

PB# 00-4

Ira D. Conklin, III

57-1-38.33

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IRA D. CONKLIN III SUBDIVISION
JACKSON AVENUE - 6 LOTS (SHAW)

Approved 5/18/00

103-00
Map Number _____ City _____
Section 51 Block 1 Lot 38.33 Town New Windsor
Village _____

Title: Ira D. Conklein III

Dated: 5-5-2000 Rev Filed 5-19-00

Approved by James Bresnan
on 5-18-2000

Record Owner Ira D. Conklein III

(4 Sheets)

DONNA L. BENSON
Orange County Clerk

REGULAR ITEMS:

IRA CONKLIN III SUBDIVISION (00-04)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is for a 6 lot residential subdivision. This plan was previously reviewed at the 9 February, 2000 and the 12 April, 2000 planning board meetings. Also should be noted that there was a site visit by some of the board members approximately a week ago on the 18th of April, I believe, by Mr. Lander, by Mr. Argenio and Mr. Lucas and by Town Building Inspector, Mike Babcock and Mark Edsall. Okay.

MR. SHAW: Thank you, Mr. Chairman. As you mentioned, it's a parcel that's located on South Jackson Avenue, it's a subdivision of approximately 27 acres into 6 lots, four of the lots will be approximately 1.4 acres in size. There will be two substantial lots designated on the plan as lot number 1 which will be 14.6 acres and lot number 2 which is 6.8 acres. Again, 6 lots over 27 acres which is not an intense development by any means. Two weeks ago, we had the public hearing for this subdivision which I believe was closed at that meeting. Probably the only issue that came up was with respect to the storm drainage, there was an adjacent neighbor who attended the public hearing who expressed his comments with respect to the general drainage in the area and what the board decided to do was to defer any decision for an opportunity for a site visit. As you read into the minutes, that happened approximately one week ago, so maybe that's the appropriate place for us to start with, that I would defer to the board for your input regarding the site visit.

MR. PETRO: Okay, I'm going to read Mark's third comment which refers to the field visit. With regard to the field review meeting, the board members present reviewed the existing conditions of the site as well as its relationship with the adjoining lands of Shaffner, in addition, drainage conditions of South Jackson Avenue were also observed and discussed. Some possible mitigation efforts discussed in the field include a

requirement to maintain all stone walls unless specifically noted to be disturbed on the plan as well as possible requirement to maintain the rear of lots 3 through 6 and undeveloped condition, i.e., prohibit impenetrable surfaces. The board members present at the field meeting will likely review these issues with the applicant at this meeting. Well, Ron, why don't you tell us what went on there.

MR. LANDER: We met on site, we were at this existing pond, all the drainage heads for this pond. The only thing we can find to slow this water down would be maintaining all the stone walls in the area, and we would like to see a buffer zone on lots 6 through 3. There's not too much to do with lot 2 as it is 6.8 acres and it is in a low area to begin with. Naturally, high point is lot 1. The only areas in those stone walls is where the driveway for lot 2 would go through them. I don't think that's a lot to request, we'd like to have a buffer zone of 50 feet, if all the board members are in agreement, we said we would think about how big that buffer zone should be, that means that you cannot, they are all fields now, right, gentlemen, they are all fields, so there's not a lot of vegetation there but we'd like to maintain that buffer zone. And we had met with Mr. Shaffner there on site, we looked at the drainage improvements that the town highway department had made and Mr. Shaffner would like to seek relief and we told him that he'd have to go to the Town Board and the highway superintendent for relief on the new pipes that were installed. I know where everybody's coming from as a homeowner and a property owner in a low area, water runs downhill. And we just happen to be in the low spot, so we'd like to see those things Mr. Shaw add as a note on the map, well, I'm sure if it's agreed to and if the stone walls are disturbed, then we'll hear about it. And so what do you think, what's your, what does the applicant think?

MR. CONKLIN: There's no problems just going through the stone wall for the back lot. I'm going to have to go through those walls for that in a couple places, but the other walls remaining, the same would be fine along with the buffer also.

MR. LANDER: We need something to slow the water down, we're adding some roof lines here and driveways, whether they be paved or shale, that's up to the homeowner's but--

MR. CONKLIN: I was over there for the last weekend for all the rain four different times and most of the water's coming from across the street through the culverts. It's really not coming from the pond or up on the other end, but, you know, that's from me walking around, but I don't have any problems doing this.

MR. LANDER: You know exactly where Mr. Shaffner, his house is, and like I said, water runs downhill and his house happens to be built in the 1800's, I believe?

MR. SHAFFNER: Yes.

MR. LANDER: And we should try to accommodate him in any way that we can. Now, as far as the highway superintendent, you'd have to see him on there, I see Mr. Shaffner's here, on those other pipes that were put in. Other than that, Mr. Chairman, I don't, I didn't see anything else out there that would mitigate some of the--

MR. PETRO: Any of the board members that were there have anything to add to what Mr. Lander already said?

MR. LUCAS: We did walk it and he could possibly put 20 homes on the site if he wants to. There's only like 6, so I think that helps with the drainage, too. There's very little disturbance with the natural ground flow that's there. I'd like to see the stone walls stay and did we talk about the pond at all?

MR. LANDER: No, we didn't discuss that yet, would you like to bring that up, Mr. Lucas?

MR. LUCAS: No, I don't know.

MR. LANDER: Anything you want to do?

MR. LUCAS: No, I noticed at the dam end of the pond

there seemed to be, it was lower a little bit, I guess if we can keep continuous level, it might hold a little bit more water. Is that all right with Mr. Conklin?

MR. SHAW: I looked into that, I'd be reluctant to get involved with the pond and the drainage courses you get involved with wetlands issues and I wouldn't want to have to chase the Army Corps of Engineers to get a permit to disturb some area of the pond and I don't see that much of a value in that to be perfectly honest.

MR. ARGENIO: I agree with that thought, Mike, I think that it's a good point and that I, that given the site and its location and the drainage channels and flows, I think that Mr. Lander pretty much expressed everything we discussed there and I think the eliminating the impervious development in the back of those 4 lots and maintaining the stone walls would be good.

MR. PETRO: I want to go to a different subject and we'll finish up with this again. Outstanding issues on the plan from the previous meeting include correction of the bulk table. Are you aware of that?

MR. SHAW: Yes.

MR. PETRO: It's not done at this time.

MR. SHAW: No, I deferred making any changes until we got some feedback regarding the drainage and I thought I'd do them. Once again, the comments were quite minor.

MR. PETRO: Proper identification of the sanitary disposal system.

MR. SHAW: That's just a label on the drawings.

MR. PETRO: Well, we have highway approval on 2/9/2000 and fire approval on 2/15/2000, and I think at this time, we can make a determination under SEQRA process, someone would give us a motion.

MR. LUCAS: I'll make that motion.

MR. ARGENIO: Second it.

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

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Well, I guess just to the couple minor changes that you have which would be the correction of the bulk table, proper identification of the sanitary disposal system and the note regarding 50 foot non-disturbance on the lots.

MR. SHAW: Maintenance of the stone walls.

MR. PETRO: 6, 5, 4 and 3 and no further disturbance of the stone walls, other than for the driveway to lot number 2, you can put a note to that effect, I think on the rear of the lots, too, why don't you draw a line for us to show the 50 foot.

MR. SHAW: Absolutely.

MR. PETRO: And a note going along with that before we take a vote, I know this isn't a public hearing but in the audience is the owner of the adjacent property.

MR. SHAFFNER: Richard Shaffner, 375 Jackson Avenue. I would just like to note I kind of disagree with some of the remarks made about the pond. That pond was built by Mr. Leggett (phonetic) back in 19, approximately '55, I mean, it's not a pond, it's a manmade structure that was there and I believe that possibly that pond could be enlarged a little bit or possibly deepened or dug out and the beams as Mr. Lucas suggests is put up to where they were originally designated.

MR. PETRO: Well, I'll tell you just--

MR. SHAFFNER: They can do it with a machine in a half day, they don't have to go there and make an elaborate thing.

MR. PETRO: Would you be disturbing wetlands, would you need a permit to work on the pond at all?

MR. SHAW: In my opinion, yes.

MR. LANDER: These are flagged wetlands.

MR. SHAW: We had a wetlands consultant look at the site before we elected to get into the design of it and the only wetlands on the site are that surrounding the pond.

MR. PETRO: How about just berming the outlet area.

MR. LUCAS: That was the only, excuse me, but that really was the only, kept the natural contour then there was one area that was down and if anything, you're not, I don't think you're going to create anymore wetlands but if you just continued that across there, looks like somebody washed it out, it's not much, only a couple feet, I don't think it will affect, maybe it will.

MR. SHAFFNER: It wouldn't take much to dig it out, couple of feet would make a tremendous relief down the line, it would act as a detention pond.

MR. PETRO: Mr. Conklin, what do you say berming up, is there a problem with that?

MR. CONKLIN: There is a problem if I have to get a permit to do it, it could take--

MR. PETRO: If you don't need a permit, we'll go that far, if you don't need a permit to berm it, maybe repair it as Mr. Lucas says, you're going to be in there any way digging foundations, couple hours on a machine could probably go a long way. If we need a permit, we'll stick with the original plan.

MR. CONKLIN: I was over there during the rain and I didn't see anymore water coming out of there than before so I'd be very reluctant to get in there and mess up, start working on the pond.

MR. SHAW: One thing I just may point out to you again, I don't know the lay of the land as well as this gentleman but from what I heard tonight is that this seems to be the low end of the watershed and it receives a lot of storm water, as water's flowing through it, if it's the end of the water shed, I don't know if you want to put a retention pond in there cause what's going to happen the way a pond works, you'd collect the storm water, you hold on to it and you release it slowly. If the peak of storm water flow is coming behind the water generated from this site, hydraulically and hydrologically, it would make more sense to get the water from this site into the drainage course before the peak surge comes down into the lands of Shaffner already as opposed to if you take the water, put it into the pond, hold it back, as the peak comes through now we're going to be adding to it, I mean, that's pretty standard hydrologics and hydraulics, maybe Jordan would concur, I'm just raising the issue is that going to do any good independent of the permitting issues, we may be creating more harm because if you're going to take the water, hold on to it, as the peak which follows through this site comes through, you're going to be adding to it, it make more sense for this water to get through and onto the site and into the drainage course downstream for the peak.

