

PB# 93-41

**Park Rd. Construction
(5-Lot Sub.)**

56-1-19.1

Approved
8/8/95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec 16 19 93

Received of Park Road Construction Corp \$ 150.00
One Hundred Fifty 00 DOLLARS
For P.B. 93-41 Application Fee 100

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK 2686</u>		<u>150.00</u>

By Pauline G. Townsend
Town Clerk
Title

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

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec. 16 19 93

Received of Town Clerk \$ 675.00
Six Hundred Seventy-five 00 DOLLARS
For P.B. # 93-41 Escrow - Park Road Construction Corp.

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CK 2686</u>		<u>675.00</u>

By Wai
Controller
Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 93-41

May 11, 1995

RECEIVED FROM Park Road Construction, Corp.
Two Thousand One Hundred Fifty 00 DOLLARS
Performance Bond Amt.

Account Total \$ 2150.00
Amount Paid \$ 2150.00
Balance Due \$ -0-

Wai Controller
Myra L. Mason, Secy to the P.B.

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 93-41

May 11, 1995

FUND	CODE	AMOUNT
CK 2686		150.00

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

By Pauline B. Downsend

Down Clerk
Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec. 16 1993

Received of Down Clerk \$ 675.00

Six Hundred Seventy-five — 00 DOLLARS

For P.B. # 93-41 ESCROW - Park Road Constructor Corp.

DISTRIBUTION

FUND	CODE	AMOUNT
CK 2686		\$ 675.00

By W. H. Captrall
Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 93-41
May 11, 1995

RECEIVED FROM Park Road Construction, Corp.

Two Thousand One Hundred Fifty 00/100 — DOLLARS
Performance Bond Amt.

Account Total \$ 2150.00
Amount Paid \$ 2150.00
Balance Due \$ -0-

W. H. Captrall
Mayor L. Mason, Secy to the P.B.

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 93-41
May 11, 1995

RECEIVED FROM Park Road Construction, Corp.

Eighty-Six 00/100 — DOLLARS
40% of \$2,150.00 Perf. Bond Amt

Account Total \$ 86.00
Amount Paid \$ 86.00
Balance Due \$ -0-

W. H. Captrall s/mkr
Mayor Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Called 6/20/95 @ 10:50 to notify Ed Biagini of fees due - left message for him to return call

6/24/95
sent to Mark for his approval
\$304.50

Map Number 161-95 City Town Village New Windsor
 Section 56 Block 1 Lot 19.1

93-41

Title: Park Road Construction Corp.

Dated: 6-15-94 Filed Aug. 30, 1995

Approved by Henry Van Leeuwen

on Aug. 8, 1995

Record Owner Park Road Construction Corp.

JOAN A. MACCHI
Orange County Clerk

(4 sheets)

TOWN OF NEW WINDSOR **GENERAL RECEIPT** 14885

555 Union Avenue
New Windsor, NY 12550

Received of Highview Estates of O.C. Inc. \$ 275.00
Two Hundred seventy five ⁰⁰/₁₀₀ DOLLARS

For Planning Board # 93-41

FUND	CODE	AMOUNT
ck # 1044		275.00

By Dorothy H. Hansen

 Town Clerk
 Title

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

Wilson Jones - Carbonless - S1642-W/CCL Duplicate - S1644-W/CCL Triplicate
 Planning Board
 555 Union Avenue
 New Windsor, N.Y. 12555
 MADE IN U.S.A.
 © Wilson Jones, 1989

RECEIPT N U M B E R 93-41

DATE August 2, 1995

RECEIVED FROM Highview Estates of Orange Co., Inc.
 Address P.O. Box 457 - Washingtonville, N.Y. 10992

Two Thousand ⁰⁰/₁₀₀ DOLLARS \$ 2,000.00

FOR Recreation Fee (4 Lots @ \$500.00 ea.)
(Tolman Road) for Park Rd. Const. Sub. #93-41

ACCOUNT		HOW PAID	
BEGINNING BALANCE	2,000.00	CASH	
AMOUNT PAID	2,000.00	CHECK #	1045
BALANCE DUE	- 0 -	MONEY ORDER	

BY Dorothy H. Hansen

 Town Clerk

93-41 Tolman Road (Yanosh)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/02/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-41

NAME: PARK ROAD CONSTRUCTION CORP. - 5 LOT SUBDIVISION
APPLICANT: PARK ROAD CONSTRUCTION CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/16/93	5 LOT ESCROW	PAID		675.00	
12/22/93	P.B. ATTY. FEE	CHG	35.00		
/ /		PAID		0.00	
12/22/93	P.B. MINUTES	CHG	27.00		
04/13/94	P.B. ATTY. FEE	CHG	35.00		
04/13/94	P.B. MINUTES	CHG	22.50		
05/25/94	P.B. ATTY. FEE	CHG	35.00		
05/25/94	P.B. MINUTES	CHG	36.00		
06/22/94	P.B. ATTY. FEE	CHG	35.00		
06/22/94	P.B. MINUTES	CHG	27.00		
06/22/95	P.B. ENGINEER FEE	CHG	304.50		
08/02/95	RET. TO APPLICANT	CHG	118.00		
		TOTAL:	675.00	675.00	0.00

Please issue a check in the
amount of \$118.00 to:

Park Road Construction Corp.

P.O. Box 286

Salisbury Mills, N.Y. 12577

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 93-41

NAME: PARK ROAD CONSTRUCTION CORP. - 5 LOT SUBDIVISION
APPLICANT: PARK ROAD CONSTRUCTION CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/95	PLANS STAMPED	APPROVED
06/22/94	P.B. APPEARANCE . NEED HWY. APPROVAL -	N.D.:APPR. CONDITION NEED BOND ESTIMATE
05/25/94	P.B. APPEARANCE - PUB. HEARING . SEE REVIEW SHEET FOR MORE DETAILS	PH. CLOSED TO RETURN
04/13/94	P.B. APPEARANCE	L.A. -SCHED. P.H.
12/22/93	P.B. APPEARANCE	REVISE & RETURN
12/15/93	WORK SESSION APPEARANCE	SUBMIT APPLIC.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 93-41

NAME: PARK ROAD CONSTRUCTION CORP. - 5 LOT SUBDIVISION
APPLICANT: PARK ROAD CONSTRUCTION CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV3 06/17/94	MUNICIPAL SEWER	/ /
REV3 06/17/94	MUNICIPAL FIRE	06/22/94 APPROVED
REV3 06/17/94		/ /
REV3 06/17/94		/ /
REV3 06/24/94	MUNICIPAL HIGHWAY	06/15/95 APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-41

NAME: PARK ROAD CONSTRUCTION CORP. - 5 LOT SUBDIVISION
APPLICANT: PARK ROAD CONSTRUCTION CORP.

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 12/16/93	MUNICIPAL HIGHWAY . DON'T APPROVE THE WAY DRIVEWAYS ENTER TOLEMAN ROAD . NO DECENT DRAINAGE PLAN	12/23/93	DISAPPROVED
ORIG 12/16/93	MUNICIPAL WATER	03/28/94	SUPERSEDED BY REV1
ORIG 12/16/93	MUNICIPAL SEWER	12/23/93	APPROVED
ORIG 12/16/93	MUNICIPAL SANITARY	03/28/94	SUPERSEDED BY REV1
ORIG 12/16/93	MUNICIPAL FIRE	12/29/93	APPROVED
ORIG 12/16/93	PLANNING BOARD ENGINEER	03/28/94	SUPERSEDED BY REV1
REV1 03/28/94	MUNICIPAL HIGHWAY . NEED TO CHECK WHERE ALL 4 DRIVEWAYS ARE ENTERING TOLEMAN RD.	04/04/94	DISAPPROVED
REV1 03/28/94	MUNICIPAL WATER	03/29/94	NO WATER AVAILABLE
REV1 03/28/94	MUNICIPAL SEWER	04/26/94	APPROVED
REV1 03/28/94	MUNICIPAL SANITARY	05/10/94	SUPERSEDED BY REV2
REV1 03/28/94	MUNICIPAL FIRE	03/28/94	APPROVED
REV1 03/28/94	PLANNING BOARD ENGINEER	05/10/94	SUPERSEDED BY REV2
REV2 05/10/94	MUNICIPAL HIGHWAY	06/17/94	SUPERSEDED BY REV3
REV2 05/10/94	MUNICIPAL WATER	06/17/94	SUPERSEDED BY REV3
REV2 05/10/94	MUNICIPAL SEWER	06/17/94	SUPERSEDED BY REV3
REV2 05/10/94	MUNICIPAL FIRE	06/17/94	SUPERSEDED BY REV3
REV2 05/10/94		06/17/94	SUPERSEDED BY REV3
REV2 05/10/94		06/17/94	SUPERSEDED BY REV3
REV3 06/17/94	MUNICIPAL HIGHWAY	/ /	
REV3 06/17/94	MUNICIPAL WATER	06/22/94	TOWN WATER UNAVAIL

P.B. #93-41 Recreation Fee

496-4124

1045

HIGHVIEW ESTATES OF ORANGE COUNTY, INC.
P.O. BOX 457
WASHINGTONVILLE, NY 10992

50-235
219 620

July 31 19 95

PAY TO THE
ORDER OF

Town of New Windsor

\$ 2000.00

Two thousand and no/100-----

DOLLARS

THE BANK OF NEW YORK

7 WEST MAIN ST. WASHINGTONVILLE, N.Y. 10992



MEMO

MP

⑈001045⑈ ⑆021902352⑆ ⑈6800755520⑈

NEW YORK FIRST BANK FOUNDED 1784

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

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

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ 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).....\$ 125.00
FINAL PLAT SECTION FEE.....\$ -150.00
BULK LAND TRANSFER...(\$100.00).....\$ —

TOTAL SUBDIVISION APPROVAL FEES.....\$ 275.00

* * * * *

RECREATION FEES:

4 LOTS @ ^{500.00}~~\$1000.00~~ PER LOT.....\$ 2000.00

* * * * *

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:.....\$ _____

OK'd by Mark Edsall - by phone 6/26/95

P.B. # 93-41 Ref. Bond

THIS CHECK IS IN FULL PAYMENT OF THE FOLLOWING	
DATE	AMOUNT
Bond	
TOTAL OF INVOICES	
LESS	
AMOUNT OF CHECK	

496-4124
PARK ROAD CONSTRUCTION CORP.
 P.O. BOX 286
 SALISBURY MILLS, NY 12577

3794

5/8 19 85 ⁵⁰⁻²³⁵ 620
219

PAY TO THE ORDER OF Town of New Windsor \$ 2150.00

Two Thousand One Hundred Fifty DOLLARS

THE BANK OF NEW YORK

7 WEST MAIN ST. WASHINGTONVILLE, N.Y. 10992

MEMO _____



MP

⑈003794⑈ ⑆021902352⑆ ⑈6800002700⑈

BY STYLE 10

NEW YORK'S FIRST BANK FOUNDED 1791

P.B. # 93-41 4% Inspection fee

THIS CHECK IS IN FULL PAYMENT OF THE FOLLOWING	
DATE	AMOUNT
TOTAL OF INVOICES	
LESS	
AMOUNT OF CHECK	

496-4124
PARK ROAD CONSTRUCTION CORP.
 P.O. BOX 286
 SALISBURY MILLS, NY 12577

3795

5/8 19 85 ⁵⁰⁻²³⁵ 620
219

PAY TO THE ORDER OF Town of New Windsor \$ 86.00

Eighty Six DOLLARS

THE BANK OF NEW YORK

7 WEST MAIN ST. WASHINGTONVILLE, N.Y. 10992

MEMO _____



MP

⑈003795⑈ ⑆021902352⑆ ⑈6800002700⑈

BY STYLE 10

NEW YORK'S FIRST BANK FOUNDED 1791



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK

November 21, 1994

Daniel P. Yanosh
Licensed Bond Surveyor
Route 302, P.O. Box 320
Circleville, New York 10919

Subject: Park Road Construction Subdivision
Toleman Road - 30" CMP Culvert

Dear Mr. Yanosh:

Enclosed is a copy of a resolution adopted by the New Windsor Town Board at their meeting on November 16, 1994. Upon receipt of the performance bond in the amount of \$2,150.00, and the engineering review fee of \$86.00, you are authorized to proceed as per instruction's of Richard D. McGoey, P.E., Town Engineer.

If you have any questions, please contact Mr. McGoey.

Sincerely,

A handwritten signature in cursive script that reads "Dorothy H. Hansen".

