

PB# 95-17

ACCETTURA, JOSEPH & FAWN

36-1-13.1 & 18.1

Accettura, Joseph + Fawn
Lot Line Chg. - Riley Rd (Shaw) 95 - 17

Approved 6/30/95

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

GENERAL RECEIPT

14627

May 19 1995

Received of Joseph & Fawn Accettura \$ 50.00

Fifty 00/100 DOLLARS

For Planning Board # 95-17

DISTRIBUTION

FUND	CODE	AMOUNT
ck # 754		50.00

By Dorothy H. Hansen

Town Clerk

Title

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

Planning Board
Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 95-17

May 19, 1995

RECEIVED FROM Accettura, Joseph & Fawn

One Hundred fifty 00/100 DOLLARS

Lot Line Change Escrow

Account Total \$ 150.00

Amount Paid \$ 150.00 CK 755

Balance Due \$ -0-

11 in 5/19/95
Myra Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

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

GENERAL RECEIPT

147

June 30, 1995

Received of Joseph & Fawn Accettura \$ 100.00

One Hundred and 00/100 DOLLARS

For Planning Board # 95-17 (Approval Fee)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 773		\$100.00

By Dorothy H. Hansen

Town Clerk

Title

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

Planning Board
Town Hall
555 Union Ave.

NO. 95-17

June 30 1995

FUND	CODE	AMOUNT
CK # 754		50.00

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By Dorothy H. Hansen

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Planning Board
Town Hall
555 Union Ave.
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NO. 95-17

May 19, 1995

RECEIVED FROM Accettura, Joseph & Fawn

One Hundred fifty 00/100 DOLLARS

Lot Line Change Escrow

Account Total \$ 150.00

Amount Paid \$ 150.00 CK 755

Balance Due \$ -0-

11 in 5/19/95
Mary Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

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

GENERAL RECEIPT

147

June 30, 1995

Received of Joseph Accettura \$ 100 00/100

One Hundred and 00/100 DOLLARS

For Planning Board # 95-17 (Approval Fee)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check #773		\$100.00

By Dorothy H. Hansen

Town Clerk

Title

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

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

NO. 95-17

June 30, 1995

RECEIVED FROM Joseph & Fawn Accettura

One Hundred Sixty-Six 00/100 DOLLARS

Addition to Escrow to cover professional fees

Account Total \$ 166.00

Amount Paid \$ 166.00 CK 774

Balance Due \$ -0-

Mary S. Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

RECEIVED JUL 17 1995

95-17

Map Number 120-95

City []
Town []
Village []

Section 36 Block 1 Lot 13.1

New Windsor

Title: Accettura, Joseph M + Fawn R ^{18.1} Lot Line Change

Dated: 5-17-95 Filed July 12, 1995

Approved by Henry P. VanLeeuwen

on 6-30-95

Record Owner Accettura, Joseph M + Fawn Fisher

LOT 13.1

LOT 18.1

JOAN A. MACCHI
Orange County Clerk

1 sheet

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/30/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-17

NAME: ACCETTURA - LOT LINE CHANGE
APPLICANT: ACCETTURA, JOSEPH & FAWN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/19/95	REC. CK. #755	PAID		150.00	
05/24/95	P.B. ATTY. FEE	CHG	35.00		
05/24/95	P.B. MINUTES	CHG	18.00		
06/21/95	P.B. ENGINEER FEES	CHG	263.00		
06/30/95	REC. CK. #774	PAID		166.00	
		TOTAL:	316.00	316.00	0.00

P.B. # 95-17 Addition to Escrow

Joseph M. Accettura
Fawn R. Accettura 561-5695
P.O. Box 10083
Newburgh, NY 12552

50-235617
219

774

June 29 1995

Pay to the order of Town of New Windsor \$ 166.00
One Hundred & Sixty Six Dollars

THE
BANK OF
NEW
YORK

Route 17K Office, 900 Auto Park Place
Newburgh, NY 12550

Memo Subdivision

Joseph M. Accettura

⑆021902352⑆ ⑆6800010010⑆ 0774

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/30/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 95-17

NAME: ACCETTURA - LOT LINE CHANGE

APPLICANT: ACCETTURA, JOSEPH & FAWN

---DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/30/95	PLANS STAMPED	APPROVED
05/24/95	P.B. APPEARANCE . CONDITIONAL UPON HWY,	LA:ND WV/PH APPR CON SEWER, FIRE, WATER APPROVALS
05/17/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION
04/05/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION
01/18/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION
09/21/94	WORK SESSION APPEARANCE	REVISE: RET. TO W.S.
06/01/94	WORK SESSION APPEARANCE	REVISE: RET. TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/30/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-17

NAME: ACCETTURA - LOT LINE CHANGE

APPLICANT: ACCETTURA, JOSEPH & FAWN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/20/95	MUNICIPAL HIGHWAY	06/01/95	APPROVED
ORIG	05/20/95	MUNICIPAL WATER	05/25/95	APPROVED
ORIG	05/20/95	MUNICIPAL SEWER	05/31/95	APPROVED
ORIG	05/20/95	MUNICIPAL FIRE	05/24/95	APPROVED
ORIG	05/20/95		/ /	
ORIG	05/20/95		/ /	

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00
 ESCROW (\$150.00 - \$400.00) \$ —

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00
 PRELIMINARY PLAT APPROVAL..... 25.00
 FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 (1)

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 263.00
 PLANNING BOARD ATTORNEY FEES:\$ 35.00
 MINUTES OF MEETINGS\$ 18.00
 OTHER\$ —

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 316.00

Less ESCROW: 150.00
 Balance Due \$ 166.00 (2)

6/28/95

Left message with John at Greg Shaw's office
 advising of fees due.

