PB# 78-32

Gino Nepola

Nepala, Geno 1832

approved 9/13/78 BK
filed with T.C. office 9/18/78 BK

GENERAL RECEIPT

3804

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Sept 18 19 78

RECEIVED OF Gino Nepola $ 155.00

One Hundred - fifty - five and 00/100 DOLLARS

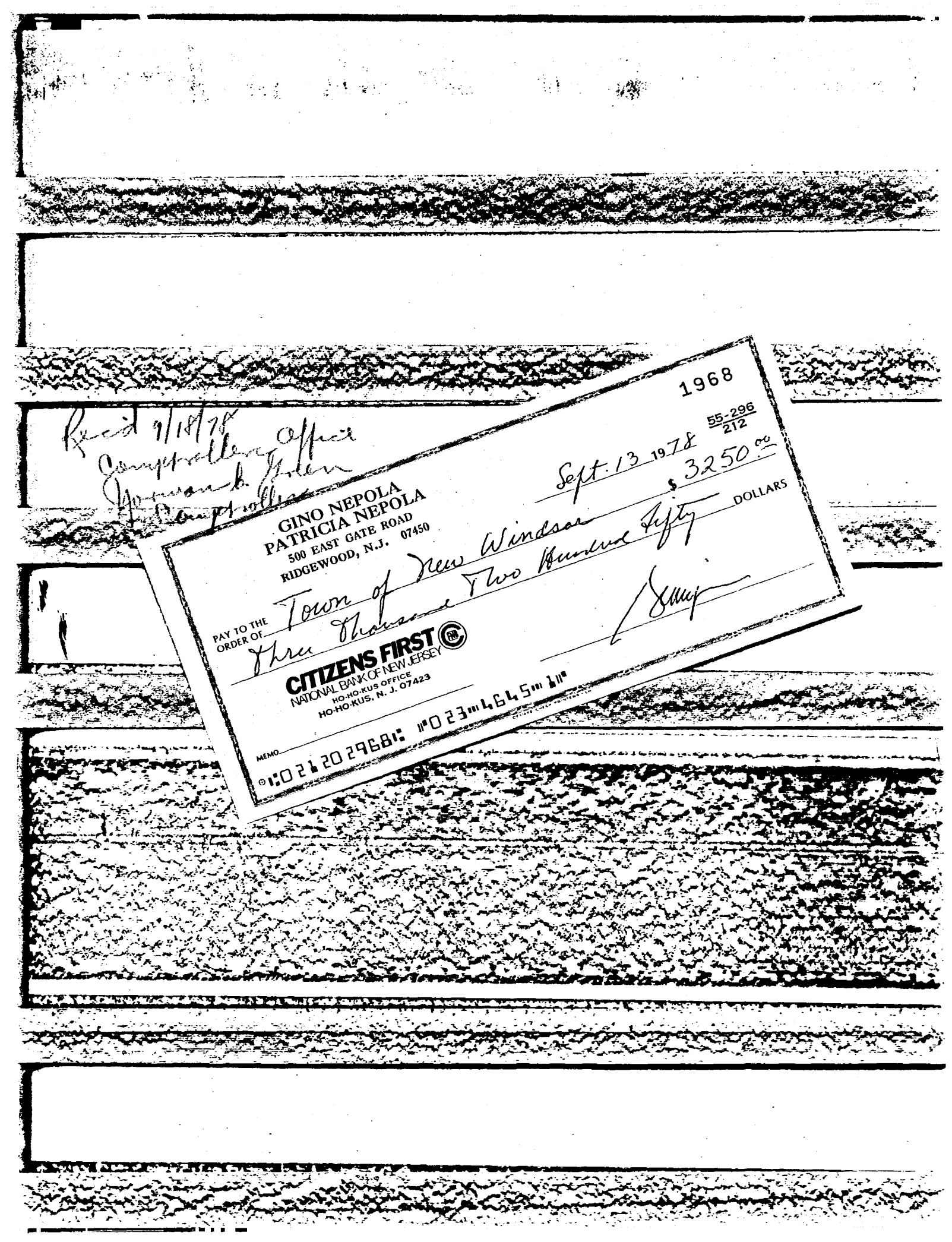
FOR Planning Board # 78-32

DISTRIBUTION:

FUND	CODE	AMOUNT
155.00 Ck.		