DOROTHY H. HANSEN
Town Clerk

DHH:sh
enclosures

CC: Town Engineer

11/28/94 @

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

June 23, 1994

TOWN OF NEW WINDSOR PLANNING BOARD
MARK EDGALL, ENGINEER
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RE: PARK ROAD CONSTRUCTION
ED BIAGINI
TOLEMAN ROAD
PROJECT # 93-41

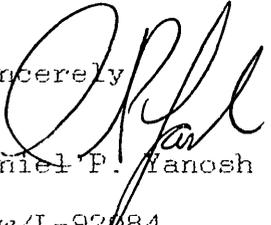
DEAR MARK:

In accordance to the Planning Board meeting of June 23, 1994, and your comment letter, enclosed are 8 sets of revised plans and 1 mylar for signing showing the following:

- 1] Note # 6 has been added to Sheet 2 which states that "Landscape walls will be needed to be constructed on the uphill side of the emergency parking areas to properly address the grade differential in this area."
- 2] The Highway Superintendent is to submit a letter approving of the driveway locations.
- 3] A Negative Declaration under SEQRA was declared and approved at the June 22, meeting.
- 4] A Bond Estimate is enclosed for the installation of the 18" C.M.P. to be placed across Toleman Road in front of Lot # 2.
- 5] The applicant will pay all fees prior to the signing of these final plans by the Planning Board Chairman.

If you have any questions, please call.

Sincerely



Daniel P. Yanosh L.L.S.

elw/L-92084

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

June 24, 1994

TOWN OF NEW WINDSOR PLANNING BOARD
MARK EDSALL, ENGINEER
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RE: PARK ROAD CONSTRUCTION
ED BIAGINI
TOLEMAN ROAD
PROJECT # 93-41

BOND ESTIMATE

INSTALLATION OF 30" C.M.P. UNDER TOLEMAN ROAD

30 ln. ft of 30" C.M.P.....	\$ 200.00
Excavation and installation of pipe.....	\$ 400.00
Pavement restoration.....	\$ 200.00
Total amount of Bond required.....	\$ 1,000.00

RESULTS OF P.B. MEETING

DATE: June 22, 1994

PROJECT NAME: Park Road Construction PROJECT NUMBER 93-41

LEAD AGENCY: * NEGATIVE DEC:

M) S) VOTE: A N * M) 0 S) 5 VOTE: A 3 N 0

CARRIED: YES NO * CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) 5 S) 0 VOTE: A 3 N 0 APPR. CONDITIONALLY: 6-22-94

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need letters from Skip

Do not need to show 911 #'s per Mark & Bob R.

Bond Estimate + fees

REGULAR ITEMS:PARK ROAD CONSTRUCTION SUBDIVISION (93-41) TOLEMAN ROAD

Mr. Daniel Yanosh appeared before the board for this proposal.

MR. YANOSH: This is approximately 48 acre parcel of land on Toleman Road, just short of the Con Rail trestle. Proposal is for five building lots on the westerly side of the property, lots consisting in size of 2 acres, 1.7, 1.3, 1.4, remaining area lot number 5 which would propose a house on the westerly side of 41.23 acres, the area on the western side 21.268 acres and on the easterly side, 19.94, they'll remain together as one tax lot parcel. After the public hearing last month, we've added sheet two a little drainage swale cutoff ditch to run along the lands of McPartland (phonetic) to take care of some of the runoff that comes off the hill onto his property. I've also met with the Highway Superintendent out in the field last week, I had all the driveway entrances flagged, we went over them. I walked up and down the road going through it couple weeks earlier. After the meeting there were some additional culverts that we uncovered after they cleaned the road out in front of lot number 3. There's also an existing 15 inch culvert that comes across the road out in front of lot number 5 entrance driveway is an 18 inch culvert that goes across the road. There's an existing 18 inch over by the trestle and we're going to put in a new 18 inch culvert in front of lot number 2 to take care of any additional runoff through there. He also asked about cleaning out the brush along the right-of-way line, note 5 says all brush growing between the edge of Toleman Road and stone wall to be removed and driveway constructed and kept clean by the driveway owners. He wanted to make sure the sight distances would stay the way they are, that the sight distances were taken care of. The people coming through the trestle will slow down and there's excellent sight distance all the way through so the additional culvert will take care of any additional drainage that we have, as long as the ditch is kept clean, everything is fine that way.

MR. PETRO: Why don't we have the driveway locations on the map or do I not see them?

MR. BABCOCK: Second page, Jim.

MR. DUBALDI: Mark's comment number 3, do we have anything from Highway?

MR. PETRO: No, I know you said you met with Skip out there, we don't have anything in the file yet from him.

MR. YANOSH: I asked him to come and see.

MR. PETRO: Myra sent him a letter this time, it has not been answered, is that correct?

MS. MASON: That is correct.

MR. YANOSH: We also put in the emergency parking areas at the bottom of the hills to be cut out at a grade so there's no grades in there but when we were walking through there, if you take out part of the stone wall, you can get a spot in there with no problem, just to pull your car off to the side in case of inclement weather you can't get up the driveways.

MR. DUBALDI: Is that is going to be surfaced?

MR. YANOSH: Whatever type of material on the driveway, shale or whatever, run-a-bank gravel or shale.

MR. DUBALDI: Mark, you also had a comment something about the elevation problems with some of the emergency driveways?

MR. EDSALL: Yeah, it's not as much a problem, it may be worthwhile to add a note and bring it to the attention of the individual property owners that they may have to install a short knee wall, landscaping wall, so that they can create a little bit of a level pad. I couldn't recall the name of the subdivision where this exact problem showed up, Mike just reminded me that it was the Goodwin Subdivision, where we showed the parking areas and in fact, when they had to construct them, they unexpectantly had to build some

landscaping walls, so it may be worthwhile to note on the plans that it may be required to create a level pad, that way we'll leave it to the builders to take care of it.

MR. PETRO: Half the Schoonmaker development have all the little walls going in.

MR. EDSALL: Yeah, just more meant to protect any potential property purchaser that they are aware that that might be a requirement.

MR. DUBALDI: No way we can get you to pave these driveways?

MR. YANOSH: The Town doesn't have any specs on pavement off the edge or anything, do they?

MR. EDSALL: Just within the Town right-of-way it has to be paved.

MR. DUBALDI: Took a shot.

MR. PETRO: How long is the driveway for number 5, 7, 800 feet?

MR. YANOSH: 800 feet all the way up to the house.

MR. EDSALL: Keep in mind, Jim, that lot 5 effectively is the remainder parcel and they are talking about resubdividing it but because we require that they show a location, they've set it up, I believe, so that if a road goes in, they just would connect this driveway cut it in half.

MR. YANOSH: Once you get up to the top, it levels right off.

MR. PETRO: I don't have any problems with this. I think you have gone to the public hearing and all the procedures, Mark has no further comments, other than some housekeeping things here. Carl, do you have anything?

MR. SCHIEFER: No.

MR. DUBALDI: I make a motion we declare negative dec.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Park Road Construction major subdivision on Toleman Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

JAMES PETRO	AYE
CARMEN DUBALDI	AYE
CARL SCHIEFER	AYE

MR. DUBALDI: Other than the letter stating that Skip approves the driveways, I don't see any problem.

MR. SCHIEFER: I have a comment I'm certainly not going to hold up for it but they are cutting down keeping those front ends clean for the line of sight is a heck of a good idea, how are you going to enforce it?

MR. YANOSH: He is going to, I don't know how are you going to enforce anything?

MR. SCHIEFER: It's a thought because having been there that can become a problem.

MR. YANOSH: If you look anyplace down at the bottom of the hill, especially up from the stone wall down in there up this way to the north, I mean it's clear line of sight, okay, down the bottom hopefully he is going to take some of the brush out and clean it up, may be easier for the Town to come in and do the addition, it might make it a little easier. There are some trees that are close branches or full of leaves, they do hang down which could restrict some of the view but once you cut all the brush in the beginning to take care of the big trees in that area, when he gets the driveway permit to do it, hopefully.

MR. SCHIEFER: If it's done, it will be good I hope

they keep it up, okay.

MR. PETRO: Mr. Yanosh, the 911 numbers, have they been issued for the--

MR. YANOSH: You want a separate map for 911 numbers? I wasn't too sure how you wanted me to work that.

MR. EDSALL: Normally, a new road, Bob requires the symbols with the triangle or rather the diamond with the number in it but for this, I believe Bob had indicated that this road has already been numbered and because the numbering is based on the location on the road where the driveway comes out, he just assigns the number when they get the building permit so I don't believe you have to show it on this.

MR. PETRO: That answers that question.

MR. SCHIEFER: Any need to keep this around or approve it subject to Skip's?

MR. PETRO: I think so, we have, in March, Skip did make some comments, he did review it and said the only thing he needed to do was to go to a physical inspection of it which he did do.

MR. SCHIEFER: I'll make a motion we give this approval to the Park Road Construction Subdivision, Toleman Road subject to the letter from Skippy, that's about it, right?

MR. BABCOCK: And the bond estimate and that he pays all appropriate fees.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give final approval to the Park Road Construction major subdivision subject to public improvement bond estimate for the Town Engineer for review, applicable drainage improvements within the Town roadway and also the letter and final approval from the Highway Superintendent, that we do get

June 22, 1954

8

something to put in the files and bond estimate. Any further discussion from the board members? If not, roll call.

ROLL CALL

JAMES PETRO	AYE
CARMEN DUBALDI	AYE
CARL SCHIEFER	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56 - BLOCK 1 - LOT 19.1
PROJECT NUMBER: 93-41
DATE: 22 JUNE 1994
DESCRIPTION: THE PROJECT INVOLVES THE PROPOSED SUBDIVISION OF THE 47.8 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 22 DECEMBER 1993, 13 APRIL 1994 AND 25 MAY 1994 PLANNING BOARD MEETINGS.

1. The latter meeting referenced above was the Public Hearing for this application. Based on that meeting, several requirements were brought to the Applicant's attention. The comments below are based on a review of these modifications and, as well, the latest information submitted by the Applicant.
2. The Applicant has added "emergency parking areas" at the base of each driveway for the project. In these parking areas, elevation differential exists from one side to the other; in some cases as much as 7 feet. Short landscaping walls other measures will need to be taken to address this grade differential.
3. In the Applicant's transmittal letter, they indicate that the Highway Superintendent has approved each driveway location. A review should be made of the Planning Board records to verify that such approval notice is on file.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The applicant should be directed to submit a Public Improvement Bond Estimate to the Town Engineer for review (applicable to drainage improvements within the Town Roadway).

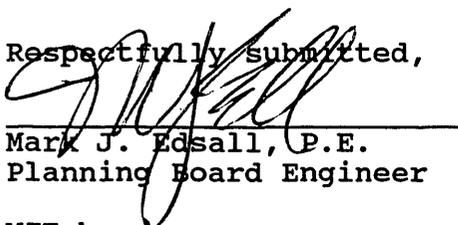
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56 - BLOCK 1 - LOT 19.1
PROJECT NUMBER: 93-41
DATE: 22 JUNE 1994

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6. At this time I am aware of no other outstanding items with regard to this application. After the Board completes their review of this latest plan, I will be pleased to review any additional items as deemed necessary by the Planning Board.

Respectfully submitted,



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

MJesh

A:parkroad.sh

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

June 17, 1994

TOWN OF NEW WINDSOR PLANNING BOARD
MARK EDSALL, ENGINEER
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RE: PARK ROAD CONSTRUCTION
ED BIAGINI
TOLEMAN ROAD
PROJECT # 93-41

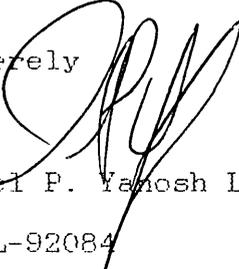
DEAR MARK:

In accordance to the Planning Board meeting of May 25, 1994, your comment letter, comments from the Public Hearing, and the comments from the highway superintendent, enclosed are revised plans showing the following:

- 1] On June 14, 1994 I met with Fred Fayo Jr., the Highway Superintendent at the project site. The location of the driveways had been previously staked out. He gave his approval to the location of the driveways. Note # 5 on Sheet 2 has been added which states that "All brush growing between the edge of Toleman Road, and the stonewall is to be removed when the driveways are constructed, and kept clear by the individual lot owners". This was a request of Mr. Fayo to insure the proper site distances. Also upon further review of the road drainage, 2 additional culverts were found to exist crossing Toleman Road. These 18" R.C.P. and 15" C.M.P. pipes are now shown. It was agreed in the field that a new 18" C.M.P. will be placed in front of Lot # 2 to collect any additional runoff from the driveways on lots 1, and 2.
- 2] At the base of each driveway we have added an emergency parking area which has a minimum size of 20 ft. X 28 ft.. This will provide ample parking off Toleman Road in the event of a large snowfall, or inclement weather when the lot owners might not be able to climb up their driveways with their vehicles.

- 3) As per the comment of Mr. McPartland, who is the owner the land to the Northeast of proposed Lot # 4, we have added a curtain drain along the Northeasterly side of Lot # 4 down to the road to divert any surface or subsurface runoff away from his lot.
- 4) Street address numbers will be assigned to these lots upon receipt of which numbers we are to use, and the proper spacing, symbols etc. that are required.

