

PB# 79-3

Joseph Ruscitti

Joseph Ruscitti

79-3

Approved 3-11-81
79-3 (M)

General Receipt

4555

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

March 12 19 81

Received of

Joseph Ruscitti

\$ 75.00

Seventy-five and 00/100

DOLLARS

For

Sub-division # 79-3

DISTRIBUTION

FUND	CODE	AMOUNT
75.00		
OK		

Williamson Law Book Co.

By

Pauline G. Townsend

Town Clerk

Title

GENERAL RECEIPT

4071

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

July 23 19 79

RECEIVED OF

Joe Ruscitti

\$ 25.00

Twenty-five and 00/100

DOLLARS

Public Hearing # 79-3

CODE	AMOUNT
0	
150	

BY

Pauline G. Townsend

Town Clerk

TITLE

GENERAL RECEIPT

4317

TOWN OF NEW WINDSOR

DISTRIBUTION		
FUND	CODE	AMOUNT
75.00		
ck		

Williamson Law Book Co

By Pauline G. Townsend
Town Clerk
 Title

GENERAL RECEIPT

4071

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

RECEIVED OF Joe Ruscitti July 23 19 79
Twenty-five and 00/100 \$ 25.00
Public Hearing # 79-3 DOLLARS

	CODE	AMOUNT
o		
ish		

BY Pauline G. Townsend
Town Clerk
 TITLE

GENERAL RECEIPT

4317

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

RECEIVED OF Joseph Ruscitti May 15 19 80
Twenty-five and 00/100 \$ 25.00
Sub-division # 80-10 (application fee) DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
ck		

BY Pauline G. Townsend
Town Clerk
 TITLE

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

00 289' 141 9
 - paid
 [Signature]



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(14) 565-8550

March 10, 1981

MC CANN, RIDER, DRAKE, WEINER
SOMMERS & LOEB P. C.
P. O. Box 991
Newburgh, N. Y. 12550

Attn: James R. Loeb, Esq.

RE: RUSCITTI SUBDIVISION
TOWN OF NEW WINDSOR

Dear Jim:

I have been advised by Philip A. Crotty, Jr., Esq., attorney for the Town of New Windsor Planning Board, that the above-captioned subdivision will contain a road to be dedicated to the Town of New Windsor.

Would you kindly forward the proposed deed, Offer of Dedication, Highway Superintendent Order, to my Town Hall office for review at your earliest convenience.

Please ask your surveyor to certify the accuracy of the survey and description to the Town of New Windsor and forward a copy of both to my attention at 555 Union Avenue.

Very truly yours,

J. Tad Seaman
SEAMAN, MC GUIRK and ZECCOLA
By: J. Tad Seaman

JTS:pd

cc: Town Engineer Cuomo
Town Highway Superintendent Fayo
Town Planning Board Chairman Spignardo ✓
Town Planning Board Attorney Crotty



MCGOEY, HAUSER & GREVAS

CONSULTING ENGINEERS

45 QUASSAICK AVE. (ROUTE 9W), NEW WINDSOR, N. Y. 12550

TELEPHONE (914) 562-8640

PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

11 March 1981

Mr. Paul V. Cuomo, P. E.
Town Engineer
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

**SUBJECT: REVISED PUBLIC IMPROVEMENT BONDING ESTIMATE; JOSEPH
SUBDIVISION, CEDAR AVENUE**

Dear Mr. Cuomo:

Pursuant to our meeting of 6 March 1981, at which time we discussed the drainage plan for the subject project dated 5 March 1981, enclosed is a revised Public Improvement Bonding Estimate in the amount of \$145,687.50, reflecting the items shown said drainage plan.

Since the drainage system for this project was designed to accept off-site drainage from the Hilltop Drive area, requiring larger pipe sizes than those incidental to the construction of the subdivision, the following is a breakdown of estimated additional costs due to the Town's request to accommodate the additional drainage area:

DRAINAGE ITEMS FROM REVISED PUBLIC IMPROVEMENT BONDING ESTIMATE

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1.	18" C.M.P., in place	LF	370	\$ 12.00	\$4,440.00
2.	24" C.M.P., in place	LF	665	20.00	13,300.00
3.	30" C.M.P., in place	LF	590	30.00	17,700.00
4.	Catch Basins	Ea	9	800.00	7,200.00
5.	Double Catch Basin	Ea	1	1500.00	1,500.00
6.	End Section	Ea	1	200.00	200.00
			Subtotal		\$44,340.00

DRAINAGE ITEMS REQUIRED FOR SUBDIVISION CONSTRUCTION ONLY

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1.	18" C.M.P., in place	LF	860	\$ 12.00	\$10,320
2.	24" C.M.P., in place	LF	590	20.00	11,800
4.	Catch Basins	Ea	8	800.00	6,400
5.	Double Catch Basin	Ea	1	1500.00	1,500
6.	End Section	Ea	1	200.00	200
Subtotal					<u>\$30,220</u>

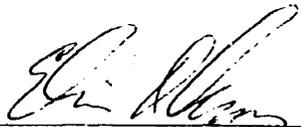
Net Difference in Cost due to
Off-Site Drainage is \$14,120

It is Mr. Ruscitti's intention to request assistance from the Town Board toward the installation of drainage system as designed due to the increase in pipe sizes required by the acceptance of the off-site drainage.

If you should have any questions, or require any additional information, please do not hesitate to contact this office.

Very truly yours,

McGOEY, HAUSER AND GREVAS



Elias D. Grevas, L. S.
Partner

EDG/rje
Encl.as

cc: Ernest Spignardo, Chairman, New Windsor Planning Board



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS

45 QUASSAICK AVL. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

6 March 1981

REVISED
PUBLIC IMPROVEMENT BONDING ESTIMATE

RUSCITTI SUBDIVISION
CEDAR, MORRIS AND MERLINE AVENUES
TOWN OF NEW WINDSOR, NEW YORK

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
A. <u>DRAINAGE ITEMS</u>					
1.	18" C.M.P. , in place	L.F.	370	\$ 12.00	\$4,440.00
2.	24" C.M.P. , in place	L.F.	665	20.00	13,300.00
3.	30" C.M.P. , in place	L.F.	590	30.00	17,700.00
4.	Catch Basins	Ea.	9	800.00	7,200.00
5.	Double Catch Basin	Ea.	1	1500.00	1,500.00
6.	End Section	Ea	1	200.00	200.00
B. <u>WATER DISTRIBUTION</u>					
1.	8" P.V.C. pipe , in place	L.F.	1125	15.00	16,875.00
2.	8" Valves with Boxes	Ea.	2	750.00	1,500.00
3.	6" Hydrant and Valve Assembly	Ea.	2	1110.00	2,220.00
4.	House Connections(3/4"Copper)	Ea.	15	335.00	5,025.00
C. <u>SANITARY SEWAGE COLLECTION</u>					
1.	8" P.V.C. Pipe , in place	L.F.	1005	9.50	9,547.50
2.	Precast Concrete Manholes (Average 8')	Ea.	5	950.00	4,750.00
3.	4" P.V.C. Lateral House Connections	Ea.	15	450.00	6,750.00

11 February 1981
Public Improvement - Bonding Estimate
Ruscitti Subdivision

-2-

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
4.	Connections to Existing Manholes	Ea.	2	575.00	\$1150.00
D. <u>ROADWAY ITEMS</u>					
1.	R.O.B. Subbase	C.Y.	1250	3.25	4062.50
2.	Fine Grading	S.Y.	3750	1.10	4125.00
3.	Asphalt Surfacing	L.F.	1125	15.50	17,437.50
4.	Curbing	L.F.	2200	8.25	18,150.00
E. <u>LANDSCAPE ITEMS</u>					
1.	Street Trees	Ea	5	175.00	875.00
2.	Topsoil and Seed R.O.W.	S.Y.	2500	2.10	5,250.00
F. <u>MISCELLANEOUS ITEMS</u>					
1.	Street Signs	Ea	2	90.00	180.00
2.	Street Lights, including Posts	Ea	3	1150.00	<u>3,450.00</u>

Total, Estimated Public
Improvement Bond Estimate: \$145,687.50

Say: \$145,687.50

DUGGAN & CROTTY
ATTORNEYS-AT-LAW

STEPHEN P. DUGGAN III
PHILIP A. CROTTY, JR.
BRUCE C. DUNN, SR.
TRIAL COUNSEL

R.D. # 2
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12550
(914) 562-6500

February 17, 1981

J. Tad Seaman, Esq.
Seaman, McGuirk & Zeccola
Attorneys for the Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Ruscitti Subdivision in the
Town of New Windsor

Dear Tad:

The above-referenced subdivision is about ready for final approval by the Town of New Windsor Planning Board.

Before final approval can be granted, the Planning Board should have an indication from your office that the following instruments have been prepared and have met with your satisfaction: (1) Deed; (2) Irrevocable Offer of Dedication; (3) Order of the Highway Superintendent; (4) Town Board Resolution accepting the roads and other improvements.

The Irrevocable Offer of Dedication is the only instrument which must be executed at this time. The Deed may also be executed at this time but not accepted by the Town Board until the improvements are completed. The latter is at your discretion.

The Highway Superintendent Order and the Town Board Resolution should be prepared at this time but not made use of until the improvements are completed.

I am requesting that Lou Grevas, L.S. furnish you and me each with a copy of the metes and bounds description of the roads and all easement areas, including the off site drainage easements.

I expect that you will also require title insurance for the roads and easement areas. Your requirement in this regard should be transmitted to James Loeb, Esq. who is the attorney for the project.

