

**PB# 01-34**

**Fiedelholtz & Sausville  
(Sub.)**

**26-1-2.1**

FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
ERIE AVENUE - 2 LOTS

01-34

Approved 7/6/01

Map Number 141-01 City 1  
Section 26 Block 1 Lot 2.1 Town 1  
Village 1 New Windsor

Title: Fidelholtz, Gerald &  
Sausville, Patricia

Dated: June 4, 01 ~~Rev~~ Filed 7-6-01

Approved by James Bresnan, Secretary  
on 7-6-01

Record Owner Gerald Fidelholtz

& Sausville, Patricia DONNA L. BENSON  
(1 Sheet) Orange County Clerk

P. B. # 01-34  
Approval fee

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#637-2001**

**07/06/2001**

**Fiedelholz, Jerald  
270 Quassaick Ave.  
New Windsor, NY 12553**

**Received \$200.00 for Planning Board Fees on 07/06/2001. Thank you for stopping  
by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 1-34  
NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	ONE LOT RECREATION FEE	CHG	500.00		
07/05/2001	REC. CK. #518	PAID		500.00	
		TOTAL:	500.00	500.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-34

NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/06/2001	PLANS STAMPED	APPROVED
05/23/2001	P.B. APPEARANCE . SUBJECT TO HIGHWAY APPROVAL - CORRECT BULK TABLES	LA:ND WVE PH APP CON
04/04/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-34  
NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/01/2001	REC. CK. #453	PAID		300.00	
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	22.50		
07/05/2001	P.B. ATTY.	CHG	127.50		
07/06/2001	RET. TO APPLICANT	CHG	115.00		
		TOTAL:	300.00	300.00	0.00

7/6/01  
L.R.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-34

NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION

APPLICANT: FIEDELHOLTZ, JERALD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/01/2001	EAF SUBMITTED	05/01/2001	WITH APPLIC
ORIG	05/01/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/01/2001	LEAD AGENCY DECLARED	05/23/2001	TOOK LA
ORIG	05/01/2001	DECLARATION (POS/NEG)	05/23/2001	DECL NEG DEC
ORIG	05/01/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/01/2001	PUBLIC HEARING HELD	/ /	
ORIG	05/01/2001	WAIVE PUBLIC HEARING	05/23/2001	WAIVE PH
ORIG	05/01/2001	AGRICULTURAL NOTICES	/ /	
ORIG	05/01/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-34

NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
APPLICANT: FIEDELHOLTZ, JERALD

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 05/01/2001	MUNICIPAL HIGHWAY . NEEDS DRIVEWAY PERMIT - LOCATION WILL BE DECIDED AT THAT . TIME	06/25/2001	APPROVED
ORIG 05/01/2001	MUNICIPAL WATER	05/03/2001	APPROVED
ORIG 05/01/2001	MUNICIPAL SEWER	/ /	
ORIG 05/01/2001	MUNICIPAL FIRE	05/03/2001	APPROVED
ORIG 05/01/2001	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 1-34  
NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-D
07/05/2001	ONE LOT RECREATION FEE	CHG	500.00		
07/05/2001	REC. CK. #518	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/06/2001

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LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-34

NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION  
APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	SUB. APPROVAL FEE	CHG	260.00		
07/05/2001	REC. CK. #520	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

LOTS @ 150.00 (FIRST 4 LOTS).....\$

LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$

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

TOTAL ESCROW DUE....\$

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

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

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 (1)

\*\*\*\*\*

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT .....\$ 500.00 (2)

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$ (INSPECTION FEE)

AS OF: 07/05/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 02 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1 34

