied with the combining of the lots. Is there any further discussion from the board members? Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

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

RECEIPT  
#1064-2001

11/08/2001

*PB# 01-54 Approval See*

Little Harvard  
63 Lawrence Avenue  
New Windsor, NY 12553

Received \$100.00 for Planning Board Fees on 11/08/2001. Thank you for stopping  
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** LITTLE HARVARD SITE PLAN  
**PROJECT LOCATION:** LAWRENCE AVE  
SECTION 13 – BLOCK 11 – LOT 11  
**PROJECT NUMBER:** 01-54  
**DATE:** 24 OCTOBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES JOINING OF TWO ADJACENT LOTS FOLLOWED BY THE EXPANSION OF THE EXISTING USE TO THE ENLARGED PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 SEPT 2001 AND 10 OCTOBER 2001 PLANNING BOARD MEETINGS.

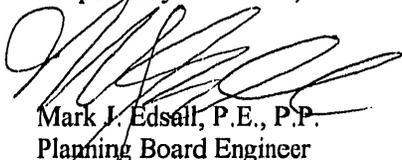
1. The site plan is in the R-4 zoning district, and deals with an existing day care facility which proposes adding an after school program to the adjoining lot. The existing use is an existing non-conforming use, which is treated as a Special Permit as part of the modification to the use.

In line with the above, the applicant has provided bulk information for the zone, based on the minimum requirements for the zone for a residence without utilities. We should verify with the Building Inspector if this is the appropriate reference. If not, prior to stamping, the plan should be corrected.

Parking requirements have been added to the plan, although the calculation is incorrect. The code requires 1 per 5 students *plus* 1 per employee. This should be revised. If the site currently is non-conforming, this should be noted.

2. The applicant was to combine the involved tax lots and submit confirmation to Andy Krieger. Has this been accomplished?
3. All other comments have been addressed.

Respectfully Submitted,



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



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

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

**RECEIVED**

PLEASE RETURN COMPLETED FORM TO:

NOV 02 2001

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

**N.W. HIGHWAY DEPT.**

PLANNING BOARD FILE NUMBER: 01-54

*Need returned  
A.S.A.P.*

DATE PLAN RECEIVED: 10-19-01

*thank you*

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved

disapproved

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry Hull 11/2/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



RESULTS OF P.B. MEETING OF: August 8, 2001

PROJECT: Little Harvard

P.B.# Discussion

LEAD AGENCY:

NEGATIVE DEC:

- 1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_
- 2. TAKE LEAD AGENCY: Y\_\_ N\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_  
 CARRIED: YES\_\_ NO\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_  
 CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<i>Combine Lots</i>
<i>Need full application w/ Plan showing lot lines being removed and extending use.</i>
<i>Purchasing - Windsor Gate Plaza - Need full Site Plan</i>

RESULTS OF P.B. MEETING OF: October 10, 2001

PROJECT: Little Howard Daycare P.B.# 01-54

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y \_\_\_ N \_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

2. TAKE LEAD AGENCY: Y \_\_\_ N \_\_\_

CARRIED: YES \_\_\_ NO \_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

CARRIED: YES \_\_\_ NO \_\_\_

*Close*  
WAIVE PUBLIC HEARING: M) *A* S) *K* VOTE: A *4* N *0* *Closed*  
~~WAIVED: Y \_\_\_ N \_\_\_~~

~~SCHEDULE P.H. Y \_\_\_ N \_\_\_~~

SEND TO O.C. PLANNING: Y \_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y \_\_\_

REFER TO Z.B.A.: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

RETURN TO WORK SHOP: YES \_\_\_ NO \_\_\_

APPROVAL:

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED: \_\_\_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y \_\_\_ N \_\_\_

DISCUSSION/APPROVAL CONDITIONS:

<i>Lot Line to be removed</i>
<i>Enclose dumpster with Concrete Pad</i>
<i>remove fence from driveway</i>
<i>Able to start work inside new bldg.</i>
<i>deeds be in recordable form and submitted to the County</i>

*Next Agenda*



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  
e-mail: mheny@att.net

Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: 01-54

WORK SESSION DATE: 17 OCT 01

PROJECT: NEW \_\_\_\_\_ OLD X

REAPPEARANCE AT W/S REQUESTED: no

RESUB. REQ'D: new plan

PROJECT NAME: Little Harvard. SP

REPRESENTATIVES PRESENT: Tony

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____
ENGINEER	<u>X</u>
P/B CHMN	_____

FIRE INSP. X

PLANNER \_\_\_\_\_

OTHER \_\_\_\_\_

**ITEMS DISCUSSED:**

**STND CHECKLIST:**

Krieger has lot combination → OK?  
2c Krieger  
paving to be completed by - 6-19-02 <sup>add to plan</sup>  
2e + 2f need to be done  
⇒ call out new dumpster with conc. pad  
and enclosed w/ stockade fence gate  
- add paving detail  
- add handicapped space  
- show 25' aisle between spacer.

DRAINAGE \_\_\_\_\_

DUMPSTER \_\_\_\_\_

SCREENING \_\_\_\_\_

LIGHTING \_\_\_\_\_  
(Streetlights)

LANDSCAPING \_\_\_\_\_

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

10/24 agenda





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

- Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-2640
- Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # \_\_\_\_\_ - \_\_\_\_\_

WORK SESSION DATE: 20 Jan 99

APPLICANT RESUB.  
REQUIRED: \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Little Harland

PROJECT STATUS: NEW  OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: None

MUNIC REPS PRESENT:

BLDG INSP.	_____
FIRE INSP.	<input checked="" type="checkbox"/> _____
ENGINEER	<input checked="" type="checkbox"/> _____
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

\_\_\_\_\_

No Show

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CLOSING STATUS

- \_\_\_\_\_ Set for agenda
- \_\_\_\_\_ possible agenda item
- \_\_\_\_\_ Discussion item for agenda
- \_\_\_\_\_ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # \_\_\_\_\_ - \_\_\_\_\_

WORK SESSION DATE: 1 AUG 01 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Little Harvard - Ducktown

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Tony Ciaccio

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

6 to Pre K

- Want after school program for another bldg
- Lawrence Ave
- 15 Kids. (current and proposed licence)
- County took over licencing for after school from NYS
- rewrote Part 414.
- Proposed bldg + playground are on separate lot from previous approval.
- S/w on Lawrence & Bradford apparently privately installed.
- no parking on site - adj. owned lot

see 48-16 (B)<sup>a</sup>

CLOSING STATUS

- make site plan \_\_\_\_\_ Set for agenda
- \_\_\_\_\_ possible agenda item
- \_\_\_\_\_ Discussion item for agenda
- \_\_\_\_\_ ZBA referral on agenda

pbwsform 10MJ98

- proposed gate
- proposed
- call out all 3 lots same ownership

To: Planning Board Members  
From: Douglas Olympia  
Re: Premise Abuse.