BY Charlotte Marcantonio
Deputy
TITLE

Williamson Law Book Co., Rochester, N. Y. 14609


Rec'd 9/18/78
Comptroller's Office
Comptroller
1968
55-296
212
GINO NEPOLA
PATRICIA NEPOLA
500 EAST GATE ROAD
RIDGEWOOD, N.J. 07450
Sept. 13 1978
$ 3250 00
PAY TO THE ORDER OF Town of New Windsor
Three Thousand Two Hundred Fifty
DOLLARS
CITIZENS FIRST
NATIONAL BANK OF NEW JERSEY
HO-HO-KUS OFFICE
HO-HO-KUS, N. J. 07423
MEMO
⑆021202968⑆ ⑈023⑈4645⑈ 1⑈

Date June 28, 1978 Application No. 78-32

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

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

1. Name of subdivision Gino Nepola

2. Location Lake Road

3. Acreage 53.2 4. Number of lots 13 5. Zone R-1 & R-4A

6. Name & address of subdivider Gino Nepola

500 East Gate Road Ridgewood, New Jersey 07450

7. Name & address of record owner of land Gino Nepola
500 East Gate Road Ridgewood, New Jersey 07450

8. Present and intended uses Presently Residential & Agricultural;

Intended use of residential estate lots

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 Albert R. Sparaco Jr.

Albert R. Sparaco Jr. P.L.S
As agent for Gino Nepola.

Adopted 10/5/70

approved 9/13/78 lh

TAX LOT 96
℄ BABCOCK

N 26° 31' 20" E
572.26'
572.26'

50.00'

814.64'

90.00'

STONE WALL

N 27° 00' 20" E
698.61'
846.61'

5700'

N 27° 58' 20" E
366.87'

N 49° 04' 06" E
892.91' (NOT RADIAL)

5.313 ACRES ±

5.969 ACRES ±

5.138 ACRES ±

5.070 ACRES ±

513.65'

S 89° 32' 46" E

N 41° 57' 25" W
485.01'

286.05'

N 70° 24' 40" W

N 03° 16' 08" E
602.34'

REMAINS OF STONE WALL

N 72° 28' 40" W
664.64'

N 04° 22' 48" E
739.80'
312.83'
426.97'

N 18° 18' 40" W

R=165.00' L=129.59'
R=15.00' L=11.81'
68.08'
50.00'
N 18° 18' 40" W
R=135.00' L=106.03'
N 26° 41' 20" E
175.00'
178.00'
R=165.00' L=129.59'
Δ=21° 21' 15"
R=135.00' L=106.03'
N 26° 41' 20" E
175.00'
R=50.00'
Δ=325° 05' 06"
L=283.69'

N 70° 54' 40" W
88.67'

N 78° 36' 20" W
41.34'

S 06° 24' 01" W

FENCE

N 66° 05' 54" W
688.33'

N 66° 05' 54" W
802.47'
502.55'

N 66° 05' 54" W
299.10'

N 66° 05' 54" W
299.92'

NATURAL DRAINAGE FLOW

PROPOSED 20' WIDE GRAVEL DRIVEWAY

1 5.862 ACRES ±

2 5.045 ACRES ±

3 5.122 ACRES ±

4

5

6

7

8 5.044 ACRES ±

9 5.172 ACRES ±

10 1.018 ACRES ±

11 1.268 ACRES ±

12 1.609 ACRES ±

13 1.374 ACRES ±

30' WIDE PRIVATE DRIVEWAY
COMMON EASEMENT FOR ACCESS, EGRESS & UTILITIES
SUBJECT TO THE RIGHT OF THE TOWN OF NEW WINDSOR FOR SEWER, WATER & DRAINAGE PURPOSES

N 63° 18' 40" W
211.77'
N 63° 18' 40" W
725.00' TOTAL
N 63° 18' 40" W
299.07'
N 63° 18' 40" W
301.28'
N 63° 18' 40" W
425.93'
209.16'

N 26° 00' 00" E
590.89'

N 26° 00' 00" E
200.03'
N 26° 00' 00" E
442.02'
241.99'
N 26° 00' 00" E
184.00'
N 26° 00' 00" E
328.00'
142.00'

N 69° 37' 20" W
298.65'

STONE WALL

SHED TO BE MOVED

SHED

GAR

EXISTING DWELLING

BARN

WELL

N 64° 38' 00" W
300.00'

N 70° 28' 20" W
448.00'

N 25° 46' 00" E
951.38'
295.00'
295.00'
200.00'
161.38'
600.07'
183.99'
N 26° 41' 20" E
267.00'
N 25° 22' 00" E
318.83'
452.83'
N 68° 45' 00" W
73.52'

APPROXIMATE CENTERLINE OF EXISTING PAVEMENT

N 26° 41' 20" E
1334.00'

N 78° 36' 20" W
41.34'

N 70° 54' 40" W
88.67'

S 06° 24' 01" W

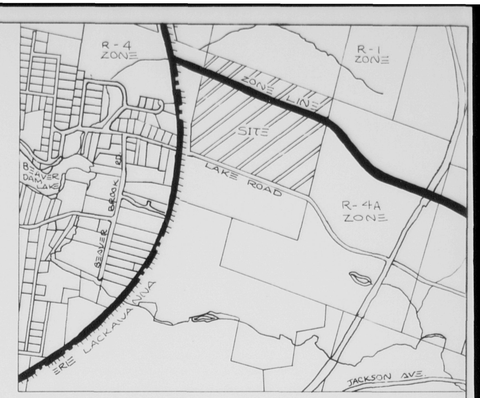
FENCE
R 39.99'
Δ 3° 55' 31"
L 2.68.55

295.00'