And finally, a performance bond should be obtained and approved by you in the amount approved by the Town Engineer and accepted by the Town Board. I would prefer to have the Town Planning Board grant final approval of the subdivision prior to your receipt of the

C
O
P
Y

J. Tad Seaman, Esq.

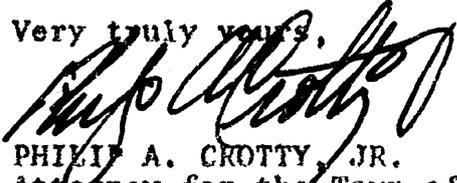
- Page 2 -

February 17, 1981

performance bond, but then have the performance bond in hand before the signed map is released to the developer for filing in the Orange County Clerk's Office.

Please give me a call if you have any questions about this procedure or otherwise want to coordinate about it.

Very truly yours,


PHILIP A. CROTTY, JR.
Attorney for the Town of New Windsor
Planning Board

PAC/j1

cc: James R. Loeb, Esq.
Elias Grevas, L.S.
/ Ernest Spignardo, Chairman
Town of New Windsor Planning Board

JOSEPH RUSCITTI
IDA RUSCITTI
 COLDENHAM ROAD, P.O. BOX 227
 WALDEN, N. Y. 12586

416

3/12 1981 50-174
219

PAY TO THE ORDER OF Town of New Windsor \$ 500 ^{00/100}

Five hundred and no/100 DOLLARS

385 BROADWAY OFFICE
Highland National Bank
OF NEWBURGH
 NEWBURGH, N. Y. 12550

MEMO Subs for Sewer Ida A Ruscitti

Ⓢ 021901748 Ⓢ 011 7119 407

JOSEPH RUSCITTI
IDA A. RUSCITTI
 363A COLDENHAM ROAD
 WALDEN, N. Y. 12586

2682

3/12 1981 50-967
219

PAY TO THE ORDER OF Town of New Windsor \$ 750 ^{00/100}

Seven hundred-fifty and no/100 DOLLARS

The VALLEY National Bank
SCOTT'S CORNERS OFFICE
 MONTGOMERY, N. Y.

MEMO Subs for Sewer Ida A Ruscitti

Ⓢ 021909672 Ⓢ 3100419 21

3/12/81 Rec'd Ch# 416 - Ch# 2682
 from Danning Rd
 Norman B. Green
 Comptroller



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

March 27, 1981

1763

Town Board

Town of New Windsor

New Windsor, New York 12550

Dear Supervisor Petro and

Honorable Members of the Town Board

Subject: Joseph Ruscitti Subdivision,
Cedar Avenue

The drainage system for this project was designed to accept off-site drainage from the Hilltop Drive area, requiring larger pipe sizes than those incidental to the construction of the subdivision, and therefore the following is a breakdown of estimated additional costs due to the Planning Board's request to accommodate the additional drainage area:

DRAINAGE ITEMS FROM REVISED PUBLIC IMPROVEMENT BOND ESTIMATE

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1.	18" C.M.P., in place	LF	370	\$ 12.00	\$ 4,440.00
2.	24" C.M.P., in place	LF	665	20.00	13,330.00
3.	30" C.M.P., in place	LF	590	30.00	17,700.00
4.	Catch Basins	Ea	9	800.00	7,200.00
5.	Double Catch Basin	Ea	1	1500.00	1,500.00
6.	End Section	Ea	1	200.00	200.00
Subtotal					\$44,340.00

DRAINAGE ITEMS REQUIRED FOR SUBDIVISION CONSTRUCTION ONLY

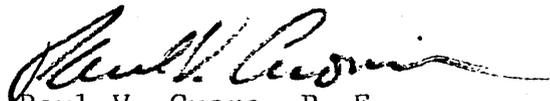
<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1.	18" C.M.P., in place	LF	860	\$ 12.00	\$10,320.
2.	24" C.M.P., in place	LF	590	20.00	11,800.
4.	Catch Basins	Each	8	800.00	6,400.
5.	Double Catch Basin	Each	1	1500.00	1,500.
6.	End Section	Each	1	200.00	200.
Subtotal					<u>\$30,220</u>

Net Difference in Cost due to
Off-Site Drainage is \$14,120.

Mr. Ruscitti intends to request assistance from the Town Board toward the installation of the drainage system as designed due to the increase in pipe sizes required by the acceptance of the off-site drainage.

The Planning Board and the Planning Board engineer recommend the concept of assisting Mr. Ruscitti and asks that the Town Board look favorably upon this recommendation.

Yours truly,


Paul V. Cuomo, P. E.
Town Engineer



Ernest Spignardo, Chairman
Planning Board

PVC/ES/sh

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8893

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

1. Name of subdivision SUBDIVISION OF LANDS OF JOSEPH RUSCITI
2. Location CEGAR AVENUE, NEW WINDSOR, N.Y.
3. Acreage 19.35 4. Number of lots 17 5. Zone R4
6. Name & address of subdivider JOSEPH RUSCITI
WALDEN NEW YORK
7. Name & address of record owner of land JOSEPH RUSCITI
WALDEN N.Y.
8. Present and intended uses GRAVEL MINING - PRESENT
RESIDENTIAL - INTENDED.

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 Planning 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 ^{Engineer} applicant [Signature]
for Applicant

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS
194 ROUTE 9W NEWBURGH, N.Y. 12550
TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

19 October 1979

Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

ATTENTION: PHILLIP CROTTY, TOWN ATTORNEY

SUBJECT: SUBDIVISION OF LANDS OF JOSEPH RUSCITTI; RESERVE STRIP QUESTION

Dear Mr. Crotty:

It has come to our attention that a question has arisen concerning "reserve strips" at the ends of streets in the City Park Subdivision along the northerly boundary of Joseph Ruscitti.

In order to reply to the question, we have investigated records in the Orange County Clerk's Office, and have found the following:

- a. A subdivision map of City Park, dated 16 August 1909, was filed in the County Clerk's Office on 30 August 1909. This map shows no "reserve strips" on Meriline, Melrose or Morris Avenues adjoining what is now the Ruscitti property.
- b. There is a deed filed in Liber 626, Page 38, from several subdivision lot property owners to the Town of New Windsor which grants, among other streets, Meriline, Melrose and Morris Avenues for public highway and streets.
- c. There is a deed filed in Liber 626 Page 42, from Jacob W. Wilbur, Inc. also granting those streets. Both this deed and the deed listed in "b" above refers to the subdivision map, and does not mention any "reserve strips".

In addition to those items listed above, we further reviewed the records for lands immediately to the north of the Ruscitti property, at the end of Meriline Avenue. These

19 October 1979

deeds also refer to the same subdivision map and do not refer to any "reserve strips". These deeds are as listed below:

- d. Deed filed in Liber 71, Page 230, from Jacob W. Wilbur, Inc. to Michael Komar. Please note that this deed pre-dates those to the Town of New Windsor.
- e. Deed filed in Liber 964, Page 598, Michael Komar and Mary Komar to James J. Carlstrom and Anna R. Carlstrom. This deed covers a portion of the Komar property listed above.
- f. Deed filed in Liber 1932, Page 393, Frances Homin, et.al. to John F. Homin and Frances Homin. This deed covers land on the eastside of Meriline Avenue and specifically excepts those lands deeded to the Town of New Windsor for street purposes.

We are enclosing copies of the deeds listed for your information. We cannot obtain a good copy of the subdivision map for your review, but will have one with us at the Planning Board meeting of 24 October 1979, at which time we are to answer the questions raised, at the Chairman's request.

If you should have any questions concerning the enclosed data, please do not hesitate to contact this office.

Very truly yours,

McGOEY, HAUSER AND GREVAS



Elias D. Grevas, L. S.
Partner

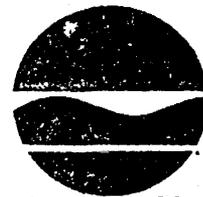
EDG/rje

Encls. as

cc: ✓ Ernest Spignardo, Chairman, Planning Board
(w/o encl.)

New York State Department of Environmental Conservation

202 Mamaroneck Avenue, White Plains, New York 10601



Robert F. Flack

Commissioner

September 29, 1980

McGoey, Hauser & Grevas
Consulting Engineers
194 Route 9W
Newburgh, New York 12550

OCT 1 1980

Attn: Mr. Richard D. McGoey, P.E.

Re: Approval for Subdivision of Lands of Ruscitti
Town of New Windsor; Orange County

Dear Mr. McGoey:

This is to advise you that the plans and engineering report for the sanitary sewer system for the above referenced project are being approved by this Department.

By initiating the construction of the said project covered by the approval of the plans, the applicant accepts and agrees to abide by and conform with the following:

- (1) This approval is issued pursuant to SPDES Permit No. NY-0022446.
- (2) That this approval letter shall be maintained on file by the applicant.
- (3) That any and all construction undertaken the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- (4) That the facilities shall be fully constructed and completed in compliance with plans as approved on September 10, 1980.
- (5) That the office is to be notified when construction commences.
- (6) That the engineer will forward the results of the leakage tests of the completed work to this Department.

- (7) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- (8) That the leakage outward on the infiltration of the constructed sewer line shall not exceed 100 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.

It is noted that all requirements of SEQR have been met.

Enclosed please find one copy of the approved plans and the engineering report. One copy of the approved plans is also being sent to the Orange County Health Department since that Department is responsible for the water plan approval.

