

PB# 97-27

**VAN LEEUWEN, HENRY
(WITHDRAWN)**

55-1-119.5

97 - 27

VAN LEEUWEN, HENRY SUBDIVISION 2 lots
BEATTIE ROAD (PFAU)

Application Withdrawn 11/19/98

DATE August 11, 1997 RECEIPT 6772257
 RECEIVED FROM Henry Van Loonwen
 Address Beattie Rd Rock Tavern, New York 12575
One Hundred and 00/100 DOLLARS \$ 100.00
 FOR Planning Board Application Fee #97-26 97-27

ACCOUNT		HOW PAID		
BEGINNING BALANCE		CASH		
AMOUNT PAID		CHECK	<u>1242</u>	<u>100 00</u>
BALANCE DUE		MONEY ORDER		

BY Dorothea H. Hansen
 #1

DATE August 12, 1997 RECEIPT 97-27 N U M B E R
 RECEIVED FROM Henry Van Loonwen
 Address Beattie Rd - Rock Tavern, N.Y. 12575
Three Hundred 00/100 DOLLARS \$ 300.00
 FOR 2 Lot Sub. Escrow

ACCOUNT		HOW PAID		
BEGINNING BALANCE	<u>300.00</u>	CASH		
AMOUNT PAID	<u>300.00</u>	CHECK	<u>#1243</u>	
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	<u>in part</u>	

BY A. Zappalo
Mary Mason, Secretary

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 97-27

NAME: BEATTIE ROAD - 2 LOT SUBDIVISION
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/19/98	RECEIVED LETTER	WITHDRAWN
08/13/97	P.B. APPEARANCE . SHOW HOUSE ON LOT #2	SEND L.A. COOD LETR
08/06/07	WORK SESSION APPEARANCE	SUBMIT



PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

November 19, 1998

Via: Fax Transmittal
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

Attn: Myra

Re: Lands of Vanlicuwen
Beattie Road - Two Lot Subdivision
Planning Board No. 97-27
P&P No. 97115.01

Dear Myra:

Please let this letter serve as our request to withdraw the above referenced application. This project has now been incorporated into the Ann-Elizabeth Drive application.

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
vnltr09.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-27

NAME: BEATTIE ROAD - 2 LOT SUBDIVISION

APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/11/97	REC. CK. #1243 IN PART ESCR	PAID		300.00	
08/13/97	P.B. ATTY. FEE	CHG	35.00		
08/13/97	P.B. MINUTES	CHG	27.00		
11/10/98	P.B. ENGINEER FEE	CHG	111.50		
11/19/98	RET. TO APPLICANT	CHG	126.50		
		TOTAL:	300.00	300.00	0.00

Gave to L.R. 11/19/98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/19/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-27
NAME: BEATTIE ROAD - 2 LOT SUBDIVISION
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/19/98	RECEIVED LETTER - WITHDRAWN	CHG	0.00		
		TOTAL:	0.00	0.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/13/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-27

NAME: BEATTIE ROAD - 2 LOT SUBDIVISION

APPLICANT: VAN LEEUWEN, HENRY

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 08/08/97	MUNICIPAL HIGHWAY	/ /	
ORIG 08/08/97	MUNICIPAL WATER	08/11/97	APPROVED
ORIG 08/08/97	MUNICIPAL SEWER	/ /	
ORIG 08/08/97	MUNICIPAL FIRE	08/12/97	APPROVED



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

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

RECEIVED

AUG 11 1997

PLEASE RETURN COMPLETED FORM TO:

NEW HIGHWAY DEPT

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 27

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 _____

W. James Cella 8/11/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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: VANLEEUVEN MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 119.5
PROJECT NUMBER: 97-27
DATE: 13 AUGUST 1997
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION OF THE 64.9 +/- ACRE PARCEL (REMAINING LANDS OF PRIOR SUBDIVISION) INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. This is a follow-up subdivision from the previous VanLeeuwen subdivision (Planning Board Application 92-20), which received stamp of approval on 18 January 1995. These lands were also the subject of the recent lot line change application (File 97-7) which corrected roadway boundaries, based on actual construction.

This application takes the remaining lands from the former application and subdivides off a 16.64 +/- acre parcel on the west end of the property. The overall property is located within the R-1 Zoning District of the Town. The bulk information appears correct, although the table should be made complete with the addition of the minimum livable area of 1,200 square feet. Proposed Lot 1 does appear to comply with the minimum bulk requirements, although the plan should include a net area and actual values for bulk compliance of Lot 1.