Sincerely



Daniel P. Yanosh L.L.S.

elw/L-92084

Public Hearing

RESULTS OF P.B. MEETING

DATE: May 25, 1974

PROJECT NAME: Park Road Const. Sub PROJECT NUMBER 93-41

LEAD AGENCY: * NEGATIVE DEC:
*
M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___
*

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___
*

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

M) ___ S) ___ VOTE: A ___ N ___ APPROVED: _____

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

Driveways should be flagged & sign to go see driveways

Kevin McPartland spoke re drainage

Public Her. Class^(m) v^(s) 5 days O.Kays

Need #'s for 911.

Show spot at end of driveway, near road, to allow
cars to get off the road in bad weather (2 spots)

PUBLIC HEARING:

PARK ROAD CONSTRUCTION SUBDIVISION (93-41) - TOLEMAN ROAD

Daniel Yanosh appeared before the board for this proposal.

MR. PETRO: Would you proceed. This is a public hearing. The board will review it first and at that time, I'll open it up to the public.

MR. YANOSH: As presented at the previous meeting, Park Road Construction owns 47.8 acres of land, R-1 on Toleman Road, just north of the railroad trestle. Proposal is for 5 residential lots, all residential lots will be built on the westerly side of Toleman Road, 4 small lots ranging in size from 1.3 acres, 2.02, remaining parcel lot number 5, 41.23 acres will have a proposed house on the westerly side. Land on the easterly side will remain as common ownership with the westerly side we have located the driveways as per the highway superintendent's request, to separate them we show sight distances on the plan. There's a little drainage easement that comes down across the easterly side of the property to take care of any additional road runoff, it comes through.

MR. PETRO: Has Mr. Fayo been out there on the site, actually been there?

MR. YANOSH: Not that I know of, unless did you talk to him?

MR. PETRO: No, I did not. Go ahead.

MR. YANOSH: I think that's everything on the plan.

MR. PETRO: We have a fire approval on 3/28/94. Again, we do not have highway approval at this time because Mr. Fayo would like to go physically see the sight distance of each of the driveways and Mark has an idea that maybe we should stake the driveways at the actual locations so Fayo can then view it and give us a yes or no.

MR. YANOSH: Do you wish me to call him and meet him in the field myself?

MR. EDSALL: I would think it would be worthwhile if you can flag him so that even if the board members want to look at driveway locations and then I would call Skip and tell them that you'd like to meet him there and go on over there with him.

MR. VAN LEEUWEN: What's the perc on these lots?

MR. YANOSH: Percs are on sheet 4 ranging anywhere between 7 minutes up to 48 minutes, 25, 23, 34, all through there.

MR. PETRO: We reviewed this at December 22 meeting and the April 13 meeting. Does any of the board members have anything at this time? If not, I would open it up to the public and then we can review it further. Ron, Carmen?

MR. DUBALDI: No.

MR. VAN LEEUWEN: Go ahead, open it up. I know where the property is.

MR. PETRO: May 12, 1994, 15 addressed envelopes containing attached notices of public hearing did indeed go out and I have a sworn to me before this 12th day of May, 1994, Deborah Green, notary public. So at this time, I'll open it to the public. Anyone that would like to speak on this application, please raise your hand, stand, state your name and address and come forward.

MR. KEVIN MCPARTLAND: I'm Kevin McPartland, 163 Toleman Road, which is right next to this site and I really have no objections to it going in but as far as I just want to make sure that the drainage is adequate cause I know water is there, there is a problem, there's a lot of ground water.

MR. PETRO: Where exactly on the site is the water problem?

MR. MCPARTLAND: Everywhere really, there's a lot of ground water and it runs right across my lot here and I got it trenched around coming around the back over near my house and comes along in the drain here but there's, sometimes it's constantly just running like up out of the ground.

MR. VAN LEEUWEN: In the spring, right, not in the fall and the summer, but just in the springtime?

MR. MCPARTLAND: Right, but you know.

MR. VAN LEEUWEN: Can you help him out of that situation, contain the water?

MR. YANOSH: Stop it from going from here to there?

MR. VAN LEEUWEN: Yes.

MR. MCPARTLAND: I just want to make sure it's adequate, I know there's a lot right here next to mine and I just want to make sure in between here there's some buffer and whatnot.

MR. VAN LEEUWEN: How far is your house away from the property line, approximately?

MR. MCPARTLAND: Well, I have mine right here but I don't know if that would help us any. It's a long skinny lot, this property line is probably alongside of it, it's a long skinny two acre lot.

MR. YANOSH: His house is 74 feet from the property line.

MR. VAN LEEUWEN: Where does that water run in relationship to your house? Where is your house located on than map, just about, approximately?

MR. MCPARTLAND: I wouldn't know, okay.

MR. VAN LEEUWEN: Where is the water?

MR. MCPARTLAND: There's some like right in between the

lots there's a trench in there through the woods that is like a natural, from the water running down, which is right, I'd say if I am 70 something feet my house, it's probably about 80 some odd feet. There's like a little trench there, there could be some kind of drainage put in there.

MR. VAN LEEUWEN: Can you put a ditch along the property line?

MR. YANOSH: We can probably do something like that.

MR. VAN LEEUWEN: Put an underground ditch with some stone so he doesn't get any water.

MR. YANOSH: That is no problem. All the way from the top?

MR. VAN LEEUWEN: Go up enough so he doesn't, couple hundred feet up so he doesn't get the water by his house.

MR. PETRO: We'll have that reflected on the plan.

MR. MCPARTLAND: I don't know if I should bring this up but if I can talk to Mr. Biagini one day about seeing if I can get a road, a right-of-way or whatever you would call it so I can zone in the back here about one acre or whatever the zone is.

MR. VAN LEEUWEN: You have to talk to Mr. Biagini about that.

MR. PETRO: Anyone else on this application? Anyone else in the audience to speak on behalf of this? I'll close the public hearing then.

MR. VAN LEEUWEN: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on Park Road Construction. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. SCHIEFER AYE
MR. LANDER AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. PETRO: At this time, I'd like to open it back up to the board for any further comment.

MR. DUBALDI: The only concern I have is the driveway slope being 13, 14 percent but there's nothing in the Town Code that stipulates that that is too steep and there's really nothing we can do about it.

MR. VAN LEEUWEN: What did you say?

MR. DUBALDI: Steepness of the driveway, it's almost 14 percent.

MR. YANOSH: Maximum drive for the Town is 14 percent.

MR. EDSALL: I think that is a guideline more than a text section of the code.

MR. VAN LEEUWEN: We have no control.

MR. DUBALDI: No other than that.

MR. PETRO: You know that all the lots will have to have a 911 number and you can set that up. The sanitary systems and wells Mr. Van Leeuwen touched on that and the drainage was represented during the public hearing.

MR. VAN LEEUWEN: Just help him out with the drainage, it would help us and if it's not a really a big deal we're asking you to do, just help the man out so he doesn't get anymore water.

MR. LANDER: What's the sight distance on lot 1?

MR. YANOSH: 210 feet right to the tunnel. If you come

through the tunnel, there's a curve at the end, on the other end of the tunnel.

MR. VAN LEEUWEN: It's not on your end. When somebody's underneath they can see there.

MR. YANOSH: I think the speed limit on the road itself is 40.

MR. LANDER: Who does 40?

MR. VAN LEEUWEN: Nobody.

MR. PETRO: I think if you get Mr. Fayo out there and get that approval from the department, we can move forward, maybe at the next meeting.

MR. SCHIEFER: On the entrance to lot 5, what's the Z that crosses Toleman Road?

MR. YANOSH: That is to show that this piece here is going to be contiguous ownership of this piece here.

MR. SCHIEFER: Okay.

MR. YANOSH: That was a request of the board because the Town of New Windsor does not recognize a Town road subdividing property. It's together as one tax lot.

MR. SCHIEFER: All lot 5 on both sides of the road?

MR. YANOSH: Correct, the acreage is on sheet one acreage on the west side 21.2 and the east side 19.9.

MR. PETRO: Anything else, Hank, Mark?

MR. EDSALL: Just a suggestion as a followup to Carmen's comment I think is extremely valid when you get over ten percent for drives, it really isn't a concern during good weather. But during winter months, there's a good chance that any owners couldn't make it up the driveway. Several other municipalities that I work with request that the applicant create a small parking lot, maybe for two cars, a pad down toward the

bottom so that during very poor weather, they still have the option to get the car off the road. That is something that the board could consider they could create that little parking space down at the bottom and that way, if they couldn't make it up the quite long and steep driveways, they still have a place to get their cars off the road. So that is a suggestion if you think that is a worthwhile one for this project you can ask Dan to include that.

MR. VAN LEEUWEN: You should have no cars allowed to be parked on the road.

MR. EDSALL: If you show the spot, you physically have a place they can put them.

MR. LANDER: Didn't we have something like that for Goodwin?

MR. EDSALL: We've asked that in the past and I think it's becoming more and more common.

MR. LANDER: Wasn't there a problem after that? There was a problem associated with the driveways going up.

MR. EDSALL: Well, they had some I think relocation problems.

MR. VAN LEEUWEN: That was a big mess.

MR. EDSALL: They were I think shared access too.

MR. PETRO: Board is in favor of the extra parking spot at the bottom?

MR. VAN LEEUWEN: I think it's a good idea to put two.

MR. PETRO: Two or one?

MR. VAN LEEUWEN: Everybody has two cars.

MR. PETRO: One in the driveway, one alongside the driveway.

MR. EDSALL: If they can create 20 by 20 pad it will

May 25, 1994

9

fit two cars off the driveway and off the road.

MR. PETRO: If it is 20 by 20 pad, you'd have spaces.

MR. LANDER: Leave the driveway open.

MR. EDSALL: I believe the problem Ron was referring to was before we adopted the very clear driveway regulations which prohibit that situation.

MR. VAN LEEUWEN: I can explain it to you cause I remember it very well.

MR. YANOSH: Preliminary, final approvals, that can be given or not. Can we get preliminary if I can clean up everything?

MR. VAN LEEUWEN: We don't give preliminary on a four lot subdivision. Just go ahead and go to final.

MR. PETRO: Just get that from Mr. Fayo, that is as far as this is concerned, pretty much what you need.

MR. YANOSH: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
 SECTION 56-BLOCK 1-LOT 19.1
PROJECT NUMBER: 93-41
DATE: 25 MAY 1994
DESCRIPTION: THE PROJECT INVOLVES THE PROPOSED SUBDIVISION OF THE 47.8 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 22 DECEMBER 1993 AND 13 APRIL 1994 PLANNING BOARD MEETINGS. THE APPLICANT IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. As previously noted, the submitted subdivision plat appears to comply with the minimum bulk requirements for the R-1 Zoning District.
2. At this Public Hearing, the Board will have the opportunity to review any concerns related to the subdivision, such as:
 - a. Safety/sight distance available for proposed driveways and possible future road.
 - b. Possible drainage concerns for this area.
 - c. Possible questions concerning proposed sanitary systems and wells.

Once the Board has had the opportunity to receive comments at this Public Hearing, I will be pleased to continue my review of the project and investigate any additional concerns identified at the Hearing.

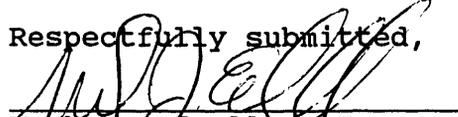
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56-BLOCK 1-LOT 19.1
PROJECT NUMBER: 93-41
DATE: 25 MAY 1994

3. It may be beneficial that the Board require the Applicant to provide a stakeout of the proposed driveway location, such that same can be reviewed by the Highway Superintendent and/or Board Members in the field. Currently, the Applicant has provided sight distance information for four (4) of the five (5) driveways; it would be beneficial to have the ability to review same in the field.
4. As per the 911 policy/procedures adopted by the Town, this project will require the assignment of street address numbers during the Planning Board review process.

