

**PB# 88-52**

**Edward Flannagan**

**32-1-10.25**

88-52  
88-52  
Rt. 25 Kings Dr.

NY USPS NE

PS Form

NY USPS NE  
Postmark Date

PS Form 380

NY USPS NE  
Postmark Date

PS Form 380

*Approved 3/8/89*

Applicant: Ed Flanagan 564-6636  
Rep: Grevas 562-8667

No. \_\_\_\_\_ March 6, 1989

Received from Mrs. Jane Flanagan

One Thousand <sup>00</sup>/<sub>100</sub> \_\_\_\_\_ Dollars

Recreation fee (4 lots) P.B. #88-52

\$1000.00

Nypa Mason

Gave 2 checks to Harry Reis 3/6/89 (\$500.00 ea)

### General Receipt

10367

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

March 6, 19 89

Received of Jane and Edward Flanagan \$ 630.90

Six Hundred Thirty and <sup>90</sup>/<sub>100</sub> \_\_\_\_\_ DOLLARS

For Engineer fee \$300.90 Planning Dept. \$330.00  
Subdivision

DISTRIBUTION

FUND	CODE	AMOUNT
CE 3122		\$ 630.90

By Pauline G. Torrens

Town Clerk

Title

No. \_\_\_\_\_ March 6, 1989

Received from Mrs. Jane Flanagan

One Thousand <sup>00</sup>/<sub>100</sub> \_\_\_\_\_ Dollars

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\$1000.00 Nepa Mason

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555 Union Avenue  
New Windsor, N. Y. 12550

March 6, 19 89

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Six Hundred Thirty and 90/100 DOLLARS

For Engineer fee \$300.90 Planning Dept. \$330.00  
Sec. Division

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CE # 3122</u>		<u>\$ 630.90</u>

By Pauline G. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 10150

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

Sept. 6 19 88

Received of Edward Flanagan \$ 25.00

Twenty Five and 00/100 DOLLARS

For P/B. Application fee (site) 88-52

DISTRIBUTION

FUND	CODE	AMOUNT
<u>\$ 25.00</u>	<u>Check</u>	
<u># 1017</u>		

By Pauline G. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

P 741 242 621  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Baeuerle, E.E.  
 c/o Dr E.M. Schlick  
 65 South Little Tor R  
 New City, N.Y. 10956

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 620  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Ser Lewis, Charles M Jr  
 & Nancy Jo  
 Str Route 207, R.D.2  
 P.C Kings Drive  
 New Windsor, N.Y. 12550

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 619  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Flanagan, Edward P. Jr.  
 & Jane Ann  
 R.D.2 Kings Drive  
 New Windsor, N.Y. 12550

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 617  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Jane Ann Flanagan  
 R.D.2 Kings Drive  
 Box 25  
 New Windsor, N.Y. 12550

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 622  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

A.H.F.S. Realty Corp.  
 Box 98A Perkinville Rd.  
 Highland, N.Y. 12528

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 623  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Joan A. Denlea  
 370 West Grand Ave.  
 Montvale, N.J. 07645

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 615  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Edward & Dorothy Flanagan  
 751 Little Britain Rd.  
 New Windsor, N.Y. 12550

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

P 741 242 616  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

Peter Donohue  
 R.D. 2 Kings Drive  
 New Windsor, N.Y. 12550

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.00
Postmark or Date	JUN 13 1989

PS Form 3800, June 1985

FLANAGAN, EDWARD  
 SUBSTATION  
 RR#2 Bx. 25 Kings Dr. 88-52  
 88-52

County File No. **NWT 1 89 N**

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Section 239,  
Article 12-B of the General Municipal Law)

Application of Mrs. Edward (Jane) Flanagan

for a Lot Line Change - Within 500' of NYS 207

County Action: Local Determination

**LOCAL MUNICIPAL ACTION**

The above-cited application was:

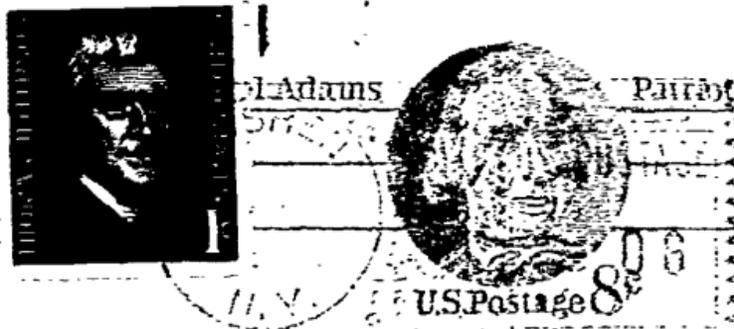
Denied ..... Approved .....

Approved subject to County recommendations .....

.....  
(Date)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



**ORANGE COUNTY DEPARTMENT OF PLANNING**

**County Government Center**

*124* **255-275 Main Street  
Goshen, N. Y. 10924**

88-52

CHAIRPERSON:

RE MAP # 9387

TOWN

CITY

New Windsor

VILLAGE

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE Mrs. Edward. Flanagan

DATED 2 Sept '58

FILED 3/14/59

APPROVED BY D. McCawille ON 3/18/59

32-1-10.25

32-1-9

J.A. Neller  
Fr. Row Sen. Gen



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

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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

18 March 1992

Mr. Edward Flanagan  
RR #2, Box 25  
Kings Drive  
New Windsor, New York 12553

**SUBJECT: ORANGE COUNTY REALTY SUBDIVISION LAW**

Dear Mr. Flanagan:

Pursuant to the New Windsor Planning Board Work Session on 17 March 1992, I have reviewed the subject law, also known as Orange County Local Law No. 1 - 1989. A review of the provisions therein appears to indicate that no additional requirement was included which would necessitate submittal of re-subdivisions of lots from the same parent parcel, if a minimum three year period has expired. As we discussed, Article 11 of the Public Health Law, "Realty Subdivisions", would mandate submittal to the Orange County Department of Health, if less than three years had expired since the initial subdivision was filed.

In line with the above, it appears that the decision as to whether your re-subdivision (with associated lot-line revisions) will be forwarded to the County Health Department will be at the discretion of the Town Planning Board. You should be aware that the possibility does exist that the Planning Board may determine that, since all the parcels remain in your ownership, and the overall parcel will be involved in this application, failure to forward this application to the County Health Department would circumvent the intent and spirit of both the State Realty Law and County Local Law.

Mr. Edward Flanagan

-2-

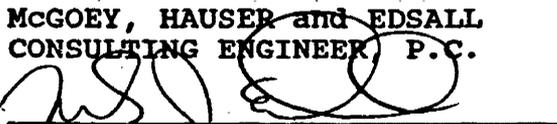
18 March 1992

For your use, I enclose a copy of the Orange County Realty Subdivision Law, as per my discussion at the Work Session.

Should you have any questions concerning the above, please do not hesitate to contact me.

Very truly yours,

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEER, P.C.



---

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

MJEmk  
Encl.as

cc: Planning Board Chairman James Petro

A:FLANAGAN.mk

RECEIVED

JUL 24 1989

McGoey, Hauser & Edsall  
Consulting Engineers, P.C.