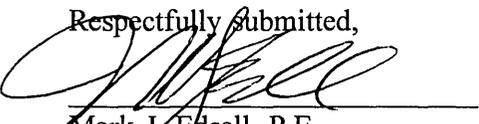
2. The Board is reminded that the "Remaining Lands" from Application 92-20 were not intended for residential purposes (note on plan). Lot 2 of this subdivision should have that restriction carried with this plan/application. At minimum, the plan should include such a note.

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

REVIEW NAME: VANLEEUVEN MINOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 119.5
PROJECT NUMBER: 97-27
DATE: 13 AUGUST 1997

3. The access to Lot 1 of this subdivision includes a driveway which crosses the New York State Freshwater Wetlands. A permit will be required from the NYSDEC. This should be considered in the SEQRA review.
4. The Board may wish to authorize a Lead Agency Coordination Letter for this application. To my understanding, the only other involved agency is the New York State Department of Environmental Conservation.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

A:VANLEE2.mk

VANLEEUEWEN SUBDIVISION (97-27) BEATTIE ROAD

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

MR. PETRO: This is across the street and has nothing to do with the prior application. This application proposes minor subdivision of 64.9 acre parcel into two single family residential lots, okay.

MR. PFAU: This 64.9 acre lot was part of a previously approved subdivision which involved the creation of the Ann Elizabeth Drive roadway. The remaining lot was designated as the remaining lands in which also included two lots that were unbuildable at that time so that included that and that is part of the area. But this application is for the creation of a lot coming up Beattie Road, it will be served by individual well and septic, will require DEC.

MR. PETRO: Let me hold you up because my plan doesn't, I don't have a plan that you have.

MR. PFAU: Do you have sheet 2?

MR. PETRO: Okay, sorry to interrupt you.

MR. PFAU: So what we're basically doing is taking and cutting off one single family lot from the remaining lands that was the remaining lands of that.

MR. PETRO: Where is the new lot?

MR. PFAU: Right here.

MR. PETRO: Is that all water?

MR. PFAU: There is wetlands that surround it and we'll require a wetlands permit for the crossover.

MR. PETRO: You have a buffer line drawn.

MR. DUBALDI: Where is the proposed dwelling for lot 2?

MR. PFAU: There is no proposed dwelling for lot 2,

it's designated as it was on the original subdivision, the original subdivision of Ann Elizabeth Drive this complete thing was designated as remaining lands, I'm including the two, they are about one acre parcels that did not get approval from the planning board.

MR. LANDER: You have to show a house location.

MR. EDSALL: Maybe if I can jump in, the remaining lands were noted as being not for residential purposes and my comment to him indicating that as long as the board finds the creation of lot 1 acceptable that lot 2 which is the new remaining lands should be designated the same as last time not for residential purposes.

MR. LANDER: Why was the note originally put?

MR. EDSALL: That is what the board agreed to when it was approved.

MR. LANDER: Not--

MR. EDSALL: As you know, I'm not a great support of those type of lots but that was what the plan was approved as and I am suggesting that at minimum you should carry the same restriction as previously.

MR. PETRO: Originally, the entire parcel left that we're looking at was not to be developed for residential use.

MR. EDSALL: Just said not for residential purposes, at that time, that is how they can file it without showing a sanitary system.

MR. PETRO: Why doesn't everybody just say that at this time?

MR. EDSALL: I think it was worked out that it was reserved for agricultural unless it was subsequently approved by this board, that is the normal procedure.

MR. LANDER: Now Mark, let's just back up a little bit here, says remaining lands from application 92-20 were not intended for residential purposes on that plan, it

says at this time.

MR. EDSALL: I can tell you exactly what it says, hopefully.

MR. PFAU: It also included these two lots and there were notes that pointed to the septic areas and--

MR. EDSALL: The note under lot 5 on the previous application says not for residential purposes at this time.

MR. PETRO: And that flew?

MR. EDSALL: That is how the board approved it.

MR. PETRO: For not showing the second house on the property?

MR. EDSALL: Well, yeah, not showing any house on the remaining lands and it was 64.9 acres at that time which included the two pieces which are the rectangular portions of the lot where it's called part of remaining lands.

