

**PB# 92-22**

**Duggan, Crotty, &  
Lydecker**

**33-2-16**

*Approved 7/15/92*

**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      12662  
 555 Union Avenue  
 New Windsor, NY 12550

June 3, 1992

Received of Colonial Mall \$ 50<sup>00</sup>/<sub>100</sub>

Fifty and <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board Application Fee (#92-22)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1078		\$ 50 <sup>00</sup>

By Pauline D. Townsend  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      12661  
 555 Union Avenue  
 New Windsor, NY 12550

June 3, 1992

Received of Pauline D. Townsend, Town Clerk \$ 800<sup>00</sup>/<sub>100</sub>

Eight hundred and <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board Expenses (#92-22)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1079		\$ 800 <sup>00</sup>

By Whi  
Captrall  
 Title

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**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      12743  
 555 Union Avenue  
 New Windsor, NY 12550

July 7, 1992

Received of Colonial Mall \$ 1,000.00

One thousand and <sup>00</sup>/<sub>100</sub> DOLLARS

For #92-22 Recreation Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1086		1,000.00

By Pauline M. Townsend  
Town Clerk  
 Title

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**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      12742  
 555 Union Avenue  
 New Windsor, NY 12550

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1078		\$ 50. <sup>00</sup>

By Pauline D. Townsend  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR** GENERAL RECEIPT 12661  
 555 Union Avenue  
 New Windsor, NY 12550

Received of Pauline D. Townsend, Town Clerk June 3, 1992  
 \$ 800.<sup>00</sup>  
Eight hundred and <sup>00</sup>/<sub>100</sub> DOLLARS  
 For Planning Board Expenses (# 92-22)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1079		\$ 800. <sup>00</sup>

By [Signature]  
Comptroller  
 Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR** GENERAL RECEIPT 12743  
 555 Union Avenue  
 New Windsor, NY 12550

Received of Colonial Mall July 7, 1992  
 \$ 1,000.<sup>00</sup>  
One Thousand and <sup>00</sup>/<sub>100</sub> DOLLARS  
 For Planning Board Recreation 500 Fee #92-22

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1086		1,000. <sup>00</sup>

By Pauline M. Townsend  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR** GENERAL RECEIPT 12742  
 555 Union Avenue  
 New Windsor, NY 12550

Received of Colonial Mall July 7, 1992  
 \$ 260.<sup>00</sup>/<sub>100</sub>  
Two Hundred Sixty <sup>00</sup>/<sub>100</sub> DOLLARS  
 For Planning Board Approval Fees #92-22

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 1085		260. <sup>00</sup>

By Pauline M. Townsend  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

92-22

Map Number 154-92

City  Town  Village  N. Windsor

Section 33 Block 2 Lot 16

Title: Duggan, Cratty & Hydecker

Rev  
Dated: 6-19-92 Filed 7-29-92

Approved by Ronald Lander

on 7-15-92

Record Owner Stephen Duggan III &

Genitt & V. Hydecker  
(15 sheets) Etal  
MARION S. MURPHY  
Orange County Clerk

DISCUSSION

92-23

JAVDAN SUBDIVISION (STAZ/EDSALL) TO RENEW SIGNATURE ON PLAN

MR. PETRO: Under correspondence, we have a discussion, Mark, you're going to go over the subdivision to renew signature?

MR. EDSALL: Yes, you got a memo attached to your comment sheet.

MR. VAN LEEUWEN: I don't see any problem.

MR. EDSALL: The gist here is that a subdivision approved back in June through the property, the Javdan subdivision involved 3 municipalities, came before this board through the portion of the property that went through Town of Blooming Grove, there was a Con Rail strip, Con Rail sent the surveyor the wrong metes and bounds so he has to correct and re-file the map. It does not effect the Town of New Windsor, it's my suggestion that you authorize the secretary to re-sign it.

MR. VAN LEEUWEN: I so move.

MR. LANDER: We also have a letter from Blooming Grove that they don't have any problem with that.

MR. EDSALL: We're going to be the first one to stamp it and it will go through the other two boards but it's just it seems foolish to go through a formal application.

MR. LANDER: Second it.

ROLL CALL

MR. VAN LEEWUEEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

April 14, 1993

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MR. VAN LEEUWEN: I move we close the meeting.

MR. DUBALDI: I'll second it.