Very truly yours,


Cesare J. Manfredi, P.E.
Associate Water Pollution
Control Engineer

CJM:AM:bz

Enclosures

cc: Joseph Ruscitti
Ernest Spignardo
Orange County Health Department

SEP 24 1980

September 23, 1980

Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Re: Approval of Plans &
Specifications for:
Town of New Windsor
Water Main Extension
to serve Jos. Ruscitti
Realty Subdivision

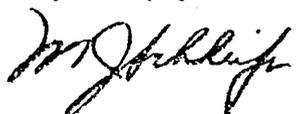
Gentlemen:

We have this day approved the plans and specifications submitted by McGoey, Hauser and Grevas, Consulting Engineers, for the above mentioned project.

Application for this project was duly made by you and received in this office on December 31, 1979.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining sets are being returned to your Engineer.

Very truly yours,



H. J. Schloffer, P. E.
Assistant Commissioner

cc: Engineer
OC Department of Planning
Dr. Johnson
File

HJS/GJS/rjg

Enclosure

2
at
J
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11
13
10
20
11
11
1
2
In

NEW YORK STATE DEPARTMENT OF HEALTH

APPROVAL OF PLANS
FOR PUBLIC WATER SUPPLY IMPROVEMENT

31' Description:

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant: 32' Affiliated Distribution	2. Location of Works (C, V, T): 10' 110'	3. County: Orange	4. Water District (Specific Area Served) 10' 5' 40'
<input type="checkbox"/> 1 Source <input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 3 Pumping Units <input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 5 Fluoridation <input type="checkbox"/> 6 Other Treatment	<input checked="" type="checkbox"/> 7 Distribution <input type="checkbox"/> 8 Storage <input type="checkbox"/> 9 Other

REMARKS:

Description:

By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved.

<input type="checkbox"/> 1 This day or approved amendments thereto	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 13 Other
<input type="checkbox"/> 2 Mixing	<input type="checkbox"/> 9 Iron Removal	<input type="checkbox"/> 14 Corrosion Control
<input type="checkbox"/> 3 Microstrainers	<input type="checkbox"/> 10 Filtration	<input type="checkbox"/> 15 Softening
<input type="checkbox"/> 4 Aeration	<input type="checkbox"/> 11 Clarifiers	<input type="checkbox"/> 16 Fluoridation

10' Type of Treatment

REQUIREMENT

14' Name of Applicant	15' Description	16' Estimated Total Cost
<input type="checkbox"/> 17 Name	<input type="checkbox"/> 18 Class	19' Estimated Development Cost

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

10' Date of Approval September 23, 1960	11' Signature <i>[Signature]</i>	12' Title P. E.
13' Estimated Total Cost	14' Designated Representative H. J. Schleifer, P. E., Assistant Commissioner Orange County Department of Health 124 Main Street Cohasset, New York	15' Population Served 30,000
<input type="checkbox"/> Industrial <input type="checkbox"/> Municipal	<input type="checkbox"/> Water Works Corp. <input type="checkbox"/> Commercial	<input type="checkbox"/> 16 Other

6. Type of Ownership:		
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> 68 Private - Other
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> Private - Institutional
		<input type="checkbox"/> 26 Board of Education
		<input checked="" type="checkbox"/> 1 Authority (burr)
		<input type="checkbox"/> 19 Federal
		<input type="checkbox"/> 20 State
		<input type="checkbox"/> 30 Interstate
		<input type="checkbox"/> 40 International
		<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost \$34,000.00	8. Population Served 67 People	9. Drainage Basin Hoodna Creek
10. Federal Aid Involved? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		11. WRC Project? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ISSUED FOR THE STATE COMMISSIONERS OF HEALTH

SOURCE

12. <input type="checkbox"/> Surface Name _____ Class _____	13. Est. Source Development Cost
<input type="checkbox"/> Ground Name _____ Class _____	
14. Safe yield: GPD	15. Description:

TREATMENT

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 9 Fluoridation	
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 10 Softening	
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 11 Corrosion Control	
<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 12 Other	
17. Name of Treatment Works BY installing improvement of the ab...	18. Max. Treatment Capacity GPD	19. Grade of Plant Operator Req.	20. Est. Cost with the following:
Description:			
REMARKS:			

DISTRIBUTION

22. Type of Project		23. Type of Storage		24. Est. Distribution Cost	
<input checked="" type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated	Gals.	Distribution	
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump Cl ₂	Underground	Gals.	\$34,000.00	
25. Anticipated Distribution		26. Designed for fire flow?			
System Demand: Avg. 6,700 GPD Max. 10,000 GPD		<input checked="" type="checkbox"/> 1 - Yes <input type="checkbox"/> 2 - No			
27. Description: Installation of approximately 1,400 linear feet of 8 inch PVC pipe complete with valves and hydrants.					



COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

May 16, 1979

Mr. Ernest Spignardo, Chairman
New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Subdivision - J. Ruscetti
Cedar Avenue

Dear Mr. Spignardo:

This office, pursuant to the provisions of Section 239, 1 and n, Article 12-B of the General Municipal Law of the State of New York, has reviewed the above subject subdivision.

The subdivision has no significant impact on County roads or facilities and is hereby returned for local determination by the Planning Board.

Very truly yours,

Peter Garrison
Commissioner of Planning

PG/jlm

Please publish on July 1979. Send bill to: M. Hauser & Grevas
194 Route 9W
New Windsor, N.Y. 12550
Attn: Elias Grevas

PUBLIC NOTICE OF HEARING BEFORE
THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 18th day of July, 1979, at 7:30 o'clock in the evening, to modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled: Joseph Ruscitti Subdivision, Town of New Windsor, County of Orange, State of New York; consisting of 17 lots on a 21.3 plus or minus acre site, generally situated west side of Cedar Avenue, adjacent to Merline, Melrose and Morris Avenues, bounded on the south by New Windsor Little League Field

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York;

Dated: June 22, 1979

Ernest Spignardo
ERNEST SPIGNARDO
Chairman

RUSCITTI

1 June 1979

Town of New Windsor

Sheet 1 of 6

Section	Block	Lot	Owner
15	3	6	John Petro 8 Park Hill Drive New Windsor, N.Y. 12550
v			
15	3	4	John Petro
v			
15	4	19	John Petro
v			
15	4	21	Daniel & Margaret Vignogna, Sr. 111 Myrtle Avenue New Windsor, New York 12550
v			
15	4	22	Elizabeth Petro 109 Myrtle Avenue New Windsor, New York 12550
v			
15	4	25	Joseph H. and Clara VanVoorhis 101 Myrtle Avenue New Windsor, New York 12550
v			
15 <i>15</i>	4 <i>11</i>	18 <i>17</i>	James J. and Anna R. Carlstrom 106 Merline Avenue New Windsor, New York 12550
v			
15	5	1	John F. and Francis Homin 91 Merline Avenue New Windsor, New York 12550
v			

RUSCITTI

1 June 1979

Town of New Windsor

Sheet 2 of 6

Section	Block	Lot	Owner
15	5	4	Howard and Josephine Hotaling 14 Goodman Avenue New Windsor, New York 12550
15	5	5	Mary R. Virgillo 16 Goodman Avenue New Windsor, New York 12550
15	5	6	Donald J. and Edith H. Smith 24 Goodman Avenue New Windsor, New York 12550
15	5	7	Donald J. and Edith H. Smith
15	8	7	Charles and Jane Baranski 117 Blanche Avenue New Windsor, New York 12550
15	8	9	Charles and Anna Simanoski, Sr. Bradford Avenue MD23 New Windsor, New York 12550
15	8	12	Frank and Helen Gerbes 50 Cedar Avenue New Windsor, New York 12550
15	8	14	Alfred and Estelle Ortenzo 75 Melrose Avenue New Windsor, New York 12550

RUSCITTI

1 June 1979

Town of New Windsor

Sheet 3 of 6

Section	Block	Lot	Owner
16	4	1	Willy and Vera Witschard 59 Cedar Avenue New Windsor, New York 12550
16	4	28	Thomas A. and Marily H. Scalzo P.O. Box 2443 New Windsor, New York 12550
16	4	30	Charles and Madeline Phillips 73 Cedar Avenue New Windsor, New York 12550
16	4	31	James H. and Edna M. Lynch 71 Cedar Avenue New Windsor, New York 12550
16	4	32	Joseph C. Farrenkopf 69 Cedar Avenue New Windsor, New York 12550
16	4	33	Jean Orzechowski 67 Cedar Avenue New Windsor, New York 12550
16	4	34	Nicholas M. Lena and Brigette E. Cech 65 Cedar Avenue New Windsor, New York 12550

RUSCITTI

1 June 1979

Town of New Windsor

Sheet 4 of 6

Section	Block	Lot	Owner
16	4	35	Hubert and Susanna McQuiston 63 Cedar Avenue New Windsor, New York 12550
18	1	1.1	Mid Hudson Neon Arthur Miller James and Joseph Lynch 32 Walnut Avenue
18	1	1.2	Joseph and Ida Ruscitti
18	1	12	New Windsor Veterans Association Walnut Avenue New Windsor, New York 12550
18	1	11	John F. and Marie Abbruscato 5 Buttonwood Drive New Windsor, New York 12550
18	1	10	QUASSAICK FIRE ENGINE CO. OF NEW WINDSOR WALSH ROAD NEW WINDSOR, N.Y. 12550
18	1	9	Lester M. and Hildegarde W. Brown 16 Walnut Avenue New Windsor, New York 12550
18	1	8	George A. and Estelle M. Whalen 14 Walnut Avenue New Windsor, New York 12550

