

PB# 04-31

**Sardullo/Lovano
(LLC)**

57-1-48.1 & 48.2

**TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY**

DATE: 02-08-05

P.B. # 0431
Approval fee

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

RECEIPT
#122-2005

02/03/2005

Sardullo, Wayne P.

Received \$ 150.00 for Planning Board Fees, on 02/03/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

04-31

Map Number 170-05

Section 54 Block 1 Lot 48.1

City At Town New Windsor Village

Title: lot line change Sardullo + Loveno

Dated: 10/14/2004 Filed 2/16/2005

Approved by James Petro Jr.
on Feb 8th 2005

Record Owner Wayne P. Sardullo +
Joseph S. Loveno +
Judith Silverman
Loveno

DONNA L. BENSON
Orange County Clerk

Lot line change
1 sheet = \$10
4 extra signatures 4

\$14 total

RECEIVED

MAR 1 - 2005

TOWN OF NEW WINDSOR
ASSESSOR

RECEIVED
MAR 1 2005
TOWN CLERK'S OFFICE

RECORDED/FILED ORANGE COUNTY
BOOK 02005 PAGE 0170
02/16/2005 14:02:48
FILE NUMBER 20050017398
RECEIPT#379814 patti

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-31

NAME: SARDULLO & LOVANO LOT LINE CHANGE PA2004-1216
APPLICANT: JUDITH & JOSEPH LOVANO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/20/2004	EAF SUBMITTED	10/20/2004	WITH APPLIC
ORIG	10/20/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/20/2004	LEAD AGENCY DECLARED	10/27/2004	TOOK LA
ORIG	10/20/2004	DECLARATION (POS/NEG)	10/27/2004	DECL NEG DEC
ORIG	10/20/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	10/20/2004	PUBLIC HEARING HELD	/ /	
ORIG	10/20/2004	WAIVE PUBLIC HEARING	10/27/2004	WAIVED
ORIG	10/20/2004	PRELIMINARY APPROVAL	/ /	
ORIG	10/20/2004		/ /	
ORIG	10/20/2004	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 4-31

NAME: SARDULLO & LOVANO LOT LINE CHANGE PA2004-1216

APPLICANT: JUDITH & JOSEPH LOVANO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/08/2005	PLANS STAMPED	APPROVED
10/27/2004	P.B. APPEARANCE	LA:ND WVE PH APP
10/06/2004	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 4-31
NAME: SARDULLO & LOVANO LOT LINE CHANGE PA2004-1216
APPLICANT: JUDITH & JOSEPH LOVANO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/22/2004	APPROVAL FEE	CHG	150.00		
02/02/2005	REC. CK. #915	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-31

NAME: SARDULLO & LOVANO LOT LINE CHANGE PA2004-1216

APPLICANT: JUDITH & JOSEPH LOVANO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/20/2004	REC. CK. #902	PAID		150.00	
10/27/2004	P.B. ATTY. FEE	CHG	35.00		
10/27/2004	P.B. MINUTES	CHG	33.00		
12/22/2004	P.B. ENGINEER	CHG	39.60		
02/02/2005	RET. TO APPLICANT	CHG	42.40		
		TOTAL:	150.00	150.00	0.00

2/2/05
L.R.

AS OF: 12/22/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 31

FOR WORK DONE PRIOR TO: 12/22/2004

											-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
4-31	269816	10/06/04	TIME	MJE	WS	SANDULLO L/L	99.00	0.40	39.60					
									TASK TOTAL	39.60	0.00	0.00	39.60	
									GRAND TOTAL	39.60	0.00	0.00	39.60	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/25/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-31
NAME: SARDULLO & LOVANO LOT LINE CHANGE PA2004-1216
APPLICANT: JUDITH & JOSEPH LOVANO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/20/2004	REC. CK. #902	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

AL
10/25/04

P.B. # 04-31
Application fee

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

RECEIPT
#1077-2004

10/25/2004

Sardullo, Wayne P.

Received \$ 75.00 for Planning Board Fees, on 10/25/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



RESULTS OF P.B. MEETING OF: October 27, 2004

PROJECT: Sardullo + Lovano L.L. Chg. P.B.# 04-31

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N
TAKE LEAD AGENCY: Y N

NEGATIVE DEC:

M) A S) L VOTE: A 5 N 0
CARRIED: Y N

M) A S) L VOTE: A 5 N 0
CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED:

M) A S) L VOTE: A 5 N 0 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: Y N

APPROVAL:

M) A S) L VOTE: A 5 N 0 APPROVED: 10/27/04

NEED NEW PLANS: Y N

CONDITIONS - NOTES:

Applicant to notify Building Dept of change of ownership of shed

REGULAR ITEMS:

SARDULLO/LOVANO LOT LINE CHANGE (04-31)

Mr. David Baker appeared before the board for this proposal.