ROLL CALL

MR. VAN LEEWUEEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

Respectfully Submitted By:



Frances Roth  
Stenographer

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/14/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-22

NAME: SUBDIVISION OF LANDS DUGGAN, CROTTY, LYDECKER  
APPLICANT: CROTTY, PHIL & LYDECKER, GERRIT

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/02/92	2 LOTS @ 400.00 EA	PAID		800.00	
06/10/92	P.B. ATTY FEES	CHG	35.00		
06/10/92	P.B. MINUTES	CHG	18.00		
07/14/92	P.B. ENGINEER FEE	CHG	96.50		
		TOTAL:	149.50	800.00	-650.50

Please issue a check in the  
amount of \$650.50 to.

Colonial Mall  
c/o Duggan, Crotty & Duggan  
343 Temple Hill Rd.  
New Windsor, N.Y. 12553

To be given to L Reis 8/10/92 @

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/14/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

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06/10/92	P.B. MINUTES	CHG	18.00		
07/14/92	P.B. ENGINEER FEE	CHG	96.50		
08/10/92	RETURN TO APPLICANT	CHG	650.50		
		TOTAL:	800.00	800.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/28/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 92-22

NAME: SUBDIVISION OF LANDS DUGGAN, CROTTY, LYDECKER  
APPLICANT: CROTTY, PHIL & LYDECKER, GERRIT

---DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/15/92	PLANS STAMPED	APPROVED
06/10/92	P.B. APPEARANCE . APPROVED SUBJECT TO NEW PLANS	LA:WAIVE PH/APPROVE
05/05/92	WORK SESSION APPEARANCE	REVISE & SUBMIT
09/03/91	WORK SESSION APPEARANCE	TO RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/14/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-22

NAME: SUBDIVISION OF LANDS DUGGAN, CROTTY, LYDECKER  
APPLICANT: CROTTY, PHIL & LYDECKER, GERRIT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/02/92	MUNICIPAL HIGHWAY	/ /	
ORIG	06/02/92	MUNICIPAL WATER	06/04/92	APPROVED
ORIG	06/02/92	MUNICIPAL SEWER	/ /	
ORIG	06/02/92	MUNICIPAL SANITARY	/ /	
ORIG	06/02/92	MUNICIPAL FIRE	06/03/92	APPROVED
ORIG	06/02/92	PLANNING BOARD ENGINEER	/ /	
ORIG	06/11/92	O.C. PLANNING DEPT.	06/23/92	LOCAL DETERMINATION

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ 800.00 Pd  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE.....\$ \_\_\_\_\_

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00  
FINAL PLAT SECTION FEE.....\$ ~~150.00~~  
BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 Pd

\*\*\*\*\*

RECREATION FEES:

1 LOTS @ \$1000.00 PER LOT.....\$ 1,000.00 Pd

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
OTHER.....\$ \_\_\_\_\_

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

5% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ \_\_\_\_\_

2% OF REMAINDER OF ABOVE:.....\$ \_\_\_\_\_

TOTAL INSPECTION FEE DUE:.....\$ \_\_\_\_\_

*Notified Phil Crotty of fees due 6/12/92 @ Pd 7/6/92*

AS OF: 07/14/92

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 92- 22

FOR WORK DONE PRIOR TO: 07/14/92

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	-----DOLLARS-----			
									EXP.	BILLED	BALANCE	
92-22	52063	05/05/92	TIME	MJE	MC CROTTY SUB-207	65.00	0.40	26.00				
92-22	54410	06/08/92	TIME	MJE	MC DUGGAN	65.00	0.50	32.50				
92-22	53885	06/10/92	TIME	MJE	MN D,C&L COND FINAL APL	65.00	0.10	6.50				
92-22	54420	06/10/92	TIME	MJE	MC DUGGAN	65.00	0.10	6.50				
92-22	54751	06/10/92	TIME	MCK	CL D/REVIEW COMMENTS	25.00	0.50	12.50				
								=====	=====	=====	=====	
								TASK TOTAL	84.00	0.00	0.00	84.00

*1/2 7/14*

								=====	=====	=====	=====	
								GRAND TOTAL	84.00	0.00	0.00	84.00
											<u>12.50</u>	
											96.50	

June 10, 1992

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DUGGAN, CROTTY & LYDECKER SUBDIVISION:

Steve Duggan, Esq., came before the Board representing this proposal.

BY MR. PETRO: I'd like to note at this time that I'll probably have something to do with this site, so I will not do any voting. I will chair the discussion but I will abstain from any voting on this application.

BY MR. DUGGAN: Good evening. I think you have before you the final map which is a result of two workshop sessions that Gerritt Lydecker and Phil Crotty had and I'm told that it has been approved, the changes were approved by the town engineer and building inspector and fire inspector. This is a two lot subdivision. There will be a deeded right of way which you can see through the back lot. The town in fact the town Planning Board created the right of way in the mid 80's on filed map 7082.

BY MR. VAN LEEUWEN: Correct, I was here then.

