

**PB# 97-26**

**VAN LEEUWEN & BECHLE**  
**LOT LINE CHANGE**

**55-1-96.1 & 96.2**

**55-2-13**

97 - 26 VAN LEEUWEN & BECHLE LOT LINE CHANGE  
BEATTIE ROAD (PFAU)

*Approved* 9/8/97

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657N-CL TriPLICATE  
 MADE IN U.S.A.  
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DATE August 11, 1997 RECEIPT 6772257  
 RECEIVED FROM Henry Van Leeuwen  
 Address Beattie Rd Rock Tavern, New York 12575  
One Hundred and 00/100 DOLLARS \$ 100.00  
 FOR Planning Board Application Sec # 97-26 97-27

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK # <u>1249</u>	<u>100 00</u>
BALANCE DUE		MONEY ORDER	

BY Dorothea H. Hansen

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657N-CL TriPLICATE  
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 © Wilson Jones, 1989

DATE August 11, 1997 RECEIPT NUMBER 97-26  
 RECEIVED FROM Henry Van Leeuwen  
 Address Beattie Rd. - Rock Tavern, N.Y. 12575  
One Hundred Fifty 00/100 DOLLARS \$ 150.00  
 FOR L.L. Chg Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>150 00</u>	CASH	
AMOUNT PAID	<u>150 00</u>	CHECK # <u>1243</u>	<u>10 part</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY A. Zappalo  
Mural Mason, Secretary

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 MADE IN U.S.A.  
 © Wilson Jones, 1989

DATE Sept. 8, 1997 RECEIPT 6772323  
 RECEIVED FROM Henry Van Leeuwen  
 Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$ 100.00  
 FOR P.B # 97-26

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK # <u>1250</u>	<u>100 00</u>
BALANCE DUE		MONEY ORDER	

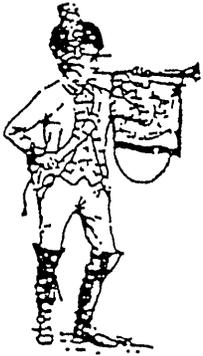
Town Clerk  
 BY Dorothea H. Hansen

Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657N-CL TriPLICATE  
 MADE IN U.S.A.  
 © Wilson Jones, 1989

DATE September 8, 1997 RECEIPT NUMBER 97-26  
 RECEIVED FROM Henry Van Leeuwen  
 Address Beattie Rd. - Rock Tavern, N.Y. 12575  
Eighty 00/100 DOLLARS \$ 80.00  
 FOR Addition to Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>80 00</u>	CASH	
AMOUNT PAID	<u>80 00</u>	CHECK # <u>1258</u>	
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY A. Zappalo  
Mural Mason, Secretary



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

AUG 25 1997

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 97 - 26

DATE PLAN RECEIVED: RECEIVED AUG 22 1997

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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Oll 8/26/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

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

# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Van Leeuwen & Bechle Lot Line Change

Date: 26 August 1997

Planning Board Reference Number: PB-97-26

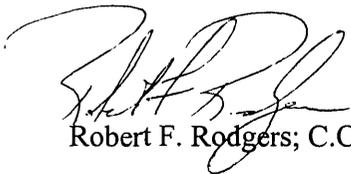
Dated: 22 August 1997

Fire Prevention Reference Number: FPS-97-045

A review of the above referenced subject lot line change was conducted on 22 August 1997.

This lot line change is acceptable.

Plans Dated: 18 August 1997 Revision 2.



Robert F. Rodgers; C.C.A.



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.

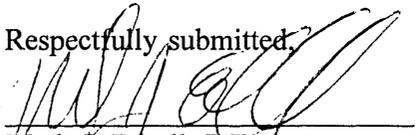
- Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

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

**REVIEW NAME:** BECHLE/VANLEEUVEN LOT LINE CHANGE  
**PROJECT LOCATION:** BEATTIE ROAD  
 SECTION 55-BLOCK 1-LOTS 96.1 AND 96.2 AND  
 SECTION 55-BLOCK 2-LOT 13  
**PROJECT NUMBER:** 97-26  
**DATE:** 27 AUGUST 1997  
**DESCRIPTION:** THE APPLICATION INVOLVES PORTIONS OF EXISTING  
 LOT 96.1 BEING CONVEYED TO ADJOINING LOT 96.2 AND  
 LOT 13. THE PLAN WAS PREVIOUSLY REVIEWED AT THE  
 13 AUGUST 1997 PLANNING BOARD MEETING.

