

PB# 89-39

DONALD WITFIELD

31-1-14

WITFIELD, DONALD (SUBDIVISION) 89-39
4 LOT SUBDIVISION - KINGS DRIVE
(KENNEDY)

Approved
8/19/90

General Receipt 10961

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

Oct. 23 19 89

Received of M. + D. Witfield \$ 25⁰⁰/₁₀₀

Twenty Five and 00/100 DOLLARS

For Application Fee - 89-39

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 2664		

By Pauline J. Townsend
Town Clerk
Title

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

General Receipt 10962

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

Oct. 23 19 89

Received of Town Clerk \$ 600⁰⁰/₁₀₀

Six Hundred and 00/100 DOLLARS

For 4 Lot Subdivision @ 150.00 # 89-39

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 600.00		
# 2665		

By Juan Zapata
Deputy Comptroller
Title

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

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 89-39
August 10, 1990

RECEIVED FROM Donald Witfield

Five Hundred 00/100 DOLLARS

Two Lots @ 250.00 ea. Recreation fee

Account Total \$ 500.00

Amount Paid \$ 500.00

Balance Due \$ -0-

Theresa L. Mason, Secretary
for the Planning Board

THE EFFICIENCYLINE AN AMPRO PRODUCT

Cheek # 25:0
2664

By Town Clerk
Title

General Receipt 10962

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

Received of Town Clerk Oct. 23 1989
\$ 600⁰⁰/₁₀₀

Six Hundred and ⁰⁰/₁₀₀ DOLLARS

For 4 Lot Subdivision @ \$150.00 # 89-39

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cheek # 600.00</u>		
<u># 2665</u>		

By Juan Zappala
Deputy Comptroller
Title

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

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 89-39
August 10, 1990

RECEIVED FROM Donald Witfield

Five Hundred ⁰⁰/₁₀₀ DOLLARS

Two Lots @ 250.00 ea. Recreation fee

Account Total \$ 500.00

Amount Paid \$ 500.00

Balance Due \$ -0-

Donald L. Mason, Secretary
for the Planning Board

"THE EFFICIENCY LINE" AN AIRMAIL PRODUCT

Exp. \$ 224.30

General Receipt

11542

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

August 7, 1990

Received of Donald A. Witfield \$ 470 ⁰⁰/₁₀₀

Four Hundred Seventy and ⁰⁰/₁₀₀ DOLLARS

For Planning Board Approval Fee (#89-39)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 2834		\$ 470 ⁰⁰ / ₁₀₀

By Pauline B. Tournear

Town Clerk

Title

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-39

NAME: WITFIELD MINOR SUBDIVISION

APPLICANT: WITFIELD, DONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/17/89	4 LOTS @ 150.00 EA.	PAID		600.00	
08/07/90	P.B. ENGINEER FEES	CHG	224.30		
		TOTAL:	224.30	600.00	-375.70

Please Issue a check in the amount
of \$ 375.70 To:

Donald Witfield
291 Mountain Rd.
Cornwall-on-Hudson, NY 12520

Gave to L. Reis 8/10/90 @

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-39
NAME: WITFIELD MINOR SUBDIVISION
APPLICANT: WITFIELD, DONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/17/89	APPLICATION FEE	CHG	25.00		
10/17/89	APPLICATION FEE	PAID		25.00	
08/07/90	P.B. APPROVAL FEES	CHG	470.00		
08/07/90	P.B. APPROVAL FEES	PAID		470.00	
08/07/90	REC.FEES 2 LOTS	CHG	500.00		
08/10/90	2 LOTS @250.00 EA.	PAID		500.00	
		TOTAL:	995.00	995.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/10/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-39
NAME: WITFIELD MINOR SUBDIVISION
APPLICANT: WITFIELD, DONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/17/89	4 LOTS @ 150.00 EA.	PAID		600.00	
08/07/90	P.B. ENGINEER FEES	CHG	224.30		
		TOTAL:	224.30	600.00	-375.70

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/23/89

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-39

NAME: WITFIELD MINOR SUBDIVISION

APPLICANT: WITFIELD, DONALD

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	10/23/89	MUNICIPAL HIGHWAY	/ /	
ORIG	10/23/89	MUNICIPAL WATER	10/24/89	APPROVED
ORIG	10/23/89	MUNICIPAL SEWER	10/30/89	APPROVED
ORIG	10/23/89	MUNICIPAL SANITARY	/ /	
ORIG	10/23/89	MUNICIPAL FIRE	10/24/89	APPROVED
ORIG	10/23/89	PLANNING BOARD ENGINEER	/ /	
REV1	11/20/89	MUNICIPAL HIGHWAY	/ /	
REV1	11/20/89	MUNICIPAL WATER	11/20/89	APPROVED
REV1	11/20/89	MUNICIPAL SEWER	/ /	
REV1	11/20/89	MUNICIPAL SANITARY	11/20/89	Approved
REV1	11/20/89	MUNICIPAL FIRE	/ /	
REV1	11/20/89	PLANNING BOARD ENGINEER	/ /	



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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NEW WINDSOR, NEW YORK 12550

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

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #

WORK SESSION DATE: 14 Nov 89 APPLICANT RESUB.
REQUIRED: Yes - new set plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Witfield

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT:

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:
ded descrpt. -
new plans
OK to W/S

89-39



RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PORT JERVIS (914) 856-5600

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

no # yet.

TOWN OF New Windsor

P/B # 89-39

WORK SESSION DATE: 3 Oct 89

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: NO

Yes compl. pks
revised
plans.

PROJECT NAME: Whitfield Minor Subdiv.

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Don W. pvc

TOWN REPS PRESENT:	BLDG INSP.	<u>X</u>
	FIRE INSP.	<u>X</u>
	ENGINEER	<u>X</u>
	PLANNER	_____
	P/B CHMN.	_____
	OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

need SDS design for lot #4

remove 4/c changes (don't want to do now)

gmk ck: slope SDS areas -

combine Lot 4 (now in 2 tax & deed lots.

colde sac. vs T turnaround

(SDS) → plan - ~~Stand T~~ notes.

deed
descriptions
for deed.

Lot #4 design

deep tests for each.

(P/R X-sect)

All get App'l Box possible

10/25/89 agenda

INTER-OFFICE CORRESPONDENCE

TO: SUPERVISOR GREEN
COUNCILMAN HEFT
COUNCILWOMAN FIEDELHOLTZ
COUNCILMAN SPIGNARDO
COUNCILWOMAN SIANO
BUILDING INSPECTOR BABCOCK

FROM: ATTORNEY FOR TOWN SEAMAN

SUBJECT: WITFIELD MINOR SUBDIVISION - KING DRIVE

DATE: JULY 25, 1990

Attached hereto is a letter from Donald A. Witfield dated July 2, 1990 with an historical note attached. The current procedure that is used by the Town of New Windsor is to take the total number of lots that are shown on the subdivision map and charge one recreation fee for each lot. In the event there is a second subdivision of one of the lots, every lot that is shown on the second subdivision is charged a recreation fee. The inequity arises because the parent lot of the second subdivision has already paid one recreation fee and now is requested to pay a second recreation fee. I have drawn a sketch that is annexed to this memo showing how the additional fees arise. You can see that a six acre parcel that is divided into six, one acre lots pays six recreation fees. However, if that same six acre parcel is subject to five different subdivisions over a period of years, that ends up creating a total of six lots, it will pay ten recreation fees instead of six recreation fees. There are only six building lots and should only be six fees collected.

To remedy this situation, the Building Inspector should be directed to collect one lot for each "new" lot that is created by the subdivision. If there is a two acre parcel that is already an existing building lot, and the two acre parcel is divided into two, one acre parcels, there is only one new lot created and there should only be one recreation fee collected.

I have spoken to the Building Inspector concerning this issue and he agrees that the method currently used by the Town is not proper, however, it has been in existence for a long time and he does not feel at liberty to change it unless it is with the concurrence of the Town Board. My opinion is that the system should be changed to charge a recreation fee only for "new" lots in a subdivision. Once a decision has been made by the Board, please advise the Building Inspector so that the Witfield matter can be settled and future recreation fees can be levied in accordance with your direction.

