

PB# 77-6

Anthony Congelosi

Anthony Congelosi

77/6

approved July 28, 1977
fee collected TC office
filed with Sept. 20, 1977

maps signed
Mular signed 9/14/77



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

VINCENT GERACI
ATTORNEY AT LAW
8 MILL STREET
NEWBURGH, N. Y. 12550
TEL. 562-8100

RECEIVED
JUN 8 1977

NEW WINDSOR PLANNING BOARD

June 7, 1977

Office of the Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Anthony Congelosi
Rock Tavern, New York 12575

Gentlemen:

It is respectfully requested that Mr. Anthony Congelosi be given an extension of thirty days time in which to pay his subdivision fee.

The reason for this request is in order to comply with the town attorney's request to prepare, execute and record a restrictive covenant as suggested by the town attorney Philip A. Crotty in his letter to me dated May 16, 1977.

I believe it would be in the best interest of everyone to have this extension of time.

Very truly yours,

Vincent Geraci
Vincent Geraci

County of Orange

COUNTY CLERK'S OFFICE

*received 10/5/77
SH
Planning Board*

Orange County Government
Center



Goshen, New York 10924

CHARLES N. WINTERS
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER
Deputy County Clerk

Date October 3, 1977

Chairman of Planning Board

Town of New Windsor

Dear Mr. Van Leeuwen :

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for ANTHONY CONGELOSI, Town of NEW WINDSOR, dated Feb. ---1977 and approved by ~~you~~ Lawrence Jones on Sept. 14, 1977, was filed in our office on Sept. 28, 1977, as Map number 4272 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

Charles N. Winters
County Clerk

By: Shirley B. Hadden
Chief Clerk

JMB



1763

OFFICE OF THE TOWN ATTORNEY

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
914-565-8550

May 16, 1977

Vincent Geraci, Esq.
8 Mill Street
Newburgh, N. Y. 12550

RE: SCHWARTZ LANE IN THE TOWN OF NEW WINDSOR

Dear Vince:

I have reviewed a proposed covenant which has already been executed by Andrew Congelosi concerning Schwartz Lane.

A few additional insertions are necessary to protect the interests of the Town of New Windsor. They are as follows:

- The covenant must be captioned at the top with the words "restrictive covenant in favor of the Town of New Windsor" rather than being made up as an affidavit.
- There must be a representation that Mr. Congelosi is the sole owner of the dominant parcel which is to be subdivided into lots.
- There must be a reference to the liber and page to the dominant parcel or parcels.
- The number "2" of the document already submitted must be changed to read: "The grantee and his heirs and assigns shall not petition the Town of New Windsor to take over, maintain or accept the lane known and designated as Schwartz Lane unless and until Schwartz Lane is made into a road 50 feet wide, and this covenant shall run with the land."

Please have the restrictive covenant recorded and returned to me. I shall then be in a position to advise the Planning Board that the Schwartz Lane matter in order and there is no further objection on my part to subdivision approval for Mr. Congelosi's lots.

Very truly yours,

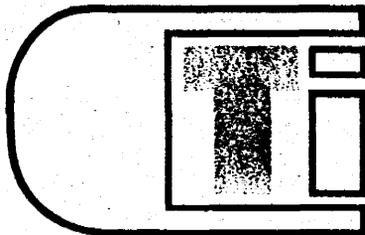
Philip A. Crotty, Jr.

PHILIP A. CROTTY, JR.

Attorney for the Town of New Windsor

PAC:pr

cc: Henry Van Leeuwen, Chairman ✓
Town Planning Board w/ enclosures



176 MAIN STREET · GOSHEN, NEW YORK 10924 (914) 294-5428

ABSTRACT
CORP.

April 14, 1977

*file -
Road Schwartz Lane
Dedication*

*Received
5/10/77*

Vincent Geraci, Esq.
8 Mill Street
Newburgh, NY 12550

Re: Schwartz Lane
Abstract 3147

Dear Vincent:

This is to inform you that our office has examined title to Schwartz Lane which is located in the Town of New Windsor.

