

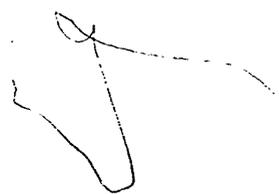
PB# 86-73

**Starr Homes
(Sub.)**

53-2-2.14

Starr Homes Subdivision 86-73

APPROV 6-10-89



STARR HOMES INC.
R.D. 3, BOX 418, ROUTE 32
WALLKILL, NY 12589

EXPLANATION	AMOUNT
<i>Provisionary fees</i>	
<i>Engineering etc.</i>	
<i>Build Rd. - 3 lots</i>	

2793
50-174/219

PAY AMOUNT OF *Five hundred thirty-eight and 50/100* DOLLARS

CHECK AMOUNT *538.50*

DATE	TO THE ORDER OF	CHECK NUMBER
<i>7/7/87</i>	<i>Town of New Windsor</i>	<i>2793</i>

REFERENCE

NORSTAR BANK OF THE HUDSON VALLEY, N.A. - 12
UNION AVE. NEWBURGH, NY

Florence Peters, Secy

⑈002793⑈ ⑆021901748⑆ 512 1000387⑈

STARR HOMES INC.
R.D. 3, BOX 418, ROUTE 32
WALLKILL, NY 12589

EXPLANATION	AMOUNT
<i>Recreation fee</i>	

2794
50-174/219

PAY AMOUNT OF *Seven hundred fifty and 00/100* DOLLARS

CHECK AMOUNT *750.00*

DATE	TO THE ORDER OF	CHECK NUMBER
<i>7/7/87</i>	<i>Town of New Windsor</i>	<i>2794</i>

REFERENCE *Build Rd.*

NORSTAR BANK OF THE HUDSON VALLEY, N.A. - 12
UNION AVE. NEWBURGH, NY

Judy Lin 7/8/87
Florence Peters, Secy

General Receipt 8236

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

October 8, 19 86

Received of *Glenn D. Brewer* \$ *25.00*

Twenty-five and 00/100 DOLLARS

For *Application Fee (Starr Home - # 86-73)*

FUND	CODE	AMOUNT
<i>Check # 1592</i>		<i>25.00</i>

By *Pauline D. Townsend*
Town Clerk

Title

General Receipt 9093

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

August 8, 19 87

Secretary

DELUXE

STARR HOMES INC. R.D. 3, BOX 418, ROUTE 32 WALLKILL, NY 12589		EXPLANATION <i>Recreation fee -</i>	AMOUNT 2794
PAY AMOUNT OF <i>Seven hundred fifty and 00/100</i>	TO THE ORDER OF <i>Town of New Windsor</i>	CHECK NUMBER <i>2794</i>	CHECK AMOUNT \$ 750.00
DATE <i>7/7/87</i>	REFERENCE <i>BURD</i>		

NORSTAR BANK OF THE HUDSON VALLEY, N.A.
 UNION AVE. NEWBURGH, NY

Joylin
7/30/87
Florence Peters
Secy.

General Receipt 8236

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

October 8, 19 86

Received of *Charles D. Brewer* \$ *25.00*

Twenty-five and 00/100 DOLLARS

For *Application Fee (Starr Home - # 86-73)*

FUND	CODE	AMOUNT
<i>Check # 1592</i>		<i>25.00</i>

By *Pauline D. Townsend*
Town Clerk
 Title

General Receipt 9093

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

July 8, 19 87

Received of *Star Homes, Inc.* \$ *538.50*

Five Hundred thirty-eight and 50/100 DOLLARS

For *450.00 Sub-division #86-73* - *\$88.50 Engineering Fee*

FUND	CODE	AMOUNT
<i>CR # 2793</i>		<i>538.50</i>

By *Pauline D. Townsend*
Town Clerk
 Title

Secretary

Star
Homes

86-73

(564-2641)

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

\$ 25.00

10/8/86

SITE PLAN

\$100.00 (*) SITE PLAN FEE
OR AMENDED SITE PLAN

Varies ENGINEERING FEE

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

150.00

7/8/87

\$100.00 PRELIMINARY

100.00

7/8/87

\$100.00 FINAL PLAT (MINOR SUB.)