(2)

CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 95- 17

FOR WORK DONE PRIOR TO: 06/21/95

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
95-17	83201	01/18/95	TIME	MJE	WS	ACCETURA SUB	70.00	0.40	28.00			
95-17	83251	01/23/95	TIME	MJE	MC	ACCETURA LTR AK	70.00	0.40	28.00			
95-17	82983	01/24/95	TIME	MCK	CL	A/LTR	25.00	0.50	12.50			
95-17	83259	01/24/95	TIME	MJE	MC	ACCETURA LTR AK	70.00	0.40	28.00			
95-17	84686	02/15/95	TIME	MJE	MC	ACCETURA	70.00	0.30	21.00			
95-17	85705	02/28/95	TIME	MJE	MC	ACCETURA TC	70.00	0.20	14.00			
95-17	86044	03/10/95	TIME	MJE	MC	ACCETURA	70.00	0.30	21.00			
95-17	88950	04/05/95	TIME	MJE	WS	ACCETURA	70.00	0.40	28.00			
95-17	91805	05/17/95	TIME	MJE	WS	ACCETTURA SUB	70.00	0.40	28.00			
95-17	92279	05/23/95	TIME	MJE	MC	ACCETTURA	70.00	0.50	35.00			
95-17	91448	05/24/95	TIME	MJE	MM	ACCETURA COND APPL	70.00	0.10	7.00			
95-17	91952	05/24/95	TIME	MCK	CL	A/RVW COMMENTS	25.00	0.50	12.50			
									=====	=====	=====	=====
TASK TOTAL									263.00	0.00	0.00	263.00
									=====	=====	=====	=====
GRAND TOTAL									263.00	0.00	0.00	263.00

166.

RESULTS OF P.B. MEETING

DATE: May 24, 1995

PROJECT NAME: Accettura, J. + F. PROJECT NUMBER 95-17

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) h VOTE: A 5 N 0

* M) D S) V VOTE: A 5 N 0

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) V S) D VOTE: A 5 N 0

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) ~~V~~ S) VOTE: A N APPROVED:

M) V S) S VOTE: A 5 N 0 APPR. CONDITIONALLY: 5/24/95

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Sub to Hwy, water, fire, sewer

ACCETURA, JOSEPH & FAWN LOT LINE CHANGE (95-17) RILEY ROAD

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: We have a proxy, Mr. Shaw? Yes, we do, I see it. It's in front of me and it's signed.

MR. SHAW: And the Acceturas are in the audience in case the board has any questions for them. The proposal before you tonight really can't be any simpler. It's strictly a lot line change. We're asking to take a property line, we're proposing to take the existing lot line, which is in this location of the parcel and move it over, I would say about 40 feet. There are two parcels that exist. We have the tax map indicated was two, already two tax bills and in this particular case, the right-hand lot is at the residence looks like the garage was built over the lot line so what we'd like to do is to move the lot line to the north, okay, creating two lots which meets zoning in all aspects.

MR. PETRO: You're 19 feet and you're required 15?

MR. SHAW: That is correct. If you look up in the bulk tables, I not only indicated what's required for the R-3 Zone but also what's provided for each lot.

MR. PETRO: Macadam is not located at this time?

MR. SHAW: Macadam drive is not located there, everything that is indicated on the right-hand lot physically exists today.

MR. PETRO: So the macadam drive that is accessing the present house is on the other lot is what you're saying?

MR. SHAW: The other lot as it exists today.

MR. VAN LEEUWEN: So, is the garage--

MR. SHAW: By moving it over that macadam drive will

now be on the proper lot.

MR. PETRO: So we're reconfiguring, looks like what was a problem.

MR. SHAW: Correct.

MR. VAN LEEUWEN: Can I ask you a question, Greg?

MR. SHAW: Yes.

MR. VAN LEEUWEN: If Hillington Road is unimproved, it's not, it's not a road yet, I know it's not, shouldn't this be frontage on Riley Road?

MR. SHAW: We do have the 60 foot of the frontage on Riley.

MR. VAN LEEUWEN: Supposed to be 125.

MR. SHAW: No, it's 60 feet in that zone. There are sewers again the ground falls from Riley Road downhill towards Hillington Road, there are sewers on Riley except they are going to be higher than the residence but there's an existing sewer on Hillington.

MR. VAN LEEUWEN: Is it on Hillington?

MR. SHAW: Yes.

MR. VAN LEEUWEN: They can tap into Hillington.

MR. SHAW: Yes.

MR. VAN LEEUWEN: If they have a tap.

MR. SHAW: If not, we'll put a saddle on it.

MR. VAN LEEUWEN: How do you know the town's willing to do that, right or wrong?

MR. PETRO: On the larger lot you're just depicting where the, as a window on the property?

MR. SHAW: Correct. What I have done is tried to

reflect the setbacks that we have, they have that maintained, this is a building envelope, the building can physically fit anywhere in that window.

MR. STENT: Motion for lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Accetura minor subdivision, on Riley Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. VAN LEEUWEN: I make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Accetura minor subdivision on Riley Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. DUBALDI: Motion we declare negative dec.

MR. VAN LEEUWEN: Second it.

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

ROLL CALL

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

MR. PETRO: We don't have anything back from highway at this time. We can do this, I think, subject to highway, I don't think there's anything else.

MR. LANDER: Sewer, water, fire?

MR. VAN LEEUWEN: There's no water, just sewer.

MR. SHAW: Correct.

MR. VAN LEEUWEN: I'll make a motion Mr. Chairman to approve subject to the following things that we get approval from the sewer department and the highway department.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Accetura minor subdivision on Riley Road, subject to receiving sewer approval and highway approval before the maps are signed. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR: VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. PETRO	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**

REVIEW NAME: ACCETTURA MINOR SUBDIVISION
 (IN FORM OF LOT LINE CHANGE)
PROJECT LOCATION: RILEY ROAD AND HILLINGTON ROAD
 SECTION 36-BLOCK 1-LOTS 13.1 AND 18.1
PROJECT NUMBER: 95-17
DATE: 24 MAY 1995
DESCRIPTION: THE APPLICATION INVOLVES THE REALIGNMENT OF AN
 EXISTING LOT LINE CHANGE BETWEEN TAX LOTS 13.1
 AND 18.1.