BY MR. DUGGAN: And the use in the front is really incompatible with the use in the back, the back is storage warehouse type building. You have a new restaurant in the front. We spent a lot of money fixing that front property up. It's been bricked and it's brought a successful piece of business to the town.

BY MR. VAN LEEUWEN: You did a nice job.

BY MR. DUGGAN: Thank you.

BY MR. VAN LEEUWEN: The building was deplorable and you did a nice job, I must say. If you didn't, I would say you didn't.

BY MR. VAN LEEUWEN: Since we created the right of way, I don't see any big deal about this thing. I know the property, I pass it every day and it's 2.69 acres. I don't think that piece was that big back there, Mr. Chairman. I'd like to make a motion to get involved in the SEQOR process, make ourselves lead agency.

BY MR. SCHIEFER: I'll second it.

BY MR. PETRO: Motion has been made and seconded to take lead agency and seconded for the Duggan, Crotty, Lydecker subdivision. Any discussion? If not, roll call.

ROLL CALL:

Mr. Van Leeuwen: Aye.

Mr. Schiefer: Aye.

Mr. Lander: Aye.

Mr. Petro: Abstain.

BY MR. VAN LEEUWEN: I make a motion to waive the public hearing since we don't have public hearings on these smaller parcels.

BY MR. LANDER: One question, the right of way, what was that made for, Hank?

BY MR. VAN LEEUWEN: The right of way was created when we got involved in this thing oh God, three or four years ago. Were you on the Board those days or not? I don't think you were.

BY MR. DUGGAN: You see parcel number four now or formerly Buckley, they used that right of way.

BY MR. VAN LEEUWEN: Other people that use that right of way, that's why we had to do that. There's a house, there's two or three family house that sits alongside here, there's two houses. Matter of fact, they both use that right of way. When that was all one piece and the Bivonas owned it and it was never disturbed, it was no problem but all of a sudden when they started breaking the Buckley and the other parcel out and then this was broken out, okay, we wanted a right of way for the Bucleys and that's why the 50 foot or the well, it's almost whatever it is, 25 feet right of way was created at that time.

BY MR. DUGGAN: We have already submitted a short Environmental Assessment Form. Is there anything more that we have to do to get approval from the

June 10, 1992

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Board?

BY MR. VAN LEEUWEN: I made a motion to waive the public hearing. Anybody want to second it?

BY MR. SCHIEFER: I'll second that. I have no problem with that.

BY MR. PETRO: Motion is made and seconded to waive the public hearing for the Duggan, Crotty, Lydecker subdivision. Any further discussion? If not, roll call.

ROLL CALL:

Mr. Van Leeuwen: Aye.

Mr. Schiefer: Aye.

Mr. Lander: Aye

Mr. Petro: Abstain.

BY MR. BABCOCK: This has to go to Orange County Planning, you want to do that?

BY MR. PETRO: I ask that this be sent to Orange County Planning.

BY MR. VAN LEEUWEN: I make a motion to approve this subject to the approval from the Orange County Planning Department.

BY MR. LANDER: Why don't you just wait until it comes back?

BY MR. VAN LEEUWEN: We are only going to have two meetings, one in July, one in August. We'll put this off until September. Do we see any changes?

BY MR. DUGGAN: I believe the map's been adjusted in accordance with all the requirements.

BY MR. VAN LEEUWEN: Everything is legal.

BY MR. LANDER: I'm not saying it's not, I'm just saying you know, normally we don't do that.

June 10, 1992

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BY MR. VAN LEEUWEN: Yes, we do in some cases. Well, if you don't want to do it, if nobody seconds it, it will die for a lack of a second.

BY MR. SCHIEFER: I'll second it.

BY MR. LANDER: It's only a subdivision, it's not a site plan --

BY MR. EDSALL: Add to that they make the two corrections to the bulk table.

BY MR. VAN LEEUWEN: Make the two corrections to the bulk table.

BY MR. PETRO: Motion has been made and seconded that the receiving an okay from Orange County Planning and necessary corrections be made to the bulk tables on the site plan for Duggan, Crotty, Lydecker subdivision be approved. Any further discussion? If not, roll call.

ROLL CALL:

Mr. Van Leeuwen: Aye.

Mr. Schiefer: Aye.

Mr. Lander: Aye.

Mr. Petro: Abstain.

BY MR. DUGGAN: It's been approved subject to Orange County Planning Board approval and the corrections on the map of the bulk tables?

BY MR. VAN LEEUWEN: Yes.

BY MR. DUGGAN: Thank you very much.

BY MR. PETRO: We'll take a five minute recess.