Respectfully submitted,


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

MJEmk

A:PARK2.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

April 28, 1994

Daniel P. Yanosh, L.S.
P.O. Box 320
Circleville, NY 10919

Re: 56-1-19.1
Owner: Park Road Construction

Dear Mr. Yanosh:

According to our records, the attached is a list of all properties contiguous to the above referenced property.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

Leslie Cook

Leslie Cook
SOLE ASSESSOR

LC/cad
Attachments
cc: Myra Mason

• Saltini, Flora & Peter ✓
104 24 37th Rd.
Corona, Long Island NY 11368

McPartland, Kevin & Valerie ✓
163 Toleman Rd.
Washingtonville, NY 10992

Consolidated Rail Corp. ✓
Property Tax Dept.
PO Box 8499
Philadelphia, PA 19101

Safder, Akhtar N. & Baby Varghese. & Abraham Thomas ✓
964 Quail Valley
Princeton, NY 24740

Cesark, Stanley & Cindy ✓
171 Toleman Rd.
Washingtonville, NY 10992

Hodges, Timothy P. & Joann M. ✓
85 Colonial Court
Pearl River, NY 10965

Minuta, Vincent & Jean ✓
165 Toleman Rd.
Washingtonville, NY 10992

Blooming Grove Operating Co. Inc. ✓
PO Box 188
Washingtonville, NY 10992

Donker, Myle III ✓
69 Grand St.
Newburgh, NY 12550

Ridgeway, Mark S. & Kathleen B. ✓
21 Oak Hill Dr.
Rock Tavern, NY 12575

10 Above list
5 Town officials + Reps.

15 Mailed 5/12/94

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on May 25, 1994 at 7:30 P.M. on the approval of the proposed Subdivision of Lands of Park Road Construction Corp. located on Toleman Road approximately 8000 feet south of NYS Route 207, being Section 56, Block 1, Lot 19.1. Map of the Subdivision of Lands is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Dated: May 12, 1994

By Order of
TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

PARK ROAD CONSTRUCTION SUBDIVISION (93-41) TOLEMAN ROAD

Daniel Yanosh appeared before the board for this proposal.

MR. PETRO: For the minutes, we have fire approval dated 3/28/94 and highway it was disapproved, need to check where all four driveways are entering Toleman Road. Did we do that?

MR. YANOSH: We changed that. All four have separate entrances, all 5, 1, 2, 3, 4, 5 separate entrances. None of the other, lot 5 has its own access out, lots 4 and 3 have their own separate one. Before we had them altogether.

MR. PETRO: Do these lots go up or down?

MR. YANOSH: Up.

MR. LANDER: Straight up almost. What's the difference in elevation on Toleman Road to the furthest point on the first lot, lot 1?

MR. YANOSH: We're starting around 394, the house is at 460.

MR. VAN LEEUWEN: They are quite high.

MR. LANDER: What's the distance there?

MR. YANOSH: 400 feet.

MR. YANOSH: We have a profile on sheet three of the driveways.

MR. PETRO: Why did the Highway Department disapprove this.

MR. YANOSH: I had this one coming in with this one here. I had these two combined together, he didn't want them coming out the side. He wanted them separate.

MR. PETRO: Mark, you have reviewed this plan?

MR. EDSALL: Yes, is it possible that Skip did not have all the plans or maybe he didn't review all of them cause he was concerned about the location of the driveways and I believe sheet two shows.

MR. YANOSH: Probably the letter you're referring to is the old one.

MR. EDSALL: The review is dated, it was April 4 which would be these plans, I would think.

MR. PETRO: Maybe he didn't see the second sheet.

MR. EDSALL: Second sheet locates the driveways and Dan has gone as far as we discussed in the workshop to provide driveway profiles on sheet 3.

MR. VAN LEEUWEN: Dan, what are you going to do in the center strip? Are you going to put a road here?

MR. YANOSH: Yeah, if you look at sheet one that side of the road contains, well, it's 41 acres on lot 5, the west side of the road is 21.2 acres. We possibly could put a road in here, develop some roads back in here. The reason it's that wide, one of Mark's comments here with the number the 2 with the ten percent slope, I need a big area, nice cut to come down into there.

MR. VAN LEEUWEN: How wide is that? It doesn't show here. Oh, a 127 feet, okay. Now, are you actually going to build a house in the back here?

MR. YANOSH: Yeah, my client will.

MR. PETRO: Explain to me please Mark, I imagine maybe I should know the answer but I don't.

MR. YANOSH: We show a house on lot 5 because of Planning Board and subdivision regulations, we can't leave it empty. More cases than none probably that house won't be built and develop the rest of it. One of the comments last time I was here we want to show the whole lot.

MR. PETRO: I want to know why this is a major subdivision and not a minor. Why aren't the 4 lots on Toleman Road, why is it a major subdivision?

MR. VAN LEEUWEN: Because it's five lots, actually there's 6.

MR. EDSALL: What's called a realty subdivision under the State Realty Law and what the Town Law calls a major subdivision are two different things. A 5 lot subdivision by the Town Code is a major subdivision. With this having the fifth lot being over five acres, it's not a realty subdivision under the State Law which means it doesn't have to go to the County Health Department. That is confusion a lot of times but the Town Law and State Law don't necessarily agree with each other.

MR. VAN LEEUWEN: Very true. Dan, what's the average perc on these lots?

MR. YANOSH: Sheet #4 has the range of 4, 6 to 7 to 10, 4.6 being the worse.

MR. VAN LEEUWEN: Perc is good there, okay Mr. Chairman, I back off on all my questions.

MR. LANDER: I give to the chair.

MR. LANDER: You have 13 percent slope on these driveways, even making all the maneuvers trying to get up the hill.

MR. YANOSH: Yes, maximum is 14 percent.

MR. LANDER: You have got an existing entrance here to lot four or five, lot five I mean.

MR. YANOSH: That would be the proposed. That was to become a Town road, that shows the grading plan if that was to become a Town road that is why we need the extra width.

MR. PETRO: Dan, the topo on sheet number 2, can you tell us for the minutes where did you get that

information? Was it actually done on the site?

MR. YANOSH: Yes, it's field.

MR. LANDER: You have culverts on all the driveways?

MR. YANOSH: Yes. What we did was on the westerly side, easterly side of Toleman Road 20 foot drainage easement in fact we go underneath Tolman and go down to the existing stream that flows out in there.

MR. LANDER: Mr. Dubaldi was asking me how steep a driveway can be without being a problem?

MR. DUBALDI: 14?

MR. VAN LEEUWEN: They are steeper than 14, I know the property.

MR. LANDER: He's making the maneuvers.

MR. VAN LEEUWEN: That is why he's making the twists and turns. It's quite steep.

MR. PETRO: Myra to set up a date for a public hearing. Any of the members have any objection at this time?

MR. LANDER: I make a motion.

MR. DUBALDI: Second it.

MR. VAN LEEUWEN: Declare ourselves lead agency first. I'll make that motion happen.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Park Road Construction Subdivision. Roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. DUBALDI AYE

MR. VAN LEEUWEN: Do we want to have a public hearing on this?

MR. DUBALDI: Might be a good idea.

MR. EDSALL: You have no choice, you can't waive it.

MR. VAN LEEUWEN: Make a motion we set a date for public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board set a date for the public hearing on the Park Road Constructs major subdivision on Toleman Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. LANDER AYE
MR. PETRO AYE
MR. DUBALDI AYE

MR. PETRO: You'll be contacted or call Myra for a public hearing and at that time, we'll proceed and go over other comments that Mark might have.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, 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: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56-BLOCK 1-LOT 19.1
PROJECT NUMBER: 93-41
DATE: 13 APRIL 1994
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION OF
A 28.5 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 22 DECEMBER 1993 PLANNING BOARD
MEETING.

1. As previously noted, the submitted subdivision plat appears to comply with the minimum bulk requirements for the R-1 Zoning District.

Since the previous submittal, the Applicant has now prepared an overall survey/subdivision plan which depicts the lands on both sides of Toleman Road. As the plan is currently proposed, the "remainder lands" will involve those bulk lands on both sides of Toleman Road.

2. The Applicant's engineer has submitted a "possible future road" plan which depicts a 10% roadway slope and 1:2 side slope. It should be noted that the grading necessary to accomplish the roadway requires a minimum of 140 feet in most areas and, as well, includes some grading within Lots 3 and 4 of this application.

The Board should note that the grading necessary for the "possible future road" is within 15 foot of the sanitary system on Lot 3; just over this amount for Lot 4. This is extremely close given the significant amount of earth movement necessary to construct the roadway. As such, I question if it would be appropriate to "shift" the sanitary systems further interior to Lots 3 and 4, thereby increasing the distance from the rough grading for the "possible future road".

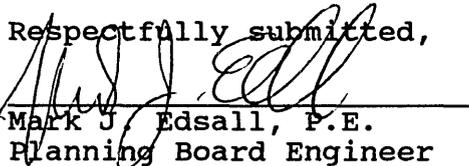
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56-BLOCK 1-LOT 19.1
PROJECT NUMBER: 93-41
DATE: 13 APRIL 1994

3. The Board should question the Applicant's surveyor as to the source of the topographical information indicated on Sheet 2 of the drawings. The purpose should be verification that the topography shown is based on an actual survey, rather than USGS mapping. It is essential that an accurate survey be available to review the sanitary disposal system placement and well to septic separations.
4. The Planning Board should consider scheduling the necessary Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.
5. 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: PARK.mk

RESULTS OF P.B. MEETING

DATE: April 13, 1994

PROJECT NAME: Ind. Rd. Const. Sub PROJECT NUMBER 93-41

LEAD AGENCY: * NEGATIVE DEC:

M) V S) L VOTE: A 4 N 0 * M) S) VOTE: A N

CARRIED: YES ✓ NO * CARRIED: YES: NO

PUBLIC HEARING: M) V S) VOTE: A 4 N 0

WAIVED: YES NO X

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS: _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93- 41

DATE PLAN RECEIVED: RECEIVED MAR 23 1994 *Rev. 1*

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

_____ for the building or subdivision of

PARK ROAD CONSTRUCTION _____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

No TOWN SEWER _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 4.26.94

SANITARY SUPERINTENDENT DATE

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 150.00 Pd

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00
1 LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ 75.00

COMMERCIAL:

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

TOTAL ESCROW DUE...\$ 675.00 Pd

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$

RECREATION FEES:

LOTS @ \$1000.00 PER LOT.....\$

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:.....\$

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

March 22, 1994

TOWN OF NEW WINDSOR PLANNING BOARD
MARK EDSALL, ENGINEER
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RE: PARK ROAD CONSTRUCTION
ED BIAGINI
TOLEMAN ROAD
PROJECT # 93-41

DEAR MARK:

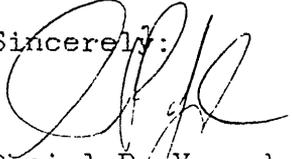
In accordance to the planning board meeting of December 22, 1993, your comment letter of December 22, 1993, and the comments from the highway superintendent, enclosed are revised plans showing the following:

- 1] The reserve strip, road frontage for Lot # 5, presently includes the driveway for Lot # 5. Future development of Lot # 5 will require a Town Road, or Private Road in this area. The location and grading for this future road is shown on a separate sheet entitled "Possible Future Road", and is enclosed as a supplemental drawing with this application. The proposed grade is set at a 10% slope.
- 2] The driveways for all of the lots will have individual driveways exiting onto Toleman Road. There will be no shared access points. When and if the new Town, or Private road is constructed, Lots 3 & 4 will access this new road, and their individual driveways onto Toleman Road will be eliminated. New profiles for these revised driveway locations are shown.
- 3] The Highway Superintendent has reviewed the plans. He requested that we separate the driveways, which we have done; and he also requested some type of drainage plan. We have shown 15" C.P.P's under each driveway, and propose to place a 30" C.M.P. under Toleman Road near the northerly corner of Lot # 5. This pipe will collect the additional runoff from the proposed driveways, and divert it down to the stream located on the Easterly side of Lot # 5. A 20' wide drainage easement is shown for this purpose.
- 4] A combination swale and curtain drain is now shown and detailed for the septic systems on lots 1 through 4.

5] We have completed the survey of the entire parcel to be subdivided. The property located on the easterly side of Toleman Road will remain with Lot # 5 at this time. We have done percolation tests in the rear of this lot, and have gotten favorable results. The applicant does not wish to subdivide this lot at this time.

If you have any questions, please call.

Sincerely:



Daniel P. Yanosh L.L.S.

elw/L-92084

RESULTS OF P.B. MEETING

DATE: December 22, 1993

PROJECT NAME: Part Rd Const - Sub. PROJECT NUMBER 93-41

LEAD AGENCY: _____ * NEGATIVE DEC: _____
M) ___ S) ___ VOTE:A _____ N _____ * M) ___ S) ___ VOTE:A _____ N _____
CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) ___ S) ___ VOTE:A _____ N _____
WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE:A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE:A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE:A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE:A _____ N _____ APPROVED: _____

M) ___ S) ___ VOTE:A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

like portion on East side of Tolman Rd. (Lot #6) part of Lot #5
Want view of entire property or plan
Need N-way comments
Does not have to go to o.c. Health



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

- Main Office
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56-BLOCK 1-LOT 19.1
PROJECT NUMBER: 93-41
DATE: 22 DECEMBER 1993
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION OF
A 28.5 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The plan, as submitted, appears to comply with the minimum bulk requirements for the R-1 Zoning District.
2. For this subdivision, the Board should take note that Lot 5 (referenced as remaining lands) is a 21.8 +/- acre parcel, obviously configured for future subdivision. Of significant importance for this application will be the ability to develop an acceptable roadway up the "reserved strip" of Lot 5 from Toleman Road for the future subdivision. As per our request at the Technical Work Session, the Applicant has provided a series of driveway profiles which indicate the existing and proposed slopes of the driveway areas. It is my suggestion that the Board review this information and provide any concept plan comments regarding same.