1. The properties are located within the R-3 Zoning District. The bulk table information appears correct for the zone and use. The bulk table should be expanded to include the minimum livable area requirement.
2. It is my understanding that Lot 13.1 is within the Town Sewer District and, based on the elevation shown, would have easy access to the adjoining sewerline. A well would be required for a Lot 13.1; the location for same can be determined during the Building Permit phase.
3. I am aware of no issues or concerns with regard to this application, as long as all departmental approvals are obtained and the SEQRA review process is completed.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

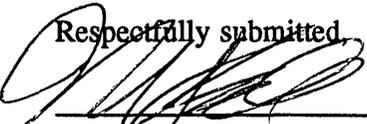
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ACCETTURA MINOR SUBDIVISION
(IN FORM OF LOT LINE CHANGE)
PROJECT LOCATION: RILEY ROAD AND HILLINGTON ROAD
SECTION 36-BLOCK 1-LOTS 13.1 AND 18.1
PROJECT NUMBER: 95-17
DATE: 24 MAY 1995

5. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

6. 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.

Respectfully submitted,



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

MJEmk

A:ACCETT.mk



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

14 June 1994

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

SUBJECT: PROPOSED ACCETTURA PROJECT
RILEY ROAD AND HILLINGTON ROAD
MHE JOB NO. 87-56/T1-3

Please be advised that I reviewed the subject matter with Planning Board Attorney Andrew Krieger on the afternoon of 13 June 1994. Andy and I reviewed the deed and survey plan provided to me by Mr. Accettura at the recent Planning Board Work Session. Based on our review, it is our opinion that the property is, in fact, one (1) lot. This conclusion is based on the fact that the owner's intended use was apparently as a single lot, given the fact that the residence (as constructed) overlaps the former parcel line. Further, the deed description provides for a common description of the overall parcel. Lastly, the survey plan prepared by Peter Hustis, L.S., denotes the parcel division line as the "original parcel line", depicting same in a different form than the other property lines.

Based on the above, it is our opinion that the creation of two (2) building lots on this site would require a subdivision application to the Planning Board.

It is critical that it be determined whether the Applicants have beneficial use of Hillington Road. It is also important that it be determined whether Hillington Road is a private road or a Town road. I would appreciate if you could contact the Town Clerk in this regard.

If Hillington Road is a private road, it would appear necessary to determine whether the property owners have beneficial use of that private road. Even if they do not have beneficial use, it should be determined whether the Applicant can utilize the frontage on Hillington Road for zoning compliance, if they have no legal use of the private road.

14 June 1994

MEMORANDUM

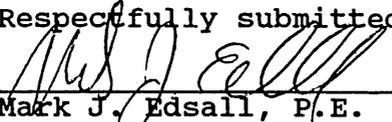
-2-

Another issue which must be discussed during the Planning Board's deliberations is the restriction in the deed which indicates that "not more than one dwelling house shall be erected on the tract of land hereinbefore described". It is the joint recommendation of both Andy and myself that the Planning Board consider holding a Public Hearing on this minor subdivision application, so as to make a reasonable effort to notify all adjoining property owners of the proposed subdivision. At the Public Hearing, the Planning Board could make reference to this deed restriction and caution the Applicants with regard to the possibility for an action in the future to prohibit them from building a residence, even if the lot is approved by the Planning Board.

There appears to be also some confusion with regard to the fact that this property may receive two individual tax bills, even though the deed and survey plan appear to reference a single parcel. This is purely a tax map issue, which, in our opinion, has no bearing on the status of the property from a zoning standpoint.

Please advise me if you require any additional information with regard to the above.

Respectfully submitted,



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

MJEmk

cc: James Petro, Planning Board Chairman
Andrew Krieger, Planning Board Attorney

A:6-14-2E.mk

THIS INSTRUMENT, made the 4th day of April, nineteen hundred and eighty-six, BETWEEN ROBERT STEWART, residing at 320 Carpenter Avenue, Newburgh, New York 12550

054478

party of the first part, and JOSEPH ACCETTURA and JANET DENNEY, his wife, residing at 25 Pierce Road L #7, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN AND NO/100 (\$10.00)-----dollars,

lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

SECT. 36
BLK. 1

lying and being in the Town of New Windsor, County of Orange, and State of New York, bounded and described as follows:

LOT 18.1

BEGINNING at a point on the easterly side or line of Riley Road, which point is the most northwesterly corner of the lands heretofore conveyed by the parties of the first part to the parties of the second part by deed, dated May 31, 1955, and thereafter recorded in the office of the Clerk of the County of Orange on July 1, 1955, in Book 1352 of Deeds at Page 197; and as thereafter corrected by deed, from the same grantors to the same grantees, dated October 1, 1956, and recorded in the Orange County Clerk's Office on October 15, 1956, in Book 1404 of Deeds at Page 300; thence along the most easterly line of Riley Road north 2 degrees 25 minutes east 100 feet to a point in the line of lands now or formerly of Stoltz; thence along said land of Stoltz north 79 degrees 24 minutes east 359.7 feet to a point in the westerly line of Hillingdon Road; thence south 1 degree 16 minutes east 181.39 feet to a point in the line of lands now or formerly of the grantors herein; thence north 87 degrees 35 minutes west 362 feet to the point or place of beginning.

SECT. 36
BLK. 1

LOT 13

BEING part of the premises conveyed to Ernest Ranson and Ada H. Ranson by Deed duly recorded in the Orange County Clerk's Office on the 25th day of September, 1951, in Liber 1209 of Deeds, at Page 324.

