

PB# 94-5

**Reddings/Bain
(Sub.)**

65-1-42

Reddings / Dain Subdivision
3 Lots (Draean) Riley Rd.

Approved 11/4/94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of Merrill M. Reddings March 3 1994
\$ 50.00
"Fifty and 00/100" DOLLARS
For Planning Board Application Fee (#94-5)

DISTRIBUTION

FUND	CODE	AMOUNT
CHK # 434		50.00

By Deborah M. Hanson
Town Clerk
Title

© WILLIAMSON LAW BOOK CO. VICTOR, NY 14564

Wilson-Jones - Carbonless - S1654-NCR Duplicate - S1657NCL Triplicate

MADE IN U.S.A.
Wise-Jones, 1988

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

DATE March 3, 1994 RECEIPT 139434
RECEIVED FROM Merrill Reddings
Address _____
FOR Escrow (P.B. #94-5) DOLLARS \$ 450.00

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

PY

Lee Zyurri

NO. 94-5

October 6, 1994

RECEIVED FROM Merrill M. Reddings
One Thousand Five Hundred 00/100 DOLLARS
3 lots @ \$500.00 ea Recreation Fee

Account Total \$ 1,500.00

Amount Paid \$ 1,500.00 CHK 0955

Balance Due \$ -0-

Mary L. Mason, Secy to the P.B.

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-5

October 6, 1994

DISTRIBUTION		
FUND	CODE	AMOUNT
CK # 1134		450.00

By Deborah M. Johnson
Town Clerk
 Title

WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Wilson-Jones - Carbonless - S1654-NCR Duplicate - S1657-NCL Topline 19

DATE March 3, 1994 RECEIPT 139434
 RECEIVED FROM Merrill Reddings
 Address _____
 FOR Escrow (P.B. #94-5) DOLLARS \$ 450.00

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

PV Lee Zyurri

MADE IN U.S.A.
 Wilson-Jones, Carbonless - S1654-NCR Duplicate - S1657-NCL Topline 19
 Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553

NO. 94-5

October 6, 1994

RECEIVED FROM Merrill M. Reddings
One Thousand Five Hundred 00/100 DOLLARS
3 lots @ \$500.00 ea Recreation Fee

Account Total \$ 1,500.00
 Amount Paid \$ 1,500.00 CK # 0955
 Balance Due \$ -0- Mary L. Mason, Secy to the P.B.

10/11/94

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553

NO. 94-5

October 6, 1994

RECEIVED FROM Merrill M. Reddings
Three Hundred Eleven 50/100 DOLLARS
Addition to Escrow to Cover Professional Fees.

Account Total \$ 311.50
 Amount Paid \$ 311.50 CK # 0953
 Balance Due \$ -0- Mary L. Mason, Secy to the P.B.

10/11/94

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553

NO. 94-5

October 6, 1994

RECEIVED FROM Merrill M. Reddings
One Thousand Two Hundred Twenty 00/100 DOLLARS
4% Inspection fee of \$30,500.00 (Public Improvements)

Account Total \$ 1,220.00
 Amount Paid \$ 1,220.00 CK # 0954
 Balance Due \$ -0- Mary L. Mason, Secy to the P.B.

10/11/94

Eng. \$ 483.00
 9/22/94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

OCT. 11 1994

Received of Merrilee M. Redding \$ 265.00

Two Hundred Sixty-Five — 00 DOLLARS

For Planning Board #04-5 Approval Fees

DISTRIBUTION		
FUND	CODE	AMOUNT
0951		265.00

By Dorothy Hansen
Town Clerk
Title

94-5

Map Number 184-94

Section 65 Block 1 Lot 42

City []
Town [X] New Windsor
Village []

Title: Reddings & Bain

Dated: ~~8-6-94~~ ^{Rev.} ~~11-10-94~~ 11-4-94 Filed: 11-4-94

Approved by Carmen R. Dubaldi Jr

on 11-4-94

Record Owner Bain & Reddings

(1 Sheet)