100.00

7/8/87

\$100.00 + \$5.00 per unit (FINAL
PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

150.00

7/8/87

Varies ENGINEERING FEE

88.50

7/8/87

Separate check, payable to:
TOWN OF NEW WINDSOR

TOTAL 538.50

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

750.00

7/8/87

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

ENGINEERING FEE

SPECIAL PERMIT

PUBLIC HEARING FEE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Herbert & Maureen Adnerson

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 July 1987.

The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Lined area for providing reasons for disapproval.

SIGNED: Richard Hotaling
CHAIRMAN



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

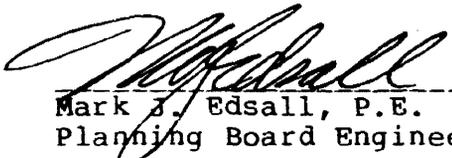
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Starr Homes, Inc. Subdivision
PROJECT LOCATION: Bull Road (East Side)
NW #: 86-73
10 June 1987

1). The Applicant proposes a three (3) lot subdivision of a 3.9 +/- acre parcel with all lots fronting on Bull Road. The subdivision was previously reviewed at the 28 January 1987 and 13 May 1987 Planning Board Meetings.

2). The Plan has been revised to respond to all comments previously posed by the Engineer. The Plan as currently submitted appears to meet or exceed all minimum requirements for the subdivision, sanitary system and well requirements.

Respectfully submitted,



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

MJEfmd

send them directly to the people. We handle everything with the representative.

Mr. Scheible: That might have been to your representative you had previously.

Mr. Acunzo: We had a conversation with the engineer and said we did not have him representing us and at that point he should have made us aware of what that letter was about.

Mr. Roncs: Is this the letter regarding the electric service?

Mr. Acunzo: It was in the May 27 meeting.

Mr. Mc Carville: He was looking for Mark's engineering report.

ROLL CALL: MR. JONES AYE
 MR. REYNS AYE
 MR. SCHIEFER AYE
 MR. LANDER AYE
 MR. MC CARVILLE AYE
 MR. SCHEIBLE AYE
 MR. VAN LEEUWEN ABSTAIN

Mr. Dragon: Are there any other comments on the site plan?

Mr. Scheible: I have no other further comments.

Mr. Edsall: Mike Babcock is making a copy of the comments from the May 27 minutes and giving it to the applicant.

Mr. Babcock: They got it from my office.

Mr. Scheible: Do you have any comments on the site plan?

Mr. Mc Carville: The changes that were made with the markings resolves everything.

Mr. Schiefer: I have no objection to the site plan whatsoever.

Mr. Scheible: Just a matter of going through the public hearing.

Mr. Dragon: Will we automatically be set up?

Mr. Babcock: Come into my office and do the paperwork on it.

Mr. Dragon: Thank you.

STARR HOMES SUBDIVISION (95-79)

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: Following the receipt of the comments of Mark Edsall of the 13th of May I made the revisions to the plans in accordance with the comments specifically sanitary sewage disposal system notes shown the stream over here adjacent to lot 1 shown the proposed house location sanitary system areas, well

relations and a permit that was basically it on the documents.

Mr. Mc Carville: It looks a little damp down in this area. I believe there is some sewage in there.

Mr. Babcock: There have been some samples taken.

Mr. Roncs: Do we have the same problem with the alternative systems?

Mr. Grevas: No because the plans have been submitted and building permits issued on the system on this fill system to lot 1 that was submitted last time, lot 1 is at foundation stage. That plan was designed in October of '86 and submitted for building permits at that time.

Mr. Van Leeuwen: Lot 3 is regular sanitary system?

Mr. Grevas: Yes, 2 and 3 the information is here in your lower left.

Mr. Scheible: A lot of pumps here.

Mr. Grevas: Yes, 1 on each of them. Effluent pumps are desired on these.

Mr. Jones: How come you put possible?

Mr. Grevas: I don't know what size the houses are going to be whether he wants to twist it that is the kind of thing that is why I say possible house location it shows one could be built on the lot to meet the setback requirements. There is a lot of houses that could fit on there.

Mr. Scheible: Where does the stream go?

Mr. Grevas: Ultimately it goes into Moodna Creek.

Mr. Mc Carville: "That the Planning Board of the Town of New Windsor grant final approval to Starr Homes Minor Subdivision."

Mr. Scheible: They are going to build nice houses there, not modulares?

Mr. Grevas: The gentlemen I have been dealing with are Joe Peters and Frank Dupona.

