

PB# 05-20

Louis Lupinacci

57-1-98

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 10-17-2006

05-20
Louis Lupinacci
Lake Rd - Hildreth
Subdivision
(2 Lots)

05-20

962-06

Map Number _____
Section 57 Block 1 Lot 98 City New Windsor
Town _____ Village _____

Title: Lupinacci Louis + Doretta

Dated: 5-25-06 Rev _____ Filed: 10-20-06

Approved by: Neil Schlesinger

on: 10-17-06

Record Owner: Same as above

DONNA L. BENSON
Orange County Clerk

(3 Sheets)

\$ 30.00

RECORDED/FILED ORANGE COUNTY
BOOK 02006 PAGE 0962
10/20/2006/ 11:47:42
FILE NUMBER 20060113355
RECEIPT#646487 patti



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/2006

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

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

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225
APPLICANT: LOUIS LUPINACCI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/17/2006	PLANS STAMPED	APPROVED
08/09/2006	P.B. APPEARANCE	LA:ND WVE PH APPR
06/22/2005	P.B. APPEARANCE	REFER TO ZBA
06/15/2005	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225

APPLICANT: LOUIS LUPINACCI

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/08/2006	EAF SUBMITTED	06/17/2005	WITH APPLIC
ORIG	08/08/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/08/2006	LEAD AGENCY DECLARED	08/09/2006	TOOK LA
ORIG	08/08/2006	DECLARATION (POS/NEG)	08/09/2006	DECL NEG DEC
ORIG	08/08/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/08/2006	PUBLIC HEARING HELD	/ /	
ORIG	08/08/2006	WAIVE PUBLIC HEARING	08/09/2006	WAIVE PH
ORIG	08/08/2006	FINAL PUBLIC HEARING	/ /	
ORIG	08/08/2006	PRELIMINARY APPROVAL	/ /	
ORIG	08/08/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/17/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225
APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2005	REC. CK. #198	PAID		400.00	
06/22/2005	P.B. ATTY. FEE	CHG	35.00		
06/22/2005	P.B. MINUTES	CHG	16.50		
08/09/2006	P.B. MINUTES	CHG	70.00		
09/14/2006	P.B. ENGINEER	CHG	915.80		
10/17/2006	REC. CK. #486	PAID		637.30	
		TOTAL:	1037.30	1037.30	0.00


10/18/06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/17/2006

PAGE:

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225

APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUI
09/18/2006	ONE LOT RECREATION FEE	CHG	2000.00		
10/17/2006	REC. CK. #487	PAID		2000.00	
		TOTAL:	2000.00	2000.00	0.00

[Handwritten signature]
10/18/06

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

RECEIPT
#829-2006

10/18/2006

Lupinacci, Louis

Received \$ 355.00 for Planning Board Fees, on 10/18/2006. 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: 10/17/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225
APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/18/2006	APPROVAL FEE	CHG	355.00		
10/17/2006	REC. CK. #485	PAID		355.00	
		TOTAL:	355.00	355.00	0.00

TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 75.00

ESCROW:

RESIDENTIAL:

_____ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ _____

COMMERCIAL:

_____ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ _____

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 100.00

PRELIMINARY PLAT APPROVAL \$ 150.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 105.00

FINAL PLAT SECTION FEE \$ ~~100.00~~

TOTAL APPROVAL FEES: \$ 355.00 ①

RECREATION FEES:

1 LOTS @ \$2,000.00 / LOT \$ 2,000.00 ②

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ _____

P.B. ENGINEER FEE \$ _____

P.B. ATTY. FEE \$ _____

MINUTES OF MEETING \$ _____

OTHER \$ _____

TOTAL DEDUCTION: \$ _____

REFUND: \$ _____

AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ _____

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____

4% PUBLIC IMPROVEMENTS \$ _____

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 20

FOR WORK DONE PRIOR TO: 09/14/2006

TASK-NO	REC	DATE	TRAM	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
5-20	262644	06/01/05	TIME	MJE	WS LUPINSKI LAKE RD	99.00	0.40	39.60				
5-20	264891	06/22/05	TIME	MJE	MR LUPINOCCHI SUB	99.00	0.60	59.40				
5-20	266641	06/22/05	TIME	MM	Lupinocci > EBA	99.00	0.10	9.90				
5-20	264899	06/23/05	TIME	MJE	MC HILDEBETH LUPINOCCHI	99.00	0.30	29.70				
5-20	264900	06/23/05	TIME	MJE	MC LUPINOCCHI ZRA REF	99.00	0.30	29.70				
								168.30				
5-20	269105	08/03/05			BILL 05-1042						-128.70	
											-128.70	
5-20	280955	11/04/05	TIME	DJE	PT WFS5 DEEP PIT-LAKE	55.00	2.00	110.00				
								110.00				
5-20	282653	12/02/05			BILL 05-1703						-39.60	
5-20	284309	12/16/05			BILL 05-1815						-110.00	
											-149.60	
5-20	301648	04/20/06	TIME	ERM	PI LUPINACCI PERCS	99.00	3.50	346.50				
								346.50				
5-20	306794	05/24/06			BILL 06-1236						-346.50	
											-346.50	
5-20	316531	07/19/06	TIME	MJE	WS LUPINACCI	115.00	0.40	46.00				
5-20	319934	08/07/06	TIME	ERM	MR LUPINACCI SEPTIC ROW	99.00	0.50	49.50				
5-20	320412	08/07/06	TIME	MJE	MR LUPINOCCHI/ERM: SDS	115.00	0.30	34.50				
5-20	320414	08/07/06	TIME	MJE	MR LUPINOCCHI REVIEW	115.00	0.40	46.00				
5-20	320419	08/08/06	TIME	MJE	MR LUPINOCCHI REVIEW	115.00	0.20	23.00				
5-20	320421	08/08/06	TIME	MJE	MC LUPINOCCHI W/GA	115.00	0.20	23.00				
5-20	320425	08/08/06	TIME	MJE	MC LUPINOCCHI STATUS/MM	115.00	0.20	23.00				
5-20	318982	08/09/06	TIME	MJE	MM Lupinocci Sub AEPD	115.00	0.10	11.50				
								256.50				
5-20	325037	05/13/06			BILL 06-2521						-256.50	
											-256.50	
TASK TOTAL								881.30		0.00		0.00
GRAND TOTAL								881.30		0.00		0.00

9/14 Closeout
 .3

34.50

915.80



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

September 19, 2006

William Hildreth, LS
407 South Plank Road - Unit 3
Newburgh, NY 12550

SUBJECT: LUPINACCI SUBDIVISION - P.B. #05-20

Dear Bill:

Please find attached printouts of fees due for subject project.

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

Check #1 - Approval Fee.....	\$	355.00
Check #2 - amount over escrow posted.....	\$	637.30
Check #3 - Recreation fee (one lot).....	\$	2,000.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

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

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225

APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2005	REC. CK. #198	PAID		400.00	
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08/09/2006	P.B. MINUTES	CHG	70.00		
09/14/2006	P.B. ENGINEER	CHG	915.80		
		TOTAL:	1037.30	400.00	637.30

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PAGE: 1

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APPROVAL

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225

APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/18/2006	APPROVAL FEE	CHG	355.00		
			-----	-----	-----
		TOTAL:	355.00	0.00	355.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/19/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 5-20

NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225
APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/18/2006	ONE LOT RECREATION FEE	CHG	2000.00		
		TOTAL:	2000.00	0.00	2000.00

August 9, 2006

6

REGULAR_ITEMS: _____

LUPINACCI_SUBDIVISION_(05-20) _____

Mr. William Hildreth appeared before the board for this proposal.

MR. ARGENIO: Application proposes minor subdivision of the 5 acre parcel into 2 single family residential lots. Application was previously reviewed at 22 June, 2005 planning board meeting. I see Mr. Hildreth coming to the dais.

MR. HILDRETH: You're correct, the length of time between visits here.

MR. ARGENIO: Tell us what you're doing here.

MR. HILDRETH: This is a 2 lot minor subdivision on the west side of Lake Road in an R-1 zone. It has plenty of square footage, however, the lot width requirement due to the latest zone change was more than this overall lot could provide so we had to go to the ZBA for a lot width variance, very small, we got the variance, the rest of the time was taken up waiting for the engineers to come back with soil tests and septic systems which they have done. So we're here tonight for consideration of final approval.

MR. ARGENIO: What's on the lot now?

MR. HILDRETH: It's vacant. It's developed to the north and to the south, there's a proposed subdivision across the road that I don't know if it's been approved yet or not but currently the lot, the land right across the road--

MR. ARGENIO: Is this out near Mecca Drive?

MR. BABCOCK: It's before you get to the bridge, Mr.

Chairman, Vidi Drive, this is north of the bridge.

MR. HILDRETH: Does anybody remember the Gina Napola subdivision? This was one of those five acre lots individual drive. There are no DEC wetlands on this property, in the back there are Federal wetlands. We're nowhere near it. Access to both of the lots is off Lake Road which is a Town road. There's a tiny little bit of frontage on the private drive because it's one of the original lots but there's no access off of the private drive. At the public hearing, we had for the ZBA I think there was like 12 notices sent and we had six or seven people show up about five of the properties, all had access to Vidi Drive, they're all concerned about the same thing, want to know if there's going to be more traffic on this road.

MR. ARGENIO: Is that right, that was the concern, Vidi Drive, solely and exclusively?

MR. BABCOCK: That's correct.

MR. HILDRETH: Those were the only comments and there's a note here to that effect here and furthermore there's a note that says that now there's a maintenance agreement as part of the private road cause there has to be, the new proposed lot 2 which does not touch Vidi Drive will be excluded from that maintenance agreement although because this one does touch it it has to remain even though they don't use it that's going to be an issue for the lawyers to draw up the deeds, but you can't take away something that's already there. This lot is already part of that because it touches Vidi Drive even though they don't use it, it was set up that way.

MR. ARGENIO: Mark, is the note on the plan sufficient or does that have to be filed on the county level?

MR. EDSALL: I would think it would be better in

addition to the note on the plan because of some recent court decisions that I was advised of that we get the deeds to reflect the restriction as a restrictive covenant.

MR. ARGENIO: Do you have a problem with that?