MARION S. MURPHY
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 94-5

NAME: REDDINGS & BAIN SUBDIVISION

APPLICANT: REDDINGS, MERRELL & BAIN, LAURA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/04/94	PLANS STAMPED	APPROVED
08/24/94	P.B. APPEARANCE . BOND W/TOWN BOARD	APPR. COND.
07/13/94	P.B. APPEARANCE . GRANTED PRELIMINARY APPROVAL - CAN ROUGH GRADE	NEG DEC: PRELIM APPR
07/06/94	WORK SESSION APPEARANCE	NEXT AGENDA
06/22/94	P.B. APPEARANCE (DISCUSSION)	TO RETURN
05/25/94	P.B. APPEARANCE . PRELIMINARY APPROVAL GRANTED PROVIDING IT STAY ONE FAMILY . UNTIL LAW HAS CHANGED - NEED DEC APPROVAL FOR SEWER EXTEN.	LA:WAIVE P.H.
05/18/94	WORK SESSION APPEARANCE	REVISE - NEXT AGENDA
03/09/94	P.B. APPEARANCE	TO RETURN
03/02/94	WORK SESSION APPEARANCE	SUBMIT
02/02/94	WORK SESSION APPEARANCE	REVISE



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.

4 November 1994

- 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

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

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

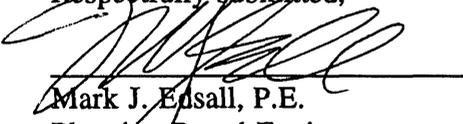
SUBJECT: REDDINGS/BAINE SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 94-5

Please be advised that I have reviewed the final subdivision plan submitted by John Dragan, P.E., L.S., with latest revision date 2 November 1994, as submitted for the subject project. Please be advised that it is my opinion that this plan is acceptable for the Planning Board stamp of approval.

With regard to the sewermain which was required as a condition of the project, please be advised that these municipal improvements have been installed and completed. A copy of the pipe test results for the project are attached hereto.

Based on all the above, it is my opinion that the Planning Board Chairman or Planning Board Secretary should be authorized to stamp the plan for filing.

Respectfully submitted,


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

MJE/mk
Encl.as
A:11-4-E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PIPE HYDROSTATIC AND/OR LEAKAGE TESTS
FIELD TEST RESULTS

Project Name: Redding - Bain Subdivision Riley Road

Client: Town of New Windsor

Date of Test: 1 November 1994

Observed By: Bud Anderson

Type Pipe Tested: 8" PVC sewer line

Test Procedure Utilized: Low Pressure Air (Per ASTM 828-80)

Results:

<u>Section Tested</u>		<u>Tested Pressure</u>		<u>Leakage</u>	<u>Disposition</u>
		start	stop		
MH #1 130' MH#2	3 min.	4.0 psi	4.0 psi	None	Passed
MH#2 346' MH#3	7 min.	4.0 psi	4.0 psi	None	Passed

Comments: PVC 179' 4" lateral pipe

Respectfully submitted,

McGOEY, HAUSER AND EDSALL
CONSULTING ENGINEERS, P.C.

Holland A. Anderson (BUO)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/07/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-5

NAME: REDDINGS & BAIN SUBDIVISION

APPLICANT: REDDINGS, MERRELL & BAIN, LAURA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/03/94	MUNICIPAL HIGHWAY . CUL-DE-SAC MUST BE 110' FOR FIRE TRUCKS TO TURN AROUND . SEE NOTE ON REVIEW SHEET FROM BOB RODGERS, F.I. DATED 4-8-94	04/04/94	DISAPPROVED
ORIG	03/03/94	MUNICIPAL WATER	03/10/94	NO WATER AVAILABLE
ORIG	03/03/94	MUNICIPAL SEWER	04/26/94	APPROVED
ORIG	03/03/94	MUNICIPAL SANITARY	05/18/94	SUPERSEDED BY REV1
ORIG	03/03/94	MUNICIPAL FIRE	03/07/94	APPROVED
ORIG	03/03/94	PLANNING BOARD ENGINEER	05/18/94	SUPERSEDED BY REV1
REV1	05/18/94	MUNICIPAL HIGHWAY	07/08/94	SUPERSEDED BY REV2
REV1	05/18/94	MUNICIPAL WATER	05/19/94	NO WATER AVAILABLE
REV1	05/18/94	MUNICIPAL SEWER	07/08/94	SUPERSEDED BY REV2
REV1	05/18/94	MUNICIPAL FIRE	05/19/94	APPROVED
REV1	05/18/94		07/08/94	SUPERSEDED BY REV2
REV1	05/18/94		07/08/94	SUPERSEDED BY REV2
REV2	07/08/94	MUNICIPAL HIGHWAY	07/22/94	APPROVED
REV2	07/08/94	MUNICIPAL WATER	07/11/94	NO TOWN WATER
REV2	07/08/94	MUNICIPAL SEWER	/ /	
REV2	07/08/94	MUNICIPAL FIRE	07/11/94	APPROVED
REV2	07/08/94		/ /	
REV2	07/08/94		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/11/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-5