MR. PETRO: Proposed residential lot line change represented by Mr. Baker, is that correct?

MR. BAKER: Yes, sir. I'm Dave Baker, I'm a land surveyor, my clients are Wayne Sardullo and Joe Lovano who live on Beaver Brook Road, it's in Beaver Dam. They're looking to do a lot line alteration, essentially both lots comprise five acres, Mr. Sardullo is looking to convey what's now, he has 1.8 acres, he's looking to convey .8 acres to Mr. Lovano, it's in an R-4 district, we did have the workshop with Mark Edsall, I think we addressed a few of his concerns which were, I know he's not here tonight, but which are essentially listing out the zoning a little better.

MR. PETRO: R-4 is one acre?

MR. BABCOCK: Yes, it is.

MR. BAKER: Yes, right now, this would leave, this would leave Mr. Sardullo with approximately a little more than an acre on here, there's really no use variations--

MR. PETRO: No non-conformities created by this placement of the setbacks?

MR. BAKER: Right.

MR. PETRO: How about road frontage?

MR. BAKER: That remains the same. As you can see, if you take a look at it using over here the existing lot

line runs like this, the conveyance parcel would cut a line in back of Mr. Sardullo here, this is the conveyance parcel about .8, that will be conveyed over to this lot to Lovano. There's one family dwelling on both parcels right now there's no intention to change the use.

MR. PETRO: What's the purpose of this lot line change?

MR. BAKER: Well, Mr. Lovano is looking to get a little bit of a buffer over this side, he's aware that there's some development possibly going on here, so he's looking for some buffer here. He also wants to acquire this shed right here which actually isn't on a foundation but is a sizable shed and we have created a line that it runs about 11 feet or so off the shed keeping it conforming so essentially this becomes his new configuration.

MR. PETRO: Mike, that shed if that's the front yard don't you need more than that?

MR. BABCOCK: Actually it would be a side yard, Mr. Chairman.

MR. PETRO: That's how 11, 11 feet works?

MR. BABCOCK: Yes.

MR. BAKER: That's essentially it. We did go over this of course with Mr. Edsall and he didn't seem to have any problem.

MR. PETRO: Where is the front yard for the shed?

MR. BABCOCK: The front yard, Mr. Chairman, is on Beaver Brook Road, this is actually a flag lot, would be a flag lot, that's why we would.

MR. PETRO: So he's got a huge front yard is what

you're saying?

MR. BABCOCK: I don't consider that a front yard where the shed is.

MR. BAKER: Intesting question to say that was approached by Mr. Edsall, he seemed to feel--

MR. PETRO: I'm not trying to muddy the waters, just figure out how they're figuring it out. If Beaver Brook is the front yard, it's on that side, if it's on that side, why is 11 feet okay?

MR. BABCOCK: Well, the 200 feet along Beaver Brook Road is the only front yard for the 57-1-48.1, coming down the side will be a side yard and he has multiple side yards because of the shape of the lot.

MR. PETRO: I will assume you know more about that than I know.

MR. BABCOCK: One thing we do have to clarify and you should do that tell your applicant to do that is clarify that shed in the building department because this shed is going to come up with or without a building permit or C.O. for the existing lot two. Right now, if there's paperwork for it, it would be in lot 2's, so if lot 1 goes to refinance or something that shed's going to come up as a violation. So we need to take the paperwork out of lot 2 and put it with lot 1.

MR. BAKER: Okay, we'll have, this is Mr. Sardullo, we'll have him do that.

MR. BABCOCK: You know what I'm saying? The shed is owned by lot 1 right now and the paperwork would be in lot 2's file for that shed, but right now you're taking the shed's going to go to lot 1 without the paperwork.

MR. ARGENIO: What's the paperwork, is it a C.O. or just original building permit?

MR. BABCOCK: Hopefully, there's a Certificate of Occupancy on the shed and if there is one, it would be in lot 2's file. We have to make sure it finds its way to lot 1 file so there's no problems in the future.

MR. SCHLESINGER: Mr. Baker made it a point saying one of the reasons why he wants the lot line change is because he wants the shed and if he wants the shed, I would think that he'd want to make sure that it has the right paperwork to go along with it.