Erie Railroad

Lake Road

Vicinity Map



1 BEING A SUBDIVISION OF LOT 3 IN BLOCK 1 AS SHOWN ON SECTION 57 OF THE TOWN OF NEW WINDSOR TAX MAP
2 RECORD OWNER ℄ SUBDIVIDER: GINO NEPOLA, 500 EAST GATE ROAD, RIDGEWOOD, N.J. 07450
3 TOTAL AREA OF TRACT: 53.011 ACRES ±
4 NUMBER OF LOTS 13.
△ 5 ZONE R-1 ℄ R4A BULK REGULATIONS:

AREA	1 ACRE
LOT WIDTH	125'
FRONTAGE	70'
△ FRONT YARD	45' OR (70' SEE NOTE #14)
SIDE YARD	20' TOTAL 40'
REAR YARD	50'

6 ALL NEW DWELLINGS SHALL BE SINGLE FAMILY
△ 7 THE COMMON PRIVATE DRIVEWAY AS SHOWN HEREON WILL REMAIN A PRIVATE DRIVEWAY UNLESS REQUESTED TO BE A TOWN ROAD BY THE INITATIVE OF THE TOWN OF NEW WINDSOR
8 SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS WATER SUPPLY BY INDIVIDUAL WELLS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE SEPTIC SYSTEM SHALL BE DESIGNED BY A PROFESSIONAL, LICENSED BY THE STATE OF NEW YORK FOR SUCH DESIGN, AND SHALL BE APPROVED BY THE TOWN ENGINEER AND BUILDING INSPECTOR.
9 NO LOT SHOWN ON THIS PLAT SHALL BE FURTHER SUBDIVIDED FOR A PERIOD OF TWENTY YEARS FROM THE DATE OF FINAL APPROVAL AND SUBSEQUENT FILING OF THIS PLAT.
10 THE INDIVIDUAL OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION, WITH THE EXCEPTION OF LOTS #3, #10 ℄ #13 SHALL BE SOLELY ℄ COMPLETELY RESPONSIBLE FOR THE COST OF ALL MAINTENANCE, INCLUDING SNOW REMOVAL OF THE PRIVATE DRIVEWAY AS SHOWN HEREON
11 SURVEY "AS IN POSSESSION" AND FROM DEEDS ℄ MAPS OF RECORD
12 EASEMENTS OR RIGHT OF WAYS ON, OR UNDER THE LANDS AND NOT VISIBLE, ARE NOT SHOWN.
13 TOPOGRAPHY SHOWN HEREON IS APPROXIMATE. INTERIOR WALLS, FENCES ℄ FARM LANES, DITCHES ETC. ARE NOT SHOWN.
△ 14 HOUSES SHALL BE SET BACK A MINIMUM OF 70 FEET FROM THE PROPERTY LINE IN THE CENTER OF THE COMMON DRIVEWAY
△ 15 CULVERTS TO BE INSTALLED ON PRIVATE DRIVEWAY AT THE DIRECTION OF THE TOWN ENGINEER

FINAL SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEPT. 13, 1978
BY

SUBDIVISION PREPARED FOR:

Gino Nepola

TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.
SCALE: 1"=100' AUGUST 9, 1978

A.R. SPARACO JR. P.L.S.
SURVEYORS ~ PLANNERS
SUFFERN, MARLBORO, N.Y.

△ REV: SEPTEMBER 7, 1978

STATE OF NEW YORK
ALBERT R. SPARACO
LAND SURVEYOR

ALBERT R SPARACO JR

VICINITY MAP SCALE 1"=1000'

NOTES
1. BEING LOT 3 IN BLOCK 1 AS SHOWN ON SECTION 57 OF THE TOWN OF NEW WINDSOR TAX MAP
2. RECORD OWNER & SUBDIVIDER GINO NEPOLA, 500 EAST GATE RD RIDGEWOOD, N.J. 07450
3. TOTAL AREA OF TRACT: 53.2 ACRES
4. NUMBER OF LOTS: 13
5. ZONE R-1 & R-4A BULK REGULATIONS

AREA	1 ACRE
LOT WIDTH	125'
FRONTAGE	70'
FRONT YARD	45'
SIDE YARD	20' 40' TOTAL
REAR YARD	50'

PROPOSED LOT LAYOUT
PREPARED FOR

GINO NEPOLA

TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.
SCALE 1"=100'
JUNE 28, 1978

A. R. SPARACO JR., P.L.S.
SURVEYORS & PLANNERS
SUFFERN & MARLBORO, N.Y.