ALSO BEING THE SAME PREMISES conveyed by Joyce C. Almeida to Robert Stewart by deed dated May 7th, 1984, and recorded in the Orange County Clerk's Office on May 8th, 1984 in Liber 2262 of Deeds at Page 1024.

ALSO ALL THAT certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, bounded and described as follows:

BEGINNING at a point in the easterly side or line of Riley Road, which point is located 178 feet north 2 degrees 25 minutes east from the intersecting point of the easterly side or line of Riley Road and the northerly side or line of Hillingdon Road, and 142 feet south 2 degrees 25 minutes west from an angle point in the

2137
11

STATE OF NEW YORK, COUNTY OF ORANGE SS:
On the 4th day of April, 1986, before me personally came ROBERT STEWART

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

Vincent J. Tangredi
Notary Public
VINCENT J. TANGREDI
Notary Public, State of New York
No. 4707715
Qualified in Orange County
Term Expires: March 31, 1987

STATE OF NEW YORK, COUNTY OF SS:
On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. that he is the of

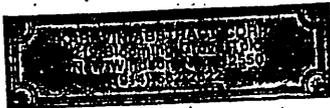
the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by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

STATE OF NEW YORK, COUNTY OF SS:
On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF SS:
On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows

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



Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No.
ROBERT STEWART

SECTION
BLOCK
LOT
COUNTY OR TOWN

480-17-2

TO
JOSEPH ACCETTURA & JANET DENNEY

RETURN BY MAIL TO:

NEAL B. KATZ, ESQ.
66-36 Yellowstone Blvd.-Suite 8-B
Forest Hills, N.Y. 11375
Zip No.

Katz

Reserve this space for use of Recording Office.
RECEIVED
APR 19 1986
TRANSFER TAX
ORANGE COUNTY
Orange County Clerk's Office, 300
Recorded on the 19th day of April, 1986 at 1:33
of 1986 P.M. in Liber 2499
of Clerk's Office at page 35
and Examined.
Munroe & Marjorie
LIBER 2499 PG 35

easterly side or line of Riley Road stated in the deed by Ernest Ranson and Ada H. Ranson to Harold L. Stotz and June R. Stotz dated September 15th, 1954, duly recorded in the Orange County Clerk's Office, and running thence along a new division line between the lands hereby conveyed and lands retained by the parties of the first part Ernest Ranson and Ada H. Ranson, south 87 degrees 35 minutes east 175 feet to a point; thence along a new division line between the lands hereby conveyed and lands retained by the parties of the first part Ernest Ranson and Ada H. Ranson, south 2 degrees 25 minutes west 100 feet to a point; thence along a new division line between the lands hereby conveyed and lands retained by the parties of the first part Ernest Ranson and Ada H. Ranson, north 87 degrees 35 minutes west 175 feet to a point in the easterly side or line of Riley Road, and thence along the easterly side or line of Riley Road north 2 degrees 25 minutes east 100 feet to the place of beginning.

BEING part of the premises conveyed to Ernest Ranson and Ada H. Ranson by Ada H. Ranson by deed duly recorded in the Orange County Clerk's Office on the 25th day of September, 1951, in Liber 1209 of Deeds, at Page 324.

ALSO BEING the same premises conveyed by JOYCE ALMEIDA to ROBERT STEWART by deed dated May 7th, 1984, and recorded in the Orange County Clerk's Office on May 8, 1984, in Liber 2282 of Deeds at Page 1021.

SUBJECT to the following restrictions:

1. No building shall be erected upon the said premises within forty feet of the street line, nor within eight feet of adjoining property lines.
2. No store, road stand, commercial garage and/or manufacturing plant shall be permitted on said premises, nor shall any offensive, noxious or dangerous trade or business be engaged in on said premises, nor any nuisance be maintained thereon; and no shack or shanty shall be erected thereon. No intoxicating liquors shall be sold on said premises.
3. Not more than one dwelling house shall be erected on the tract of land hereinbefore described, and no dwelling costing less than \$6,000.00 shall be erected thereon.

SAID premises being known as and by the Street address 185 Reilly Road, New Windsor, New York.

ALSO BEING DESCRIBED AS:

All that tract or parcel of land situated in the Town of New Windsor, County of Orange, and State of New York, bounded and described as follows:

Beginning at a point on the Easterly line of Riley Road, said point being North 02-25-00 East 178 feet from the intersection of the Easterly line of Riley Road, with the Northerly line of Hillingdon Road (a proposed street); thence along the Easterly line of Riley Road, North 02-25-00 East 200.00 feet to a point; thence along lands now or formerly Thompson (Liber 2222, CP-851), passing through an iron pin, North 79-24-00 East 359.70 feet to a point; thence along the Westerly side of Hillingdon Road, South 01-16-00 East 181.39 feet to a point; thence along lands now or formerly Orange County (Liber 2231, CP-888), North 87-35-00 West 187.11 feet and South 02-25-00 West 100.00 feet to a point; thence along lands now or formerly Townsend (Liber 2169, CP-800), North 87-35-00 West 175.00 feet to the point or place of beginning.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

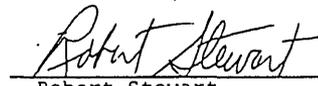
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

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

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

IN PRESENCE OF:




Robert Stewart (L.S.)