FOR WORK DONE PRIOR TO: 07/05/2001

TASK NO	ETC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	DOLLARS			
								TIME	EXP	BILLED	BALANCE
1 34	180709	04/04/01	TIME	MJL	MS FIEDELHOLZ	85.00	0.40	34.00			
1 34	183052	05/23/01	TIME	MJE	MM FIEDELHOLZ COND APPL	85.00	0.40	8.50			
1 34	183104	05/23/01	TIME	MJL	MC FIEDELHOLZ	85.00	0.50	42.50			
								85.00			
1 34	185724	06/18/01			BILL 01-616					85.00	
										85.00	
1 34	187669	07/05/01	TIME	MJF	MC Fiedelholz Closeout	85.00	0.50	42.50			
					TASK TOTAL			127.50	0.00	-85.00	42.50
					GRAND TOTAL			127.50	0.00	-85.00	42.50

Fiedelholz

Att: 7/5/01

Myra

Plans are acceptable to stamp.

*[Signature]*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/05/2001

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-34  
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APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/01/2001	REC. CK. #453	PAID		300.00	
05/23/2001	P.B. ATTY. FEE	CHG	35.00		
05/23/2001	P.B. MINUTES	CHG	22.50		
07/05/2001	P.B. ATTY.	CHG	127.50		
		TOTAL:	185.00	300.00	-115.00

*To be returned to applicant.*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/05/2001

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LISTING OF PLANNING BOARD FEES  
RECREATION

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07/05/2001	ONE LOT RECREATION FEE	CHG	500.00		
		TOTAL:	500.00	0.00	500.00

*Made Payable to the Town of New Windsor*  
*£*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/05/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-34

NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION

APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/05/2001	SUB. APPROVAL FEE	CHG	260.00		
		TOTAL:	260.00	0.00	260.00

*Made Payable to: The Town of New Windsor*



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

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

**PROJECT NAME:** FIEDELHOLTZ & SAUSVILLE MINOR SUBDIVISION  
**PROJECT LOCATION:** ERIE AVENUE  
SECTION 26 – BLOCK 1 – LOT 2.1  
**PROJECT NUMBER:** 01-34  
**DATE:** 23 MAY 2001  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE 2.21 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located in the R-4 Zoning District of the Town. The “required” bulk values on the plan appear correct for the zone and use (based on availability of both sewer and water), other than the frontage value, which should be 60 ft. minimum. Each of the lots appear to easily comply with the bulk requirements, although some corrections would appear necessary to the “provided” values.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. 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.
4. 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.
5. The plans depict a sewer easement to the benefit of proposed lot #2, through proposed lot #1. It should be insured that a proper easement is prepared and reflected in the deed for lot #1.

Respectfully Submitted,

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

MEJ/st  
NW00-00-01.Jan00.doc

RESULTS OF P.B. MEETING OF: May 23, 2001

PROJECT: Federal Hwy 1 Soussville L.T.C. P.B.# 01-34

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y    N     
2. TAKE LEAD AGENCY: Y    N   

M) B S) A VOTE: A 5 N 0  
CARRIED: YES    NO   

M) (N)S)A VOTE: A 5 N 0  
CARRIED: YES    NO   

WAIVE PUBLIC HEARING: M) AS) B VOTE: A 5 N 0 WAIVED: Y    N   

SCHEDULE P.H. Y    N    ✓

SEND TO O.C. PLANNING: Y   

SEND TO DEPT. OF TRANSPORTATION: Y   

REFER TO Z.B.A.: M)    S)    VOTE: A    N   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) A S) B VOTE: A 5 N 0 APPROVED CONDITIONALLY: 5-23-01

NEED NEW PLANS: Y    N   

DISCUSSION/APPROVAL CONDITIONS:

<i>Subject to Highway App.</i>
<i>Bulk Table corrections</i>

FIEDELHOLTZ & SAUSVILLE SUBDIVISION (01-34)

Mr. Whitaker appeared before the board for this proposal.

MR. PETRO: Proposed subdivision into 2 residential building lots.