MR. SHAFFNER: That's my problem, my drainage course downstream cannot handle any more water.

MR. SHAW: Tha'ts not the point, sir.

MR. LANDER: Let me just say this. I think now I was told that the other, the extra culvert that was installed was because the road was, the water was running over top of the road, instead of the culvert wasn't big enough to take the water flow. Now, I think a lot of Mr. Shaffner's problem is coming from the other side of the road. We were there, there was a lot

of water running, there's a lot of water, they had a natural retention basin with the property on the other side of the road, now, they let more water out, so I think that the Town of New Windsor Town Board is the one to address that and the highway superintendent.

MR. SHAFFNER: No, that's another issue entirely. I have three issues of water, number one is the double barrel shotgun that's coming through the road, Jackson Avenue, which is all coming from the east across. I have another issue that's coming from Beaver Dam Lake that I was here at the board and I tried to have it addressed and nothing was done there, and now, I have a third issue from the property to the north of me where the water comes down off all those hills and comes down right at me and I'm looking for some relief and some, I don't know what to say, all I'm looking for is the water to keep it slowed down somehow so it don't fully pass right down into my property. Mr. Shaw wants to take the water and he wants to well just bring it right down here, we ain't gonna hold it off because of the surge or a later surge or whatever it is, I don't know the mumbo-jumbo, I don't know what that is.

MR. LANDER: I think a lot of your problems stems from the other side of the road, maybe like you had said, you said move it up the road towards Kelly's house a little more because there was a stone wall there.

MR. SHAFFNER: That's not an issue we're not discussing it here with this planning board right here with this issue we're talking about, Mr. Shaw's proposal with the Conklin problem, your issue, the other issue is another issue that you have, that I have to address with the Town Board.

MR. LANDER: But I think this is the most that we can ask this applicant to do is to leave the stone walls, leave that buffer zone there.

MR. SHAFFNER: I appreciate that, I think that will help, too, believe it or not, but I think maybe they can do a little bit in the ponding area with a machine, they go in there, couple of scoops out.

MR. ARGENIO: Mr. Chairman, I think that if you start digging and grading in the pond, based on what I saw at the site visit I was at, I think you're opening up another can of worms that shouldn't be opened up, relative to the pond.

MR. PETRO: All right, I've really heard enough on this subject, I've got to make a decision because that's what we need to do. The way I see it is I've asked the applicant if he would be willing to do a little bit of work in the pond. He said no, he's not willing. Naturally we can make a requirement but I think that being we have the property here which is 27 acres, he certainly can put more than 6 homes, he's doing a very light development of the property. In view of that, he can go along with the non-disturbing of the stone walls and the 50 foot zone in the back of those lots, which is an infringement on the lots. If I'm buying a lot, what's this 50 foot there, I can't do anything with it. So he's agreed to do that. And I think we have done as much as we can, realizing you have other problems on other parcels, but that's not before us tonight, no matter what, we can't look at that on this 27 acre parcel. I think we've asked him to do enough and we're going to have to go with that.

MR. SHAFFNER: May I just say one more thing? When Mr. Conklin is being faced with the reality of the other hundred acres upstream of you and you're going to see 150 houses going in there, you're going to be screaming for retention ponds on the other side because where all the water is coming is going right down through you.

MR. PETRO: Mr. Shaffner, we may review this again in the future or something, another parcel next to it, not that the problem's go away, we have addressed it as much as we can at this time. He's going to do something and I think that's as far as we can go with it. I don't want to be redundant and go over and over and over and over. Okay, with that, I need a motion for final approval. And what I will do is I'm going to read in the subject-to's once I have a motion.

MR. ARGENIO: Motion for final approval for the Ira Conklin III major subdivision on South Jackson Avenue

subject to the, what Mr. Chairman's going to read into the minutes in about one minute.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded for final approval for the Ira D. Conklin III major subdivision on South Jackson Avenue, subject to the correction to the bulk table as Mr. Edsall would approve, the proper identification of sanitation disposal system type and classification, and that the note on the plan specifically said that the stone walls will not be disturbed in any fashion, other than for the driveway to lot number 2 and that a 50 foot buffer zone will be installed on lots 3, 4, 5 and 6, including being shown on the map 50 foot in the rear of each lot and non-disturbance area shown.

MR. SHAW: We're going to have to disturb the stone wall for lot number 1.

MR. PETRO: We understand that, but any other disturbance, obviously, where you're putting a driveway is not what we're talking about.

MR. SHAW: Fine.

MR. PETRO: Anything else from anybody? Any other comments? If not, roll call.

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I wanted to thank the applicant also this is not a public hearing for allowing Mr. Shaffner to speak and the rest of the board members. Sometimes we get carried away. Thank you for keeping it to the point.

PUBLIC HEARING:

IRA D. CONKLIN, III SUBDIVISION - (00-4)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Application proposes subdivision of 26 acre parcel into six single family residential lots. This plan was reviewed at the 9 February, 2000 planning board meeting. The application is before the board for public hearing at this meeting. Mr. Shaw, how are you?

MR. SHAW: Very good. For the record, my name is Gregory Shaw, I'm with Shaw Engineering and tonight, I'm representing Ira D. Conklin III regarding the subdivision of his property on South Jackson Avenue. The subdivision plan which is before you encompasses a parcel of approximately 27 acres and is in the R-1 zone which is the rural residential. The proposal is for one family dwellings not to exceed one dwelling per lot at a minimum of 42,560 square feet be provided for each and every lot. As you'll see on the subdivision plan we're subdividing the 20 some acres into 6 lots, lots 3 through 6 will vary from 1.27 acres to 1.59 acres with the balance of the property being subdivided into two substantial lots. Lot number 2 will be 6.8 acres in size and that's located on the southerly portion of the site and the lot designated as lot number 1 on the northerly portion of the site will be approximately 14.6 acres. Each and every lot will be serviced by an individual well and subsurface sewage disposal system, the drawings that have been on file with the Town of New Windsor for the past two weeks indicate all the subsurface testing has been performed, that being all the percolation tests and deep pit tests and I may add that the percolation of the material in that area is excellent, it varied anywhere from 10 to 30 minutes which for Orange County is very good percolation rate. You'll notice that for lots 3 through 6, which are the one acre plus lots, there will be service by drive that's probably going to be about 150 feet long with the dwellings being on the westerly side of the sewage disposal systems. Lot number 2 which will have a relatively long driveway into the 6.8 acre piece that

will be situated behind the pond with the final house site being up on the hillside, that being the 14.6 acre parcel that will be serviced by a driveway coming off the South Jackson Avenue into a center court area. In the design of the sewage disposal systems, we took what mother nature had given us and we designed one of the systems for three bedroom and because of the excellent perc rates on the other five lots, they have been designed for four bedroom units. Mr. Chairman, that's a brief overview. If the board has any questions before you turn it over to the public, I'd be more than happy to answer them for you.

MR. PETRO: Mark, why don't you go over a couple of your comments here?

MR. EDSALL: First comment is normal, just some background information. The zoning R-1 as Mr. Shaw indicated and it does appear that all the lots meet minimum bulk requirements, although I suggest one correction to the bulk table. Comment 2 just noting that the on-site sanitary systems of the 6 of the 5 are conventional systems with lot 2 being as Greg indicated a different situation. They have knocked that down to three bedroom, but it's called out as a fill bed system and I believe what Mr. Shaw is indicating is a shallow trench absorption system. I spoke with him earlier today and he confirmed that, so just a matter of the terminology matching the state law and he indicated he will correct that. Third comment just noting I believe at the last meeting we did note this is in an AG District and there were some procedures which I believe Mr. Krieger had outlined had to be accomplished as well. There was some discussion by the board regarding wetlands and maybe Mr. Shaw could update us on that.

MR. SHAW: Very briefly, we had a wetlands consultant look at the property and the only wetlands there were on the site was just a fringe area around the perimeter of the pond and as you can see, we have distanced ourselves substantially from that area with any type of construction regarding the driveway or the homes so the wetlands will not be an issue on this property.

MR. PETRO: Any of the members have anything at this

time or should we go to the public first?

MR. LANDER: Go to the public first.

MR. PETRO: As I stated, this is a public hearing. On 3/13/2000, Agricultural district notices went out, six addressed envelopes. On 3/13/2000, 20 addressed envelopes with the notice of public hearing. At this time, if there's anyone here who would like to speak on this application, please raise your hand, be recognized by the Chair. Yes?

MR. RICHARD SHAFFNER: Richard Shaffner, 310 Jackson Avenue. My concerns are for all this development that is going on over here. My property lies over here, there's an outflow from this pond here, you're putting five houses up here, this long drive, there's going to be lawns, driveways, houses, garages, sheds for runoff, how are you going to address the runoff that's going on my property?

MR. SHAW: Well, first of all, you have vegetative coverage that's on the site right now.

MR. SHAFFNER: Of course that's covering the entire site, take away the driveways, the houses, the lawns the absorption rate that's there naturally that's being eroded, taken away and it being forced upon me. There was land on the other side of the railroad, the same thing happened, I have a spring box that for 150 years was never under water is under water now because of the runoff. Because I'm getting inundated with runoff. They just put another 24 inch pipe crossing Jackson Avenue onto my property, in addition to this, I want to know what's going to be done, is there any detention ponds or retention ponds to collect the runoff before it arrives at my property? I spent \$7,000 in the last ten years putting drainage through my property, through, underneath my driveway and take it off my property on the other end, I would like to know where is my relief?

MR. LANDER: Could I just ask you one, where did you pipe that water to?

MR. SHAFFNER: This is an outflow.

MR. LANDER: It's on the south side of the property?

MR. SHAFFNER: Right here.

MR. LANDER: Where did you--

MR. SHAFFNER: Here's my problem, my property is draining approximately about 800 acres of New Windsor land and every time a house goes up in New Windsor, it affects me. There's a spring box down by the barn, this spring box was never under water. Now when we get any significant rain, it goes under water and contaminates the spring box. I mean, this was 150 years this spring box has been there, never been contaminated, water level never come up that high, I already had this dug out.