Oct 21, 1998

Dear Members.

I presently reside at 58 Melrose Ave New Windsor and my property adjoins the property known as 67 Lawrence Ave., Section/Block/Lot: 15-7-12 which is presently being used as a parking lot for The Little Harvard Day School, this parking lot is in violation of Chapter 48 CODE OF THE TOWN OF NEW WINDSOR SECTION; 48-16A (8) Titled: Accessory parking and loading. Page 4816. The owners have been given a notice of a violation and have continued to park in this area. I am of the understanding that they must have planning board approval in order to plot a parking area and I as a Tax Payer and Property owner in the immediate area do not want a Parking Lot in my Back Yard, especially the one that now exists. The property is a shambles and every day the ground which was once well kept by the previous owner is becoming deteriorated by the car flow and the lack of maintenance. In the past we co-existed with a playground. It was well maintained. The parking lot was on Lawrence Ave which now the new owners have chosen to make the playground. I implore you to take a look at this property, as you will see this also is a disgrace to the neighborhood. How anyone could allow someone to have little children confined in this area behoves me. I have spoken with several of my neighbors and we are in agreement that a Parking Lot is not what we want for our neighborhood. I would ask that I receive any information that the Board might have in this matter to read and report to my neighbors as to our rights in this matter. Once again our interests are in the neighborhood and our respective property values.

Thank You In Advance for you interest in this matter.

Sincerely Yours



Douglas C. Olympia

*cc: Bldg.  
G. Meyers*





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

September 20, 2001

Little Harvard  
63 Lawrence Avenue  
New Windsor, NY 12553

Re: 13-11-10 & 13-11-11

Dear Sirs:

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

The charge for this service is \$142.00, minus your deposit of \$25.00.

Please remit the balance of \$117.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/lid  
Attachments

CC: Myra Mason, Planning Board

13-3-8 Edward Jr. & Deborah Thompson 22 Lawrence Avenue New Windsor, NY 12553 ✓	13-9-13, 14, 15 & 16 Linda Tobin-Cox Peter Gandolfini PO Box 83 Valley Forge, PA 19481 ✓	13-10-3 Angela Szajko 24 Clancy Avenue New Windsor, NY 12553 ✓
13-6-3 Eileen Sharrow 19 Lawrence Avenue New Windsor, NY 12553 ✓	13-9-17 Lawrence Mowery Jr. Life Est. for Johanna Mowery 6 Bradford Avenue New Windsor, NY 12553 ✓	13-10-4, 5, & 6 Joseph & Agnes Conklin 28 Blanche Avenue New Windsor, NY 12553 ✓
13-6-4 Chester & Evelyn Grzibowski 12 Melrose Avenue New Windsor, NY 12553 ✓	13-9-18 Anthony Tallarico 63 Blanche Avenue New Windsor, NY 12553 ✓	13-10-7 Rose Grossholtz 19 Windsor Drive New Windsor, NY 12553 ✓
13-7-8 Roy Coykendall Debra Ann Regan 25 Melrose Avenue New Windsor, NY 12553 ✓	13-9-21 Man Brothers Realty Inc. PO Box 247 Vails Gate, NY 12584 ✓	13-10-8 & 13-10-9 Frank III & Colleen Grillo 40 Blanche Avenue New Windsor, NY 12553 ✓
13-9-1 Joseph & Cecelia Caesar 7 Clancy Avenue New Windsor, NY 12553 ✓	13-9-22 Andrew Kohl 43 Blanche Avenue New Windsor, NY 12553 ✓	13-10-10 Dominick DeRobertis 24 Glacier Drive Wallkill, NY 12589 ✓
13-9-8 Jeffery & Jeanne Stent 34 Cedar Avenue New Windsor, NY 12553 ✓	13-9-23 Robert Connor Kathleen Kruleski 39 Blanche Avenue New Windsor, NY 12553 ✓	13-10-11 Zygmunt & Stella Orzechowski 52 Blanche Avenue New Windsor, NY 12553 ✓
13-9-9 Anthony & Helen Russio 36 Cedar Avenue New Windsor, NY 12553 ✓	13-9-24 & 13-9-25 Charles & Joy Conklin 37 Blanche Avenue New Windsor, NY 12553 ✓	13-10-12 Zygmunt & Stella Orzechowski 56 Blanche Avenue New Windsor, NY 12553 ✓
13-9-10 Dean Vanzandt 38 Cedar Avenue New Windsor, NY 12553 ✓	13-9-26 & 13-9-27 Albert & Stella Irwin 35 Blanche Avenue New Windsor, NY 12553 ✓	13-10-13 & 15-4-31 Cosmo & Stephanie Yonnone 67 Myrtle Avenue New Windsor, NY 12553 ✓
13-9-11 Lillian Maley 40 Cedar Avenue New Windsor, NY 12553 ✓	13-10-1 Jeffery & Jeanne Stent 15 Melrose Avenue New Windsor, NY 12553 ✓	13-10-14 Leroy & RoseMarie Stanford 53 Melrose Avenue New Windsor, NY 12553 ✓
13-9-12 & 13-9-20 Zygmunt & Stella Orzechowski 61 Blanche Avenue New Windsor, NY 12553 ✓	13-10-2 Angela Szajko 9 Clancy Avenue New Windsor, NY 12553 ✓	13-10-15 Barbara Booth & Dolores Ann Mannix John Konrad 51 Melrose Avenue New Windsor, NY 12553 ✓

13-10-18  
George & Donna Kirk  
45 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-6  
Amelia Kulik  
38 Melrose Avenue  
New Windsor, NY 12553 ✓

13-12-4  
Eveitt Mitchell  
40 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-10-20 & 13-10-21  
Angela Monteleone  
37 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-7 & 13-11-13  
Percy Reyes  
44 Melrose Avenue  
New Windsor, NY 12553 ✓

13-12-5  
Christina Nieves  
44 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-10-22  
Edward & Pauline Starr  
33 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-8  
Jeffrey & Frances Kirk  
46 Melrose Avenue  
New Windsor, NY 12553 ✓

13-12-8  
Harvey Dorrel  
44 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-10-24  
William Ramos  
23 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-9  
Edward & Helen Simanoski  
56 Melrose Avenue  
New Windsor, NY 12553 ✓

13-12-10  
Malinda Nieves  
60 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-10-25  
William Ramos  
17 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-14  
Thaddeus Malinowski  
John Rymaszewski  
39 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-12-11  
Abie & Maria Colon  
57 Merline Avenue  
New Windsor, NY 12553 ✓

13-11-1  
Peter & Christine Gandolfini  
16 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-15  
Bradley & Paula Sanguinetti  
33 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-12-12  
Rose Piperato ETAL.  
51 Merline Avenue  
New Windsor, NY 12553 ✓

