

PB# 85-14

Geraldine Sherman

29-1-20.1

Geraldine Sherman 85-14
Subdivision

Approved 7/23/85
 filed with Town Clerk 12/21/85

General Receipt 6346

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

March 27, 19 85

Received of Zimmerman Engineering + Surveying \$ 25.00

Twenty-five 00/100 DOLLARS

For Geraldine Sberman Sub-division (#8514)

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 2357		\$ 25.00

By Pauline B. Townsend
Town Clerk

General Receipt 6724

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

July 17, 19 85

Received of Geraldine Sberman \$ 100.00

One Hundred 00/100 DOLLARS

For 85-14 Sub-Division

DISTRIBUTION		
FUND	CODE	AMOUNT
Check 008089		

By Pauline B. Townsend
Town Clerk

Title

1st review 3/27/85

2nd review 5/8/85 ah,

Approved 7/23/85

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

50-193
219

ISSUING OFFICE NEW WINDSOR



BARCLAYS BANK OF NEW YORK

No. **00808018**
DATE JULY 17, 1985

NEW YORK, NEW YORK 10022
UNDER INSTRUCTIONS/FOR ACCOUNT OF

BY ORDER OF

debit # 604001592

AMOUNT \$ 1000.00*****

OFFICIAL CHECK

PAY →
↓
PAY TO THE ORDER OF

TOWN OF NEW WINDSOR

BARCLAYS BK OF NY N.A. **1000 0000**

THIS CHECK WILL BEAR ONLY ONE AUTHORIZED SIGNATURE IF IT IS DRAWN FOR \$5,000 OR LESS

BARCLAYS BANK OF NEW YORK, N.A.

Michelle Casarita
AUTHORIZED SIGNATURE(S)
196

*Rec'd 7/17/85
Lynn Lowery*

⑆00808018⑆ ⑆021901939⑆ 901350⑆

Atty called with approval 9/17/85 ch.

4007dh

RECEIVED. TOWN OF NEW WINDSOR

PLANNING BOARD
PRIVATE ROAD MAINTENANCE DECLARATION

July 17th 1985
BY Shirley Hasadentuffel
Sec.

Declaration dated the 17th day of July, 1985 is intended to refer to a subdivision in the Town of New Windsor, County of Orange, State of New York subdivided by Vincent Biagini d/b/a Blooming Grove Operating Co., Inc., residing at P.O. Box 188 Washingtonville, New York said subdivision plat dated February 8, 1985, revised May 8, 1985 and May 10, 1985 and to a subdivision in the Town of New Windsor, County of Orange subdivided by Geraldine Sherman, residing at Woodcock Mountain Road, Washingtonville, New York said subdivision plat dated March 22, 1985 and revised May 7, 1985.

WHEREAS, Vincent Biagini d/b/a Blooming Grove Operating Co., Inc. has heretofore subdivided real property on Station Road in the Town of New Windsor, County of Orange, State of New York into two lots of said subdivision, and

WHEREAS, Geraldine Sherman has heretofore divided real property on Station Road in the Town of New Windsor, County of Orange, State of New York into four lots, and

WHEREAS, there is or will be a private road extending from Station Road to the boundaries of the aforesaid to lots of said Biagini subdivision and Lot 1 of the Sherman subdivision, and

WHEREAS, lots 1 and 2 of the Biagini subdivision and lot 1 of the Sherman subdivision will gain access from Station Road to the driveways on each respective lot by use of the private road, and

WHEREAS, it is in the best interest of all parties that will own the aforesaid lots to have an agreement that sets forth the intent to maintain the private road in a passable condition and sets forth the distribution of expenses for the repair and maintenance of said road, and

and Geraldine Sherman are
WHEREAS, Vincent Biagini/ now the owners in fee simple absolute of
all the property shown on the aforesaid subdivision plats, or have the
authority from the owner to encumber the aforesaid real property, and

WHEREAS, these obligations will be assumed by the owners of each
of the lots in this subdivision only if their lot is serviced by the
private road, and

WHEREAS, it is the intention of, Vincent Biagini to file this
declaration and make the provisions of this declaration binding upon the
lot owners set forth above and any other lot owners that may eventually
use the private road.