MR. LANDER: Where did you redirect the water to?

MR. SHAFFNER: I just modified the creek that's going down there, the present creek that's going down there.

MR. LANDER: Where does that go?

MR. SHAFFNER: Exits my property on the Cornwall side.

MR. LANDER: Cornwall line is on the other side of the property?

MR. SHAFFNER: Yes.

MR. ARGENIO: How many acres is your parcel?

MR. SHAFFNER: About 60 but I'm getting the runoff from these people, I'm getting the runoff from the other side of the railroad tracks, I'm getting now they put in, I had a 24 inch pipe going across Jackson Avenue, they just increased it from 24 to another 24, I got double barrel shotgun coming down at me.

MR. LANDER: When was that?

MR. SHAFFNER: Did this in December.

MR. LANDER: What reason did they give you for putting it in?

MR. SHAFFNER: I have no idea. Right down here the other side here, you can go see they put in two 24 inch pipes, they just dumped it right on my property.

MR. PETRO: Is this pond that you're building, doesn't really have any, is it existing now?

MR. SHAFFNER: Yes.

MR. PETRO: Doesn't have any detention value to it at all?

MR. SHAW: We didn't anticipate having any storm water detention. What we have is 27 acres as the gentleman said, he said there's 800 acres of land that's tributary to his property, this is 27 of them, okay, we're not proposing 30 lots on this parcel or maybe 25 which may be permitted by zoning, we're permitting 6, which is certainly not an intense development. Yes, there are going to be six houses that are there on 27 acres, there's going to be an increase in impervious due to that, there will be six driveways, okay, which are going to be created, maybe they'll be macadam, maybe they'll be shale, but that's about the only impervious surfaces that are going to be on there. Right now, the majority of that property is a low vegetative cover, I believe part of it was used as a farm land or continues to be used a farm land. We're not going to make lawn out of the entire 27 acres, you're going to have a house, small lawn area around it and the rest is going to be in its natural state. If someone buys a 12 acre parcel, he's not going to make a 12 acre lawn out of it.

MR. PETRO: But it's all going in the direction.

MR. SHAFFNER: Everybody goes down to me and every time a house goes up in that whole thing on the south side of Bethlehem Road, or up Jackson Avenue, it all goes down. In fact, on the other side of Beaver Dam where they put the houses in, I believe there was supposed to

have been some sort of a study by Zimmerman or something at the time.

MR. LANDER: There was a drainage study done.

MR. SHAFFNER: The water just runs in, comes right down the hill, down the driveways right across into a 48 inch pipe right on my property.

MR. PETRO: What's the percentage of coverage, impervious surface, I'm sure it's, I don't think it's in a, percentage wise, 27 acres, correct, Mark, do you have any idea?

MR. EDSALL: I don't know the percentage, it's small, but I don't have a number.

MR. SHAW: I don't have it either, you usually don't put in a percentage of a subdivisions of 21 acres, if I had to find out a number, 1 percent, 2 percent, I mean, it's minimal, you can't hold 800 acres hostage either, okay, that there can be no development within the water shed whatsoever due to downstream, if we were putting up 25 homes, absolutely, that's a substantial amount of water.

MRS. SHAFFNER: How am I, Mrs. Shaffner, 375 Jackson Avenue, there was a house built couple of years ago where are we, well, a house here, okay, was fairly open field, guy built a beautiful house, has a nice lawn, trees around it, but where does the drainage ditch go, right to my storm wall force into the stream coming down from Bethlehem joining this, continuing down contaminating the spring box and continuing on down the road to Cornwall. We just put in a pipe out of our own pocket so we can get across our driveway because it was being washed out by the water coming in.

MR. SHAFFNER: We have machines down there over several years for the last eight, eight years we spent \$7,000.

MR. PETRO: Let me ask you this.

MR. SHAFFNER: We've had, I put a 48 inch elliptical pipe because I have the height between the driveway, I

had to keep it a squashed pipe, that thing fails, that thing, for 48 inch pipe out of my pocket is failing because of every house, I'm not taking this man personally, I'm saying every house contributes to my dilemma and where do I draw the line, I draw the line when they put the double barrel shotgun with two twin 24 inch pipes, I can't handle this, I mean, I'm gonna spend another \$10,000 out of my pocket because the Town of New Windsor wants to develop everything.

MR. PETRO: Well, we're not developing it, the person who's before the board is developing it and you have to keep in mind that even though you have other problems from other property, we can only look at this one tonight.

MR. SHAFFNER: I'm just trying to bring the issue to a head here.

MR. PETRO: Secondly, the coverage of six homes on 27 acres, he could be in here with 20 something homes which frankly might be to your benefit because we'd have to look at downstream or retention pond but at this time, he's only with the six houses.

MR. SHAFFNER: Six houses here, three houses there, ten houses there, two houses here and before you know it, oh, that's only two houses there, we don't have to have any retention, there's six houses over there, that's only six houses, we don't need no detention but every house that develops, it's my problem, increases my problem.

MR. PETRO: Again and I understand that a hundred percent what you're saying, I just need to look at this, the board needs to look at this application only on its own merits. I can't, you know, if somebody's putting up a 50 houses elsewhere, we look at it at that time.

MRS. SHAFFNER: Would you take a look at the house bordering my property that that has a ditch draining into our property, that's one house that has a very big lawn, but what's going to happen with these other houses, they're going to try, if they have any kind of

water, they're going to try to direct it away from them where to the stone wall fence in the woods.

MR. LANDER: Mr. Chairman?

MRS. SHAFFNER: I have to pump the cellar out all the time.

MR. SHAFFNER: You're familiar with the property.

MR. LANDER: I think we should take a look at a site visit, I think we should set a date to go out there and take a look maybe on a Saturday or Sunday morning cause I know everybody has a busy schedule, I think we should take a look at it, there might be something that can fix the situation, maybe remedy the situation.

MR. LUCAS: I understand this man's concern but he's talking about one percent, we're not talking about 50 or 30 percent and he's putting his license on the line but if that's permissible in that zone and they can put those houses there and he's telling this gentleman here it's only one percent, I can understand the site visit but what is it going to do?

MR. SHAFFNER: I have no qualms with him, I'm being one percented to death, one percent here, one percent there, before you know it, I've got a hundred percent of the water coming on my property.

MR. LANDER: Water runs downhill.

MR. SHAFFNER: And I have to pay to take it away, the New Windsor water, because of the other people increasing the flow to my property where the water 50 years ago was non-existent, when we had the heavy rains, everything was farm land and it absorbed, when I was a kid, that spring box never was under water, we drank the water out of that. I can't drink the water out of the box no more.

MR. PETRO: I have a question for you.

MR. SHAFFNER: Yes, sir.

MR. PETRO: How would you like to see this problem remedied? He has every right in the world to build. If this was your father's property and he gave it to you, and you came here and said I want to build 6 houses on 27 acres.

MR. SHAFFNER: I have no idea.

MR. PETRO: You'd have a fit if we even give you any sort of problem, once you met all the criteria, that's what Mr. Lucas is saying, so how would we resolve, water does go to the lowest area, I'm not belittling your problem by any stretch of the imagination, I don't know how to resolve it so I'm asking do you have knowledge that would help us to say where the water could go off the property, the outlet somewhere?

MR. SHAFFNER: It's going right through me.

MR. PETRO: We certainly can't make it go the other way.

MR. SHAFFNER: Unless you want to put a pump station.

MR. LANDER: I'd still like to take a look.

MR. PETRO: We'll take a look, we can even notify you that we're coming if you want to show us the site.

MR. SHAFFNER: That's fine.

MR. PETRO: We'll go from there, I'm not too hopeful that we're going to have it resolved.

MR. SHAFFNER: I just want to bring it to your attention because you guys are the planning board and you're supposed to plan the entire Town of New Windsor.

MR. LUCAS: His argument is if it's permissible in the zone and it's one family and he's telling me it's only one percent.

MR. SHAFFNER: But the one percent here, one percent there, one percent there, there's six houses there, that's fine, but, and he meets all the criteria, that's

fine, there's nothing, but then you go for this place over here.

MR. LUCAS: We can't stop it, I understand.

MR. PETRO: Okay. That's enough. I understand the problem, we're going to go take a look at it. Not going to resolve it here.

MR. LANDER: You have no idea why they put the pipe in?

MR. SHAFFNER: Maybe for the people on the other side. That was acting as retention pond, it came up and it was holding the water back, it was going through a 24 inch pipe filled to the top, went right down the field right down to the creek, now they put two.

MR. LANDER: So it didn't, it washed the road away evidently?

MR. LANDER: Well, we crossed the road with a pipe, put another culvert, I'm saying the water must have been building up and crossing the road.

MR. LUCAS: Did the highway department review the plan?

MR. PETRO: We have highway approval on 3/3/2000 but let's go, when we come out, show us and the new pipe that the Town put in and I just want to see about where the pond is and how it lays, we'll take a look.

MR. SHAFFNER: Follow it down.

MR. PETRO: Maybe there's another outlet where we can bypass some of his because it looks like it might get lower as we move though.

MR. SHAFFNER: No, it's all low, the whole thing drains right through my property.

MR. PETRO: Let's get off this subject and we'll notify you we'll be out there and we'll take a look. Mark, can you join us when we do that?

MR. EDSALL: I would think it would be helpful cause I

have some ideas.

MR. BABCOCK: Yes.

MR. SHAFFNER: Thank you.

MR. PETRO: I'll see if I can break that new highway superintendent away to come with us.

MR. SHAFFNER: I think you have some persuasion.

MR. PETRO: We're still talking about this application, if you want to stay, it's not closed yet. Is there anyone else here who'd like to speak on behalf of this application?

MR. MC WILLIAMS: I'm Bill McWilliams, I live at 465 Jackson Avenue. I believe that is our house right there in the corner. And I would just like to know looking at the--

MR. SHAW: This is it?