MR. BAKER: Sure.

MR. PETRO: You should have been on Star Trek, remember they used to have the reasoning all the time with the robot and all this?

MR. SCHLESINGER: I used to be.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Sardullo/Lovano lot line change on Beaver Brook Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. PETRO AYE

MR. PETRO: Motion to waive the public hearing under its discretionary judgment.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the lot line change of Sardullo/Lovano. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER AYE
MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Motion for negative dec?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Sardullo/Lovano lot line change on Beaver Brook Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER AYE
MR. SCHLESINGER AYE
MR. GALLAGHER AYE

October 27, 2004

12

MR. ARGENIO AYE

MR. PETRO AYE

MR. PETRO: Motion for final approval?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Sardullo/Lovano lot line change on Beaver Brook Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER AYE

MR. SCHLESINGER AYE

MR. GALLAGHER AYE

MR. ARGENIO AYE

MR. PETRO AYE



**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: mhenry@mhepc.com

Regional Office
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

100-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 04 - 31
WORK SESSION DATE: 6 Oct 2004 PROJECT: NEW X OLD
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full
PROJECT NAME: Sardullo/Lovano Yc (David Baker - LS)
REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT: BLDG INSP. ENGINEER FIRE INSP. PLANNER
P/B CHMN X OTHER

ITEMS DISCUSSED: N-4 Schrievonne Rd
- new deeds
Foss (10/13)
10/27

STND CHECKLIST: PROJECT TYPE
DRAINAGE SITE PLAN
DUMPSTER SPEC PERMIT
SCREENING L L CHG.
LIGHTING SUBDIVISION
(Streetlights) OTHER
LANDSCAPING
BLACKTOP
ROADWAYS
APPROVAL BOX

PROJECT STATUS:
ZBA Referral: Y X N
Ready For Meeting X Y N

Recommended Mtg Date 10/27/04 as per plan

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lots 48.1 & 48.2

BUILDING DEPARTMENT PERMIT NUMBER PA 2004 - 1216

1. Name of Project LOT LINE CHANGE FOR SARDULLO & LOVANO

2. Owner of Record WAYNE SARDULLO Phone 845-496-6304
& CO-APPLICANT

Address: 78 BEAVER BROOK ROAD, NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant JUDITH & JOSEPH LOVANO Phone 845-496-8068
& RECORD OWNER

Address: 66 BEAVER BROOK ROAD, NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DAVID BAKER, L.S. Phone 845-496-4459

Address: 25 MOFFAT ROAD
P.O. BOX 225 WASHINGTONVILLE, N.Y. 10992
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

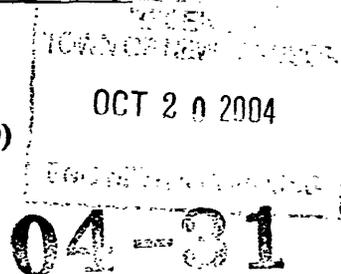
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

DAVID BAKER 845-496-4459 845-496-7174
(Name) (Phone) (fax)

7. Project Location: On the SOUTH side of BEAVER BROOK ROAD
(Direction) (Street)

8. Project Data: Acreage 4.9± Zone R-4 School Dist. WASHINGTONVILLE



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. Detailed description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE BETWEEN SARDULLO & LOYANO INTENTION IS TO CONVEY A 0.77± AC PORTION OF EXISTING SARDULLO PARCEL TO LOYANO.

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

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

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

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

15th DAY OF October 2004

(OWNER'S SIGNATURE)
David Baker

(AGENT'S SIGNATURE)

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/2006

NOTARY PUBLIC

DAVID BAKER
Please Print Agent's Name
Tel 792-917-680
09.07.21.11



TOWN USE ONLY:

OCT 20 2004
DATE APPLICATION RECEIVED

04-31
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

WAYNE SARDULLO, deposes and says that he resides
(OWNER)

at 78 BEAVER BROOK ROAD, NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS) 12553

and State of NEW YORK and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 48.2)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

BAKER TECHNICAL LAND SERVICES
(Agent Name & Address)

P.O. Box 224

DAVID BAKER L.S. NYS LK #050505 WASHINGTONVILLE, N.Y. 10992
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

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

SWORN BEFORE ME THIS:

Wayne Sardullo
Owner's Signature (MUST BE NOTARIZED)

12th DAY OF October 2004

THERESA E. NOSEK
Notary Public, State Of New York
Registration No. 01N0602321
Qualified in Orange County
Commission Expires October 21, 2006