MR. BABCOCK: This happened back in 1985, Mr. Chairman, I think things have changed since then.

MR. EDSALL: No, this is '95, it was a '92 application, it was around for quite a while.

MR. PETRO: Let me ask you this basically what you're trying to do now is take lot 1 off the remaining lands. What's the reason for taking lot 1 off?

MR. KRIEGER: It's usable, the residential isn't--

MR. PFAU: He has someone interested in buying it.

MR. PETRO: Buying it for what purpose, for a home?

MR. PFAU: Yes.

MR. PETRO: So why don't we do this for now, let's not think about non-residential purposes and focus more on

lot number one, if it is usable or if it is not usable and look at it in that aspect.

MR. LANDER: Well, it would be usable, Mr. Chairman, but my question is that lot 2 would have to show house location and septic system on it.

MR. PETRO: Unless he uses the same note again.

MR. LANDER: I'm not going for the same note.

MR. PETRO: I don't understand that myself.

MR. LANDER: I don't remember that, well, '95 so I don't remember them all but--

MR. PETRO: I was here and for residential purposes, I would remember but the rest of it, I don't.

MR. BABCOCK: Is there a problem with showing house location on lot number 2?

MR. PFAU: No, I don't believe so.

MR. BABCOCK: If you can show it where you don't have to cross the wetlands because then you're going to get involved in having to get--

MR. PETRO: Right off the road like like it's dry.

MR. PFAU: Absolutely, I have no problem.

MR. LANDER: You have to cross it for this lot 1.

MR. PFAU: Yeah, I have to go for a DEC wetlands permit for this lot and I would like to, I believe that is that some SEQRA has to be completed for me to close DEC and in the meantime, I can show the buildability.

MR. PETRO: How long is the driveway on here?

MR. PFAU: About 700 feet, I don't have a scale on me.

MR. EDSALL: 700.

MR. PETRO: We have highway and we don't have anything from highway, we have fire approval on 8/12 nothing from highway yet. You're going to be coming back because you're going to have to show home location on lot number 2. Now let's remember one thing now once he shows a house on lot number 2 we're going to open ourselves up to that note will no longer be valid, I don't know how valid it is anyway. And if he shows one home, he may be able to show ten homes and subdivide that property and frankly, I don't care if it works, you know, if it is going to work and you can subdivide that up, that is good, but I think once we tell you or instruct you to show the house, it's going to nullify that old note which I think is erroneous and stupid anyway. I never heard, unfortunately, I was here and probably chairman and I don't remember that going through.

MR. PFAU: I think it was more because of these two lots that kind weren't buildable for some reason and I don't--

MR. PETRO: Still that is a note that is vague and it's also something that everybody would latch onto, if I was doing a subdivision, didn't want to show the house and plot a house, I would say we're not going to do a house for now, but we'll let you know, just put a note on the map. Okay, so what you need to do is show the house location on lot number 2 and again, I want everybody on the board to know that is going to nullify what we did before because if he wants to build on it and wants to cross the wetlands and everything's in order, we'll review it. Okay, do you understand?

MR. PFAU: And so someone built a house on this lot they'd own this and this also those little--

MR. PETRO: I don't know that.

MR. PFAU: They are all part of the same tax lot, it's kind of bizarre.

MR. PETRO: I think you can show a home up towards by the road, looks like it's higher up there.

MR. PFAU: I don't suspect they'll be a problem.

MR. PETRO: You have to have the well and septic separation, you probably know all that so you have a little work to do. Any other questions from the members?

MR. DUBALDI: Motion for coordination letter.

MR. STENT: Get together with DEC on this.

MR. PETRO: I think we should see a house location unless you don't want to waste time.

MR. PFAU: I'd like to go to the DEC, that is going to take a little time for me to get that.

MR. PETRO: Motion to send out coordination letter to the necessary agencies involved.

MR. DUBALDI: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve or authorize a coordination letter to be sent to the necessary agencies involved, DEC, to cross the wetlands for the VanLeeuwen minor subdivision. 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: You'll be authorized to do that, we need something back from highway, but don't even bother sending it to highway until you get the other driveway location so you can do it all at once.

MR. PFAU: Thank you.