RUSCITTI

1 June 1979

Town of New Windsor

Sheet 5 of 6

Section	Block	Lot	Owner
18	1	7	William M. and Jean Coleman 12 Walnut Avenue New Windsor, New York 12550
18	1	6	Charles D. and Elma H. Hurd 10 Walnut Avenue New Windsor, New York 12550
18	1	5	Anthony and Claire Zgrodek 8 Walnut Avenue New Windsor, New York 12550
18	1	4	Leonard and Louise P. Guadagna 6 Walnut Avenue New Windsor, New York 12550
18	1	3	Joseph and Anna M. Schebesta 96 Cedar Avenue New Windsor, New York 12550
18	1	2.1	New Windsor Little League P.O. Box 24 New Windsor, New York 12550
19	1	1	Jean Raszchewski 1 Hilltop Drive New Windsor, New York 12550
19	1	11	Robert R. and Mary B. Clifford 13 Windsor Drive New Windsor, New York 12550

RUSCITTI

1 June 1979

Town of New Windsor

Sheet 6 of 6

Section	Block	Lot	Owner
19	1	12	Anthony J. and Grace D. Spano 12 Windsor Drive New Windsor, New York 12550
19	1	13	Vincent A. And Santa Quaglietta 10 Windsor Drive New Windsor, New York 12550

Town of New Windsor

Asian Cherry

July 18, 1979

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

Mr. Chairman and Members of the Board:

We the undersigned, residing on Meriline Avenue, for reasons of safety, health and general welfare, oppose the opening of the Dead End portion of Meriline Avenue as proposed under the subdivision entitled "Joseph Ruscitti Subdivision".

NAME	ADDRESS
1. Jan Barkham	106 Meriline Ave. New Windsor, N.Y. 12550
2. John F. Horner	91 Meriline Ave. New Windsor N.Y.
3. James W. Horner	91 Meriline Ave. New Windsor N.Y.
4. Alicia Frances Owen	91 Meriline Avenue New Windsor, N.Y.
5. Margaret Komar	96 Meriline Ave. New Windsor, N.Y.
6. John Komar	96 Meriline Ave. New Windsor N.Y.
7. Caroline Komar	96 Meriline Ave. New Windsor, N.Y.
8. Frank Komar	96 Meriline Ave. New Windsor N.Y.
9. Anna Carlstrom	106 Meriline Ave New Windsor, N.Y.
10. Aylene Ryan	77 Meriline Ave. New Windsor, N.Y.
11. Hazel M. Ypsome	80 Meriline Ave New Windsor N.Y.
12. Thomas J. Ypsome	" " " " " "
13. Walter T. Ryan	77 Meriline Ave New Windsor, N.Y.
14. John J. Ladick	68 Meriline Ave New Windsor, N.Y.
15. Thomas Detoro	45 Meriline Ave New Windsor, N.Y.
16. Rose Detoro	45 Meriline Ave New Windsor, N.Y.
17. Hazelton M. Kerr	37 Meriline Ave. New Windsor, N.Y.
18. Anna Kerr	37 Meriline Ave " " " "
19. Orinda Palentino	37 Meriline Ave, " " " "

(OVER)

JD

20. Rose Sears 35, Meritme Cove New Windsor
21. James Sears " " " "
22. John Cruise 150 WALSH AVE " "

July 18, 1979

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

Mr. Chairman and Members of the Board:

We the undersigned, residing on Meriline Avenue, for reasons of safety, health and general welfare, oppose the opening of the Dead End portion of Meriline Avenue as proposed under the subdivision entitled "Joseph Ruscitti Subdivision".

- | | NAME | ADDRESS |
|-----|------------------|---|
| 23. | Sue M. Clark | #42 Meriline Ave |
| 24. | John D. Clark | " N.W. " |
| 25. | Mary Brodowski | 36 Meriline Ave |
| 26. | Pats M. Coe | 41 Merline Ave
NEW Windsor |
| 27. | Jean Garzone | 27 Merline Ave
N. Windsor
New Windsor |
| 28. | Nicholas Garzone | 27 Merline Ave
New Windsor |
| 29. | Minnie Dempsey | 19 Merline Ave |
| 30. | Allen Dempsey | 19 Merline Ave |
| 31. | John Tolnai | 25 Merline Ave |
| 32. | Katalin Tolnai | 25 Merline Ave |
| 33. | Charis Hochman | 48 Merline Ave |
| 34. | Joan L. Maher | 54 Merline Ave |
| 35. | Dennis P. Maher | 54 Merline Ave |
| 36. | Mark Dunne | 57 Merline Ave |
| 37. | Barbara Dunne | 57 Merline Ave |
| 38. | Fannie Formone | 51 Merline Ave |
| 40. | Adam J. Garzone | 34 Merline Ave |



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS
194 ROUTE 9W NEWBURGH, N.Y. 12550
TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

PLANNING BOARD

3/10/80
SA

Licensed in
New York
New Jersey
Pennsylvania

7 March 1980

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

ATTENTION: MR. ERNEST SPIGNARDO, CHAIRMAN

SUBJECT: SUBDIVISION OF LANDS OF JOSEPH RUSCITTI, CEDAR AVENUE

Dear Mr. Spignardo:

Since we have not yet received approval of the Orange County Department of Health for the subject subdivision, we hereby request that the Preliminary Approval granted by the Planning Board on 8 August 1979 be extended for an additional sixty (60) days.

If requested, we would be happy to meet with you to discuss the status of the project to this point. In any event, application for Final Approval will be made immediately upon receipt of the Health Department approval.

Thank you for your consideration of this matter.

Very truly yours,

McGOEY, HAUSER AND GREVAS

Elias D. Grevas, L. S.
Partner

EDG/r

cc: Mr. Joseph Ruscitti

AGREEMENT made this 11th day of March, 1981 by and between JOSEPH RUSCITTI and IDA A. RUSCITTI, his wife, residing at Coldenham Road, Box 227, Walden, New York, hereinafter designated as "DEVELOPER", and the TOWN OF NEW WINDSOR, a municipal corporation of the State of New York, having its principal offices at 555 Union Avenue, New Windsor, New York, 12550, hereinafter designated as the "TOWN".

WHEREAS, the Planning Board of the TOWN OF NEW WINDSOR is in the process of approving a subdivision map entitled "Joseph Ruscitti, Town of New Windsor, Orange County, New York", last revised 16 April, 1980, made by McGoey, Hauser & Grevas, Consulting Engineers, and

WHEREAS, said map designates certain public improvements consisting of roads and drainage easements to be dedicated to the TOWN free and clear of all encumbrances and liens pursuant to the regulations and requirements of the TOWN, and

WHEREAS, the DEVELOPER agrees to post a performance bond with the TOWN for the construction, maintenance and dedication of said improvements, which said performance bond is in an amount to be determined by the TOWN, and

WHEREAS, the DEVELOPER is desirous of offering for dedication the said improvements and lands to the TOWN more particularly described in annexed Schedule "A", which Schedule includes the description of the highway rights of way and easements and is attached hereto, and

WHEREAS, the DEVELOPER has delivered a deed of conveyance to the TOWN for said land and improvements and easements described herein,

NOW, THEREFORE, in consideration of the sum of ONE (\$1.00) DOLLAR, lawful money of the United States, paid by the TOWN to the DEVELOPER, and other good and valuable consideration, it is mutually

AGREED as follows:

1. The DEVELOPER herewith delivers to the TOWN OF NEW WINDSOR a deed of conveyance for the premises described in annexed Schedule "A", said delivery being a formal offer of dedication to the TOWN.
2. The DEVELOPER agrees that said formal offer of dedication is irrevocable and can be accepted by the TOWN at any time.
3. The DEVELOPER agrees to complete the construction and maintenance of the land and improvements pursuant to the performance bond and the requirements of the Planning Board of the TOWN OF NEW WINDSOR and the ordinances, local laws, regulations, requirements, covenants and agreements that may be imposed by the TOWN with respect thereto and upon acceptance by the TOWN of the offer of dedication shall within thirty (30) days after written notice from the TOWN of said acceptance of the offer of dedication furnish to the TOWN a title insurance policy issued by a title insurance company licensed to do business in the State of New York in a minimum amount of TEN THOUSAND (\$10,000.00) DOLLARS certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the TOWN a check for all necessary fees to record the deed heretofore delivered.
4. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the DEVELOPER.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Joseph Ruscitti

JOSEPH RUSCITTI

Ida A. Ruscitti

IDA A. RUSCITTI

THE TOWN OF NEW WINDSOR

BY _____

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

On the 11th day of March, 1981, before me personally came JOSEPH RUSCITTI and IDA A. RUSCITTI to me known and known to me to be the individuals described in, and who executed, the foregoing instrument, and they acknowledged to me that they executed the same.

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1982
Reg. No. 4673512

Ruth J. Eaton

Notary Public

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:
TOWN OF NEW WINDSOR)

On the _____ day of March, 1981, before me personall came to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of the TOWN OF NEW WINDSOR, the municipal corporation mentioned in, and which executed, the foregoing instrument; that he knows the seal of said TOWN; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Town Board of the TOWN OF NEW WINDSOR; and that he signed h _____ name thereto by like order.