13-11-2  
John & Jayne Kelly  
20 Melrose Avenue  
New Windsor, NY 12553 ✓

13-11-17  
County of Orange  
255-275 Main Street  
Goshen, NY 10924 ✓

13-12-13  
Valarie Robinson  
47 Merline Avenue  
New Windsor, NY 12553 ✓

13-11-3  
Adalberto Padilla  
26 Melrose Avenue  
New Windsor, NY 12553 ✓

13-12-1  
Jeffrey McCurry  
Brian Pierce  
19 Merline Avenue  
New Windsor, NY 12553 ✓

13-12-14.1  
Thomas & Rose De Toro  
45 Merline Avenue  
New Windsor, NY 12553 ✓

13-11-4  
Daniel & Mary Baxter  
30 Melrose Avenue  
New Windsor, NY 12553 ✓

13-12-2  
The Disabled American Veterans  
C/o The Thomas D. Peterkin Post  
Chapter 152 Attn: Treasurer  
30 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-12-14.2  
Malinda Nieves  
C/o Tiberio Corrieri  
41 Merline Avenue  
New Windsor, NY 12553 ✓

13-11-5  
Mira Ellen Rumsey  
C/o Mira Ellen Blythe  
7 Perry Street  
Morristown, NJ 07960 ✓

13-12-3  
Brett Cunningham  
36 Lawrence Avenue  
New Windsor, NY 12553 ✓

13-12-15  
Hazelton & Anna Kerr  
37 Merline Avenue  
New Windsor, NY 12553 ✓

13-12-16  
James & Rose Sears  
C/o Robert Sears  
35 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-9  
Candi Lee & Charles Coddington  
42 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-23  
John Kaczmarek  
13 Myrtle Avenue  
New Windsor, NY 12553 ✓

13-12-17  
Ryan & Stacey Boast  
104 Lakeside Road  
Newburgh, NY 12550-5716 ✓

13-13-11  
George & Shiela Manning  
46 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-24  
Alfred Crudele Trustee or His Successor in  
Trust under the Crudele Living Trust  
37 Clancy Avenue  
New Windsor, NY 12553 ✓

13-12-18  
North Plank Development Company LLC  
5020 Route 9W  
Newburgh, NY 12550 ✓

13-13-12  
Jerry Stuit  
48 Merline Avenue  
New Windsor, NY 12553 ✓

15-4-1  
Daniel & Dolores Delicio  
53 Myrtle Avenue  
New Windsor, NY 12553 ✓

13-12-19  
Nicholas & Jean Garziona  
27 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-13  
Dennis & Joan Matter  
54 Merline Avenue  
New Windsor, NY 12553 ✓

15-4-2  
Anne Corso  
37 Bradford Avenue  
New Windsor, NY 12553 ✓

13-12-20  
Katalin Tolnai  
25 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-14  
Kristina & Michael Paz  
60 Merline Avenue  
New Windsor, NY 12553 ✓

15-4-3  
John & Victoria DeLuccia  
64 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-2  
Simon Ojulo  
31 Fowler Avenue  
Newburgh, NY 12550 ✓

13-13-15 & 13-13-16  
William & Jodi McDonough  
41 Myrtle Avenue  
New Windsor, NY 12553 ✓

15-4-4  
David Crawford  
10 Hilltop Avenue  
Newburgh, NY 12550 ✓

13-13-3.1  
Charles & Fanny Davis  
30 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-18.1  
Bartholew & Alice Menga  
39 Myrtle Avenue  
New Windsor, NY 12553 ✓

15-4-5  
David Yonnone  
74 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-4.1  
Byron & Mary Hulse  
34 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-20  
Miguel & Maria Cruz  
31 Myrtle Avenue  
New Windsor, NY 12553 ✓

15-4-6  
Michael & Sharon Alexander  
80 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-5  
Everett & Mary Smith  
36 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-21  
Adan & Michelle Gomez  
27 Myrtle Avenue  
New Windsor, NY 12553 ✓

15-4-7  
David & Vincent Cosmo  
Life Est. for Anna Yonnone  
82 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-6 & 13-13-7  
Gerald Gillispie  
Joan Livingston  
38 Merline Avenue  
New Windsor, NY 12553 ✓

13-13-22  
Daniel Wick  
23 Myrtle Avenue  
New Windsor, NY 12553 ✓

15-4-8  
Ronald & Lari-Sue McDermott  
88 Merline Avenue  
New Windsor, NY 12553 ✓

15-4-32 ✓  
Vincent Yonnoné  
63 Myrtle Avenue  
New Windsor, NY 12553

15-6-14 ✓  
Paul & Dorina Ponessi  
141 Goodale Drive  
Longs, SC 29568

15-8-3 ✓  
Estelle Warren  
100 Blanche Avenue  
New Windsor, NY 12553

15-4-33 ✓  
Thomas Monaghan & Mary Collins  
Life Est. for Frances Linton  
C/o Frances Linton  
59 Myrtle Avenue  
New Windsor, NY 12553

15-7-2 ✓  
Susan & Douglas Olympia  
58 Melrose Avenue  
New Windsor, NY 12553

15-8-4, 5, 6, & 7 ✓  
Charles & Jane Baranski  
106 Blanche Avenue  
New Windsor, NY 12553

15-6-1 ✓  
Joann Celentano & Elizabeth Rios ETAL.  
Life Est. for Anthony Esposito  
64 Delaware Road  
Newburgh, NY 12550

15-7-3 & 15-7-10 ✓  
William & Marie D'Amico  
73 Lawrence Avenue  
New Windsor, NY 12553

15-8-9 & 15-8-10 ✓  
Charles & Nancy Simanoski  
15622 Kezer Road  
Tavares, FL 32778

15-6-2 ✓  
Gregory Greiner  
70 Lawrence Avenue  
New Windsor, NY 12553

15-7-4 ✓  
Alfred Crudele Jr.  
Life Est. for Dominick D'Egidio  
68 Melrose Avenue  
New Windsor, NY 12553

15-8-11 ✓  
Anna & Charles Simanoski  
4385 N Highway 19-A  
Mt. Dora, FL 32757

15-6-3 ✓  
Percy Reyes  
74 Lawrence Avenue  
New Windsor, NY 12553

15-7-5 ✓  
Odis & Marion Morris  
76 Melrose Avenue  
New Windsor, NY 12553

15-8-12 ✓  
Isabelle Burgoa  
63 Leslie Road  
Middle Hope, NY 12550

15-6-4 ✓  
William Oliver  
954 State Route 32  
Walkkill, NY 12589

15-7-6 ✓  
TAZ Industries, Inc.  
19 Chadeayne Avenue  
Cornwall, NY 12520

15-8-13.211 ✓  
Alfred & Sharion Barrett  
85 Blanche Avenue  
New Windsor, NY 12553

15-6-6 & 15-6-10 ✓  
Connie Salamotoff  
84 Lawrence Avenue  
New Windsor, NY 12553