MR. MC WILLIAMS: Yeah, that's us where the driveway for the large house is, how many acres, I forget?

MR. SHAW: 14.6 acres.

MR. MC WILLIAMS: Is that driveway, there's a cornfield there, is that where that driveway's going through?

MRS. MC WILLIAMS: There's a barn there now.

MR. SHAW: The barn's going to be demolished and the driveway's going to go approximately through the barn in that proximity.

MR. MC WILLIAMS: My question is as far as where would the power lines for the house on the top, where would they be located?

MR. SHAW: I really couldn't speak to that, that would be a Central Hudson issue.

MR. LANDER: Would they be underground at this point

this time?

MR. CONKLIN: I spoke to Central Hudson, they're going to be underground.

MR. MC WILLIAMS: Okay, thank you.

MR. PETRO: Anybody else on this application? If not, I'll entertain a motion to close the public.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing for the Ira D. Conklin III major subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'll open it back up to the board for any further discussion. We have fire approval on 2/15/2000, as I stated before, we have highway approval and 2/9/2000. I think what we'll do just take a look and see what that water, if anything can be done, we'll take a quick look, I don't know that it can or can't be, we'll put you on for the next meeting.

MR. SHAW: Thank you.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#388-2000

05/22/2000

Conklin, Ira D.

Received \$ 480.00 for Planning Board Fees, on 05/22/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

DB # 00-4

CK # 1199 \$ 480.⁰⁰

PLANNING BOARD
TOWN OF NEW WINDSOR

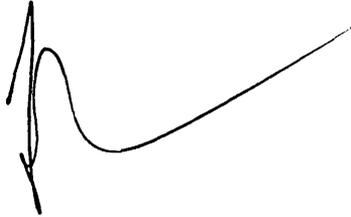
AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
RECREATION

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	5 LOTS REC. FEE	CHG	2500.00		
05/18/2000	REC. CK. #1200	PAID		2500.00	
		TOTAL:	2500.00	2500.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 0-4

NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/18/2000	PLANS STAMPED	APPROVED
04/26/2000	P.B. APPEARANCE . REQUESTING A 50' BUFFER ZONE AND STONE WALLS TO REMAIN . UNDISTURBED FOR DRAINAGE PURPOSES - SHOW BUFFER ON PLANS	ND: APPR COND
04/18/2000	SITE VISIT COMPLETED . RESULTS OF SITE VISIT TO BE DISCUSSED AT NEXT MEETING	DISCUSS AT NEXT MEET
04/12/2000	P.B. APPEARANCE - PUB. HEARI	CLOSE PH-SITE VISIT
02/09/2000	P.B. APPEARANCE	LA:SCH PH
02/02/2000	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/03/2000	EAF SUBMITTED	02/03/2000	WITH APPLIC
ORIG	02/03/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/03/2000	LEAD AGENCY DECLARED	02/09/2000	TOOK L.A.
ORIG	02/03/2000	DECLARATION (POS/NEG)	04/26/2000	DECL. NEG DEC
ORIG	02/03/2000	SCHEDULE PUBLIC HEARING	02/09/2000	SCHED PH
ORIG	02/03/2000	PUBLIC HEARING HELD	04/12/2000	HELD PUB HEAR
ORIG	02/03/2000	WAIVE PUBLIC HEARING	/ /	
ORIG	02/03/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	5 LOTS REC. FEE	CHG	2500.00		
05/18/2000	REC. CK. #1200	PAID		2500.00	
		TOTAL:	2500.00	2500.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	MAJ. SUB. APPROVAL FEE	CHG	480.00		
05/18/2000	REC. CK. #1199	PAID		480.00	
		TOTAL:	480.00	480.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/03/2000	REC. CK. #1111	PAID		750.00	
02/09/2000	P.B. ATTY. FEE	CHG	35.00		
02/09/2000	P.B. MINUTES	CHG	22.50		
04/12/2000	P.B. ATTY FEE	CHG	35.00		
04/12/2000	P.B. MINUTES	CHG	54.00		
04/26/2000	P.B. ATTY. FEE	CHG	35.00		
04/26/2000	P.B. MINUTES	CHG	45.00		
05/17/2000	P.B. ENGINEER FEE	CHG	450.00		
05/22/2000	RETURN TO APPLICANT	CHG	73.50		
		TOTAL:	750.00	750.00	0.00

L.R. 5/22/00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2000

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/03/2000	MUNICIPAL HIGHWAY	02/09/2000	APPROVED
ORIG	02/03/2000	MUNICIPAL WATER	02/09/2000	APPROVED
ORIG	02/03/2000	MUNICIPAL SEWER	02/24/2000	APPROVED
ORIG	02/03/2000	MUNICIPAL FIRE	02/15/2000	APPROVED
ORIG	02/03/2000	NYS DOT	/ /	



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CONSULTING ENGINEERS P.C.

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

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

MEMORANDUM

(via fax)

17 May 2000

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: IRA CONKLIN SUBDIV. (P.B. # 00-4)

I have reviewed the final plan submitted by Shaw Engineering with your stamped date of receipt of May 12, 2000 (Shaw revision date 5-5-2000). It is my opinion that the plan is acceptable for stamp of approval.

Attached is our time printout so you can close out the billing.

Contact me if you need anything further.

Myra00C000.doc

AS OF 05/17/2000

PAGE 1

CHRONOLOGICAL JOB STATUS REPORT

JOB 87 50

NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK 0- 4

FOR WORK DONE PRIOR TO 05/17/2000

TASK NO.	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
0-4	155085	02/02/00	TIME	MJE	WS CONKLIN SUB	80.00	0.40	32.00			
0-4	155239	02/09/00	TIME	MCK	CL CONKLIN III IRC	28.00	0.50	14.00			
0-4	155591	02/09/00	TIME	MJE	MC CONKLIN II 5/D	80.00	0.70	56.00			
								102.00			
0-4	158705	03/14/00			BILL 00-328					102.00	
											-102.00
0-4	152175	04/11/00	TIME	MJE	MC IRA CONKLIN SUB	80.00	0.50	40.00			
0-4	161932	04/12/00	TIME	MCK	CL REV COMM IRA CONKLIN	28.00	0.50	14.00			
0-4	152154	04/12/00	TIME	MJE	MC IRA CONKLIN SUB	80.00	0.10	8.00			
0-4	163516	04/18/00	TIME	MJE	FM CONKLIN SITE MTC	80.00	1.50	120.00			
0-4	163517	04/19/00	TIME	MJE	WS CONKLIN SUBDIVISION	80.00	0.40	32.00			
0-4	163622	04/19/00	TIME	MJE	MC IRA CONKLIN SUB	80.00	0.50	40.00			
0-4	163628	04/19/00	TIME	MJE	MC CONKLIN SUB W/LANDER	80.00	0.30	24.00			
0-4	162703	04/20/00	TIME	MCK	CL REV COM IRA CONKLIN	28.00	0.50	14.00			
0-4	163629	04/20/00	TIME	MJE	MC IRA CONKLIN SUB	80.00	0.10	8.00			
0-4	165086	05/17/00	TIME	MJE	MC Closeout File	80.00	0.60	48.00			
					TASK TOTAL			450.00	0.00	-102.00	348.00
					GRAND TOTAL			450.00	0.00	-102.00	348.00



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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: IRA D. CONKLIN, III MAJOR SUBDIVISION
PROJECT LOCATION: SOUTH JACKSON AVENUE
 SECTION 57-BLOCK 1-LOT 38.33
PROJECT NUMBER: 00-04
DATE: 12 APRIL 2000
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 26+
 ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS.
 THE PLAN WAS REVIEWED AT THE 9 FEBRUARY 2000 PLANNING
 BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD
 FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located within the R-1 Zoning District of the Town. The “required” bulk information shown on the plan is correct for the zone and use. Each of the lots appear to comply with the minimum requirements for the zone.

The bulk table provides a single “provided” column. If this is to remain a single column (and individual columns are not provided for each lot), it should be changed to “minimum provided”, and the value for lot width would appear to require correction, based on the value for Lot 2.

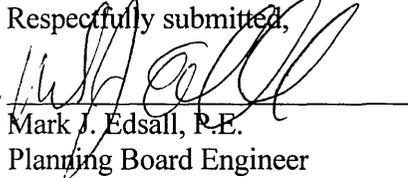
2. The on-site sanitary disposal systems and wells appear to be adequately spaced to both proposed and existing elements. Five (5) of the six (6) lots utilize conventional systems, with Lot 2 requiring a modified system due to high groundwater. The plan identifies the system as a “fill bed”. The Applicant’s Engineer should confirm whether a shallow trench system is intended or a fill system is intended. Either system is classified as a conventional system (not an alternative system); therefore, review from the Orange County Department of Health is not necessary.
3. At the previous meeting, it was noted that the property is within an Agricultural District. Appropriate notifications and procedures are required in this regard. As well, the Board discussed verifications regarding wetlands on the site. The Applicant may wish to advise in this regard.

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

REVIEW NAME: IRA D. CONKLIN, III MAJOR SUBDIVISION
PROJECT LOCATION: SOUTH JACKSON AVENUE
SECTION 57-BLOCK 1-LOT 38.33
PROJECT NUMBER: 00-04
DATE: 12 APRIL 2000

4. 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.
5. After the Board has had the opportunity to receive comments from the public at this hearing, I will be pleased to review any additional concerns, as deemed necessary by the Board.

Respectfully submitted,


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

MJEmk

CONKLIN2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: IRA D. CONKLIN, III MAJOR SUBDIVISION
PROJECT LOCATION: SOUTH JACKSON AVENUE
 SECTION 57-BLOCK 1-LOT 38.33
PROJECT NUMBER: 00-4
DATE: 26 APRIL 2000
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 26+
 ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS.
 THE PLAN WAS PREVIOUSLY REVIEWED AT THE
 9 FEBRUARY 2000 AND 12 APRIL 2000 PLANNING BOARD
 MEETINGS.