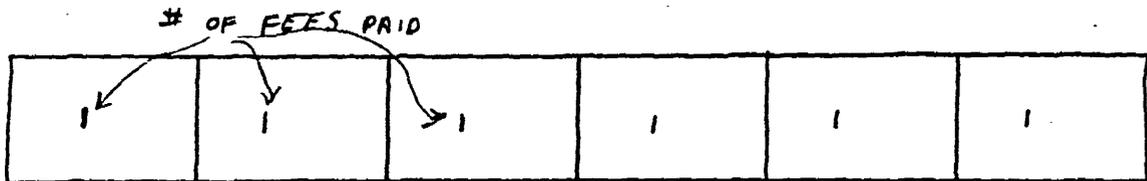
J. Tad Seaman

JTS/PAB
Attachment

ORIGINAL
PARCEL = 6 AC.



ORIGINAL
PARCEL
INTO 6 LOTS
(TOWN GETS

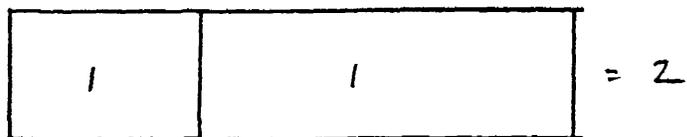
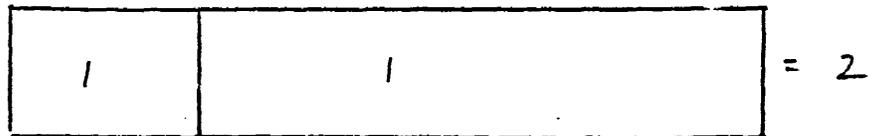
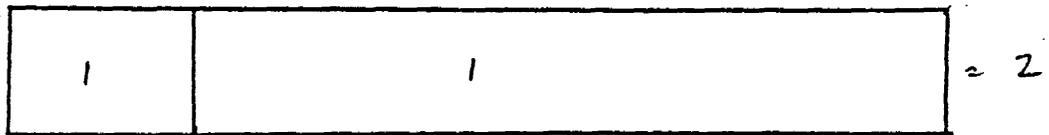


$6 \times 250^00 = 1500^00$ RECREATION FEES)

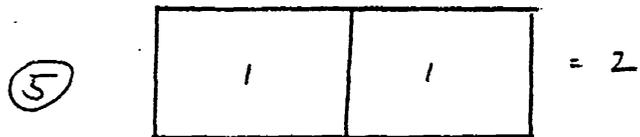
①



1 PARCEL
 IS SUBDIVIDED
 BY A SERIES
 OF 5 SUBDIVISIONS
 THE TOWN CHARGES
 MORE RECREATION
 FEES THAN IT IS
 ENTITLED TO BECAUSE
 THE PARENT LOT IS
 CHARGED EACH TIME
 THERE IS A SUBDIVISION.



FORMULA: NUMBER OF SUBDIVISIONS
 LESS ONE (THE ORIGINAL)
 EQUALS THE NUMBER OF
EXTRA FEES COLLECTED.



TOTAL RECREATION FEES PAID
 IF SUBDIVISION DONE
 SEPARATELY

(TOWN GETS $10 \times 250.00 = \$2500.00$ FOR
 6 LOTS)

10
<u>- 6</u>
4 EXTRA <u>FEES</u>

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ATTORNEY'S OFFICE
SUBJECT: WITFIELD, DONALD A. to TOWN OF NEW WINDSOR
ACCEPTANCE OF DEED - KINGS ROAD
DATE: JULY 16, 1990

Kindly be advised that at the July 11, 1990 meeting of the Town Board, the above-entitled deed to a portion of KINGS ROAD was accepted by the Town Board encompassing Section 32, Block 1, Lots 14 and 20.2.

I have attached for your information pertinent information concerning this transfer, including a copy of the deed with description.

Patricia A. Barnhart

/pab
Attachments

Deed in Kings Rd File

NOVEMBER 22, 1989

51

WITFIELD SUBDIVISION:

Mr. Donald Witfield came before the Board presenting his proposal.

BY MR. WITFIELD: I think everything has been done, everything has been addressed. It has been reviewed at the work session, so unless the Board has anything, I don't think it needs to go up. Everything has been in on time. It has been reviewed at the work session and I believe everything has been completed.

BY MR. SCHIEFER: Does the Board want to take any action under SEQRA?

BY MR. VANLEEUVEN: I will make a motion for a negative declaration.

BY MR. SOUKUP: I will second it.

ROLL CALL:

VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. LANDER: Mark's comment was submit offers of dedication to town road parcels.

BY MR. WITFIELD: The description they have them, they have been filed. I think the description should be in there, just a question of the legal work, but the descriptions have been prepared and filed.

BY MR. LANDER: As long as the legal work is going to be taken care of, I make a motion that we approve the Witfield Subdivision subject to the road dedications to the Town of New Windsor.

BY MR. PAGANO: I will second that.

ROLL CALL:

VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

~~WITFIELD SUBMISSION~~: Mr. Donald Witfield came before the Board presenting his proposal.

BY MR. EDSALL: This is back again in a sketch form.

BY MR. WITFIELD: No, this is in final form. The drawings are here.

BY MR. EDSALL: They haven't given preliminary or sketch plan approvals yet.

BY MR. SCHIEFER: If these are not the drawings, I do not have them.

BY MR. WITFIELD: The secretary of the Planning Board wasn't here and the other girl in the office said she'd make sure she'd have them for the meeting.

BY MR. SOUKUP: Dropped them off today?

BY MR. WITFIELD: Yes, this is the difference right in here.

BY MR. MCCARVILLE: Technically, they shouldn't come in the last day because it doesn't give our engineer a chance to look at them. Were changes made?

BY MR. WITFIELD: He looked at them at the work session. The only thing Hank made was this is the line and the discussion was how to do it. The change of moving this 200 feet from the wells which you wanted was already done and the other thing was the removal of this road which he approved. The only thing that we had discussed that Mark, you had not actually seen, was this little thing right here, the 70 foot frontage, otherwise it is the same thing you saw and part of the reason was at the work session we were discussing how best to address the issue of most acceptable way to get 70 foot frontage on lot number 4.

BY MR. VANLEEUVEN: You are going to cut three lots on the road and one big one?

BY MR. WITFIELD: Yes, and last time we had one big one but the big one had 50 foot frontage, so we displaced it, there was a shared driveway. The third thing is that the wells on the lots, the Mills and the Judson lot were not shown, so we did that and made sure that there was 200 foot clearance to the septic system at lot number 4.

BY MR. SCHIEFER: I have the maps dropped off at four o'clock today. Do you want to take action this evening?

BY MR. PAGANO: If it hasn't been reviewed, do you want -- how can we --

BY MR. SCHIEFER: You haven't seen them?

BY MR. EDSALL: I think what it has come down to is a misunderstanding at what occurred at the last meeting. I was under the impression that the sketch layout itself called of the subdivision had the change because of the private road, the Board felt it wasn't suitable for this subdivision to have a private road that was only going to serve one lot. I was under the impression you wanted it to come in so you can review the layout of the subdivision.

BY MR. SOUKUP: That is my understanding.

BY MR. LANDER: We had a private road that wasn't going to be

built until a building permit was issued for lot number 4. So what that meant lot number 4 didn't have road frontage because private road wasn't being built. Then Don had to figure out a way to get 70 foot of road frontage on King's Road.

BY MR. WITFIELD: Right, there are several options and at the work sessions we discussed those options as to which would be the most beneficial.

BY MR. SCHIEFER: Mark, you have not reviewed this map?

BY MR. EDSALL: No. The Board should review the layout and consider sketch plan approval and make a decision.

BY MR. SCHIEFER: If you have no objection, we will go ahead because you are the one.

BY MR. EDSALL: I was under the impression that is what the Board wanted to do. I wasn't at the last meeting, unfortunately.

BY MR. MCCARVILLE: You have 79 for the frontage for the big lot?

BY MR. WITFIELD: 70 point something. The third sheet are the sanitary details that hasn't changed. When they check it today and brought it in apparently they didn't change the title box. This has been corrected and this is in the same location as this. He hatched the roof, he didn't --

BY MR. MCCARVILLE: I will ask you one question. According to this map --

BY MR. WITFIELD: This is the sanitary lot. This is the subdivision.