**LOCAL LAW REQUIRING CERTAIN DESIGN CERTIFICATIONS FOR SEWERAGE AND WATER SYSTEMS PRIOR TO THE FILING OF REALTY SUBDIVISION PLATS IN ORANGE COUNTY.**

**Section I. Findings and Purpose.**

It has come to the attention of this Legislature that the spirit and intent of Title II of Article 11 of the Public Health Law (Realty Subdivisions: Water and Sewerage Service), and Title 15 of Article 17 of the Environmental Conservation Law (Realty Subdivisions: Sewerage Service) relating to the approval of residential realty subdivisions and re-subdivisions by the Orange County Department of Health for purposes of determining the sufficiency of water supply and sewerage disposal systems designed to serve the dwellings in the re-subdivision of four or less lot subdivisions are being circumvented by developers utilizing an ambiguity contained within the definition of subdivisions in said sections of law which definition is linked to a subjective interpretation of ownership and control over the underlying tract of land forming the parent parcel of such subdivisions.

It is the purpose of this law to implement a plan requiring certifications by licensed engineers to be endorsed on all subdivision plats in Orange County prior to the filing thereof in the Orange County Clerk's Office as otherwise required by law, said certifications to certify that the proposed sewerage disposal system and water supply system shown thereon is designed in accordance with the rules and regulations promulgated by the

New York State Commissioner of Health and the New York State Commissioner of Environmental Conservation, respectively, and to render illegal the installation of such facilities, except in accordance with such a certified design.

This law is enacted pursuant to the authority granted to this Legislature in Sections 347(c) and 1117 of the Public Health Law and 17-1505 of the Environmental Conservation Law and, further, pursuant to the County's police powers contained in Section 10, Subd. 1 (ii)(a)(12) of the Municipal Home Rule Law relating to the health and well-being of persons within Orange County.

**Section II. Title.**

This Law shall be known as "The Orange County Realty Subdivision Law".

**Section III. Definitions.**

As used herein, the following terms shall have the following meaning:

**"person":** Any natural person, corporation, firm, partnership, association or combination thereof acting individually or jointly.

**"subdivision":** The division or separation of any land into two or more parcels along existing or proposed streets, highways, easements or rights-of-way for sale or for rent as residential lots or residential building plots, regardless of whether the lots or plots to be sold or offered for sale, or leased for any period of time, are described by metes and bounds or by reference to a map or survey of the property or by any other method of description and regardless of whether the lots or plots are contiguous.

**"subdivision plat":** A map, plat, diagram, sketch or survey depicting a subdivision.

**"residential lot":** Any parcel of land intended for residential usage or human habitation. Without limiting the generality of the foregoing, the term "residential" shall include temporary, seasonal and permanent residential use. Unless otherwise indicated on the subdivision plat all lots thereon shall be deemed residential lots.

**Section IV. Design and Filing Requirements.**

(1) It shall be unlawful for any residential lot in any subdivision to be sold, offered for sale, leased or rented by any person, and no permanent building shall be erected thereon, unless the subdivision plat showing such a residential lot shall also show sewerage and water facilities intended to serve any dwelling unit to be built thereon and designed in accordance with the rules and regulations promulgated for the design and installation of such facilities promulgated by the New York State Departments of Health and Environmental Conservation for residential lots.

(2) The County Clerk shall not accept for filing any subdivision plat which shall show vacant residential lots thereon, unless each such lot shall also show proposed sewerage and water facilities for such lot designed to serve any dwelling unit to be located thereon, together with a certificate of an engineer licensed to practice in the State of New York, stating that such systems are designed in accordance with the standards and

requirements promulgated by the New York State Departments of Health and Environmental Conservation for residential lots, as amended from time-to-time, and further that such design is based upon actual soil and site conditions found upon such lot at the design location at the time of such design.

(3) The actual installation of such facilities shall be in accordance with the design and at the location as so certified on the subdivision plat, or any revisions thereof approved by the Orange County Department of Health.

**Section V. Additional Requirements.**

The requirements of this law shall be additional to the applicable provisions of Section 1116 of the Public Health Law and Section 17-1505 of the Environmental Conservation Law.

**Section VI. Subsequent Changes.**

(1) In the event that any person shall desire to actually install a sewerage and water facility upon a residential lot different in design or location from that shown on the subdivision plat after the effective date of this law, he shall, before actual installation, submit a revised design for such different system to the Orange County Commissioner of Health for his review and approval in the manner otherwise required by Section 1116 of the Public Health Law and Section 17-1505 of the Environmental Conservation Law.

**Section VII. Illegal Installation.**

It shall be unlawful for any person to construct or install or authorize the construction or installation of a sewerage and water facility upon a residential lot different in design or location from that shown upon a subdivision plat or an approved revision as required by this law.

**Section VIII. Criminal Penalties.**

A violation of this law shall be a misdemeanor punishable by a term of imprisonment not to exceed one year or a fine in the amount of \$1,000, or both, except in the case of a corporation which shall be controlled by the provisions of Section 80.10 of the Penal Law.

**Section IX. Civil Actions and Penalties.**

(a) Nothing herein shall be construed to prevent the County Attorney, acting on behalf of the Orange County Commissioner of Health, from seeking injunctive relief against any person violating or about to violate this law.

(b) Any person who violates, disobeys, or disregards any provision hereof shall be liable to the County for a civil penalty not to exceed \$1,000 for each such violation and the County Attorney is hereby authorized to collect such fine in a civil action brought in a Court of competent jurisdiction. Each day that such a violation exists shall be considered a distinct and separate violation of this law.

**Section X. Effective Date and Applicability.**

This Law shall take effect in the manner provided for in the Municipal Home Rule Law and, when effective, shall be applicable to all proposed subdivisions now or in the future before any Planning Board or other applicable approval agency in a City, Town or Village within Orange County for approval under the applicable provisions of law relating to subdivision approval by such agency.

STATE OF NEW YORK  
COUNTY OF ORANGE  
OFFICE OF THE CLERK OF  
THE COUNTY LEGISLATURE

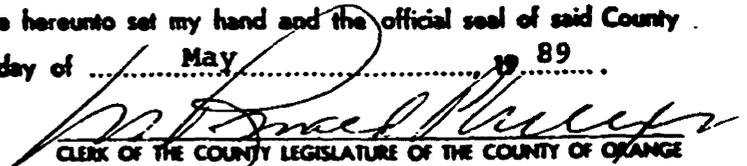
}

THIS IS TO CERTIFY THAT I,

M. RONALD PHILLIPS

Clerk of the County Legislature of said County of Orange, have compared the foregoing copy of Local Law with the original thereof now on file in my office and which was passed by the County Legislature of said County of Orange on the ..... 14th ..... day of ..... April ..... 19 89, ..... 20 ..... votes being in favor of said Local Law and ..... no ..... votes being against the same, and which was approved by the County Executive of the County of Orange on the ..... 1st ..... day of ..... May ..... 19 89, and that the same is a correct and true transcript of such original Local Law and the whole thereof.

In Witness Whereof, I have hereunto set my hand and the official seal of said County Legislature this ..... 18th ..... day of ..... May ..... 19 89.