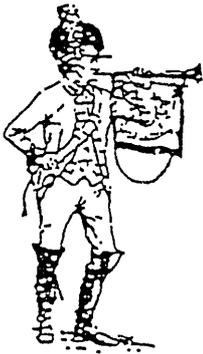
1. All previous comments with regard to this plan have been corrected with the exception of the following:
  - Plan incorrectly references "Lot 1" rather than a reference to the existing tax map lot. The "Lot 1" reference should be replaced with "Lot 55-1-96.1".
2. Other than this single correction, I believe the map is acceptable and the Board has properly completed all procedural items. As such, I am aware of no reason why this lot line change could not be considered for final approval.

Respectfully submitted,

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

MJEmk

A:BECHLE2.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

AUG 11 1997

NEW HIGHWAY DEPT.

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: 97 - 26

DATE PLAN RECEIVED: RECEIVED AUG 8 1997

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

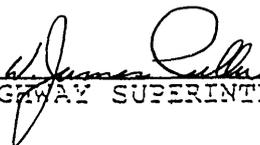
\_\_\_\_\_ has been

reviewed by me and is approved

disapproved

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
HIGHWAY SUPERINTENDENT 8/11/97 DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

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

VANLEEUVEN/BECHLE LOT LINE CHANGE (97-26) BEATTIE ROAD

Mr. Pfau appeared before the board for this proposal.

MR. PETRO: All right, Mr. Pfau, why don't you go over what we're doing here.

MR. PFAU: At the last meeting there were some notes that needed some revisions and some additions of notes which I've done on the submitted plan that you have. Mr. Edsell had one comment with regards to the Lot 1 reference should be changed to Lot 55-1-96.1 which I've done and Mr. Edsell has -- that is the only revision needed to be done and he's checked it.

MR. LANDER: 96.1 you said?

MR. PFAU: Yes, 96.1. Initially, this is the map that you have. Right here he wanted me to change Lot 1 to 96.1

MR. PETRO: If my memory serves me, we just had some housekeeping to do on the plan, correct, some minor changes?

MR. PFAU: Yes.

MR. LUCAS: We went through this at the last meeting and you complied with what we had asked at that time.

MR. PFAU: Yes.

MR. PETRO: Mark, do you see any outstanding items?

MR. EDSELL: No. As Joe indicated there was one correction and for the record he's already made it. I spoke with him earlier today. The plans have already been revised and I've got revised sheets, so I believe you're all set.

MR. PETRO: We have fire approval on 8/12/97 and highway approval on 8/11/97.

MR. DUBALDI: Did we do a neg. dec. under SEQRA?

MR. PETRO: No, we haven't done anything so we're going to have to go through the procedure.

MR. PFAU: I believe the public hearing issues were completed at the last meeting.

MR. DUBALDI: So we took lead agency?

MR. EDSELL: I have you down for taking care of the public hearing, lead agency and the neg. dec.

MR. LUCAS: You just have the final approval.

MR. DUBALDI: I make a motion that we grant final approval on the VanLeeuwen/Bechle Lot Line Change.

MR. LUCAS: Second.

MR. PETRO: A motion has been made and seconded that the New Windsor planning board grant final approval to the VanLeeuwen/Bechle Lot Line Change on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI: AYE  
MR. STENT: AYE  
MR. LANDER: AYE  
MR. LUCAS: AYE  
MR. PETRO: AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/09/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 97-26

NAME: LANDS OF VAN LEEUWEN & BECHLE - LOT LINE CHANGE  
APPLICANT: VANLEEUVEN, HENRY

--DATE--	MEETING--PURPOSE-----	ACTION--TAKEN-----
09/08/97	PLANS STAMPED	APPROVED
08/27/97	P.B. APPERANCE	APPROVED
08/13/97	P.B. APPEARANCE	MARKS COMM & RET.
08/06/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/09/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-26

NAME: LANDS OF VAN LEEUWEN & BECHLE - LOT LINE CHANGE  
APPLICANT: VANLEEUVEN, HENRY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/08/97	EAF SUBMITTED	08/08/97	WITH APPLICATIN
ORIG	08/08/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/08/97	LEAD AGENCY DECLARED	08/13/97	TOOK LEAD AGENCY
ORIG	08/08/97	DECLARATION (POS/NEG)	08/13/97	DECL. NEG DEC
ORIG	08/08/97	PUBLIC HEARING	08/13/97	WAIVED P.H.
ORIG	08/08/97	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/27/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-26