1. The property is located within the R-1 Zoning District of the Town. The "required" bulk information shown on the plan is correct for the zone and use. Each of the lots appear to comply with the minimum requirements for the zone.
2. No new plans have been submitted for this application for this meeting. This meeting appearance is a "follow-up" to the field review meeting held on 18 April 2000.
3. With regard to the field review meeting, the Board Members present reviewed the existing conditions of the site, as well as its relationship with the adjoining lands of Schaffner. In addition, drainage conditions of South Jackson Avenue were also observed and discussed.

Some possible mitigation efforts discussed in the field included a requirement to maintain all stone walls unless specifically noted to be disturbed on the plan, as well as a possible requirement to maintain the rear of Lots 3 through 6 in an undeveloped condition (i.e. prohibit impermeable surfaces). The Board Members present at the field meeting will likely review these issues with the Applicant at this meeting.

4. Outstanding issues on the plans from the previous meeting include the following:
 - a. Correction to bulk table.
 - b. Proper identification of sanitary disposal system type/classification.

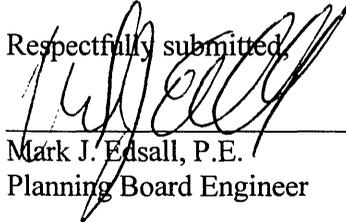
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: IRA D. CONKLIN, III MAJOR SUBDIVISION
PROJECT LOCATION: SOUTH JACKSON AVENUE
SECTION 57-BLOCK 1-LOT 38.33
PROJECT NUMBER: 00-4
DATE: 26 APRIL 2000

5. 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. Based on my observations, I believe the subdivision will not have a significant impact on the environment.

6. If the Board has additional concerns with regard to this application, I will be pleased to review same, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

CONKLIN3.mk

RESULTS OF PUBLIC MEETING OF: April 25, 2000

PROJECT: San Diego Harbor Sub P.B.# 00-4

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) LU S) A VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES ✓ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) A S) LU VOTE: A 5 N 0 APPROVED CONDITIONALLY: 4-26-00

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

Requesting also buffer zone and stone walls to have installed for drainage purposes.
show buffer on plan

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/18/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	MAJ. SUB. APPROVAL FEE	CHG	480.00		
		TOTAL:	480.00	0.00	480.00

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/18/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	5 LOTS REC. FEE	CHG	2500.00		
		TOTAL:	<u>2500.00</u>	0.00	2500.00

Check #2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/18/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/03/2000	REC. CK. #1111	PAID		750.00	
02/09/2000	P.B. ATTY. FEE	CHG	35.00		
02/09/2000	P.B. MINUTES	CHG	22.50		
04/12/2000	P.B. ATTY FEE	CHG	35.00		
04/12/2000	P.B. MINUTES	CHG	54.00		
04/26/2000	P.B. ATTY. FEE	CHG	35.00		
04/26/2000	P.B. MINUTES	CHG	45.00		
05/17/2000	P.B. ENGINEER FEE	CHG	450.00		
		TOTAL:	676.50	750.00	-73.50

Will be returned to applicant

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00

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 MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 150.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 130.00
FINAL PLAT SECTION FEE.....\$ 100.00 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 480.00

RECREATION FEES:

5 LOTS @ \$ 500.00 PER LOT.....\$ 2,500.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 750.00
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

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

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE\$

RESULTS OF P.B. MEETING OF: April 12, 2000

PROJECT: J.D. Conklin III Sub P.B.# 00-4

LEAD AGENCY:

PUBLIC HEARING
NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M) S) VOTE: A N

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

Close

WAVE PUBLIC HEARING: M) A S) LN VOTE: A 5 N 0 Closed WAIVED: Y 5 N 0

~~SCHEDULE P.H.~~ Y N ✓

Closed

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

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

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

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

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

<u>Set site visit - Mrs. Schmaffer Shaffer</u>	<u>496-5611</u>	} <u>Notify</u>
	<u>496-2891</u>	
<u>Next meeting</u>		

IRA D. CONKLIN III - SUBDIVISION (00-04)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision of the 26 plus acre parcel into six single family residential lots. Okay.

MR. SHAW: Thank you, Mr. Chairman. For the record, my name is Greg Shaw, I'm representing Ira D. Conklin III. The parcel is a 27 acre parcel located on South Jackson Avenue. It's in the R-1 zone, which is rural residential. The minimum lot area is 1 full acre, that's 4,560 square feet and what our proposal is is to subdivide the parcel into six lots. There will be 4 one acre lots which will have frontage on, directing onto South Jackson and they are designated as lots 3 through 6. And then there will be two larger parcels, there will be lot number 2, which is 6.8 acres which has the minimum lot width and frontage on South Jackson, although the residences will be built in the rear of the property and then there will be the final lot, which is lot number 1 of approximately 14.6 acres. It's a relatively simple project. We have started our subsurface investigation, unfortunately, we did not complete it due to the cold weather coming in in the later part of December. And as you know, we have snow out there, so it looks like our hands are going to be tied at least probably for the next four to five weeks before we have that work done. But we did start it, we did dig some test holes, material looks like it's fine, soil looks like it will perc, just have to finalize our test. So the purpose of coming before the board tonight is to introduce the project to you and also to ask you if you would consider setting up a public hearing for subdivision approval. And I also would note that this property is in the Agricultural District so we're going to have to comply with those requirements of the Town also with respect to notification, so again, tonight, to start the discussion and hopefully end with a date for the public hearing.

MR. PETRO: On lot number 2, how long is the driveway,

is it under 800 feet?

MR. SHAW: It's probably going to be--

MR. PETRO: Going to be close.

MR. SHAW: It will be close.

MR. PETRO: Seven something from Ron's hand.

MR. LUCAS: Is this part of the Nuner's farm?

MR. SHAW: No, that's adjacent property. This was the former Penna property. Right now, Ira Conklin owns it in title. So, it's his property. But before that, the owner was Penna, right?

MR. CONKLIN: Penna was the owner and Baxter has been farming it.

MR. SHAW: You mentioned about the 800 foot long driveway?

MR. LANDER: It's not a private road so.

MR. SHAW: I didn't think it was a problem.

MR. LANDER: Further subdivision on lot 1?

MR. SHAW: No, as of right now, can I divulge that?

MR. CONKLIN: Yes.

MR. SHAW: Ira's going to make that his residence, that's why the bulk of the property will remain with lot number 1. As you can see, not only will there be a residence on there, but there will be a barn on there so that's where the lion's share of the property is going to lie with this property.

MR. PETRO: Going to build a barn also?

MR. SHAW: Correct.

MR. LANDER: There's an existing barn, is that going to

remain? It's by South Jackson Avenue.

MR. CONKLIN: It's all grown up, so it will come down.

MR. LANDER: You're going to take that down?

MR. CONKLIN: Yes.

MR. PETRO: Add a note to be removed.

MR. SHAW: Absolutely.

MR. PETRO: As far as note number 3, I agree with Mark on this, I think if we cannot go to Orange County Department of Health and handle everything in the Town, Mark, you don't see any problem. Do any of the board members have a problem or want to do something other than that? So let that be the way it's going to be.

MR. LANDER: How is that going to work? Says even though greater than five lots are proposed, what do you mean by that?

MR. EDSALL: By Town Law, it's a major subdivision. By State Realty Law, you have to create five lots five acres or less to have a realty subdivision, because there's only four lots that are less than five acres and the two other lots are over five acres, it's not a realty subdivision under the State's definition, therefore, it's optional to send it to the Health Department.

MR. PETRO: Motion for lead agency?

MR. ARGENIO: So moved.

MR. LANDER: 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 Ira D. Conklin subdivision on South Jackson Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: As far as public hearing is concerned, we'll schedule a public hearing. Can I have a motion to schedule?

MR. LUCAS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion had been made and seconded that the New Windsor Planning Board schedule a public hearing for the Ira D. Conklin major subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Mark, do you want to go over anything else? I think he can fine tune really any other information you'd need and we can have the public hearing.

MR. EDSALL: Normally, we'd want sanitary information for a public hearing but I did talk to Greg that generally, the information that we get at a public hearing helps design them, they don't really critique the designs that are on the plan. So it will be helpful, given the weather conditions, I think we can take things a little out of, slightly out of step as far as what information is on the plan.

MR. PETRO: Any wetlands on the property at all, any designated?

MR. SHAW: The only wetlands that exist are going to be around the pond and you can see any disturbance is

going to be a substantial distance away from it. There's a little border that goes around the pond and a little trail which discharges into it, but nothing where this construction is going to impact anything.

MR. LANDER: We're going to try to leave the stone walls intact, Mr. Shaw?

MR. SHAW: Generally speaking, yes, there may be a little fine tuning for lot number 3, in discussion with my client, we may do something a little bit different with respect to giving lot 1 a little bit more property, so lot 3 is 140 feet in this fashion, maybe it's only 140 feet in this location as opposed to 190, that would be the only area.

MR. LANDER: You're going to need a lot line change?

MR. SHAW: No, no, that will be reflected on the plans for the public hearing.

MR. LANDER: You're using the stone wall as your lot lines right now?

MR. SHAW: Generally speaking, yes, we're using stone walls, this is the only area where we have a lot line on a stone wall where the drawing may be a little different at the time of the public hearing.

MR. PETRO: Okay, all set, thank you.



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.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

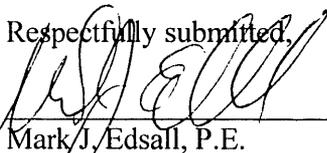
- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

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

REVIEW NAME: IRA D. CONKLIN, III MAJOR SUBDIVISION
PROJECT LOCATION: SOUTH JACKSON AVENUE
 SECTION 57-BLOCK 1-LOT 38.33
PROJECT NUMBER: 00-04
DATE: 9 FEBRUARY 2000
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 26+
 ACRE PARCEL INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS.
 THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-1 Zoning District of the Town. The “required” bulk information shown on the plan is correct for the zone and use. Each of the lots appear to comply with the minimum requirements for the zone.
2. The plan generally appears acceptable on a sketch plan basis. Additional information regarding designs of the sanitary disposal systems must be included on the preliminary plans. Soil test results (both percolation and deep soil tests) should be included.
3. This application is not a “realty subdivision” as per the State Law, even though greater than five (5) lots are proposed. As such, the Town has a choice of either reviewing the sanitary disposal systems/wells locally or make a referral to the Orange County Department of Health. Unless the Board decides otherwise, I would presume that the review will be made at the Town level.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should consider scheduling the necessary **Public Hearing** for this **Major Subdivision**, as required under Paragraph 4 of the Subdivision Regulations.
6. At such time that preliminary plans are submitted, I will continue my detailed review of the application.