  
CLERK OF THE COUNTY LEGISLATURE OF THE COUNTY OF ORANGE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF New Windsor P/B #     

WORK SESSION DATE: 3-17-92 APPLICANT RESUB. REQUIRED: RII

REAPPEARANCE AT W/S REQUESTED: yes

PROJECT NAME: Ed Flanagan & his father

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT:     

MUNIC REPS PRESENT:

BLDG INSP.	<u>X</u>
FIRE INSP.	<u>X</u>
ENGINEER	<u>X</u>
PLANNER	<u>    </u>
P/B CHMN.	<u>    </u>
OTHER (Specify)	<u>Paul</u>

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Stamped 3/8/89 - Resub & change to Town Road

Lot 2 in contract

P/R base in - possible -

\* MJE - check OCLL #1-89 re 3 yr

Mr. Fran. 564-7187 (6636)

→ RR2 Box 25 King Drive New

~~CONFIDENTIAL~~ DR.

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

Mr. Grevas: At the last meeting, Mark had given me some comments following the public hearing. I believe we have addressed all of the comments on the plan. There was also a comment that came through Mark's office on the subdivision and the number of lots. There was a letter sent to the Planning Board back in the first part of this month explaining the situation. I think it was dated 1 February that should be in the file. Briefly, what that said was that the entire property was owned by one set of people at one time or four people all related. Now, it is owned by two of those people, Dorothy and John Flanagan. The part of Flanagan parcel next door came out two pieces in 1973 and 1979 is, they are out of the subdivision realm of chapter 1115 of the Public Health Law, that this lot here came out to John Delaney (phonetic) in January of 1988. But, in order to make sure that the count was here, we left it in as lot 1. We have lots 1, 2, 3, and 4 are less than 5 acres and lot 5 and 6 are greater than 5 acres so we don't contravene the Public Health Law. I put that in writing. It is in the file. I know we have gone over that some time ago.

Mr. VanLeeuwen: You addressed that question last time you were here.

Mr. Grevas: But, it bobbed to the surface again and I just wanted to clarify that.

Mr. Soukup: Are the 2 large lots going to have no further subdivision restriction on them.

Mr. Grevas: No, that wasn't the plan, it wasn't questioned. The idea here is that maybe some time in the future if town sewers come out this way or something, this road might become a town road and who knows, we don't want to put that restriction on.

Mr. Schiefer: Mark, do you have any comments.

Mr. VanLeeuwen: Yes, there is quite a few comments.

Mr. Edsall: Discuss comment 2 and make a finding that you agree with the use of the setback versus the building line width measurement.

Mr. Grevas: There is a note on the plan minimum setback is 80 feet setback lines in accordance with definition contained in the zoning ordinance at the proposed building line. That is the way I read the ordinance. We can call for the building to be set at a minimum for the setback.

Mr. Edsall: A short explanation, the lot width definition indicates you should make the measurement either at the setback line or the building line. In this case, if you measure it at the setback front yard setback line the lot is not wide enough. However, if you

measure at the building line or the--Lou is in effect increasing the minimum required setback so that the building line will be back far enough to result in the lot width that is required. I am just merely asking if that is the same understanding the Board has with the intent of the definition.

Mr. VanLeeuwen: The further he goes back with lot 6 the better he will be because if he ever wants to extend the road on lot #6, he has got the house sitting in the way. You cut off your nose to spite your face in my book.

Mr. Grevas: Where the sanitary system is, you know, it makes sense to have the house back on the lot anyway.

Mr. Soukup: There is no question that moving it back helps meet the intent of the ordinance, but the problem comes is that you could take a number of tapered lots and by moving the setback way back, even hundreds of feet, achieve the lot width when that is not the intent of the ordinance to allow a number of thin pie slices that get wider as you go back.

Mr. VanLeeuwen: Vince, we call that poor planning.

Mr. Soukup: It is a wording of the definition that could allow something that you might not want to see. The more clear definition is the one that he, that is the option and that is that the lot width shall be measured at the building setback line as it is designated in the ordinance. If it is a 40 or 50 foot setback, then this is where the lot width should be measured, not at some arbitrary greater distance and it maybe that the Board would want to consider rewording that definition.

Mr. Edsall: The minimum in the bulk table is 45 feet. To result in the width that is required, it is now being moved back to 80 feet. My only one concern that I have to object to the Board making if they feel it is appropriate, a decision that the law is being met, the only problem is that this lot could in effect come in for a building permit or the potential owner and it is difficult now when the plot plan is submitted to tell someone that they have to build 80 foot not 45 that is allowed by law so it is becoming a restriction on the lot the way I understand it.

Mr. Grevas: It is on the map and on file in the County Clerk's Office. We are working with the definition as it stands.

Mr. Soukup: That is true with that map but not with some minor maps that don't get filed. Some maps don't have to be filed.

Mr. Ronas: In a technical sense it may be true but it just doesn't happen in this day and age. You can't get financing on it.

Mr. Grevas: We are using the ordinance as it is written and what I think is a proper manner.

Mr. Soukup: I think the definition is vague and it has got the two options and this options covers one of the two the Board might want to consider sharpening up the wording of the--I recommend the Board change the ordinance. I think it would be a more clear way to go at it.

Mr. Grevas: On comment #3, excuse the letter dated 1 February, 1989, which I referred to before that covers that. 4A soil erosion and the sediment note, or a note put on to that effect, B the street sign note is over here Mr. Edsall subdivide

Mr. Edsall: Subdivider shall furnish and install a street sign accessible to the town highway superintendent at the private road entry of Kings Drive, the drive marking shall be acceptable to the post office having jurisdiction. I have no problem with that note, other than the fact that I don't know if the highway superintendent is going to care to give an opinion because as far as he is concerned, it is a private road. I'd like to see the note to make sure that it gives some control. Usually, it is more effective if there is a small detail or some definition of what is going to be done. A note a lot of times can backfire since everyone's interpretation of what the right measurements are varies.

Mr. Grevas: What I'd like to do is get together with Mark on notes to satisfy him and tie back together with C which talks about the roadside drainage along the road, okay.

Mr. VanLeeuwen: That concerns me more than anything else.

Mr. Grevas: Now the former and proposed lot lines, are you talking about those exact words, put on those two lines.

Mr. Edsall: Yes, because to be honest with you, I have seen confusion where if it isn't clear which line is being dissolved, there has been some problems.

Mr. Grevas: I thought I covered it by the note and the Z across but if you want those two lines labeled, I'd be glad to do that.

Mr. Edsall: The only problem is all the lands are Flanagan so to be attached with other lands of Flanagan, it gets confusing. You don't know if the Z is the former connection or the proposed connection. You don't know which, where it is going from or to.

Mr. Grevas: Proposed lot line existing lot line, I will add them.

Mr. Soukup: Are those two lots of Flanagan same or different owner up front.

Mr. Grevas: Came into them at two different times. Mr. and Mrs. Flanagan own these pieces.

Mr. Soukup: The strip is being added to that and all of those strips are going to be combined in one deed in some form or manner. I mean,

it can't be a separate lot.

Mr. Grevas: No but it could be added as a parcel.

Mr. Soukup: It has to be one combined deed so we have one lot number and one deed for the front Flanagan property. It will clean up the tax map too.

Mr. Grevas: The Board should verify that a public hearing is held, that is the last item.

Mr. Edsall: That was held on the 25th of January. I didn't have the file with me when I did the comments so that can be ignored.

Mr. Grevas: So what we have to address as far as I can see is 4B and C which are notes and a, possibly a detail to be added on the plan. I'd like to ask for approval on that conditional upon those notes being acceptable to Mark and prior to his issuing a go ahead to sign the map.

Mr. Schiefer: Any comments on the Board conditional on these two.