NAME: LANDS OF VAN LEEUWEN & BECHLE - LOT LINE CHANGE  
APPLICANT: VANLEEUVEN, HENRY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	08/22/97	MUNICIPAL HIGHWAY	/ /	
REV1	08/22/97	MUNICIPAL WATER	08/26/97	APPROVED
REV1	08/22/97	MUNICIPAL SEWER	/ /	
REV1	08/22/97	MUNICIPAL FIRE	08/26/97	APPROVED
ORIG	08/08/97	MUNICIPAL HIGHWAY	08/11/97	APPROVED
ORIG	08/08/97	MUNICIPAL WATER	08/11/97	APPROVED
ORIG	08/08/97	MUNICIPAL SEWER	08/22/97	SUPERSEDED BY REV1
ORIG	08/08/97	MUNICIPAL FIRE	08/12/97	APPROVED

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 97-26

NAME: LANDS OF VAN LEEUWEN & BECHLE - LOT LINE CHANGE  
APPLICANT: VANLEEUVEN, HENRY

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
09/05/97	L.L.CHG. APPROVAL FEE	CHG	100.00		
09/08/97	REC.CK. #1259	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

RESULTS OF P.B. MEETING

DATE: August 31, 1997

PROJECT NAME: Amicus Books PROJECT NUMBER 97-26

\*\*\*\*\*

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.E.A.: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ YES \_\_\_ NO \_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVAL:

M) 0 S) 11 VOTE: A 5 N 0 APPROVED:

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

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

Plans - New  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 97-26

NAME: LANDS OF VAN LEEUWEN & BECHLE - LOT LINE CHANGE  
APPLICANT: VANLEEUVEN, HENRY

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
08/11/97	REC. CK. #1243 IN PART ESCR	PAID		150.00	
08/13/97	P.B. ATTY. FEE	CHG	35.00		
08/13/97	P.B. MINUTES	CHG	18.00		
08/24/97	P.B. ATTY. FEE	CHG	35.00		
08/24/97	P.B. MINUTES	CHG	9.00		
09/08/97	P.B. ENGINEER FEE	CHG	133.00		
		TOTAL:	<u>230.00</u>	<u>150.00</u>	<u>80.00</u>

Check #1 \$80.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/08/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 97-26

NAME: LANDS OF VAN LEEUWEN & BECHLE - LOT LINE CHANGE  
APPLICANT: VANLEEUVEN, HENRY

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	--BAL-DUE
09/05/97	L.L.CHG. APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

*Check # 2 \$ 100.00*



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:** BECHLE/VANLEEUVEN LOT LINE CHANGE  
**PROJECT LOCATION:** BEATTIE ROAD  
SECTION 55-BLOCK 1-LOTS 96.1 AND 96.2 AND  
SECTION 55-BLOCK 2-LOT 13  
**PROJECT NUMBER:** 97-26  
**DATE:** 13 AUGUST 1997  
**DESCRIPTION:** THE APPLICATION INVOLVES PORTIONS OF EXISTING  
LOT 96.1 BEING CONVEYED TO ADJOINING LOT 96.2 AND  
LOT 13. THE PLAN WAS REVIEWED ON A CONCEPT  
BASIS ONLY.

1. Existing Lot 96.1 is being decreased in size, with a portion being conveyed (approximately 0.45 acres) to the existing lot on the east (Lot 13 n/f VanLeeuwen), and a portion being conveyed to the lot on the west (Lot 96.2 n/f Bechle).

Lot 96.1 is an existing non-developed lot. To my understanding, the only zoning issue is to verify post-change compliance of Lot 96.1, as the other two lots involved are actually increasing in size.

The property is located within the R-1 Zoning District of the Town. The "required" information shown on the plan appears correct, although same should be made complete with the addition of the minimum livable area (1,200 square feet). The new Lot 96.1, as proposed, appears to comply with the minimum bulk requirements.

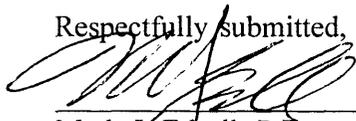
2. The plan also includes a sanitary system design for the existing lot, to verify that adequate acceptable land exists to support residential development of Lot 96.1, with an acceptable sanitary disposal system.
3. The site plan notes should be corrected, as follows:
  - a. Note 1 should refer to Lot 96.1.
  - b. Areas of the individual lots before and after the lot line change should be indicated on the plan view, with this note deleted.