P.B. #95-17 Application fee

Joseph M. Accettura 561-0305
Fawn R. Accettura
P.O. Box 10083
Newburgh, NY 12552

50-235
219 617

754

5/15 19 95

Pay to order of Town of New Windsor \$ 50 ^{7/100}
Fifty Dollars

THE
BANK OF
NEW
YORK

Route 17K Office, 900 Auto Park Place
Newburgh, NY 12550

Memo Lot line change

Joseph Accettura

⑆021902352⑆ ⑆6800010010⑆ 0754

BUSS BUSS AND FRIENDS

P.B. #95-17 ESCROW

Joseph M. Accettura 561-0305
Fawn R. Accettura
P.O. Box 10083
Newburgh, NY 12552

50-235
219 617

755

5/15 19 95

Pay to order of Town of New Windsor \$ 150 ^{7/100}
One hundred fifty Dollars

THE
BANK OF
NEW
YORK

Route 17K Office, 900 Auto Park Place
Newburgh, NY 12550

Memo Lot line change

Fawn Accettura

⑆021902352⑆ ⑆6800010010⑆ 0755

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 May 1995
SUBJECT: J. Accettura Site Plan

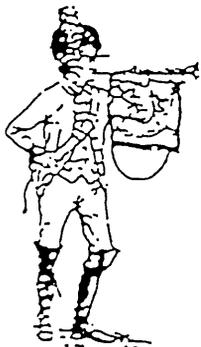
Planning Board Reference Number: PB-95-17
Dated: 19 May 1995
Fire Prevention Reference Number: FPS-95-031

A review of the above referenced site plan was conducted on 24 May 1995.

This site plan is acceptable.

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

RFR/mvz



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

1765

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: 95 - 17

DATE PLAN RECEIVED: RECEIVED MAY 19 1995

The maps and plans for the Site Approval _____

Subdivision ✓ as submitted by _____

_____ for the building or subdivision of _____

J & F ACCETTURA has been

reviewed by me and is approved ✓

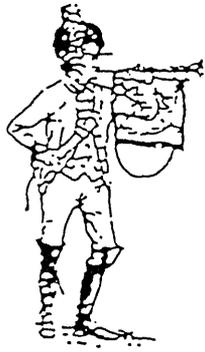
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 5.31.95
SANITARY SUPERINTENDENT DATE



1765

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: 95 - 17

DATE PLAN RECEIVED: RECEIVED MAY 19 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

J + F Accettura has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason _____

[Signature]
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1765

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: 95 - 17

DATE PLAN RECEIVED: RECEIVED MAY 19 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Joseph W. & Dawn R. Accettura has been

reviewed by me and is approved

disapproved _____

~~If disapproved, please list reason.~~

There is no town water in this area
as yet

HIGHWAY SUPERINTENDENT DATE

Steve DiJo RAMU-5-25-95
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
Milford, Pennsylvania 18337
(717) 296-2765

1-3

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE



TOWN/VILLAGE OF New Windsor

P/B # 95 - 17

WORK SESSION DATE: 17 May 95

— APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Acetura 4c

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Greg / Ar. Joe A.

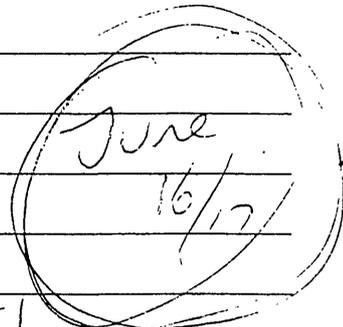
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. R.L.
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

+ add proposed lot 1 & lot 2

+ call out lot 1 / lot 2

+ Fawn R, two TTI



Myra - next 5/24
agenda (call me re plans)

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 95 - 17

WORK SESSION DATE: 5 April 95

APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Acetura

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT:

BLDG INSP.	<u>in blds.</u>
FIRE INSP.	<u>John</u>
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ck bulk compliance - bulk table
- Deepest lot has frontage on both Riley and Hillington - can really access either. (frontage compliance can be gained from either)
- show sewer availability / water availability



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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 95 - 17
 WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB. REQUIRED: Full
 REAPPEARANCE AT W/S REQUESTED: No
 PROJECT NAME: Acceptance
 PROJECT STATUS: NEW OLD
 REPRESENTATIVE PRESENT: Mrs. A.
 MUNIC REPS PRESENT: BLDG INSP.
 FIRE INSP.
 ENGINEER
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) Ron Lader

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Ron Hyatt - her atty -
is to send her letter re his opinion
is that 1 house restriction applies to
each lot - not one -
then Andy K is to receive letter



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(-)

TOWN/VILLAGE OF New Windsor

P/B # 95 - 17

WORK SESSION DATE: 21 SEPT 94

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Accetura Sub.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Fawn Accetura

MUNIC REPS PRESENT:

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- deed says access to both roads given (3rd page deed)

- see 2nd page, restriction # 3, not more than one house

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF New Windsor P/B # 95 - 17

WORK SESSION DATE: 1 June 94 APPLICANT RESUB. REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Accettura Sub

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Dr Joe Accettura

MUNIC REPS PRESENT: BLDG INSP. occupied in office
 FIRE INSP. Sub
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- R-3 w/sewer
- lot width 100' needed, may be problem if low daged also may be able to access off Hillside? take lot width off that rd.
- FI office shows as public rd.
- my to send copies of paperwork to Andy K



TOON OF NEW WINDSOR

95 - 17

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision ___ Lot Line Chg. ^X ___ Site Plan ___ Spec. Permit ___

Minor Subdivision in Form of Lot Line

1. Name of Project Change for Joseph M. & Fawn R. Accettura

2. Name of Applicant Joseph M. & Fawn Accettura Phone _____

Address 322 Riley Road, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same Phone _____

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

4. Person Preparing Plan Robert D. Kalaka, L.S.

Address P.O. Box 250, Wappinger Falls, N.Y. 12590
(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 Gregory J. Shaw, P.E. Phone 561-3695
(Name)

7. Project Location: On the east side of Riley Road (street)
300 feet north of Hillington Road
(direction) (street)

8. Project Data: Acreage of Parcel 1.55 Zone R - 3,
School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ^X _____

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF New Windsor P/B # **95 - 17**

WORK SESSION DATE: 1 June 94 APPLICANT RESUB. REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Accettura Sub