BY MR. MCCARVILLE: This is a separate different map?

BY MR. WITFIELD: Different discipline.

BY MR. MCCARVILLE: They are not the same map? They have different disciplines?

BY MR. WITFIELD: Different discipline, one subdivision.

BY MR. MCCARVILLE: This is back up --

BY MR. SCHIEFER: Page three of three. We have copies.

BY MR. WITFIELD: Page three of three for the details that has not been revised. The only deficiency when they made the change, they didn't add the date in the box. It was a drafting error.

BY MR. SCHIEFER: Any comments on this, gentlemen?

BY MR. PAGANO: Are we going over Mark's comments?

BY MR. SCHIEFER: Yes, that is what we are doing. Have you seen these?

BY MR. WITFIELD: Yes. These are the same ones that we had last time, right?

BY MR. SCHIEFER: This is Mr. Edsall's comment although -- I find it difficult to act on something. These comments are made on a map that we are not even looking at now.

BY MR. MCCARVILLE: I think we ought to have it sent back for the right maps and submit later.

BY MR. SCHIEFER: Do you want to take action?

BY MR. SOUKUP: On sheet number one, lot number 4 refers to a proposed private road and a joint maintenance agreement which I don't believe is on the proposal anymore. Is it?

BY MR. WITFIELD: That is correct.

BY MR. SOUKUP: So that note is wrong. That note should be deleted.

BY MR. EDSALL: Note two and four.

BY MR. SOUKUP: Doesn't look like they are too well coordinated. Let me ask you a question about the Mills and Burgess property. When were they subdivided down?

BY MR. VANLEEUWEN: Before I can remember. Before I got on this Board they were subdivided already. I am on here 18 years.

BY MR. WITFIELD: This one is in the 40's and this one is in the 50's.

BY MR. VANLEEUVEN: Can I clarify something else? I think what you should do is take this back. It is confusing.

BY MR. MCCARVILLE: Other than to point to parcel B, it is not marked Parcel B. This road dedication ought to be backed up with a note.

BY MR. SCHIEFER: Anyone having any objection to sending this back and submitting this to Mr. Edsall in adequate time so he can make his comments on them? No objection, then we will do that.

BY MR. RONES: Is the general configuration what the Board is looking for here? Just to give him some guidance.

BY MR. WITFIELD: I gave it to my consultants and they screwed up.

BY MR. SOUKUP: What is the vertical distance between the side line of Burgess and the lot 3, the distance in here?

BY MR. WITFIELD: This distance?

BY MR. SOUKUP: Yes.

BY MR. EDSALL: While you were going through some procedural things, you may want to take lead agency.

BY MR. VANLEEUVEN: I make a motion to accept lead agency in the Witfield subdivision.

BY MR. MCCARVILLE: I will second the motion.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. MCCARVILLE: I make a motion to waive the public hearing.

BY MR. VANLEEUVEN: I will second that.

NOV - 8 1969 42

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Soukup: Aye.
Lander: Aye.
Schiefer: Aye.

BY MR. VANLEEUVEN: I gave you comments.

BY MR. WITFIELD: Yes.

BY MR. SCHIEFER: I apologize, but so much confusion and I'd like to get on with the other items.

BY MR. WITFIELD: I apologize. I asked my consultants to take care of it and it didn't get done.

WITFIELD ARCHITECTURAL GROUP

BOX 517, 291 MOUNTAIN ROAD
CORNWALL-ON-HUDSON, NEW YORK 12520-0517

(914) 534-4650
FAX (914) 534-4706

June 27, 1990

Planning Board
Town of New Windsor
New Windsor, New York 12553

Re: Witfield Sub-Division/File No. 89-39

Gentlemen:

My minor Sub-Division was granted Final Approval, subject to the completion of the legal work on the parcels to be dedicated to the Town, on November 22, 1989. Although the legal work has been submitted, and the submission has been reviewed and approved by Mr. Seaman, Town Attorney, the actual acceptance will not go before the Town Board until July 11, 1990. Since this exceeds the six month limitation, I hereby request an extension of the approval so this process can be completed. I would appreciate it if this could be done at your meeting of June 27, 1990.

It is my intention to file the Sub-Division as soon as the approved drawings have been stamped and signed, as the completion of this is very important to me, and others.

Very truly yours,

Donald A. Witfield

Donald A. Witfield, AIA

DAW:rbc

c: Mr. Tad Seaman, Town Attorney

MYRA

JOHN P. SAID

OK
MPZ

Mike,
Please make sure
they discuss this
tonight.
Thank you,
Myra

Quality Professional Services

P.S. *put in*
a copy in
the chairmans
folder.

Revised Plan: 89 - 39

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, , HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ _____ as submitted by
_____ for the building or subdivision of
_____ DONALD A. WITFIELD _____ has been
reviewed by me and is approved _____ ✓ _____,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

_____ *John P. Eggle* _____
SANITARY SUPERINTENDENT

_____ 12-15-89 _____
DATE

✓
CC: M.E.



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

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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(914) 562-8640
- Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Witfield Minor Subdivision
PROJECT LOCATION: Kings Drive
PROJECT NUMBER: 89-39
DATE: 25 October 1989
DESCRIPTION: The Applicants have submitted a plan for a four (4) lot single-family residential subdivision of a 21.0 +/- acre parcel located on the south side of Kings Drive.

1. The subdivision appears to comply with the minimum requirements for the R-1 Zone.
2. Lot 4 indicated on the plan actually consists of two (2) tax map parcels. Since the easterly parcel will lose all its road frontage as part of this minor subdivision, these two tax lots should be formally combined to create a single lot (Lot #4) as part of this subdivision, such lot gaining its road frontage off the proposed private road.
3. The private road section as shown on the plan should be corrected to provide for the final surface treatment finish, as required in the Town Street Specifications.
4. The Sanitary Disposal Design Plans fail to indicate locations of existing wells on the Miles and Judson/Burgess properties. These should be indicated to verify proper spacing between wells and sanitary systems. With regard to the sanitary system location shown for Lot 4, it appears that the system on that lot, in association with the system shown on the Judson/Burgess lot, makes it impossible to locate a well on that existing lot. This should be resolved on the subsequent submittals. Proper spacing should be verified for all adjoining lots.
5. The Applicant's surveyor should provide the Town with the description of the proposed road dedications.

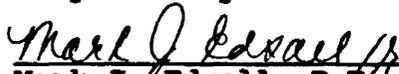
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Witfield Minor Subdivision
PROJECT LOCATION: Kings Drive
PROJECT NUMBER: 89-39
DATE: 25 October 1989

-2-

6. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
7. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


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

MJEcao
wit

IOC.PB
WITFIELD

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 22 November 1989
SUBJECT: Witfield Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-89-39
DATED: 16 November 1989

FIRE PREVENTION REFERENCE NUMBER: FPS-89-105

A review of the above referenced subdivision of lands was conducted on 21 November 1989.

This subdivision is found acceptable.

PLANS DATED: November 14, 1989, Revision 5.

Robert F. Rodgers MR.
Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

↓
CC: M.E.

Mr. Donald Witfield came before the Board presenting the proposal.

BY MR. WITFIELD: My name is Donald Witfield and I am the owner of the property, architect and I grew up here. As you can see, it is three new lots along the King Drive, the two in the middle are old houses that have been there for many years so it is creating three lots along King Drive with access to the unused land at this particular time, which is considered a fork lot. We have had the deep tests that have been done, as well as perk tests, and we have a separate plan attached which is the percolation and sewer design. There is also, as you can see, some segments to be dedicated because it is the old descriptions which go to the center line of the road. So it is just dedicating formally those strips.

BY MR. SCHIEFER: Do you have a copy of Mark's comments?

BY MR. WITFIELD: Not other than we had at the work session.

BY MR. SCHIEFER: There is an extra copy over there.

BY MR. MCCARVILLE: So you have lot 1, lot 2, lot 3 and then lot 4 is remainder?

BY MR. WITFIELD: The remainder has number 2 is that this parcel now is two lots. This is one and this is another so he said, so we don't end up with five, he is suggesting that and I think there is a note to that effect, that that be combined into one lot, the remainder being one lot.

BY MR. MCCARVILLE: The lines aren't shown on the plan.