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

**REVIEW NAME:** BECHLE/VANLEEUVEN LOT LINE CHANGE  
**PROJECT LOCATION:** BEATTIE ROAD  
SECTION 55-BLOCK 1-LOTS 96.1 AND 96.2 AND  
SECTION 55-BLOCK 2-LOT 13  
**PROJECT NUMBER:** 97-26  
**DATE:** 13 AUGUST 1997

- c. Note 3 would appear incorrect, as the Applicant's surveyor has advised us that this is a lot line change with all three (3) lots already existing.
  - d. Note 4 should be corrected to reference all three (3) lots which are involved.
  - e. Note 6 is misleading as this implies current subdivision activity, which is not the case.
  - f. Note 9 should clarify as to the activity of this map reference. Is this the subdivision map reference for the creation of Lots 96.1 and 96.2? If so, same should be clearly indicated.
4. The title block should be corrected, indicating the involvement of Parcel 55-2-13 in the application.
5. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision (in the form of a lot line change)**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. It is my understanding that a SEQRA review is not required for a lot line change. The Board may wish to verify same with the Planning Board Attorney.
7. All of the notes above regarding the lot line change plan are minor in nature and involve corrections to the final plan submitted for stamp of approval. If the Board decides to grant a conditional approval for the application, I will work with the Planning Board Secretary to review the final plan submitted, such that the required corrections are made prior to stamp of approval.

Respectfully submitted,



---

Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:BECHLE.mk

BECHLE/VANLEEUVEN LOT LINE CHANGE (97-26) BEATTIE ROAD

Mr. Joseph Pfau appeared before the board for this proposal.

MR. PETRO: What this is is a simple lot line change?

MR. PFAU: Yes, it is, this is on the northwest side of Beattie Road just southeast of Mr. Van Leeuwen's property. If you look at the location map, it shows the current tax map location and also Mr. Van Leeuwen's lot, 2.6 acres will be converted to a one acre lot and 1.14 acres will be converted to Bechle and remaining .45 acres will be converted to Mr. Van Leeuwen's residence lot. We have done soils testing on the remaining lot which is purported to be buildable and it will be served by individual well and septic.

MR. PETRO: Post change compliance?

MR. EDSALL: Whenever we have a lot and you subtract land from it, you really don't have to check on compliance of the lots that are gaining land because they are getting better. The only lot you have to check for compliance is the one that is being decreased in size so you have to check that after the lands been subtracted, you still have a complying lot and in this case, post change meaning lot line change and it does in fact meet the code.

MR. PETRO: R-1 zoning district of the town so it is required so everything all fits, plan includes sanitary design systems acceptable land support for residential lot, there's a couple site plan notes that should be corrected. Did you get a copy of Mark's notes? Just minor housekeeping notes, you're going to have to reprint them.

MR. PFAU: No problem.

MR. PETRO: That takes us up to number 4 also did we do lead agency on this last time?

MS. MASON: No, we have never seen this.

MR. PETRO: Can I have a motion for lead agency?

MR. DUBALDI: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Bechle/VanLeeuwen lot line change on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as the public hearing is concerned, are you coming back in for something else on this site or is this the only one, I see you're up again?

MR. PFAU: Across the street.

MR. PETRO: Nothing to do with this so we won't be reviewing it other than this time, back to the public hearing, we're not creating an extra lot are we?

MR. PFAU: No.

MR. PETRO: Just changing the line.

MR. KRIEGER: Was two lots before and you now have two lots, you have turned two lots into two lots.

MR. PETRO: All residential around it and you still have two lots just different amounts. Take a motion to waive the public hearing.

MR. LUCA: I'll do that.

MR. STENT: I will second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Bechle/VanLeeuwen lot line change on Beattie Road under its discretionary judgment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: Mark, can you explain to me 3C?

MR. EDSALL: Yeah, what he is, it's referencing two lots, it's really the project involves three lots, I think that notes were set up on the basis that it was in a format of a lot line change as a subdivision but at the workshop, Joe and I moved things around a little bit to make it clearer, the notes just didn't catch up to the other revisions.

MR. PETRO: Any of these notes can be clarified, Mark, between you and the applicant?

