

PB# 98-06

BOEHM, DONALD
2 LOT SD

16-1-8

98 - 6 Boehm, Donald Subdivision
Quassarck Ave (2lots) (Boehm)

Approved 2/19/98

Wilson Jones - Carbonless - 5162 WFL Duplicate - 5164 CL T. 11/89

Wilson Jones, 1989

RECEIPT N U M B E R 98-6

DATE January 22, 1998
 RECEIVED FROM Donald P. Boehm
 Address 120 Quassaick Ave. - New Windsor, N.Y.
One Hundred Fifty 00/100 DOLLARS \$ 150.00
 FOR Sub. Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	150 -	CASH	
AMOUNT PAID	150 -	CHECK	#1437
BALANCE DUE	-0-	MONEY ORDER	

[Signature]
 BY Myra Mason, Secretary

Wilson Jones - Carbonless - 5162 WFL Duplicate - 5164 CL T. 11/89

Wilson Jones, 1989

RECEIPT N U M B E R 340952

DATE Jan 26, 1998
 RECEIVED FROM Donald P. Boehm
 Address _____
Fifty 00/100 DOLLARS \$ 50.00
 FOR P.B. # 98-6

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #1438
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Town Clerk
 BY Donathy N. Hansen

Wilson Jones - Carbonless - 5162 WFL Duplicate - 5164 CL T. 11/89

Wilson Jones, 1989

RECEIPT N U M B E R 98-6

DATE February 17, 1998
 RECEIVED FROM Senlar Associates
 Address P.O. Box 1104 - Newburgh, N.Y. 12551
Five Hundred 00/100 DOLLARS \$ 500.00
 FOR One Lot Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500.00	CASH	
AMOUNT PAID	500.00	CHECK	#288
BALANCE DUE	-0-	MONEY ORDER	

A. Zappalo
 BY Myra Mason, Secretary

Wilson Jones - Carbonless - 5162 WFL Duplicate - 5164 CL T. 11/89

Wilson Jones, 1989

RECEIPT N U M B E R 98-6

DATE February 17, 1998
 RECEIVED FROM Senlar Associates
 Address P.O. Box 1104 - Newburgh, N.Y. 12551
Seventy-Nine 50/100 DOLLARS \$ 79.50
 FOR Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	79.50	CASH	
AMOUNT PAID	79.50	CHECK	#289
BALANCE DUE	-0-	MONEY ORDER	

A. Zappalo
 BY Myra Mason, Secretary

DATE

Wilson Jones, 1989

RECEIPT N U M B E R 340997

DATE Feb 17 1998

Wilson Jones - Carbonless - 51554-NCR Duplicate - 51657-NCL Tri-Color
Wilson Jones 1989

RECEIPT 340952

DATE Jan 26, 1998
 RECEIVED FROM Donald P. Boehm
 Address Fully 50/100 DOLLARS \$ 50.00
 FOR P B # 98-6

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck #1438
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Town Clerk
 BY Dorothy N. Hansen

Wilson Jones - Carbonless - 51554-NCR Duplicate - 51657-NCL Tri-Color
Wilson Jones 1989

RECEIPT NUMBER 98-6

DATE February 17, 1998
 RECEIVED FROM Senlar Associates
 Address P.O. Box 1104 - Newburgh, N.Y. 12551
Five Hundred 00/100 DOLLARS \$ 500.00
 FOR One Lot Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500.00	CASH	
AMOUNT PAID	500.00	CHECK	#288
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappolo
 BY Myra Mason, Secretary

Wilson Jones - Carbonless - 51554-NCR Duplicate - 51657-NCL Tri-Color
Wilson Jones 1989

RECEIPT NUMBER 98-6

DATE February 17, 1998
 RECEIVED FROM Senlar Associates
 Address P.O. Box 1104 - Newburgh, N.Y. 12551
Seventy-Nine 50/100 DOLLARS \$ 79.50
 FOR Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	79.50	CASH	
AMOUNT PAID	79.50	CHECK	#289
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappolo
 BY Myra Mason, Secretary