The Board should note that the proposed slope up the "reserved strip" of Lot 5 approximates a finished slope of 12.6%. The Board should note that the Town Street Specifications do not permit slopes in excess of 10%, without special exception approval from the Town Engineer and Highway Superintendent. Further, the private road regulations do not permit a slope exceeding 12%. This aspect should be further reviewed with the Applicant.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

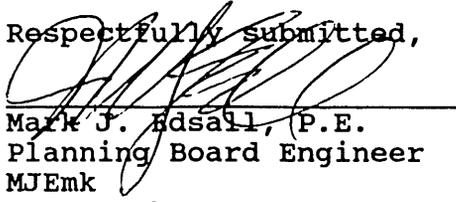
PROJECT NAME: PARK ROAD CONSTRUCTION (BIAGINI) MAJOR SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 56-BLOCK 1-LOT 19.1
PROJECT NUMBER: 93-41
DATE: 22 DECEMBER 1993

3. In addition to reviewing the slope of a future (potential) road for the resubdivision of Lot 5, the Board should also review the proposed layout of Lots 1 through 4, including the proposed driveway configurations and slopes.

The Applicant should be advised that the "sharing" of the access point for the driveways of Lots 4 and 5 constitutes a private road and, therefore, these should be separated, although they may access the Town road adjoining each other.

4. In connection with the driveways and potential future road from Toleman Road, it is essential that a review from the Town Highway Superintendent occur. The Planning Board Secretary should refer this plan for such review and the Applicant should pursue submittal of any additional information necessary, such that Mr. Fayo can reach a conclusion with regard to this proposed subdivision.
5. The Applicant has indicated percolation test information and deep test pit data for the proposed lots. The Board should determine if any follow-up tests, witnessed by Town representatives, are necessary.
6. Also with regard to the sanitary systems, it is my recommendation that the proposed sanitary system designs include a combination swale and curtain drain, rather than just a surface swale.
7. The Board should note that this application is classified as a major subdivision; therefore, a Public Hearing will be required. The Board should make a determination at which time they consider the plan satisfactory for scheduling of this Public Hearing.
8. Once the Planning Board completes their concept review of this subdivision and a concept endorsement is noted, I will continue my detailed technical review of the subdivision and advise the Board accordingly.

Respectfully submitted,


Mark J. Hdsall, P.E.
Planning Board Engineer
MJEmk
A: PARK.mk

PARK ROAD CONSTRUCTION CORP. SUBDIVISION (93-41)
TOLEMAN ROAD

Daniel Yanosh appeared before the board for this proposal.

MR. YANOSH: This is on 28.5 acre parcel on Toleman Road, R-1 Zone.

MR. VAN LEEUWEN: How much land?

MR. YANOSH: All totaled property he owns cross the street also, okay, separated by road, we're only subdividing this half over here, total acreage is 49.8 plus or minus, this side of the road here is 28.5.

MR. PETRO: Is that a separate parcel, Dan?

MR. YANOSH: No, same tax parcel.

MR. VAN LEEUWEN: It's subdivided automatically by a road.

MR. EDSALL: That is not the position the Town of New Windsor takes.

MR. YANOSH: Want me to show that?

MR. LANDER: What position do they take?

MR. EDSALL: If a piece is joined by deed or by being a single tax parcel, the relocation of a road does not constitute a subdivision. If you take that approach, you are acknowledging two separate building lots and in some cases, you may not want to do that. The Town has never taken that position. If you care to now so be it but what it does, it creates an automatic buildability of a lot notwithstanding whether or not the piece that may end up on the other side of a road is really buildable meets zoning and so on.

MR. PETRO: Why can't we show the entire lot and develop that part of it?

MR. EDSALL: My suggestion if they want to break it off at this time, break the piece off on the other side of the road as a lot now.

MR. VAN LEEUWEN: Who owns this property?

MR. PETRO: Explain that to me, you're going to make the whole piece on this side of the road one lot?

MR. EDSALL: The portion on the east side of Toleman Road, if they care to break that off as a separate lot at this time, that would be lot number 6.

MR. PETRO: Some future time they can subdivide and make lot number 6 and do what they want there.

MR. EDSALL: They would be making 6 now and they would use, it would become a single lot and they can do what they want with it in the future.

MR. VAN LEEUWEN: You have got another chunk of land across the road.

MR. YANOSH: That is what I am saying.

MR. VAN LEEUWEN: Who owns this property?

MR. YANOSH: Ed Biagini. Proposal is to develop just the west side of the property right now, 5 lot subdivision, 4 lots would have frontage right on Toleman Road, the fifth lot in the back we have to show that as remaining properties, would have this access in this strip here, this long driveway going up into there. The reason we show that smaller scale over here that house would be in the back of, in this area, somebody wanted to buy the remaining lot 5 is 21.88 acres, it is future developable, so we have left this a wide enough strip in here so that if we ever wanted to put a Town road up through that way, Ed's not going to sell this lot unless somebody wants 21.8 acres for the right place, he will sell the whole thing but in the future we have this access to put a Town road and subdivide later on.

MR. DUBALDI: Pretty steep the grade by the road.

MR. YANOSH: Yes, it is. I have profiles on sheet 2, it does go up pretty good, all the driveways are under 14 percent, real close 13.8, 13 1/2, some large tracts we have a lot of room in the front to develop those cuts cause houses are being placed way in the back.

MR. VAN LEEUWEN: These lines on the property here how come they come off at an angle? How come they don't straighten then one out?

MR. YANOSH: Biggest thing was getting well separation up on the top of the hill that close.

MR. PETRO: Any wetlands anywhere on the site?

MR. YANOSH: Not here. There are wetlands on the other side.

MR. VAN LEEUWEN: Other side of the road?

MR. YANOSH: DEC wetlands on the other side.

MR. PETRO: Septic systems are within 200 feet of the site, 200 feet, Mark?

MR. EDSALL: For downhill, yeah.

MR. PETRO: None of them are within 200 feet of the septic, of the wetland?

MR. YANOSH: No, they are far away from the wetlands. We border the Con Rail property, the train trestle and tunnel right here to the south of the property. I've also shown Mark that Mark got a copy if we ever did put a Town road in between these two lots we'd do a three on one grading plan which is more than what the Town requires, a nice 50 foot wide strip to put the Town road and all of the swales and whatever to do the proper grading and that can be a ten percent slope even with a minus two, you'll have to look at it as we go along but we can--

MR. VAN LEEUWEN: You can put a road in.

MR. YANOSH: We can put a road. We have a wide area to do that.

MR. PETRO: Mark is saying that four, his calculation shows that it is going to be 12.6.

MR. EDSALL: That is what's on the subdivision plans. I had not received a copy of the evaluation that shows the ten percent Town road development which is a separate sheet entitled Possible Future Road. What he has effectively done is he's answered my comment which is that the slope exceeds the allowable ten percent, he's now proven that he can do it with ten percent slopes.

MR. PETRO: He can comply?

MR. EDSALL: Yes.

MR. YANOSH: It has nothing to do with this allocation. Do you have a copy of your comments or not?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: They are nice size lots.

MR. PETRO: Two lots have the same driveway coming out I think you don't allow that anymore.

MR. YANOSH: We're going to move this, the driveway for lot 5 and 4. We're going to make the one for lot number 4 come over to the side so it has a separate entrance. Put them altogether so the same sight distance and everything else you don't want driveway, driveway, driveway.

MR. VAN LEEUWEN: What we should do, you should take it to the Highway Superintendent and let him take a look at it.

MR. BABCOCK: He's got it.

MR. VAN LEEUWEN: Has he made any comments yet?

MRS. MASON: No.

MR. PETRO: This is here for preliminary?

MR. YANOSH: Yes did.

MR. EDSALL: Well, it's here for sketch plan review so they can schedule a public hearing.

MR. PETRO: Do any of the board members have any problems with the concept of this major subdivision?

MR. DUBALDI: I'd like to see the whole lot first before we go any further.

MR. YANOSH: You mean the property across the street?

MR. DUBALDI: Yes.

MR. VAN LEEUWEN: Well, I think what you should do what I think you should do is give us an overview what the whole piece looks like because what you did here we don't see the 21 acres here in the back, we don't see the piece in the front. I think what you should do Dan is show us.

MR. YANOSH: We show this over here the remaining lands in this section here. I'm going to have, you want to prove this site here buildable?

MR. EDSALL: We'd have to as long as it can be used as a single building lot, that is all you have to do.

MR. BABCOCK: You're going to have to show house location and septic location to do that.

MR. EDSALL: Other option if you don't care to do that now is to keep the part on the opposite side part of lot 5 but if you'd like to break it off, now is a good time.

MR. PETRO: When you come back with the more improved plan and Mr. Fayo has some comments for us and we have preliminary approval we'll schedule a public hearing at that time.

MR. EDSALL: You'd have a public hearing before you consider it for approval, preliminary approval.

MR. YANOSH: You need a public hearing before preliminary so.

MR. PETRO: We'd like to see a more complete plan.

MR. VAN LEEUWEN: It's got to go to the County as soon as we can schedule a public hearing, have the public hearing, get preliminary approval and then we can go to the County.

MR. YANOSH: 4 lots under 5, remaining is over.

MR. VAN LEEUWEN: You don't have to go to the County.

MR. EDSALL: It's major under the Town definition but it's not a realty subdivision under the State regulations so it doesn't have to go to the County.

MR. PETRO: If you get a sheet of Mark's comments, I think you can do more with that. I don't think the members have at this time really have, once you further the plans along a little bit, am I speaking for everyone? Anything else?

MR. VAN LEEUWEN: I agree with you.

MR. PETRO: Then we can further review it, thank you.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.C.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-41

DATE PLAN RECEIVED: 6-24-94

The maps and plans for the Site Approval
Subdivision as submitted by
Park Rd. Const for the building or subdivision of
Toleman Rd. 56-1-19.1 has been
reviewed by me and is approved
disapproved

If disapproved, please list reason _____

[Signature] 6-15-95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

PARK ROAD CONSTRUCTION CORP.

P.O. BOX 286

SALISBURY MILLS, N.Y. 12577

EDWARD J. BIAGINI PRES.

(914) 496-4124



CERTIFIED #z401-617-109

June 13, 1995

Mr. James Petro, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

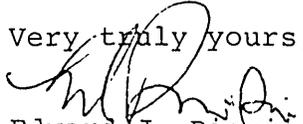
Re: Project #93-41 Park Road Construction
Toleman Road, New Windsor

Dear Mr. Petro:

I am writing to you regarding my subdivision on Toleman Road which had received Planning Board approval on June 22, 1994. Since then, I have made over 40 attempts to have my maps signed. They can now be filed and I should be able to begin construction since that was my purpose for subdividing this property. It took your engineer, Mr. McGoey, until November - full five months later - to compute the bond amount for one 18" culvert pipe. Since then I have been asking the Planning Board Secretary, Myra, repeatedly if I can have my map signed and I am told "No, Mr. Fayo has not approved the driveway openings. He hasn't had time to drive out there." This is nonsense and I have grown impatient at the innumerable excuses I am given. In two weeks it will be the first year anniversary of the Planning Board's approval of this project.

Myra has accepted checks from me for the bond yet refuses to accept checks for the other items involved with the approval. Until Mr. Fayo looks at the driveways, this letter shall serve as notice to the Town that if my maps are not signed within five working days of your receipt of this letter, I shall institute an Article 78 proceeding to compel you to perform your ministerial duty to see that these maps are signed and ready for filing.

Request for payment of Bond + Inspection fee
Was sent to Mr. Biagini on
11/21/94 - Not paid until 5/11/95.
Since then I have asked for a letter
from Skip several times. Approval fees
are not paid until plan is ready for
stamping.

Very truly yours,

Edward J. Biagini, Pres.
Park Road Construction Corp.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 June 1994

SUBJECT: Park Road Construction Corp. Subdivision

Planning Board Reference Number : PB-93-41
Dated : 17 June 1994
Fire Prevention Reference Number : FPS-94-030

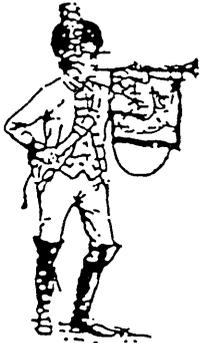
A review of the above referenced subject subdivision plan was conducted on 22 June 1994.

This subdivision plan is acceptable.

Plans Dated: 15 June 1994 Revision 1

Robert F. Rodgers C.C.A. (mvz)
ROBERT F. RODGERS, C.C.A.