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Pr Joe Accettura

MUNIC REPS PRESENT: BLDG INSP. occupied in office
 FIRE INSP. Sub
 ENGINEER X
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- R-3 w/sewer
 - lot width 100' needed, may be problem if low diked
also may be able to access off Hillside?
take lot width off that rd.
 - FI office shows as public rd.
- My to send copies of paperwork to Andy K*

Accettura

322 Riley Road

New Windsor, NY 12553

561-0305



TOWN OF NEW WINDSOR

95 - 17

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. ^X _____ Site Plan _____ Spec. Permit _____

Minor Subdivision in Form of Lot Line

1. Name of Project Change for Joseph M. & Fawn R. Accettura

Joseph M. & Fawn Accettura

2. Name of Applicant _____ Phone _____

Address 322 Riley Road, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same Phone _____

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

4. Person Preparing Plan Robert D. Kalaka, L.S.

Address P.O. Box 250, Wappinger Falls, N.Y. 12590
(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 Gregory J. Shaw, P.E. Phone 561-3695
(Name)

7. Project Location: On the east side of Riley Road (street)
300 feet north of Hillington Road
(direction) (street)

8. Project Data: Acreage of Parcel 1.55 Zone R - 3,
School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 36 Block 1 Lot 13.1 and 18.1

11. General Description of Project: Minor Subdivision in Form
of a Lot Line Change

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

19 day of May 1995

[Signature]
Applicant's Signature

[Signature]
Notary Public

LINDA FRUSTACI
Notary Public, State of New York
No. 4949024
Qualified in Orange County
Commission Expires March 27, 1997

TOWN USE ONLY:

RECEIVED MAY 19 1995
Date Application Received

95 - 17
Application Number

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Joseph M. Accettura, deposes and says that he
(Applicant)

resides at 322 Riley Road, New Windsor
(Applicant's Address)

in the County of Orange

and State of New York

and that he is the applicant for the Minor Subdivision
(Lot Line Change) for Joseph M. & Fawn R. Accettura
(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: 5/19/95

Joseph Accettura
(Owner's Signature)
Chris De Vento
(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.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

- I. The following items shall be submitted with a COMPLETED Planning Board Application Form.
1. XX _____ Environmental Assessment Statement
 - *2. XX _____ Proxy Statement
 3. XX _____ Application Fees
 4. XX _____ 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. _____ 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. N.A. _____ 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. N.A. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N.A. Flood land boundaries.
16. N.A. 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 center line of the street.
19. N.A. Include existing or proposed easements.
20. N.A. Right-of-Way widths.
21. N.A. 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. N.A. 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. X Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N.A. 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. N.A. Provide "septic" system design notes as required by the Town of New Windsor.
31. N.A. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N.A. Indicate percentage and direction of grade.
33. N.A. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X 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).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N.A. Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N.A. A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

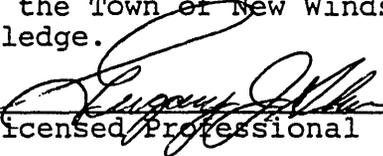
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

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

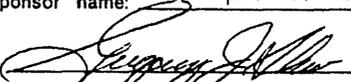
Date: May 19, 1995

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 Joseph M. S Fawn R. Accettura	2. PROJECT NAME Minor Subdivision (Lot Line Cahnge)for Joseph M.& Fawn R.
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u> <u>Accettura</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>322 Riley Road</u> <u>New Windsor, N.Y. 12553</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Minor Subdivision (Lot Line Change) at a 1.55 acre parcel of land in a residential zone.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.55</u> acres Ultimately <u>1.55</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/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N. A.</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Joseph M. Accettura</u>	Date: <u>May 18, 1995</u>
Signature:  <u>Engineer For Applicant</u>	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

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

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

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

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

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

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

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 No

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

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

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

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

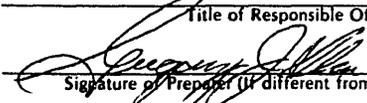
Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board