(Whereupon, a brief recess was taken)



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

- Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: DUGGAN, CROTTY & LYDECKER MINOR SUBDIVISION  
PROJECT LOCATION: NYS ROUTE 207  
SECTION 33-BLOCK 2-LOT 16  
PROJECT NUMBER: 92-22  
DATE: 10 JUNE 1992  
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR THE  
SUBDIVISION OF A 3.25 +/- ACRE PARCEL INTO TWO (2)  
LOTS. THE APPLICATION WAS REVIEWED ON A CONCEPT  
BASIS.

1. It should be noted that this application is for a minor subdivision only. Any use of either property (including a change in use), would require a separate site plan approval from the Planning Board. As such, I am not reviewing this plan and application on a site plan basis, rather on a subdivision basis only.
2. The required information in the bulk table appears correct for the use groups indicated. The "provided" information should be corrected as follows:
  - a. A "net" area should be indicated for Lot 1.
  - b. An astric should be added to the front yard setback for Lot 1 indicating that same is a pre-existing condition.
3. The Applicant has responded to all previous engineering comments noted at the Technical Work Session.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. 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.

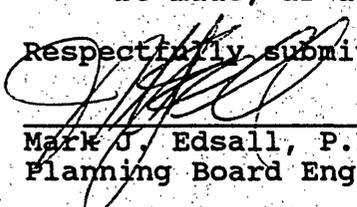
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: DUGGAN, CROTTY & LYDECKER MINOR SUBDIVISION  
PROJECT LOCATION: NYS ROUTE 207  
SECTION 33-BLOCK 2-LOT 16  
PROJECT NUMBER: 92-22  
DATE: 10 JUNE 1992

6. Submittal of this plan/application to the Orange County Planning Department will be required.
7. 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

MJEmk

A:DUGGAN.mk

Date 6/25/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moors H76 Rd DR.  
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
6/10/92	Planning Board		75.00	
	Misc - 2			
	Hudson View - 1			
	Paradise 1			
2-11	Mans - 22	99.00		
2-22	Duggan - 4	18.00		
2-23	Jordan - 3	13.50		
2-24	Quassack - 15	67.50		
2-61	Pizza - 2	9.00		
6-74	Blossom Heights - 2	9.00		
	Dedominicus - 3		247.50	
			<u>322.50</u>	



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

SEND TO C.O.P.O. # 1 # 2

NEW WINDSOR PLANNING BOARD MEETING  
TOWN HALL  
WEDNESDAY, JUNE 10, 1992 - 7:30 P.M.

## TENTATIVE AGENDA

Call to Order  
Roll Call  
Approval of Minutes Dated: (Not received)

RECEIVED

JUN 8 1992

MCGoey, Hauser & Edsall  
Consulting Engineers, P.C.

CK# 1947  
PAID

- a. Hudson View Mobile Home Park - Annual Review 270%<sup>00</sup>/<sub>100</sub>
- b. Paradise Mobile Home Park - Annual Review 380%<sup>00</sup>/<sub>100</sub>

CK# 710 PAID

### REGULAR ITEMS:

LEAD AGENCY  
SET UP FOR P/H

- 1. Mans, Casey Site Plan (92-11) Rt. 207 (Kennedy)

LEAD AGENCY  
WAIVE P/H

- 2. Duggan, Crotty & Lydecker Subdivision (92-22)  
Rt. 207 (Crotty)

APPROVED SUBJECT TO  
APPROVED

- 3. Javdan, Parviz Subdivision (92-23) Beattie Rd.  
(Staz)

LEAD AGENCY  
EG DEC DISCUSSION:

- 4. Quassaick Fire Co. Site Plan (92-24) (J. Babcock)  
APPROVED NO BUILDING PERMIT UNTILL THEY RETURN  
FOR A FINAL SITE + BUILDING LAYOUT

CANCEL BY APPLICANT: 5. Twin Arch Sub. (90-18) Twin Arch Rd.  
TO BE ON 6/24/92

- 6. Pizzo Zone Change (87-61)

### CORRESPONDENCE:

- 7. Blossom Hts. Subdivision Section I - request for  
extension of approval (86-74)  
APPROVED 360 DAY FROM 8-28-91

### PRESUBMISSION:

LEAD AGENCY  
NEG DEC

- 8. DeDominicus Site Plan - Rt. 32 (Cuomo)  
APPROVED

(NEXT MEETING - JUNE 24, 1992)

REVISED 6/4/92



ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-22

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

City, Town or Village Board  Planning Board  Zoning Board

2. Owner: Name Stephen R. Duggan, III - Philip A. Crotty & Gerrit Lydecker

Address 343 Temple Hill Rd. New Windsor

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Rt. 207 (South Side)  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 33 Block 2 Lot 16

Present Zoning District NC Size of Parcel 3.25 Acres

5. Type of Review: Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units Two (2)

Site Plan: Use \_\_\_\_\_

6/15/92  
Date

Myra Mason, Secy to the P.B.  
Signature and Title

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 3 June 1992

SUBJECT: Duggan, Crotty & Lydecker Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-92-22

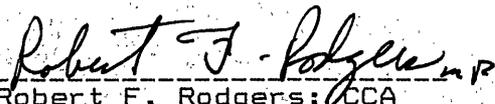
DATED: 2 June 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-033

A review of the above referenced subject subdivision was conducted on 3 June 1992.