NAME: REDDINGS & BAIN SUBDIVISION

APPLICANT: REDDINGS, MERRELL & BAIN, LAURA

---DATE---	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/03/94	3 LOTS @ 150.00 EA	PAID		450.00	
03/09/94	P.B. ATTY. FEE	CHG	35.00		
03/09/94	P.B. MINUTES	CHG	36.00		
03/14/95	RETURN CK. BANK CHRG	CHG	8.00		
03/23/94	P.B. MINUTES	CHG	36.00		
05/25/94	P.B. ATTY. FEE	CHG	35.00		
05/25/94	P.B. MINUTES	CHG	27.00		
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	22.50		
08/24/94	P.B. ATTY. FEE	CHG	35.00		
08/24/94	P.B. MINUTES	CHG	9.00		
09/22/94	P.B. ENGINEER FEE	CHG	483.00		
10/06/94	REC. CK #0953	PAID		311.50	
	TOTAL:		761.50	761.50	0.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd

ESCROW: RESIDENTIAL:

LOTS @ 150.00 (FIRST 4 LOTS).....\$ 450.00 Pd

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

COMMERCIAL:

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

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

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 115.00

FINAL PLAT SECTION FEE.....\$ ~~150.00~~

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

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00 (1)

RECREATION FEES:

CO of 10/6/94 → 500.00
3 LOTS @ \$1000.00 PER LOT.....\$ 1500.00
~~3000.00~~ (2)

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$ 311.50 (4)

PERFORMANCE BOND AMOUNT.....\$ 30,500.00

CO of 10/6/94 → 4% OF ABOVE AMOUNT.....\$ 1,220.00
5% OF ABOVE AMOUNT.....\$ ~~1,525.00~~ (3)

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

4% OF FIRST \$50,000.00 OF ABOVE:.....\$

2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

RESULTS OF P.B. MEETING

DATE: August 31, 1994

PROJECT NAME: Redding Bank Sub. PROJECT NUMBER 94-5

LEAD AGENCY: _____ * NEGATIVE DEC: _____

M) ___ S) ___ VOTE: A _____ N _____ * M) ___ S) ___ VOTE: A _____ N _____

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

PUBLIC HEARING: M) ___ S) ___ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

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

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

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

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

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

M) L S S VOTE: A 3 N 0 APPR. CONDITIONALLY: 8/24/94

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Bond w/ Town Board



JOHN J. DRAGAN, P.E., L.S.
Consulting Engineer and Land Surveyor

PERRY CREEK ROAD
WASHINGTONVILLE, N.Y. 10992
(914) 496-6956

August 23, 1994

Planning Board
Town of New Windsor
Union Avenue
New Windsor, N.Y. 12553

Re: Reddings/ Bain Subdivision
Sanitary Sewer Estimate

Dear Board Members:

Following is my estimate to install the sanitary sewer improvements on the subject subdivision:

1. 8" Sewer Main	488 L.F. @ \$40.00 =	\$19,520
2. Sanitary Manholes	3 Ea. @ \$1500 =	4,500
3. House Connections	3 Ea. @ \$350 =	<u>1,500</u>
	<u>TOTAL-</u>	<u>\$25,070</u>

Respectfully submitted,



John J. Dragan, P.E.

REDDINGS/BAIN SUBDIVISION (94-5) RILEY ROAD

Mr. John Dragan appeared before the board for this proposal.