MR. HILDRETH: No, I don't. How does that affect planning board action when we can't do that until we have a subdivision and sell it?

MR. BABCOCK: We can do that something maybe with the building permit or C.O. that it's got to be filed, the new deed's got to be filed because we've got to get a section, block and lot at some point in time, new section, block and lot.

MR. HILDRETH: That happens when you file the subdivision plan?

MR. EDSALL: When you file subdivision, you have to make sure that the attorney and yourself coordinate and there be a restrictive covenant on lot 1 that says that the access of residence has to be off Lake Road.

MR. HILDRETH: That should go in the deed when Lupinacci sells it.

MR. EDSALL: Correct.

MR. ARGENIO: Let me ask you this, Mark, not to get too twisted up about this, does it say access can only be off Lake Road or does it specifically restrict access to Vidi Drive?

MR. BABCOCK: Shall be from Lake Road only.

MR. ARGENIO: That excludes Vidi Drive.

MR. EDSALL: I don't know that because that property

has certain rights already that you can't take away, if they wanted to drive in Vidi Drive to go back to mow that area of their property or do something else, but what they're offering and you're accepting that the driveway to the residence will be off Lake, I don't think we can stop their ability to access it.

MR. BABCOCK: Whether it be one or two lots, Jerry, right now, this lot exists as one big lot and this big lot has this access so right now they could.

MR. ARGENIO: I want to make sure that we're responsive to those who spoke at that public hearing, I want to make sure that's covered, Mike, that's my concern.

MR. HILDRETH: It's my belief that the deeds and chain of title will take care of this for this lot here because the overall before it's subdivided as Mike just said already is part of it.

MR. ARGENIO: All right.

MR. SCHLESINGER: I don't want to make this more confusing but if we go back to the original subdivision with the cul-de-sac now I know that this lot that's butting up against the cul-de-sac did not meet any requirements to be a buildable lot or an approved lot, was there, it's on the cul-de-sac.

MR. HILDRETH: It has this 5 acre plus lot has frontage on Vidi Drive in addition to the frontage it has on Lake.

MR. SCHLESINGER: Was there anything in the original private road agreement that had anything relative to that 5 acre parcel?

MR. HILDRETH: Yes, it was part of the maintenance, road maintenance agreement.

MR. SCHLESINGER: So they have to exclude that.

MR. HILDRETH: That's why the last note in the notes was constructed the way it was, terms and conditions of the private road declaration dated 26 January, 1984 shall not apply to lot 2, driveway access to lot 1 and 2.

MR. SCHLESINGER: I understand that, I agree with that, but who's agreeing to that it shall not in the original subdivision that that lot probably had to be part of the private road agreement?

MR. HILDRETH: Yes, it was, yes.

MR. SCHLESINGER: Now, who's saying that it is not?

MR. HILDRETH: That would be part of the deeds of conveyance out of Lupinacci to whoever buys these individual lots.

MR. SCHLESINGER: But wouldn't the members of the private road which they would love--

MR. EDSALL: The note applies to lot 2 which is the new lot being created, i.e., he's not adding another lot onto the private road maintenance agreement nor does the lot have frontage or access so that one is a separate issue and that's how you're going to consider approval first is the whether or not lot number 1 gets eliminated from a newly constituted private road maintenance agreement that's up to the attorneys to work out.

MR. HILDRETH: If they can figure out a way to do it.

MR. ARGENIO: I'll go through a couple procedural things here while my contemporaries chew on this a little bit. Item number 3, the planning board may wish to assume position of lead agency under SEQRA review

process.

MR. SCHLESINGER: Make a motion that New Windsor Planning Board take the position of lead agency under SEQRA.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under the SEQRA review process. No further discussion from the board members, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Relative to item number 4 go around the room and ask my contemporaries how they feel about it. Mike gave us a little bit of feedback already, how do you feel, Henry, about number 4, public hearing or not?

MR. SCHEIBLE: I don't really think so because this has been a situation that's been there for years and years and I see no problem out there, there's never been any problems I don't think so. Is that correct, Mike?

MR. BABCOCK: No problems.

MR. BROWN: I agree.

MR. MINUTA: I'm going to agree with one caveat based on the Vidi Drive there may be some confusion to some individuals as a clarification issue just to them.

MR. HILDRETH: Confusion with what?

August 9, 2006

12

MR. MINUTA: Well, with respect to the neighbors and the maintenance agreement and so on and so forth, we discussed it here and trying to get our arms around that.

MR. HILDRETH: Just to better completely inform you about what took place at the ZBA level only concern was no more traffic on Vidi Drive. Once I assured them that the conversation we just had was what we were going to present back to the board they had no problem.

MR. MINUTA: So the majority of the neighbors showed up?

MR. HILDRETH: We sent out 12 notices and six or seven people showed up representing 5 properties, there's 4 properties that touch this so there was one more.

MR. MINUTA: I have no objection.

MR. SCHLESINGER: I was a little skeptical but I won't object, I think we can waive.

MR. ARGENIO: I think this is a spot where we should waive it, as you know, we tend to be conservative in this venue, when in doubt the attitude has always been to have it. Mike gave us some good feedback tonight about the concerns of the neighbors and the applicant has addressed them. Mark, we should if we're going to take a motion to waive it we should be waiving preliminary and final?

MR. EDSALL: Correct.

MR. ARGENIO: I will accept a motion that the Town of New Windsor Planning Board waive the preliminary and final public hearing for Lupinacci minor subdivision.

MR. MINUTA: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the preliminary and the final public hearing for the Lupinacci minor subdivision Lake Road Vidi Drive. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, relative to number 5, we can do that tonight, there's no time limit that ties number 3 to number 5?

MR. EDSALL: No, there are no other involved agencies and clearly there's been public input via the ZBA and the board's familiar with the location based on previous reviews with the prior subdivision and discussions from the applicant and the board members, I think you can go ahead and classify it as an unlisted action and declare a negative dec.

MR. ARGENIO: Anybody agree? I'll accept a motion that we declare negative dec for the Lupinacci minor subdivision.

MR. SCHLESINGER: Motion made.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec on the Lupinacci minor subdivision on lake Road and

Vidi Drive. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHEIBLE AYE
MR. BROWN AYE
MR. MINUTA AYE
MR. SCHLESINGER AYE
MR. ARGENIO AYE

MR. ARGENIO: I spoke to Anthony Fayo today for the benefit of the members and we didn't have a response from him, do we have a response?

MS. MASON: Yes, we do.

MR. ARGENIO: At the time he told me he's good with this, he has no problem with this. The only issue is the applicant, Bill, needs to get ahold of Anthony for the culvert to determine the sizes of it. Okay, Mark?

MR. EDSALL: Okay.

MR. HILDRETH: Is that at the time of building permit approval?

MR. ARGENIO: I would say probably yes, I would say yeah, before that.

MR. EDSALL: It doesn't have to be on the plan just he's forewarned if he doesn't have the correct size culvert he's going to have difficulty getting a driveway approved and getting a C.O.

MR. ARGENIO: Does anybody have anything else? This is pretty simple. I'll accept a motion for final approval for Lupinacci.

MR. SCHEIBLE: I'll make a motion.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the Lupinacci minor subdivision. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	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
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

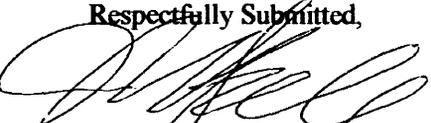
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LUPINACCI MINOR SUBDIVISION
PROJECT LOCATION: LAKE ROAD & VIDI DRIVE
SECTION 57 – BLOCK 1 – LOT 98
PROJECT NUMBER: 05-20
DATE: 9 AUGUST 2006
DESCRIPTION: THE APPLICANT PROPOSES A MINOR SUBDIVISION OF THE 5.0+ ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 22 JUNE 2005 PLANNING BOARD MEETING.

1. The property is located in the R-1 zoning district of the town. The bulk information shown on the plan is correct for the zone and use. The application was referred to the ZBA for bulk variances. It is my understanding the necessary variances were granted. A record of the ZBA decision should be on file with the Planning Board.
2. The requested sanitary design information has been added to the submittal. The designs are consistent with the testing witnessed in the field. All other previous comments have been addressed.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived (both Preliminary and Final) per Section 257-13 (A) of the Subdivision Regulations.
5. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.

Respectfully Submitted,


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

MJE/st
NW05-20-09 Aug06.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

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

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 05-20

DATE: 6/23/05

APPLICANT:

Louis & Doretta Lupinacci
3 Valley Lane
Upper Saddle River, NJ 07458

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 6/10/05

FOR: SUBDIVISION

LOCATED AT: West side Lake Road

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SEC: 57 BLOCK: 1 LOT: 98

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Lot Width Variance, Lots 1 & 2

TOWN OF NEW WINDSOR CODE: **Bulk Regulations**

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

#1 ZBA 9-26-05
SET UP FOR P/H

#2 ZBA 11-14-05
APPROVED

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **05-20**

ZONE: **R-1**

USE: **SFR**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA	80,000	114,095/105,682	-
MIN. LOT WIDTH	175 ft	147.5/147.5	27.5 / 27.5
REQUIRED FRONT YARD	45 ft	>45	-
REQUIRED SIDE YARD	40 ft	>40	-
REQUIRED TOTAL SIDE YARD	80 ft	>80	-
REQUIRED REAR YARD	50 ft	>50	-
REQUIRED FRONTAGE	70 ft	209 / 147.5	-
MAX. BLDG. HT.	35 ft	<35	-
FLOOR AREA RATIO	n/a	-	--
MIN. LIVABLE AREA	1200 sf	>1200 sf	-
DEVELOPMENTAL COVERAGE	20%	<20%	-
O/S PARKING SPACES	-	-	-

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

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



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS - Regular Session**

Date: SEPTEMBER 26, 2005

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of SEPTEMBER 12, 2005 meeting(s) as written.