Mr. VanLeeuwen: I make a motion that we approve the Flanagan Subdivision 88-52 subject to comment #4A and C of the town engineering notes--

Mr. Edsall: Is the Board going to go on record saying that they accept the interpretation of the, with the increased setback that the law is being complied with. That is the first thing that you have to do so it isn't objected to later on, just so that is on record that you feel--

Mr. Schiefer: Any objection. If there is no objection from the Board, we will accept that interpretation.

Mr. Edsall: Comment #4, there is A, B, C and D which Lou and I can resolve just by notes on the plan.

Mr. Schiefer: And the fifth one that you were saying, Mr. VanLeeuwen.

Mr. Soukup: Septic and well which is on the Donnelly (phonetic) lot which is on the first map.

Mr. Jones: The engineer will bring in the corrected map.

Mr. Grevas: It will be a clearance by Mark before anybody signs it.

Mr. Schiefer: I don't like this many subject to's but I'd like to get it out of the way.

Mr. Jones: I will second the motion.

Mr. Edsall: Do you want to tie in a SEQR determination.

Mr. VanLeeuwen: I will withdraw my motion. I make a motion that the Planning Board of the Town of New Windsor declare a negative declaration with regard to Flanagan Subdivision 88-52.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I'd like to make a motion that the Planning Board of the Town of New Windsor approve the Flanagan Subdivision 88-52 subject to compliance with the town engineer's review comments 4A, B, C, and D.

Mr. Pagano: I will second that motion.

ROLL CALL:

Mr. Jones	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
TASK: 88- 52

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
88-52	21876	10/23/88	TIME	MJE	MC FLANAGAN	40.00	0.80	32.00			
88-52	22091	10/24/88	TIME	MJE	MC FLANNIGAN	40.00	0.50	20.00			
88-52	22276	10/24/88	TIME	CAD	CL FLANAGAN PB COMM	17.00	0.50	8.50			
88-52	22093	10/25/88	TIME	MJE	MC FLANNIGAN	40.00	0.50	20.00			
88-52	22656	10/25/88	TIME	EJ	CL FLANAGAN PB COMM	17.00	0.20	3.40			
								83.90			
88-52	26158	12/19/88			BILL PARTIAL					-83.90	
										-83.90	
88-52	28649	01/23/89	TIME	MJE	MC FLANAGAN	60.00	0.70	42.00			
88-52	28524	01/24/89	TIME	NJE	CL FLANAGAN	19.00	0.50	9.50			
88-52	28705	01/30/89	TIME	MJE	MC FLANAGAN	60.00	0.30	18.00			
88-52	28712	02/01/89	TIME	MJE	MC FLANAGAN	60.00	0.30	18.00			
88-52	28766	02/07/89	TIME	MJE	MC FLANAGAN	60.00	0.30	18.00			
88-52	29928	02/15/89	TIME	MJE	MC FLANNAGAN	60.00	0.30	18.00			
88-52	29934	02/16/89	TIME	MJE	MC FLANNAGAN	60.00	0.20	12.00			
88-52	29938	02/17/89	TIME	MJE	MC FLANNAGAN	60.00	0.50	30.00			
88-52	30587	02/21/89	TIME	NJE	CL FLANAGAN	19.00	0.50	9.50			
88-52	30563	02/22/89	TIME	MJE	MC FLANNAGAN	60.00	0.20	12.00			
88-52	30577	02/25/89	TIME	MJE	MC FLANNAGAN	60.00	0.50	30.00			
								300.90	0.00	-83.90	217.00
					TASK TOTAL			300.90	0.00	-83.90	217.00
								300.90	0.00	-83.90	217.00
					GRAND TOTAL			300.90	0.00	-83.90	217.00

*Pa 3/6/89*



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

March 9, 1989

Central Hudson Gas & Electric  
Little Britain Road  
Newburgh, NY 12550

Dear Sir:

This is to verify that the subdivision of property owned by Mr. & Mrs. Edward Flanagan (Tax Map Section 32, Block 1, Lot 10.25) was approved by The Town Of New Windsor Planning Board on March 8, 1989.

Very truly yours,

*Michael Babcock*

Michael Babcock,  
Building Inspector

MB:mm

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 27 February 1989

**SUBJECT:** Flanagan, Edward, Mrs.

PLANNING BOARD REFERENCE NUMBER: PB-88-52

FIRE PREVENTION REFERENCE NUMBER: FPS-89-022

A review of the above referenced subject site plan/ sub-division was conducted on 27 February, 1989.

This site plan was previously disapproved under the Fire Prevention Reference number(s) of FP-88-84, however was approved on review of FPS-89-008.

This site plan is found acceptable.

PLAN DATED: 7 February 1989, Revision 3

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector



**McGOEY, HAUSER and EDSALL  
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.

Licensed in New York,  
New Jersey and Pennsylvania

**MEMORANDUM**

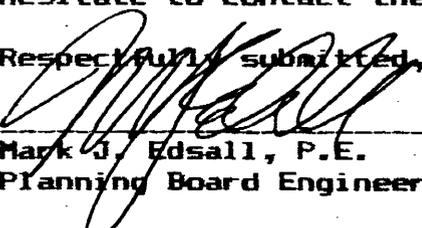
**TO: DAN McCARVILLE, TOWN OF NEW WINDSOR SECRETARY**  
**FROM: MARK J. EDSALL, P.E., TOWN PLANNING BOARD ENGINEER**  
**SUBJECT: FLANAGAN SUBDIVISION AND LOT LINE CHANGE**  
**PLANNING BOARD T88-52**  
**DATE: 27 FEBRUARY 1989**

At the regular Planning Board Meeting held on 22 February 1989, the subject project received Conditional Final Subdivision Approval. I have reviewed a revised plan for the subdivision and it is my opinion that this latest plan complies with all the conditions for the Conditional Final Approval.

Therefore, it is my opinion that the plan prepared by Elias D. Grevas, L.S. with last revision date 2/24/89 is acceptable for Planning Board Stamp of Approval.

If you should have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,

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

MJEnje

cc: Michael Babcock, Building Inspector

flanagan

FEB 28 1989

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, [REDACTED], REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Flanagan as submitted by  
Grivas for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved  \_\_\_\_\_  
disapproved \_\_\_\_\_

If disapproved, please list reason Slow drainage  
from private road to Kuyper  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred [Signature]  
HIGHWAY SUPERINTENDENT

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

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

2/16/89  
DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., , SEWER, HIGHWAY, REVIEW  
FORM:

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

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

Elias D. Greco for the building or subdivision of

Mrs. Edward Flanagan has been

reviewed by me and is approved ✓

~~disapproved~~

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

There is no town water in this area.

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

Steve B. Div  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

*file*

TOWN OF NEW WINDSOR  
PLANNING BOARD MEETING  
JANUARY 25, 1989

MEMBERS PRESENT: CARL SCHIEFER, CHAIRMAN  
DAN MC CARVILLE  
VINCE SOUKUP  
HENRY VAN LEEUWEN  
JOHN PAGANO

OTHERS: JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY  
MARK EDSALL, P.E., PLANNING BOARD ENGINEER  
MICHAEL BABCOCK, BUILDING INSPECTOR

MEMBERS ABSENT: RON LANDER  
LAWRENCE JONES

PUBLIC HEARING: Flanagan - Subdivision - Kings Drive

Elias Grevas, L.S., came before the Board representing this proposal. He presented the Affidavit of Mailing, Affidavit of Publication and return receipts.