MR. EDSALL: Yes, they are very minor changes.

MR. PETRO: Any wetlands involved here, any streams being crossed, anything that would be noted to the SEQRA process?

MR. PFAU: None.

MR. PETRO: Motion to declare negative dec.

MR. DUBALDI: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Bechle/VanLeeuwen lot line change on Beattie Road. Is there any further

discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I think you should get all the notes clarified on the paper and on the plan and we'll set you up at the next meeting and I think there will be very little left for us to review as long as your plans are in order, if you had one note or something that needed to be looked over, we can do a subject to, but with so many, I think we need to come back and verify that everything's done properly.

MR. PFAU: Absolutely.

MR. PETRO: Anybody else have anything to add to that? Thank you.



**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC

August 20, 1997

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

Re: Bechle/VanLeeuwen Lot Line Change  
P&P No. 97146.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the Revised Plan. Revisions are based on Mr. Edsall's review letter dated August 13, 1997. The following are our specific responses in order of comments:

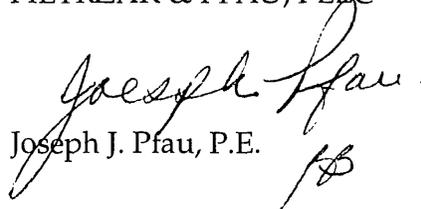
1. No revisions to plan required.
2. No revisions to plan required.
- 3.a. Note 1 refers to Lot 96.1
  - b. Note 2 has been deleted and the before & after acreage has been added to the plan view.
  - c. Note 3 remains as is. Note 2, however, has been added stating that the number of existing lots is three. The two notes together clarify that there are no new lots created.
  - d. Note 4 has been revised to include Lot 55-2-13.
  - e. Note 6 has been removed.
  - f. The filed map # referenced in Note 9 is for the creation of Lots 96.1 & 96.2 and is now included in the Note.
4. The title block now includes Tax Lot 55-2-13.
5. No revisions to plans required.
6. No revisions to plans required.
7. No revisions to plans required.

Bechle/VanLeeuwen  
August 20, 1997  
Page 2

I hope the above information is adequate to receive final approval at the August 27th Planning Board meeting. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

  
Joseph J. Pfau, P.E.

JJP/bb  
enclosures:  
cc: M. Edsall, P.E. w/enc.  
cc: H. Vanleeuwen w/enc.  
vanlbec1.doc

RESULTS OF P.E. MEETING

DATE: August 13, 1997

PROJECT NAME: Buckle/Wan Linnon L.L. Chy. PROJECT NUMBER 97-26

\*\*\*\*\*

LEAD AGENCY: \* NEGATIVE DEC: \*  
M) 0 S) LU VOTE: A 5 N 0 \* M) 0 S) LU VOTE: A 5 N 0 \*  
CARRIED: YES  NO  \* CARRIED: YES:  NO  \*

\*\*\*\*\*  
PUBLIC HEARING: M) LU S) 5 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.E.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

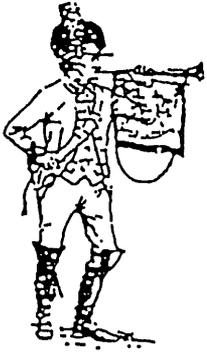
M)    S)    VOTE: A    N    APPROVED:   

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

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Address Mack's comments of 8/13/97  
Return to next meeting



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

AUG 11 1997

N.W. HIGHWAY DEPT.

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: 97 - 26

DATE PLAN RECEIVED: RECEIVED AUG 8 1997

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 \_\_\_\_\_

*Lot line Change Van Lersuwer & Bechle*

*[Signature]* 8/11/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
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

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MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 26

DATE PLAN RECEIVED: RECEIVED AUG 22 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

Vankeywen + Bechle has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_

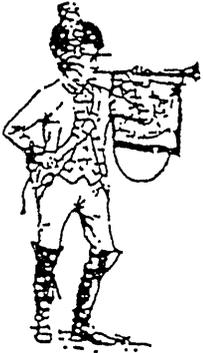
\_\_\_\_\_

\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

John D. D. O. - G.M. - 8-26-97  
WATER SUPERINTENDENT DATE

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: 97 - 26

DATE PLAN RECEIVED: RECEIVED AUG 8 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Van Leeuwen & Bechle \_\_\_\_\_ has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

There is no town water in this

area

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE

John D. ... 8-11-97  
WATER SUPERINTENDENT      DATE

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

# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Van Leuvan Lot Line

Date: 12 August 1997

Planning Board Reference Number: PB-97-26

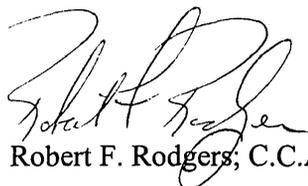
Dated: 8 August 1997

Fire Prevention Reference Number: FPS-97-38

A review of the above referenced lot line change was conducted on 11 August 1997.

