PB# 84-59

Ted Buhl

52-1-33

Ted Buhl toleman Rd. 84-59
air Strip

General Receipt

6112

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

Nov. 29 19 84

Received of Ted Buhl $ 25.00/100

Twenty Five and 00/100 DOLLARS

For Air Strip Parcel 4 Lots - Application fee 84-59

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #1143 25.00		

By Pauline D. Townsend
Town Clerk
Title

General Receipt

6926

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

Sept. 30 19 84

Received of Ted Buhl $ 25.00/100

Twenty Five and 00/100 DOLLARS

For Public Hearing ~~84~~ 84-54
Plat Subdiv.

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #1651 25.00		

By Pauline D. Townsend
Town Clerk

General Receipt

6927

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

Sept. 30 19 84

Received of Ted Buhl $ 100.00/100

One Hundred and 00/100 DOLLARS

For Subdiv. Fee 84-

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #1568 45.00		
Check #1651 55.00		
Total		$100.00

By Pauline D. Townsend
Town Clerk
Title

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

Ted Buhl Air Strip. 84-59

FUND	CODE	AMOUNT
Check	25.00	
#1143		

By Pauline G. Townsend
Town Clerk
Title

General Receipt

6926

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

Sept. 30 1985

Received of Ted Buhl $ 25.00/100

Twenty Five and 00/100 DOLLARS

For Public Hearing ~~88~~ 84-54
Lot Subdiv.

DISTRIBUTION:

FUND	CODE	AMOUNT
Check	25.00	
#1657		

By Pauline G. Townsend
Town Clerk

General Receipt

6927

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

Sept. 30 1985

Received of Ted Buhl $ 100.00/100

One Hundred and 00/100 DOLLARS

For Subdiv. Fee 84-

DISTRIBUTION:

FUND	CODE	AMOUNT
(2) Check	#1568	45.00
(1) Check	#1658	55.00
Total		$100.00

By Pauline G. Townsend
Town Clerk
Title

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

Ted Buhl Air Strip. 84-59

General Receipt

6965

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

Oct. 10 1985

Received of Ted Buhl Air Strip $ 15.00

Fifteen and 00/100 DOLLARS

For 84-59 Additional S/Div. Fee

DISTRIBUTION:

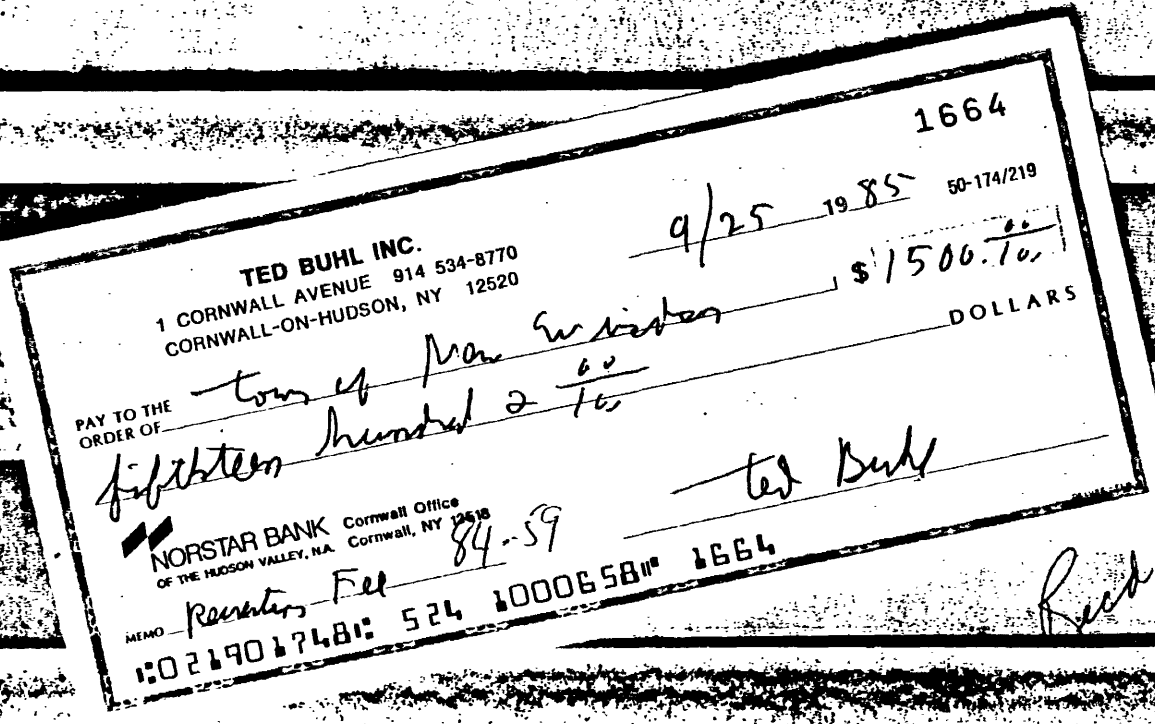
FUND	CODE	AMOUNT

By Pauline G Townsend
Town Clerk
Title

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

approved 9/25/85
fees paid 9/30/85
filed with T.C 10/2/85 sh

Ted Bach: Foreman Ref. 84-59
and Stamp



TED BUHL INC.
1 CORNWALL AVENUE 914 534-8770
CORNWALL-ON-HUDSON, NY 12520

1664

9/25 1985 50-174/219

PAY TO THE ORDER OF Town of New Windsor $ 1500.00

fifteen hundred 00/100 DOLLARS

NORSTAR BANK OF THE HUDSON VALLEY, N.A. Cornwall Office Cornwall, NY 12518

Ted Buhl

MEMO Recreation Fee 84-59

⑆021901748⑆ 524 ⑈000658⑈ 1664

Rec'd 9/30/85
R. Lawlor

(This is a two-sided form)

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received Nov 28, 1984
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25 to appl.

APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

1. Name of subdivision Ted Buhl - Toleman Road Air Ship Parcel

2. Name of applicant Ted Buhl Phone (914) 534-8770

Address 1 Cornwall Ave. 12520
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Ted Buhl Phone same as applicant

Address same as applicant
(Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Elias Grevas LS Phone (914) 562-8667

Address 45 Quassaick Ave., New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney _____ Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)

6. Subdivision location: On the West side of Toleman (Street)

700 feet North (direction) of Erie Railroad Crossing

7. Total Acreage 27.8 Zone R1 Number of Lots 7

8. Tax map designation: Section 52 ~~Lot~~(s) Block 1 Lot 33

9. Has this property, or any portion of the property, previously been subdivided _____.

If yes, when 1970 ; by whom Mastel Holdery Inc.

10. Has the Zoning Board of Appeals granted any variance concerning this property No.

If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section_____Block(s)_____Lot(s)_____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

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

I, Ted Buhl, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Ted Buhl

Mailing Address 1 Command Dr
Command-on-Hudson N.Y.
12524

SWORN to before me this

28 day of Nov., 1984

Shirley B Vanderbeyden
NOTARY PUBLIC

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

8 November 1984

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Reyns, Chairman

Subject: Proposed Subdivision for Ted Buhl, Toleman Road
(Airstrip Parcel)

Dear Mr. Reyns:

As you are aware, the proposed Subdivision for Mr. Buhl, for what is known as the Airstrip Parcel was withdrawn from the review process by the Planning Board due to the private road moratorium imposed by the Town Board.

Since the moratorium was ammended to permit no more than four (4) lots on a private road, Mr. Buhl has requested that we prepare a plan showing four lots for your review.

We would appreciate placement of this item on your meeting agenda for 14 November 1984 for review purposes. If you should have any questions prior to the meeting, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas L. S.

cc: Mr. Ted Buhl

ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

RECEIVED, TOWN OF NEW WINDSOR
PLANNING BOARD
BY

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

10 July 1985

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Reyns, Chm.

SUBJECT: TED BUHL AIRSTRIP PARCEL SUBDIVISION, TOLEMAN ROAD

Dear Mr. Reyns:

Pursuant to Mr. Buhl's request at the Planning Board meeting of 12 June 1985, we request that a Public Hearing be scheduled for this project at your meeting on 14 August 1985.

As you recall, the Board made a field inspection of this site on 18 June 1985. Concerns expressed during that field inspection over storm drainage runoff and access to one of the lots will be addressed on the final plan, which will be submitted immediately prior to the advertisement and Public Hearing Notice mailing date (29 July 1985)

If the Board should have any questions concerning this project prior to the hearing, please feel free to contact me.

Very truly yours

Elias D. Grevas, L.S.

cc: Ted Buhl

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 Rugulations 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 on Wednesday, the 11 th day of Sept., 1985, at 7:30 o'clock in the evening, to approve, modify and approve or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled: Ted Buhl-Airstrip Parcel, Town of New Windsor, County of Orange, State of New York: consisting of 7 lots on a 27.8 plus or minus acre site, generally situated on west side of Toleman Road, 6300'± south of intersection of Route 207 and Toleman Road

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

Dated: 27 August 1985.