Mr. Grevas: This is a proposal for a total of five new lots, total of six lots on the original parcel. There was a lot previously approved in the front of the property shown on filed map 8684. We still retain that lot number as 1. We have lots 2 thru 6 are the proposal on this project. Lots 2, 3 and 4 are on the right side of a private road and served by a private road coming southeasterly from Kings Drive. Lots 5 and 6 are on the left side of a private road which ends in a cul-de-sac between lots 4 and 6. The roadway, private roadway, is 800 feet in length and serves the four interior lots, lot 2 has frontage on Kings Drive. The total parcel subdivided is 23.642 acres and we show the private road cross section and profile maximum grade on the road is 10%. The cross section is as shown on the plan which calls for 18 feet of paving crushed shale with double bituminous surface treatment. We have perc tests on all the lots and in response to one of Mr. Edsall's comments at the last meeting, we have shown the grade on the sanitary system area on lot 6. There is one item on the map that is incorrect and that is an adjoining owner has been improperly listed as the Sisters of Presentation Blessed Virgin that should be AHFS Realty Corporation which is the adjoiner along the southeasterly boundary of the property.

Mr. Schiefer: Any questions from the Board members.

Mr. VanLeeuwen: Not at this time, no. What is this for, lot 2 driveway that is going to be on Kings Road.

Mr. Grevas: The driveways should all be on the private roads. It is my opinion, it would be better to have less than, you know, less openings on Kings Drive but basically,---

Mr. VanLeeuwen: They want to stick with the four, I kind of agree with you because I know of another situation like that. We have a problem but that is up to the rest of the guys. That is only my feelings.

Mr. McCarville: I have no problem, I think that is a good idea.

Mr. Grevas: To have the lots all come off the private road.

Mr. McCarville: Yes, as long as the property has the frontage required.

Mr. VanLeeuwen: If they are ever going to turn over to the town, the town highway superintendent wants 110.

Mr. Grevas: Whatever standards are in effect at the time will have to be met.

Mr. Schiefer: Do the Board members have a copy of the engineer's comments,

Mr. McCarville: Yes. Lou, do you have your well locations pinpointed on the map.

Mr. Grevas: No, not the well locations. We have the clearance. We are not showing well locations on the proposed lots.

Mr. VanLeeuwen: You see this stonewall right next to Eddie Flanagan's house, okay, who is going to own that 50 foot strip, Eddie's lot or this lot.

Mr. Grevas: There is going to be a lot line change so that this parcel will be part of the private road. That is shown as a lot line change parcel.

Mr. VanLeeuwen: If you gave it to this guy, he could hold up everything.

Mr. Grevas: In fact, the map was changed as a result from that comment from the last meeting. It is a subdivision plan and a lot line change. The lot line change parcel is the Flanagan parcel.

Mr. Soukup: Is that one or two parcels, Flanagan parcel.

Mr. Grevas: This parcel here, it was originally two parcels. There are two tax lots but it is all basically the same. There is a wrap around situation here. But, it really has no effect.

Mr. Soukup: Same owner.

Mr. Grevas: Yes.

Mr. Schiefer: I'd like to open the public hearing to the public. If you have any comments or questions to ask, I request that you stand, identify yourself and where you live. Any questions from the public. I assume that means no objection from the people, no objection. If not, no further comments, we are going to close the public hearing on the Flanagan Subdivision. We will make our decision at a later date.

Mr. Ronas: Do you have a copy of the engineer's comments.

Mr. Grevas: Yes.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, , REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Ed Flanagan as submitted by  
Greaves for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved yes  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
Entrance of private road onto town road  
has to be approved by Dept. of Highw.  
\_\_\_\_\_  
\_\_\_\_\_

Fred Tapp Jr.  
HIGHWAY SUPERINTENDENT *M.F.*

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

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

02/03/89  
DATE

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK



1763

November 21, 1988

Elias Grevas, L.S.  
33 Quassaick Avenue  
New Windsor, NY 12550

Re: 32-1-26 (Adjoining Property Owners & Across the Street)

Dear Mr. Grevas:

According to our records, the attached is a list of Property Owners adjoining the subject lot, as well as those properties across the street.

The charge for this service is \$25.00, which you have already paid in the form of your deposit.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Cook".

LESLIE COOK  
Acting Assessor

LC/cp  
Attachment

✓ Flanagan, Edward P. & Dorothy  
751 Little Britain Road  
New Windsor, NY 12550

✓ Donohue, Peter  
✓ R.D. 2 Kings Drive  
New Windsor, NY 12550

✓ Flanagan, Jane Ann  
✓ R.D. 2 Kings Drive, Box 25  
New Windsor, NY 12550

✓ Flanagan, Edward P. Jr. & Jane Ann  
✓ R.D. 2 Kings Drive  
New Windsor, NY 12550

✓ Lewis, Charles M. Jr. & Nancy Jo  
Route 207, R.D. 2 Kings Drive  
New Windsor, NY 12550

✓ Baeuerle, E. E.  
✓ c/o Dr. E.M. Schlick  
65 South Little Tor Road  
New City, NY 10956

✓ A.H.F.S. Realty Corp.  
✓ Box 98A Perkinville Road  
Highland, NY 12528

✓ Denlea, Joan A.  
✓ 370 West Grand Avenue  
Montvale, New Jersey 07645

State of New York  
County of Orange, ss:

EVERETT W. SMITH, being duly sworn  
disposes and says that he is  
PRESIDENT of the E.W. Smith  
Publishing Company, Inc. publisher  
of The Sentinel, a weekly newspaper  
published and of general circulation  
in the Town of New Windsor, and that  
the notice of which the annexed is  
a true copy was published Once

in said newspaper, commencing on  
the 12 day of JAN. A.D., 1987  
and ending on the 12 day of JAN.  
A.D. 1987

Everett W. Smith  
Subscribed and shown to before me  
this 25<sup>th</sup> day of June, 1989

Pauline G. Townsend  
Notary Public of the State of New York  
County of Orange.

My commission expires December 31, 1989  
**PAULINE G. TOWNSEND**  
Notary Public, State of New York  
No. 404988  
Appointed in Orange County  
My Commission Expires December 31, 1989

**NOTICE IS HEREBY GIVEN**  
that the **PLANNING BOARD** of  
the **TOWN OF NEW WINDSOR**,  
County of Orange, State of  
New York, will hold a **PUBLIC**  
**HEARING** at the Town Hall,  
555 Union Avenue, New Windsor,  
N.Y. on 25 January 1989 at  
7:30 P.M. (or as soon thereafter  
as may be heard) on the ap-  
proval of the proposed Subdivi-  
sion for **JANE FLANAGAN** lo-  
cated on the east side of King  
Drive, 1.000 +/- southeast of  
Route 207.  
A map of the proposed subdivi-  
sion is on file and may be in-  
spected at the Town Planning  
Board Office, Town Hall, 555  
Union Avenue, New Windsor,  
N.Y.  
By Order of  
**TOWN OF**  
**NEW WINDSOR**  
**PLANNING**  
**BOARD**  
Carl E.  
Schiefer