Our examination of title revealed the existence of Schwartz Lane without, however, ownership of said lane.

As agents for Lawyers Title Insurance Corporation we shall be willing to insure rights of ingress and egress over said Schwartz Lane.

If there are any further questions, please feel free to call.

Very truly yours,

Donald W. Mirro
Donald W. Mirro *(signature)*

DWM:nl

of assuring that the above referred clause shall be included in each deed relative to the parcels being approved and with the knowledge that said Planning Board is relying upon the foregoing representation.

Anthony Congelosi
Anthony Congelosi

Sworn to before me this

5th day of May, 1977.

Vincent Geraci

Notary Public

VINCENT GERACI
Notary Public, State of New York
No. 34-6084130, Reg. in Orange County
My Commission Expires March 30, 1978

ANTHONY CONGELOSI
ROCK TAVERN, N. Y. 12575

2148

PAY TO THE ORDER OF Town of New Windsor July 20 1977 50-693
750 213 2
Seven hundred fifty no cents DOLLARS



the CHESTER national bank
VAILS GATE OFFICE
VAILS GATE, N. Y.

MEMO

Secretion Fee

Anthony Congelosi

⑆0213⑆⑆0693⑆ 02⑆⑆11317 1⑆01

Recd Comptroller Office
7/20/77
Yonkers & Gen
Comptroller

GENERAL RECEIPT

3340

Town of New Windsor, N. Y.

July 28, 1977

Received of Anthony Congelosi \$ 100.⁰⁰

One hundred and 00/100 Dollars

For Submission Fee

DISTRIBUTION:

FUND	CODE	AMOUNT

BY Pauline Townsend

Deputy Town Clerk
TITLE

Date Feb. 2, 1977

Application No. 77-6

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 555-8853

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

- 1. Name of subdivision Anthony Congelosi
- 2. Location Schwartz Lane, New Windsor, N. Y.
- 3. Acreage 116.2 (tax map) 4. Number of lots 4 5. Zoner-1
- 6. Name & address of subdivider Anthony Congelosi
Route 207, New Windsor, N. Y.
- 7. Name & address of record owner of land Same
- 8. Present and intended uses Present- Farm
residential

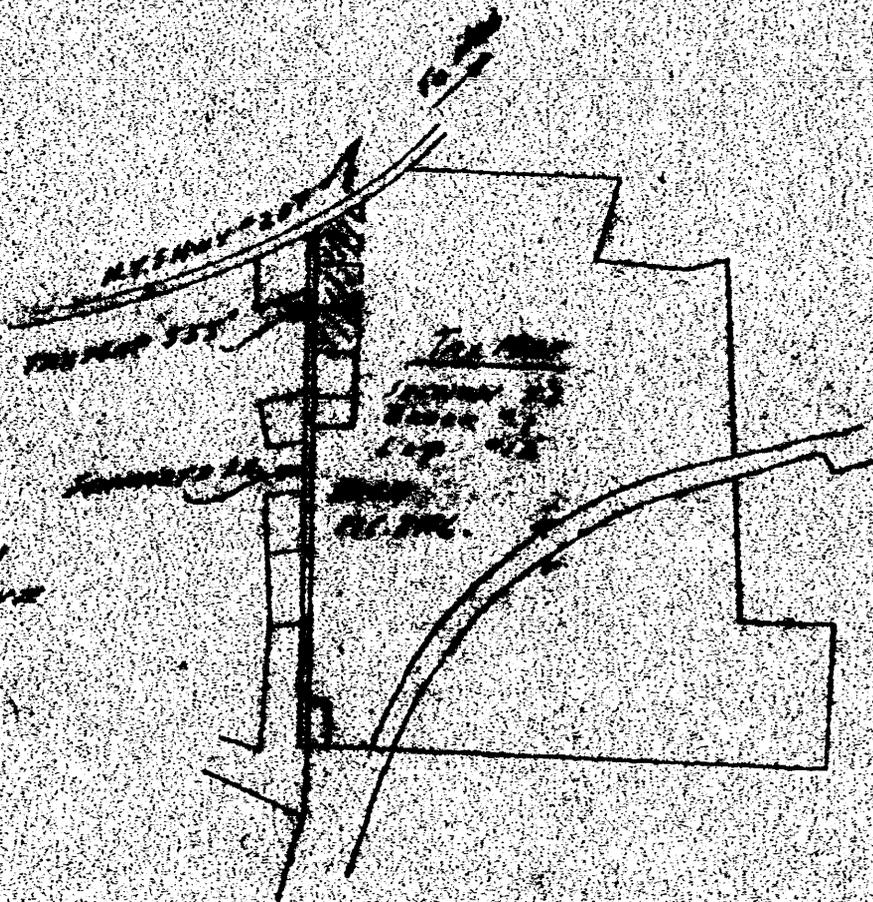
The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant Ronald A. Washburn