Motion seconded by Mr. Lander.

ROLL CALL:	MR. JONES	AYE
	MR. REYNS	NO
	MR. SCHIEFER	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. VAN LEEUWEN	NO
	MR. SCHEIBLE	NO

BLOSSOM HEIGHTS SUBDIVISION (86-74)

Mr. Lou Grevas came before the Board representing this proposal.



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

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
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RICHARD D. McGOEY, P.E.
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MARK J. EDSALL, P.E.
Associate

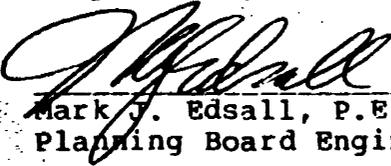
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: **Starr Homes, Inc. Subdivision**
PROJECT LOCATION: **Bull Road (East Side)**
NW #: **86-73**
13 May 1987

- 1). The Applicant proposes a three (3) lot subdivision of a 3.9 +/- acre parcel with all lots fronting on Bull Road. The subdivision was previously reviewed by the Planning Board at its 28 January 1987 meeting, at which time the proposal was for a four (4) lot subdivision.
- 2). The Plan as submitted is incomplete since the "buildable area" is not shown, so as to define the limitation of the area where the residences can be placed on each of the properties. In addition, the "reserved area for the sanitary system" and the location of the proposed wells for Lots 2 and 3 are not shown.
- 3). The plan does not contain the required Town of New Windsor sanitary system design notes.
- 4). The Applicant should clarify if the sanitary system indicated for Lot No. 1 is to be a "fill system" or an "evapo-transpiration system"; if the system proposed is a "fill system" (as indicated on the drawing), spacing from the stream should be 100 feet.
- 5). The location of the stream south of the property should be shown to verify spacing to the sanitary system for Lot No. 1.

Respectfully submitted,


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

MJEnjE

Mr. Scheible: On behalf of the Board we appreciate you people coming in and giving us your input. We are glad to see people come out and give us a hand.

Mr. Roncs: I would suggest assuming for the sake of argument we are making a resolution to the Town Board we might suggest to them since they are the agency with approval and authority that perhaps they be the ones to be the lead agency and carry out the SEQR process for this project to whatever extent they deem advisable. And then Mrs. Alexander in order to help the Town evaluate this it might behoove you to, when the public hearing comes before the Town Board to come with some concrete information and maps and things of that sort so that the likelihood of artifacts and archeological significance of this site can be better understood and evaluated.

Ms. Alexander: Will I be notified individually of this Town Board meeting and topic under discussion at least time enough in advance so I can get materials together.

Mr. Grevas: I will make it a point to contact you. The Town Board will hold a public hearing you will be notified then by same method you were here but I understand the situation with the archives and the maps so if I can get copies of those I'd appreciate it because they are handy.

Mr. Roncs: This is not obviously a Type 1 action it is really unlisted action most likely and so it really is not required necessarily unless you can show something unique about this site that the Town Board requires some very detailed environmental review.

Ms. Alexander: I am not trying to stop the project.

Mr. Roncs: It won't stop it but if it is important to evaluate the archeological significance in your view you should bring some more information so the Town Board can get full appreciation of what the issues are.

Mr. Grevas: I would like to ask for that recommendation again to the Town Board so we can get the ball rolling with that. Thank you.

STAR HOMES SUBDIVISION (85-70)

5/13

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: As you will recall with the last meeting with the Planning Board regarding this site we were proposing 4 lots because we were at 3.39 acres on the site there was determined it had to go to the Zoning Board of Appeals, the Board was concerned about configuration of lot lines and the developer has since decided to divide the property into three lots which are shown here, one of the lots which will become one of the lots has a house on it right now under construction that would be what will be the lot number 1.

Mr. Van Leeuwen: Who is the owners of this?

Mr. Grevas: Star Homes, the fellows name is Peters.

Mr. Scheible: Owner's names, name of applicant is Frank Dupona owner of record application care of Frank Dupona.

Mr. Van Leeuwen: Is that where the little barn is across from the stone house?

Mr. Grevas: Remember Buhls Bull Road subdivision that wraps around this.

Mr. Schiefer: The home on lot 1 that says proposed here you said it already under construction?

Mr. Grevas: Yes.

Mr. Mc Carville: Where is the perc test results?