PRELIMINARY MEETINGS:

SET UP
FOR P/H

1. **ROBERT KIRO (05-60)** Request for 27 ft. Rear Yard Setback for proposed rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11)

SET UP
FOR P/H

2. **MICHAEL BUSWEILER (05-61)** Request for 7 ft. Side Yard Setback and; 7 ft. Rear Yard Setback for proposed 12 ft.X18 ft. shed (300-11-A-1-B) at 219 Dairy Lane in a CL Zone (78-9-21)

SET UP
FOR P/H

3. **LOUIS LUPINACCI (05-62)** Request for 27.5 ft. Minimum Lot Width for Lot #1 and Lot #2 of proposed two-lot residential subdivision on Lake Road in an R-1 Zone (57-1-98)

PUBLIC HEARINGS:

APPROVED

4. **CLEO GUALTIERI (MINUTEMAN TAVERN) (05-57)** Request for Existing tractor trailer box to be used for storage purposes and; Request for 48 sq. ft. for Total All Signs for existing free standing pole sign at 171 Temple Hill Road in a C Zone (68-2-10)

APPROVED

5. **RUTH GITA NADAS (05-47)** Request for 14,660 sq. ft. Minimum Lot Area and; 50 ft. Minimum Lot Width for proposed single-family home on Bull Road in an R-1 Zone (52-1-13.34)

APPROVED

6. **CARL SCHILLER (05-48)** Request for variance for proposed shed to be located between the house and the street at 6 Horseshoe Bend in an R-4 Zone (46-2-21)

APPROVED

7. **DAVID GARCIA (05-51)** Request for 8 ft. Rear Yard Setback for proposed ~~8'x12'~~ ^{8'x10'} shed and; for proposed shed to project closer to the road than the house on a corner lot at 2 Harth Drive in an R-4 Zone (43-1-1)

APPROVED

8. **FRANK MANDATO (05-45)** Request for 20.1 ft. Front Yard Setback for proposed deck at 7 Mitchell Lane in an R-4 Zone (6-3-12)

APPROVED

9. **PATRIOT PLAZA ASSOCIATES LLC. (05-53)** Request for 12 ft. Maximum Building Height for proposed Cupola on commercial retail center at 337 Union Avenue in a PUD Zone (4-2-21.12)

10. **QUICK CHEK FOOD STORES (05-54)** Request for:

Myra has

INTERPRETATION – of Code Section 300-26(A) relative to 1000 ft. spacing between “gasoline facilities/stations”. As per bulk tables, this application is for “Convenience store with gasoline sales” (use B-7)

APPROVED

OR VARIANCE OF CODE SECTION 300-26(A)

APPROVED

FREE STANDING SIGN - Request for 27.9 sf for sign.

APPROVED

WALL SIGN – Request for 45 s.f. for wall sign.

All at corner of Rt. 32 & Union Avenue in an NC Zone (12-1-49)



**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)

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Regional Office
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Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@mhepc.com

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: OT-20

WORK SESSION DATE: 19 July 2006

PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: No

PROJECT NAME: Luppiaci

REPRESENTATIVES PRESENT: WBH

MUNICIPAL REPS PRESENT: BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED: ck 4 burr re soils FI

STND CHECKLIST: PROJECT

Enj's done now

- DRAINAGE _____ SITE PLAN
- DUMPSTER _____ SPEC PERMIT
- SCREENING _____ L L CHG.
- LIGHTING _____ SUBDIVISION
- (Streetlights) _____
- LANDSCAPING _____ OTHER
- BLACKTOP _____
- ROADWAYS _____
- APPROVAL BOX _____

Ready for P/B mtg.
and consider

P/B app'l
SEDA need to be done.

at 500' Og DP.
As mtg.

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

Recommended Mitg Date Aug mtg. 20



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

2000 - 1225

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 2 May 01 APPLICANT RESUB. REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Lupinacci Subdiv

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Low Lupinacci

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- P-1 - Lake Rd subdiv current vacant lot
- Lot 98 - Block 1 - Sect 57
- Lot #2 of Nepola Subdiv by Sparaco 1978 App'l
- VID! - ~~Hidden~~ ~~Water~~ ~~Ln~~ off Lake Rd
- need current survey showing frontage on finished
- Expired Restrictive Covenant.

CLOSING STATUS

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

pbwsform 10MJE98



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session**

**Date: NOVEMBER 14, 2005
AGENDA - 7:30 p.m. - Roll Call**

PRELIMINARY MEETINGS:

*BACKS IN
SIDE YARD
NO VARIANCE
NEEDED
SET UP
FOR P/H
SET UP
FOR P/H*

1. **SAM IANNOLO, JR. (05-69)** Request for 23 ft. Front Yard Setback for proposed deck at 5 Elizabeth Lane in an R-3 Zone (33-1-23)
2. **DR. MICHELE WINCHESTER-VEGA (05-70)** Request for .55 acre lot area and; 20 ft. Front Yard Setback and; 4.9 ft. side yard setback and; 23% Developmental Coverage and; 5 parking spaces for proposed addition to existing doctor's office at 339 Blooming Grove Tpk. in a PO Zone (47-1-1)
3. **LEWIS EVANGELISTO (for Detoro) (05-71)** Request for
 - GARAGE:** .7 ft. Side Yard Setback and; 1.2 ft. Rear Yard Setback
 - SHED:** 7.5 ft. Side Yard Setback
 - HOUSE:** 17.5 ft. Front Yard Setback and; 1.5 ft. Side Yard Setback

For existing garage, shed and house at 45 Merline Avenue in an R-4 Zone (13-12-14.1)

*SET UP
FOR P/H
SET UP
FOR P/H
Set up for
P/H*

4. **JORG FRISCHKNECHT (05-72)** Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone (16-1-10)
5. **ROBERT MCKNIGHT, JR. (05-73)** Request for 4 ft. Side Yard Setback for Proposed 24' X 24' detached garage at 51 Birchwood Drive in an R-4 Zone (40-1-1)
6. **JOHN LEWIS (05-74)** Request to re-establish non-conforming residence use in PI zone at 1113 River Road (20-2-49) - *USE VARIANCE*

PUBLIC HEARINGS:

*APPROVED
APPROVED
APPROVED
APPROVED
APPROVED*

7. **MT. AIRY ESTATES (05-55)** Request for 17 ft. Rear Yard Setback for proposed single-family house at 2029 Independence Drive (corner lot) in an R-3 Zone (77-1-12)
8. **MT. AIRY RESTATES (05-56)** Request for 17 ft. Rear Yard Setback for proposed single-family house at 2657 Liberty Ridge in an R-3 Zone (64-2-24)
9. **ROBERT KIRO (05-60)** Request for 27 ft. Rear Yard Setback for proposed rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11)
10. **MICHAEL BUSWEILER (05-61)** Request for 9 ft. Side Yard Setback and; 9 ft. Rear Yard Setback for proposed 12 ft.X18 ft. shed (300-11-A-1-B) at 219 Dairy Lane in a CL Zone (78-9-21)
11. **LOUIS LUPINACCI (05-62)** Request for 27.5 ft. Minimum Lot Width for Lot #1 and Lot #2 of proposed two-lot residential subdivision on Lake Road in an R-1 Zone (57-1-98)

LUPINOCCI SUBDIVISION (05-20)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot residential subdivision.

MR. HILDRETH: Mr. Chairman, if you don't know whether to vote yes or no you can always say I shouldn't but I will.

MR. PETRO: Thank, Mr. Van Leeuwen.

MR. HILDRETH: This is a 2 lot subdivision of five acres in an R-1 zone on the west side of Lake Road north of Beaver Dam but just north of the railroad, you'll look at the location plan, you can see the railroad to the south, this is the old Gina Napola subdivision, if anybody remembers that back in the '70s, this particular lot has frontage on Lakeside Road as well as the private road at the cul-de-sac area. As I said, what we're proposing is two lots, it's basically a square lot, it's an even division down the middle. What's going to be required for this configuration is a variance from the zoning board for lot width due to the recent, most recent zoning changes. Other than that, it's more than substantial. With the board's indulgence, I have another plan that wasn't submitted what will show you a lot configuration that could be achieved for a 2 lot subdivision that would not require a variance based on the fact that we have frontage.

MR. PETRO: You're going for this?

MR. HILDRETH: We're going for this, if you care, I can show you, we can do it without the variance.

MR. PETRO: Not now, if this is what you're going to do, I don't want to take time and look at that, you

want to submit this plan, this is what we're looking at.

MR. HILDRETH: I just felt it important that you know that it could be done without the variance.

MR. ARGENIO: What are the variances quickly?

MR. HILDRETH: Lot width, period, and it's 147 versus 175.

MR. PETRO: What's the down side of doing it without the variances?

MR. HILDRETH: It creates a tortured lot line. Very quickly, this is the engineer's plan for the subdivisions, the difference is the line and what it really does is create two dissimilar and unequal lots whereas here you'd have two lots of similar building envelope and development potential, you're eliminating it by doing it this way although this would comply with zoning, this was the applicant's preference.

MR. PETRO: We'll send you to the zoning board, go with this one, show them what you showed us. If they don't think it's necessary, come back and we'll look at that. Motion that the application is incomplete.

MR. ARGENIO: I'll make a motion that the Lupinocci subdivision application be deemed incomplete by the board.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board deem this application to be incomplete, therefore, you will be sent to the New Windsor Zoning Board for your necessary variances. If you are successful and receive those variances, you can then appear before this board again to further your

site plan.

MR. HILDRETH: Will there be any kind of a recommendation to go with that?

MR. PETRO: I think I just said it all, it's whatever they think, I don't like the irregular lot line either, I like nice clean lots.

MR. HILDRETH: My personal feeling is way down the road that causes more problems than a straight line.

MR. PETRO: I don't disagree so I would say a positive recommendation. Does anybody disagree?

MR. ARGENIO: I agree.

MR. PETRO: There you go.

MR. HILDRETH: Thank you.

MR. PETRO: Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



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

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LUPINACCI MINOR SUBDIVISION
PROJECT LOCATION: LAKE ROAD & VIDI DRIVE
SECTION 57 – BLOCK 1 – LOT 98
PROJECT NUMBER: 05-20
DATE: 22 JUNE 2005
DESCRIPTION: THE APPLICANT PROPOSES A MINOR SUBDIVISION OF THE 5.0+
ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS.