MR. WHITAKER: This 2 acre lot, what happens is that we have a sewer and water line just west of these lots and drainage that's being proposed to go underneath the drainage ditch and put a sewer there, they tell me there's a water line there, I've checked on it, there's a water line out in the street. So we have two lots and the water line, we have a little bit of wetland over here and I do have wetland boundary there. We carried this line down within a couple feet of the proposed house but we're still outside the 100 foot buffer zone.

MR. PETRO: Is that the old house that sits on the hill, the one that's not--

MR. WHITAKER: That's up here, yes.

MR. PETRO: That's part of the original homestead, right?

MR. WHITAKER: This was, yeah, there was two lots here that Mr. Fiedelholz and Mr. Sausville owned and this was the lot right next to it. There's a garage on the east side of it and we're proposing to tear it down before we do anything else.

MR. PETRO: Let me get myself straight on this now, what we're looking at is one lot and you want to draw the center line?

MR. WHITAKER: This is one lot, this is the division line.

MR. PETRO: Nothing to do with the old house?

MR. WHITAKER: No, the old house was on a separate deed.

MR. PETRO: This was a separate lot from that?

MR. WHITAKER: Yes.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

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

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on 5/3/2001, we don't have anything back from highway yet. He's been very slow. Mark, do you have any outstanding comments here at all? What do you have to say about this application?

MR. EDSALL: It's very straightforward because there are no public improvements proposed. It's merely a simple division of a lot into two single family lots and Mr. Whitaker had several items I asked him to include on the plan, such as the net area and the identification of the wetlands and identifying the easement for lot 2 sewer that heads over through lot 1 to the sewer line and he's included all those items.

MR. WHITAKER: The only thing I'm going to add, I didn't have the regular form for the DEC and I will include that on the map, on the finished map.

MR. PETRO: All the bulk information is correct?

MR. WHITAKER: Yes.

MR. PETRO: Setbacks are all in place, Mark, I know I'm being redundant, just trying to go over a couple things in case you missed something. I don't see anything else. Public hearing, gentlemen, we're taking a one family lot and making it into two families, it's a residential area, what is it, R-1 there?

MR. BABCOCK: No, R-4, Mr. Chairman.

MR. PETRO: Still single family?

MR. BABCOCK: Yes, single family.

MR. EDSALL: There's one minor correction that needs to be made on the bulk table so again, that's a real minor correction that could be taken care of.

MR. WHITAKER: Okay, Mark, thank you.

MR. PETRO: Motion to waive the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: 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 Fiedelholtz and Sausville minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Negative dec motion.

MR. LANDER: We're not crossing any wetlands here, are

we?

MR. WHITAKER: What happens is I talked to the people at DEC and they told me that they, we would come into the wetlands someplace over here, maybe at the edge of the sewer system, but they said they would approve that. Better to have a sewer system than a septic tank.

MR. BABCOCK: Wetlands are way in the back, Ron.

MR. WHITAKER: Yeah and they also, wetlands are pretty heavily marked, you can see it right down here, here's where the wetlands are, then comes over here and comes way down here.

MR. ARGENIO: Mark, there's no driveway or driveway culvert issue here?

MR. EDSALL: Well, I'm sure when the highway superintendent reviews it, he may in fact indicate that any driveways may need a culvert, so I would anticipate that.

MR. BABCOCK: Just make it subject to his, subject to Mr. Kroll's requirements.

MR. PETRO: Any other comments? Is there a motion for negative dec?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

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

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE

May 23, 2001

#01-34

14

MR. LANDER                    AYE  
MR. PETRO                    AYE

MR. LANDER: In the top right-hand corner there's a shed?

MR. WHITAKER: Yeah, there's a small metal shed and there's a note that that's going to be removed.

MR. LANDER: Is that on the plan?

MR. WHITAKER: Number 2.

MR. LANDER: Okay.

MR. PETRO: Entertain a motion for final approval and I will do the subject-to's again.