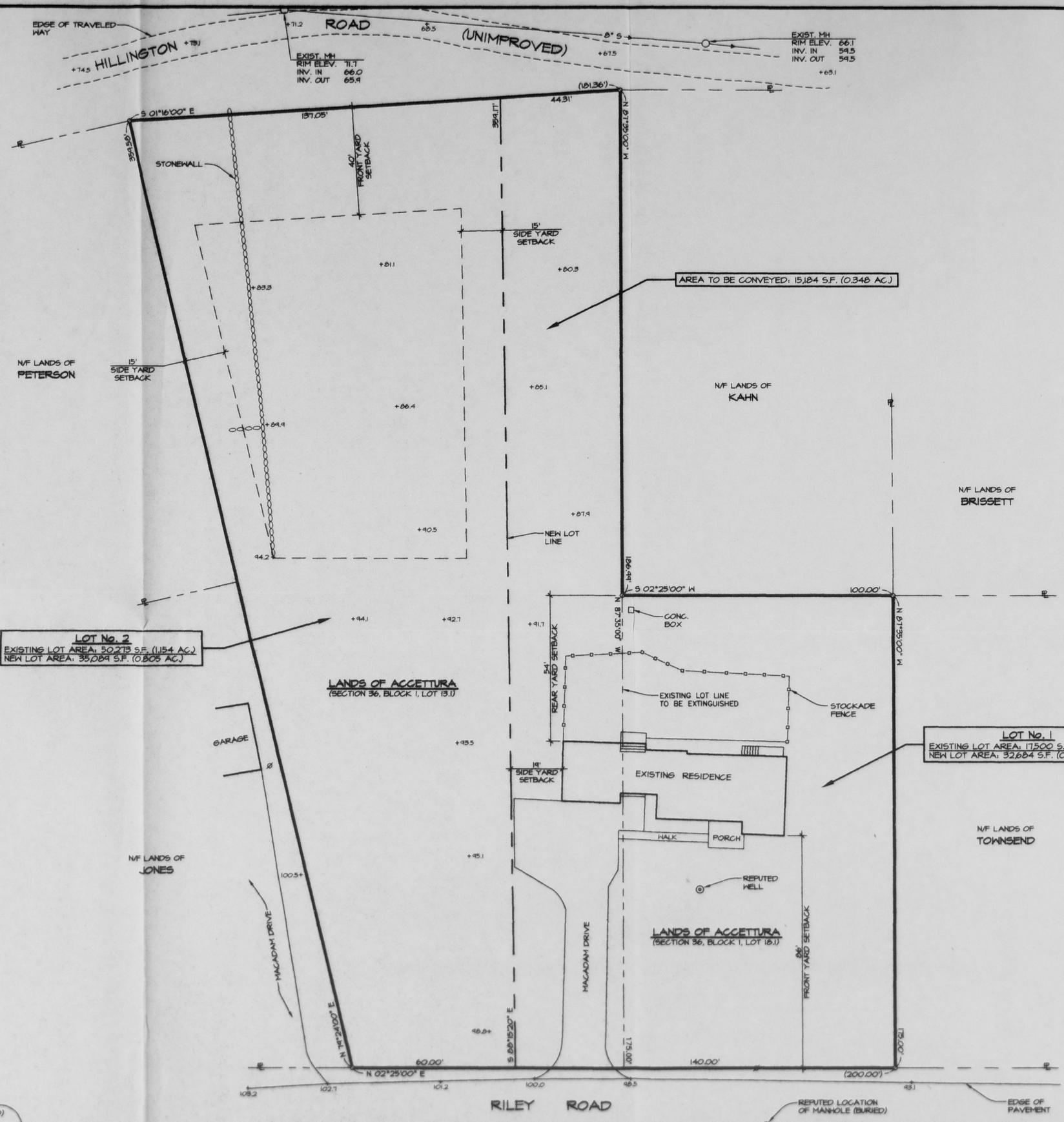
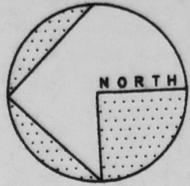
 Name of Lead Agency

James Petro Chairman

 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency 
 Signature of Preparer (if different from responsible officer)

 Date

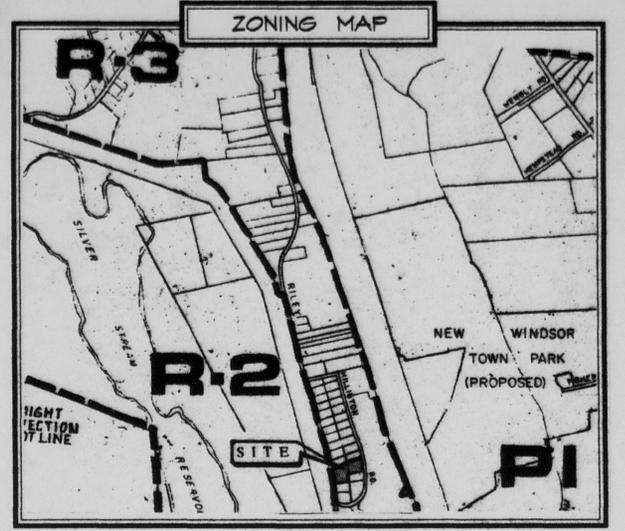


LOT No. 2
EXISTING LOT AREA: 30,273 S.F. (1.154 AC.)
NEW LOT AREA: 35,084 S.F. (0.805 AC.)

LANDS OF ACCELTURA
(SECTION 36, BLOCK 1, LOT 18.1)

LOT No. 1
EXISTING LOT AREA: 17,500 S.F. (0.401 AC.)
NEW LOT AREA: 32,684 S.F. (0.750 AC.)

AREA TO BE CONVEYED: 15,184 S.F. (0.348 AC.)



LEGEND

- BOUNDARY
- - - ADJ. PROPERTY LINE
- UTILITY POLE
- SANITARY MANHOLE
- - - - - SANITARY SEWER
- +94.1 SPOT ELEVATION 94.1

ZONING SCHEDULE

ZONE: R-3, SUBURBAN RESIDENTIAL.
USE: A-1

BULK REGULATIONS: R-3 ZONE	REQUIRED	LOT No. 1 PROVIDED	LOT No. 2 PROVIDED
MIN. LOT AREA	32,670 S.F.	32,684 S.F.	35,084 S.F.
MIN. LOT WIDTH	100 FT.	140 FT.	100 FT.
FRONT YARD SETBACK	35 FT.	26 FT.	40 FT.
SIDE YARD SETBACK (ONE)	15 FT.	19 FT.	15 FT.
SIDE YARD SETBACK (BOTH)	30 FT.	58 FT.	30 FT.
REAR YARD SETBACK	40 FT.	54 FT.	N/A
REQ'D STREET FRONTAGE	60 FT.	140 FT.	60 FT.
MAX. BLDG. HEIGHT	35 FT.	N/A	N/A
MIN. LIVABLE AREA	1,000 S.F.	N/A	1,000 S.F. (FUTURE)
DEVELOPMENT COVERAGE	15 %	N/A	N/A

- NOTES**
- RECORD OWNER & APPLICANT: JOSEPH M. & FANN R. ACCELTURA
322 RILEY ROAD
NEW WINDSOR, NEW YORK 12555
 - ZONE: R-3 (SUBURBAN RESIDENTIAL)
 - TAX MAP DESIGNATIONS: SECTION 36, BLOCK 1, LOT 18.1
SECTION 36, BLOCK 1, LOT 18.1
 - SPOT ELEVATIONS BASED UPON ARBITRARY DATUM.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

LOT LINE CHANGE APPROVAL GRANTED!
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUN 30 1995

Henry P. VanLeeuwen
Secretary

ISSUE	REVISION	DATE
1	AS PER PLANNING BOARD'S COMMENTS OF MAY 24, 1995	6-1-1995

ROBERT D. KALAKA, L.S.
P.O. BOX 250
WAPPINGERS FALLS, N.Y. 12590

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED AS A RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME AND IN MY OPINION AND BELIEF TO BE TRUE AND CORRECT.