This subdivision plan is acceptable.

PLANS DATED: 20 May 1992; Revision 1.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

CC: H.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  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92-22  
WORK SESSION DATE: 5 May 1992 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Duggan, Cretty, Lydecker

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: \_\_\_\_\_

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Bulk table - 35' ht not 2 stories.  
F.A.R. 1
- Allow uses A6 - A16  
B1 - B5 w/ Special Permit
- Any use would require subsequent  
approval from P/B.
- thru rights Row (3A) also w/ 4
- Lot 1; Lot 2 not parcel 3A, 3B.

C-4-92

JUN - 2 1992

92 - 22

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
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

Peter R. Hustis for the building or subdivision of  
Duggan, Cotty & Lydecker 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. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

CROTTY



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

- Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 92--22

WORK SESSION DATE: 3 Sept 91

APPLICANT RESUB.  
REQUIRED: Yes - plan; app

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Crotty s/p

PROJECT STATUS: NEW to OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Phil Crotty

MUNIC REPS. PRESENT:

BLDG INSP.	<u>VAC</u>
FIRE INSP.	<u>Bob</u>
ENGINEER	<u>to</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- \* 207-
- \* Old Marino s/p
- \* NC 500' back then R-3
- \* \_\_\_\_\_

5-8-95. Bureau 4 change

To Return

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 SUBDIVISION OF LANDS OF DUGGAN, CROTTY & LYDECKER
2. Name of Applicant PHIL CROTTY Phone 914-562-6500  
GERRIT LYDECKER Phone 203-322-9719  
Address 343 TEMPLE HILL ROAD, NEW WINDSOR, NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record STEPHEN P. DUGGAN, III Phone 562-6500  
PHILIP A. CROTTY, AND  
GERRIT V. LYDECKER  
Address 343 TEMPLE HILL ROAD, NEW WINDSOR, NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PETER HUSTIS Phone \_\_\_\_\_  
Address 33 HENRY ST. P.O. BOX 3311 BEACON, NY  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney PHILIP A. CROTTY, ESQ Phone 562-6500  
Address 343 TEMPLE HILL ROAD, NEW WINDSOR, NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting PHIL CROTTY Phone 562-6500  
(Name)
7. Location: On the SOUTH side of ROUTE 207  
(Street)  
feet DIRECTLY ACROSS FROM STEWARD MALL  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 3.25 ACRES 9. Zoning District NC
10. Tax Map Designation: Section 33 Block 2 Lot 16
11. This application is for TWO LOT SUBDIVISION

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  
Section NONE 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 than 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

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ 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

29<sup>th</sup> day of MAY 1982

Madaline R. Carney  
Notary Public

[Signature]  
(Owner's Signature)  
[Signature]  
(Applicant's Signature)  
OWNER  
(Title)

MADALINE R. CARNEY  
Notary Public, State of New York  
Residing in Orange County  
My Commission Expires 6-2-92

92-22

14-16-4 (2/87)-Text 12

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 <i>PHILIP A. CROTTY &amp; GERRIT LYDELKA</i>	2. PROJECT NAME <i>SUBDIVISION OF LAND OF DUGGAN, CROTTY &amp; LYDELKA</i>
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>617 LITTLE BRITAIN ROAD (KNOWN AS EL AMIGO RESTAURANT) NEW WINDSOR, NY 12553</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>2 LOT MINOR SUBDIVISION WITH REAR LOT TO HAVE ACCESS TO ROUTE 207 BY DEEDED RIGHT OF WAY WHICH ALREADY EXISTS</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>3.25</i> acres    Ultimately <i>3.25</i> 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 type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
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 type="checkbox"/> No <i>N/A</i>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>PHILIP A. CROTTY</i>	Date: <i>5/29/92</i>
Signature: <i>[Handwritten Signature]</i>	

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

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

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 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 6 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:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

**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 \_\_\_\_\_  
 Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency \_\_\_\_\_  
 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.  Environmental Assessment Statement
- \*2.  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.