MR. ARGENIO: Motion for final approval for the Fiedelholtz and Sausville minor subdivision subject to the following.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval for the Fiedelholtz Sausville minor subdivision, subject to the minor bulk corrections being put in place on the map that Mark has noted earlier and that we have highway approval from New Windsor Highway Department to whatever that may, be could be whatever is required by the highway department. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO                    AYE  
MR. BRESNAN                    AYE  
MR. KARNAVEZOS                AYE  
MR. LANDER                    AYE  
MR. PETRO                    AYE



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: 01-34

DATE PLAN RECEIVED: \_\_\_\_\_

RECEIVED

MAY - 1 2001

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

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

WHITAKER

for the building or subdivision of

FIEDELNOLTZ / SAUSVILLE

has been

reviewed by me and is approved \_\_\_\_\_

disapproved \_\_\_\_\_

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

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

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

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

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

*[Signature]*      5/8/01

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/01/2001

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-34

NAME: FIEDELHOLTZ & SAUSVILLE SUBDIVISION

APPLICANT: FIEDELHOLTZ, JERALD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/01/2001	REC. CK. #453	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00

*P. Zappalo*



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

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

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MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-34**

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED  
MAY - 1 2001

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

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

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

riedelholz + Sausville has been

reviewed by me and is approved

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

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

Water is available in this area -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE  
James D. D.V.      5-3-01  
WATER SUPERINTENDENT      DATE

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

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: May 3, 2001**

**SUBJECT: Fiedelholtz / Sausville**

**Planning Board Reference Number: PB-01-34**

**Dated: 1 May 2001**

**Fire Prevention Reference Number: FPS-01-022**

**A review of the above referenced subdivision plan was conducted on 2 May 2001.**

**This subdivision plan is acceptable.**

**Plans Dated: 14 March 2001.**

  
**Robert F. Rodgers**



**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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

13

TOWN/VILLAGE OF New Windsor

P/B # 01-34

WORK SESSION DATE: 4 April 01

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

Full App

PROJECT NAME: Friedelholz sub.

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

REPRESENTATIVE PRESENT: Bud Whitaker

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Erie Ave. - vacant prop. R-4
- add WL off Erie to Windshire
- flagging by Lance Kolts.
- add Ht/Front/Back/Min Liv/Out Cov.  
35/ 60 1/4 1000 30
- show net area
- add home loc SVCS easement as necessary
- add shed - remove prior to B/P.
- add note re flagging by Lance K.

CLOSING STATUS

- \_\_\_\_\_ Set for agenda
- X \_\_\_\_\_ possible agenda item
- \_\_\_\_\_ Discussion item for agenda
- \_\_\_\_\_ ZBA referral on agenda

Loss 5/9/01

pbwsform 10MJE98

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision  Lot Line Change  Site Plan  Special Permit

Tax Map Designation: Sec. 26 Block 01 Lot 2.1

**BUILDING DEPARTMENT REFERRAL NUMBER** PA 2011-0203

1. Name of Project Subdivision of lands of Fienckholtz & Sausville

2. Owner of Record Jenako Fienckholtz Patricia Sausville  
301 Beattie Road 3 Schoonmaker Drive  
Address: Washingtonville N.Y. 10992 New Windsor  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Jenako Fienckholtz Phone \_\_\_\_\_  
Address: 301 Beattie Road Washingtonville N.Y. 10992  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Francis E. Whitaker Phone 561-9377  
Address: 4 Central Ave Newburgh N.Y. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Francis E. Whitaker 561-9377  
(Name) (Phone)

7. Project Location: On the South side of ERIC AVENUE 1079 feet  
(Direction) (Street) (No.)  
West of QUASSAICK AVENUE  
(Direction) (Street)

8. Project Data: Acreage 2.21 Zone R-4 School Dist. Newburgh Consolidated

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? Yes \_\_\_\_\_ No

\*This information can be verified in the Assessor's Office.