Notary Public

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

21,232/JRL:nsm

THIS INDENTURE, made the 11th day of March , nineteen hundred and eighty-one
BETWEEN JOSEPH RUSCITTI and IDA A. RUSCITTI, his wife, both
residing at Coldenham Road, Box 227, Walden, New York,

party of the first part, and THE TOWN OF NEW WINDSOR, a municipal corporation
of the State of New York, having its principal offices at 555 Union
Avenue, New Windsor, New York,

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of New Windsor, Orange County, New York, more
particularly described on annexed Schedule "A".

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

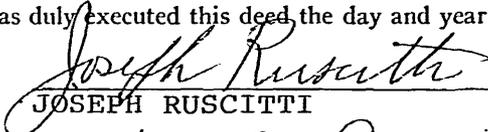
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

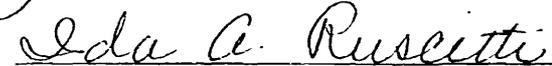
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



JOSEPH RUSCITTI



IDA A. RUSCITTI

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 11th day of March 1981, before me personally came Joseph Ruscitti and Ida A. Ruscitti

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Ruth J. Eaton

Notary Public

RUTH J. EATON

Notary Public, State of New York

Qualified in Orange County

Commission Expires March 30, 1982

Reg. No. 4975512

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

JOSEPH RUSCITTI and
IDA A. RUSCITTI TO

THE TOWN OF NEW WINDSOR

STANDARD FORM OF

NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

Lawyers Title Insurance Corporation

Home Office ~ Richmond, Virginia

750 THIRD AVE. AT 46th ST., NEW YORK, N.Y. 10017
125-10 QUEENS BLVD., KEW GARDENS, N.Y. 11415

SECTION

BLOCK

LOT

COUNTY OR TOWN

RECORDED AT THE REQUEST OF

Lawyers Title Insurance Corporation

RETURN BY MAIL TO

SEAMAN, McGUIRK & ZECCOLA, ESQS.

555 UNION AVENUE

NEW WINDSOR, NEW YORK

12550

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SCHEDULE "A"

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, being the extension of Morris Avenue and Merline Avenue, and as shown on a map entitled "Joseph Ruscitti Subdivision Plan", last revised 16 April 1980, and being more particularly described as follows:

BEGINNING at a point in the northerly line of lands of the Grantor, said point being the intersection with said line and the westerly line of the existing town street, known as Morris Avenue, and running thence, through lands of the Grantor, the following five (5) courses:

1. S47° 02'W 152.50' to a point of curvature;
2. On a curve to the right having a radius of 75.00', a central angle of 87° 13' 30" and an arc of 114.18' to a point of tangency;
3. N45° 44' 30"W 346.63' to a point of curvature;
4. On a curve to the left having a radius of 260.00', a central angle of 31° 58' 47" and an arc of 145.12' to a point of tangency;
5. N77° 43' 20"W 62.54' to a point of intersection with the easterly line of the extension of Merline Avenue; thence, along said easterly line of the extension to Merline Avenue, on a curve to the right having a radius of 251.17', a central angle of 36° 44' 10" and an arc of 161.04' to a point of tangency; thence, still along said line, N49° 00' 50"E 60.56' to a point in the northerly line of lands of the Grantor, said point being at the intersection of said line with the existing easterly line of Merline Avenue; thence, along the northerly line of lands of the Grantor, and along the southerly line of the existing Merline Avenue, N52° 55' 00"W 51.10' to a point, said point being the intersection of said northerly line of lands of the Grantor with the westerly line of the existing Merline Avenue; thence, through lands of the Grantor, along lands now or formerly of Cherry, and along the westerly line of the extension of Merline Avenue, S49° 00' 50"W 50.00' to a point of curvature; thence, on curve to the left having a radius of 301.17', a central angle of 36° 44' 10" and an arc of 193.10' to a point of tangency; thence, S12° 16' 40"W 50.00'

to a point, said point being the intersection of said westerly line of the extension of Merline Avenue with the southerly line of the extension of Morris Avenue; thence, still through lands of the Grantor, and along the southerly and easterly line of the extension of Morris Avenue, the following five (5) courses:

1. S77° 43' 20"E 112.54' to a point;
 2. On a curve to the right having a radius of 210.00', a central angle of 31° 58' 45" and an arc of 117.21' to a point of tangency;
 3. S45° 44' 30"E 346.63' to a point of curvature;
 4. On a curve to the left having a radius of 125.00', a central angle of 87° 13' 30" and an arc of 190.30' to a point of tangency;
 5. N47° 02'E 161.27' to a point in the northerly line of the lands of the Grantor;
- thence, along the northerly line of lands of the Grantor, and in part along the southerly line of the existing Morris Avenue, N52° 55' 00"W 50.76' to the point or place of beginning

ALSO all those certain pieces or parcels of land lying, situate and being in the Town of New Windsor, Orange County, New York, being easements for storm drainage and other municipal public improvements, twenty feet (20') in width, the centerlines of which are more particularly described as follows:

EASEMENT BETWEEN LOTS 3 and 4

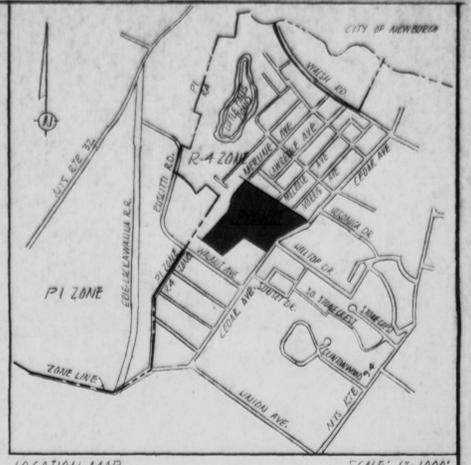
BEGINNING at a point in the extension of the easterly line of Morris Avenue, said point being at the division line between Lots 3 and 4 as shown on the above-referenced subdivision map, and running thence, along the said division line between Lots 3 and 4, S6° 55' 06"E 156.99' to a point in the westerly line of Cedar Avenue.

EASEMENT THROUGH LANDS NOW OR FORMERLY OF ALLEN B. CHERRY

BEGINNING at a point in the westerly line of the extension of Merline Avenue, said point being at the intersection of said line with the southerly line of the extension of Morris Avenue, and said point also being at the northwesterly corner of Lot No. 9 as shown on the above-referenced subdivision map, and running thence, through lands of Cherry, S66° 39' 44"W 151.49' to a point; thence, still through lands of Cherry, N71° 33' 57"W 465.75' to a point in the easterly line of others lands of Joseph Ruscitti.

ALSO all that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, being an easement for storm drainage purposes along the westerly bounds of Lot No. 9 as shown on the above-referenced subdivision map and being more particularly described as follows:

BEGINNING at a point in the extension of the westerly line of Merline Avenue, said point being at the intersection of said line with the southerly line of the extension of Morris Avenue, and said point also being the northwesterly corner of Lot No. 9 and running thence, along the said southerly line of the extension of Morris Avenue, S77° 43' 20"E 20.00' to a point; thence, through Lot No. 9, S12° 16' 40"W 101.58' to a point in the northerly line of lands now or formerly of New Windsor Little League, Inc., thence, along said line, N51° 44' 30"W 22.25' to a point in the easterly line of lands now or formerly of Cherry, said point also being the southwest corner of Lot No. 9; thence, along said easterly line of lands now or formerly of Cherry and along the westerly line of Lot No. 9, N12° 16' 40"E 91.83' to the point or place of beginning.



LOCATION MAP SCALE: 1"=1000'

- NOTES**
1. PERIMETER BOUNDARIES SHOWN ARE FROM MAP'S ENTITLED "SUBDIVISION FOR JOSEPH RUSCITTI, ALLEN R. CHERRY PREPARED BY EDWARD WASHINGTON, DATED 26 APRIL 1976, APPROVED BY THE NEW WINDSOR PLANNING BOARD ON 26 APRIL 1978 AND FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF NEW YORK COUNTY OF ALBANY FOR THE TOWN OF NEW WINDSOR, N.Y. TO BE CONVEYED TO JOSEPH RUSCITTI, ALLEN R. CHERRY AND ELLA FELUS TO BE CONVEYED TO JOSEPH RUSCITTI, ALLEN R. CHERRY BY THEODORE JARG STORFF, ESQ. AND DATED 15 AUG 1975.
 2. PROPERTY LIES IN P1 AND R4 ZONES.
 3. OWNER'S DEVELOPER: JOSEPH RUSCITTI, NEW WINDSOR, N.Y.
 4. TOPOGRAPHY SHOWN IS FROM FIELD SURVEY OF 11/20/75.
 5. PROPERTY LIES IN WATER DIST. NO. 2, 10' WIDE DIST. NO. 3.