Henry Reyns

Chairman

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

August 22, 1985

Lou Grevas
33 Quassaick Ave
New Windsor NY 12550

RE: 52-1-33

Dear Mr. Grevas:

According to my records, the attached list of property owners abut and/or are across the road of the above mentioned property.

The charge for this service is $35.00. Please remit the same to the Town Clerk, Town of New Windsor.

Sincerely,

Christian E Jahrling

CHRISTIAN E JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Ritterbusch Edward
& Virginia
124 Old Middletown Rd
Pearl River NY 10965

Kania Peter
& Frances M
Toleman Rd
Washingtonville NY 10992

Goodwin Barton J
& Elizabeth F
Toleman Rd
Washingtonville NY 10992

Alsfeld John J
& Lucille Z
PO Box 744
Vails Gate NY 12584

Anderson Raymond
Bull Rd
Rock Tavern NY 12575

Race Elaine H
Toleman Rd
Washingtonville NY 10992

Marlil Holding Co
10 Mockingbird La
Washingtonville NY 10992

Stringer Ronald R
& Kathryn A
Toleman Rd
Washingtonville NY 10992

Day Richard
& Norma I
420 W259th St
Bronx NY 10471

Berger James
& Geraldine
Toleman Rd
Washingtonville NY 10992

Di Salvo Joseph
& Kathy M
A-3 Regency Arms
Highland Falls NY 10928

Zeffer Edward E
60-27 68th St
Ridgewood NY 11325

Buhl Ted
1 Cornwall Ave
Cornwall on Hudson NY 12520

Durant Robert
& Diane
262 Beattie Rd
Rock Tavern NY 12575

Minuta Vincent
& Jean
6 Farmstead Rd
New Windsor NY 12550

Randall Clifford
& Arlene
Little Brook Ct
Rock Tavern NY 12575

Durso John V
& Mariann
2A Little Brook Ct
Rock Tavern NY 12575

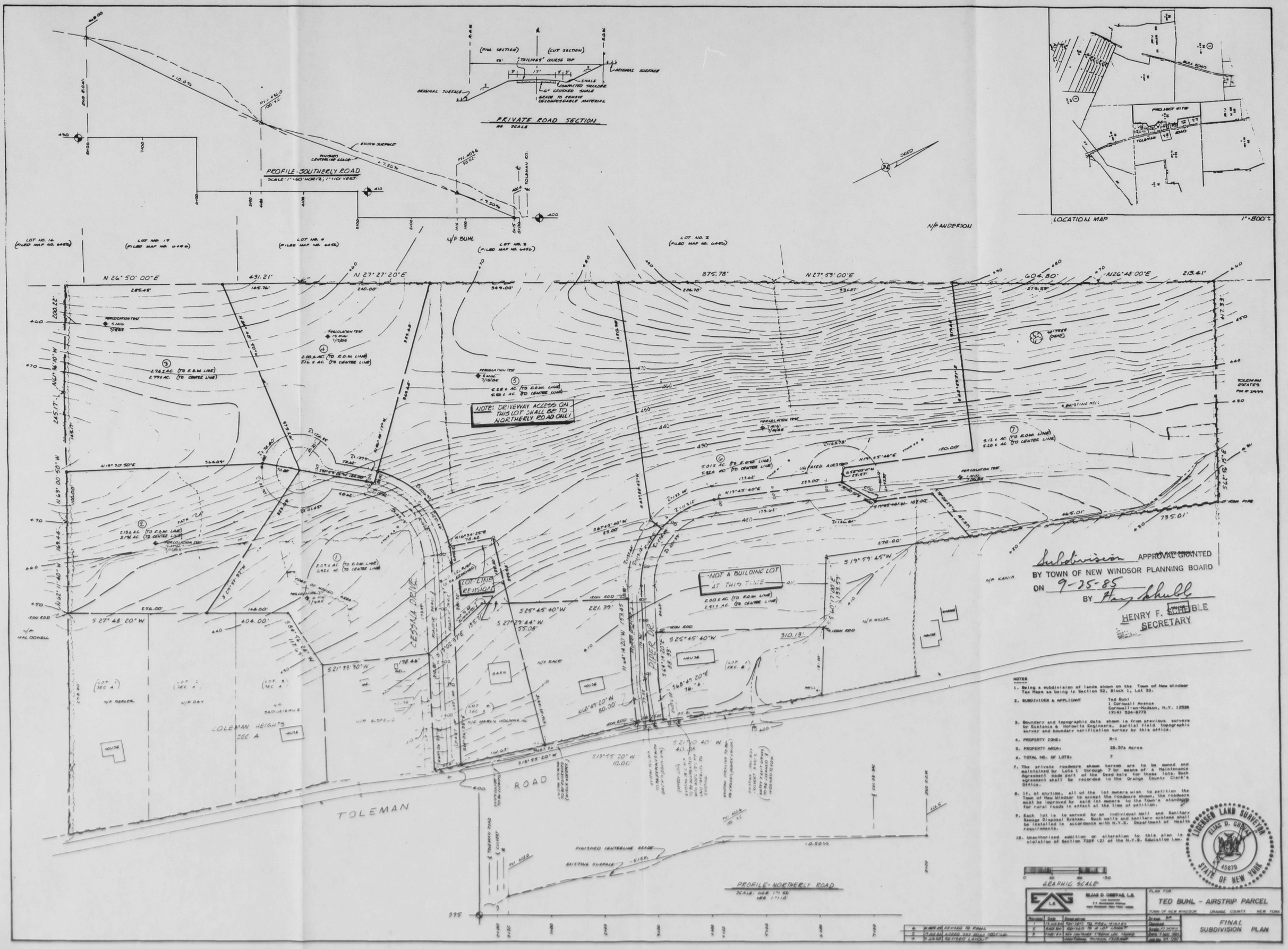
Amendolagine Patrick
& Patricia
44 Little Brook Ct
Rock Tavern NY 12575