1. The property is located in the R-1 zoning district of the town. The bulk information shown on the plan is correct for the zone and use.
2. A referral to the Zoning Board of Appeals is necessary at this time. It is my recommendation that the Board deem the application “incomplete”, since the Board can take no action on this application until such time that all necessary variances are obtained.
3. The applicant is reminded that soil tests (percolation and deep tests) in support of the sanitary disposal system designs must be witnessed by a representative of our office.

Respectfully Submitted,

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

MJE/4
NW05-20-22June05.doc

REGIONAL OFFICES

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



**McGOEY, HAUSER and EDSALL
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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.: _____

WORK SESSION DATE: 1 June 05 PROJECT: NEW OLD _____

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App

PROJECT NAME: Lupinacci Sch.

REPRESENTATIVES PRESENT: B. H. Diddeth

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER _____
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED: Lake Rd.

- Vidi Drive/Pln / Review 4/15/05
- 98-1-17
- Lot #2 of Nepola Subdiv (1978)
- off Keilly Estates - ck approval status
- Complying Plan
- Preferred Plan
- need to show wet area -
- 60% to not 100%
- Don't want to further overburden
- Vidi (already too many lots)

STND CHECKLIST:

- DRAINAGE _____
- DUMPSTER _____
- SCREENING _____
- LIGHTING _____
- (Streetlights)
- LANDSCAPING _____
- BLACKTOP _____
- ROADWAYS _____
- APPROVAL BOX _____

PROJECT TYPE

- SITE PLAN
- SPEC PERMIT
- L L CHG.
- SUBDIVISION
- OTHER

PROJECT STATUS:

ZBA Referral: Y _____ N
Ready For Meeting Y _____ N

Recommended Mtg Date next mail
after plans

PB # 05-30 application fee

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

RECEIPT
#566-2005

06/22/2005

Lupinacci, Louis
3 Valley Lane
Upper Saddle River, NJ 07458

Received \$ 75.00 for ^{Planning} Board Fees, on 06/22/2005. 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: 06/21/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-20
NAME: LOUIS & DORETTA LUPINACCI SUBDIVISION PA2005-1225
APPLICANT: LOUIS LUPINACCI

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/20/2005	REC. CK. #198	PAID		400.00	
		TOTAL:	0.00	400.00	-400.00

J. Hei
6/23/05



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: E 911 COORDINATOR

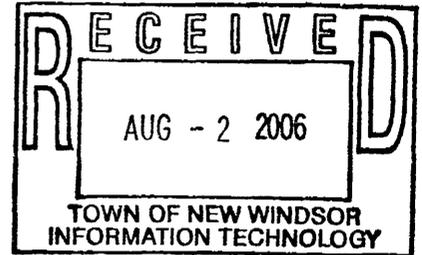
P.B. FILE #05-20 DATE RECEIVED: 07-31-06 TAX MAP #57-1-98

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 08-07-06 TO BE ON AGENDA FOR THE 08-09-06 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

LUPINACCI SUBDIVISION

Applicant or Project Name



SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: *John Donald* 8/4/06
Reviewed by date

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector

SUBJECT: PB-05-20
Lupinacci Subdivision
SBL: 57-1-98

DATE: August 4, 2006

Fire Prevention Reference Number: FPS-06-041

A review of the above referenced subdivision plan has been conducted and is acceptable.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #05-20 DATE RECEIVED: 07-31-06 TAX MAP #57-1-98

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 08-07-06 TO BE ON AGENDA FOR THE 08-09-06 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

LUPINACCI SUBDIVISION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: See Highway Superintendent prior to installation of driveway pipe to
determine size of pipe needed.

DISAPPROVED:

Notes: _____

Signature: [Handwritten Signature]
Reviewed by _____ date _____

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 Lot 98

BUILDING DEPARTMENT PERMIT NUMBER PA 2000 - 1225

1. Name of Project LOUIS LUPINACCI & DORETTA LUPINACCI - MINOR SUBDIVISION

2. Owner of Record LOUIS LUPINACCI Phone 201-327-1485

Address: 3 VALLEY LANE UPPER SADDLE PNER N.J. 07458
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant OWNER Phone SAME

Address: SAME
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan WILLIAM B. HILDRETH, L.S. Phone 566-6650

Address: 407 SOUTH PLANK ROAD, UNIT 3, NEWBURGH N.Y. 12550
(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:

WILLIAM B. HILDRETH 566-6650 566-6693
(Name) (Phone) (fax)

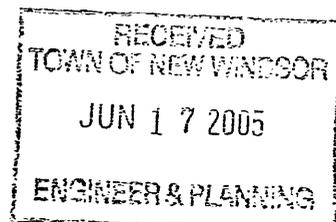
7. Project Location: On the WEST side of LAKE ROAD
(Direction) (Street)

8. Project Data: Acreage 5.05 Zone R-1 School Dist. WCSD

PAGE 1 OF 2

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

05-20



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.) TWO LOT SUBDIVISION OF 5 ACRES FOR RESIDENTIAL USE. LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SANITARY SYSTEMS.

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

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:

[Signature]
(OWNER'S SIGNATURE)

10 DAY OF June 2005

William B. Hildreth, L.S.
(AGENT'S SIGNATURE)

WILLIAM B. HILDRETH, L.S.
Please Print Agent's Name as Signed

[Signature]
NOTARY PUBLIC

SHANNON K. MCCORRY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 1 2007

TOWN USE ONLY
TOWN OF NEW WINDSOR

JUN 17 2005

DATE APPLICATION RECEIVED

05-20
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

LOUIS LUPINACCI, deposes and says that he resides
(OWNER)

at 3 VALLEY LANE in the County of BERGEN
(OWNER'S ADDRESS)

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

(Sec. 57 Block 1 Lot 98)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

WILLIAM B. HILDRETH, L.S.

(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:

X** Louis Lupinacci
Owner's Signature (MUST BE NOTARIZED)

10 DAY OF June 2005)

Agent's Signature (If Applicable)

William B. Hildreth
Professional Representative's Signature

Shannon K. McCorry
NOTARY PUBLIC
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 1, 2007

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

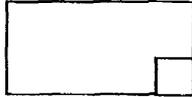
THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

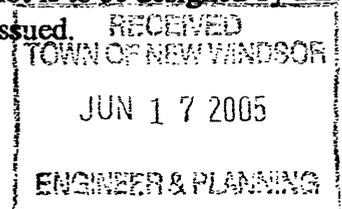
TOWN OF NEW WINDSOR
JUN 17 2005
ENGINEER & PLANNING

05-20

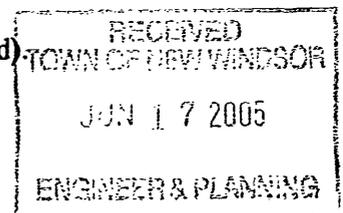
TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION ~~LOT LINE CHANGE~~ CHECKLIST

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.
 - 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.
 - 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. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. ✓ Final metes and bounds.
19. ✓ 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. N/A 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. N/A 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.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
- To Be Done At*
30. FINAL SUBMISSION 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.
- To Be Done At*
31. FINAL SUBMISSION Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required)



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: William B. Hitchcock, L.S. 6/10/05
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ **PLEASE NOTE:** ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

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

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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 <i>LOUIS LUPINACCI</i>	2. PROJECT NAME <i>LOUIS LUPINACCI & DORETTA LUPINACCI - MINOR SUBDIVISION</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>WEST SIDE OF LAKE ROAD TAX MAP SECTION 57 BLOCK 1 LOT 98</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TWO LOT SUBDIVISION OF VACANT LAND FOR RESIDENTIAL USE. LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SANITARY DISPOSAL SYSTEMS.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>5.05</i> acres Ultimately <i>5.05</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>VARIANCE REQUIRED FROM THE ZONING BOARD OF APPEALS FOR LOT WIDTH. REQUIREMENT IS 175'; SUBDIVISION PROVIDES 147.5' FOR BOTH LOTS</i>	
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 <i>TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS VARIANCE FOR LOT WIDTH</i>	
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 type="checkbox"/> No <i>N/A</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>LOUIS LUPINACCI</i> Date: <i>6/10/05</i> Signature: <i>William B. Hetcher, L.S. (PREPARER)</i>	

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

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 _____
 Title of Responsible Officer

Signature of Responsible Officer in Lead Agency _____
 Signature of Preparer (If different from responsible officer)

Date

2001 BSA
"XX"

ATTACHMENTS

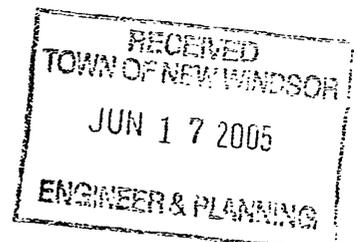
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