15-7-8 ✓  
Stanley Fornal Jr.  
C/o Martha Fornal  
205 Quassaick Avenue  
New Windsor, NY 12553

15-8-13.231 ✓  
Joseph Antonelli  
77 Melrose Avenue  
New Windsor, NY 12553

15-6-11.1 ✓  
Alcides & Alexandra Blanco  
AKA Alejandrina Blanco  
87 Merline Avenue  
New Windsor, NY 12553

15-7-9 ✓  
Dennis Lebron  
Ada Rivera  
77 Lawrence Avenue  
New Windsor, NY 12553

15-8-14 ✓  
Alfred & Estelle Ortenzo  
75 Melrose Avenue  
New Windsor, NY 12553

15-6-12.1 ✓  
Dante & Jennifer Dichiaro  
81 Merline Avenue  
New Windsor, NY 12553

15-8-1 ✓  
Dennis & Barbara Russell  
55 Melrose Avenue  
New Windsor, NY 12553

15-8-15 ✓  
William & Carol Hoyer  
71 Melrose Avenue  
New Windsor, NY 12553

15-6-13 ✓  
Walter & Arlene Ryan  
110 Chestnut Drive  
New Windsor, NY 12553

15-8-2 ✓  
Monica Kissam  
9 Bradford Avenue  
New Windsor, NY 12553

15-8-16 ✓  
Richard & John Gerbes as Co Trustees of  
the Anthony & Dolores Irr. Trust  
69 Melrose Avenue  
New Windsor, NY 12553

15-8-18.  
Richard & Wendy Gerbes  
59 Melrose Avenue  
New Windsor, NY 12553



15-8-20.11  
Joanne Phillips  
Robert DeFini  
110 Blanche Avenue  
New Windsor, NY 12553



George J. Meyers, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553



Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553



Andrew Krieger, ESQ.  
219 Quassaick Avenue  
New Windsor, NY 12553



James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553



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



7  
127  
Int'l

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on OCTOBER 10, 2001 at 7:30 P.M. on the approval of the proposed Site Plan, Lot Line Change and Special Permit for LITTLE HARVARD DAY CARE (Tax Map #Section 13, Block 11, Lot 10 & 11) Located at 63 LAWRENCE AVENUE. Map of the Site Plan, Lot Line Change and Special Permit is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: September 24, 2001

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



DISCUSSION:

LITTLE HARVARD DAY CARE CENTER

Ms. Rhoda Ciancio appeared before the board for this proposal.

MR. PETRO: They already have a daycare center in Ducktown.

MS. CIANCIO: So, basically, what we're here for is we presently own both of the properties that you're looking at, one is used as an office right now. So we're looking for a change of use. The office that's currently there is one large open room, what we want to do is put our after school program that's currently in the building.

MR. PETRO: Show me what building you're talking about, where is the old brick building?

MS. CIANCIO: It's on the corner of Bradford and Marks, and if you're looking, the middle lot that you're looking at between the building that we presently have the program in and the second building is a playground that's adjoining the two, so what we want to do is move the after school program from where it says brick building into the one office building, we want to move the after school program that houses 12 children into this building, it's an office in the front, it's zoned as a commercial office building, there's a private dwelling in the back.

MR. PETRO: It's zoned for a commercial use that old house?

MS. CIANCIO: Yeah, it's residential/commercial and there's two offices.

MR. EDSALL: Might not be zoned for that, but it's a pre-existing use.

MR. PETRO: That's what's throwing me off and you want to put--

MS. CIANCIO: We have an after school program that we're licensed for and we want to put the after school program into the front of that building where the office is. Currently, it's a one room office and about 500 square feet. Last week, we had the fire inspector come down, Frank Malloy, and Mr. Hotaling, as far as fire inspection and code and I presented the letter of approval from them as far as the issues of how many children in that space.

MR. PETRO: I thought you were in the same building.

MS. CIANCIO: No, it's a different building.

MR. PETRO: You forgot to tell me these details.

MR. EDSALL: It's on the neighboring property even though it's--

MR. PETRO: It's a separate lot.

MR. EDSALL: Both owned by the same owner but it's the next door lot.

MR. PETRO: They can remove the lot line, combine the two lots.

MR. EDSALL: That makes it a lot simpler.

MR. PETRO: I think that's what you're going to need to do.

MR. EDSALL: One of the other issues we brought up at the workshop was that there's no parking on this lot for the use, so you can only approve it, one of two ways either you have to dissolve the lot line so it's all one use on the same lot or we'd have to go back to the approach of having off-site parking within 500 feet.

MR. PETRO: I don't like any of that, it's too easy to move the lot line. Do you have any objection because it would be so simple, ample parking, your use would become okay, the only thing with removing the lot lines and I brought the same thing up with Mr. Torpe, what if

they buy the next house, next house and next house, we'll wind up eight miles down the road with all non-conforming use.

MR. EDSALL: You cannot approve it, at any time you decide not to, basically, what they're looking to do, they're looking to have the exact same use but incorporated into a combination of these two lots, rather than have it all on the lot they're currently operating.

MR. PETRO: What's the best way to do it?

MR. EDSALL: You should really get a plan extremely similar to what they have here but show the lot next door, show the line to be eliminated.

MR. PETRO: Lot line to be eliminated.

MR. EDSALL: Then put an application in and just say it's the same use but we want to bring in that adjoining lot.

MR. PETRO: Do you understand that?

MS. CIANCIO: Yes.

MR. PETRO: Just be very, very simple because your parking, keep everything the same, I think they have ample parking there on that lot.

MR. EDSALL: The point is they're not changing the use, they're actually creating the same use in a larger area, so there's no increase in use, no increase in parking.

MR. PETRO: In the meantime, you want to use the building?

MS. CIANCIO: By September, well, the reason that we're doing it currently we house the after school program, with the program that we have as of the beginning of January, the State separated pre-school from after school, it doesn't mean we have to separate them because the program is already running, but we'd like

to because the older kids, it's a different class of children, so we'd like to separate them and give them their own place. So that when the school's closed for school closings, that they would not have to share a classroom with younger children.

MR. PETRO: Tell you what, what if you make an application and pay the fees, make an application to remove the lot line and combine it into one. I don't see any reason why they can't get started, as long as the fees are paid, application is made, what do you think?

MR. EDSALL: It should be real quick, if they can just get, was it Anthony Valdina who did it?

MR. PETRO: You work with us, we'll work with you. Any objection?

MR. KRIEGER: No, you already have a pre-existing non-conforming use and just doing a 48-24 special permit for the planning board to decide that it's no more no worse than it was.

MR. ARGENIO: Until it gets eight miles long.

MR. PETRO: We're going to remove the lot line, combine it and that will be that, but they have to make application, get the fees paid and you have to hire who ever is going to do the plan and get it done. Don't hang me out there and not come back, you'll be on the agenda as soon as you're ready. But in the meantime, you can operate if you want, if you don't show up with anything, the fire inspector will be down to see you.