Wilson Jones - Carbonless - 51554-NCR Duplicate - 51657-NCL Tri-Color
Wilson Jones 1989

RECEIPT 340997

DATE Feb 17, 1998
 RECEIVED FROM Senlar Associates
 Address _____
Two Hundred Sixty - 00 DOLLARS \$ 260.00
 FOR P B # 98-6
Approved Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

BY Dorothy Hansen
Emp # 163.00

Map Number 607-98 City 98-16
Section 16 Block 1 Lot 8 Town New Windsor
Village

Title: BOEHM
(1 sheet)

Dated: Feb 5, 1998 (Rev) Filed Apr. 3, 1998

Approved by Edward Stent

on Feb. 19, 1998

Record Owner BOEHM, DONALD P.

DONNA L. BENSON
Orange County Clerk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

REVIEW NAME: BOEHM MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 94 AND BRADFORD TERRACE
SECTION 16-BLOCK 1-LOT 8
PROJECT NUMBER: 98-6
DATE: 28 JANUARY 1998
DESCRIPTION: THE APPLICATION INVOLVES THE MINOR SUBDIVISION
OF THE 9.36 +/- ACRE PARCEL INTO TWO (2) SINGLE-
FAMILY RESIDENTIAL LOTS.

1. The existing lot currently has two (2) separate residences, one with access off Route 94 and one off Bradford Terrace. This application proposes the minor subdivision of the property to create independent lots for each existing residence.
2. The property is located within the R-4 Zoning District of the Town. The "required" information shown for the application is correct based on the zone and use group (properties having both municipal sewer and water). Each lot appears to comply with the minimum bulk requirements, with the exception of the front yard setback for Lot 2, which is a pre-existing non-conforming condition.
3. Inasmuch as the application does not propose the construction of any new residences or other improvements, but rather creates individual lots for existing residences, I am aware of no concerns with regard to this application. Once the procedural steps are completed, as further noted below, I see no reason why the Board cannot consider this application for approval.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

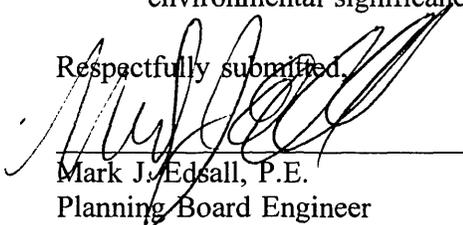
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: BOEHM MINOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 94 AND BRADFORD TERRACE
SECTION 16-BLOCK 1-LOT 8
PROJECT NUMBER: 98-6
DATE: 28 JANUARY 1998

5. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,


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

MJEmk

A:BOEHM.mk

BOEHM, DONALD SUBDIVISION (98-6) QUASSAICK AVE.

Ms. Nancy Cook appeared before the board for this proposal.

MS. COOK: I'm Nancy Cook, I'm his Secretary, Mr. Boehm was called out of town.

MR. PETRO: You don't have a proxy?

MS. MASON: No.

MR. PETRO: Can she represent it?

MR. KRIEGER: If you don't take any action, fine, that is true.

MR. PETRO: We do not have a proxy for you to be here.

MR. LANDER: To speak on behalf.

MR. PETRO: Basically, anybody can come in and talk on the property, we can listen to it, we just won't take any action tonight.

MS. COOK: Okay, Mr. O'Brien, the surveyor was under the impression that I could come and represent it.

MR. EDSALL: Mr. Chairman, I think if we need any commitments from the applicant, we would need to have a proxy, but I think when you look at plan and see how simple it is and we have worked everything out at the workshop, it might be that you don't need to ask this lady to promise anything, you might be able to just act on the plan as it's submitted. Do you know what I am saying?

MR. PETRO: Let's take a look and see what's going on here.

MS. COOK: Minor subdivision, both houses have their own frontage.

MR. PETRO: Do you want to make any presentation or you want us to take care of it, does everybody see where

they want to subdivide?

MR. LUCAS: I know the proper.

MR. PETRO: There is lot 1 we're looking at and lot 2, lot 2 is what they want to break off the 8 acre lot.

MR. STENT: Eight acres borders on Quassaick Avenue.