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

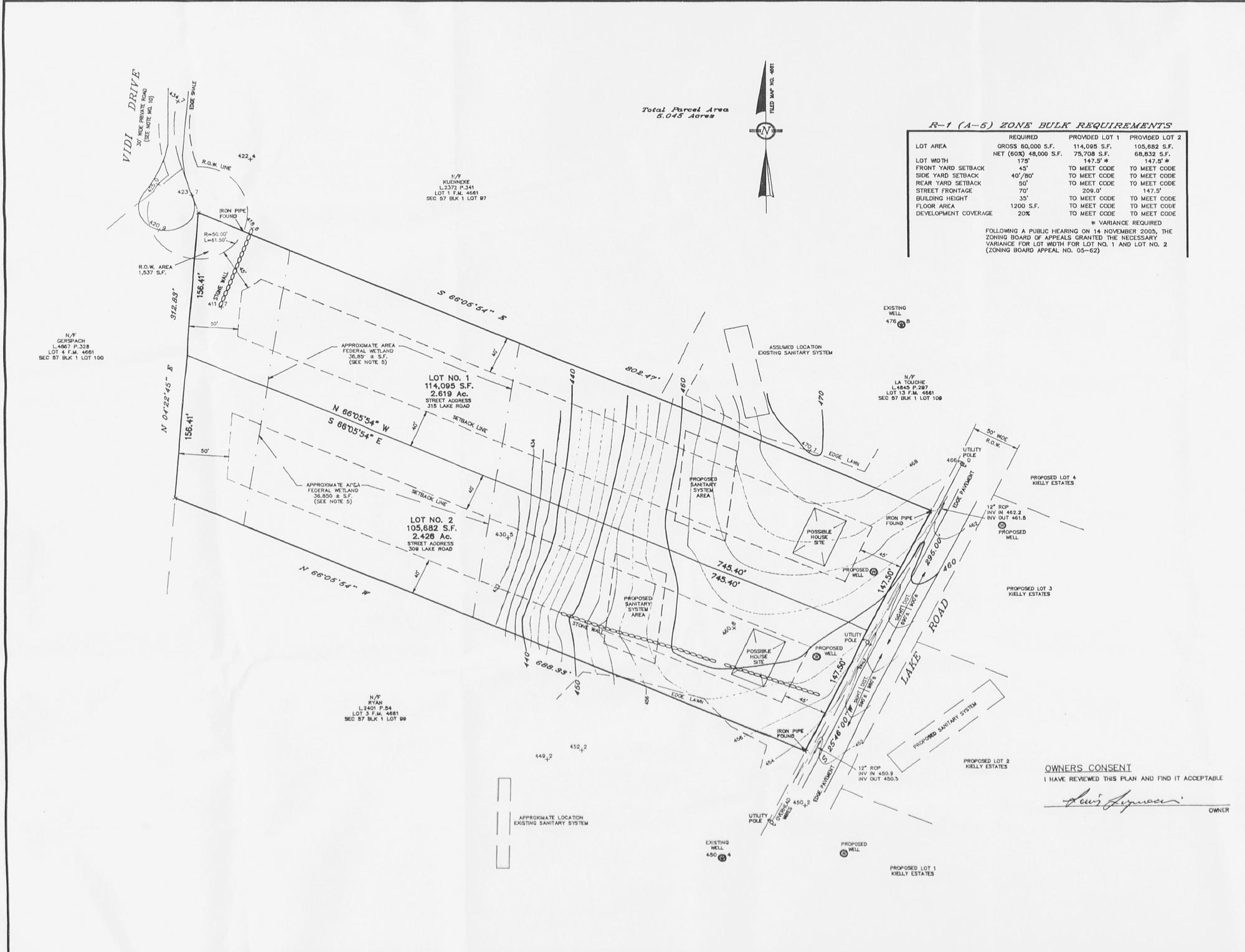
IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Hildreth, L.S.



05-20



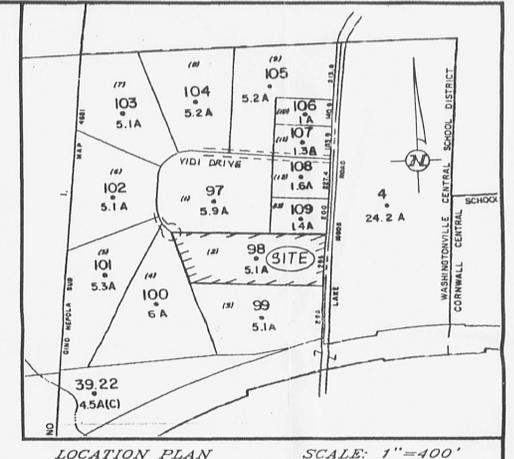
Total Parcel Area
5.045 Acres

R-1 (A-5) ZONE BULK REQUIREMENTS

LOT AREA	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
GROSS	80,000 S.F.	114,095 S.F.	105,682 S.F.
NET (80%)	48,000 S.F.	78,708 S.F.	68,532 S.F.
LOT WIDTH	175'	147.5'	147.5'
FRONT YARD SETBACK	45'	TO MEET CODE	TO MEET CODE
SIDE YARD SETBACK	40'/80'	TO MEET CODE	TO MEET CODE
REAR YARD SETBACK	50'	TO MEET CODE	TO MEET CODE
STREET FRONTAGE	70'	209.0'	147.5'
BUILDING HEIGHT	35'	TO MEET CODE	TO MEET CODE
FLOOR AREA	1200 S.F.	TO MEET CODE	TO MEET CODE
DEVELOPMENT COVERAGE	20%	TO MEET CODE	TO MEET CODE

* VARIANCE REQUIRED

FOLLOWING A PUBLIC HEARING ON 14 NOVEMBER 2005, THE ZONING BOARD OF APPEALS GRANTED THE NECESSARY VARIANCE FOR LOT WIDTH FOR LOT NO. 1 AND LOT NO. 2 (ZONING BOARD APPEAL NO. 05-62)



LOCATION PLAN SCALE: 1"=400'

NOTES

1. BEING A SUBDIVISION OF LOT NO. 2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR GINA NEPOLA", SAID MAP HAVING BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 2 OCTOBER 1978 AS MAP NO. 4461. TAX MAP DESIGNATION: SECTION 57 BLOCK 1 LOT 98. DEED OF RECORD: LIBER 2382 PAGE 154.
2. PROPERTY OWNER/APPLICANT: LOUIS AND DORETTA LUPINACCI
3 VALLEY LANE
UPPER SADDLE RIVER, N.J. 07458
3. PROPERTY ZONE: R-1 (A-5)
TOTAL PARCEL AREA: 5.045 ACRES
TOTAL NO. OF LOTS: 2
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON RESULTED FROM A FIELD SURVEY PERFORMED UNDER THE SUPERVISION OF THE UNDERSIGNED AND COMPLETED ON 25 MARCH 2004. ELEVATION DATUM USED IS RANDOM (SITE SPECIFIC) AND IS NOT REFERENCED TO ANY KNOWN OR ESTABLISHED ELEVATION DATUM. CONTOUR INTERVAL: TWO (2) FEET.
5. FEDERAL WETLANDS DEPICTED HEREON ARE APPROXIMATE ONLY BASED ON VISUAL INSPECTION AND WERE NOT FORMALLY FLAGGED OR LOCATED. THERE ARE SHOWN ONLY TO VERIFY COMPLIANCE WITH ZONE BULK REQUIREMENTS FOR NET LOT AREA. THERE ARE NO N.Y.S.D.E.C. REGULATED WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY. NO DISTURBANCE OF WETLAND AREAS IS ALLOWED WITHOUT A PERMIT FROM THE APPROPRIATE REGULATORY AGENCY.
6. PROPOSED LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL SYSTEMS. SEE SHEET 2 OF 2 FOR DESIGN AND DETAILS.
7. SIGHT DISTANCES SHOWN WERE FIELD MEASURED FROM A POINT SIX FEET FROM THE EDGE OF PAVEMENT FROM A HEIGHT OF 42 INCHES TO A HEIGHT OF 42 INCHES. THE LOCATIONS SHOWN ARE NOT NECESSARILY WHERE DRIVEWAYS WILL EVENTUALLY BE LOCATED.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
9. NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF THE SURVEY.
10. TERMS AND CONDITIONS OF A PRIVATE ROAD MAINTENANCE DECLARATION DATED 26 JANUARY 1984 AND RECORDED 8 FEBRUARY 1984 IN LIBER 227'S PAGE 690 SHALL NOT APPLY TO LOT NO. 2. DRIVEWAY ACCESS TO LOT NO. 1 SHALL BE FROM LAKE ROAD ONLY.

CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 25 March 2004 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc. and to the best of my knowledge and belief, correct.
CERTIFIED TO: Louis Lupinacci
Doretta Lupinacci

OWNERS CONSENT
I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE
Louis Lupinacci OWNER

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 17 2006

By: *[Signature]* Chairman
By: *[Signature]* Secretary

PLANNING BOARD NO. 05-20

William B. Hildreth Land Surveying, P.C.
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (845) 846-1850

PLAN FOR: **LOUIS LUPINACCI & DORETTA LUPINACCI**

REVISIONS: ACAD/LOULU

DATE	DESCRIPTION	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
5/25/06	REVISED TO FINAL	Drawn: HHH	Checked:	
		Date: 3 June 2006		
		Job No: 04-022		

FINAL PLAN
MINOR SUBDIVISION

SHEET 1 OF 3
INVALID WITHOUT 2 OF 3 AND 3 OF 3

TILE FIELD SCHEDULE					
LOT #	REQUIRED TOT. LIN. FT.	TOT. LIN. FT. PROPOSED	TANK SIZE GALS.	MIN. RAW LINE INVERT	PRIMARY FILL REQTS.
1	433 LIN. FT.	450 LIN. FT.	1500		
2	520 LIN. FT.	540 LIN. FT.	1500		

PERCOLATION TEST RESULTS SUMMARY										
LOT #	PERC TEST HOLE #	DATE	LOCATION	DEPTH	PRESOAK	TEST RUNS (MIN)			DESIGN TIME	
						1	2	3	4	
1	B1	04/19/06	LAKE RD EXPANSION FIELD	30"	Y	22	21	21	N/A	21
1	B2	04/19/06	LAKE RD PRIMARY FIELD	30"	Y	17	22	22	N/A	22
2	B3	04/19/06	LAKE RD EXPANSION FIELD	30"	Y	44	40	40	N/A	40
2	B4	04/19/06	LAKE RD PRIMARY FIELD	30"	Y	17	16	16	N/A	16

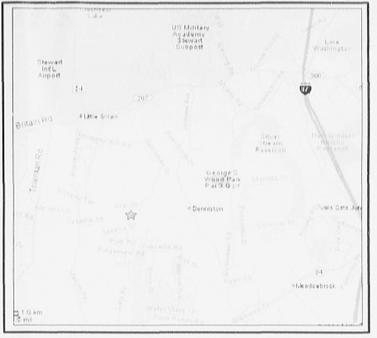
HYDRAULIC CALCS.		
	LOT #1	LOT #2
BEDROOMS	4	4
TANK SIZE	1500 gals.	1500 gals.
PERC. DESIGN TIME	22 MIN.	40 MIN.
APPLICATION RATE	6	5
DISTRIBUTION TYPE	D BOX	D BOX
BEDROOM X LOAD	4 x 130 gpd	4 x 130 gpd
HYDRAULIC LOAD	520 gpd	520 gpd
REQ'D FIELD LENGTH	433 FT.	520 FT.
# OF LATERALS	9 @ 50'	9 @ 60'