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Foster Sr Alfred N
& Alfred N Foster Assoc Inc
Little Brook Court
Rock Tavern NY 12575



Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-25-85
BY Henry Schuble
HENRY F. SCHUBLE
SECRETARY

NOTES

1. Being a subdivision of lands shown on the Town of New Windsor Tax Maps as being in Section 52, Block 1, Lot 33.
2. SUBDIVIDER & APPLICANT — Ted Buhl, 1 Cornwall Avenue, Cornwall-on-Hudson, N.Y. 12520, (914) 534-8770
3. Boundary and topographic data shown is from previous surveys by Eustance & Horowitz Engineers, partial field topographic survey and boundary verification survey by this office.
4. PROPERTY ZONE: R-1
5. PROPERTY AREA: 28.57± Acres
6. TOTAL NO. OF LOTS: 7
7. The private roadways shown hereon are to be owned and maintained by Lots 1 through 7 by means of a Maintenance Agreement made part of the Deed sale for those lots. Such agreement shall be recorded in the Orange County Clerk's Office.
8. If, at anytime, all of the lot owners wish to petition the Town of New Windsor to accept the roadways shown, the roadways must be improved by said lot owners to the Town's standards for rural roads in effect at the time of petition.
9. Each lot is to served by an individual Well and Sanitary Sewage Disposal System. Such wells and sanitary systems shall be installed in accordance with N.Y.S. Department of Health requirements.
10. Unauthorized addition or alteration to this plan is violation of Section 7209 (2) of the N.Y.S. Education Law.

6	10 SEPT 85	REVISED TO FINAL
5	19 JUL 85	ADDED 33X ROAD PROFILE
4	5 JUL 85	REVISED LAYOUT

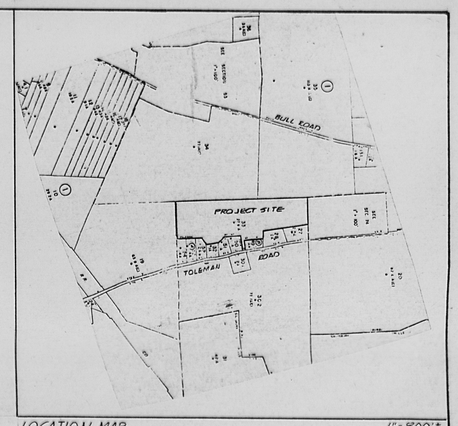
ELIAS D. GREVAS, L.S.