RFR/ mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 41

DATE PLAN RECEIVED: RECEIVED JUN 17 1994

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 NO WATER.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE

[Signature]
WATER SUPERINTENDENT _____ DATE 6/22/91

SANITARY SUPERINTENDENT _____ DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93- 41

DATE PLAN RECEIVED: RECEIVED MAR 23 1994 *Rev. 1*

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

If disapproved, please list reason Have to Check where
all four drawings are entering Tloman Road

[Signature] 4/4/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 28 March 1994

SUBJECT: Park Road Construction Corp.

Planning Board Reference Number-PB-93-41

Dated: 23 March 1994

Fire Prevention Reference Number:FPS-94-010

A review of the above referenced subject subdivision plan was conducted on 28 March 1994.

This subdivision plan is acceptable.

Plans Dated: 15 November 1993

Robert F. Rodgers C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz

CC: M.E.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93- 41

DATE PLAN RECEIVED: RECEIVED MAR 23 1994 Rev-1

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 No water Available

HIGHWAY SUPERINTENDENT DATE

[Signature] 3/25/
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 29 December 1993
SUBJECT: Park Rd. Construction Corp.

PLANNING BOARD REFERENCE NUMBER: PB-93-41
DATED: 16 December 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-074

A review of the above referenced subject subdivision plan was conducted on 17 December 1993.

This subdivision plan is acceptable.

PLANS DATED: 22 November 1993; Revision 1.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-41

DATE PLAN RECEIVED: DEC 16 1993 ORIG.

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 Don't approve the way
the driveway enters Toliman Road - no decent
drainage plan

Fred S. [Signature] 12/23/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



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 # 93-41

WORK SESSION DATE: 15 Dec '93

APPLICANT RESUB.
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Parb Rd (Biagini^{Ed})

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Pa Yanish

MUNIC REPS PRESENT:

BLDG INSP.	<u>General</u>
FIRE INSP.	<u>Bus</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- move drive #4 (no shared)
- add curtain drain
- Myra get to skip ASAP

next avail
agenda



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
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

1-3

TOWN OF New Windsor

P/B # 93--41

WORK SESSION DATE: 7/14/93

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: yes

PROJECT NAME: Park Rd Corrid.

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Dan Yanish (Ed Biagini)

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Demonstrate 10% capability; side slope 2:1
- need 50' etc bal parcel.
- driveway slopes - 5 drive sta + prof
- fix R-1 and R-3 (not R-4)
- 911 Δ 50'
- adj prof sanitary & well
- Major needs P/H
- Witness perc & deep tests -

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 5 Lot Subdivision - Lands of Park Road Construction Corp.
2. Name of Applicant Park Road Const. Corp. Phone 496-4124
Address P.O. Box 286, Salisbury Mills, NY 12577
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Park Road Const. Corp. Phone 496-4124
Address P.O. Box 286, Salisbury Mills, NY 12577
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Daniel P. Yanosh, Phone 361-4700
Address P.O. Box 320, Circleville, NY 10919
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Daniel P. Yanosh, L.L.S. Phone 361-4700
(Name)
7. Location: On the West side of Toleman Road
8000 feet South
(Direction)
of NYS Route 207
(Street)
8. Acreage of Parcel 28 acres 9. Zoning District R-1
10. Tax Map Designation: Section 56 Block 1 Lot 19.1
11. This application is for Planning Board Subdivision Approval

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 _____ 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

EDWARD BIRGINI being duly sworn, deposes and says that he resides at WOODCOCK MT RD WASHINGTON VILL in the County of ORANGE and State of N-Y and that he is (the owner in fee) of RES. (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Daniel P. Yanosh L.L.S. 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

23 day of June 1993

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

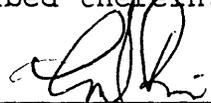
[Signature]
ANTHONY W. SATURNO
Notary Public in the State of New York
Notary Public of Orange No. 3458670
My commission expires April 30, 1994

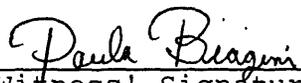
(Title)

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Edward Biagini, deposes and says that he
resides at Woodcock Mountain Road, Washingtonville, New York 10992
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Park Road Construction Corporation,
Section 56, Block 1, Lot 19.1, Town of New Windsor
which is the premises described in the foregoing application and
that he has authorized Daniel P. Yanosh L.L.S.
to make the foregoing application as described therein.

Date: 6/23/93


(Owner's Signature)


(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

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 Park Road Construction Corp.	2. PROJECT NAME 5 Lot Subdivision Lands of Park Road Construction Corp.
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Toleman Road at intersection of Conrail Tracks	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 5 Lot Subdivision - Single Family Homes	
7. AMOUNT OF LAND AFFECTED: Initially <u>28</u> acres Ultimately <u>28</u> 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 type="checkbox"/> Agriculture <input type="checkbox"/> Park/Fores/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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Planning Board Subdivision Approval	
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: <u>Daniel P. Yanosh, L.L.S.</u>	Date: <u>6-24-93</u>
Signature: 	

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)

<p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>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:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>

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.

<p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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:</p>	
<p>_____</p> <p style="font-size: small;">Name of Lead Agency</p>	
<p>_____</p> <p style="font-size: small;">Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____</p> <p style="font-size: small;">Title of Responsible Officer</p>
<p>_____</p> <p style="font-size: small;">Signature of Responsible Officer in Lead Agency</p>	<p>_____</p> <p style="font-size: small;">Signature of Preparer (if different from responsible officer)</p>
<p>_____</p> <p style="font-size: small;">Date</p>	

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

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

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

*If applicable.

13. X Name of adjoining owners.
14. X Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. X Flood land boundaries.
16. X 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. X Final metes and bounds.
18. X 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. X Include existing or proposed easements.
20. X Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- *25. N/A 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. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A 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.

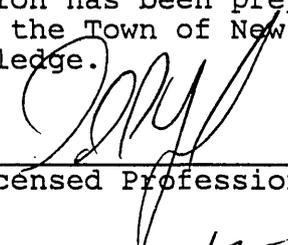
*If applicable.

- 29. X 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. X Provide "septic" system design notes as required by the Town of New Windsor.
- 31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 32. Indicate percentage and direction of grade.
- 33. X 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. N/A Indicate location of street or area lighting (if required).

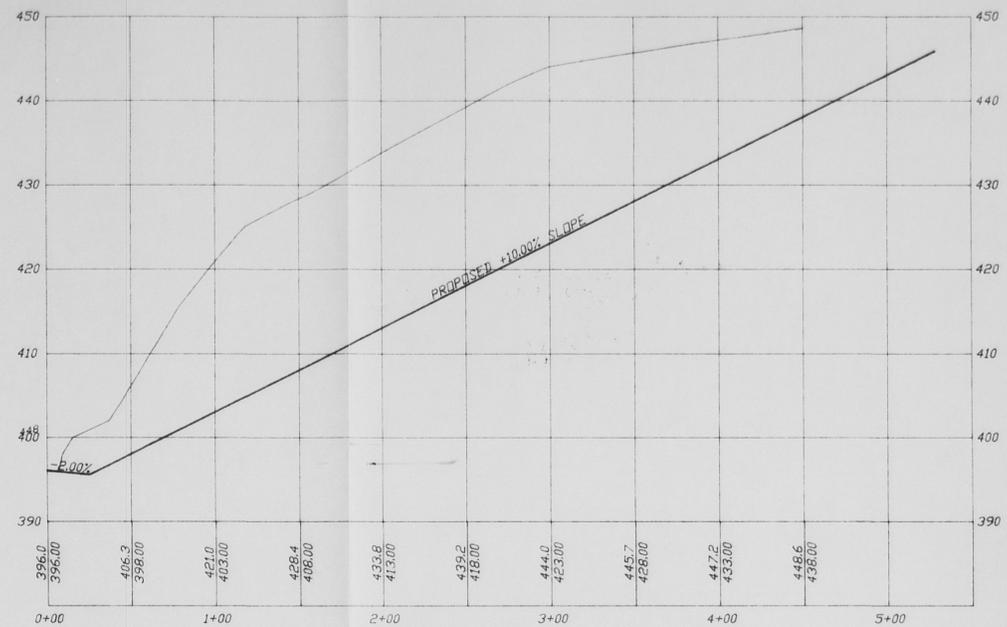
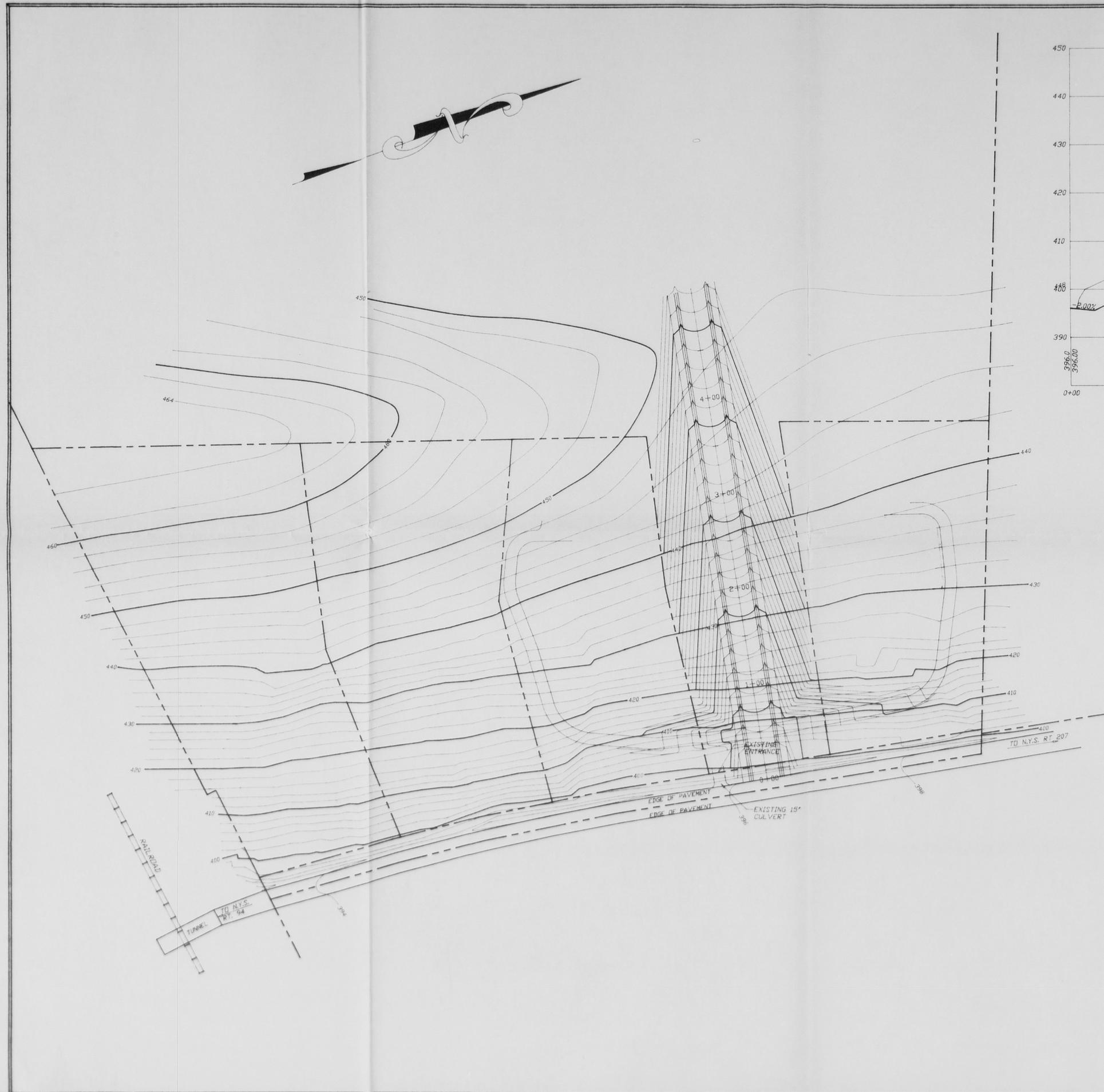
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

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: 6/25/93



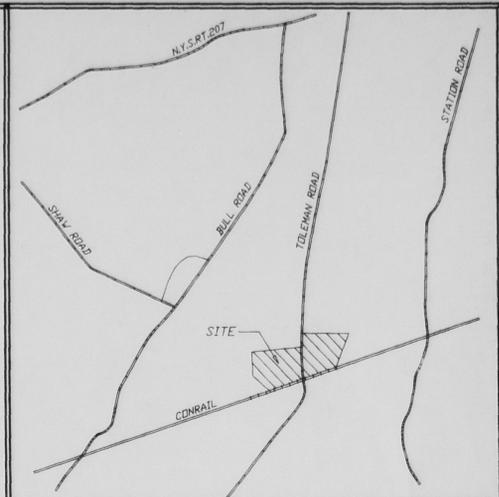
POSSIBLE ROAD PROFILE
 HORIZONTAL SCALE: 1" = 50 FT.
 VERTICAL SCALE: 1" = 10 FT.