DEEP TEST RESULTS SUMMARY									
LOT #	DEEP TEST HOLE #	TOTAL DEPTH (FT)	INSPECTION DATE	LOCATION	WATER DEPTH	ROCK DEPTH (FT)	SOILS DEPTH (FT)	INFORMATION DESCRIPTION	
1	A1	9'	11/04/05	LAKE ROAD EXPANSION FIELD	8.5'	N/A	0.5' 2.0' 6.5'	TOPSOIL SANDY LOAM STONY LOAM <2"Ø	
1	A2	8.5'	11/04/05	LAKE ROAD PRIMARY FIELD	8.0'	N/A	0.5' 2.0' 6.0'	TOPSOIL SANDY LOAM STONY LOAM <2"Ø	
2	A3	8.5'	11/04/05	LAKE ROAD EXPANSION FIELD	8.0'	N/A	0.5' 1.5' 6.5'	TOPSOIL SANDY LOAM STONY LOAM <2"Ø	
2	A4	9'	11/04/05	LAKE ROAD PRIMARY FIELD	8.5'	N/A	0.5' 1.5' 7.0'	TOPSOIL SANDY LOAM STONY LOAM 1-3"Ø	

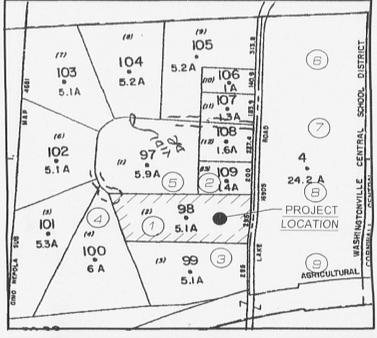
ADJOINING PROPERTY DATA

- ① Louis Lupinacci
Grid# Sect: 57, Block 1, Lot 98
- ② N/F LA TOUCH
LIBER 4845, P. 297, LOT 13 F.M. 4661
SECT. 57, BLOCK 1, LOT 109
- ③ N/F RYAN
LIBER 2401, P. 54, LOT 3, F.M. 4661
SECT. 57, BLOCK 1, LOT 99
- ④ N/F GERSPACH
LIBER 486, P. 328, LOT 4, F.M. 4661
SECT. 57, BLOCK 1, LOT 100
- ⑤ N/F KUENNEKE
LIBER 2372, P. 341, LOT 1, F.M. 4661
SECT. 57, BLOCK 1, LOT 97
- ⑥ PROPOSED KELLY ESTATES
LOT 1
- ⑦ PROPOSED KELLY ESTATES
LOT 2
- ⑧ PROPOSED KELLY ESTATES
LOT 3
- ⑨ PROPOSED KELLY ESTATES
LOT 4

Septic field within 100' of boundary	PROJECT
YES	YES
NO	NO



LOCATION MAP SCALE: 1" = 2000'



VICINITY MAP SCALE: 1" = 2000'

STANDARD NOTES FOR RESIDENTIAL PROJECTS

The design, construction and installation shall be in accordance with this plan and generally accepted standards in effect at the time of construction which include:

- "Appendix 75-A, Waste Treatment - Individual Household Systems, New York State Sanitary Code."
- "Waste Treatment Handbook, Individual Household Systems, New York State Department of Health."
- "Rural Water Supply, New York State Department of Health."
- "Planning the Subdivision as Part of the Total Environment, New York State Department of Health."
- "New York State Department of Health Policies, Procedures and Standards."
- "This plan is approved as meeting the appropriate and applied technical standards, guidelines, policies and procedures for arrangement of sewage disposal and treatment and water supply facilities, and, as a condition of this approval, a construction inspection by a representative of the Orange County Health Department shall be done to determine that construction at the time of inspection was completed in general conformance with the approved plans and any amendment thereof."
- "Approval of any plan(s) or amendment thereto shall be valid for a period of five (5) years from the date of approval. Following the expiration of said approval, the plan(s) shall be resubmitted to the Commissioner of Health for consideration for re-approval. Re-submission or revised submission of plans and/or associated documents shall be subject to compliance with the technical standards, guidelines, policies and procedures in effect at the time of the re-submission."
- The Representative of the Orange County Department of Health shall be contacted prior to the commencement of the home construction and/or issuance of a building permit for a pre-construction inspection to ensure that the arrangements for water supply and sewage disposal are commenced in accordance with the approved plans and amendments thereto and generally accepted standards. All wells and SDS existing or approved within 200 feet of the proposed wells and SDS are shown on this plan along with any other environmental hazards in the area that may affect the design and functional ability of the SDS and well.
- All proposed wells and service lines on this plan are accessible for installation and placement.
- The undersigned owners of the property herein state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated herein.

CERTIFICATION

COUNTY OF ORANGE LOCAL LAW #1 OF 1989

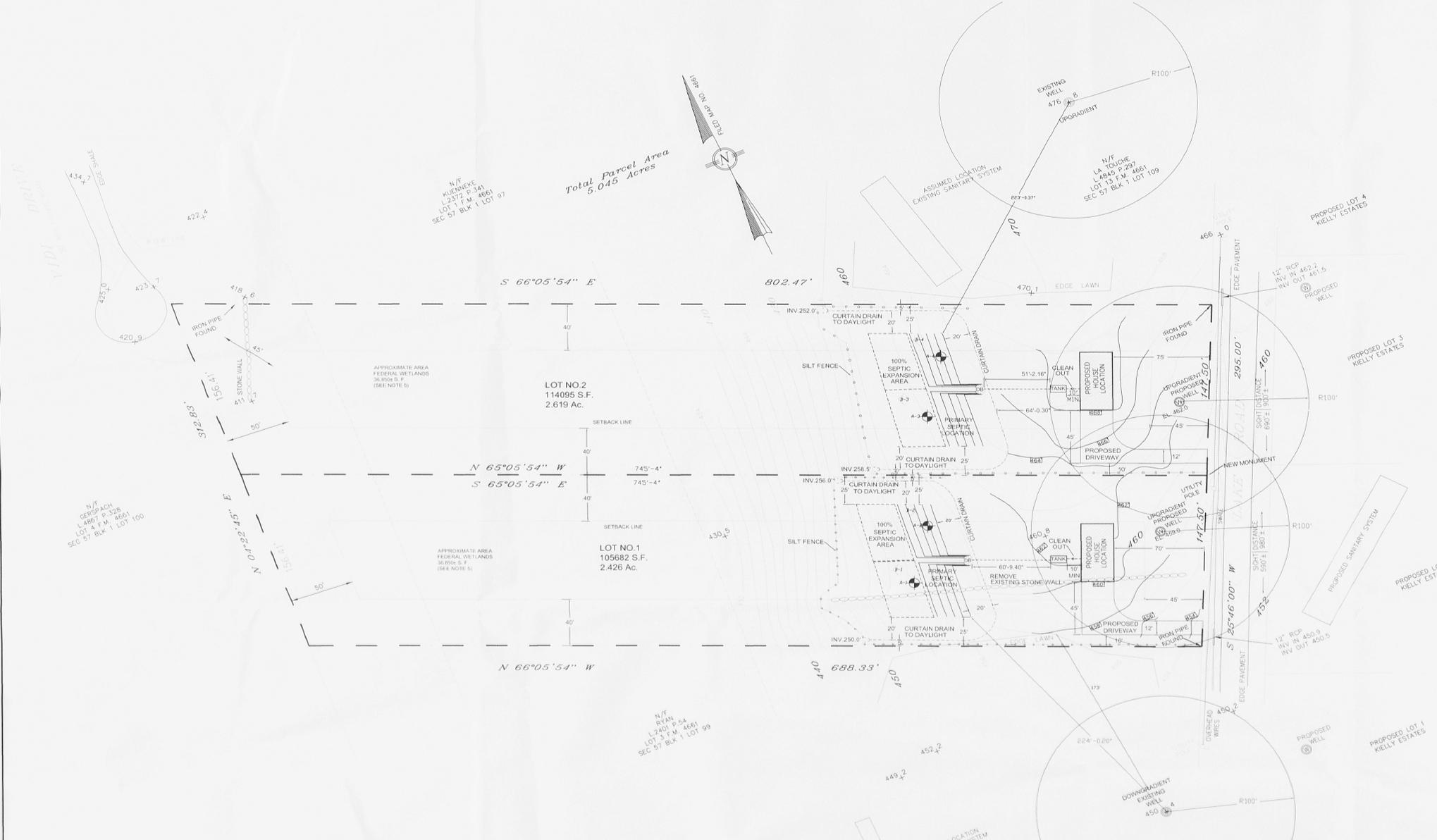
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM SHOWN ON THE PLAN WERE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AS AMENDED FROM TIME TO TIME, AND FURTHER THAT SUCH LOT IN THE DESIGN IS BASED ON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT IN THE DESIGN LOCATION OF THE TIME OF THE SURVEY.

EUGENE D. NINNIE, PE

ENGINEER'S CERTIFICATION

TOWN OF NEW WINDSOR
 ZONE = R-1
 TAX GRID # SECT57, BLOCK1, LOT 98
 WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
 NEW WINDSOR FIRE DISTRICT

PLANNING BOARD APPROVAL



LUPANACCI SITE PLAN
 SCALE: 1" = 40'

ALL RIGHTS RESERVED BY THE TOWN OF NEW WINDSOR. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE TOWN OF NEW WINDSOR. THIS DOCUMENT IS THE PROPERTY OF THE TOWN OF NEW WINDSOR AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS TO BE RETURNED TO THE TOWN OF NEW WINDSOR UPON REQUEST. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. THE TOWN OF NEW WINDSOR ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, ENACTED 03-31-73, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM IS ALTERED BY A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF SUCH ALTERATION.