Theresa E. Nosek
NOTARY PUBLIC

Agent's Signature (If Applicable)

David S. Baker
Professional Representative's Signature



**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

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

TOWN OF NEW WINDSOR
OCT 20 2004

04-31

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JOSEPH LOVANO, deposes and says that he resides
(OWNER)

at 66 BEAVER BROOK ROAD, NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS) 12553

and State of NEW YORK and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 48.1)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

BAKER TECHNICAL LAND SERVICES
(Agent Name & Address)

DAVID BAKER, L.S. NYS LIC # 050505 P.O. Box 224
WASHINGTONVILLE, NY 10992
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

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

SWORN BEFORE ME THIS:

8th DAY OF October, 2004

** [Signature]
Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)

[Signature]
NOTARY PUBLIC

[Signature]
Professional Representative's Sign


**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

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

Christine Sheehan
Notary Public, State of New York
4698105
Residing in Orange County
Commission Expires May 31, 2007

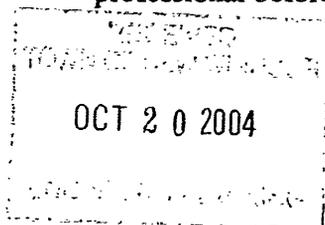
OCT 20 2004

04-31

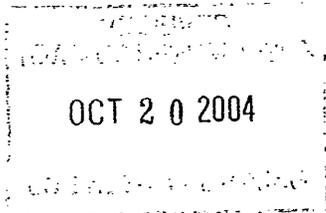
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

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

1. ✓ Name and address of Applicant.
 - * 2. ✓ Name and address of Owner.
 3. ✓ Subdivision name and location
 4. ✓ Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)
- SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
 6. ✓ Location Map at a scale of 1" = 2,000 ft. (N.T.S.)
 7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. N.A. Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ✓ Date of plat preparation and/or date of any plat revisions.
 10. ✓ Scale the plat is drawn to and North arrow.
 11. — Designation (in title) if submitted as sketch plan, preliminary plan or final plan. (OMITTED PER MR. EDSELL)
 12. ✓ Surveyor's certificate.
 13. ✓ Surveyor's seal and signature.
 14. ✓ Name of adjoining owners.
 15. N.A. Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. N.A. Flood land boundaries.
 17. N.A. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. ✓ Finishes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N.A. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. — Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. N.A. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owners signature. (SPACE FOR SIGNATURE TO BE ADDED ON FILE COPIES)
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. N.A. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N.A. Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N.A. Provide A septic system design notes as required by the Town of New Windsor.
32. N.A. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N.A. Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number. (No. F.M.)
35. N.A. Indicate location of street or area lighting (if required).



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

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

37. N.A. A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

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

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

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

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



BY: David Baker OCT. 15, 2004
Licensed Professional Date
NYS LIC # 050505

PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

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

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PROJECT I.D. NUMBER

617.21

SEQR

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	2. PROJECT NAME LOT LINE CHANGE FOR SARDULLO & LOVANO
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTHERLY SIDE OF BEAVER BROOK ROAD, 474'± FROM THE INTERSECTION OF EASTERLY BOUNDS OF LAKESIDE DRIVE WITH THE SOUTHERLY BOUNDS OF BEAVER BROOK ROAD, #66.878 BEAVER BROOK ROAD, EASTERTY OF SAID INTERSECTION OF ROADS.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>THIS IS A LOT LINE ALTERATION BETWEEN SARDULLO AND LOVANO, INTENTION IS TO CONVEY A 0.77IAE PORTION OF SARDULLO'S EXISTING PARCEL TO LOVANO.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>4.9±</u> acres Ultimately <u>4.9±</u> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
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: <u>DAVID BAKER, N.Y.S. L.S. # 050505</u>	Date: <u>14 OCT. 2004</u>
Signature: <u><i>David Baker</i></u>	

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

OCT 20 2004

OVER
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04-31

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

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

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

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

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

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

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

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

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

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

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

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

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

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

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

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Signature of Responsible Officer in Lead Agency