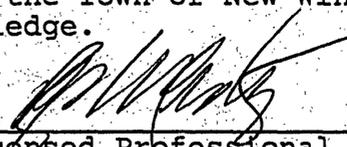
JUN - 2 1992

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. \_\_\_\_\_ 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: 5/29/92

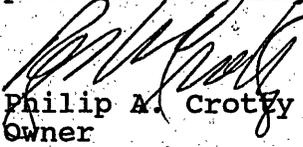
JUN - 2 1992

May 29, 1992

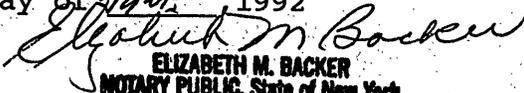
Philip A. Crotty, being duly sworn, deposes and says:

1. That Philip A. Crotty, Stephen P. Duggan, and Gerrit V. Lydecker bought the premises known as 617 Little Britain Road from the Pawling Savings Bank on June 26, 1991; and that the deed was recorded in the Orange County Clerk's Office on JUNE 28, 1991 in Liber 3463 PAGE 48.

2. That the premises in the rear, consisting of 2+ acres plus a deeded right-of-way which has already been approved by the Planning Board are under contract of sale to James A. Petro, Jr. The contract is dated in June 1992. It is our understanding that Mr. Petro intends to fix up the dilapidated building on the premises to be subdivided.

  
Philip A. Crotty  
Owner

Sworn to before me this 1<sup>st</sup>  
day of June, 1992



ELIZABETH M. BACKER  
NOTARY PUBLIC, State of New York  
Qualified in Orange County  
Reg. No. 4502858  
Commission Expires March 30, 1993

200184

1992

JUN - 2 1992

92 - 22

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

6/2/92  
Not in  
flood zone  
B. B. B.

FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_  
Fee Received \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)  
B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_ - \_\_\_\_\_.

1. Name and Address of Applicant

\_\_\_\_\_  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

2. Name and Address of Owner (If Different)

\_\_\_\_\_  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_ - \_\_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

\_\_\_\_\_  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_ - \_\_\_\_\_

PROJECT LOCATION

Street Address: \_\_\_\_\_

Tax Map No. \_\_\_\_\_

Name of, distance and direction from nearest intersection or other landmark  
\_\_\_\_\_  
\_\_\_\_\_

Name of Waterway: \_\_\_\_\_

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

\_\_\_\_ New Construction  
\_\_\_\_ Addition  
\_\_\_\_ Alteration  
\_\_\_\_ Relocation  
\_\_\_\_ Demolition  
\_\_\_\_ Replacement

Structure Type

\_\_\_\_ Residential (1-4 family)  
\_\_\_\_ Residential (More than 4 family)  
\_\_\_\_ Commercial  
\_\_\_\_ Industrial  
\_\_\_\_ Mobile Home (single lot)  
\_\_\_\_ Mobile Home (Park)  
\_\_\_\_ Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

\_\_\_\_ Fill    \_\_\_\_ Excavation    \_\_\_\_ Mining    \_\_\_\_ Drilling    \_\_\_\_ Grading

\_\_\_\_ Watercourse alteration    \_\_\_\_ Water System    \_\_\_\_ Sewer System

\_\_\_\_ Subdivision (New)    \_\_\_\_ Subdivision (Expansion)

\_\_\_\_ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e., encroachment analysis)

\_\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Development in Flood Hazard Areas  
Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

\_\_\_\_\_ of \_\_\_\_\_  
County, N.Y.  
(Applicant shall fill in all pertinent information in Section A  
including 1 or 2)

SECTION A

Premises location \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant  
Name & Address \_\_\_\_\_  
\_\_\_\_\_

Telephone No. \_\_\_\_\_

Permit No. \_\_\_\_\_  
Variance No. \_\_\_\_\_  
Date \_\_\_\_\_

CHECK ONE

New Building \_\_\_\_\_  
Existing Building \_\_\_\_\_  
Other (List) \_\_\_\_\_

1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

2. I certify that I have completed the above project in accordance with conditions of variance number \_\_\_\_\_, dated \_\_\_\_\_ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