It is hereby declared as follows:
and Gerladine Sherman

1. Biagini/will refer to this declaration in the deeds conveying
title to lots 1 and 2 of the Biagini subdivision and lot 1 of the Sherman
and will make all deeds subject to this Declaration
subdivision/and will cause future owners of these lots to assume the
obligations hereunder upon acceptance of title to the respective lots.

2. The owners of the respective lots shall meet at least
semi-annually to determine what maintenance shall be done on the road
for the coming year. The owners shall also agree on a method of
determining when contractors shall be requested to perform maintenance
on the private road, remove snow or apply sand when snow or ice conditions
prevail.

3. All decisions for improvement and/or maintenance of the
private road shall be made by unanimous vote of the lot owners present
who have been issued building permits. Lot owners who have not obtained
a building permit are not eligible to vote and are nor responsible for
any portion of the maintenance expense. A unanimous vote shall be
required for all work to be performed.

4. The owner of the first lot obtaining a building permit for a residence or dwelling shall have the responsibility of chairing the first meeting of the lot owners and arranging for the first meeting of the lot owners. This individual shall be referred to as "Manager". The lot owners shall annually elect an individual as the Manager.

5. Each lot owner shall be responsible for and have one (1) vote concerning any maintenance performed on the road after a building permit is issued for the construction of a residence or dwelling on this lot. Each lot owner shall be responsible for the proportion of expense that his vote has to the entire number of votes eligible to be case.

6. The Manager of the road shall receive notification of any sums that may be due and owing from the owners of the lots for the maintenance of the road. Upon receipt of an invoice for an expense of the road, the Manager shall immediately notify the respective owners of the total amount of the invoice and their proportionate share of the expense. Within fifteen days of the receipt of this notification, the respective lot owners shall forthwith deliver a check, made payable to the contractor, to the manager who in turn shall contribute his share of the expense and forward all checks to the contractor in full satisfaction of this obligation.

7. Upon receipt of a Deed to a subdivision lot, each lot owner shall immediately become liable for his or her share of the obligations pursuant to this agreement.

8. In the event one of the lot owners fails to forward his proportionate share of the expenses within fifteen days as set forth above, the manager shall be authorized to forward the portion of the

invoice that has been paid to the contractor with a statement setting forth the proportionate share that remains unpaid and the lot owner that has not paid his share. The lot owner who has not paid his proportionate share shall be subject his real property to the lien of the contractor as if he had executed the contract for the performance of the work. For the purpose of this declaration, each lot owner that is affected by this Agreement hereby gives his authorization, and by accepting a deed to the respective lot, does hereby accept the condition that a unanimous vote shall be sufficient to authorize the performance of work and that the acts of the manager in carrying out the directive of lot owners shall be done by the manager as an agent of the lot owners and the lot owners consent to his actions and agree to be bound by them.
Notwithstanding anything to the contrary herein

9. /unless otherwise agreed among the lot owners, it is hereby declared that in the event the accumulation of snow exceeds four inches in depth, as the average depth, the manager is authorized to engage a contractor to remove the snow from the Right-of-Way without further authorization from the lot owners.

10. Notwithstanding anything to the/ ^{contrary herein} the road shall always be maintained so as to be passable by ordinary passenger vehicle and this shall include repair of any "potholes" that exceed four inches in depth and grading the road when the difference in elevation of all portions of the travelled area exceeds six inches.

DATED: July 17, 1985

15/ Geraldine Sherman
Vincent Biagini
GERALDINE SHERMAN
VINCENT BIAGINI

STATE OF NEW YORK: COUNTY OF ORANGE:

Geraldine Sherman

On the 17th day of July, 1985 before me personally came Vincent Biagini/ to me known to be the individuals described herein and who executed the foregoing instrument and acknowledged to me that they executed the same.