Respectfully submitted,



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

CONKLIN.mk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

March 2, 2000

Ira D. Conklin, III
C/O Greg Shaw, P.E.
Newburgh, NY 12550

Re: 57-1-38.33

Dear Mr. Conklin:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

Parcels marked with an asterisk (*) represent abutting parcels, two asterisks (**) represent parcels within an Agricultural District, and three asterisks (***) represent that the parcel is both abutting and located within an Agricultural District.

Please be advised that the subject parcel, 57-1-38.33 is also within an Agricultural District.

The charge for this service is \$35.00.

Sincerely,

Leslie Cook
Sole Assessor

LC/lrd

CC: Myra Mason, PB

Harold Baxter Jr. ***
505 Jackson Avenue
New Windsor, NY 12553 ✓

Gregory Keller ***
460 Jackson Avenue
New Windsor, NY 12553 ✓

Elliott Cutler Jr. & Genevieve *
452 Jackson Avenue
New Windsor, NY 12553 ✓

James & Marguerite Nelson ***
48 E Green Road
Rock Tavern, NY 12575 ✓

Antonio & Gloria Bermo *
436 Jackson Avenue
New Windsor, NY 12553 ✓

William McWilliams ***
Lynn Centrone
465 Jackson Avenue
New Windsor, NY 12553 ✓

Thomas & Irene Eckhardt *
430 Jackson Avenue
New Windsor, NY 12553 ✓

Katherine Kelly ***
PO Box 38
Vails Gate, NY 12584 ✓

Marjorie Sawyer *
81 Bethlehem Road
New Windsor, NY 12553 ✓

Consolidated Rail Corporation
Property Tax Department
PO Box 8499
Philadelphia, PA 19101 ✓

Fred & Nadine Benjamin
77 Bethlehem Road
New Windsor, NY 12553 ✓

Andrew & Linda Gulak
59 Bethlehem Road
New Windsor, NY 12553 ✓

William & Amanda Brandel
45 Point Mayo Drive
Roxboro, NC 2753-9112 ✓

Robert & Donna Sarno
372 Jackson Avenue
New Windsor, NY 12553 ✓

Richard & Anita Schaffner ***
375 Jackson Avenue
New Windsor, NY 12553 ✓

15 Mailed above

5 Officials (hand delivered)

20 Mailed

6 Include
Ag Notice

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 Town Hall, 555 Union Avenue, New Windsor, New York on April 12, 2000 at 7:30 P.M. on the approval of the

proposed _____ (Subdivision of Lands)*

~~(Site Plan)*~~ OF Ira D. Conklin, III

located on the west side of South Jackson Avenue (Section 57 Block 1 Lot 38.33)

Map of the (Subdivision of Lands)~~(Site Plan)*~~ is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: March 6, 2000

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~Site Plan~~ _____ for the proposed 6 lot subdivision of the lands of Ira D. Conklin, III located on the west side of South Jackson Avenue, 2,000 feet north of Bethlehem Road (briefly describe project)

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant Ira D. Conklin, III
Name

Address: 92-94 Stewart Avenue
Newburgh, New York 12550

Project Location: 57 1 38.33
Tax Map # Sec., Block, Lot

Street: South Jackson Avenue

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

Date: March 6, 2000

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman

SUBDIVISION FEES - TOWN OF NEW WINDSOR

00-4

RECEIVED

FEB - 3 2000

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00

2 LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ 150.00

COMMERCIAL:

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

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

TOTAL ESCROW DUE....\$ 750.00

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00

PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$

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

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

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

TOTAL SUBDIVISION APPROVAL FEES.....\$

RECREATION FEES:

LOTS @ \$ 500.00 PER LOT.....\$

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

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

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE\$

RECEIVED

FEB - 3 2000

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-4
NAME: CONKLIN, IRA D. III SUBDIVISION
APPLICANT: CONKLIN, IRA D. III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/03/2000	REC. CK. #1111	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

L. Ross
GW

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/03/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 99-39
NAME: LYDECKER, GERRIT
APPLICANT: LYDECKER, GERRIT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2000	ONE LOT REC. FEE	CHG	500.00		
02/03/2000	REC. CK. #3023	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

L. Lewis
98

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(814) 563-4611

RECEIPT
#67-2000

02/03/2000

Conklin, Ira D.

Received \$ 100.00 for Planning Board Fees, on 02/03/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

P B # 00-04

ck # 1110



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # OU - 04

WORK SESSION DATE: 19 APR 00 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Conklin Sub.

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Shaw

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- disc Field Visit on 18 Apr 00
- disc keep stone walls
rear 50+ ft keep undisturbed
- Greg will talk to Conklin and
make proposal.

CLOSING STATUS

- Set for agenda
- possible agenda item
- Discussion item for agenda
- ZBA referral on agenda

pbwsform 10MJE98

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: February 15, 2000

SUBJECT: Conklin Subdivision

Planning Board Reference Number: PB-00-4

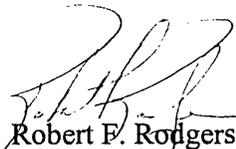
Dated: 3 February 2000

Fire Prevention Reference Number: FPS-00-006

A review of the above referenced subject subdivision plan was conducted on 14 February 2000.

This subdivision plan is acceptable.

Plans Dated: 2 February 2000.


Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-4

DATE PLAN RECEIVED: FEB - 3 2000

RECEIVED

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 _____

RECEIVED

FEB 04 2000

N.W. HIGHWAY DEPT.

Henry Hull 2/9/00
 HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-4

DATE PLAN RECEIVED: RECEIVED

FEB - 3 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

SNOW Eng. for the building or subdivision of
IRA D. CONKLIN has been

reviewed by me and is approved _____

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 2/24/00

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

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



PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-4

DATE PLAN RECEIVED: RECEIVED
FEB - 3 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Ira D. Centin has been

reviewed by me and is approved ✓

~~disapproved _____.~~

~~If disapproved, please list reason _____~~

There is no town water in this Area,

_____ HIGHWAY SUPERINTENDENT	_____ DATE
<u>Ira D. Centin</u> WATER SUPERINTENDENT	<u>- 2-9-00</u> DATE

_____ SANITARY SUPERINTENDENT	_____ DATE
----------------------------------	---------------



1763

TOWN OF NEW WINDSOR

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

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision Lot Line Change Site Plan Special Permit

Tax Map Designation: Sec. 57 Block 1 Lot 38.33

1. Name of Project Subdivision for Ira D. Conklin III

2. Owner of Record Ira D. Conklin III Phone 561-1512

Address: 92-94 Stewart Avenue, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same as Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
William Hildreth, I.S. 566-6650

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

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

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

Gregory J. Shaw 561-3695
(Name) (Phone)

7. Project Location:

On the west side of South Jackson Avenue 2,000 feet
(Direction) (Street) (No.)
north of Bethlehem Road
(Direction) (Street)

8. Project Data: Acreage 26.98 Zone R-1 School Dist. Cornwall Central



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 x No

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

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

10. Description of Project: (Use, Size, Number of Lots, etc.) The subdivision of 26.98 acres of land into 6 residential lots, all housing road frontage on South Jackson Avenue

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.

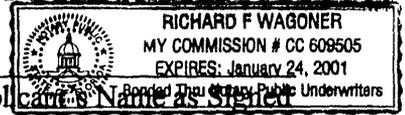
SWORN BEFORE ME THIS:

2 DAY OF Feb. 2000

[Handwritten Signature]

APPLICANT'S SIGNATURE *nvs 22*

[Handwritten Signature]
NOTARY PUBLIC



Please Print Applicant's Name as Signed
FRA D Conklin III

TOWN USE ONLY
RECEIVED

00-4

FEB - 3 2000
DATE APPLICATION RECEIVED

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Ira D. Conklin III ^{conducts business} _{deposes and says that he resides}
(OWNER)

at 92-94 Stewart Avenue, Newburgh in the County of Orange
(OWNER'S ADDRESS)

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

(Sec. 57 Block 1 Lot 38.33)
designation number (Sec. Block Lot) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E., 744 Broadway, Newburgh, NY

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

to make the foregoing application as described therein.

Date: 2/2/2000

[Signature]
Witness' Signature

[Signature]
Owner's 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.

RECEIVED

FEB - 3 2000

00-4

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

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

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)**
5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. X Surveyor's certificate.
13. X Surveyor's seal and signature.
14. X Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. X A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. X Final metes and bounds.