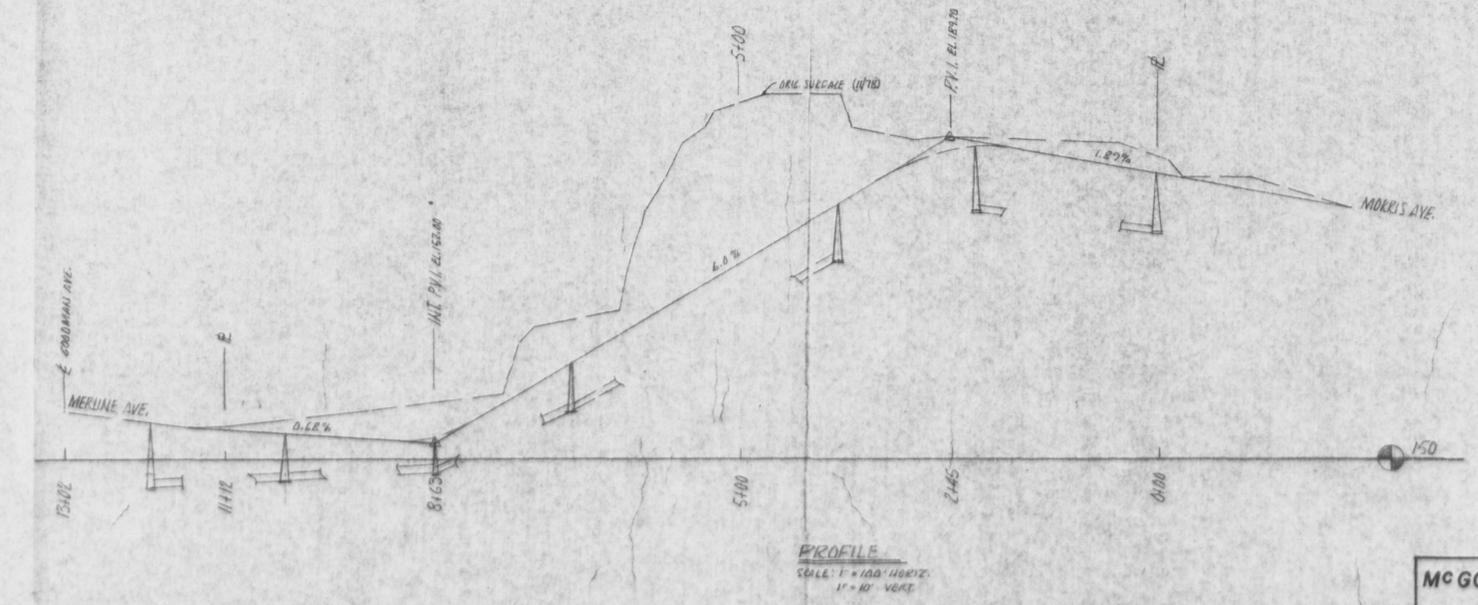
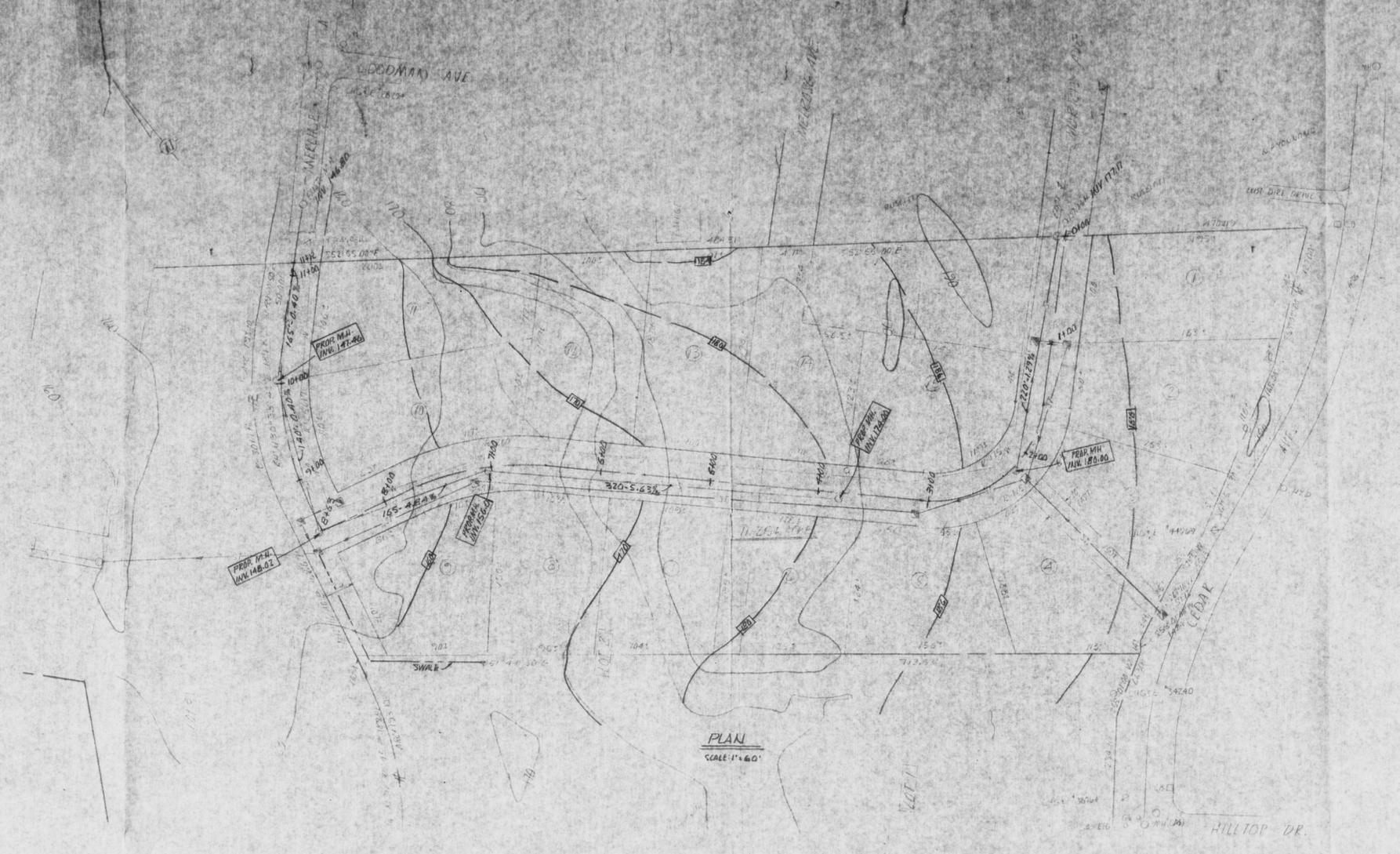
- LEGEND**
- S — M — PROPOSED SANITARY, MANHOLE, DIR. OF FLOW
 - ST — PROPOSED STORM DRAIN CATCH BASIN, DIR. OF FLOW
 - W — W — PROPOSED WATER LINE, HYDRANT, VALVE
 - — — — — ORIG. SUBDIV. LOT LINE (SEE NOTE 1)
 - — — — — PROPERTY LINE (BOUNDARY)
 - — — — — 1'00' EXISTING CONTOUR
 - — — — — PROPOSED CONTOUR
 - ⑬ PROPOSED LOT NUMBER
 - ⑬ EXISTING LOT NUMBER (SEE NOTE 1)