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

10. Description of Project: (Use, Size, Number of Lots, etc.) SUBDIVISION OF LOT  
INTO TWO 1 ACRE BUILDING LOTS

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

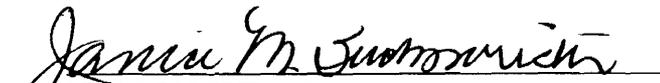
THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

24<sup>th</sup> DAY OF April 2001

X 

APPLICANT'S SIGNATURE

  
NOTARY PUBLIC

Donald F. de la R.  
Please Print Applicant's Name as Signed

JANICE M. SUCHOWIECKI  
Notary Public, State of New York  
Qualified in Orange County  
No. 4633500  
\*\*\*\*\*  
TOWN USE ONLY  
Commission Expires June 30, 20 02

RECEIVED

**01-34**

MAY - 1 2001  
DATE APPLICATION RECEIVED

APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Jerabo Ficoel Holiz, deposes and says that he resides  
(OWNER)

at 301 Deatre Road, Washingtonville in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)

designation number (Sec. 26 Block 01 Lot 2.1) which is the premises described in

the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

Paucisa G. Whitaker Land Surveyor

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/24/01

X [Signature]  
Owner's Signature

[Signature]  
Witness' Signature

JANICE M. SUCHOWIECKI  
Notary Public, State of New York  
Qualified in Orange County  
No. 4633500

Commission Expires June 30, 20 02

\_\_\_\_\_  
Applicant's Signature if different than owner

[Signature]  
Representative's 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.**

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MAY - 1 2001

01-34

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

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
  - \* 2. SAY 2 P3 ABOVE Name and address of Owner.
  3. ✓ Subdivision name and location
  4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
  6. ✓ Location Map at a scale of 1" = 2,000 ft.
  7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
  8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
  9. ✓ Date of plat preparation and/or date of any plat revisions.
  10. ✓ Scale the plat is drawn to and North arrow.
  11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
  12. ✓ Surveyor's certificate.
  13. ✓ Surveyor's seal and signature.
  14. ✓ Name of adjoining owners.
  15. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
  - \* 16. \_\_\_\_\_ Flood land boundaries.
  17. 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.
  18. ✓ Final metes and bounds.

19. ✓ 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.
20. \_\_\_\_\_ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- \*26. ✓ 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.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FOR 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. is 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.

A 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 ACKNOWLEDGMENT:**

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: Francis S. W. Mettler April 26, 2001  
Licensed Professional Date

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01-34

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 <u>VERALD Ficoel Holtz</u>	2. PROJECT NAME <u>SUBDIVISION LANDS OF Ficoel Holtz &amp; Spayville</u>
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTH SIDE OF ERID AVE 1079' EAST OF QUASSICK AVENUE</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>SUBDIVISION OF 2 ACRE LOT INTO (2) TWO 1 ACRE BUILDING LOTS</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.2</u> acres    Ultimately <u>2.2</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	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Francis G. Whitaker L.S.</u>	Date: <u>April, 26 2001</u>
Signature: <u>Francis G. Whitaker</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:

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

REC'D BY  
"XX"

ATTACHMENTS

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

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*NOT IN FLOOD PLAIN*

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MAY - 1 2001

01-34

**NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION**

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland CO-5 as delineated by DEC OFF. LANCE KOLBE on SEP 29, 2001.

DEC Staff: Lance & Kults Surveyor/Engineer: [Signature]