BY MR. KENNEDY: That can be taken care of.

BY MR. WITFIELD: This is not shown as a lot line.

BY MR. MCCARVILLE: It should because it is two separate tax parcels.

BY MR. WITFIELD: He wants to have it removed and combined

with one.

BY MR. MCCARVILLE: Is it straight through here and then there is no lot line here?

BY MR. WITFIELD: No lot line there, no.

BY MR. MCCARVILLE: So that should be added on.

BY MR. PAGANO: What is the width of this road here right now?

BY MR. KENNEDY: 50 foot perpendicular.

BY MR. MCCARVILLE: Your diameter here --

BY MR. KENNEDY: That is a 60 foot diameter, that is what Mark had asked for.

BY MR. PAGANO: This house has not been built yet?

BY MR. KENNEDY: There is nothing on these properties with the exception of these two existing properties.

BY MR. PAGANO: I'd like to ask a couple of the Board members, there is a road that they are going to be putting in here to the cul-de-sac private road, you know there is an opportunity that we can possibly ask for another ten feet and go to a 60 foot right of way. There is probability this is going to be a large development to the back at a future date. Maybe a lot of houses, who knows what, and a 50 foot right of way to service an area as vast as this, it may pay for us to have an extra ten feet now. There is a possibility we can ask it and if the Board members see fit, we can ask for the extra ten feet so there will be room. It is a suggestion I am throwing out to the other Board members.

BY MR. MCCARVILLE: Along that same line, isn't there a large proposed subdivision behind here on Twin Arch, behind this?

BY MR. WITFIELD: Behind it is the old Fox Farm.

BY MR. BABCOCK: This is by Station Road.

BY MR. LANDER: Lester Clark's property by the Grange.

BY MR. MCCARVILLE: Where is his property in relation to this piece here?

BY MR. WITFIELD: Back in here.

BY MR. MCCARVILLE: What road do you go back to that, it comes off 207?

BY MR. WITFIELD: It is an extension to Station Road, comes in right about at this point.

BY MR. SCHIEFER: Mr. Witfield, what is your reaction to Mr. McCarville's comments on developing the rest and potential development opening that up another ten feet, the private road?

BY MR. LANDER: The only problem, lot 3 you are talking about?

BY MR. SCHIEFER: Yes.

BY MR. LANDER: For lot 3, we ought to have road frontage.

BY MR. WITFIELD: King's Drive is only a 50 foot right of way which serves the whole area, so the existing constrictions of King Drive.

BY MR. SCHIEFER: That is only 50, it wouldn't make sense.

BY MR. WITFIELD: It wouldn't make --

BY MR. MCCARVILLE: Where is the access to this property in back of here?

BY MR. WITFIELD: It is right about where King's Drive comes out is the entrance in and I don't know if it it ever -- this used to be my grandfather's old farm but the entrance to it is right here.

BY MR. KENNEDY: There is a farm house that sits back in there and the logical -- it almost goes to Lake Road, it misses Lake Road by a couple hundred feet so anything logical would be to come that way, but I don't think that parcel didn't go through, I don't know if they bought that.

BY MR. BABCOCK: I'd like to see a tax map to see if that is a little more detailed as to what is surrounding this.

BY MR. MCCARVILLE: My point is I am comfortable, there is plenty of room for future roads on other parcels, rather than possibly going through here, that is what I was taking a look at. There is enough large parcels there that face onto 207.

BY MR. SCHIEFER: Then you'd have no problem?

BY MR. MCCARVILLE: No.

BY MR. SCHIEFER: The private road section as shown on the plan should be corrected to provide for the final service treatment finished as required and town street specifications.

BY MR. LANDER: Change the note on the cross section here.

BY MR. WITFIELD: The private road is not intended to be built unless something happens to the big lot, so it is not my plan to do that at this point.

BY MR. MCCARVILLE: Still got to be on the plan. If you have a private road showing on here, the appropriate specs have to be shown on the plan.

BY MR. WITFIELD: At the work session he suggested putting that in.

BY MR. BABCOCK: The private road specs calls for oil and chip surface is what he is asking for.

BY MR. SCHIEFER: Don, do you see the sanitary disposal design plans fail to indicate locations of wells and in the Burgess (phonetic) properties, Mills (phonetic) and Judson (phonetic), Burgess properties? Did you see Mark's comments?

BY MR. WITFIELD: Okay, I know where they are, but you are correct, they are not shown on the maps.

BY MR. SOUKUP: Looks like lot 4 system might be too close to the well on the Burgess line.

BY MR. WITFIELD: The lot is at the east end of the house on that lot and the Mills lot is behind the house.

BY MR. SOUKUP: Because lot 4 septic you need the actual 200 feet and that might be a problem just graphically. You may

not have a full 200 feet from the existing septic. You don't have it on Burgess and you may not have it on Mills.

BY MR. LANDER: I see a problem with if we don't have frontage, road frontage for lot 4.

BY MR. SCHIEFER: The road frontage I assume is the private road.

BY MR. LANDER: It still doesn't have 70 feet.

BY MR. BABCOCK: We'd get it off the cul-de-sac.

BY MR. LANDER: Unless the private road was put in.

BY MR. SOUKUP: I was going to suggest that there are two notes on here, the note on the private road section says it should be built upon building permit. I think it should say prior to application for building permit. On the note underneath the private road section, it should be changed to read that the private road is to be built prior to application for building permit on lot number 4, otherwise lot number 4 is not a legal building lot. Road should be built and in place prior to permit being applied for. That is one note. Then on note four where it talks about the shared maintenance agreement to be recorded in the clerk's office prior to the transfer of either lot, the problem is the building inspector doesn't know about those transfers or was never advised of them. We should add to the note or a building permit being issued on either lot because that is really his only leverage and it would be nice if he knows about it if it is done before the lot is transferred, but it has to be in place before he gives a permit on either lot.

BY MR. WITFIELD: The intent is to sell and develop, somebody develop lot number 3, lot number 4 is just rural land right now. Would there be a maintenance agreement in place if lot number 4 is not used?

BY MR. SOUKUP: Yes, it says in the note that lot 3 and 4 shall share jointly and the maintenance agreement shall be recorded with the town prior to the transfer of either lot or a building permit on either lot so you have to have the agreement filed to cover 3 and 4.

BY MR. KENNEDY: It says that it will be filed with the County and with the building inspector.

BY MR. SOUKUP: You can do one and forget the other, possibly it is not a normal requirement. Filing with the clerk's office --

BY MR. KENNEDY: Doesn't that note make it a requirement?

BY MR. SOUKUP: Sure, somebody has to enforce the note too.

BY MR. BABCOCK: Mr. Soukup, if upon approval of this subdivision, if there was a bond place, that is not --

BY MR. SOUKUP: I disagree with you on a bond because then if they don't build it, we have to use the bond to build it and the Town Board doesn't want to build a private road for one lot.

BY MR. WITFIELD: The plan is to never build a private road because nothing would happen on the big lot until it gets further development.

BY MR. BABCOCK: If it is approved, it is a building lot.

BY MR. SOUKUP: But the plan says unless the private road is built, you can't issue a building permit and it says that in two places unless the private road is built and in place, you can't issue a permit on lot 4 because that one doesn't meet the frontage requirement of the ordinance.

BY MR. BABCOCK: That presents a paperwork trail if you don't have the plan in front of you and there is not a proposal for a building permit on lot 4, nobody is for years, nobody is going to remember what is said at this meeting. That is where the problem comes in.

BY MR. SOUKUP: What is your suggestion?

BY MR. BABCOCK: He is creating a lot. I mean I talked to Don about it too, that is why we asked for sanitary design on the lot because it is a lot.

BY MR. KENNEDY: I can't say what will happen if anybody else surveys the lot. When I do a survey, my surveys show all the restricted notes on the filed subdivision plan and makes reference to the filed subdivision plan and so any boundary description will make reference to the restriction on that lot.

BY MR. BABCOCK: Typically that is after the house is built.

You don't even need that to get a building permit.

BY MR. KENNEDY: You have to have a plot plan.

BY MR. BABCOCK: No, you fill out the back of the building permit application.

BY MR. SCHIEFER: What is your proposal to build a private road now?