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19. X Name and width of adjacent streets. The road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. N/A Include existing or proposed easements.
21. X Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. N/A Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. X 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.
31. X Provide "septic" system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N/A Indicate percentage and direction of grade.
34. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. X Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. X A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: [Signature] 2/2/2000
Licensed Professional Date

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 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:
 No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No

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.
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 No

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:

Town of New Windsor Planning Board

Name of Lead Agency

James R. Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

DEEP TEST PITS

TEST PIT NUMBER	DEPTH FROM TO	SOIL DESCRIPTION
TP 1A	0.0' - 1.8' 1.0' - 7.0'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
NO GROUNDWATER ENCOUNTERED DATE PERFORMED: MARCH 24, 2000.		
TP 1B	0.0' - 1.1' 1.0' - 7.0'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
NO GROUNDWATER ENCOUNTERED DATE PERFORMED: MARCH 24, 2000.		
TP 2A	0.0' - 1.2' 1.0' - 7.0'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES AREAS OF LIGHT BROWN CLAY
STABILIZED GROUNDWATER AT 5.7' DATE PERFORMED: MARCH 24, 2000.		
TP 2B	0.0' - 1.2' 1.0' - 6.0'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
STABILIZED GROUNDWATER AT 5.5' DATE PERFORMED: MARCH 24, 2000.		
TP 3A	0.0' - 1.2' 1.0' - 7.5'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL, COBBLES, AND ROCKS
STABILIZED GROUNDWATER AT 6.0' DATE PERFORMED: MARCH 24, 2000.		
TP 3B	0.0' - 1.1' 1.1' - 6.0'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
STABILIZED GROUNDWATER AT 5.6' DATE PERFORMED: MARCH 24, 2000.		
TP 4A	0.0' - 1.1' 1.0' - 6.8'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
STABILIZED GROUNDWATER AT 5.0' DATE PERFORMED: MARCH 24, 2000.		
TP 4B	0.0' - 1.2' 1.2' - 6.5'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
STABILIZED GROUNDWATER AT 6.0' DATE PERFORMED: MARCH 24, 2000.		
TP 5A	0.0' - 1.8' 1.0' - 6.8'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL, COBBLES, AND ROCKS
STABILIZED GROUNDWATER AT 4.8' DATE PERFORMED: MARCH 24, 2000.		
TP 5B	0.0' - 1.0' 1.0' - 5.6'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL. SMALL POCKETS OF SILT
STABILIZED GROUNDWATER AT 4.5' DATE PERFORMED: MARCH 24, 2000.		
TP 6A	0.0' - 1.2' 1.0' - 6.5'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES. SMALL POCKETS OF SILT.
STABILIZED GROUNDWATER AT 4.1' DATE PERFORMED: MARCH 24, 2000.		
TP 6B	0.0' - 1.0' 1.0' - 6.0'	TOPSOIL DARK BROWN SANDY SILT WITH GRAVEL AND COBBLES
STABILIZED GROUNDWATER AT 4.2' DATE PERFORMED: MARCH 24, 2000.		

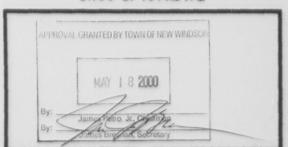
DESIGN PERCOLATION RATES

LOT No.	TEST NO. #	TEST DATE	HOLE DEPTH	DESIGN RATE	BEDROOM COUNT	SEPTIC TANK CAPACITY	LIN. FT. TRENCH REQ'D.	LIN. FT. TRENCH PROV.
1	P 1A	3-15-2000	24'	16-20 MIN.	4	1,250 GAL.	464 FT.	500 FT. 10 LAT. 30 FT.
	P 1B	3-15-2000	25'					
2	P 2A	3-15-2000	25'	31-45 MIN.	3	1,250 GAL.	390 FT.	400 FT. 8 LAT. 50 FT.
	P 2B	3-15-2000	26'					
3	P 3A	3-14-2000	24'	21-30 MIN.	4	1,250 GAL.	433 FT.	450 FT. 10 LAT. 45 FT.
	P 3B	3-14-2000	25'					
4	P 4A	3-14-2000	25'	21-30 MIN.	4	1,250 GAL.	433 FT.	450 FT. 10 LAT. 45 FT.
	P 4B	3-14-2000	26'					
5	P 5A	3-14-2000	26'	21-30 MIN.	4	1,250 GAL.	433 FT.	450 FT. 10 LAT. 45 FT.
	P 5B	3-14-2000	25'					
6	P 6A	3-14-2000	25'	21-30 MIN.	4	1,250 GAL.	433 FT.	450 FT. 10 LAT. 45 FT.
	P 6B	3-14-2000	24'					

HEALTH DEPARTMENT NOTES

- THE SANITARY FACILITIES PROPOSED ON THIS PLAN SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A LICENSED PROFESSIONAL ENGINEER. WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE ORANGE COUNTY HEALTH DEPARTMENT AND THE TOWN OF HORTONCHERRY BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NO CELLAR, ROOF DRAINS, FOOTING DRAINS OR GARBAGE GRINDERS SHALL BE CONNECTED TO THE SANITARY SEWAGE DISPOSAL SYSTEMS.
- THE SEWAGE DISPOSAL SYSTEMS PROPOSED ON THIS PLAN WERE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, "JAGUZZI" TYPE SPA TUBS, OR WATER SOFTENERS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEWAGE DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM.
- THE SEWAGE DISPOSAL SYSTEM FOR EACH LOT HAS BEEN DESIGNATED TO SERVE EITHER A MAXIMUM OF THREE BEDROOMS PER DWELLING UNIT AT AN AVERAGE DAILY FLOW OF 350 GALLONS OR A MAXIMUM OF FOUR BEDROOMS PER DWELLING UNIT AT AN AVERAGE DAILY FLOW OF 520 GALLONS. SEE INDIVIDUAL LOT DESIGN INFORMATION FOR MAXIMUM NUMBER OF BEDROOMS.
- THE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE RELOCATED FROM THE LOCATIONS INDICATED ON THIS DRAWING.
- ALL DWELLING UNITS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO INSURE GRAVITY FLOW TO THE SEWAGE DISPOSAL SYSTEMS.
- THERE SHALL BE NO REGRADING WITHIN THE AREA OF THE SEWAGE DISPOSAL SYSTEMS, AND NO TREES WITHIN 10 FEET OF THE SEWAGE DISPOSAL SYSTEMS.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TILE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING, OR AFTER CONSTRUCTION.
- THE MINIMUM SEWERABLE ELEVATION (M.S.E.) INDICATED IS THE LOWEST POSSIBLE INVERT ELEVATION OF THE SEWER LINE WHERE IT ENTERS THE FOUNDATION WALL OF THE PROPOSED RESIDENCE.