Mr. Grevas: In the bottom left.

Mr. Reynolds: Regarding those perc tests you have them in very odd spots here you are not going to be putting your septic over this are you, that is wet area.

Mr. Grevas: That is why the perc tests are where they are those are the dryer areas and they are the minimum separation from the stream we have to be 1 hundred feet away from the stream that is why the tests are here and we had to determine if we could get percs at those locations.

Mr. Scheible: I'd like to see buildable area, I think we are going to have to look at this. I see a stream running through the middle I'd like to see a buildable area where you'd be able to see where to put a house.

Mr. Grevas: OK.

Mr. Scheible: This stream is cutting a lot off your buildable area out there.

Mr. Grevas: As the house doesn't have to be 100 feet away, the sanitary system does.

Mr. Grevas: The lot number 3 we pump to the sanitary system from the house. That is uphill and believe it or not...

Mr. Van Leeuwen: I know the land and so does Hank buy I think we should go out and take a look at it.

Mr. Grevas: I will be glad to meet you out there any time.

Mr. Reynolds: There is no designated wets there?

Mr. Grevas: No at least not on the maps that I saw when I started the project. I will double check this before we go out.

Mr. Reynolds: Thank you.

THE FAMILY LAUNDROMAT (87-1)

Mr. Andy Herina came before the Board with a sketch plan of his proposal.

Mr. Herina: This is located on Route 207 in Exurban Realty property. I have a plan here, a layout of the floor plan of the mall we are the corner store in

Mr. VanLeeuwen: When water comes down the culvert where does it go?

Mr. Kennedy: It continues down the stream this way under the next culvert that exists.

Mr. Reynolds: Our engineers comments show that sewer and water laterals are not shown on this.

Mr. Kennedy: There is existing water and sewer on 94.

Mr. Reynolds: They should be shown.

Mr. Kennedy: OK. I don't know what he is proposing to build on the property at this point.

Mr. Edsall: I had reviewed that with Mr. Kennedy today and we both reviewed where there is availability with sewer and water I don't see any problem. But we don't know where they are going to build that is why I didn't request it on there now.

Mr. Reynolds: The water and sewer is close.

Mr. Edsall: It would have to go through the permit process with the sewer and water department but being that they are close I don't see a problem.

Mr. Kennedy: We are not sure if the main line crosses or whether the DOT would let us cut or go down 94, that is something we have no idea.

Mr. Reynolds: You also have to wait for a permit for drives.

Mr. Kennedy: Yes and a work permit from the DOT.

Mr. Jones: There is a lot of water running down that stream there.

Mr. Scheible: When we take our tour we will also drive by this. Thank you.

STARR HOMES SUBDIVISION (86-73) - GREVAS

Mr. Grevas: We have four lots on a 3.92 acre subdivision we need four acres. Lot four is the one we are going to need a variance on.

Mr. Scheible: Why are the lines like that?

Mr. Grevas: There is a stream and we have to keep 100 feet clear of that and there are certain areas on the site that the builder wanted to use for house locations. So in order to do everything right all of the rules in the well separation, etc. that is the way it came out.

Mr. Scheifer: The requirement is one acre zoning.

Mr. Grevas: Yes.

Mr. Scheifer: "That the Planning Board of the Town of New Windsor forward this subdivision proposal to the Zoning Board of Appeals for Starr Homes." Seconded

by Mr. Reynolds.

Roll Call:	Mr. Jones	Aye
	Mr. Reynolds	Aye
	Mr. McCarville	Nay
	Mr. Scheifer	Aye
	Mr. VanLeeuwen	Aye
	Mr. Scheible	Aye

BLOSSOM HEIGHTS SUBDIVISION (86-74) - GREVAS

Mr. Grevas: We had a public hearing on this project just prior to the zone change.

Mr. Scheible: I will read a letter addressed to the chairman dated September 23, 1986 from Mr. Rines.