RECORD OWNER & SUBDIVIDER:
 PARK ROAD CONSTRUCTION CORP.
 P.O. BOX 286
 SALISBURY MILLS, NEW YORK 10940

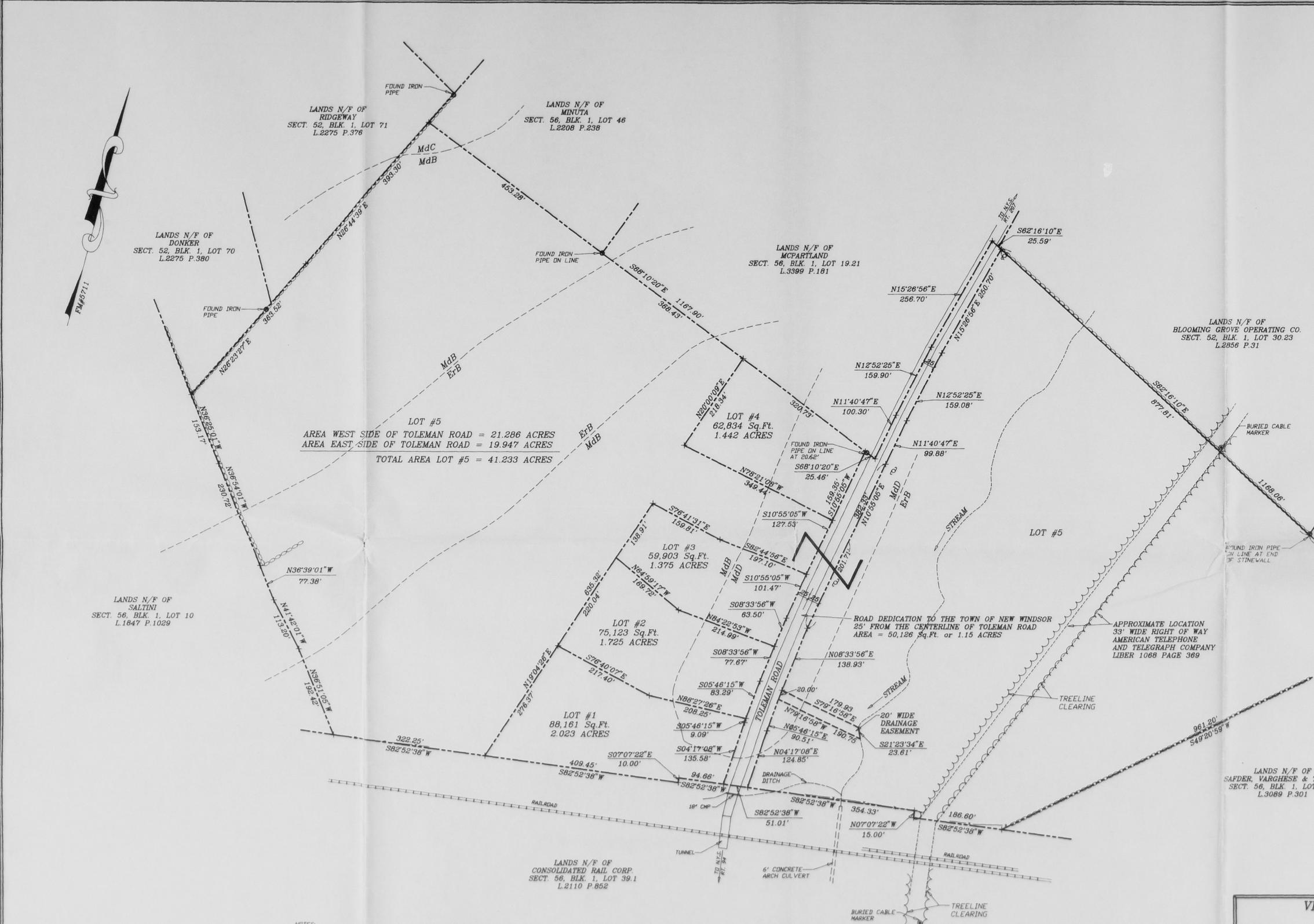
DEED REFERENCE: LIBER 3721 PAGE 43
 TAX MAP DESIGNATION: SECTION 56, BLOCK 1, PORTION OF LOT 19.1

VICTOR H. ERIKSON N.Y.S. P.E., L.S. ONE EDGEWATER DRIVE, SUITE 2B MIDDLETOWN, NY 10940	
DANIEL P. YANOSH N.Y.S. L.S. N.Y.S. ROUTE 302 P.O. BOX 320 CIRCLEVILLE, NEW YORK 10919 PHONE # (914) 361-4700 FAX # (914) 361-4722	
POSSIBLE FUTURE ROAD	
LANDS OF: PARK ROAD CONSTRUCTION CORP. TOLEMAN ROAD, TOWN OF NEW WINDSOR COUNTY OF ORANGE, STATE OF NEW YORK	SHEET# 1 of 1
DRAWN BY: T.M.	CHECKED BY: D.P.Y.
SCALE: AS NOTED	DATE: 11-15-93
N.Y.S. P.E. LIC. # 28698	JOB#: 92084

93-41



LOCATION MAP
SCALE: 1" = 2000'



- NOTES:
- CERTIFICATIONS INDICATED HEREDIN SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7809, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 - SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE. SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT TIME OF FIELD SURVEY.

MARCH 10, 1994
CERTIFY TO:
PARK ROAD CONSTRUCTION CORP.

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON FEBRUARY 14, 1994 AND THAT IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECT.

DANIEL P. YANOSH, L.L.S.
N.Y.S. LIC. # 49594

RECORD OWNER & SUBDIVIDER:
PARK ROAD CONSTRUCTION CORP.
P.O. BOX 286
SALISBURY MILLS, NEW YORK 10940

DEED REFERENCE
LIBER 3721 PAGE 43

TAX MAP DESIGNATION
SECTION 56, BLOCK 1, LOT 19.1

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON
AUG - 8 1995
BY
Henry P. VanLeeuwen
Secretary

VICTOR H. ERIKSON N.Y.S. P.E., L.S.
ONE EDGEWATER DRIVE, SUITE 2B
MIDDLETOWN, NY 10940

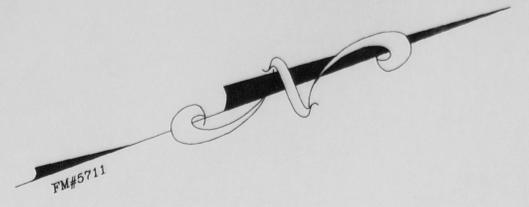
DANIEL P. YANOSH N.Y.S. L.S.
N.Y.S. ROUTE 302 - P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919
PHONE #: (914) 361 - 4700 FAX #: (914) 361 - 4722

PROPERTY SURVEY & 5 LOT SUBDIVISION

LANDS OF:
PARK ROAD CONSTRUCTION CORP.
TOLEMAN ROAD, TOWN OF NEW WINDSOR
COUNTY OF ORANGE, STATE OF NEW YORK

SHEET#
1 of 4

DRAWN BY: T.M.	CHECKED BY: D.P.Y.	SCALE: 1" = 100'	DATE: 11-15-93	1094: 92084
-------------------	-----------------------	---------------------	-------------------	----------------



NOTES:

1. THE SANITARY SEWAGE DISPOSAL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.
2. THE SANITARY SEWAGE DISPOSAL SYSTEM SHALL BE DESIGNED BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL AND APPROVED BY THE TOWN OF NEW WINDSOR BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY THE PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. THE TOPOGRAPHY SHOWN WAS PRODUCED BY FIELD METHODS AND IS REFERENCED TO ASSUMED VERTICAL DATUM TAKEN FROM THE U.S.G.S. MAYBROOK QUADRANGLE.
4. IF LOT #5 IS FURTHER DEVELOPED IN THE FUTURE, BOTH LOT #4 AND LOT #3 ARE TO HAVE ACCESS TO TOLEMAN ROAD OVER THE NEW ROAD BUILT TO SERVE LOT #5.
5. ALL BRUSH GROWING BETWEEN THE EDGE OF TOLEMAN ROAD, AND THE STONEWALL IS TO BE REMOVED WHEN THE DRIVEWAYS ARE CONSTRUCTED, AND KEPT CLEAR BY THE INDIVIDUAL LOT OWNERS.
6. LANDSCAPE WALLS WILL BE NEEDED TO BE CONSTRUCTED ON THE UPHILL SIDE OF THE EMERGENCY PARKING AREAS TO PROPERLY ADDRESS THE GRADE DIFFERENTIAL IN THIS AREA.

RECORD OWNER & SUBDIVIDER:
 PARK ROAD CONSTRUCTION CORP.
 P.O. BOX 286
 SALISBURY MILLS, NEW YORK 10940

SUBDIVISION APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON **AUG - 8 1995**
 Henry P. Van Looney
 Secretary

DEED REFERENCE: LIBER 3721 PAGE 43
TAX MAP DESIGNATION: SECTION 56, BLOCK 1, LOT 19.1

SUBDIVISION REGULATIONS

ZONE R-1 (RURAL RESIDENTIAL)	PROVIDED
MINIMUM REQUIREMENTS:	
LOT AREA	LOT 1: 43,560 sq. ft. LOT 2: 88,161 sq. ft. LOT 3: 75,123 sq. ft. LOT 4: 59,903 sq. ft. LOT 5: 41,233 sq. ft.
LOT WIDTH	LOT 1: 125 FEET LOT 2: 149.13 FT. LOT 3: 166.61 FT. LOT 4: 164.40 FT. LOT 5: 167.45 FT.
FRONT YARD	LOT 1: 45 FEET LOT 2: 373 ± FT. LOT 3: 295 ± FT. LOT 4: 253 ± FT. LOT 5: 225 ± FT.
REAR YARD	LOT 1: 50 FEET LOT 2: 52 ± FT. LOT 3: 55 ± FT. LOT 4: 58 ± FT. LOT 5: 44 ± FT.
SIDE YARD	LOT 1: 20 FEET LOT 2: 40 ± FT. LOT 3: 53 ± FT. LOT 4: 35 ± FT. LOT 5: 44 ± FT.
BOTH SIDES	LOT 1: 40 FEET LOT 2: 181 ± FT. LOT 3: 148 ± FT. LOT 4: 107 ± FT. LOT 5: 150 ± FT.
STREET FRONTAGE	LOT 1: 70 FEET LOT 2: 144.67 FT. LOT 3: 160.96 FT. LOT 4: 164.97 FT. LOT 5: 159.35 FT.
FLOOR AREA	LOT 1: 1,200 SQ. FT. LOT 2: 1,800 SQ. FT. LOT 3: 1,800 SQ. FT. LOT 4: 1,800 SQ. FT. LOT 5: 1,800 SQ. FT.
MAXIMUM ALLOWED:	
BUILDING HEIGHT	LOT 1: 35 FEET LOT 2: 35 FEET LOT 3: 35 FEET LOT 4: 35 FEET LOT 5: 35 FEET
% DEV. COVERAGE	LOT 1: 10 % LOT 2: 10 % LOT 3: 10 % LOT 4: 10 % LOT 5: 10 %

I HEREBY AGREE, UPON BY REVIEW, THAT THIS MAP MEETS MY APPROVAL AND IS CONCURRENT WITH MY INTENT.

OWNER: _____ DATE: _____

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PROPOSED SEWERAGE AND WATER FACILITIES FOR EACH LOT ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS, AND FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

THE ACTUAL INSTALLATION OF SUCH SEWERAGE AND WATER FACILITIES SHALL BE IN ACCORDANCE WITH THE DESIGN AND AT THE LOCATION AS SO CERTIFIED ON THIS SUBDIVISION PLAT.