MR. DRAGAN: This subdivision received preliminary approval. We have been to the DEC and got an approval on the sewer line extension and basically we're in for final. The only change in this map is the addition of the certification, my certification regarding the sanitary facilities and the property boundary survey. And we're in for final. I think the only thing left are payment of the fees, final fees and inspection fees for the sewer installation. I have submitted an estimate to the town for the cost of the sewer improvements, I don't know if Mr. Edsall has had a chance to review it or not, I think the fees would be based on that.

MR. PETRO: Bond estimate for the sewer improvements?

MR. EDSALL: Yeah, the only municipal improvement in the subdivision is the sewer and as you're all aware, any municipal improvement has to be either constructed or bonded before the plan can be stamped, that is under State Law so yes, I do need to see the estimate, I haven't seen it yet. I wouldn't think that that is a problem.

MR. DRAGAN: I have submitted it to the clerk, it was only yesterday.

MR. EDSALL: That is a procedural item that ultimately the amount has to be approved by the Town Board so I wouldn't think that that should hold up your decision.

MR. DRAGAN: You have to go to Town Board with that?

MR. EDSALL: Yes.

MR. PETRO: For the members' information and obviously the applicant's we have municipal fire approval on 7/11/94 and highway approval on 7/22/94.

MR. LANDER: I don't see any problem, they've done

everything that we have asked. The only thing is the bond so I make a motion that we approve the Reddings/Bain subdivision.

MR. SCHIEFER: No subject to here?

MR. LANDER: Subject to the bond estimate.

MR. DRAGAN: And I think there's some question of fees.

MR. SCHIEFER: With that understood, then I'll second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Reddings/Bain subdivision on Riley Road subject to the bond being set up and accepted by the New Windsor Town Board. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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- Main Office**
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: REDDINGS/BAIN SUBDIVISION
PROJECT LOCATION: RILEY ROAD
 SECTION 65-BLOCK 1-LOT 42
PROJECT NUMBER: 94-5
DATE: 24 AUGUST 1994
DESCRIPTION: THE APPLICATION INVOLVES THE MINOR SUBDIVISION OF THE 8.1 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION WAS MOST RECENTLY REVIEWED AT THE 13 JULY 1994 PLANNING BOARD MEETING.

1. At the 13 July 1994 Planning Board meeting, the Applicant received a new preliminary approval, with the project involving the four (4) single-family lots. As well, the Planning Board completed the SEQRA review process.

The Applicant, by letter dated 16 August 1994, has received approval from NYSDEC for the sanitary sewer extension. As well, the Applicant has received a letter from NYSDEC Regulatory Affairs, indicating that no other permits are required.

2. Based on the above, it is my belief that the Applicant has satisfied all outside agency approval requirements for the project. The project involves a private road; therefore, the only bonding required is that for the sewer main extension. An estimate should be submitted for this work.
3. Based on the above, I am aware of no reason why the Planning Board could not consider the Reddings/Bain minor subdivision for final approval, subject to fees and the sewer bond.

Respectfully submitted,

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



JOHN J. DRAGAN, P.E., L.S.
 Consulting Engineer and Land Surveyor

PERRY CREEK ROAD
 WASHINGTONVILLE, N.Y. 10992
 (914) 496-6956

June 23, 1994
 Town of New Windsor
 Orange County, N.Y.

PROPOSED SEWER MAIN EXTENSION FOR THE REDDINGS/BAIN
 SUBDIVISION

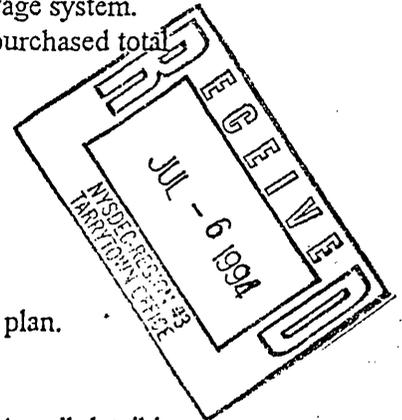
ENGINEER'S REPORT

The applicants currently have a subdivision proposal before the Planning Board of the Town of New Windsor. The proposal consists of a three (3) lot subdivision with construction of a private road to service same. In the future, an additional two (2) more lots may be created out of proposed Lot No. 2. The total number of potential lots from the subject parcel will be five (5).