Lori Marie Moroney
LORI MARIE MORONEY
Notary Public, State of New York
No. 4733573
Qualified in Orange County
Commission Expires Mar. 30, 1987

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, JUNE 26, 1985 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN HENRY REYNS
ERNEST SPIGNARDO, VC
LAWRENCE JONES
CARL SCHIEFER
HENRY VAN LEEUWEN
HENRY SCHEIBLE
DANIEL MCCARVILLE

OTHERS PRESENT: ANDREW KRIEGER, PLANNING BD. ACTY.
MICHAEL BAECOCK, BLDG. & ZONING INSP.
SHIRLEY B. HASSDENTEUFEL, SECRETARY

tape 339

Chairman Reynolds called the June 26, 1985 meeting of the New Windsor Planning Board to order promptly at 7:30 P.M. and presided over same.

Secretary called the roll

Motion by Lawrence Jones seconded by Henry Scheible that the Planning Board of the Town of New Windsor approve the minutes of the the June 12, 1985 meeting as written.
Roll call: All ayes, no nays (7-0).

Chairman Reynolds: What is your pleasure about one meeting in July and one meeting in August?

Discussion.

Motion by Henry Van Leeuwen seconded by Carl Schiefer that the Planning Board hold one meeting in July, (July 10th) and one meeting in August (August 14th).

Roll call: Jones:yes
Scheible:yes
McCarville:yes
Van Leeuwen:no
Schiefer:yes
Spignardo:yes
Reyns:yes

Motion carried 6 ayes, 1 nay (6-0)
There will be one meeting in July and one meeting in August.

#1 on the agenda:

Van's Carpet Site Plan
Route 94
represented by William Hauser of McGoey & Hauser

Mr. Hauser: Van's Carpet needs more space. They need this for

The building proposed is a pole building. There will be no heat or plumbing. There will be a building in a building. The roof structure is coming off. The existing drainage will remain. The right-a-way is shown for the property in the rear. The warehouse in the rear of the property is owned by the same owner.

Mr. McCarville: Will there be a floor in the building?

Mr. Hauser: Yes, concrete.

Chairman Reynolds: We would like your comments Mr. Cuomo.

Mr. Cuomo: I never heard of such a thing. I would like to look it

over
Mr. Hauser: There are no footings other than columns.

Mr. McCarville: How would utilities be brought in?

Mr. Hauser: There is no heating.

Mr. Van der Essen: We have worked it all out.

Mr. Hauser: Central Hudson requires an outside meter.

Mr. Van der Essen: I checked with my Insurance Company and they saw no problem with it. I will need office space some day and then I wouldn't have to add on to the building.

Mr. Hauser: The bulk requirement is on the right.

Chairman Reynolds: We will put you on the next agenda.

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#2 on the agenda:

Lands of Scaglione Subdivision
located on Union Ave.

Mr. Murphy: This property is located on Union Ave., 277 feet west of Clarkview Road. This is in R4 zone.

Mr. Van Leeuwen: If we go along with this it is poor planning. There are sewer lines there, it will be a house behind a house.

Mr. McCarville: It is out of character with neighborhood.

Mr. Murphy: We are talking excessive of 174 ft. There is an existing house.

Mr. McCarville: What is the distance from letter E? I don't think it is good planning.

Mr. Murphy: We are creating a flag lot.

Mr. Spignardo: Is there water and sewer?

Mr. Murphy: Yes.

Mr. Scheible: When the pond fills up it becomes swampy.

Mr. Jones: We had one on Station Road, a flag lot.

Chairman Reynolds: The Building Inspector and Engineer should look at this.

* * *

#3 on the agenda: Rant 2 Lot Subdivision
located on Riley Road
represented by Mr. Murphy from Zimmerman Eng.

Mr. Murphy: This property conforms to all regulations.
It is on the east side of Riley Road 700 ft. south of Route 207. It is 1.578 acres.

Motion by Henry Van Leeuwen seconded by Carl Schiefer that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of David and Marcia Rant and collect all fees.

Roll call: Jones: yes
Scheible: yes
McCarville: yes
Van Leeuwen: yes
Schiefer: yes
Spignardo: yes
Reynolds: yes

All ayes, no nays. (7-0) Motion approved. Fees- \$100.00 Subdiv.
250.00 rec.