MS. CIANCIO: We're doing the same thing at a building on 94, same idea, so I want to know if we're going back to making plans, if we should take these with us. We have a building that we're purchasing on 94 which is the building that currently it's New York New York is in there, the deli, it used to be Windsor Gate Plaza that we're purchasing, we're looking to put just strictly an after school program in the bottom corner of it which would be the right-hand corner. Currently, there are houses and, you know, that are on 94 that

buses are stopping for and so on so we're looking for a bus dropoff and pick-up situation.

MR. PETRO: You're going to need a full site plan for this because it's going to be a change of use and change of parking. This is going to need a real application. We can't decide on this.

MS. CIANCIO: I wanted to know what we needed. Thank you.

MR. PETRO: This one we can't do anything, just need a full application.

MR. EDSALL: On this one, just a note you're in contract to purchase it, just a word to the wise, the Town of New Windsor has that pump station that's right in the front, the town is probably going to need to tear that pump station out and replace it, it's all going to be subsurface, but just to give you an idea we're probably going to be knocking on your door to say look, we want to tear up that corner of your parking lot.

MR. PETRO: What's this zoned, NC, what is it?

MS. CIANCIO: It's, I'm not sure but I think it said when I first came down to apply for the permit to do this and to talk about that, I was thinking of buying it, they said that we could put a school there with the variance so--

MR. PETRO: Use variance!

MR. EDSALL: Be real careful buying it until you get a variance.

MR. PETRO: I've only seen one use variance in nine years, I thought of that after I talked to you, you might want to make your purchase subject to getting the use variance, I mean, it's still obviously what's there is there.

MS. CIANCIO: We're going to purchase it whether or not but we would like to put the school in that corner of

the property.

MR. PETRO: Well then you don't have anything to worry about, if you don't get it, don't be disappointed, you have to prove hardship to the zoning board of why you need to be able to put a school there and the hardship cannot say I want to make money. I like to do this. So in reality, you're creating your own hardship, you're purchasing it knowing you need a use variance and it's going to be very difficult. I'm not saying impossible because it's not our board and it's something that does happen on occasion but--

MS. CIANCIO: The thing is when I spoke to Mr. Meyers, he said there's a number of daycare centers in strip malls in New Windsor and Vails Gate and he said there would be no reason why it, you couldn't put one there also.

MR. BRESNAN: Well, he's not on the planning board.

MR. PETRO: That's a good point and I would make that as part of my presentation, take a picture of it and go in with both barrels ready to go but that's the kind of information you're going to need if you want to be successful in getting a use variance because they're not easy.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-54  
DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED  
SEP - 6 2001

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of

R. De Cuneo has been  
reviewed by me and is approved   
~~disapproved~~

~~If disapproved, please list reason~~

This property is being serviced by town  
water - Notify water dept. for location if  
necessary -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT DATE

Stan D'Alto - 9-12-01  
\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

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

RECEIPT  
#865-2001

09/10/2001

Little Harvard #01-54

Received \$ 50.00 for Planning Board Fees on 09/10/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

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

RECEIPT  
#866-2001

09/10/2001

UAT S Little Harvard #01-54

Received \$ 100.00 for Planning Board Fees on 09/10/2001. Thank you for stopping  
by the Town Clerk's office.

As always, It is our pleasure to serve you.

Deborah Green  
Town Clerk

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

RECEIPT  
#867-2001

09/10/2001

UNIT 5 Little Harvard #01-54

Received \$ 200.00 for Planning Board Fees on 09/10/2001. Thank you for stopping  
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/10/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-54  
NAME: LITTLE HARVARD AFTER SCHOOL PROGRAM PA2001-0740  
APPLICANT: CIANCIO RHODA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/06/2001	REC. CK. #0997 - SITE PLA	PAID		750.00	
09/06/2001	REC. CK. #1584- LL CHG ES	PAID		150.00	
		TOTAL:	0.00	900.00	-900.00

*9*  
*LR*  
*Rec'd*

P.B. # 01-54 Lot Line Change Application fee

2677

**LITTLE HARVARD**  
LAWRENCE AVE. 565-6112  
NEW WINDSOR, NY 12553

Date 8/29/01

10-4/220  
BRANCH 422

Pay to the Order of Town of New Windsor \$ 50.00  
Five Dollars 00/100

**M&T Bank**  
Manufacturers and Traders Trust Company - Buffalo, N.Y. 14240  
Hudson Valley Division  
Newburgh Office

For MP  
⑆022000046⑆⑆10009⑆⑆44⑆⑆42⑆⑆2677

© HARLAND STATE OF NEW YORK

P.B. # 01-54 Site Plan Application Fee

1583

**U.N.T.S.**  
**LITTLE HARVARD** 565-6112  
63 LAWRENCE AVE  
NEW WINDSOR, NY 12553

DATE 9/6/01

10-4/220  
BRANCH 419

PAY TO THE ORDER OF Town of New Windsor \$ 100.00  
one hundred dollars 00/100

**M&T Bank**  
Manufacturers and Traders Trust Company - Buffalo, N.Y. 14240  
Hudson Valley Division  
ShopRite Vails Gate Office

FOR App. fee MP  
⑆022000046⑆⑆10009⑆⑆44⑆⑆6997⑆⑆1583

© HARLAND

P.B. # 01-54 Special Permit

1582

**U.N.T.S.**  
**LITTLE HARVARD** 565-6112  
63 LAWRENCE AVE  
NEW WINDSOR, NY 12553

DATE 9/6/01

10-4/220  
BRANCH 419

PAY TO THE ORDER OF Town of New Windsor \$ 200.00  
two hundred dollars 00/100

**M&T Bank**  
Manufacturers and Traders Trust Company - Buffalo, N.Y. 14240  
Hudson Valley Division  
ShopRite Vails Gate Office

FOR Special Permit MP  
⑆022000046⑆⑆10009⑆⑆44⑆⑆6997⑆⑆1582

© HARLAND

P.B. # 01-54 Site Plan Escrow

Little Harvard  
63 LAWRENCE AVE 565-6112  
New Windsor

0997  
50-7131/2219

DATE 9/6/01

PAY TO THE ORDER OF

Town of New Windsor

Seven hundred fifty dollars & 00/100

\$ 750.00

DOLLARS



WALDEN SAVINGS BANK  
Washingtonville Office  
P.O. Box 253  
131 East Main St., Washingtonville, NY 10992

FOR \_\_\_\_\_

*[Signature]*

⑈000997⑈ ⑆221971316⑆06 93 005188⑈

GUARDIAN • SAFETY

P.B. # 01-54 Little Harvard Escrow

U.N.T.S.  
LITTLE HARVARD  
63 LAWRENCE AVE  
NEW WINDSOR, NY 12553 565-6112

1584

10-4/220  
BRANCH 419

DATE 9/6/01

PAY TO THE ORDER OF

Town of New Windsor

One hundred and fifty dollars & 00/100

\$ 150.00

DOLLARS

**M&T Bank**  
Manufacturers and Traders Trust Company, Buffalo, N.Y. 14240  
Hudson Valley Division  
ShopRite Vails Gate Office

FOR Escrow - Lot line change

*[Signature]*

⑆022000046⑆ ⑆1000911446997⑈ 1584

© HARLAND



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

SEP 10 2001

N.W. HIGHWAY DEPT.