Mr. Grevas: As you recall this was originally came in in old R4 zone 15000 square feet and was pulled back when the zone was changed. Now it is at 21,780. The water lines situation is that there is a 207 water line serving Stewart Field currently waiting for approval from County Department of Health, the Town had previously submitted an application to Economic Development Agency to run a line down Reilly Road and tie into the filter plant. My client in the event this project does not go is willing to bring a line from 207 down to this project and through the project to this point on Moors Hill Road to feed his project and extend the water district and whatever else is necessary. We are in a sewer district we have sewer capability both on Moors Hill Road and Reilly. The layout, those of you who were out in the field over a year ago may recall that this road entrance was what we think will be considered to be the best spot to come out. We are coming out the same spot. We do have an entrance on Moors Hill but we have tried not to make it a straight through we have a situation where we have to turn so it won't become a straight run. We have one cul-de-sac in the site here and they say basically what we are looking for is a sketch concept idea we won't be able to proceed until a decision is made on the water line, 207 or at least out to bid. Something we can sink our teeth into. Right now there is no water line but we wanted to set it up and get ready to go toward the position and ask for a public hearing at such time as we get some more concrete data on the water line.

Mr. McCarville: On lot 22, what is the darker line, is that the lot line?

Mr. Grevas: Yes, that is a stone wall on the property line. Some of these lots are quite a bit larger than three quarters of an acre. We have some back acres larger than a half acre.

Mr. McCarville: What about the road will that come in under ten percent incline?

Mr. Grevas: Yes, I do have one tight area in here on the topo but I have a requirement to put some fill in this area anyway and we will have to grade these lots. These are the kind of things that we have to show you prior to preliminary. Road profiles and in this case I'd better prepare some lot grading profiles for these lots.

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

(This is a two-sided form)

86-B

Date Received _____
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

APPLICATION FOR SUBDIVISION APPROVAL

Date: 22 SEPT. 1986

1. Name of subdivision STARR HOMES, INC. - MINOR SUBDIVISION
2. Name of applicant STARR HOMES, INC Phone (914) 562-1900
C/O Frank J. Doupong, P.C.
Address 202 ROUTE 9W South, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ELIAS D. GREVAS, L.S Phone (914) 562-8667
Address 33 QUASSAICK AVE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Frank J. Doupong, Esq. Phone (914) 562-1900
Address 202 Route 9W South, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the Southeast side of Bull Road
(Street)
500 ± feet Northeast of Shaw Road
(direction)
7. Total Acreage 3.93± Zone R-1 Number of Lots 4
8. Tax map designation: Section 53 Lot(s) 2.14, Block 2
9. Has this property, or any portion of the property, previously been subdivided Yes.
If yes, when 1974; by whom Carl C. Carlson & Barbara Carlson
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.

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, JOSEPH PETERS, PRES., hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Joseph Peters
Mailing Address 202 Route 9W South
New Windsor, N.Y. 12550

SWORN to before me this

22nd day of September, 1986

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires Oct 31, 1988
Reg. No. 4673512

APPENDIX B

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: *[Signature]*

TITLE: LAND SURVEYOR

REPRESENTING: STARRE HOMES, INC.

DATE: 22 SEPT. 1986

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Elias D. Greavis for the building or subdivision of
Stann Homes, Inc. has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