Fees not paid.

Mr. Murphy will be in with mylar and fees.

* * *

#4. on the agenda:

Early Subdivision

Cancelled

#5 on the agenda: Carlo Gruini Subdivision
Route 9W
represented by Elias Grevas

Mr. Grevas: In order to subdivide the property because of the sideyard we had to go to the Zoning Board of Appeals. The Use Variance was granted on May 14th. There are no proposed buildings.

Mr. Van Leeuwen: Everything is existing.

Mr. Grevas: Yes.

Chairman Reynolds: Does it meet requirements?

Mr. Grevas: Note #8 on plans.

Motion by Henry Van Leeuwen seconded by Lawrence Jones that the Planning Board of the Town of New Windsor approve the two (2) lot subdivision of Carlo Gruini, located on Route 9W and collect all fees.

Roll call: Jones:yes
Scheible:yes
McCarville:yes
Van Leeuwen:yes
Schiefer:yes
Spignardo:yes
Reyns:yes

Motion carried 7 ayes, 0 nays

Fees- \$100.00 subdivision fee and \$250.00 recreation fee PAID

* * *

#6 on the agenda:

Roberto Minuto Lot line change

No representation

* * *

REVIEWS

Gittlitz & Schrieder 4 family
327 Old Forge Hill Road
represented by Mr. Gittlitz and Mr. Schroeder

Mr. Gittlitz: We are appearing here this evening to show what we are proposing. This is an R5.

Mr. VAN Leeuwen showed the board members where the lot was. They don't have any frontage.

Mr. Gittlitz: We wanted to have dialogue with the board on what we propose to do. This lot predates our plans. It is for multiple dwelling use. The lot has water and sewer. These are two lots in the same person's name.

Mr. Spignardo: Who is the lot being purchased from?

Mr. Schroeder: Mrs. Musolino.

Mr. Gittlitz: This would be an improvement to the area.

Mr. Schroeder: We met with the residents of the area and they were happy about it.

Mr. Van Leeuwen: If he goes to the ZBA and gets approval, we should hold a Public Hearing.

Atty. Krieger: The frontage is 50 feet, not 75ft.
He should go to the ZBA for other requirement.

Mr. Gittlitz: I would like to do all at one time.

Atty. Krieger: You would go for everything at one time.
Also, you should see the Building Inspector first.
The Building Inspector would look at this and give
his disapproval so you then could go to the ZBA.

Chairman Reys: What value are you selling this at?

Mr. Schroeder: I don't know at this time.

Mr. Gittlitz: Site work is a factor.

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Geraldine Sherman Subdivision
Station Road
represented by Mr. Murphy of Zimmerman

Mr. Scheible: Who is the owner of this subdivision?

Mr. Murphy: Mrs. Sherman.

Mr. Scheible: We are having a problem with the site distance
on lot 1.

Mr. Murphy: Our proposal is to move twenty (20) feet
back so good vantage point in getting out of driveway.
Trees will be taken down.

Mr. Scheible: I was there today. I still see a problem.
I took it slow so that I could see.

Mr. Jones: You can't see. When car comes over the hill
you can't see.

Mr. Murphy: That is why we changed it. There will be a
twenty foot plateau.

Mr. Jones: We were standing on the road watching the
cars.

Mr. Scheible: As time goes by the traffic will increase.

Chairman Reys: Any questions from the Board?

Mr. Jones: Does Mrs. Sherman own all this property?

Mr. Murphy: Yes. There is seventeen (17) acres.
Our calculations for site distance is 320 ft. clear.

Mr. Spignardo: Our Engineer should check this out.

Mr. Biagini: There is a private road going next to lot one (1). It feeds two (2) lots.

Mr. Jones: One house, another plus one.

Mr. Biagini: Two (2) houses.

The man paved property that he didn't own.

We could eliminate Station Road entrance and go in off the private road.

Mr. Van Leeuwen: Mr. Biagini, show by dotted line.