RESULTS OF P.B. MEETING

DATE: August 13, 1997

PROJECT NAME: Van Buren Sub. PROJECT NUMBER 97-27

* * * * *

LEAD AGENCY: Lead Agency Letter to be sent * NEGATIVE DEC: *
* * * * *

M) 0 S) LN VOTE: A 5 N 0 * 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) S) VOTE: A N APPROVED:

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

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Show house on lot #2



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 27

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

Beattie road 2 lot _____ has been

reviewed by me and is approved L _____,

disapproved _____.

If disapproved, please list reason _____

There is no water in this area

HIGHWAY SUPERINTENDENT DATE

John D. D. Almo 8-11-97

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Beattie Road Minor Subdivision

Date: 12 August 1997

Planning Board Reference Number: PB-97-27

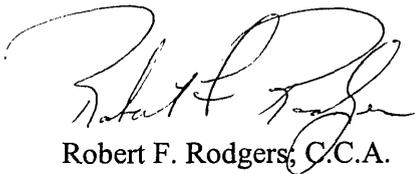
Dated: 8 August 1997

Fire Prevention Reference Number: FPS-97-037

A review of the above referenced subject minor subdivision plan was conducted on 11 August 1997.

This subdivision plan is acceptable.

Plans Dated: 6 August 1997.



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--27

WORK SESSION DATE: 6 Aug 97 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Not Now

PROJECT NAME: Van Lueven Manor Sub

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Joe P.

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 2 Lot Beattie Rd
 - Flw plan req'd.
 - 4A segra coord letter
- for 8/13 mtg
new plan req'd



TOWN OF NEW WINDSOR

97-27
RECEIVED AUG 8 1997
"XX"

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision Lot Line Chg. Site Plan Spec. Permit

1. Name of Project BEATTIE ROAD 2 LOT SUBDIVISION

2. Name of Applicant HENRY VAN LEEUWEN Phone 562-0532

Address 70 WINDSOR DRIVE NEW WINDSOR, NEW YORK 12553
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record HENRY VAN LEEUWEN Phone 562-0532

Address 70 WINDSOR DRIVE 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 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 SOUTHEAST side of BEATTIE ROAD
(street)
1500+ feet NORTHEAST of ANN ELIZABETH DRIVE
(direction) (street)

8. Project Data: Acreage of Parcel 64.9 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.

10. Tax Map Designation: Section 55 Block 1 Lot 119.5

11. General Description of Project: 2 LOT SUBDIVISION CREATING
1 RESIDENTIAL SUBDIVISION AND A REMAINING LANDS

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

13. Has a Special Permit previously been granted for this property? yes XX 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

31ST day of July 1997

[Signature]
Applicant's Signature

[Signature]
Notary Public

SUSAN R STEINBERG
Notary Public, State of New York
Qualified in Orange County
Reg #4520728
Commission Expires July 31, 1998

TOWN USE ONLY:

RECEIVED AUG 8 1997

Date Application Received

97 - 27
Application Number

"ZZ"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

HENRY. VANLIEUWEN, deposes and says that he
(Applicant)

resides at 70 WINDSOR DRIVE NEW WINDSOR, NEW YORK 12553
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the BEATTI ROAD 2 LOT SUBDIVISION

(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: 7-29-97

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

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

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. 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.
- 7. N/A 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. XX 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.
14. XX Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. XX 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. XX Final metes and bounds.
18. N/A 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. XX Lot area (in square feet for each lot less than 2 acres).
23. XX Number the lots including residual lot.
24. XX 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. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. XX Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

RECEIVED AUG 8 1997

29. XX 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. XX Provide "septic" system design notes as required by the Town of New Windsor.
31. XX 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. XX Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. XX 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).

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PROJECT I.D. NUMBER

617.21

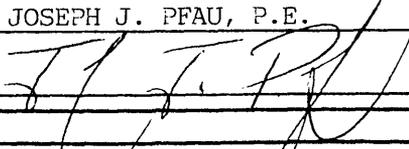
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Appendix C

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 VANLEEUVEN		2. PROJECT NAME BEATTIE ROAD 2 LOT MINOR SUBDIVISION	
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) SOUTHEAST SIDE OF BEATTIE ROAD 1500'± NORTHEAST 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: 2 LOT SUBDIVISION CREATING 1 RESIDENTIAL BUILDING LOT AND A REMAINING LANDS			
7. AMOUNT OF LAND AFFECTED: Initially 64.9 acres Ultimately 64.9 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, P.E.		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 THRESHOLDS 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