LEGAL NOTICE  
~~~~~

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York, will hold a PUBLIC HEARING at the Town Hall, 555 Union Avenue, New Windsor, N.Y. on 25 January 1989 at 7:30 P.M. (or as soon thereafter as may be heard) on the approval of the proposed Subdivision for JANE FLANAGAN located on the east side of King Drive, 1,000 +/- southeast of Route 207.

A map of the proposed subdivision is on file and may be inspected at the Town Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Dated: 9 January 1989

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD  
Carl E. Schiefer  
Chairman



Louis Heimbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF NEW WINNERS PLANNING BOARD D P & D Reference No. NWT 1-89N

County I.D. No. 321 / 110.25

Applicant MRS EDWARD (JANE) FLANAGAN

Proposed Action: LOT LINE CHANGE

State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF NYS 207

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination  Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

\_\_\_\_\_

JANUARY 23, 1989  
Date

Peter Garrison  
Commissioner

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 24 January 1989  
**SUBJECT:** Flanagan, Mrs. Edward Subdivision  
PLANNING BOARD REFERENCE NUMBER: 88-52  
FIRE PREVENTION REFERENCE NUMBER: FPS-89-008

A review of the above referenced subject site plan/ sub-  
division was conducted on 24 January 1989.

This site plan was previously disapproved under the Fire  
Prevention Reference number(s) of FP-88-84.

This site plan is found acceptable.

PLAN DATED: 10 January 1989, Revision 2

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., , SEWER, HIGHWAY, REVIEW  
FORM:

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

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

Elias D. Grevas for the building or subdivision of

Mrs. Edward Flanagan has been

reviewed by me and is approved

~~disapproved~~

~~If disapproved, please list reason~~

There is no town water in this area.

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

Steve DiDio  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

FLANAGAN - KINGS DR. - SUBDIVISION (87-57/88-52)

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

Mr. Grevas: If the Board may recall that as noted in number two, there was a map presented to the Planning Board and approved awhile ago cutting back this part out of the remainder parcel. I said at that time, we'd be coming back in for a subdivision. There were three owners, now there are two. This is the third owner. She has taken this lot as her portion of the ownership. What is happening here is we are subdividing remainder of the property. The total number of lots including the one that originally came out is six lots. This proposal before you now is five lots but we show the existing previously approved lot for the town so that everybody would know where we are. We are proposing a private road coming from Kings Drive into the site to a cul-de-sac servicing the lots. I've got a couple of Mark's comments and number three with reference to the slope on the sanitary system as Mark pointed out, this is USGS topo. However, when we took topo in the road area to make sure that the profile conformed to the private road specs, we got some shots over here, I will give that information to Mark. We have 15% in this sanitary system area. Problem is with USGS topo, these are 20 feet apart and they are digitized from a map that is a scale of 1 inch equals 2,000 feet. That is why it is hard to figure out. Number 4A, cross section, the reason it is not on here, I understood the Board is considering changing it but I understand it has not been changed so that will be put on here and the person that did the perc test is me so that I will put on the map.

Mr. McCarville: What is the grade. Did you say.

Mr. Grevas: On the private road maximum 10%. We come back in over King Drive with a minus 2% and then come up onto the 10% and we round off the tip. We have a 1.15% and a minus 0.75% coming down to the cul-de-sac. The only thing I was going to say after that was the reason for being here tonight is request sketch plan approval and request to be set-up for a public hearing.

Mr. Schiefer: The radius of the cul-de-sac is 50 feet.

Mr. Grevas: That is right.

Mr. Schiefer: Hasn't the Highway Superintendent--

Mr. Grevas: Private road.

Mr. Lander: There is not sewer and water out there.

Mr. Grevas: No, sir.

Mr. McCarville: This would have to go to Orange County.

Mr. Grevas: No, we have four lots under five acres and the rest of that includes this one because that was done by the third owner originally within three years so that has to be counted. So, there are four lots under five acres.

Mr. Babcock: What is this?

Mr. Grevas: That is an easement that the government obtained some years ago for the outfall of that stream. The question came up there is a note here about this parcel. This is where the Flanagan's live now. Since the property line comes down the middle of a private road, there is a 25 foot strip which was left over so we are attaching it to this parcel here. That is all.

Mr. McCarville: According to the tax map, that shows that piece of property in two lots.

Mr. Grevas: That is not tax map A and B, yes, that is the way it was acquired years ago.

Mr. McCarville: That is wrong then.

Mr. Grevas: We would like sketch plan and permission to proceed to a public hearing. I think Mark has it listed under seven.

Mr. Schiefer: Lead agency and public hearing.

Mr. McCarville: I make a motion that the Planning Board of the Town of New Windsor take lead agency with regard to Flanagan - Kings Drive - Subdivision (87-57).

Mr. Jones: I will second that motion.

ROLL CALL:

|                  |     |
|------------------|-----|
| MR. MC CARVILLE: | AYE |
| MR. LANDER       | AYE |
| MR. PAGANO       | AYE |