Mr. Spignardo: Woul this come up to private road specs?

Mr. Biagini: Yes.

* * *

William Helmer Site Plan
East side of Industrial Drive
represented by Mr. Thompson

Mr. Thompson: The property is 1.73 acres. It is in a PI Zone.

Chairman Reynolds: It is for the Use and construction of an office building. The section is 4 block is 3 and lot 2.222.

Mr. Thompson: Some of the spaces for parking will be for employees. Spaces would be 9x20.

The buiding will be 30-35ft high with a flat roof.

Mr. Thompson explained building to the board. 1st floor would be open to terrace and end floor an overhang.

I will probably need a variance. The difference would be a smaller building if I couldn't do any other way.

Motion by Ernest Spignardo seconded by Henry Scheible that the Planning Board send the plans to Engineer Cuomo and the Board have an on site inspection with him.

Roll call: All ayes, no nays (7-0) Motion carried.

Mr. Spignardo: You need a variance for parking.

* * *

P & P Quick Copy Site Plan
Temple Hill Road
Mr. Piccard and Greg Shaw, P.E.

Mr. Piccard: We have received approval from Orange County.

Mr. Van Leeuwen: Is this a two story?

Mr. Piccard: No, one (1) story.

We did originally propose a two story and were ready for one if there were a problem.

Mr. Spignardo: Not just for this, but for all plans we should ask for plantings. We had another on the corner of Union Avenue and Temple Hill Road who didn't do this.

Mr. Shaw, would you show plantings that you will have.

Mr. Piccard: We had talked about the front and then we also were thinking about the road being made wider.

Chairman Reyns: Before the Building Inspector issues a CO the planting must be done.

Mr. Piccard: I will be putting in a flag pole.

Mr. Shaw: I have talked to the DOT and they have referred it to Don Greene.

* * *

Eugene & Elaine Hecht Site Plan
Temple Hill Road
Mr. Hecht

Chairman Reyns: This is for the use and construction of a Automotive paint shop. The size is 60x100.

Mr. Spignardo: Where will you store the cars you will have?

Mr. Hecht: Inside, that is the reason I am making it so large.

Chairman Reyns: Any questions?

Mr. Hecht: We have made the application to the State DOT.

* * *

Robert & Betty Lorenzeon Site Plan
Temple Hill Road
represented by Elias Grevas

4-2-16

Mr. Grevas: The acreage is 10.99.
The entrance is on 300.
Don Greene asked that we enlarge entrance.
There will be parking. Loading dock is in the rear.
There will be a front entrance. Thirty seven (37)
parking spaces for additional parking.

Mr. Spignardo: The remainder of the property is swampy?

Mr. Grevas: Yes.
This culvert is lower than elevation.

Chairman Reyns: We will review this.

Correspondence

Chairman Reynolds read copy of a petition given to the Town Board from New Windsor Associates dated June 24, 1985 signed by Gary Arcuri, Principal. New Windsor Associates requests the Town Board to rezone a portion of property known as Epiphany College area. The New Windsor Town Board referred same to the Planning Board for their recommendation. On the advise of Atty. Krieger no recommendations be made until official notification is received from the Town Board. Secretary to send a letter to the Town Board.

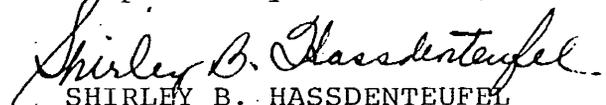
Chairman Reynolds: We also received a copy of a petition sent to Supervisor Petro from residents in the Riley Road area requesting the Town Board to change the existing R4A Classification of Riley Road to a minimum lot size of one (1) acre per single family residence.

Chairman Reynolds: If there is no further business to come before the Board this evening I will entertain a motion to adjourn.

Motion by Henry Van Leeuwen seconded by Daniel McCarville that the Planning Board of the Town of New Windsor adjourn the meeting of June 26, 1985.

Roll call: all ayes, no nays (7-0). Motion carried.
Meeting adjourned.