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL



Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh, N.Y. 12550

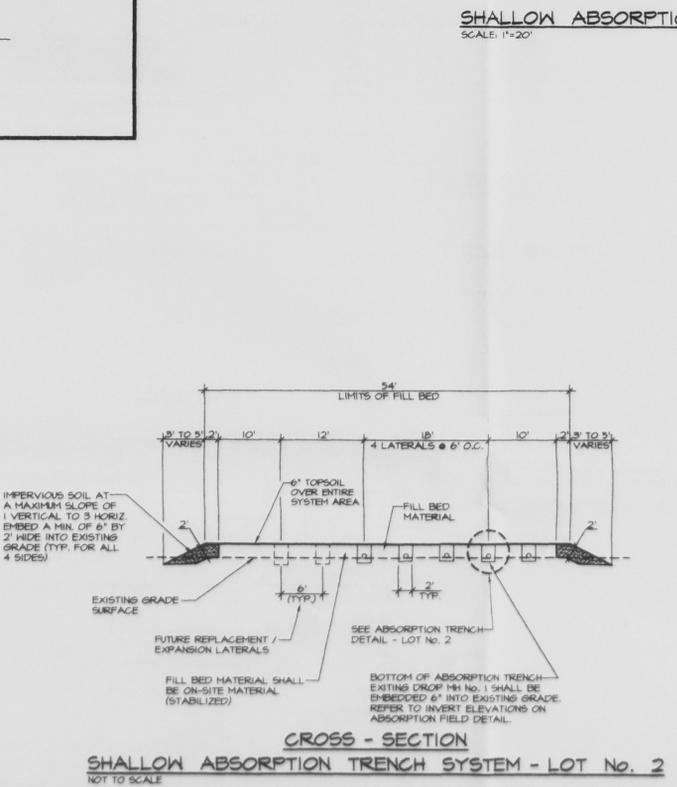
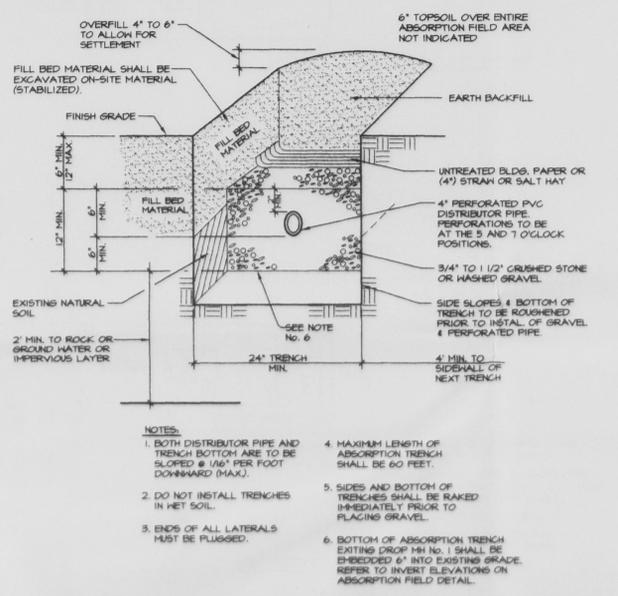
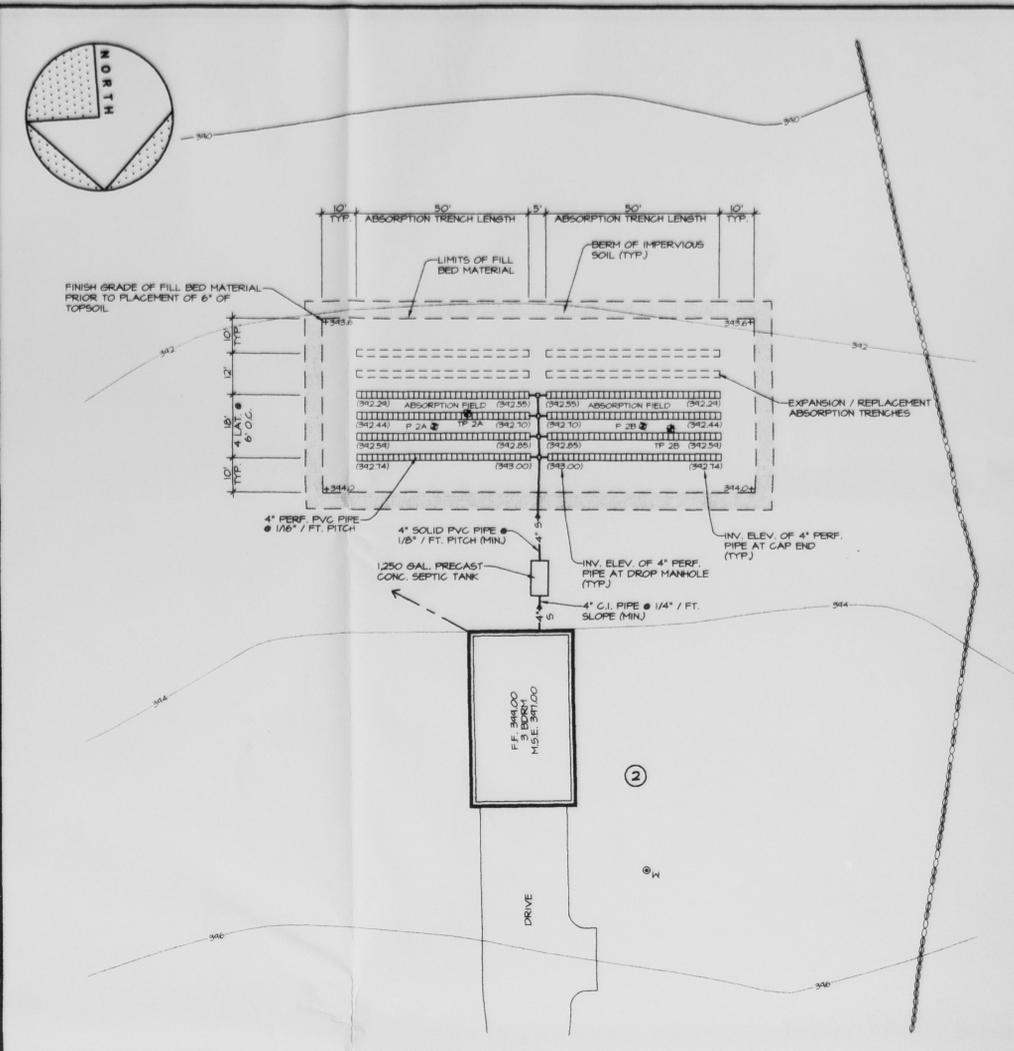
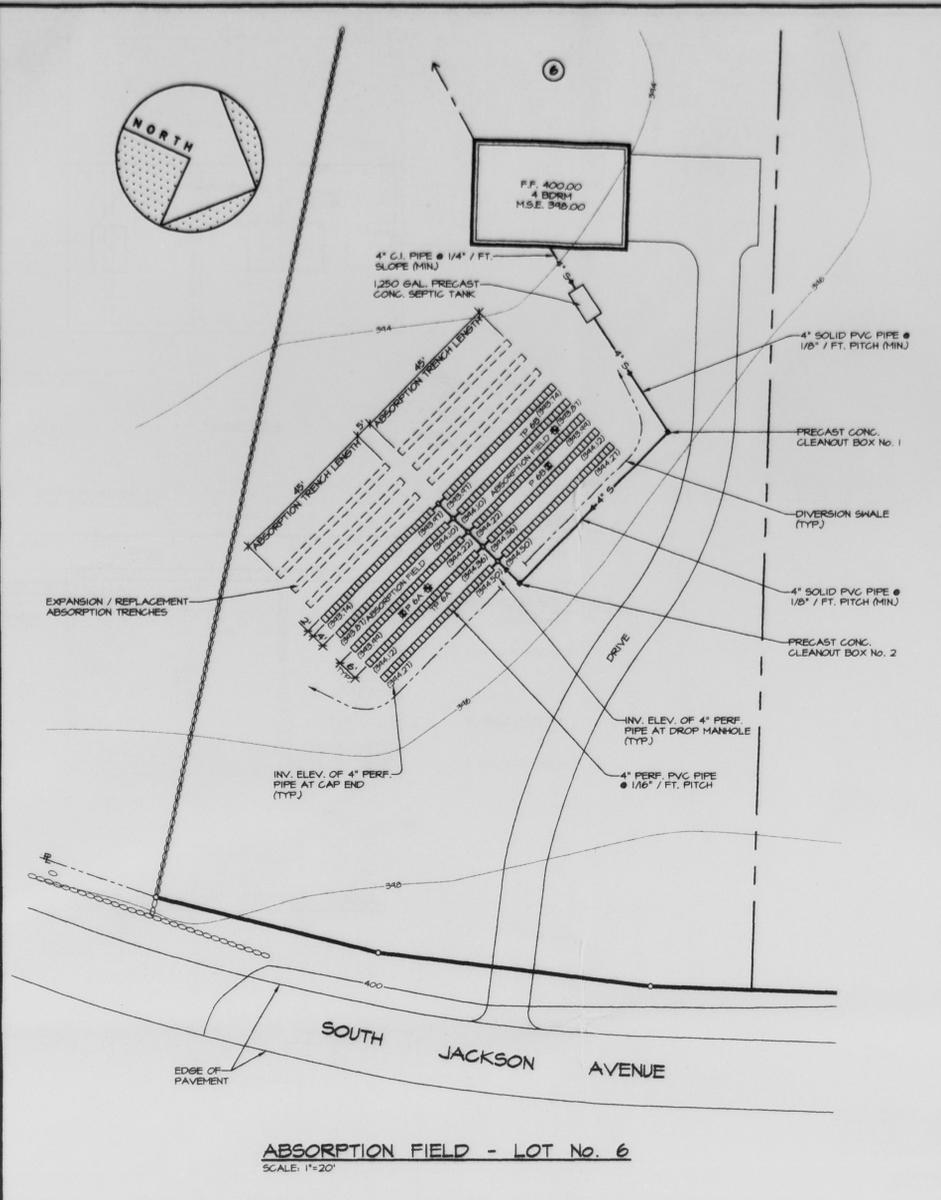
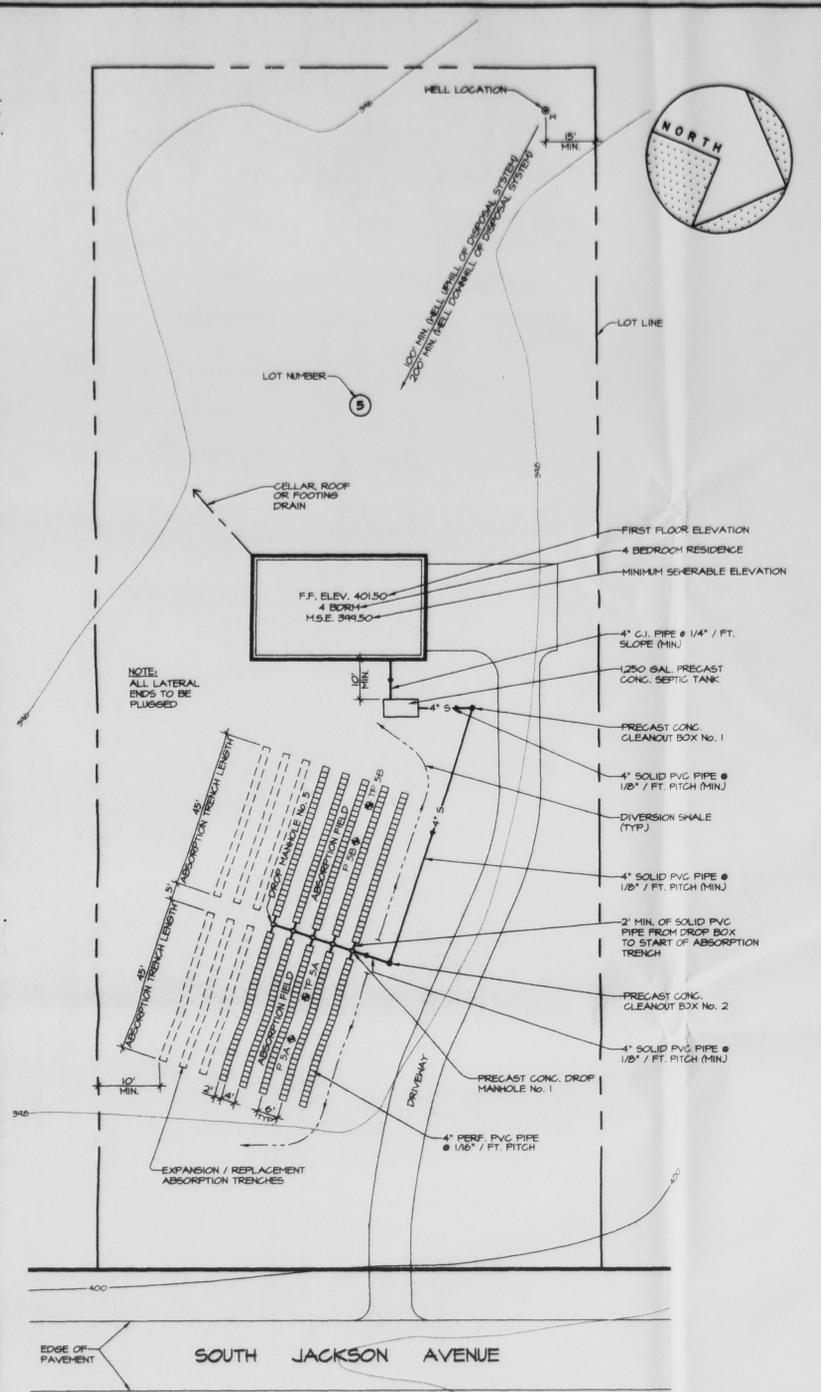
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NO.	REVISION	DATE
2	NO REVISION	3-9-2000
1	SUBSURFACE TESTING DATA	3-24-2000
ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 2-2-2000

Project: NEXT SUBDIVISION FOR
IRA D. CONKLIN, III
SOUTH JACKSON AVENUE TOWN OF NEW WINDSOR, N.Y.

2 OF 4
Project No. 9916



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY 13 2000

By: [Signature]

Shaw Engineering
Consulting Engineers

744 Broadway
Newburgh, N.Y. 12550

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2	PLANNING BOARD COMMENTS OF APRIL 26, 2000	5-8-2000
1	ADDITIONAL DETAILS	5-24-2000
ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 2-2-2000

Project: NEW SUBDIVISION FOR
IRA D. CONKLIN, III
SOUTH JACKSON AVENUE TOWN OF NEW WINDSOR, N.Y.

3 OF 4
Project No. 9916