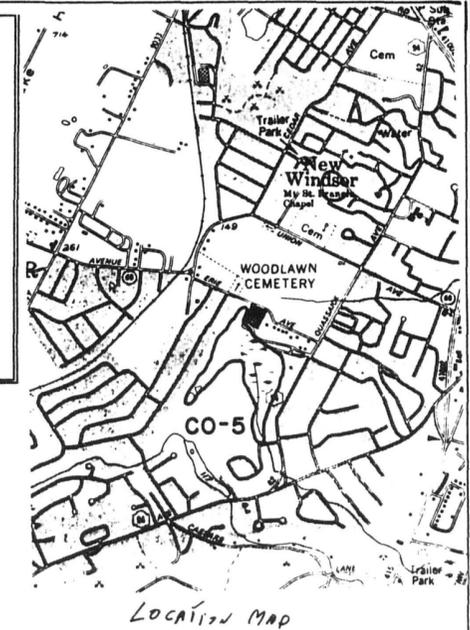
Date: 6/11/01

SEAL



Wetland boundary as validated by DEC remains valid for three years from date of flagging or revalidation. For official use of the wetland boundary after this three year period, the boundary must be revalidated by DEC staff. This may include re-flagging and survey of the wetland boundary if changes are noted.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors embossed seal or inked stamp is a violation of Section 7209, Sub-division 2 of the New York State Education Law. Only copies from the original tracing of this survey map marked with the Land Surveyors embossed seal shall be considered to be valid true copies. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the Delaware-Hudson Land Surveyors Association. Said certifications shall run only to those named individuals and/or institutions for whom the survey is prepared. Certifications are not transferable to additional individuals, institutions, their successors and/or assigns or subsequent owners

**A PROPOSED SUBDIVISION OF LANDS OF**

**JERALD FIEDELHOLTZ AND PATRICIA SAUSVILLE**

**Located on the Southerly line of Erie Avenue in the Town of New Windsor,**

**County of Orange, State of New York.**

**Tax No: 4800-Section 26-Block 01-Parcel 2.1**

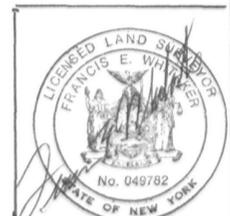
Certified to: **Jerald Fiedelholz**  
**Patricia Sausville**  
 The Town of New Windsor  
**Francis E. Whitaker, L.S.**  
 4 Central Ave, Newburgh, N.Y.

We, the undersigned have reviewed this map and agreed to its contents and the filing of same.