No information regarding waste disposal systems

HIGHWAY SUPERINTENDENT

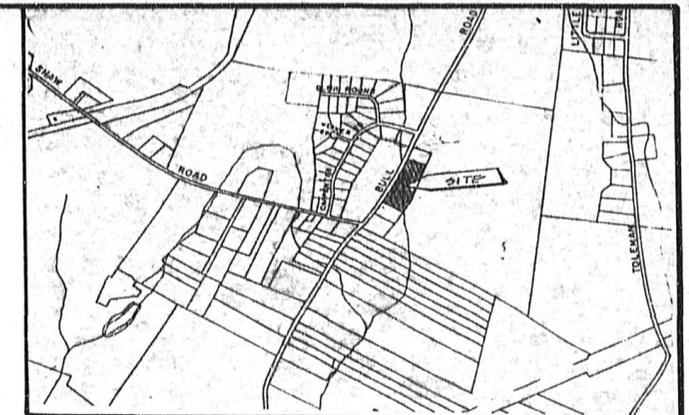
WATER SUPERINTENDENT

James D. Masten

SANITARY SUPERINTENDENT

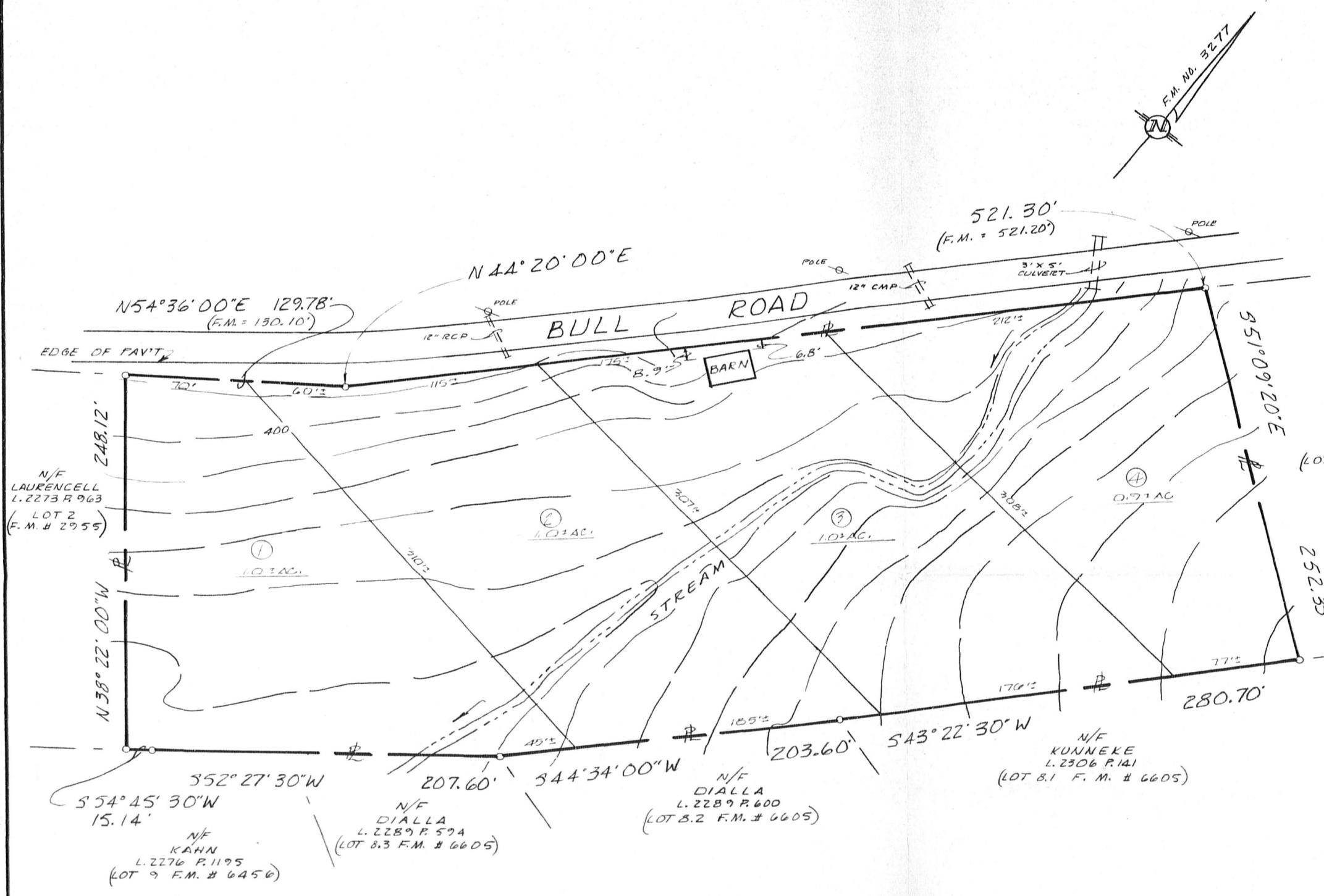
October 22, 1986

DATE



LOCATION PLAN

1" = 1,500'



N/F
JONES
L. 2309 P. 70
(LOT 3 F.M. # 2955)

NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 53, Block 2, Lot 2.14.
- Also being re-subdivision of lands shown on a map entitled "Subdivision of Lands of Carl C. Carlsen and Barbara Carlsen", said map having been filed in the Orange County Clerk's Office on 12 September 1974, as Map No. 3277.
- APPLICANT: Starr Homes, Inc. c/o Frank J. Doupona, P.C. Attorney at Law 202 Route 9W South New Windsor, N.Y. 12550
- TOTAL PARCEL AREA: 3.93 ± Acres
- PROPERTY ZONE: R-1
- Boundary data shown hereon is from a field survey completed on 20 May 1986.
- Topographic data shown hereon is from the above-noted Carlsen Subdivision Map and field location of the stream on the property.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State education law.