#483

CERTIFICATION LIST:
JOSEPH M. ACCELTURA
FANN R. ACCELTURA



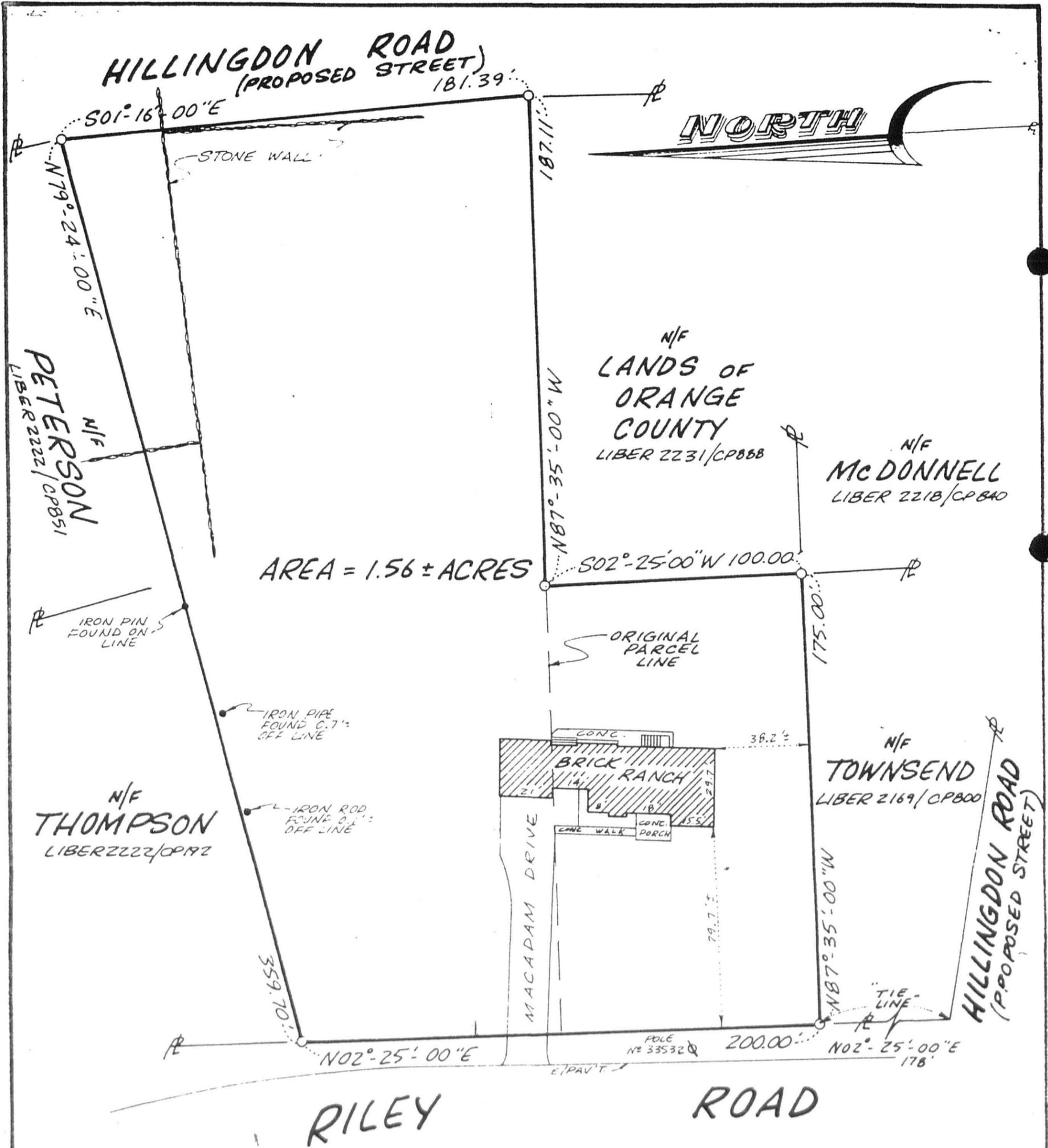
OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HERE-ON AND TO THE FILING OF THIS MAP.

SIGNED THIS 12 DAY OF June, 1995

Joseph M. Acceltura
OWNER'S SIGNATURE

Drawn By: J.R.J.	Drawing: SUBDIVISION PLAN	1 OF 1
Checked By: R.D.K.	Project: MINOR SUBDIVISION (IN FORM OF LOT LINE CHANGE) FOR JOSEPH M. & FANN R. ACCELTURA	
Scale: 1"=20'	822 RILEY ROAD TOWN OF NEW WINDSOR, N.Y.	
Date: 5-17-1995	Project No. 9504	



MAP OF SURVEY
FOR

JOSEPH ACCETTURA & JANET DENNEY

TOWN OF NEW WINDSOR
SCALE: 1" = 40'

ORANGE COUNTY, N.Y.
MARCH 31, 1986

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED TO:

POUGHKEEPSIE SAVINGS BANK, F.S.B., ITS
SUCCESSORS AND/OR ASSIGNS; COMMONWEALTH
LAND TITLE INSURANCE COMPANY; JOSEPH
ACCETTURA & JANET DENNEY; ROBERT STEWART, JR.

JOB NO. 84:181B

PETER R. HUSTIS, L.L.S.

35 HENRY STREET - BEACON - NEW YORK • 828 BROADWAY - NEWBURGH - NEW YORK