| MR. JONES        | AYE |
| MR. SCHIEFER     | AYE |

Mr. McCarville: Are there any designated wet lands on this property at all?

Mr. Grevas: Not that I can find on the map. I must say it is wet but not designated.

Mr. McCarville: Do you want a motion. I make a motion that the Planning Board of the Town of New Windsor set-up the Flanagan - Kings Drive - Subdivision (87-57) for a public hearing.

Mr. Jones: I will second that.

ROLL CALL:

|                 |     |
|-----------------|-----|
| MR. MC CARVILLE | AYE |
| MR. LANDER      | AYE |
| MR. PAGANO      | AYE |
| MR. JONES       | AYE |
| MR. SCHIEFER    | AYE |

Mr. Edsall: Mr. Babcock's ubiquitously sharp eyes have picked up another item. You will have to amend the title to include a lot line change.

Mr. McCarville: I think we could put this, look at the number of neighbors here, they are not that numerous on this piece of property.

Mr. Babcock: It is wide open area out here.

Mr. Schiefer: Maybe we can make a note to Mr. Scheible that we can put this on the December agenda.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias Grevas for the building or subdivision of  
Mrs. Edward Hamagam has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

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

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

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

Juan R. Marten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

October 25, 1988  
\_\_\_\_\_  
DATE

*Revised plans 10/25/88*

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 3 October 1988

SUBJECT: Flanagan Subdivision

Planning Board Reference Number: 88-52

Fire Prevention Reference Number: 88-84

A review of the above referenced subject site plan/subdivision was conducted on 3 October 1988, with the following being noted.

- 1) Road width ~~is~~ is not acceptable.
- 2) Show cross cut of road surface.

This site plan/subdivision is found unacceptable.

  
\_\_\_\_\_  
Robert F. Rodgers; CCA  
Fire Inspector

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Mr. & Mrs. Edward Flanagan, Subdivision Plan
2. Name of Applicants Mr. & Mrs. Edward Flanagan Phone (914) 564-6636  
Address RR #2, Box 25, King Drive, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicants Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan 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)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of King Drive  
1,000' ± feet Southeast  
(Street) (Direction)  
of Rte 207  
(Street)
7. Acreage of Parcel 23.631 ± 8. Zoning District R-1
9. Tax Map Designation: Section 32 Block 1 Lot 10.25
10. This application is for Subdivision - 5 lots  
(Re-Subdivision of Lot 2, Filed Map # 8684)
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ 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.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE  
SS.:  
STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Dorothy Flanagan  
(Owner's Signature)

6<sup>th</sup> day of September 1988

Edward Flanagan  
(Applicant's Signature)

Pauline G. Townsend  
Notary Public

\_\_\_\_\_  
(Title)

**PAULINE G. TOWNSEND**  
Notary Public, State of New York  
No. 4643892  
Appointed in Orange County  
My Commission Expires December 31, 1987

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.  Environmental Assessment Statement
- \*2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

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

\* If applicable.

13.  Name of adjoining owners.
- \*14.  N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15.  N/A Flood land boundaries.
16.  A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.  Final metes and bounds.
18.  Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19.  Include existing or proposed easements.
20.  Right-of-Way widths.
21.  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.  Lot area (in square feet for each lot less than 2 acres).
23.  Number the lots including residual lot.
24.  Show any existing waterways.
- \*25.  A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.  Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.  Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28.  Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

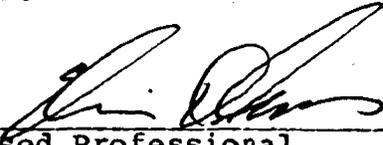
\* If applicable.

- 29.  Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 30.  Provide "septic" system design notes as required by the Town of New Windsor.
- 31.  Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 32.  Indicate percentage and direction of grade.
- 33.  Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 34.  Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
- 35. N/A Indicate location of street or area lighting (if required).

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 ACKNOWLEDGEMENT:**

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:   
 Licensed Professional

Date: 9/2/88

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review  
SHORT ENVIRONMENTAL ASSESSMENT FORM  
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR Mr. & Mrs. Edward Flanagan 2. PROJECT NAME Subdivision Plan

3. PROJECT LOCATION:  
Municipality Town of New Windsor County Orange

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  
East Side King Drive, 1,000'± Southeast of Route 207

5. IS PROPOSED ACTION:  
 New  Expansion  Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:  
Re-Subdivision of lot 2, Filed Map # 8684 to provide 5 lots.

7. AMOUNT OF LAND AFFECTED:  
Initially 23.631± acres Ultimately 23.631± acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?  
 Yes  No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?  
 Residential  Industrial  Commercial  Agriculture  Park/Forest/Open space  Other  
Describe: Single-Family Residential ; Church