CIVIL TECHNOLOGIES AND ENGINEERING, P.C.
 CONSULTING ENGINEERS
 2622 South Avenue
 Wappingers Falls, New York 12590
 (845) 297-2165
 (845) 297-2650 fax
 Email CLIENTSERVICES@CTE1.COM
 www.CTE1.com

NO.	DATE	REVISION / ISSUED TO:	BY
1	10/30/06	BASIS DRAWING AND DETAILS	TPS
2	10/31/06	REDRENGTH UPDATES	TPS
3	09/27/06	ENGINEERS COMMENTS	TPS

SEAL: [Professional Engineer Seal]

DATE: 05/08/06
 DRAWN BY: TPS
 CHECKED BY: EDN
 PROJECT NO: 2005_19
 FOLDER: 2005_19

PROPERTY:
 LUPINACCI LAKE ROAD
 NEW WINDSOR, N.Y. 12553
 ORANGE COUNTY

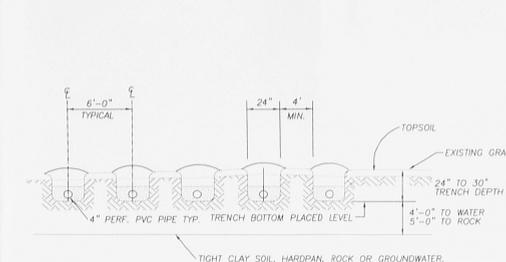
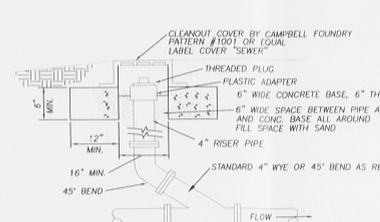
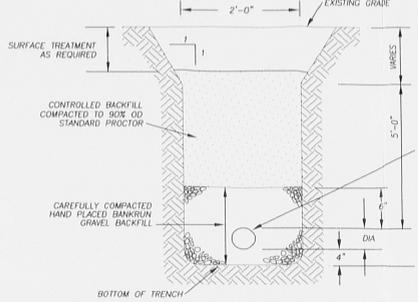
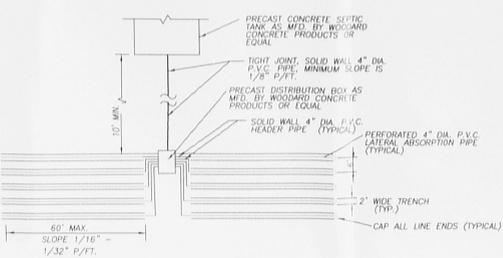
CLIENT/OWNER:
 LOUIS LUPINACCI
 3 VALLEY LANE
 UPPER SADDLE RIVER, NJ 07458

TITLE:
 LUPINACCI, LAKE RD.
 SITE DEVELOPMENT

SCALE: 1" = 40'
C100
 SHEET 2 OF 3
 INVALID WITHOUT SHEETS 1 OF 3 & 3 OF 3

SEPTIC SYSTEM GENERAL NOTES:

1. SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE.
2. NO GRADING WILL BE PERMITTED IN AREA OF THE TILE FIELD EXCEPT AS SHOWN.
3. IF GARBAGE DISPOSALS ARE USED, INCREASE SEPTIC TANK SIZE BY 250 GAL. AN ADDITIONAL 250 GALLONS OF CAPACITY AND SEVEN SQ. FEET OF SURFACE AREA IS REQUIRED WHEN A GARBAGE GRINDER CAN REASONABLY BE EXPECTED AT THE TIME OF CONSTRUCTION OR IN THE FUTURE. A GAS DEFLECTION BAFFLE OR OTHER ACCEPTABLE OUTLET MODIFICATION, AND A DUAL COMPARTMENT TANK OR TWO TANKS IN SERIES MUST ALSO BE PROVIDED.
4. CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
5. DRIVEWAYS ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
6. ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
7. NO TRENCHES TO BE INSTALLED IN WET SOIL.
8. BAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
9. GROUT ALL PIPE PENETRATIONS.
10. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "WASTE TREATMENT HANDBOOK INDIVIDUAL HOUSEHOLD SYSTEMS", N.Y.S. DEPT. OF HEALTH.
11. ABSORPTION TRENCH PIPE TO BE CAPPED UNLESS INTERCONNECTED.
12. ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.

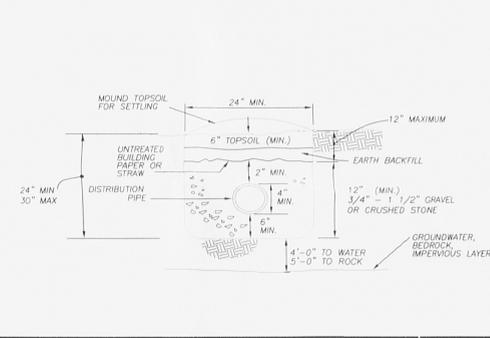
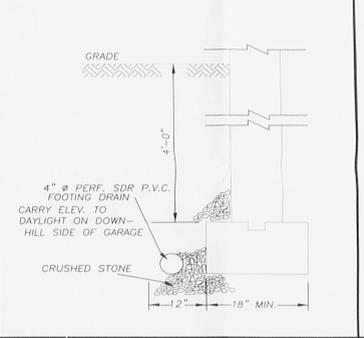
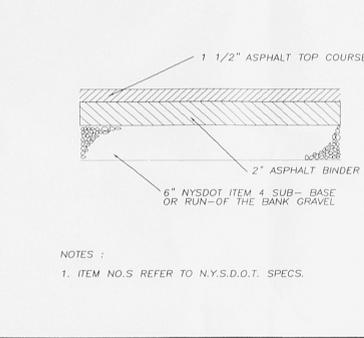
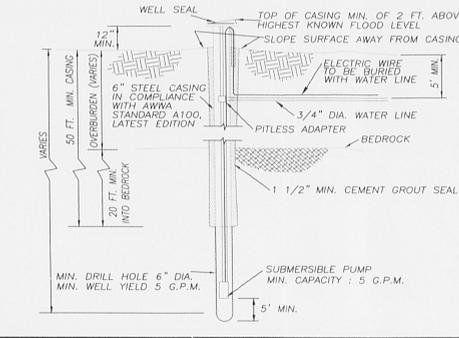
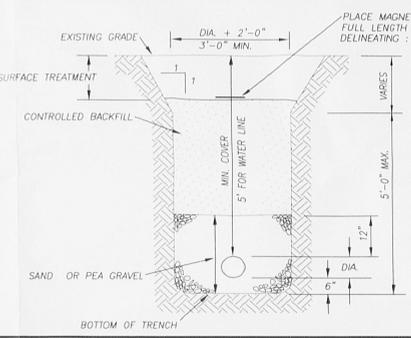
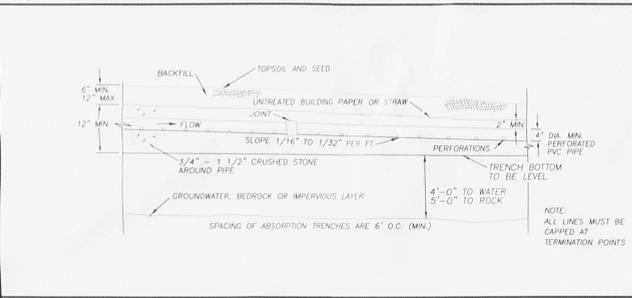


2 GRAVITY SEWER PIPE TRENCH
SUBDIVISION OF LANDS OF LUPINACCI

3 SEPTIC TANK MAIN CLEANOUT
SUBDIVISION OF LANDS OF LUPINACCI

4 CROSS SECTION - TILE FIELD
SUBDIVISION OF LANDS OF LUPINACCI

1 ABSORPTION SYSTEM TILE FIELD PLAN
SUBDIVISION OF LANDS OF LUPINACCI



5 TRENCH PROFILE
SUBDIVISION OF LANDS OF LUPINACCI

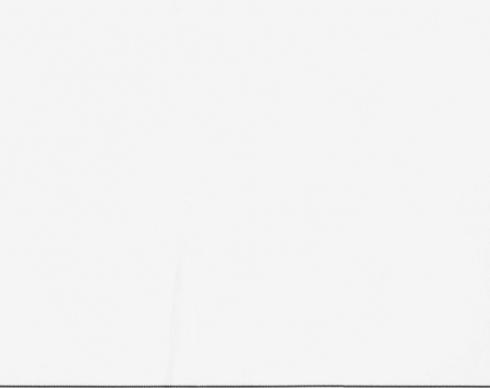
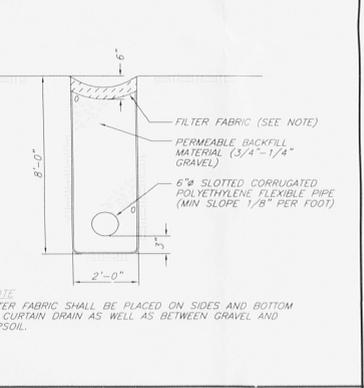
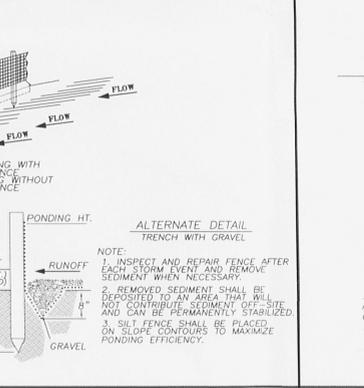
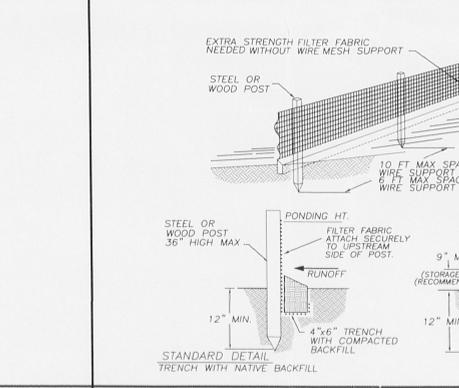
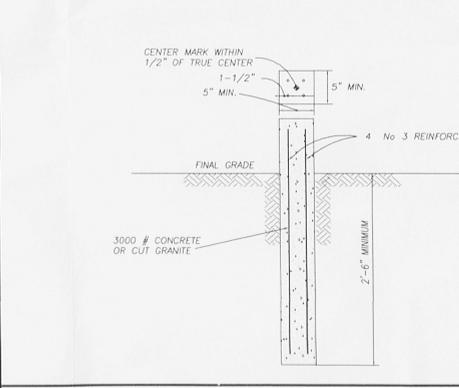
6 TYPICAL PIPE TRENCH - WATER LINE
SUBDIVISION OF LANDS OF LUPINACCI