APPROVED BY THE
 BUREAU OF FIRE PREVENTION
 TOWN OF NEW WINDSOR, N. Y.
 10/4/77 SIGNATURE *[Signature]*

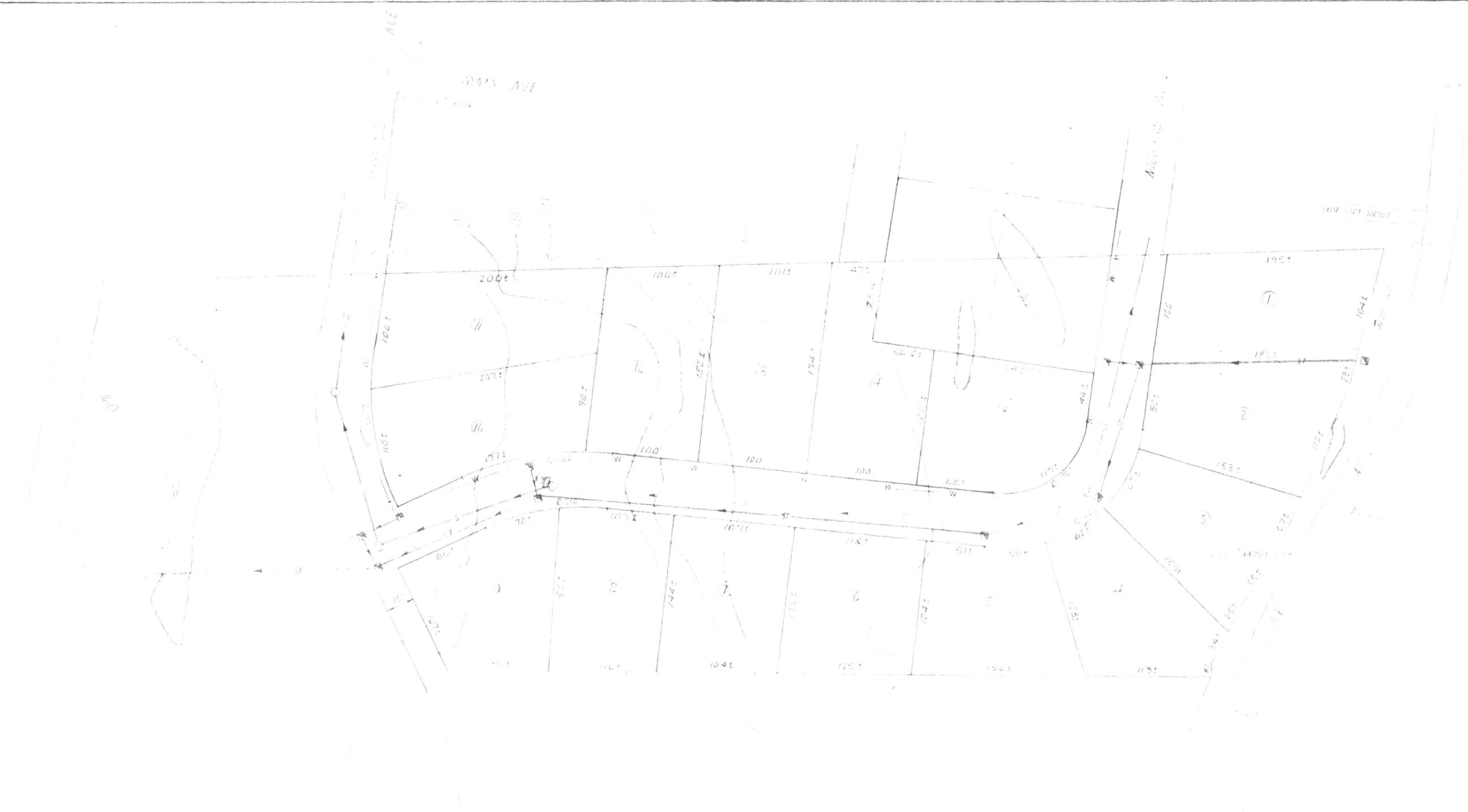


M'GOEY, HAUSER & GREVAS CONSULTING ENGINEERS		JOSEPH RUSCITTI	
194 ROUTE 9W, NEWBURGH, NEW YORK		TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
DRAWN BY: <i>[Signature]</i>	SCALE 1"=60'	PRELIMINARY SUBDIVISION PLAN	
CHECKED BY: <i>[Signature]</i>	DATE: 28 FEB '79	SHEET OF 2	
REV 1 27 Mar 79 Added Lots 1-15, Orig Subdiv Info, Legend, Sheet 2		JOB NO. D103 78	

RECORDS PURSUANT TO SECTION 2106-A OF THE NYS EDUCATION LAW
 1980
 STATE UNIVERSITY OF NEW YORK AT ALBANY



McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 194 ROUTE 9W, NEWBURGH, NEW YORK DRAWN BY: <i>205</i> CHECKED BY:		JOSEPH RUSCITTI TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK PRELIMINARY PROFILES & GRADING PLAN		SHEET OF 2 2 JOB NO: D103 78
		SCALE: AS NOTED DATE: 27 MAR '79		



This plan shows
 the location of
 the proposed
 building and
 the location of
 the proposed
 driveway.

(A)



GENERAL NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2, of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal shall be considered to be valid true copies.
3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, to the assignees of the lending institution, and is not transferable to additional institutions or subsequent owners.

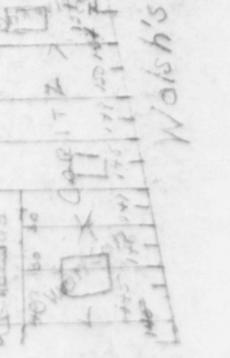
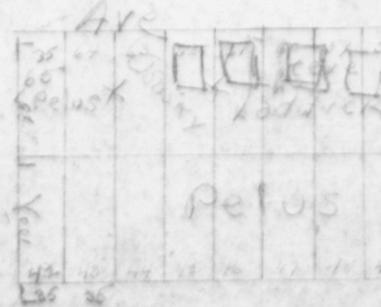
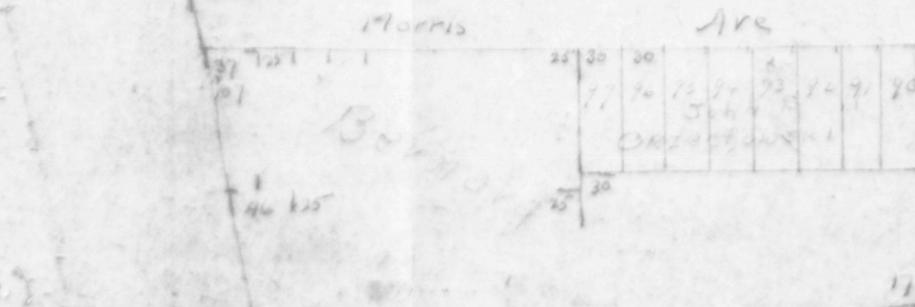
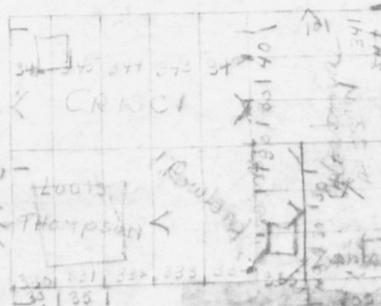
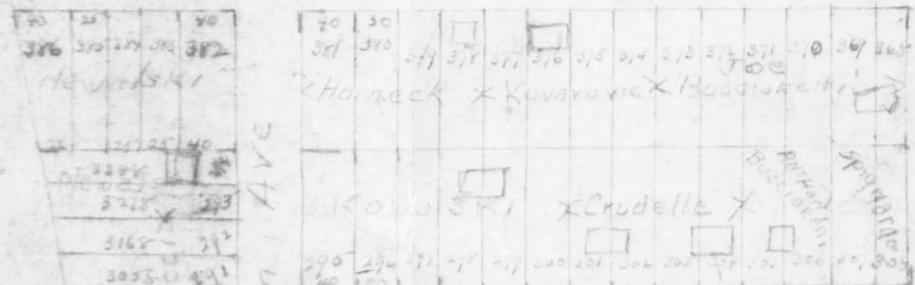
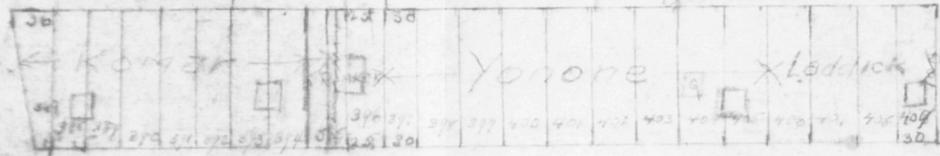
SPECIAL NOTES

1. Being a portion of Lots 98 through 102 and 102 through 107 on a map entitled "City Park", prepared by A. L. Eliot, dated 16 August 1909 and filed in the Orange County Clerk's Office on 30 August 1909 as Map No. 647.
2. Surveyed in accordance with said map and physical features found at time of field survey.
3. Building offsets shown are at right angles to property lines, taken at foundation walls.

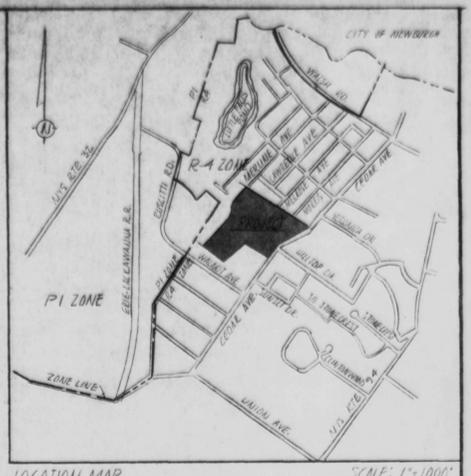
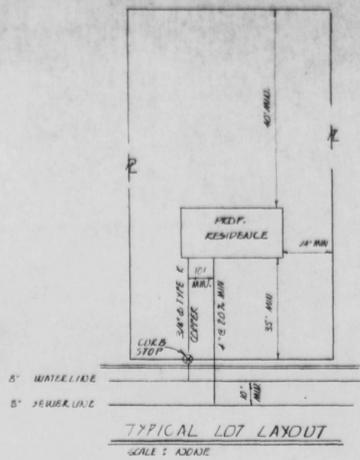
Subdivision APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON *MAR 29, 1979*
 BY *Lawrence Jones*
 LAWRENCE JONES
 Secretary



LANDS OF JOSEPH RUSCITTI	MC GOEY, HAUSER & GREVAS CONSULTING ENGINEERS
MINOR SUBDIVISION	194 ROUTE 9W, NEWBURGH, NEW YORK
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK	DR. BY: <i>WJH</i> CK. BY: <i>WJH</i> JOB NO. S140 79
	SCALE: 1" = 30'
	DATE: 27 MAR '79 SHEET NO. 1 OF 1



Cedar Road



- NOTES
1. PERIMETER BOUNDARIES SHOWN ARE FROM MAPS ENTITLED "SUBDIVISION OF JOSEPH RUSCITTI, ALLEN R. ELLERY PREPARED BY ROBERT WATSON, L.S., DATED 26 APRIL 1978, APPROVED BY THE NEW WINDSOR PLANNING BOARD ON 26 APRIL 1978 AND FILED IN THE DEPUTY COUNTY CLERK'S OFFICE ON 2 MAY 1978; AND "MAP OF LANDS OF RUDOLPH AND ELLA DELOS TO BE CONVEYED TO JOSEPH AND IRA RUSCITTI" PREPARED BY THEODORE JARGSTORFF, L.S. AND DATED 15 AUG 1973.
 2. PROPERTY LIES IN P1 AND R4 ZONES.
 3. OWNED & DEVELOPED BY JOSEPH RUSCITTI, NEW WINDSOR, NY.
 4. TOPOGRAPHY SHOWN IS FROM FIELD SURVEY OF 11/10/75.
 5. PROPERTY LIES IN WATER DIST. NO. 2; SEWER DIST. NO. 7.