BY MR. BABCOCK: There's got to be street frontage for lot 4 so I guess that is his decision, he has either got to widen the right of way to get the street frontage for lot 4 or propose the private road.

BY MR. LANDER: If he takes 21 feet off this lot he is at 71.

BY MR. BABCOCK: If the private road isn't built or how is lot 3 going to use the private road?

BY MR. LANDER: Lot 3 can be accessed onto King's Drive.

BY MR. SOUKUP: Lot 3 is accessed off a private access.

BY MR. SCHIEFER: Directly off the private road.

BY MR. MCCARVILLE: You can make that 70 foot frontage for the big lot and still have frontage by three inches.

BY MR. SOUKUP: I am not in favor of bonding a private road for one lot because somewhere down the road if somebody buys that lot and there is a bond outstanding, two people removed from the applicant tonight and the town has a bond out that person comes into the town and says build it for the bond and the Town Board has a certain obligation at that point having taken the bond, right?

BY MR. RONES: Yes.

BY MR. SOUKUP: And I am not sure they want to do that.

BY MR. BABCOCK: I was under the understanding from the town attorney what he told me is that if we do get a bond for something like private improvements or whatever, that we would not, our first step would not be to take the bond to do the improvements. Our step would be to take some of the bond money to take the people to court to make them do the

improvements.

BY MR. SOUKUP: When you take a bond, how do you figure the cost of the bond, Mike?

BY MR. BABCOCK: McGoey & Hauser does that.

BY MR. SOUKUP: Do they include legal fees?

BY MR. BABCOCK: I couldn't answer that.

BY MR. SOUKUP: If they don't add percentages, you don't have that money to play with.

BY MR. BABCOCK: All they have to do is put it in there. There is no bond here.

BY MR. SOUKUP: There are ways to do it.

BY MR. BABCOCK: And it should be there, but I don't -- to my knowledge it is not there. I really don't know.

BY MR. WITFIELD: What would be the alternative to the bond?

BY MR. SCHIEFER: Build the road.

BY MR. BABCOCK: You make the bond to the point of the cost of the construction of the road, something like that, people want to have the bond money back so they are going to do something whereas this is access for lot 3 and 4. You have two houses on the private road here. I am sure that can be changed. That is some of the decisions that the, that Mr. Witfield has to make.

BY MR. WITFIELD: You can have access to lot 3 off of King's Drive too, but --

BY MR. SOUKUP: Lot 3 is properly accessed off of the private drive if in fact that is going to be such and it can be done by showing a 50 foot by 111 foot easement over lot 4 for benefit of lot 3, which expires when the road is put in place.

BY MR. KENNEDY: Sure.

BY MR. SOUKUP: So that can be done.

BY MR. PAGANO: Does he have to subtract that from the lot

size?

BY MR. KENNEDY: That is a big lot.

BY MR. MCCARVILLE: He has to put the road in there before he builds the house. I don't think we should be thinking of a third one. I think the applicant has to decide what he wants to do. We are spending a lot of time on this.

BY MR. WITFIELD: Isn't it a question that you only need the road if you develop lot 4?

BY MR. MCCARVILLE: Right.

BY MR. WITFIELD: Which I have no plans of doing.

BY MR. RONES: If you were to sell it.

BY MR. MCCARVILLE: You can't create a lot without frontage but we will have the appropriate frontage which is 70 feet.

BY MR. WITFIELD: Make it 70 feet instead of 50 and it wouldn't have the appropriate frontage. You don't then need to have the road.

BY MR. LANDER: You wouldn't have lot width. Because we need 125 feet for lot width.

BY MR. KENNEDY: Town of New Windsor defines lot width as the building line.

BY MR. SCHIEFER: I think I agree with Mr. McCarville. We are not going to do the planning for the applicant. He knows our concerns. We have given, there is three considerations, bonds, the road or widening it. Now, the implication I think the applicant is going to have to go over that.

BY MR. MCCARVILLE: The term you are looking for is road frontage.

DESCRIPTION OF LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING in the Town of New Windsor, County of Orange and State of New York known as road dedication parcel A, road dedication parcel B as shown on a map entitled "subdivision of lands for Donald A. Witfield", dated June 5, 1987 and filed in the Office of the Orange County Clerk on _____ as map # _____ and being more particularly bounded and described as follows:

PARCEL A

Beginning at a point in the centerline of Kings Road, said point being the northwest corner of lands now or formerly of A.H.F.S. Realty Corp., thence;

1). S6°05'00"W, 27.06 feet along lands now or formerly of A.H.F.S. Realty Corp. to the proposed southerly line of Kings Road, Thence;

2). S71°58'00"W, 343.26 feet along the proposed southerly line of Kings Road, thence;

3). N22°52'00"E, 32.67 feet to the centerline of Kings Road, thence;

4). N71°58'00"E, 332.93 feet along the centerline of Kings Road to the point of beginning.

Containing 8,349 square feet of land (0.192 acres).

PARCEL B

Beginning at a point in the centerline of Kings Road, said point being the northeast corner of lands now or formerly of Johnson, et. al., thence the following two courses along the centerline of Kings Road;

1). N83°45'00"E, 86.34 feet, thence;

2). N71°44'00"E, 37.60 feet, thence;

3). S18°16'00"E, 30.14 feet the proposed southerly line of Kings Road, thence the following two courses along the proposed southerly line of Kings Road;

4). S71°44'00"W, 40.24 feet, thence;

5). S83°45'00"W, 101.22 feet, thence;

6). N19°50'20"E, 27.83 feet to the point of beginning.

Containing 3,317 square feet of land. (0.076 acres)

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ██████████, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason Want to see a better
detail drawing of drainage on Kings Drive. ~~APP~~
Every thing has to be upgraded leading to Rt. 207 due
to problems already there.
drainage

Fred Gays
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

December 7, 1989
DATE

C.C.M.E.

Planning Board

117

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., JULY 11, 1990; 7:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Green, Councilman Heft,
Councilwoman Fiedelholtz, Councilman
Spignardo, Councilwoman Siano.

OTHER OFFICIALS PRESENT: Town Attorney Seaman, Police Chief
Koury, Comptroller Reis.

Supervisor Green called to order the Regular Town Board and
Water Board Meeting and presided over same.

#1 On Agenda - Minutes

Motion by Councilman Spignardo, seconded by Councilwoman Siano
that the Town Board of the Town of New Windsor approve the
Minutes of the Regular Town Board and Water Board Meeting held
on June 20, 1990, and the Special Town Board Meeting held on
June 21, 1990, as per the copies posted on the Town Clerk's
Bulletin Board in the Town Hall and same distributed to each
of the Town Board Members.

Roll Call: All Ayes

Motion Carried: 5-0

UNFINISHED BUSINESS

NONE

HIGHWAY DEPARTMENT

NONE

WATER DEPARTMENT

#2 On Agenda -Motion-Authorize Water Treatment Operators to attend school

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor authorize two (2) Operator trainees, John P. Steele and Kevin P. Keane, to attend S.U.N.Y. in New Paltz, September 10, 1990 - December 12, 1990, said course is required by the Health Department. Cost is \$550.00 per person for the twelve (12) week course.

Roll Call: All Ayes

Motion Carried: 5-0

SANITATION DEPARTMENT

#3 On Agenda - Motion-Authorize payment of invoice (L.J. Ruscitti Excavating)

Motion by Councilman Spignardo, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor authorize the Comptroller to pay invoice #1221, submitted by L.J. Ruscitti Excavation Contractor, Inc., for the installation of a sewer spur from the main to property line on Willow Lane, in the amount of \$1,500.00.