MR. PETRO: Mark, that is not a substandard lot or does it fit in that zone?

MR. EDSALL: Required is only approximately a third of an acre.

MR. PETRO: We do have highway approval on 1/27/98 and fire approval on 1/27/98 and water approval on 1/27/98.

MR. LANDER: Well, Mark, we have second deeded parcel over in the, in the northwest corner.

MR. EDSALL: That note.

MR. LANDER: Do you see that note second deeded parcel wasn't subdivided before, right?

MR. EDSALL: No, that might have been added at sometime in the past into the lot that end of the property that is, that it looks like it's a survey note, I see Mike's pointing out that right at the corner at the end of Bradford Terrace, there's a dashed line that crosses by the garage that might be when this piece was added into the property, but it's a single property now.

MR. LANDER: Does the property line run out into the intersection of Cedar Avenue?

MR. BABCOCK: Appears to.

MR. EDSALL: Probably subject to probably a dedication or a taking.

MR. LANDER: We'll have to get that dedicated, a piece of that.

MR. EDSALL: We can get that dedicated to the town.

MR. LANDER: Or else put a fence up, it will be a toll road.

MR. STENT: What about the note that is on there?

MR. LANDER: Okay, well, shouldn't be out there anyway, Ed, right?

MR. BABCOCK: Mr. Lander, if they are going to offer that at Cedar Avenue and change the plan, we'll just mention to them about the second deeded parcel, have them take it out, that's all.

MR. PETRO: Everything fits in, Mark, all the side yards?

MR. EDSALL: The only noncompliance is a pre-existing non-conforming front yard for the lot 2 for that existing building.

MR. LANDER: What's that right in the corner, Mark?

MR. EDSALL: Yeah, right in the corner that was kind of a screwy lot and he has to figure out what front and side were so when Mr. O'Brien was at the workshop, we basically took the worst case and ended up with one pre-existing non-conforming, everything else was okay, he made the lines work.

MR. LANDER: Where is the sewer and water coming in on this property? I don't see.

MR. EDSALL: He did not--

MR. LANDER: It's hard to read this plan.

MR. EDSALL: It's a large parcel.

MR. LANDER: Water coming into this parcel too.

MR. BABCOCK: They are existing houses that are occupied so he didn't show it on two.

MR. EDSALL: I had him add note 5 because that was a comment I wanted to verify that both dwellings were served by municipal water and sewer.

MR. LANDER: Otherwise we'd need a right-of-way for that line.

MR. EDSALL: As well if they both didn't have municipal utilities, the bulk requirements change.

MR. LANDER: Right, exactly, my concern was just that they had that right-of-way once we subdivide this, follow what I am saying?

MR. BABCOCK: Right.

MR. EDSALL: And he did say they went out in opposite directions.

MR. PETRO: Jerry, give me a motion for--

MR. STENT: Make a motion that we declare ourselves lead agency on the Boehm minor subdivisions.

MR. ARGENIO: Second it.

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

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: I don't see a problem.

MR. LANDER: I'm still concerned about the water on parcel 2, I don't see where it comes into that

dwelling.

MR. BABCOCK: I don't think it shows.

MR. LANDER: I'm not just missing it.

MR. BABCOCK: No, it doesn't show.

MR. LANDER: They are going to have to show it.

MR. BABCOCK: We didn't ask him to show it because we figures it's existing, he did put the note number 5 that both were served by central water and sewer.

MR. LANDER: And how it gets there.

MR. EDSALL: Well, my only concern was--

MR. BABCOCK: It's getting there now, it's been getting there for years.

MR. LANDER: Your water line's on my property, get it off.

MR. EDSALL: Your concern is very valid, if it crossed the other property, so what we asked him was do they go out to their respective roads since each has its own driveway to the roads and that was what we were assured at the workshop, so he said.

MR. BABCOCK: We can ask him to locate it if you'd like.

MR. EDSALL: Comes down to a surveyor can't locate it, he's going to have to get the water department in because it's underground.

MR. LANDER: Otherwise, you're going to have a problem, he's not here to tell us that.