- LEGEND
- PROPOSED DRAINAGE, MINOR, DIR. OF FLOW
 - ST— PROPOSED STORM DRAIN, CATCH BASIN, DIR. OF FLOW
 - W—W— PROPOSED WATER LINE, HYDRANT, VALVE
 - ORG. SUBDIV. LOT LINE (SEE NOTE 1)
 - PROPERTY LINE (BOUNDARY)
 - 190 EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ①② PROPOSED LOT NUMBER
 - ①② EXISTING LOT NUMBER (SEE NOTE 1)

Unauthorized addition or alteration to this plan is a violation of Section 2205(c) of the New York State Education Law.

REV 3 16 APR 80 ADD. METES & BOUNDS; TYR LOT LAYOUT
 REV 2 19 NOV 79 REV. WATERLINE
 REV 1 27 MAR 79 Added Lots 1-15, Orig Subdiv Info, Legend, Sheet 2

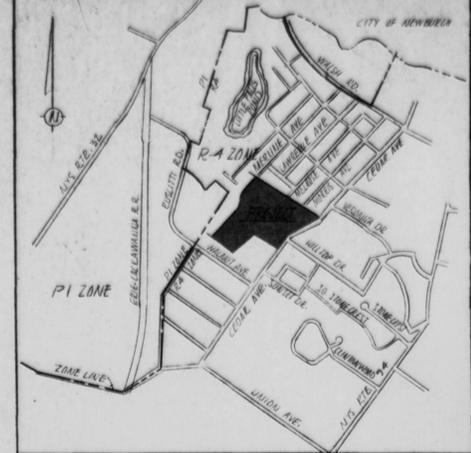


M^oGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS

194 ROUTE 9W, NEWBURGH, NEW YORK
 DRAWN BY [Signature] SCALE 1"=60'
 CHECKED BY [Signature] DATE 28 FEB '79

JOSEPH RUSCITTI
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

SUBDIVISION PLAN
 SHEET OF 2
 JOB NO. D103 78



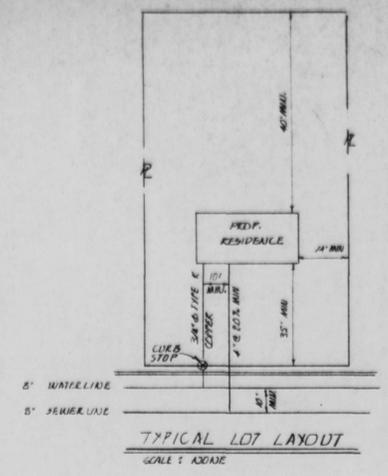
LOCATION MAP SCALE: 1"=1000'

NOTES

1. PRIMEIRY BOUNDARIES SHOWN ARE FROM MAPS ENTITLED "SURROUNDING FOR JOSEPH RUSCITTI ALLEN B. CHERRY" PREPARED BY EDWARD WINDSOR, DATED 26 APRIL 1978, APPROVED BY THE NEW WINDSOR PLANNING BOARD ON 26 APRIL 1978, AND FILED IN THE DRAPER COUNTY CLERK'S OFFICE ON 2 MAY 1978, AND "MAP OF LANDS OF EDWARD WINDSOR AND ELLA PELLUS TO BE CONVEYED TO JOSEPH AND IDA RUSCITTI" PREPARED BY THEODORE JARG STORFF, L.S. AND DATED 15 AUG. 1975.
2. PROPERTY LIES IN P-1 AND R-4 ZONES.
3. OWNER & DEVELOPER: JOSEPH RUSCITTI, NEW WINDSOR, NY.
4. TOPOGRAPHY SHOWN IS FROM FIELD SURVEY OF 11/10/75.
5. PROPERTY LIES IN WATER DIST. NO. 2, SEWER DIST. NO. 3.
6. THE DEVELOPER, IRREVOCABLY OFFERS TO DEED TITLE TO ALL STREET RIGHTS-OF-WAY EASEMENTS SHOWN ON THIS PLAN AFTER COMPLETION OF THE PUBLIC IMPROVEMENTS SHOWN HEREOF.

LEGEND

- S — M — PROPOSED SANITARY, MAINLINE, DIR. OF FLOW
- ST — C — PROPOSED STORM, DOWN CATCH BASIN, DIR. OF FLOW
- W — C — PROPOSED WATER LINE, HYDRANT, VALVE
- OS — ORIG. SUBDIV. LOT LINE (SEE NOTE 1)
- P — PROPERTY LINE (BOUNDARY)
- 170 — EXISTING CONTOUR
- [70] — PROPOSED CONTOUR
- (16) — PROPOSED LOT NUMBER
- [107] — EXISTING LOT NUMBER (SEE NOTE 1)



TYPICAL LOT LAYOUT SCALE: 1"=40'



Sub-division
 APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 3-11-81
 BY *Carl E. Schiefer*
 CARL E. SCHIEFER
 SECRETARY



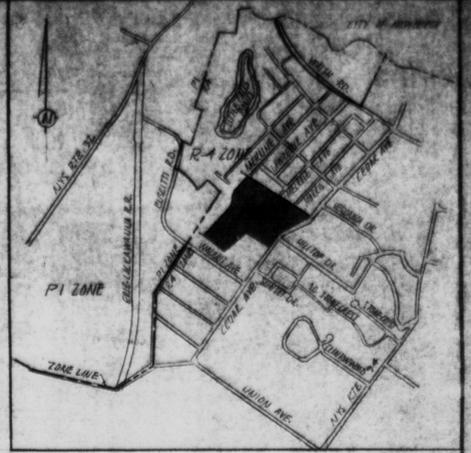
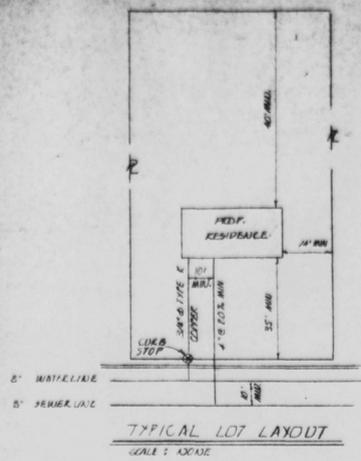
McGOEY, HAUSER & GREVAS
 CONSULTING ENGINEERS

JOSEPH RUSCITTI
 TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

REV 1 16 APR 80 ADD. METES & BOUNDS; TYR LOT LAYOUT
 REV 2 19 NOV 79 REV. WATERLINE
 REV 1 27 MAR 79 Added Lots 1-15, Orig. Subdiv. Info., Legend, Sheet 2

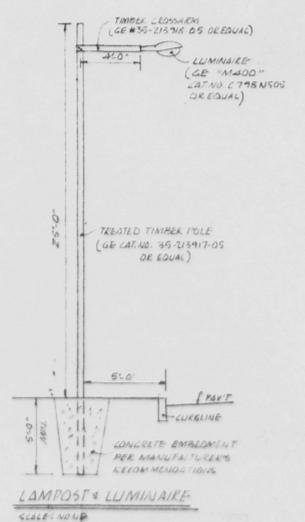
194 ROUTE 9W, NEWBURGH, NEW YORK
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1"=60'
 DATE: 28 FEB '79

SUBDIVISION PLAN
 SHEET OF 1
 JOB NO. D103 78



- NOTES**
1. PERIMETER BOUNDARIES SHOWN ARE FROM MAPS ENTITLED "SUBDIVISION FOR JOSEPH RUSCITTI, ALLEN B. CHERRY, PREPARED BY ROYAL WOODBURY, DATED 24 APRIL 1978, APPROVED BY THE NEW WINDSOR PLANNING BOARD ON 26 APRIL 1978, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 2 MAY 1978; AND A MAP OF LANDS OF RUSCITTI AND CHERRY TO BE CONVEYED TO ALLEN B. CHERRY AND JOE RUSCITTI, PREPARED BY THORNTON, WARE, STREFF, & ASSOCIATES, DATED 15 AUG 1975.
 2. PROPERTY LIES IN P1 AND R4 ZONES.
 3. OWNER - DEVELOPER: JOSEPH RUSCITTI, NEW WINDSOR, NY.
 4. TOPOGRAPHY SHOWN IS FROM FIELD SURVEY OF 11/10/78.
 5. PROPERTY LIES IN WATER DIST. 402 & SEWER DIST. 110-9.

- LEGEND**
- PROPOSED CALL CENTER, MANHOLE, ORB, OR FLOW
 - PROPOSED STORM DRAIN, CATCH BASIN, OR BIFLOW
 - W— PROPOSED WATER LINE, HYDRANT, VALVE
 - ORIG. TOWN LOT LINE (SEE NOTE 1)
 - PROPERTY LINE (BOUNDARY)
 - NO EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ⑬ PROPOSED LOT NUMBER
 - ⑬ EXISTING LOT NUMBER (SEE NOTE 1)
 - ⊕ PROPOSED LAMPPOST & LUMINAIRE
 - ⊕ PROPOSED LUMINAIRE ON EXIST'G POLE OR RELOCATED POLE



McGOEY, HAUSER & GREVAS
CONSULTING ENGINEERS

JOSEPH RUSCITTI
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

LIGHTING PLAN

194 ROUTE 9W, NEWBURGH, NEW YORK
DRAWN BY: [Signature] SCALE: 1"=50'
CHECKED BY: [Signature] DATE: 28 FEB 79

REVISIONS:
REV 4 9 FEB 79 LIGHTING PLAN
REV 3 16 APR 80 ADD. METES & BOUNDS, TYR LOT LAYOUT
REV 2 19 NOV 79 REV. WATERLINE
REV 1 27 MAR 79 Added Lots 1-15, Orig. Subdiv. Info., Legend, Sheet 2

SHEET 1 OF 1
JOB NO. D103 78