This lot line change is acceptable.

Plans Dated: 29 July 1997 Revision 1



Robert F. Rodgers, C.C.A.



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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 97-26

WORK SESSION DATE: 6 Aug 97

APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Not Now

PROJECT NAME: Varlemer Yc

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

REPRESENTATIVE PRESENT: Joe Plan

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

\_\_\_\_\_

\_\_\_\_\_

for 8/13 mtg

new plan required

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

97-26

## TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

178 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg.  Site Plan \_\_\_\_\_ Spec. Permit \_\_\_\_\_

1. Name of Project LANDS OF VANLEEUEWEN AND BECHLE, LOT LINE CHANGE
2. Name of Applicant HENRY VANLEEUEWEN Phone 562-0532  
Address 70 WINDSOR HIGHWAY, NEW WINDSOR, NEW YORK 12553  
(Street No. & Name) (Post Office) (State) (zip)  
HENRY VANLEEUEWEN (55-1-96.1)
3. Owner of Record ROGER & NADINE BECHLE Phone 562-0532  
Address BEATTIE ROAD NEW WINDSOR, NEW YORK 12553  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan: PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC  
Address 51 GREENWICH AVENUE, GOSHEN, NEW YORK 10924  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney JERALD FIEDELHOLTZ, ESQ. Phone 562-4630  
Address 270 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting JOSEPH J. PFAU Phone 294-0606  
(Name)
7. Project Location: On the NORTH WEST side of BEATTIE ROAD  
(street)  
100 feet NORTH EAST of ANN ELIZABETH DRIVE  
(direction) (street)
8. Project Data: Acreage of Parcel 4.0 ACRES Zone R-1,  
School Dist. WASHINGTONVILLE
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.



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APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

HENRY VANLEEUEWEN NADINE BECHLE deposes and says that he  
(Applicant)

resides at 70 WINDSOR HIGHWAY, NEW WINDSOR, NEW YORK 12553 BENTLEY ROAD  
(Applicant's Address) ROCK TAVERN N.Y.  
12575

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the LANDS OF VANLEEUEWEN AND BECHLE  
LOT LINE CHANGE

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized JOSEPH J. PFAU, P.E., PIETRZAK & PFAU ENGINEERING & SURVEYING  
(Professional Representative)

to make the foregoing application as described therein.

Date: JULY 29, 1997

Nadine Bechle  
(Owner's Signature)

Debra M. DeSisto  
(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.

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

\*If applicable.

13. XX Name of adjoining owners. REC'D IN RE AUG 1997
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. N/A 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.

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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.  N/A  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.   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).



RECEIVED AUG 8 1997 97-26

PROJECT I.D. NUMBER

617.21

SEQR

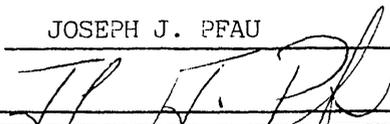
Appendix C

State Environmental Quality Review

### SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR HENRY VANLEEUEWEN	2. PROJECT NAME VANLEEUEWEN AND BECHLE LOT LINE CHANGE
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) NORTH WEST SIDE OF BEATTIE ROAD 100' NORTH EAST OF ANN ELIZABETH DRIVE	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: LOT LINE CHANGE BETWEEN TAX LOTS 55-1-96.1 & 96.2	
7. AMOUNT OF LAND AFFECTED: Initially <u>4</u> acres Ultimately <u>4</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR PLANNING BOARD	
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: JOSEPH J. PFAU	Date: 7-29-97
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

OVER

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

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

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

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

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

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

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

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

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

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

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

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

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

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

\_\_\_\_\_ Name of Lead Agency

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

\_\_\_\_\_ Signature of Responsible Officer in Lead Agency      \_\_\_\_\_ Signature of Preparer (If different from responsible officer)

\_\_\_\_\_ Date