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-54  
DATE PLAN RECEIVED: \_\_\_\_\_  
RECEIVED  
SEP - 6 2001

Please return  
by 9-11-01

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

If disapproved, please list reason ~~to~~ Not  
enough detail for any approval  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Myra Kell 9/10/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire inspector**

**DATE: September 11, 2001**

**SUBJECT: Little Harvard After School**

**Planning Board Reference Number: PB-01-54**

**Dated: 6 September 2001**

**Fire Prevention Reference Number: FPS-01-152**

**A review of the above site plan was conducted on 10 September 2001.**

**This site plan is acceptable.**

**Plans Dated: 6 August 2001**

  
**Robert F. Rodgers**



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 5 Sept 01 APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: S/P + 4c removal Little Howard

PROJECT STATUS: NEW  OLD

REPRESENTATIVE PRESENT: Tony C...

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Special Permit 48-24 -
- show plat lot layout (final plan)
- will need P/H
- get to P/B ArAP
- get prepared to combine by deed  
want to Krieger.

X CLOSING STATUS *next mail*  
 Set for agenda  
 possible agenda item  
 Discussion item for agenda  
 ZBA referral on agenda

pbwsform 10MJE98

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change  Site Plan  Special Permit

Tax Map Designation: Sec. 13 Block 11 Lot 11

### BUILDING DEPARTMENT REFERRAL NUMBER \_\_\_\_\_

- Name of Project Little Harvard After School Program
- Owner of Record Rhoda L. Ciancio Phone (845) 566-4509  
Address: 593 Lakeside Rd Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)
- Name of Applicant Rhoda Ciancio Phone (845) 565-6112  
Address: 63 Lawrence Ave New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
- Person Preparing Plan Anthony Valdina Phone \_\_\_\_\_  
Address: 4 Pleasant View Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)
- Attorney David Kintzer Phone \_\_\_\_\_  
Address Rte 17k New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
- Person to be notified to appear at Planning Board meeting:  
Rhoda Ciancio (845) 565-6112  
(Name) (Phone)
- Project Location: On the East side of Lawrence Ave (75) feet  
(Direction) (Street) (No.)  
North of Bradford Ave Intersection  
(Direction) (Street)
- Project Data: Acreage \_\_\_\_\_ Zone \_\_\_\_\_ School Dist. Newburgh

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 X

**\*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. Description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_

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

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED 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:

9 DAY OF August 2001

Rhoda Ciancio

APPLICANT'S SIGNATURE

Claudia Caporale

NOTARY PUBLIC

CLAUDIA CAPORALE  
No. 01CA6008443

Notary Public, State of New York

Qualified in Orange County  
My Commission Expires 06/08/2002

Rhoda Antonia Ciancio

Please Print Applicant's Name as Signed

TOWN USE ONLY:  
RECEIVED

SEP - 6 2001

DATE APPLICATION RECEIVED

**01-54**

APPLICATION NUMBER

PROJECT I.D. NUMBER

Appendix C

State Environmental Quality Review  
SHORT ENVIRONMENTAL ASSESSMENT FORM  
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR <i>Rhoda A. Ciancio</i>		2. PROJECT NAME <i>Little Harvard After School</i>	
3. PROJECT LOCATION: Municipality		County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>55 Lawrence Ave New Windsor</i>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>Use present office as After School Classroom</i>			
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>Orange County Child Care Council</i>			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <i>NYS Family and Child Services</i>			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Rhoda A. Ciancio</i>		Date: <i>9/8/01</i>	
Signature: <i>Rhoda Ciancio</i>			

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

RECEIVED  
SEP - 6 2001

OVER  
1

01-54

1 1/2" TYPE 6F TOP COURSE  
 2" TYPE 3 BINDER COURSE  
 6" ITEM 4

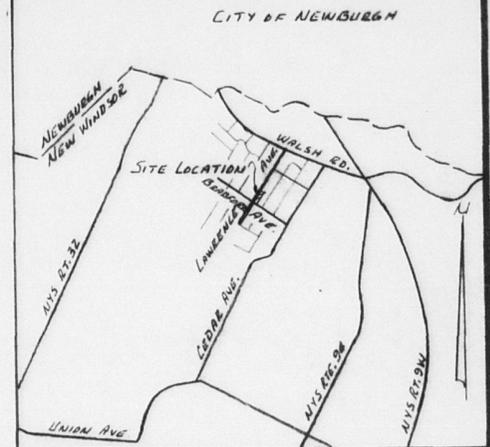
**PARKING LOT PAVEMENT DETAIL**

SCALE: NONE  
 NOTE: PAVING TO BE COMPLETED BY 4/19/02

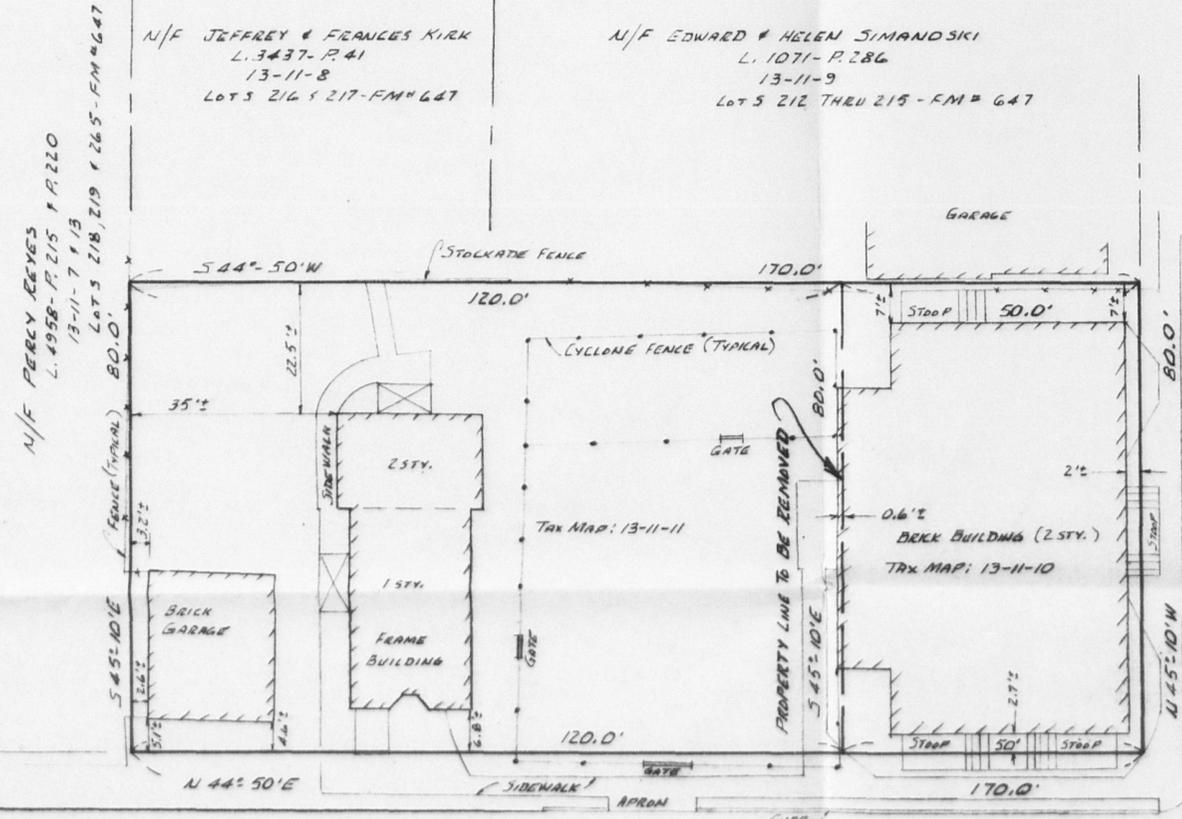
REQUIRED: 73 STUDENTS = 1 SPACE PER 5 STUDENTS = 15 SPACES  
 6 EMPLOYEES = 1 SPACE PER EMPLOYEE = 6 SPACES  
 TOTAL REQUIRED SPACES = 21