R-1 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	ST. FRONTAGE	BLD. HEIGHT	FLOOR AREA	COV. COEFFICIENT
MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MAX.	MIN.	MAX.
43,560 SF	125'	45'	20'/40'	50'	70'	35'	1,200 SF	25%

* VARIANCE REQUIRED FOR LOT 4

E.D.G. ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 OJASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

REVISIONS:
DATE DESCRIPTION

SURVEY FOR:
STARR HOMES, INC.

TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Drawn: *WJB*
Checked: *WJB*
Scale: 1" = 50'
Date: 19 Sep 1986
Job No. 86-065

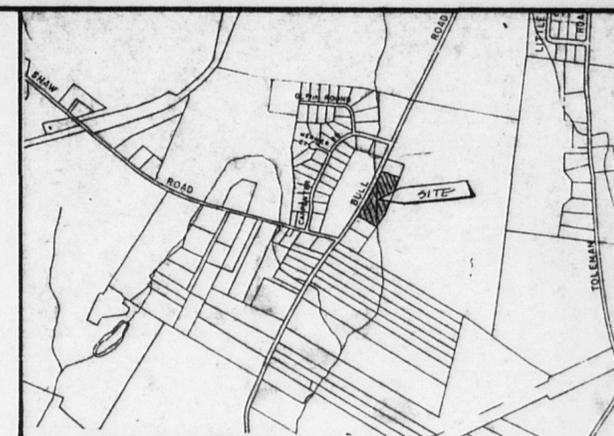
**PRELIMINARY
MINOR SUBDIVISION**

PLANNING BOARD APPROVAL

SANITARY SEWAGE DISPOSAL SYSTEM NOTES

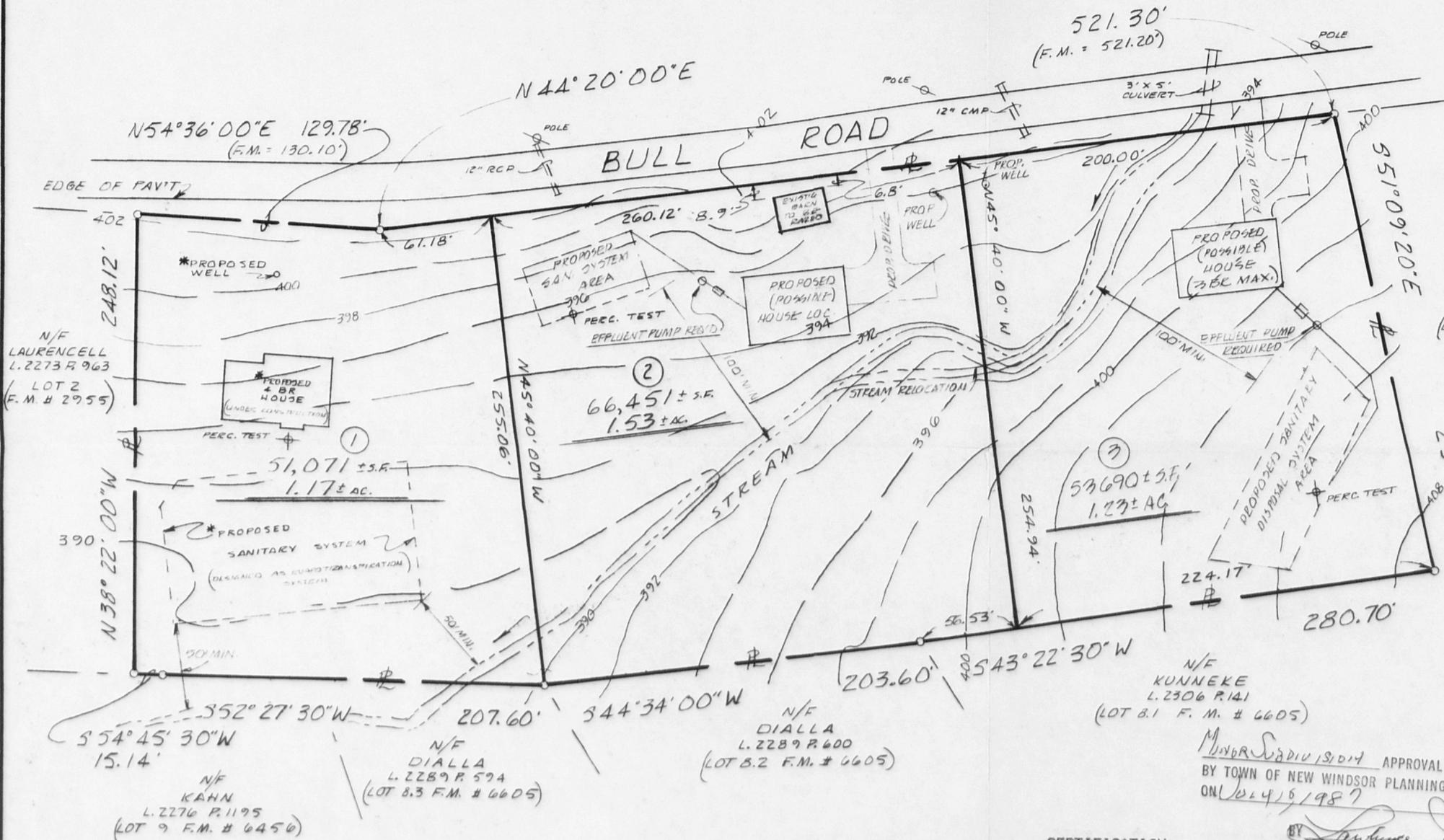
"All sanitary sewage disposal systems shall be designed and constructed in accordance with New York State Department of Health Standards and the provisions of the Public Health Law."