Proposed Lot No. 1 fronts on Riley Road which has a Town sewer in it. The existing house is connected to this sewer and it is proposed to connect new lots to the sewer via a sewer main extension in the new private road.

The New Windsor Sewage Treatment is currently operating at capacity and new connections are not permitted. The applicant has purchased unused sewage credits from the Majestic Weaving Company in order to obtain connections to the sewage system. Proof of this purchase is included with the application. The sewage units purchased total 960 GPD. This figure was arrived at as follows:

Total number of 2B.R. rental dwelling units to be constructed-	4
Total number of bedrooms-	8
Daily Flow 8 B.R. @ 150 GPD =	1200 GPD
Water saving fixtures- 20%	-240 GPD
<u>Total -----</u>	<u>960 GPD</u>



Details of the proposed sewer construction are included in the subdivision plan. Specifications are submitted separately in the application.

It proposed to use individual wells to provide water to the new dwellings. A well detail is included in the subdivision plan. There is no municipal water available in Riley Road currently.

The property contains no wetlands nor is it in a flood zone.



CORNWALL QUAD
 JUNE 20, 1994
 REDDINS / BAIN SUBDIVISION

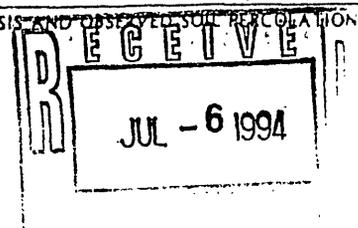
APPLICATION FOR APPROVAL OF PLANS FOR A WASTEWATER DISPOSAL SYSTEM

1. NAME OF APPLICANT <i>TOWN OF NEW WINDSOR</i> <i>ERRELL REDDINGS & LAURA BAIN</i>		2. LOCATION OF WORKS (City, Village, Town) <i>TOWN OF NEW WINDSOR</i>		3. COUNTY <i>ORANGE</i>	
4. ENTITY OR AREA SERVED <i>8.1 ACRES - 4 SINGLE FAMILY DWELLINGS</i>		5. TYPE OF OWNERSHIP <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Private - Other <input type="checkbox"/> Sewage Works Corp. <input type="checkbox"/> Private - Home <input type="checkbox"/> Authority <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Interstate <input type="checkbox"/> International <input type="checkbox"/> Indian Reservation			
6. TYPE AND NATURE OF CONSTRUCTION Collection System <input checked="" type="checkbox"/> New <input type="checkbox"/> Additions or Alterations		Treatment and/or Disposal <input type="checkbox"/> New <input checked="" type="checkbox"/> Additions or Alterations		7. ESTIMATED COST OF CONSTRUCTION Collection System <i>915000</i>	
8. TYPE OF WASTE <input checked="" type="checkbox"/> Sewage <input type="checkbox"/> Industrial (Specify) _____ <input type="checkbox"/> Other (Specify) _____		9. NAME OF RECEIVING TREATMENT WORKS <i>NEW WINDSOR SEWAGE TREATMENT PLANT</i>			
10. POINT OF DISCHARGE Surface Water: (Name of Watercourse) <i>HUDSON RIVER</i> Class _____ Ground Water: (Name of Watercourse to which ground water is tributary) Class _____		11. STATE OR FEDERAL AID APPLIED FOR? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. LOCATION (City, Village, Town) <i>NEW WINDSOR, NY</i>	
13. GIVE PROJECT NO.		14. TYPE OF PERMIT <input type="checkbox"/> NPDES <input checked="" type="checkbox"/> SPDES		15. PERMIT NO. <i>NY-0022446</i>	
16. NAME OF DESIGN ENGINEER <i>JOHN J. DRAGAN</i>		17. NEW YORK STATE LICENSE NO. <i>PE 42601</i>		18. DATE ISSUED <i>914-496-6956</i>	
19. ADDRESS <i>1 PERRY CREEK ROAD WASHINGTONVILLE, N.Y. 10992</i>		20. TELEPHONE NO. <i>914-496-6956</i>			
21. WATER CONSUMPTION (GPD) Present <i>400</i>		Future <i>1360</i>		Design Year <i>1996</i>	
22. POPULATION SERVED Present <i>6</i>		Future <i>22</i>		Design Year <i>1996</i>	
23. AVERAGE DAILY FLOW FOR NEW OR EXISTING TREATMENT WORKS (GPD) Present <i>400</i>		Future <i>1360</i>		Design Year <i>1996</i>	
24. SOURCE OF WATER SUPPLY (If private well; give location, type, depth and character of soil) <i>PRIVATE WELL, SEE PLAN FOR LOCATIONS. WELLS EXPECTED TO BE IN ROCK, 200' DEEP</i>		25. 17. DESIGN EQUIVALENT POPULATION (BOD Basis) <i>NOT APPLICABLE</i>			
26. GIVE NUMBER, CHARACTER AND DISTANCE OF ANY BUILDINGS WHICH MAY BE AFFECTED BY THE PROPOSED TREATMENT WORKS <i>NOT APPLICABLE</i>		27. 19. DESCRIBE PROPOSED OR EXISTING STORM WATER DISPOSAL <i>OVERLAND RUNOFF ONE NEW CULVERT PROPOSED</i>			