PROPOSED: 15 SPACES INCLUDING ONE HANDICAP SPACE (NON CONFORMING)

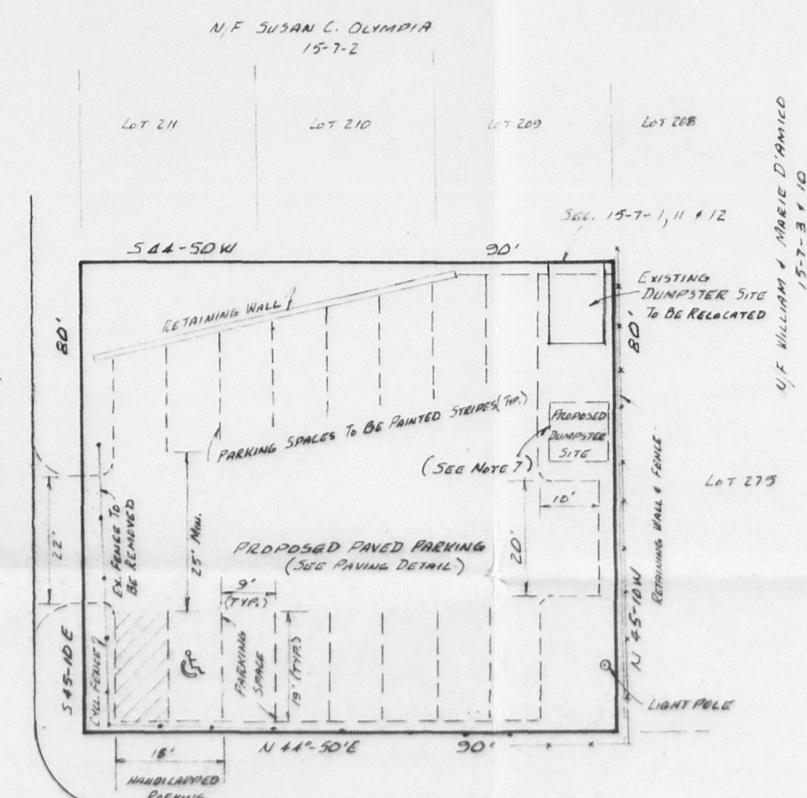
**PARKING REQUIREMENTS**



SITE LOCATION MAP  
 SCALE: 1" = 2000'



**LAWRENCE AVENUE**  
 (50' WIDE R.O.W.)



**PROPOSED SITE PLAN  
 DAY CARE FACILITY  
 &  
 AFTER SCHOOL PROGRAM**

TOWN OF NEW WINDSOR • ORANGE CO. • NEW YORK

SCALE: 1" = 20'

DATE: 27 AUG. 2001  
 REV: 2 NOV 2001  
 REV: 10 OCT. 2001  
 TITLE: ADDED PAVING  
 REV: 19 OCT. 2001

Certified to, Rhoda L. Ciancio,  
 from field surveys completed  
 on 22 Oct. 1998, 13 Dec. 2000,  
 and 6 Aug. 2001.  
**Anthony D. Valdino, PLS**  
 Land Surveyor  
 4 Pleasant View Ave.  
 Newburgh, New York 12550  
 561-8367  
 N.Y.S. LIC. NO. 049120



APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
 NOV 28 2001  
 By: James Petro, Jr., Chairman  
 By: James Brennan, Secretary