FRONTAGE ON
SCHWARTZ'S LAIR
185' 2"



PROPOSED 4 LOT SUBD.

LANDS OF

ANTHONY CONGELOSI

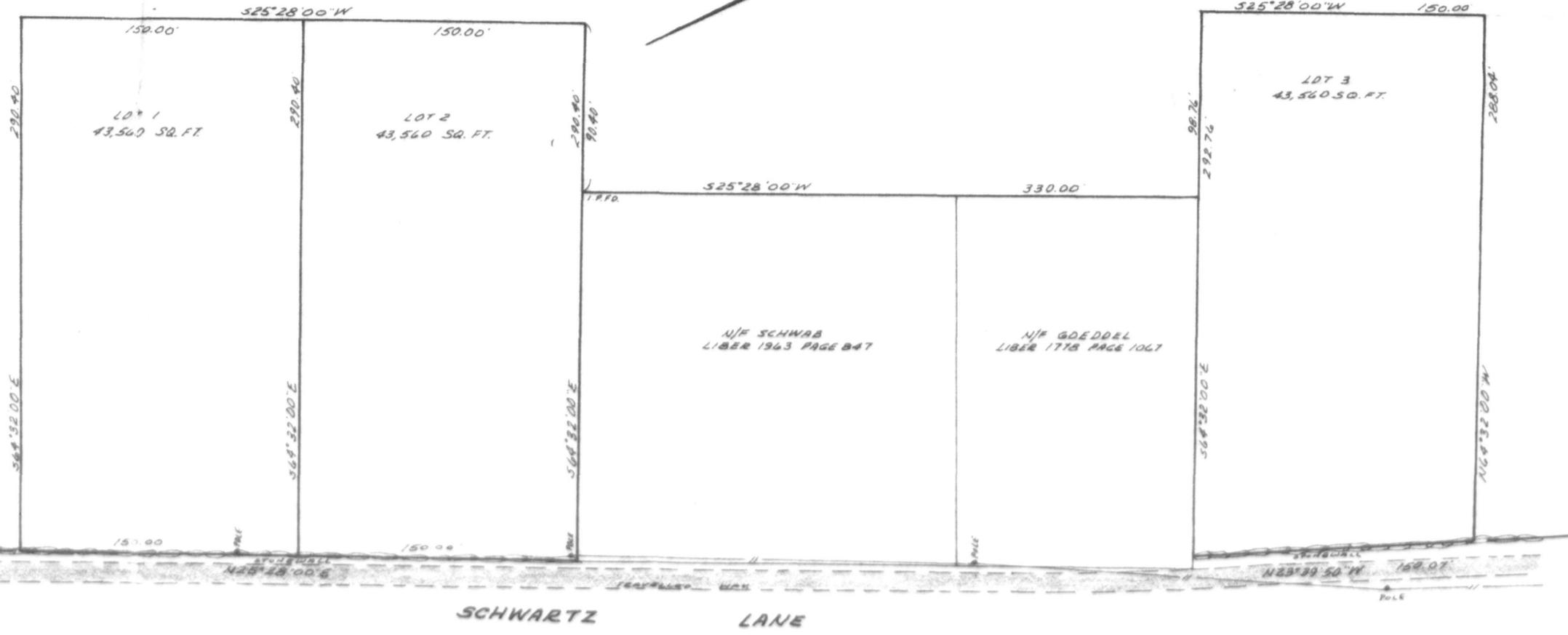
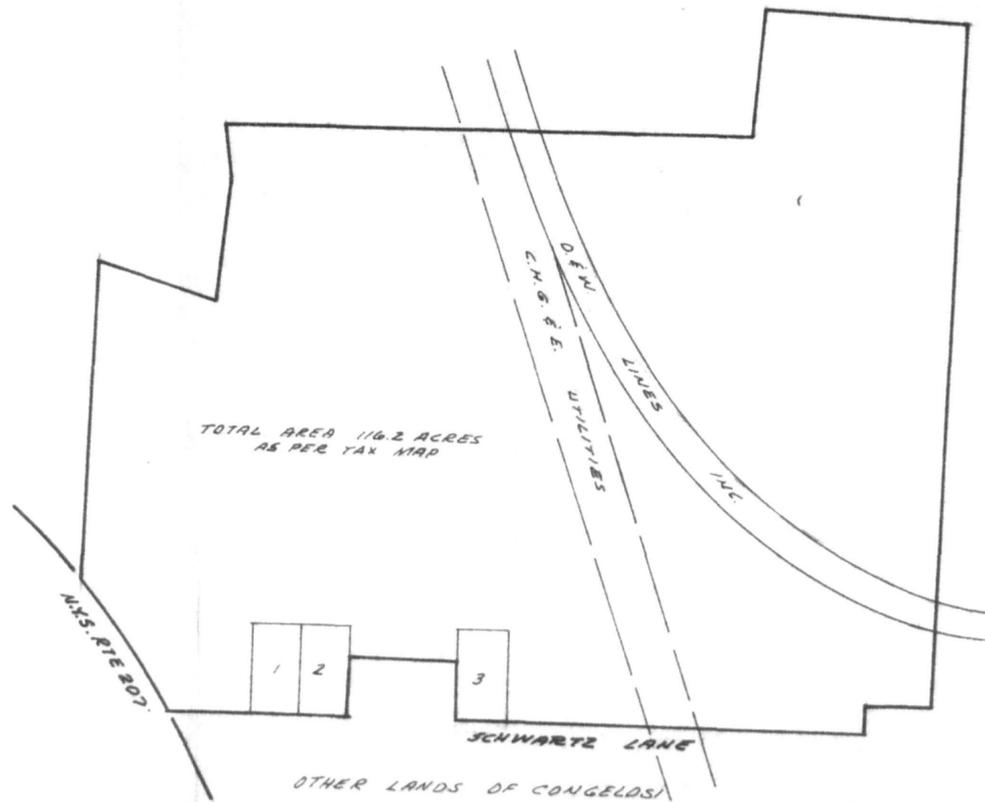
ROUTE 207 TWO NEW MADRIS
ORANGE CO. NEW YORK

MAY 25, 1976

SCALE: FROM TAX MAP

ZONE: O.L.I.

WASHBURN ASSOCIATES
 ESTRADA ROAD
 CENTRAL VALLEY, N.Y.



SUBDIVISION FOR
ANTHONY CONGELOSI

RECORD OWNER & SUBDIVIDER
 ANTHONY CONGELOSI
 ROUTE 207
 NEW WINDSOR, N.Y.

APPLICABLE ZONING
 R-1 ZONE
 43,560 SQ. FT.
 LOT WIDTH 125'
 FRONT YARD 45'
 SIDE YARD 20'

SCALE: 1"=50'	APPROVED BY:	DRAWN BY:
DATE: 4/8/77		REVISED:
TOWN OF NEW WINDSOR ORANGE CO., N.Y.		
DRAWING NUMBER		127E

Donald Wood
 LIC. NO. 98368