Roll Call: All Ayes

Motion Carried: 5-0

GENERAL

#4 - Motion - Acceptance of Deed-Witfield to TNW (Kings Rd)
Portion of Lots Sec. 32, Block 1, Lots
14 & 20.2

Motion by Councilwoman Fiedelholtz, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor authorize the Supervisor to accept a Deed dated the 30th day of May, 1990 from DONALD A. WITFIELD to the TOWN OF NEW WINDSOR, said deed being transmitted to the Town for irrevocable road dedication

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., JULY 11, 1990 SHEET 2

to become part of Kings Road in the Town of New Windsor, said deed to be referred to the office of the Attorney for the Town for recording in the Orange County Clerk's Office.
Roll Call: All Ayes Motion Carried: 5-0

#5 On Agenda - Motion-Request to Consolidate Registration Districts

Motion by Councilwoman Siano, seconded by Councilman Spignardo that the Town Board of the Town of new Windsor request permission from the Orange County Board of Elections to consolidate the Town's sixteen (16) Registration Districts for 1990 to be held in the Town Hall, with five (5) election inspectors representing the Republican Party and five (5) representing the Democratic Party to serve. Also, that upon approval from the County Board of Elections, the Town Clerk be authorized to publish same as required by law.
Roll Call: All Ayes Motion Carried: 5-0

#6 On Agenda - Motion-Authorize salary for election inspectors (Registration Day)

Motion by Councilwoman Siano, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize salary for the election inspectors to be set at \$40.00 per inspector to work Registration Day, October 9, 1990 from 5:00 P.M. to 9:00 P.M.
Roll Call: All Ayes Motion Carried: 5-0

#7 On Agenda - Receive and file-Summons and Complaint

Hearing no objections, the Town Board of the Town of New

Windsor receive and file, Summons and Complaint, in the matter of BART PRAGER AND ELLEN PRAGER, vs. HAROLD W. RYAN, JR., KERRY D. RYAN, UNITED NORTHERN FEDERAL SAVINGS BANK, SUBURBAN HOMES OF ORANGE COUNTY INC., and the TOWN OF NEW WINDSOR. Same being referred to the Attorney for the Town.

#8 On Agenda - Motion-Authorize Supervisor to execute
Change Order #6-GC - New Windsor
Municipal Complex

Motion by Councilman Heft, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor authorize the Supervisor to execute Change Order #6-GC, submitted by Darlind Construction, for general construction on the New Windsor Municipal Complex, to replace spancrete planks over detention cells and poured-in-place concrete slab. No change in price due to this change order.

Roll Call: All Ayes Motion Carried: 5-0

#9 On Agenda - Motion-Retain Law Firm representing Town of
New Windsor Landfill Clean Up Project

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor retain the Law Firm of ELDER AND LONG, 45 North Front Street, Kingston, New York 12401, for the purpose of legal representation for the landfill cleanup project, at a fee of \$175.00 per hour.

Roll Call: All Ayes Motion Carried: 5-0

#10 On Agenda - Motion-Authorize Supervisor to execute
acceptance forms-Record Management
Improvement Grant

Revised Plan: 89 - 39

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SAINT~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision ✓ _____ as submitted by
Patrick Kennedy, L.S. for the building or subdivision of
Donald A. Witfield _____ has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____
Must have Sanitary Permit and drawing of each
Septic Permit

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr
SANITARY SUPERINTENDENT
Inspector

Nov. 20, 1989
DATE

CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick T. Kennedy for the building or subdivision of
Donald A. Witfield has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

James Didi

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 89- 39

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
89-39	19219	10/03/89	TIME	MJE	MC	WITFIELD	60.00	0.40	24.00			
89-39	19299	10/17/89	TIME	MJE	MC	WITFIELD SUB	60.00	0.50	30.00			
89-39	19300	10/21/89	TIME	MJE	MC	REVIEW APPLICATION	60.00	0.30	18.00			
89-39	19341	10/24/89	TIME	MJE	MC	WITFIELD	60.00	0.50	30.00			
89-39	19363	10/25/89	TIME	CAD	CL	WITFIELD	19.00	0.50	9.50			
89-39	19413	11/01/89	TIME	MJE	MC	WITFIELD	60.00	0.30	18.00			
89-39	19416	11/02/89	TIME	MJE	MC	WITFIELD	60.00	0.50	30.00			
89-39	19462	11/07/89	TIME	SJG	CL	WITFIELD	19.00	0.50	9.50			
89-39	19311	11/14/89	TIME	MJE	MC	WITFIELD	60.00	0.30	18.00			
89-39	19552	11/20/89	TIME	MJE	MC	WITFIELD	60.00	0.30	18.00			
89-39	19560	11/21/89	TIME	KRB	CL	WITFIELD	19.00	0.50	9.50			
89-39	19526	11/22/89	TIME	MJE	MC	COND FNL APP 11/22	0.00	0.10	0.00			
89-39	19545	11/22/89	TIME	MJE	MC	WITFIELD	60.00	0.10	6.00			
89-39	19565	11/22/89	TIME	KRB	CL	WITFIELD	19.00	0.20	3.80			
									224.30			
89-39	19693	12/11/89				BILL INV 89-481						-224.30
												-224.30
						TASK TOTAL			224.30	0.00	-224.30	0.00
						BRAND TOTAL			224.30	0.00	-224.30	0.00

*Myra -
Per your
request
Mark*

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ _____ as submitted by
_____ for the building or subdivision of
WITFIELD SUBDIVISION has been
reviewed by me and is approved _____ ✓ _____
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Egan

SANITARY SUPERINTENDENT

10-30-89

DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ████████ SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Patrick J. Kennedy for the building or subdivision of

Donald J. Wittfeld has been

reviewed by me and is approved

disapproved _____.

If ~~disapproved~~, please list reason.

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

IOC.PB
WITFIELD

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 October 1989
SUBJECT: Witfield Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-89-39

FIRE PREVENTION REFERENCE NUMBER: FPS-89-086

A review of the above referenced plan was done on October 24, 1989.
This plan is acceptable to this Department.

PLANS DATED: 5 June 1987
Revised: 6 October 1989


John McDonald
Fire Inspector

JM:mr
Att.

cc: M.E.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/23/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-39

NAME: WITFIELD MINOR SUBDIVISION
APPLICANT: WITFIELD, DONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/17/89	APPLICATION FEE	CHG	25.00		
10/17/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/23/89

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-39

NAME: WITFIELD MINOR SUBDIVISION
APPLICANT: WITFIELD, DONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/17/89	4 LOTS @ 150.00 EA.	PAID		600.00	
		TOTAL:	0.00	600.00	-600.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/23/89

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-39

NAME: WITFIELD MINOR SUBDIVISION

APPLICANT: WITFIELD, DONALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/17/89	WORK SESSION APPEARANCE	OK TO OPEN FILE
10/25/89	P.B. APPEARANCE	

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

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project WITFIELD MINOR SUBDIVISION
2. Name of Applicant DONALD A. WITFIELD Phone 534-4650
Address BOX 577 291 MOUNTAIN RD. CORNWALL-ON-HUDSON, NY 12520-0517
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME AS APPLICANT Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PATRICK T. KENNEDY Phone 562-6444
Address 219 QUASSAIC AVE. NEW WINDSOR, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N.A. Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting DONALD A. WITFIELD Phone 534-4650
(Name)
7. Location: On the SOUTH side of KINGS DRIVE
1500 ± feet WEST
(Street)
(Direction)
of WHERE KING DRIVE JOINS ROUTE 207
(Street)
8. Acreage of Parcel 21 A ± 9. Zoning District R-1
10. Tax Map Designation: Section 31 Block 1 Lot 14
11. This application is for A MINOR SUBDIVISION

When filled out, this form must be used with the application for a site plan, subdivision plan, or lot line change approval. It is not to be used for any other purpose.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ 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 that five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Donald A. Witfield being duly sworn, deposes and says that he resides at 507 Shore Drive in the County of Orange and State of New York and that he is (the owner in fee) of Lands of Witfield
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized self to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

3 day of October 1989

Donald A. Witfield
(Owner's Signature)

Donald A. Witfield
(Applicant's Signature)

Lynn Louise Knapp
Notary Public

(Title)

LYNN LOUISE KNAPP
Notary Public, State of New York
No. 4201400
Qualified in Orange County 89
Commission Expires Dec. 31, 1991

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR DONALD A. WITFIELD		2. PROJECT NAME WITFIELD MINOR SUBDIVISION	
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) ON THE SOUTH SIDE OF KINGS DRIVE MIDWAY BETWEEN ROUTE 207 AND STATION ROAD			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: CREATE 3 ONE ACRE LOTS ALONG KING DRIVE.			
7. AMOUNT OF LAND AFFECTED: Initially 3 acres Ultimately 21 acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: SOME RESIDENTIAL SOME UNUSED OPEN AGRICULTURAL LAND SOME LIGHTY WOODED			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: DONALD A. WITFIELD		Date: OCT. 1, 1989	
Signature: Donald A. Witfield			

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

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
NONE

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
NONE

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. DONE Environmental Assessment Statement
- *2. N.A. Proxy Statement
3. _____ Application Fees
4. _____ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

13. Name of adjoining owners.
14. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final metes and bounds.
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. Include existing or proposed easements.
20. Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

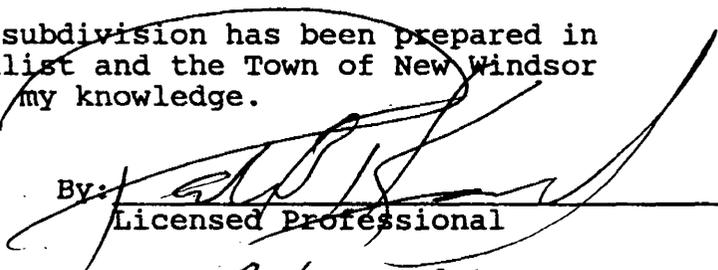
*If applicable.

29. Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. Provide "septic" system design notes as required by the Town of New Windsor.
31. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Indicate percentage and direction of grade.
33. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA. Indicate location of street or area lighting (if required).

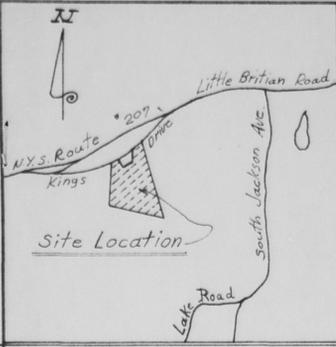
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
 Licensed Professional

Date: Oct 3, 1989



Location Map
scale: 1" = 2,000'

Note:
25 feet from centerline of Kings Road to be irrevocably dedicated to the Town of New Windsor for highway purposes.

Road Dedication Parcel A:
Area: 8,349 S.F.
0.192 acres

ZONING DISTRICT: R-1

MINIMUM REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	ROAD PARCELS A & B	TOTAL
LOT AREA: 43,560 S.F.	43,560 S.F.	43,560 S.F.	43,560 S.F.	43,560 S.F.	8,349 S.F.	210,120 S.F.
LOT WIDTH: 125'	125'	125'	125'	125'	125'	125'
FRONT YARD: 45'	45'	45'	45'	45'	45'	45'
SIDE YARD: 20/40'	20'	40'	20'	40'	20'	40'
REAR YARD: 50'	50'	50'	50'	50'	50'	50'
RD. FRONTAGE: 70'	70'	70'	70'	70'	70'	70'
MAX. BLDG. HT: 35'	35'	35'	35'	35'	35'	35'
FL. AREA RATIO: N/A	N/A	N/A	N/A	N/A	N/A	N/A
MIN. LIV. FL. AREA: 1,200 S.F.	1,200 S.F.	1,200 S.F.	1,200 S.F.	1,200 S.F.	1,200 S.F.	1,200 S.F.
DEVEL. COV: 10%	10%	10%	10%	10%	10%	10%

ENGINEER'S CERTIFICATION:
THE PROPOSED SEWAGE DISPOSAL SYSTEM AND WATER SUPPLY SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

TO DONALD A. WITFIELD AND THE TOWN OF NEW WINDSOR CERTIFIED TO BE A CORRECT AND ACCURATE SURVEY BASED ON AERIAL FIELD SURVEY BY THIS OFFICE COMPLETED ON JUNE 5, 1987.

D.T. 3, 1989



TAX MAP DATA:
SECTION: 32
BLOCK: 1
LOTS: 14 & 20, 2

DEED REFERENCE:
LIBER 889, PAGE 87
LIBER 1986, PAGE 137

- NOTES:**
1. TOPOGRAPHY TAKEN FROM NEW YORK STATE DEPT. OF TRANSPORTATION, DIVISION OF CONSTRUCTION, N.Y. ROUTE 207, S.H. 153, SHEET 3 OF 4, PHOTOGRAPHY DATE: NOV. 16, 1967.
 2. THE DRIVEWAYS FOR LOTS 1 & 2 SHALL HAVE A SINGLE ENTRANCE AT THE DIVIDING LOT LINE WITH ONE CULVERT CROSSING THE ENTIRE ENTRANCE.
 3. THE SANITARY DISPOSAL SYSTEMS AND WELL LOCATIONS WERE DESIGNED BY PAUL V. CUDMO, P.E. (SEE SHEETS 2 & 3 OF 3).
 4. THE SANITARY SYSTEMS & WELL LOCATIONS SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED TO THE TOWN OF NEW WINDSOR AS TO PERFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RECORD OWNER & SUBDIVIDED:
DONALD A. WITFIELD
BOX 517, 291 MOUNTAIN ROAD
DORCHESTER, HUDSON NEW YORK 12520

THE OWNER OF THIS PROPOSED SUBDIVISION HAS REVIEWED THIS MAP AND IS IN CONFORMANCE WITH THE INFORMATION AND PROPOSALS SHOWN HEREIN.

Donald A. Witfield
DONALD A. WITFIELD

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE: *July 1989*

TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON *August 9, 1989*
BY *Daniel C. McCarville*
DANIEL C. MCCARVILLE
SECRETARY



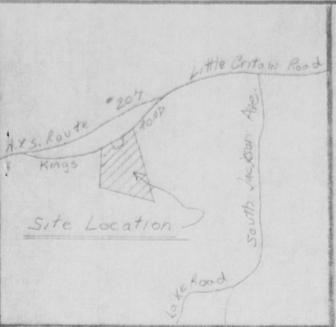
Patrick T. Kennedy L.S.
219 QUINCY AVE. • NEW WINDSOR • NEW YORK • 12550

SCALE: 1" = 60' REVISIONS: OCT 8, 1989
DATE: JUNE 5, 1987

SUBDIVISION OF LANDS FOR
DONALD A. WITFIELD
Town of New Windsor
Orange County, New York

DRAWING NUMBER: 86-537

NOV 18 1989 89-39 SHEET 1 OF 3



Location Map
scale: 1" = 2,000'

PERCOLATION RATES

LOT	RUN	MIN./IN.
PH 1	1000	1000
PH 2	1000	1000
PH 3	1000	1000
PH 4	1000	1000

DESIGN BASIS

ITEM	LOT 1	LOT 2	LOT 3	LOT 4
NO. OF DRAINAGE	3	3	3	3
DAILY FLOW	450 GPD	450 GPD	450 GPD	450 GPD
SEPTIC TANK CAPACITY	1000 GAL	1000 GAL	1000 GAL	1000 GAL
PERCOLATION RATE	1000	1000	1000	1000
LENGTH OF ABSORPTION	250 LF	300 LF	250 LF	400 LF

ENGINEERS CERTIFICATION:

The proposed sewage disposal system and water supply system shown are designed in accordance with the standards and requirements established by the New York State Department of Health and the New York State Department of Environmental Conservation for residential lots. The design is based upon actual soil and site conditions found upon the lot at the design location at the time of design.

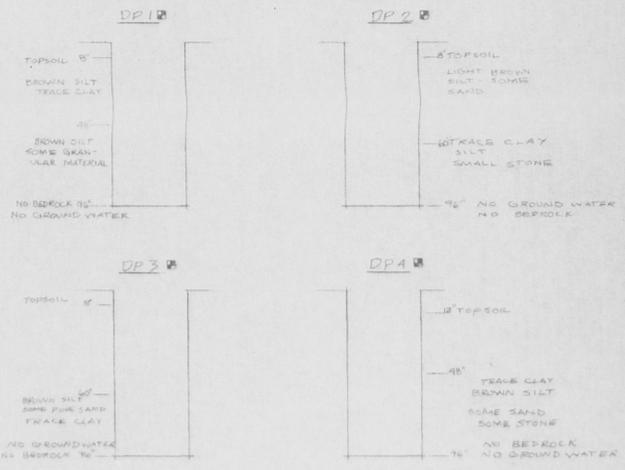
The sanitary system and well location shall be inspected during construction and certified to the Town of New Windsor as to conformance to design by the design Professional prior to the issuance of a Certificate of Occupancy.



AHFS Realty Corp.

SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON August 9, 1990
By Daniel C. McCarville
DANIEL C. MCGARVILLE
SECRETARY

DEEP PIT DATA



GENERAL NOTES:

- ALL WORK IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE DONE UNDER THE SUPERVISION AND APPROVAL OF A LIC. PROF. ENGINEER OR BUILDING INSPECTOR.
- ALL MATERIALS USED IN THE CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM ARE TO BE APPROVED BY THE GOV'T. AGENCIES HAVING JURISDICTION AND THE SUPERVISING ENGINEER.
- UTILIZE PRECAST CONCRETE SEPTIC TANK ONLY.
- DISTRIBUTION BOXES SHALL BE CONCRETE.
- 4" SOLID TIGHT JOINT PIPE SHALL BE USED BETWEEN SEPTIC TANK AND POINTS OF DISTRIBUTION, PERFORATED PIPE DISTRIBUTORS SHALL BE LAID WITH OUTLETS TO SIDE OF DITCH OR LEACHING FIELD.
- 4" EXTRA HEAVY CAST IRON PIPE SHALL BE USED FROM THE HOUSE TO THE SEPTIC TANK.
- ALL SEWER LINES SHALL BE INSTALLED HAVING THE FOLLOWING MIN. SLOPES: 2% FROM HOUSE TO SEPTIC TANK (1/4"/FT) 1% FROM SEPTIC TANK TO POINT OF DISTRIBUTION (1/8"/FT) AND 0.5% FOR DISTRIBUTORS (1/16"/FT).
- CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF THE DISPOSAL SYSTEM.
- DO NOT ALLOW CELLAR, FOOTING AND ROOF DRAINS TO DISCHARGE OVER LEACHING FIELD.
- MINIMUM WELL SEPARATIONS FROM LEACH FIELD: 100' FROM WELLS AT GRADE OR UP SLOPE. 200' FROM WELLS DOWNGRADE.
- CONTRACTOR INSURE INSTALLATION AS PER SPECIFICATIONS.

FOR WINDFIELD SUBDIVISION

Sanitary Disposal Decision

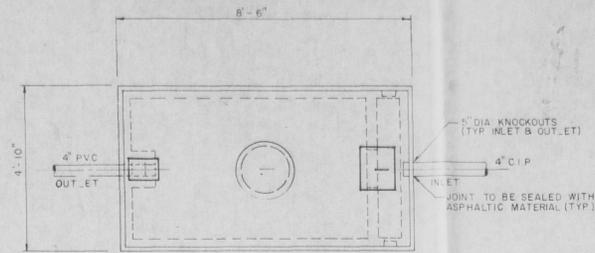
DRAWN BY MJS SCALE 1"=60'

CHK'D DATE 3-29-89 DRAWING NUMBER 2013

TRACED APP'D

LIC. # 38331

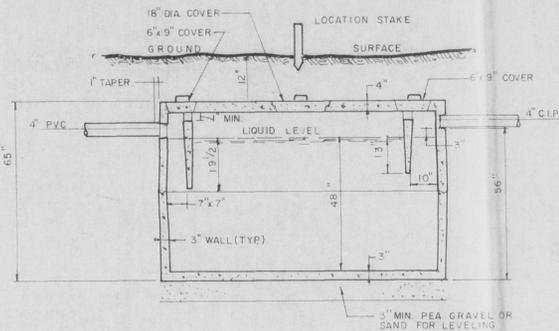
TOLERANCES	REVISIONS
DECIMAL	NO. DATE BY
FRACTIONAL	
ANGULAR	



PLAN

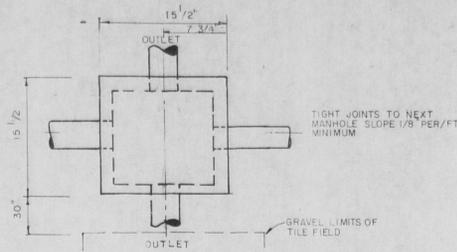
PRECAST CONC SEPTIC TANK
 MODEL ST1000 (1000 gpm) AS
 MANUF BY WOODWARD CONCRETE
 PRODUCTS, INC OR APPROVED EQUAL

SPECIFICATIONS
 CONC MIN. STRENGTH 4000 psi AT 28 DAYS
 STEEL REINFORCEMENT 6x6 x 10 @ 12" W.W.M
 CONSTRUCTION JOINT SEALED WITH
 ASPHALTIC MATERIAL CEMENT OR
 EQUIVALENT



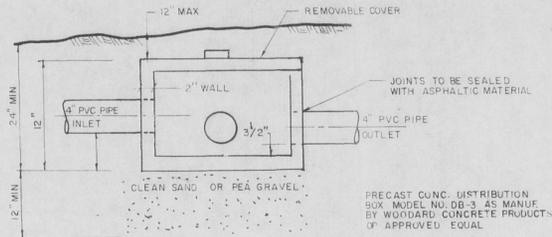
SECTION

PRECAST CONCRETE
 SEPTIC TANK

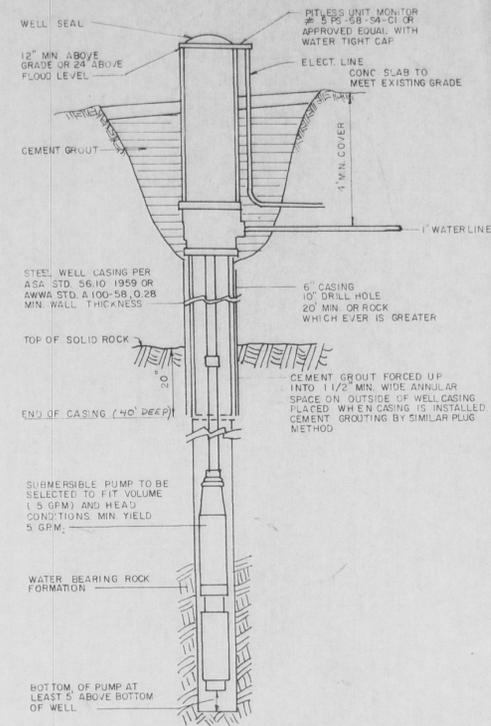


PLAN

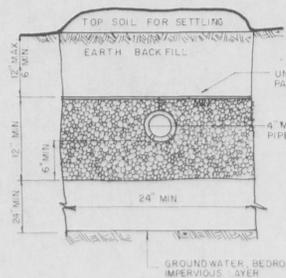
SPECIFICATIONS
 CONCRETE MINIMUM STRENGTH
 4000 psi AT 28 DAYS
 STEEL REINFORCEMENT
 6x6 x 10 GA STEEL W.W.M



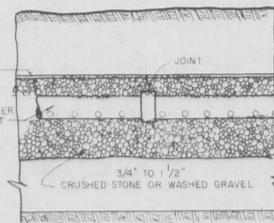
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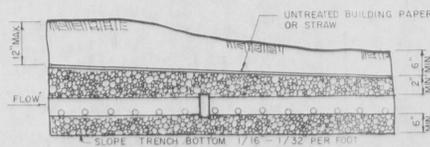
WELL DETAIL



CROSS - SECTION



LONGITUDINAL SECTION



TRENCH PROFILE

NOTE SPACING OF ABSORPTION TRENCH
 6' O' C

ABSORPTION TRENCH DETAILS

NOTES

1. NO ROOF, CELLAR OR FOOTING DRAINS SHALL BE CONNECTED TO THE SUBSURFACE DISPOSAL SYSTEM.
2. NO EARTH FILL WILL BE PLACED IN AREA OF SUBSURFACE DISPOSAL SYSTEMS DURING SITE GRADING.
3. WELL TO BE A MINIMUM 100' UPHILL OR 200' DOWNHILL FROM SEPTIC FIELD.
4. 10' MIN FROM DWELLING TO SEPTIC TANK.
5. 20' MIN FROM DWELLING TO SEPTIC FIELD.



SUBDIVISION _____ APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON August 9, 1990
 BY Daniel C. McCarville
 DANIEL C. MCCARVILLE
 SECRETARY

SEPTIC SYSTEM DETAILS
 for _____

DRAWN BY PVC
 CHECKED BY PVC
 SCALE N.T.S. DATE 11/14/89

Sheet
 3
 of 3