Respectfully submitted,


SHIRLEY B. HASSDENTEUFEL
Recording secretary

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received 3/26/85
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

APPLICATION FOR SUBDIVISION APPROVAL

Date: 3-25-85

Subdivision for
Geraldine Sherman

1. Name of subdivision _____

2. Name of applicant Geraldine Sherman Phone 496-6833

Address Toleman Road, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Geraldine Sherman Phone _____

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

4. Land Surveyor Gerald Zimmerman Phone 782-7976

Address Route 17M, Harriman, New York 10926
(Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney _____ Phone _____

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

6. Subdivision location: On the west side of Station Road
(Street)

1600 feet south of New York State Rt. 207
(direction)

7. Total Acreage 17.44 acres Zone R-1 Number of Lots 5

8. Tax map designation: Section 29-B1 Lot(s) 20.1

9. Has this property, or any portion of the property, previously been subdivided Yes.
If yes, when 1-15-75; by whom K. Wolf

10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership. None

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Herald Zimm, hereby depose and say that
Agent for Applicant
all the above statements and the statements contained in the papers submitted herewith
are true.

Mailing Address _____

SWORN to before me this

25th day of March, 1985

David L. Levinson
NOTARY PUBLIC

DAVID L. LEVINSON
Notary Public, State of New York
Residing in Orange County
My Commission Expires March 30, 1985

APPENDIX B

Subdivision for
Geraldine Sherman
Station Road

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes No
- 2. Will there be a major change to any unique or unusual land form found on the site? Yes No
- 3. Will project alter or have a large effect on an existing body of water? Yes No
- 4. Will project have a potentially large impact on groundwater quality? Yes No
- 5. Will project significantly effect drainage flow on adjacent sites? Yes No
- 6. Will project affect any threatened or endangered plant or animal species? Yes No
- 7. Will project result in a major adverse effect on air quality? Yes No
- 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes No
- 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes No
- 10. Will project have a major effect on existing or future recreational opportunities? . . . Yes No
- 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes No
- 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes No
- 13. Will project have any impact on public health or safety? Yes No
- 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . Yes No
- 15. Is there public controversy concerning the project? Yes No

PREPARER'S SIGNATURE: _____
REPRESENTING: Zimmerman Engineering & Surveying
9/1/78

TITLE: Project Engineer
DATE: 3-25-85

No 2726

129-1 2011
... 12... 1950

BUILDING PERMIT

FEE: \$129

A permit is hereby given by the Zoning Officer of the Town of New Windsor, Orange County, N. Y., for building as described:

Owner's Name *Vincent Ruggini*

Address *Wendell Rd, Washingtonville, N.Y.*

Architect's Name *Leon Cassino*

Address *1100 Ave. Danbrough, N.Y.*

Builder's Name *Casini*

Address

Location of Building *W. side Station R.R.*

Material... *Frame*..... Number of Stories *1 1/2* Number of Families *1*.....

Dimensions of Building *26 x 48*..... Dimensions of Lot *100 x 100*.....

Use of Building *Dwelling*..... Number of Bedrooms *3*.....

Number of Toilets *2*..... Number of Baths *2*.....

Heating Plant... *Oil / Hot water*.....

I am familiar with the Zoning Ordinance of the Town of New Windsor.

Remarks: *One family frame Dwelling*

Signature of Applicant *Vincent Ruggini*

Approximate Cost \$ *36,000*

Action of -

Planning Board

Highway

Water

Sewer

Zoning Board of Appeals

[Signature]
Zoning Officer

IMPORTANT

A permit under which no work is commenced within 6 months after issuance shall expire by limitation and a new permit shall be secured before work is started.

It is the responsibility of the owner and/or the contractor to comply with all applicable township ordinances and to call for the required inspections one day in advance.

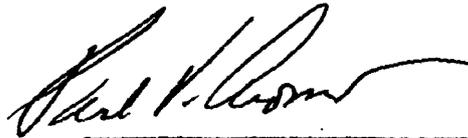
PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~ _____
Subdivision _____ as submitted by
ZIMMERMAN ENG. for the ~~building or~~ subdivision
of GERALDINE SHERMAN has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.