MR. KRIEGER: You'd still want it on the map.

MR. PETRO: Okay, public hearing gentlemen?

MR. STENT: Motion we waive the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Boehm minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I don't think there's any federal wetlands, I know it's a pretty high spot, so we can have a--

MR. STENT: Motion to declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the SEQRA process for the Boehm minor subdivision.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Only thing keeping us from the final I believe are two things, one, we want to locate the water line and have it put on the map, we can make this subject to and also we still need a proxy for you before the plan is finally signed. I think a proxy should be in the file that you are representing it with that, what we can do is a subject to those two items

and give you a final approval.

MR. LUCAS: Put that in a motion.

MR. STENT: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval on the Boehm minor subdivision with the 2 subject-to's that I have just read in. Is there any further discussion from the board members? If not, roll call. Just to clarify again, two subject-to's would be the water line and sewer line being located and placed on the map and that the proxy for yourself be deposited here with the planning board secretary before the final plan is stamped.

MR. BABCOCK: One other thing the offer of dedication on Cedar Avenue and the second deed parcel wording to be removed.

MR. PETRO: So written.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/19/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-6
NAME: BOEHM SUBDIVISION
APPLICANT: BOEHM, DONALD & JOAN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/22/98	EAF SUBMITTED	01/22/98	WITH APPLICATION
ORIG	01/22/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/22/98	LEAD AGENCY DECLARED	01/28/98	TOOK LEAD AGENCY
ORIG	01/22/98	DECLARATION (POS/NEG)	01/28/98	DECL. NEG. DEC.
ORIG	01/22/98	PUBLIC HEARING	01/28/98	WAIVE P.H.
ORIG	01/22/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/19/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 98-6

NAME: BOEHM SUBDIVISION
APPLICANT: BOEHM, DONALD & JOAN

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/19/98	PLANS STAMPED	APPROVED
01/28/98	P.B. APPEARANCE . DEDICATE ROAD PORTION TO TOWN - LOCATE WATER LINES ON BOTH . HOUSES - NEED PROXY FOR MS. COOK - WORDING "SECOND DEED . PARCEL" TO BE REMOVED	LA:ND WVE PH APP/CON
01/21/98	WORK SESSION APPEARANCE	SUMBIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 98-6
NAME: BOEHM SUBDIVISION
APPLICANT: BOEHM, DONALD & JOAN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/22/98	MUNICIPAL HIGHWAY	01/27/98	APPROVED
ORIG	01/22/98	MUNICIPAL WATER	01/27/98	APPROVED
ORIG	01/22/98	MUNICIPAL SEWER	/ /	
ORIG	01/22/98	MUNICIPAL FIRE	01/27/98	APPROVED



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

11 February 1998

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

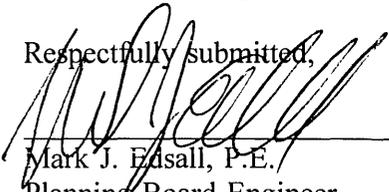
SUBJECT: BOEHM MINOR SUBDIVISION
PLANNING BOARD NO. 98-6

I have reviewed the revised plan for the subject subdivision (revised 5 February 1998), as prepared by Daniel O'Brien, L.S. As well, I have reviewed the dedication parcel description also prepared by Mr. O'Brien (dated 5 February 1998).

Please be advised that it is my opinion that the plan and description are acceptable for stamp of approval.

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

Respectfully submitted,



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

MJEmk

A:2-11-2E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-6
NAME: BOEHM SUBDIVISION
APPLICANT: BOEHM, DONALD & JOAN

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
01/22/98	REC. CK. #1437	PAID		150.00	
01/28/98	P.B. ATTY. FEE	CHG	35.00		
01/28/98	P.B. MINUTES	CHG	31.50		
02/12/98	P.B. ENG. FEE	CHG	163.00		
02/17/98	REC. CK. #289	PAID		79.50	
		TOTAL:	229.50	229.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 98-6
NAME: BOEHM SUBDIVISION
APPLICANT: BOEHM, DONALD & JOAN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/12/98	SUB. APPROVAL FEE	CHG	260.00		
02/17/98	REC.CK. #287	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/17/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 98-6
NAME: BOEHM SUBDIVISION
APPLICANT: BOEHM, DONALD & JOAN