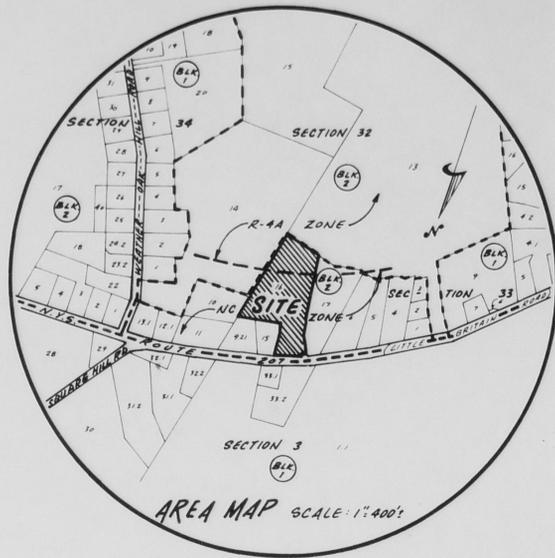
Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_

\_\_\_\_\_



N/F  
**VAILS GATE FIRE COMPANY, INC.**  
 LIBER 1678 / CP 414

N/F  
**SILVER STREAM, INC.**  
 LIBER 2528 / CP 304

N/F  
**MINUTA**  
 LIBER 2502 / CP 33

N/F  
**BUCKLEY**  
 LIBER 2433 / CP 295

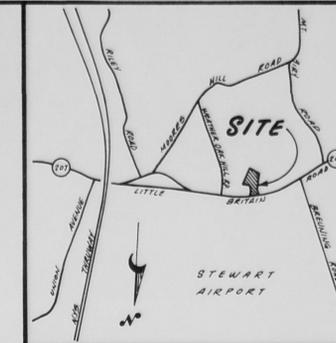
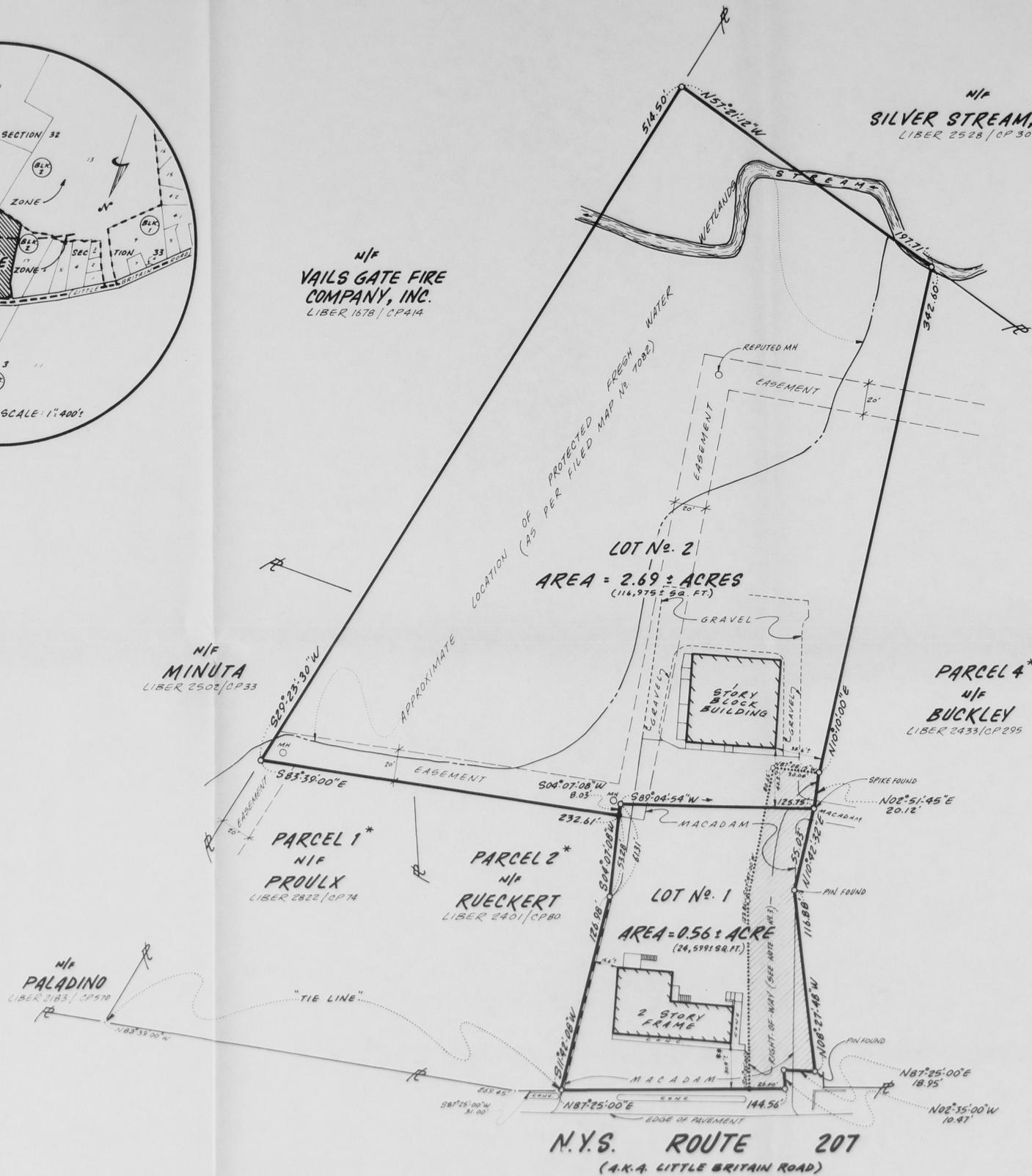
N/F  
**PALADINO**  
 LIBER 2183 / CP 970