PLAN FOR
TED BUHL - AIRSTRIP PARCEL
TOWN OF NEW WINDSOR — ORANGE COUNTY — NEW YORK

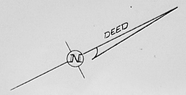
Revision	Date	Description
1	13 JUL 84	REVISED TO PRELIMINARY
2	6 AUG 84	REVISED TO 4 LOT LAYOUT
3	7 DEC 84	REV CONTOURS STREAM LOC. ADDED
		ADDITIONAL PHYSICAL FEATURES

Drawn: GA
Checked:
Scale: AS SHOWN
Date: 9 MAY 1984
Job No. 84-080

FINAL SUBDIVISION PLAN



LOCATION MAP 1"=800'±



N/F ANDERSON

LOT NO. 16 (FILED MAP NO. 6456)

LOT NO. 15 (FILED MAP NO. 6456)

LOT NO. 4 (FILED MAP NO. 6456)

N/F BUHL

LOT NO. 3 (FILED MAP NO. 6456)

LOT NO. 2 (FILED MAP NO. 6456)

N 26° 50' 00" E 290'±

431.21'

N 27° 27' 20" E 420'±

875.78'

N 27° 53' 00" E 590'±

604.80'

N 26° 48' 00" E 487'±

213.41'

200.22'

245.17'

N 67° 46' 10" W

305'±

N 68° 00' 50" W 360'±

169.44'

N 32° 11' 40" W 258'±

404.00'

S 27° 48' 20" W 260'±

S 21° 33' 30" W 198.46'

S 84° 56' 24" E 117.93'

S 27° 29' 44" W 55.08'

S 25° 45' 40" W 221.39'

S 19° 02' 51" E 135.71'

S 25° 45' 40" W 310.13'

S 24° 14' 20" E 85.35'

S 68° 27' 20" E 76.7'±

N 68° 27' 20" W 80.00'

S 21° 10' 40" W 40.08'

S 13° 55' 20" W 10.00'

S 19° 59' 45" W 270'±

135.01'

N 19° 59' 45" E 135.01'

S 16° 50' 45" E 416.9'±

1" = 50'

(1) 2.0± AC.

(2) 2.1± AC.

(3) 2.7± AC.

(4) 2.01 AC.

(5) 5.7± AC.

(6) 5.0± AC.

(7) 5.2± AC.

2.01 AC. NOT A BUILDING LOT AT THIS TIME

LOT LINE REVISION

PROPOSED 15' WIDE ROAD (TO BE RENAMED)

EDGE OF MOWED AREA

PATH

UNPAVED AIRSTRIP

EXISTING 6' WIDE STONE DUST PATH

EXISTING 4' WIDE STONE DUST PATH

EXISTING 4' WIDE STONE DUST PATH TO BE CLOSED & REMOVED TO GRADE

EXISTING DRIVEWAY TO BE REMOVED (SEE PLAN)

EXISTING DRIVEWAY TO BE ABANDONED WITH ASPH. TO BE REMOVED AND TOPSOILED & SEEDED

EXISTING DRIVEWAY TO BE RELOCATED

EXISTING ASPHALT DRIVEWAY TO BE REMOVED & REGRADED

48" TREE (DEAD)

EXISTING ACL

IRON ROD

IRON PIPE

N/F MAC DOWELL

N/F BERGER

N/F DAY

N/F BADUELEWICZ

N/F ALOFELD

N/F KNEE

N/F MARELLI HOLDING, INC.

N/F MILLER

N/F KANIA

N/F RITTERBUSCH

COLEMAN HEIGHTS SEC. A

TOLEMAN ESTATES PART 2 (2937)

TOLEMAN ROAD

HOUSE

BARN

GARAGE

WELL

NOTES

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Map as Section 52, Block 1, Lot 33.
2. Proposed Developer: Ted Buhl, 1 Cornwall Ave., Cornwall-on-Hudson, N.Y. 12520
3. Boundary and Topographic data shown is from surveys by Eustance & Horowitz Engineers, deed plottings and a partial field topographic survey by this office.
4. Property Zone: R-1
5. Property Area: 27.8± Acres
6. Total Number of Lots: 7

ELIAS D. GREVAS, L.S.
Land Surveyor
33 Quassaick Avenue
New Windsor, New York 12550

PLAN FOR: TED BUHL - AIRSTRIP PARCEL
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Revision	Date	Description
1	19 JUL 84	REVISED TO PRELIMINARY
2	6 AUG 84	REVISED TO 4 LOT LAYOUT
3	7 DEC 84	ELIM. CONTINUED STREAM LOC. ADDED ADDITIONAL PHYSICAL FEATURES
4	9 JAN 85	REVISED LAYOUT

Drawn: EJG
Checked:
Scale: 1" = 50'
Date: 9 MAY 1984
Job No. 84-1083

SUBDIVISION PLAN

ELIAS D. GREVAS — LICENSED LAND SURVEYOR — 49079 — STATE OF NEW YORK