--DATE--	DESCRIPTION-----	TRANS	--AMT--CHG	-AMT-PAID	--BAL--DUE
02/12/98	ONE LOT REC. FEE	CHG	500.00		
02/17/98	REC. CK. #288	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 100.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

①

* * * * *

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT\$ 500.00

②

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 163.-
PLANNING BOARD ATTORNEY FEES.....\$ 35.-
MINUTES OF MEETINGS.....\$ 31.50
OTHER.....\$ _____

229.50 Less Escrow (150.00)

* * * * *

PERFORMANCE BOND AMOUNT.....\$ _____

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

Amtd. Due \$ 79.50
③

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

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

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 6

FOR WORK DONE PRIOR TO: 02/12/98

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
98 6	143310	01/21/98	TIME	MJF	WS	BOEHM SUB	75.00	0.40	30.00				
98-6	143245	01/28/98	TIME	MJE	MM	BOEHM COND SUB APPL	75.00	0.10	7.50				
98-6	143651	01/28/98	TIME	MCK	CL	B/RVW COMMENTS	28.00	0.50	14.00				
98 6	143979	01/28/98	TIME	MJF	MC	BOEHM	75.00	0.80	60.00				
98-6	144539	02/10/98	TIME	MJE	MC	Review plan & desc	75.00	0.50	37.50				
98-6	144537	02/11/98	TIME	MCK	CL	Boehm memo	28.00	0.50	14.00				
									=====	=====	=====	=====	
TASK TOTAL									163.00	0.00	0.00	163.00	
									=====	=====	=====	=====	
GRAND TOTAL									163.00	0.00	0.00	163.00	

RESULTS OF P.B. MEETING

DATE: January 28, 1998

PROJECT NAME: Boehm Sub. PROJECT NUMBER 98-6

LEAD AGENCY: _____ * NEGATIVE DEC: _____

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

CARRIED: YES NO _____ * CARRIED: YES: NO _____

PUBLIC HEARING: M) S S) A VOTE: A 5 N 0

WAIVED: YES NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

M) LS S) S VOTE: A 5 N 0 APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Dedicate road portion to Town

Locate Water lines on both houses

Need proxy for rep at meeting

second lot parcel to be removed



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 9073

DATE PLAN RECEIVED: RECEIVED JAN 22 1998

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
BOEHM has been
reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 1/28/98

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

JAN 26 1998

PLANNING BOARD FILE NUMBER:

DATE PLAN RECEIVED:

N.W. HIGHWAY DEPT.

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

If disapproved, please list reason _____

W. James Quirk 1/27/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Boehm Subdivision

Date: 27 January 1998

Planning Board Reference Number: PB-98-6

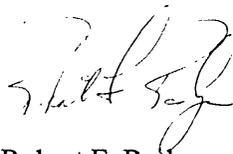
Dated: 22 January 1998

Fire Prevention Reference Number: FPS-98-005

A review of the above referenced subject subdivision plans was conducted on 26 January 1998.

This subdivision plan is acceptable.

Plans Dated 12 January 1998.



Robert F. Rodgers; C.C.A.



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-6

DATE PLAN RECEIVED: RECEIVED JAN 2 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Boehm _____ has been

reviewed by me and is approved _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water is available for this prop.

HIGHWAY SUPERINTENDENT DATE

Jean D. D. 1-27-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640

Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98-6

WORK SESSION DATE: 21 JAN 98

APPLICANT RESUB.

REQUIRED: Full Plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Boehm Subdiv

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Dan O'Brien

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ret 94
- 2 lot subdiv
- both exist houses served by munic util.