**Jerald Fiedelholz**  
 301 Beattie Road,  
 Washingtonville N.Y. 10992

**Patricia Sausville A/K/A Pauline R. Sausville**  
 3 Schoonmaker Drive  
 New Windsor, N.Y.

*Jerald Fiedelholz* *Patricia Sausville*  
*AKA Pauline Sausville*



APPROVAL GRANTED BY TOWN OF NEW WINDSOR

11 - 6 2001

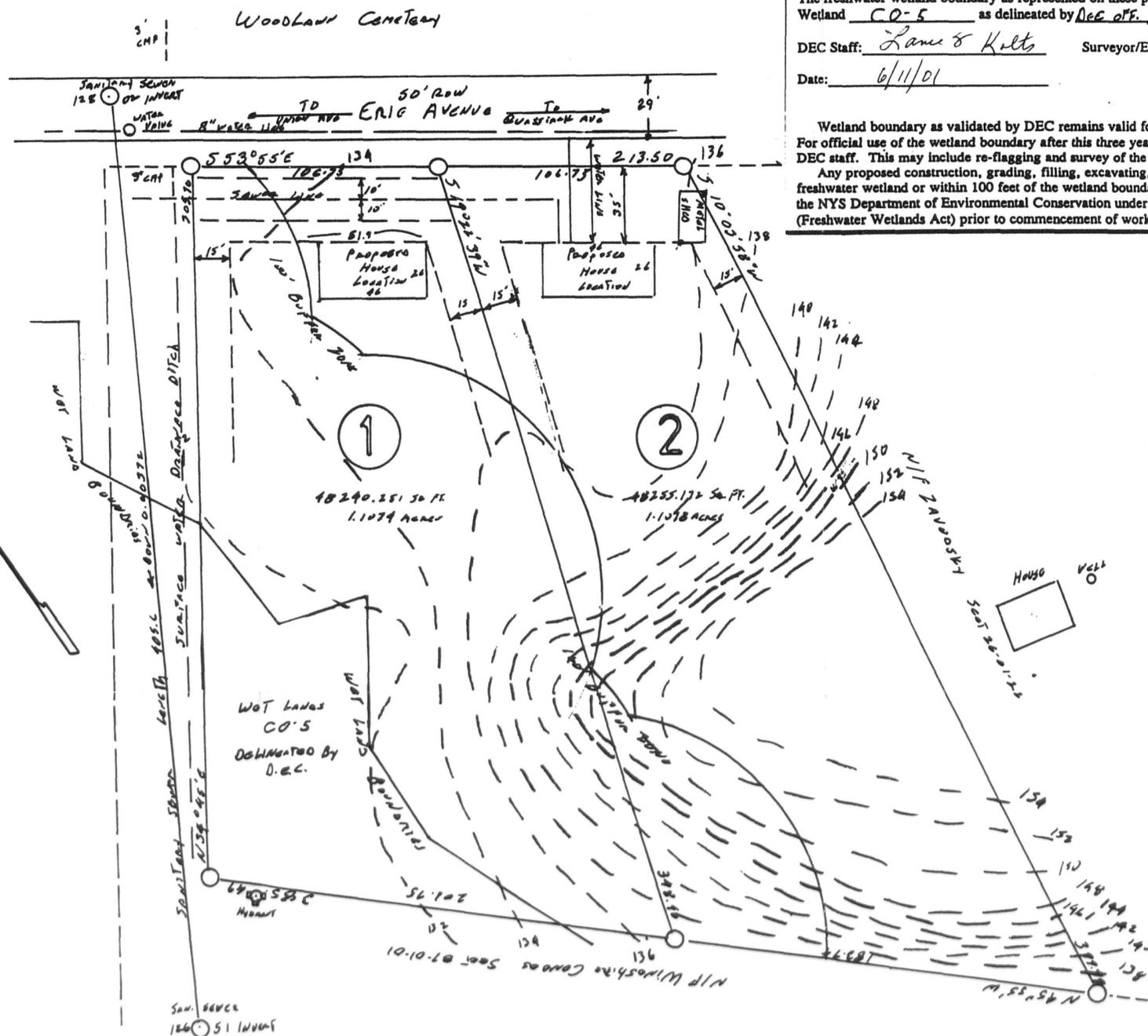
By: *James Petro, Jr.*, Chairman  
 By: *James Breshaw*, Secretary

**MARCH 14, 2001**

**SCALE 1"=40'**

**92-12**

**REVISED JUNE 4, 2001 (WETLAND BUFFER ZONE)**



**NOTES**

1. Wetland boundaries as shown hereon were marked in the field by a representative of the New York State Department of Environmental Conservation on September 1998, and on May 29 2001. Certain conditions apply to work performed within the wetlands or within the 100 foot buffer zone, and are noted in the the New York State of Environmental Conservation block above.
2. The shed shown on the northeasterly corner of Lot #2 shall be removed before a Building Permit is issued.
3. There is reportedly a water line on the east side of the sewer line shown.
4. A Maintenance agreement will be filed in the Town Clerk and County Clerks Office re easement for the sewer line across Lot #1

ZONING R-4	LOT #1	LOT #2
AREA	15000 SQ. FT.	34711.156 S.F.*
LOT WIDTH	100 FT.	106.75 MIN.
FRONT YARD	35 FT.	35 FT.
SIDE YARD	15/30 FT	15/46 FT.
REAR YARD	40 FT.	250+ FT.
FRONTAGE	60 FT	115 FT
MAX BLDG HT.	35 FT	35 FT.
FLOOR AREA RATIO	N/A	N/A
MIN. LIVING AREA	1000 S.F.	1200 S.F.
MAX DEVELOP COVER	30%	0.03%

\*Lot #1 area excludes wet lands CO-5 and sewer line easement for Lot #2