N/F  
**PARCEL 1\***  
**PROULX**  
 LIBER 2822 / CP 74

N/F  
**PARCEL 2\***  
**RUECKERT**  
 LIBER 2401 / CP 80

**LOT No. 1**  
**AREA = 0.56 ± ACRE**  
 (24,599 ± SQ. FT.)

**LOT No. 2**  
**AREA = 2.69 ± ACRES**  
 (116,975 ± SQ. FT.)



LOCATION MAP SCALE 1"=2,000'

**NOTES:**

- 1) TOTAL AREA OF PROPERTY: 3.25 ± ACRES.
- 2) THESE LOT NUMBERS REFER TO A MAP ENTITLED "LOT LINE RE-ALIGNMENT FOR LANDS OF BIVONA", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 31, 1985, AS MAP NO. 7082. THE PARCEL BEING SUBDIVIDED HEREON IS SHOWN AS PARCEL 3 ON SAID FILED MAP NO. 7082.
- 3) THE RIGHT-OF-WAY SHOWN HEREON (HATCHED AREA) IS AS PER FILED MAP NO. 7082, AND AS STATED ON SAID MAP, SHALL BE DEEDED TO THE OWNER OF PARCEL 4 FOR THE PURPOSE OF INGRESS AND EGRESS, AND SHALL RUN WITH TITLE TO SAID PARCEL 4; AND SHALL ALSO BE DEEDED AS A RIGHT-OF-WAY TO LOT NO. 2 FOR THE SAME PURPOSES.
- 4) THESE LOTS ARE SERVICED BY TOWN SEWER.
- 5) ANY USE OF LOT NO. 2 REQUIRES SITE PLAN APPROVAL FROM THE PLANNING BOARD.
- \*\* 6) THIS FRONT YARD SETBACK ON LOT NO. 1 IS A PRE-EXISTING CONDITION.
- 7) NET AREA OF LOT NO. 1: 0.42 ± ACRE (18,405 ± SQ. FT.)

**ALLOWABLE USAGE**

A6 - A16; B1 - B5 WITH SPECIAL USE PERMIT

**ZONING TABLE**

NC ZONE	MINIMUM REQ'D.	MINIMUM EXIST'G
MINIMUM SITE AREA	10,000 SQ. FT.	24,599 ± SQ. FT.
MINIMUM LOT WIDTH	100 FT.	120'
REQ'D FRONT YD. DEPTH	40 FT.	30.4' ± **
REQ'D SIDE YARD	15 FT.	15.6'
TOTAL BOTH SIDE YARDS	35 FT.	61'
REQ'D REAR YARD DEPTH	15 FT.	110'
MAX. FLAG HEIGHT	35 FT.	32'
FLOOR AREA RATIO	1	

PLANNING BOARD STAMP

SUB DIVISION APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON **JUL 15 1992**  
 BY *Ronald Lander*  
 RONALD LANDER  
 SECRETARY

**TAX MAP DESIGNATION:**

SECTION - BLOCK - LOT  
 33 - 2 - 16

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME IN OCTOBER OF 1991.

REVISED:  
 MAY 20, 1992  
 JUNE 19, 1992

**PETER R. HUSTIS, L.L.S.**

619  
 33 HENRY STREET, BEACON, NEW YORK  
 P.O. BOX 331, NEWBURGH, NEW YORK  
*Peter R. Hustis*  
 LICENSE NO. 49205



**LEGEND**

- MANHOLE
- CURB
- ADJOINING PROP. LINE
- RETAINING WALL

THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BY:

REPRESENTATIVE DUGGAN, CROTTY & LYDECKER, 343 TEMPLE HILL ROAD, NEW WINDSOR, N.Y. 12553, PH. (914) 542-1500

**MAP OF SUBDIVISION**

FOR

**DUGGAN, CROTTY & LYDECKER**

TOWN OF NEW WINDSOR  
 SCALE: 1" = 40'

ORANGE COUNTY, N.Y.  
 NOVEMBER 13, 1991