- full bulk table

- ck bath house height

Agenda 1/28 if



1763

TOWN OF NEW WINDSOR

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

98-8

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision Lot Line Change Site Plan Special Permit

Tax Map Designation: Sec. 16 Block 1 Lot 8

1. Name of Project SURVEY + 2 LOT SUBDIVISION OF LANDS FOR BOEHM

2. Owner of Record DONALD + JOAN BOEHM Phone 565-4947

Address: 120 QUASSAICK AVENUE, NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant DONALD + JOAN BOEHM Phone 565-4947

Address: 120 QUASSAICK AVE, NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DANIEL S. O'BRIEN, PLS Phone 355-3608

Address: 239 MILLSBURG ROAD MIDDLETOWN N.Y. 10940
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:
DONALD BOEHM 565-4947
(Name) (Phone)

7. Project Location:
On the NORTH WEST side of QUASSAICK AVENUE 100 feet
(Direction) (Street) (No.)
NORTH of OAK RIDGE DRIVE
(Direction) (Street)

8. Project Data: Acreage 9.361 Zone R-4 School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

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

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

10. Description of Project: (Use, Size, Number of Lots, etc.) CREATE 2 LOTS
BOTH LOTS WILL HAVE EXISTING HOUSES ON THEM LOT#1 = 8.572 AC
LOT#2 = 0.787 ACRES

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

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

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

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

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

SWORN BEFORE ME THIS:

16th DAY OF JANUARY 1998

[Signature]
NOTARY PUBLIC
98

[Signature]
APPLICANT'S SIGNATURE

DONALD P. BOEHM
Please Print Applicant's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Donald P Boehm, deposes and says that he resides
(OWNER)

at 120 Quassaick New Windsor NY 12553 in the County of Orange
(OWNER'S ADDRESS)

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

(Sec. 16 Block 1 Lot 8)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

Nancy M Cook, Po Box 164, Gardiner NY
(Applicant Name & Address, if different from owner) 12525

Daniel J. O'Brien, Land Surveyor
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/16/98

[Signature]
Witness' Signature

[Signature]
Owner's Signature

[Signature]
Applicant's Signature if different than owner

Representative's Signature

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

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

PROJECT I.D. NUMBER

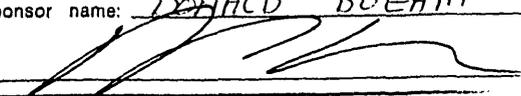
617.21

Appendix

SEQR

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

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

1. APPLICANT /SPONSOR LONALD & JEAN BOEHM	2. PROJECT NAME SURVEY TO 2 LOT SUBDIVISION OF LANDS FOR BOEHM
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 120 QUASSAUK AVENUE AND 18 BRADFORD TERRACE WEST SIDE QUASSAUK AVENUE 100 FEET NORTH OF OAK RIDGE DRIVE AND AT THE INTERSECTION OF CEDAR AVENUE AND BRADFORD TERRACE.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: 2 EXISTING DWELLINGS ON A 9.361 ACRE PARCEL. TO BE SUBDIVIDED INTO 2 LOTS LOT #1 WILL BE 8.572 ACRES WITH ONE HOUSE LOT #2 WILL BE 0.789 ACRES WITH ONE HOUSE	
7. AMOUNT OF LAND AFFECTED: Initially <u>9.361</u> acres Ultimately <u>0.789</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: SUBURBAN RESIDENCE ZONE DISTRICT R-4	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>LONALD BOEHM</u>	
Signature: 	

Obtain Assessment Form before proceeding

OVER
1

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

_____ Name of Lead Agency

_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer

_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer)

_____ Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

98 6

RECEIVED JUN 2 1998

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

DONALD BOEHM, deposes and says that he resides
(OWNER)

at 120 QUASSAILK AVE. NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 16 Block 1 Lot 8)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

(SAME)
(Applicant Name & Address, if different from owner)

DANIEL S. O'BRIEN LAND SURVEYOR.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 1/16/98

[Signature]
Owner's Signature

[Signature]
Witness' Signature

Applicant's Signature if different than owner

[Signature]

Representative's Signature

98

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

98-6

RECEIVED
"XX"

RECEIVED JUN 2 9 1998

ATTACHMENTS

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

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

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

PARCEL IS NOT IN A FLOOD ZONE

Dan Robin

SURVEYOR ON
PROJECT.