MAP REFLECTS EXISTING CONDITIONS ADEQUATELY



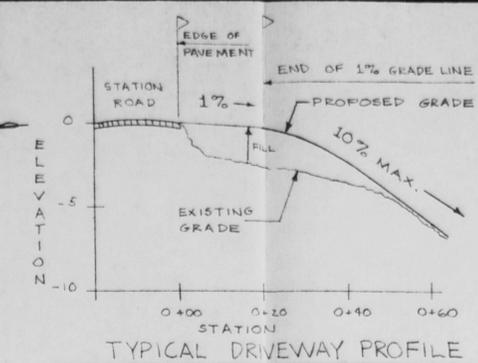
PAUL V. CUOMO, P.E.

7/9/85

Date



S. 29-B-1-L. 26.1
N/F SOLUTION DEVICES INC.
L. 1889 P. 352



NOTES: (1) THE DEVELOPER SHALL PROVIDE A 20' LONG PLATFORM STARTING AT THE EDGE OF PAVEMENT, THENCE SLOPING BACK AT NO GREATER THAN 1% GRADE, FOR THE DRIVEWAYS OF LOTS 2, 3 & 4 OF THIS SUBDIVISION
(2) ALL EXISTING VEGETATION SHALL BE CUT TO GROUND LEVEL, STARTING AT THE EDGE OF PAVEMENT, THENCE 20' BACK INTO THE LOTS, AS TO PROVIDE FOR ADEQUATE SIGHT DISTANCE ALONG STATION ROAD. SAID AREA IS TO BE MAINTAINED IN THIS MANNER IN THE FUTURE, BY THE HOMEOWNERS.
(3) LOT NO. 1 SHALL HAVE A RIGHT-OF-WAY OVER THE EXISTING PRIVATE ROAD AS SHOWN FOR INGRESS AND EGRESS FROM STATION ROAD.

ZONING DATA

DISTRICT: R-1
MIN. LOT AREA = 1 ACRE
MIN. LOT WIDTH = 125'
MIN. FRONT YD. = 45'
MIN. SIDE YD. = 20'/40'
MIN. REAR YD. = 50'

TAX MAP NO.

SECTION: 29
BLOCK: 1
LOT: 20.1

DEED

LIBER: 2354
PAGE: 120

MAP REFERENCES

- (1) MAP ENTITLED "K. WOLF SUBDIVISION" TOWN OF NEW WINDSOR, ORANGE CTY., N.Y. FILED IN THE O.C.L.O. AS MAP NO. 4801 ON 1-15-75 (FM. LOT NO. 1)
- (2) MAP ENTITLED "MINOR SUBDIVISION FOR BLOOMING GROVE OPERATING CO." TOWN OF NEW WINDSOR, ORANGE CTY., N.Y.

TOTAL TRACT AREA

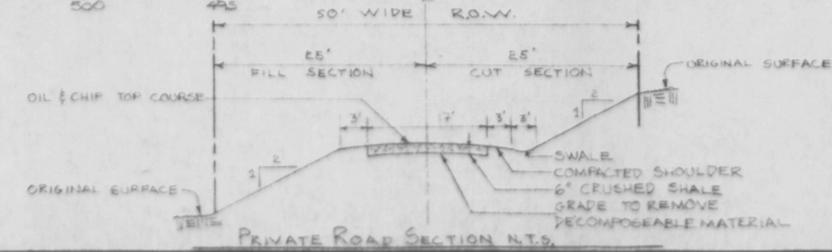
AREA = 17.44 ACRES ±

RECORD OWNER & SUBDIVIDER

GERALDINE SHERMAN

STATION ROAD PROFILE

HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'



SUBDIVISION FOR

GERALDINE SHERMAN

SCALE: 1" = 50' JOB NO. 85-27 DRAWN BY: J.E.F.
DATE: 3-22-85 REV: 5-7-85

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING
RT. 17M HARRISMAN, N.Y.

REV. 7-6-85
REV. 6-25-85
REV. 6-11-85