7 TYPICAL DRILLED WELL SECTION
SUBDIVISION OF LANDS OF LUPINACCI

8 PAVEMENT DETAIL-TYP.
SUBDIVISION OF LANDS OF LUPINACCI

9 TYP. FOOTING DRAIN SECTION
SUBDIVISION OF LANDS OF LUPINACCI

10 TYPICAL SDS TRENCH SECTION
SUBDIVISION OF LANDS OF LUPINACCI



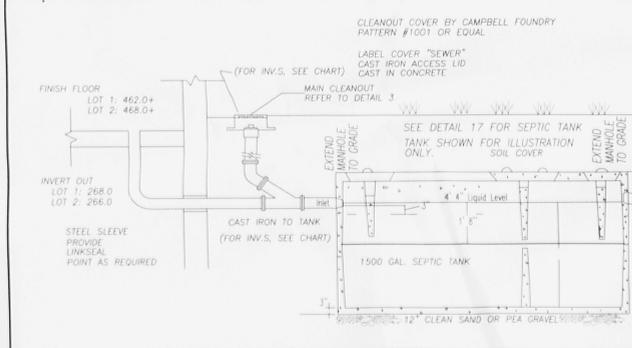
11 BLANK
SUBDIVISION OF LANDS OF LUPINACCI

12 TYPICAL CONCRETE MONUMENT
SUBDIVISION OF LANDS OF LUPINACCI

13 EROSION FENCE DETAIL
SUBDIVISION OF LANDS OF LUPINACCI

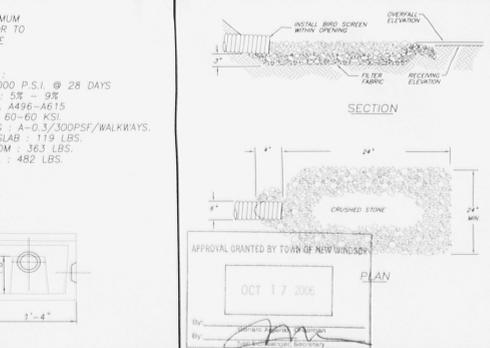
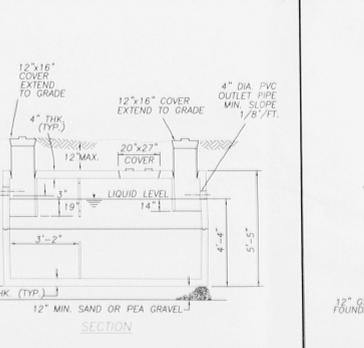
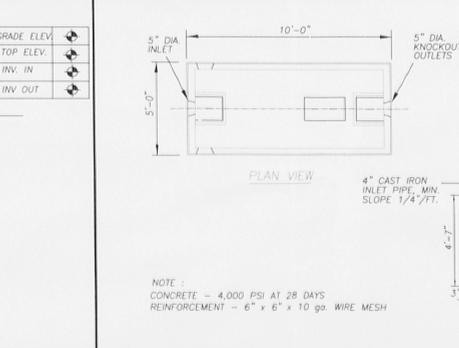
14 CURTAIN DRAIN DETAIL
SUBDIVISION OF LANDS OF LUPINACCI

15 BLANK
SUBDIVISION OF LANDS OF LUPINACCI



CONCRETE SEPTIC TANK			
LOT 1	LOT 2		GRADE ELEV.
462.0	468.0		GRADE ELEV.
461.0	467.0		TOP ELEV.
460.2	466.20		INV. IN
460.95	465.95		INV. OUT

CONCRETE DISTRIBUTION BOX			
LOT 1	LOT 2		GRADE ELEV.
460.0	466		GRADE ELEV.
457.75	463.75		TOP ELEV.
457.25	463.25		INV. IN
457.0	463.0		INV. OUT



16 WASTE WATER SERVICE SCHEMATIC
SUBDIVISION OF LANDS OF LUPINACCI

17 1,500 GAL. PRECAST CONC. SEPTIC TANK
SUBDIVISION OF LANDS OF LUPINACCI

18 PRECAST DISTRIBUTION BOX - 9 OUTLET
SUBDIVISION OF LANDS OF LUPINACCI

19 CURTAIN DRAIN OUT FALL
SUBDIVISION OF LANDS OF LUPINACCI

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CTE

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Wappingers Falls, New York 12590
(845) 297-2135
(845) 297-2650 fax
Email: CLIENTSERVICES@CTE1.COM
www.CTE1.com

NO.	DATE	REVISION / ISSUED TO	BY	NO.	DATE	REVISION / ISSUED TO	BY
1	06/08/06	BASE SITE PLAN & DETAILS	TPS				
2	06/09/06	REVISIONS/UPDATES	TPS				
3	06/27/06	ENGINEER'S COMMENTS	TPS				
4							
5							
6							
7							

DATE: 05/08/06
DRAWN BY: TFS
CHECKED BY: EDV
PROJECT NO: 2005_19
FOLDER: 2005_19

PROPERTY:
LUPINACCI, L.
LAKE ROAD
NEW WINDSOR, NY
ORANGE CO.

CLIENT/OWNER:
LUIS LUPINACCI
3 VALLEY LANE
UPPER SADDLE RIVER, NJ 07458

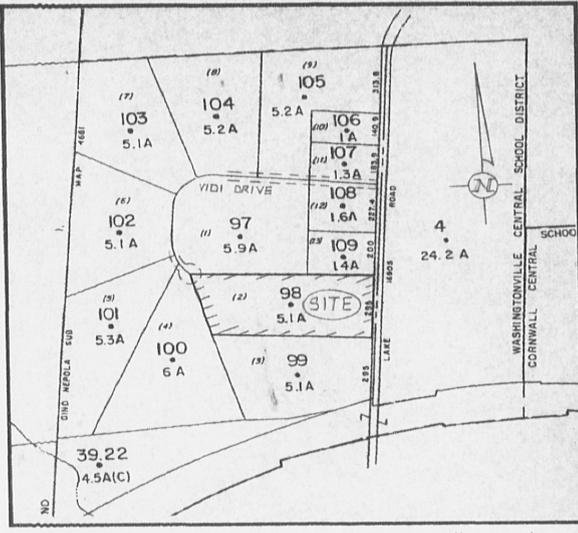
TITLE:
LUPINACCI, LAKE RD.
DETAILS

SCALE: AS NOTED

DRAWING NO: C200

SHEET 3 OF 3

INVALID WITHOUT SHEETS 1 OF 3 & 2 OF 3



Total Parcel Area
5.045 Acres

R-1 (A-5) ZONE BULK REQUIREMENTS

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
LOT AREA	GROSS 80,000 S.F. NET (60%) 48,000 S.F.	114,095 S.F. 75,708 S.F.	105,682 S.F. 68,832 S.F.
LOT WIDTH	175'	147.5' *	147.5' *
FRONT YARD SETBACK	45'	TO MEET CODE	TO MEET CODE
SIDE YARD SETBACK	40'/80'	TO MEET CODE	TO MEET CODE
REAR YARD SETBACK	50'	TO MEET CODE	TO MEET CODE
STREET FRONTAGE	70'	209.0'	147.5'
BUILDING HEIGHT	35'	TO MEET CODE	TO MEET CODE
FLOOR AREA	1200 S.F.	TO MEET CODE	TO MEET CODE
DEVELOPMENT COVERAGE	20%	TO MEET CODE	TO MEET CODE

* VARIANCE REQUIRED

NOTES

- BEING A SUBDIVISION OF LOT NO. 2 AS SHOWN ON A MAP ENTITLED "SUBDIVISION FOR GINA NEPOLA", SAID MAP HAVING BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 2 OCTOBER 1978 AS MAP NO. 4461. TAX MAP DESIGNATION: SECTION 57 BLOCK 1 LOT 98. DEED OF RECORD: LIBER 2382 PAGE 154.
- PROPERTY OWNER/APPLICANT: LOUIS AND DORETTA LUPINACCI
3 VALLEY LANE
UPPER SADDLE RIVER, N.J. 07458
- PROPERTY ZONE: R-1 (A-5)
TOTAL PARCEL AREA: 5.045 ACRES
TOTAL NO. OF LOTS: 2
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON RESULTED FROM A FIELD SURVEY PERFORMED UNDER THE SUPERVISION OF THE UNDERSIGNED AND COMPLETED ON 25 MARCH 2004. ELEVATION DATUM USED IS RANDOM (SITE SPECIFIC) AND IS NOT REFERENCED TO ANY KNOWN OR ESTABLISHED ELEVATION DATUM. CONTROLLING INTERVAL: TWO (2) FEET.
- FEDERAL WETLANDS DEPICTED HEREON ARE APPROXIMATE ONLY BASED ON VISUAL INSPECTION AND WERE NOT FORMALLY FLAGGED OR LOCATED. THEY ARE SHOWN ONLY TO VERIFY COMPLIANCE WITH ZONE BULK REQUIREMENTS FOR NET LOT AREA. THERE ARE NO N.Y.S.D.E.C. REGULATED WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTY.
- PROPOSED LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEWAGE DISPOSAL FACILITIES TO BE DESIGNED BY A LICENSED PROFESSIONAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SIGHT DISTANCES SHOWN WERE FIELD MEASURED FROM A POINT SIX FEET FROM THE EDGE OF PAVEMENT FROM A HEIGHT OF 42 INCHES TO A HEIGHT OF 42 INCHES. THE LOCATIONS SHOWN ARE NOT NECESSARILY WHERE DRIVEWAYS WILL EVENTUALLY BE LOCATED.
- UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
- NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF THE SURVEY.

CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 25 March 2004 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.
CERTIFIED TO: Louis Lupinacci
Doretta Lupinacci

PLANNING BOARD APPROVAL

RECEIVED
TOWN OF NEW WINDSOR
JUN 17 2005
ENGINEER & PLANNING

PLANNING BOARD NO. _____



OWNERS CONSENT

I HAVE REVIEWED THIS PLAN AND FIND IT ACCEPTABLE

Louis Lupinacci
OWNER

William B. Hildreth
Land Surveying, P.C.
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550
TEL: (845) 262-6450

PLAN FOR:
**LOUIS LUPINACCI
& DORETTA LUPINACCI**

REVISIONS	DATE	DESCRIPTION	ACAD/LOCAL

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
Drawn: WBH
Checked:
Scale: 1"=50'
Date: 3 June 2005
Job No: 04-022

**PRELIMINARY
MINOR SUBDIVISION**