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?  
 Yes  No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?  
 Yes  No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?  
 Yes  No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Mr. & Mrs. Edward Flanagan Date: 9/2/88  
Signature: [Signature] Elias D. Grevas, L.S.

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 THRESHOLD IN 6 NYCRR, PART 617.12? If yes, subordinate 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 617.8? 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

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H.

O.C.P. WATER, SEWER, HIGHWAY REVI. FORM: D. P. W.

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

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

Elias D. Grevas \_\_\_\_\_ the building or

subdivision of Mr. Mr. Edward Flanagan \_\_\_\_\_ has been

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

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

If ~~disapproved~~, please list reason.

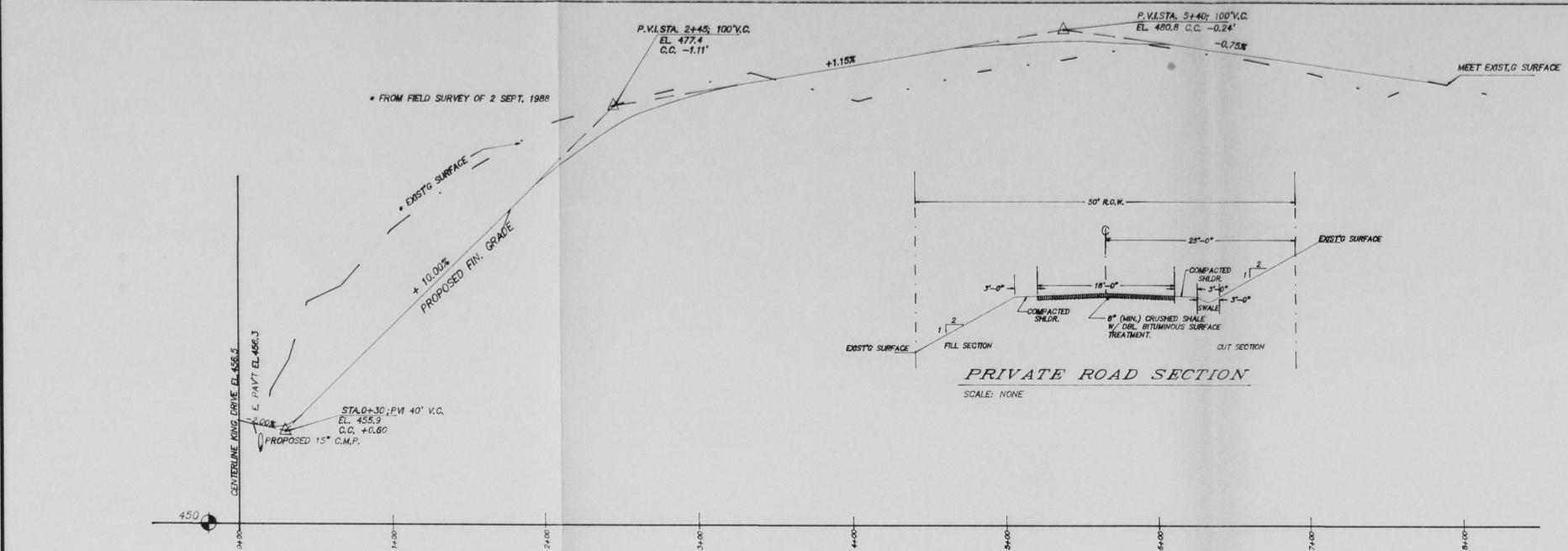
*There is no town water in this area as yet.*

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

*Harold D. ...*  
\_\_\_\_\_  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE



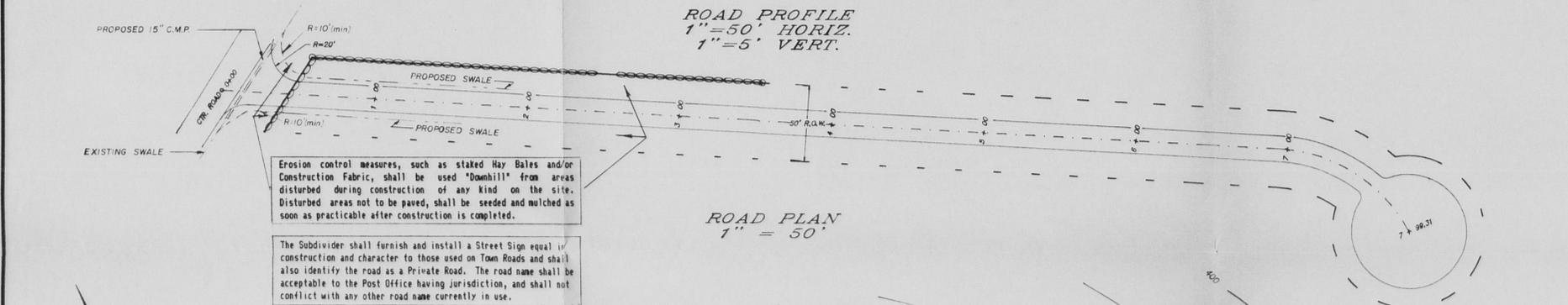
**ZONE BULK REQUIREMENTS (R-1 ZONE, Single-Family Residential)**

| MINIMUM REQUIRED | LOT AREA | LOT WIDTH | FRONT YARD | SIDE YARDS | REAR YARD | STREET FRONTAGE |
|------------------|----------|-----------|------------|------------|-----------|-----------------|
| 43,560 S.F.      | 125'     | 45'       | 20'/40'    | 50'        | 70'       |                 |

**MAXIMUM PERMITTED:**  
 BUILDING HEIGHT: 35'  
 DEVELOPMENT COVERAGE: 10%  
 MINIMUM LIVABLE FLOOR AREA: 1200 S.F.

**\*PROVIDED (LOT 3):**  
 LOT AREA: 64,987 1/2 S.F.  
 LOT WIDTH: 172' 1/2 (Min.)  
 FRONT YARD: (as required)  
 SIDE YARDS: (as required)  
 REAR YARD: (as required)  
 \*STREET FRONTAGE: 462.69'  
 MAXIMUM BUILDING HEIGHT: (as required)  
 DEVELOPMENT COVERAGE: (as required)  
 MINIMUM LIVABLE FLOOR AREA: (as required)

\*Lot & Street Frontage: 70.00'



Erosion control measures, such as staked Hay Bales and/or Construction Fabric, shall be used "Downhill" from areas disturbed during construction of any kind on the site. Disturbed areas not to be paved, shall be seeded and mulched as soon as practicable after construction is completed.

The Subdivider shall furnish and install a Street Sign equal in construction and character to those used on Town Roads and shall also identify the road as a Private Road. The road name shall be acceptable to the Post Office having Jurisdiction, and shall not conflict with any other road name currently in use.

**NOTES**

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 32, Block 1, Lot 10.25.
- Also being a Re-Subdivision of Lot 2, as shown on a map entitled "Minor Subdivision Plan Prepared for P. Donahue, D. Flanagan & J. Dealea", said map having been filed in the Orange County Clerk's Office on 19 January 1988 as Map No. 8684.
- APPLICANT: Mrs. Edward (Jane) Flanagan  
RR #2, Box 25, King Drive  
New Windsor, N.Y. 12550
- OWNERS: Dorothy Flanagan  
751 Little Britain Road  
New Windsor, N.Y. 12550  
Mrs. Edward (Jane) Flanagan  
RR #2, Box 25, King Drive  
New Windsor, N.Y. 12550
- TOTAL PARCEL AREA: 23.642 1/2 Acres
- PROPERTY ZONE: R-1
- Boundary data shown hereon is from a field survey completed by the undersigned on 25 November 1988.
- Topographic data shown hereon is from U.S.G.S. Mapping; Contour Interval: twenty (20) feet. Supplement by field survey in the Private Road area.
- All Sanitary Sewage Disposal Systems shall be designed and constructed in accordance with N.Y.S. Department of Health Standards and the provisions of the Public Health Law.
- All Sanitary Sewage Disposal Systems shall be designed by a N.Y.S. Licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a Building Permit. These systems shall be inspected during construction and certified as to conformance to design by the Design Professional prior to the issuance of a Certificate of Occupancy.
- The Private Road shown hereon is to be owned and maintained by Lots 2 through 4, and shall be the Subject of a Maintenance Agreement made a part of the Deed of Conveyance for each lot and recorded in the Orange County Clerk's Office
- Unauthorized addition or alteration to this plan is a violation of Section 7209(2) of the N.Y.S. Education Law.
- Percolation data shown hereon obtained under the supervision of the undersigned.

**PLANNING BOARD APPROVAL**

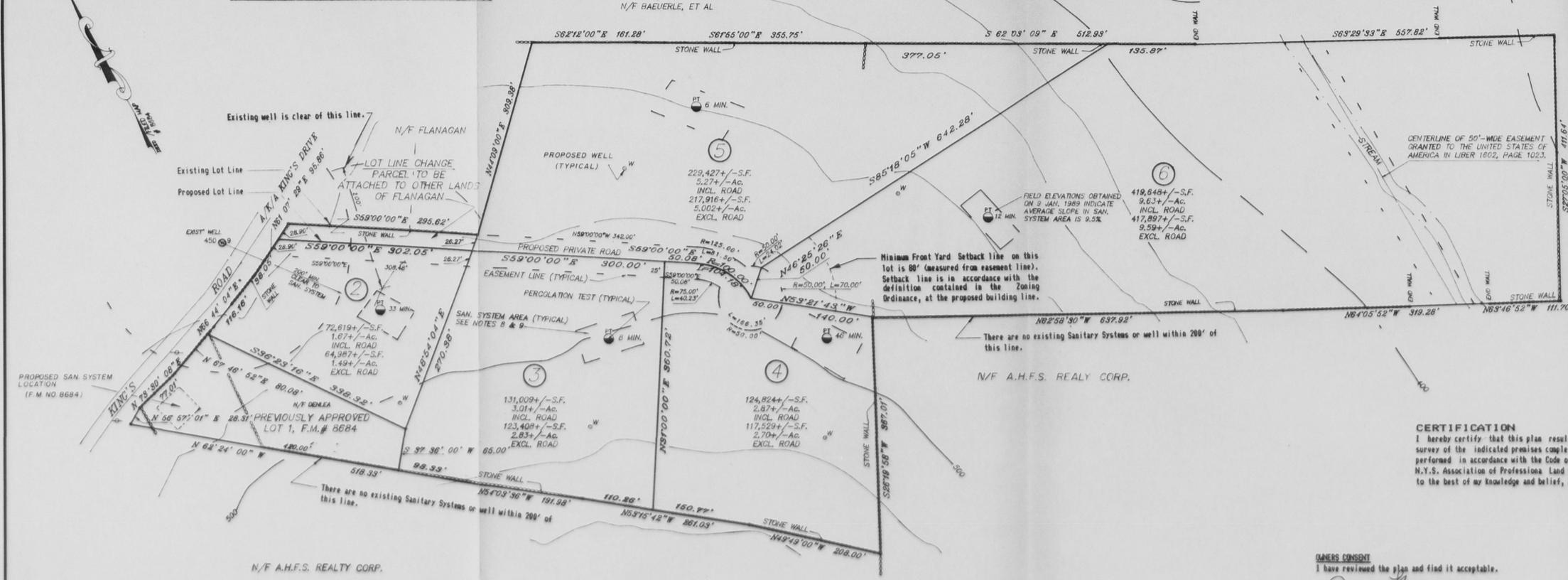
Sub-division Plan and Lot Line Change APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON March 8, 1989  
 BY Daniel C. McCarville  
 DANIEL C. MCCARVILLE  
 SECRETARY  
 PLANNING BOARD MAP 88-52



**CERTIFICATION**

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 1 September 1988 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

OWNERS CONSENT  
 I have reviewed the plan and find it acceptable.  
 Jane Flanagan  
 OWNER



**SUBDIVISION PLAN**  
 1" = 100'

| REVISIONS: | DATE                             | DESCRIPTION     | TOWN OF NEW WINDSOR | ORANGE COUNTY | NEW YORK |
|------------|----------------------------------|-----------------|---------------------|---------------|----------|
| 10/24/88   | PERC. TEST LOCATIONS; NOTE 3 & 4 | Drawn:          |                     |               |          |
| 1/10/89    | TITLE, LOT & SAN. SYSTEM GRADES  | Checked:        |                     |               |          |
| 2/7/89     | MEETING OF 27 JAN 1989           | Date: 2 SEPT 88 |                     |               |          |
| 2/24/89    | MEETING OF 22 FEB 1989           | Job No: 88-253  |                     |               |          |

**MRS. EDWARD FLANAGAN**

**SUBDIVISION PLAN & LOT-LINE CHANGE**