**EXISTING REQUIREMENTS  
 ZONE: R4**

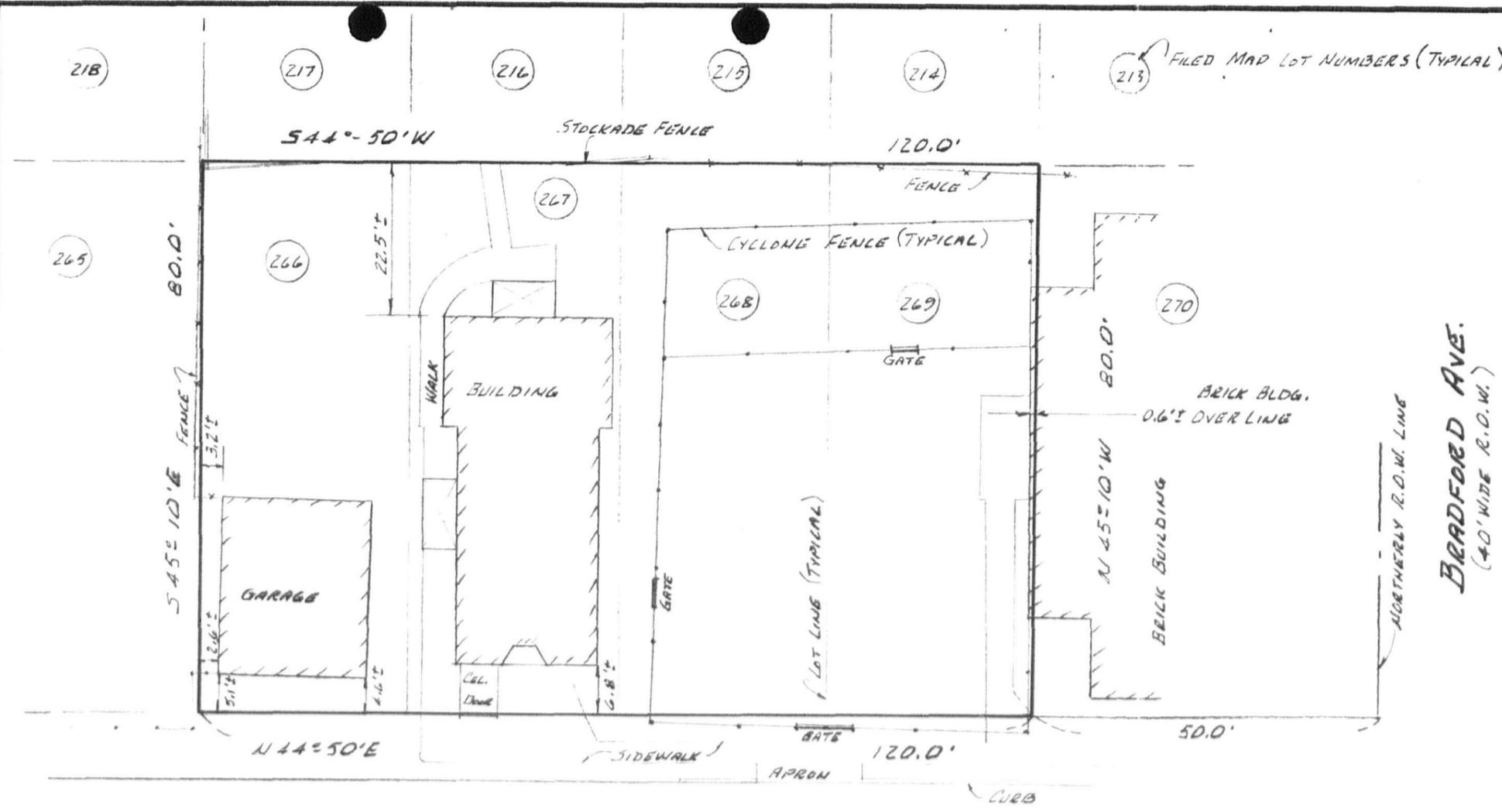
MIN. LOT SIZE	REQUIRED	EXISTING	PROPOSED
AREA	43,560 SF	13,600 SF*	13,600 SF*
WIDTH	125'	170'	170'
FRONT YARD DEPTH	45'	27' 1/2"	27' 1/2"
SIDE YARD/BOTH SIDES	20'/40'	2'/35"	2'/35"
REAR YARD	50'	7' & 22.5"	7' & 22.5"
STREET FRONTAGE	70'	80'	80'
MAX. BLDG. HEIGHT	35'	23'	23'
MAX. LOT COVERAGE	10%	36%*	36%*

\* EXISTING NON CONFORMING

OWNER'S CERTIFICATION:  
 I HEREBY STATE THAT I AM FAMILIAR WITH THIS  
 MAP AND CONSENT TO ITS TERMS AND CONDITIONS  
 AND THE FILING OF SAID MAP IN THE ORANGE  
 COUNTY CLERK'S OFFICE.  
 Rhoda L. Ciancio  
 OWNER: RHODA L. CIANCIO  
 DATE: 8-27-01

J&B No.: 01-53

- NOTES:
- Unauthorized alterations or additions to this map is a violation of section 7209(2) of the New York State education law.  
 Copies of this map not having the original ink or embossed seal of the Land Surveyor shall not be valid.  
 Guarantees on certification are not transferable to additional institutions or subsequent owners.  
 Subject to grants, easements and right-of-ways of record, if any.  
 Not responsible for utilities on, over or under the lands and not visible at time of survey.
  - All physical features shown are existing from field surveys made on 22 Oct. 98 and 13 Dec. 2000, and a field inspection made on 6 Aug. 2001.
  - Owner & Applicant  
 Tax Map Desig: Sec. 13-Bik. 11-Lot 10  
 Sec. 13-Bik. 11-Lot 11  
 Sec. 15-Bik. 7-Lots 1, 11 & 12  
 Rhoda L. Ciancio  
 593 Lakeside Rd.  
 Newburgh, N.Y. 12550
  - Deed References:  
 13-11-10: Liber 4879-Page 216  
 13-11-11: " 4749- " 249  
 Map Reference: "City Park", FM # 647  
 13-11-10: Lots 270 & 271  
 13-11-11: Lots 266 Thru 269
  - Areas: 13-11-10 = 4,000 Sq. Ft.  
 13-11-11 = 9,600 " "
  - Total Combined Area = 13,600 Sq. Ft.
  - Tax Lots Sec. 13- BIK. 11- Lots 10 & 11 to be Combined to make one property.
  - Proposed dumpster site to have concrete pad and a stockade fence surround with chain link gate.



LAWRENCE AVENUE  
(50' WIDE R.O.W.)

BRADFORD AVE.  
(40' WIDE R.O.W.)

PROPOSED SITE PLAN  
FOR  
AFTER SCHOOL PROGRAM  
(55 LAWRENCE AVE.)

TOWN OF NEW WINDSOR - DRANGE CO. - NEW YORK

SCALE: 1"=20'

DATE: 15 DEC. 2000  
REV: 6 AUG. 2001  
REVISED TITLE: ADDED GATES

Job No.: 00-91

*Anthony D. Valdina*

Certified to, Rhoda L. Ciancio; Commonwealth Land Title Insurance Company; and, The Warwick Savings Bank, its successors and/or assigns, from a field survey completed on 13 Dec. 2000.

**Anthony D. Valdina, PLS**  
Land Surveyor  
4 Pleasant View Ave.  
Newburgh, New York 12550  
561-8367  
N.Y.S. LIC. NO. - 049120

NOTES:

- 1) Unauthorized alterations or additions to this map is a violation of section 7209(2) of the New York State education law.  
  
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Subject to grants, easements and right-of-ways of record, if any.  
  
Not responsible for utilities on, over or under the lands and not visible at time of survey.
- 2) Being Lot No's 266 thru 269 inclusive from a map titled "City Park", dated 16 Aug. 1909 and filed on 30 Aug. 1909 as Map No. 647.
- 3) Surveyed in accordance with Deeds and Maps of record, and physical features found at time of survey.
- 4) Tex Map Desig.: 13-11-11

218 217 216 215 214 213 FILED MAP LOT NUMBERS (TYPICAL)

544'-50' W

120.0'

545' x 10' E FENCE

266

22.5'

267

268

269

270

N 44° 50' E

120.0'

50.0'

N 45° 10' W

LOT LINE (TYPICAL)

NORTHERLY R.O.W. LINE

WALK

BUILDING

GARAGE

CYCLONE FENCE (TYPICAL)

BRICK BLDG.  
0.6' OVER LINE

BRICK BUILDING

SIDEWALK

APRON

CURB

FILED MAP