"All sanitary sewage disposal systems shall be designed by a New York State licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a building permit. The system shall be inspected during construction and certified as to conformance to design by the Design Professional prior to issuance of a Certificate of Occupancy."



LOCATION PLAN

1" = 1,500'



N/F JONES
L. 2309 P. 70
(LOT 3 F.M. # 2955)

NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 53, Block 2, Lot 2.14.
- Also being re-subdivision of lands shown on a map entitled "Subdivision of Lands of Carl C. Carlsen and Barbara Carlsen", said map having been filed in the Orange County Clerk's Office on 12 September 1974, as Map No. 3277.
- APPLICANT: Starr Homes, Inc. c/o Frank J. Doupona, P.C. Attorney at Law 202 Route 9W South New Windsor, N.Y. 12550
- TOTAL PARCEL AREA: 3.93 ± Acres
- PROPERTY ZONE: R-1
- Boundary data shown hereon is from a field survey completed on 20 May 1986.
- Topographic data shown hereon is from the above-noted Carlsen Subdivision Map and field location of the stream on the property.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 10/24/86

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 20 MAY 1986 performed in accordance with the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

LAWRENCE JONES
SECRETARY



PERCOLATION TEST DATA

LOT NO. 1	FILL SYSTEM
LOT NO. 2	4 MIN.
LOT NO. 3	41 MIN.

TESTS PERFORMED 9/14/86

*LOT NO. 1 SPECIAL NOTE
PROPOSED ITEMS SHOWN ARE TAKEN FROM A PLAN ENTITLED "STARR HOMES, INC. PROPOSED BUILDING LOCATION PLAN & SEWAGE DISPOSAL DESIGN" DATED 20 OCTOBER 1986 PREPARED BY THE UNDERSIGNED AND SUBMITTED TO THE TOWN OF NEW WINDSOR BUILDING DEPARTMENT.

OWNERS CONSENT

I have reviewed this plan and find it acceptable.

R-1 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	ST. FRONTAGE	BLD. HEIGHT	FLOOR AREA	OPEN COVERAGE
MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MAX.	MIN.	MAX.
43,560 SF	125'	45'	20'/40'	50'	70'	35'	1,200 SF	25%

ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550	SURVEY FOR:
	STARR HOMES, INC.
REVISIONS: DATE DESCRIPTION 10/21/86 FINAL METES & BOUNDS ADDED 4/22/87 REVISED TO 3 LOTS ADDED PROPOSED ITEMS ON LOT NO. 1 ADDED CERTIFICATION & PERC. TEST DATA 6/10/87 AMND HOUSE, HILL, 21 AREAS, NOTES	TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK Drawn: GJP Checked: [Signature] Scale: 1" = 50' Date: 19 Sep 1986 Job No: 86-065
MINOR SUBDIVISION	