 Title of Responsible Officer

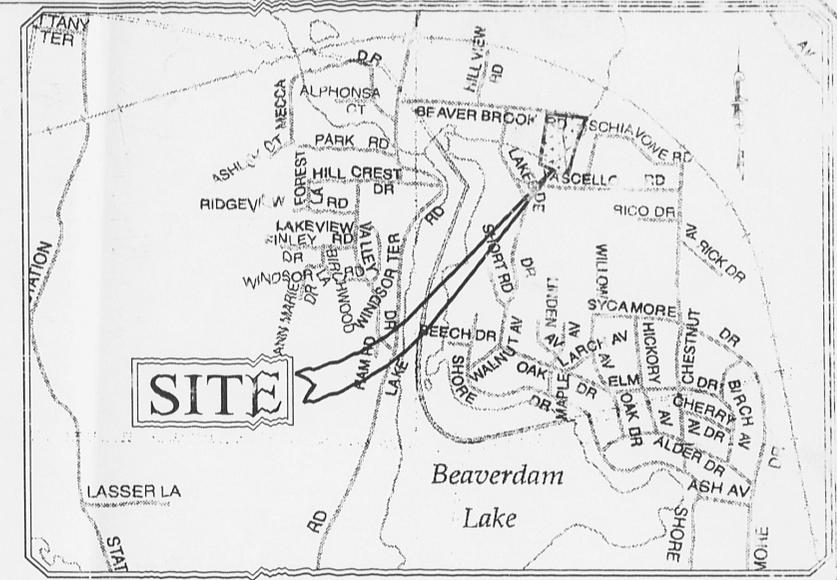
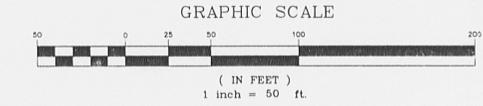
 Signature of Preparer (if different from responsible officer)

 Date

OCT 20 2004

04-31

Lake Side Drive



Record Owners/Applicants

Wayne P. Sardullo
78 Beaver Brook Road
New Windsor, New York 12553

Joseph S. Lovano & Judith Silverman Lovano
66 Beaver Brook Road
New Windsor, New York 12553

Deed Reference

Tax map: 54-1-48.1: Liber 3824 P.322
Tax map: 54-1-48.2: Liber 3827 P.132

Tax Map No.

Section 54-Block 1-Lot 48.1 (lands of Lovano)
Section 54-Block 1-Lot 48.2 (lands of Sardullo)

Area Summary

- ① 54-B.1-L.48.1: Area = 136,019±s.f. + conveyance parcel = 33,666±s.f. New area = 169,685±s.f. or 3.89±ac.
- ② 54-B.1-L.48.2: Area = 77,922±s.f. - conveyance parcel = 33,666±s.f. New area = 43,726±s.f. or 1.01±ac.

OWNER'S CONSENT

The undersigned have reviewed these plans and find them to be acceptable as drawn.

Wayne Sardullo
Joseph Lovano
Judith Silverman Lovano

SURVEY NOTES

This is a plat of a portion of a survey... The undersigned certify that this map is the result of a field survey completed on October 3, 2004.



S.57-B.1-L.61.3
n/f Cassisi
L.2076 P.941

- LEGEND**
- ⊕ = Utility Pole
 - ⊙ = Monument set/found
 - ⊠ = Catch Basin
 - ⊙ = Sanitary manhole
 - ⊙ = Existing well

BULK REQUIREMENTS

REQUIRED	PROVIDED			
	Original 54-1-48.1	New 54-1-48.1	Original 54-1-48.2	New 54-1-48.2
LOT AREA	136,019 s.f.	169,685 s.f.	77,292 s.f.	43,726 s.f.
LOT WIDTH @ SETBACK	197.1 feet	197.1 feet	193.9 feet	193.9 feet
FRONT YARD	315.3± feet	315.3± feet	97.0± feet	87.0± feet
SIDE YARD	54.6±/159.2±	54.6±/279.5±	65.1±/134.5±	65.1±/134.5±
REAR YARD	220.3± feet	220.3± feet	515± feet	106.8± feet
STREET FRONTAGE	200.0 feet	200.0 feet	199.68 feet	199.68 feet
BLDG. HEIGHT	1 story	1 story	1 story	1 story
LIVABLE AREA	1,575 sq.ft.	1,575 sq.ft.	2,250 sq.ft.	2,250 sq.ft.
DEVELOPMENT COVERAGE	8.8%	7.2%	4.3%	4.3%

revisions
1) 10-14-04: Per engr. comments

Lot Line Change
Wayne Sardullo and Joseph & Judith Lovano
Town of New Windsor, Orange Co., N.Y.
scale 1"=50' date Oct. 4, 2004 drawn by M-B

BAKER TECHNICAL LAND SERVICES
LAND SURVEYING & CONSTRUCTION SERVICES
342 W. 44th St. New York, N.Y. 10018
Tel: 212-693-4459

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
FEB - 8 2005
New Windsor, New York