VICTOR H. ERIKSON
 N.Y.S.P.E. #28696

VICTOR H. ERIKSON N.Y.S. P.E., L.S.
 ONE EDGEWATER DRIVE, SUITE 2B
 MIDDLETOWN, NY 10940

REV. NOV. 22 '93 4-14-94 SEPTIC LOT 3 & 4 6-23-94 ENGINEERS COMMENTS
 3-11-94 6-15-94 DRIVEWAY PARKING / CLEARING

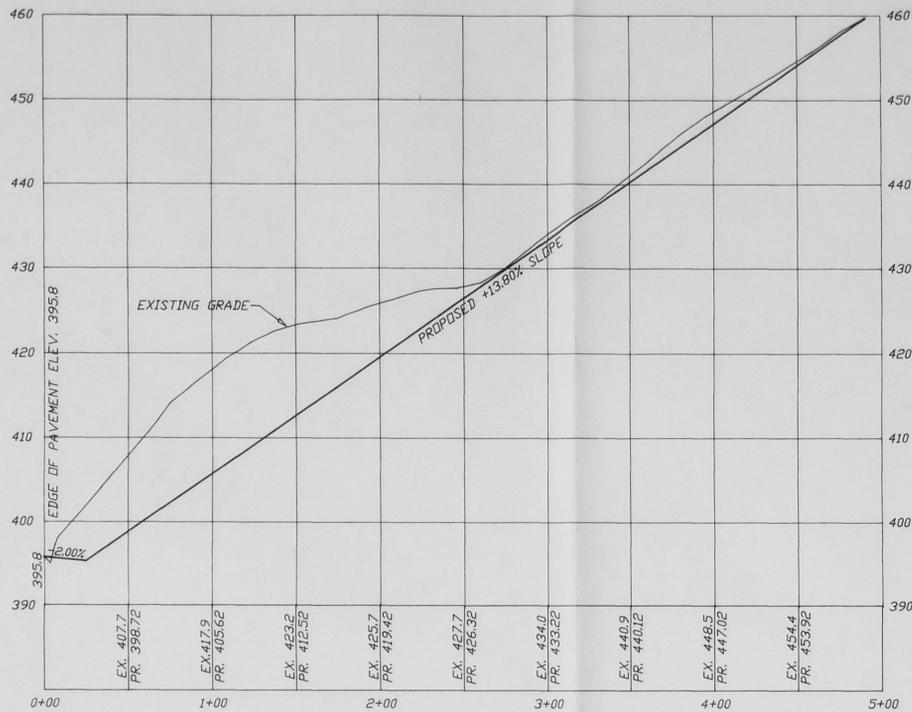
DANIEL P. YANOSH N.Y.S. L.S.
 N.Y.S. ROUTE 302 - P.O. BOX 320
 CIRCLEVILLE, NEW YORK 10919
 PHONE #: (914) 361 - 4700 FAX #: (914) 361 - 4722

5 LOT SUBDIVISION

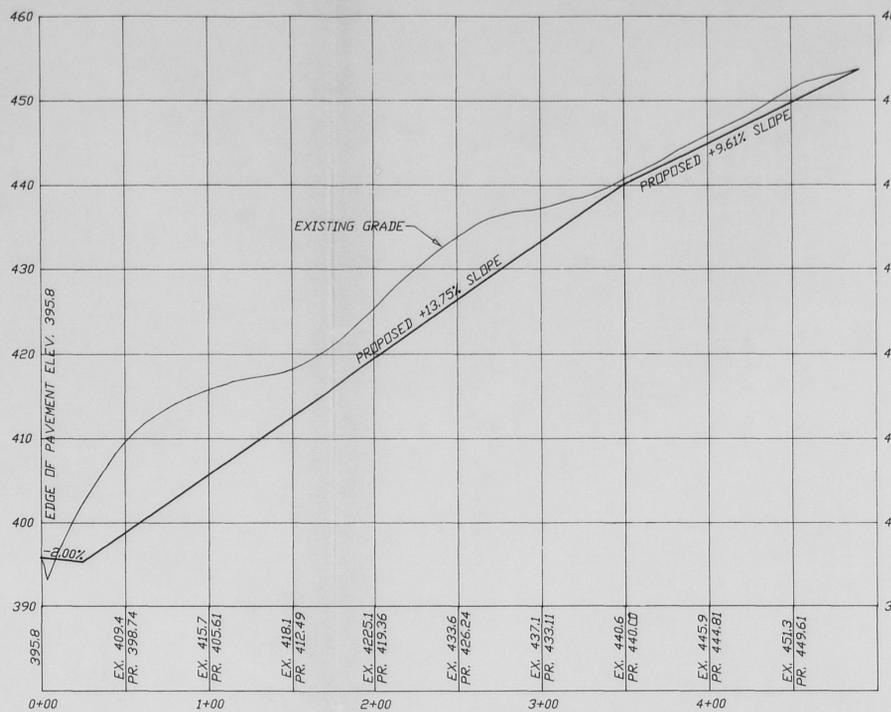
LANDS OF:
PARK ROAD CONSTRUCTION CORP.
 TOLEMAN ROAD, TOWN OF NEW WINDSOR
 COUNTY OF ORANGE, STATE OF NEW YORK

SHEET#
2 of 4

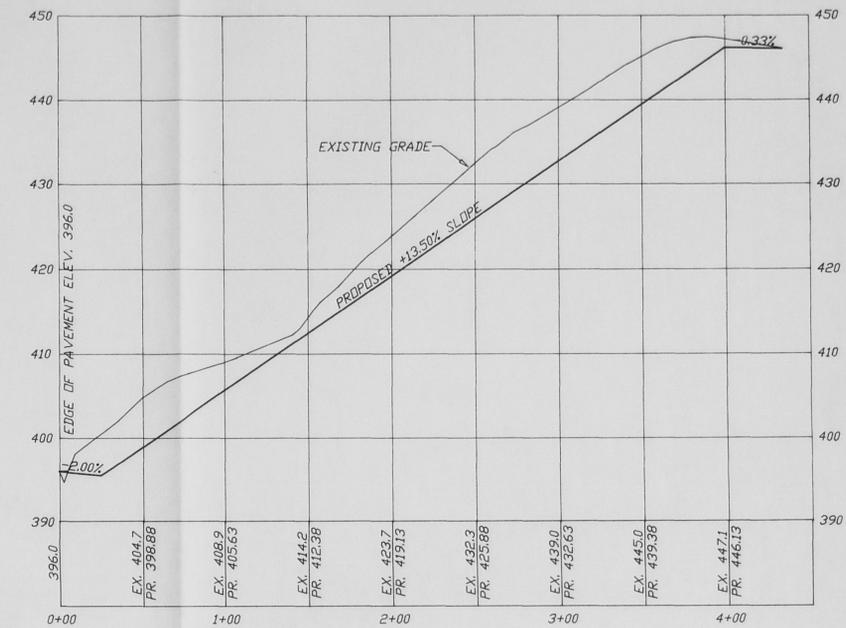
DRAWN BY: T.M. CHECKED BY: D.P.Y. SCALE: 1" = 50' DATE: 11-15-93 JOB#: 92084



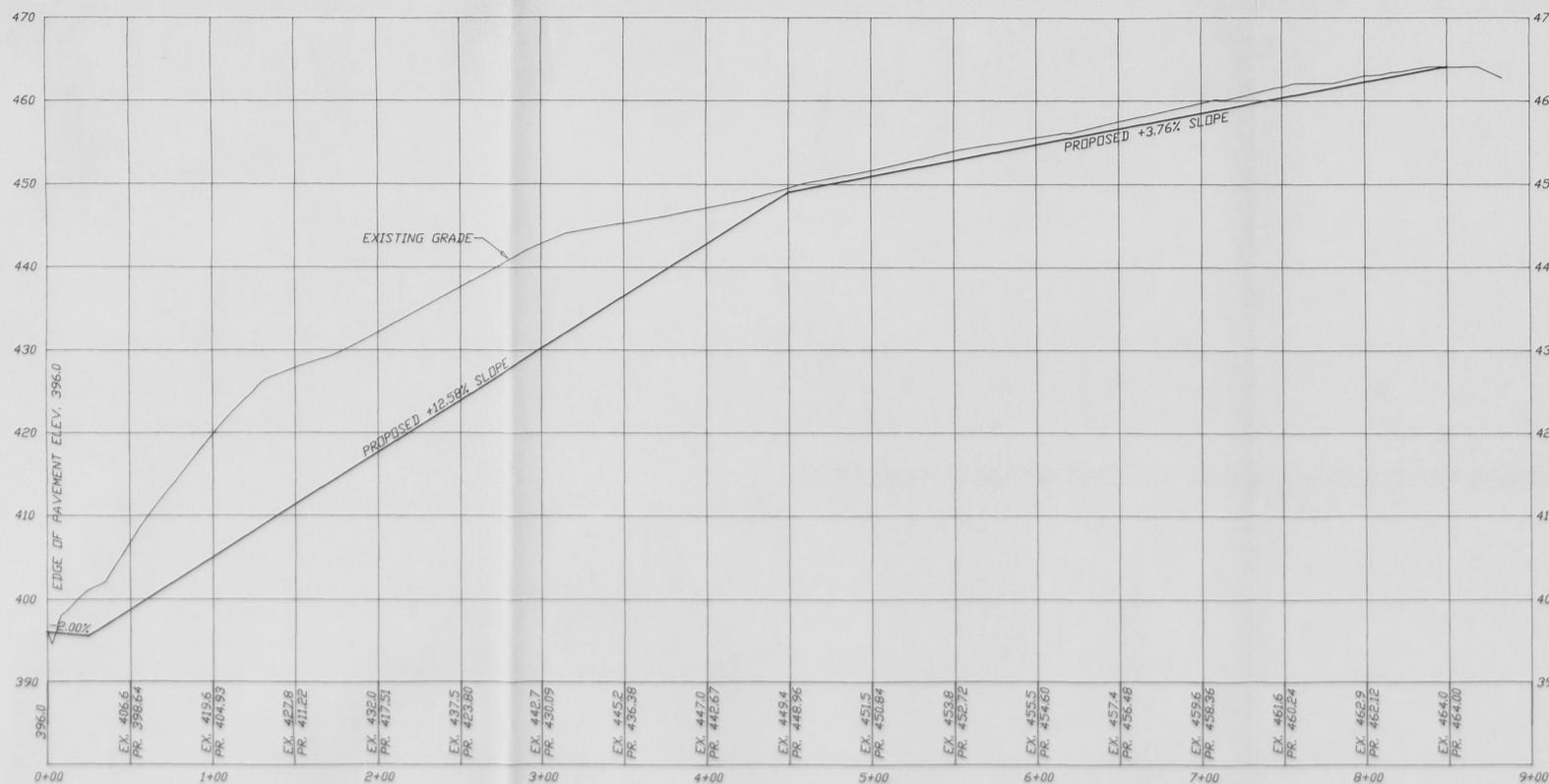
LOT #1 - PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 10 FT.



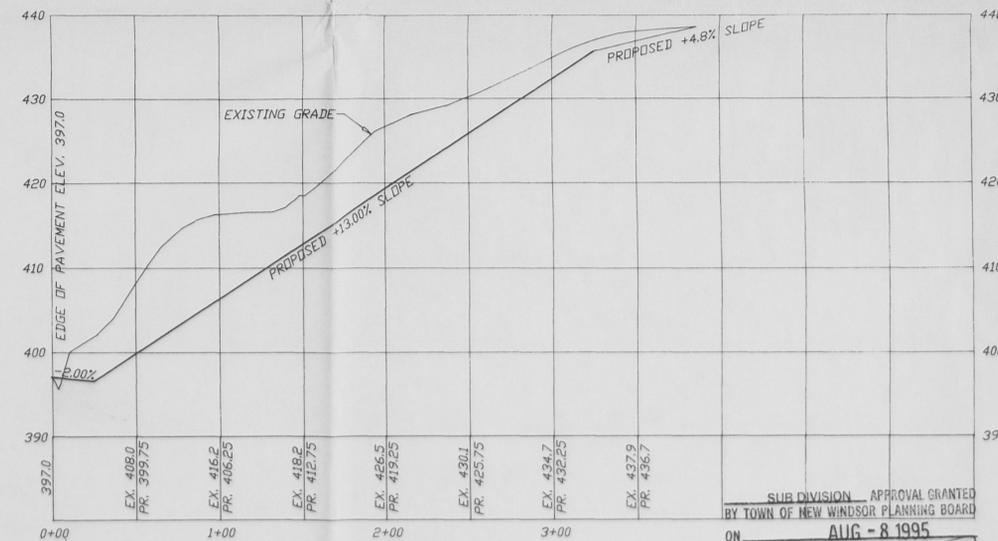
LOT #2 - PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 10 FT.



LOT #3 - PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 10 FT.



LOT #5 - PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 10 FT.



LOT #4 - PROPOSED DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 50 FT.
VERTICAL SCALE: 1" = 10 FT.

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
AUG - 8 1995

Henry P. Van Leeuwen,
Secretary

VICTOR H. ERIKSON N.Y.S. P.E., L.S.
ONE EDGEWATER DRIVE, SUITE 2B
MIDDLETOWN, NY 10940



REVISIONS: 3-11-94

DANIEL P. YANOSH N.Y.S. L.S.
N.Y.S. ROUTE 302 P.O. BOX 320
CIRCLEVILLE, NEW YORK 10919
PHONE #: (914) 361 - 4700 FAX #: (914) 361 - 4722



DRIVEWAY PROFILES

LANDS OF:
PARK ROAD CONSTRUCTION CORP.
TOLEMAN ROAD, TOWN OF NEW WINDSOR
COUNTY OF ORANGE, STATE OF NEW YORK

SHEET#

3of4

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	JOB#:
M.H.	D.P.Y.	AS NOTED	11-15-93	92084P

N.Y.S. P.E. LIC. # 28890