ADDITIONAL INFORMATION MUST BE SUBMITTED FOR PRIVATE AND INSTITUTIONAL SYSTEMS.

INDICATE ON U.S.G.S. TOPOGRAPHIC MAP EXACT LOCATION OF SEWAGE TREATMENT WORKS AND ADJACENT BUILDINGS. SHOW LOCATION OF ALL WELLS OF OTHER SOURCES OF WATER SUPPLY WITHIN 200' OF THE PROPOSED WORKS. GIVE DESCRIPTION OF THESE SOURCES AND CHARACTER OF SOIL.

28. STATE DEPTH BELOW EXISTING GROUND SURFACE AT WHICH GROUND WATER IS ENCOUNTERED <i>NOT APPLICABLE</i>		29. 22. DESCRIBE SOIL AT SITE OF PROPOSED WORKS. GIVE DESIGN BASIS AND OBSERVED SOIL PERCOLATION RATE DATA (Use additional sheet, if necessary) <i>NOT APPLICABLE</i>	
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NOTE: All applications must be accompanied by plans, specifications and completed Form BSP-65 (appropriate portions). The submission must conform to a previously approved engineering report describing the system in detail. The plans must be stamped with the designing engineer's seal and must be of sufficient clarity and eligibility to permit satisfactory microfilming. Only white prints will be accepted because of the difficulty of microfilming blue prints. There must be a blank area, at least 4" x 7", in the lower right corner of each sheet so that the approval stamp may be placed on the face of the plans.

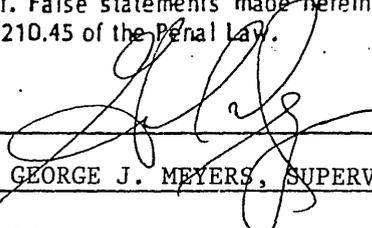
Any deviation from the Department's standards for wastewater collection and treatment facilities must be explained in detail.

Approved plans are to be returned to: Applicant Engineer

If the application is signed by a person other than the applicant shown in Item 1, the application must be accompanied by a letter of authorization. Failure to comply with this provision may be grounds for the rejection of any submission.

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Signatures and Official Titles: _____


GEORGE J. MEYERS, SUPERVISOR, TOWN OF NEW WINDSOR

Mailing Address: 555 UNION AVENUE

NEW WINDSOR, NY 12553

Date of Application: JUNE, 1994

REMARKS:

New York State Department of Environmental Conservation
240 White Plains Road
Tarrytown, New York 10591-5805
(914) 332-1835

AUG 18 1994



August 16, 1994

cc: D. McGee
M. Edsall
J. Peter
J. Scitto

Mr. John J. Dragan, P.E., L.S.
Consulting Engineer and Land Surveyor
Perry Creek Road
Washingtonville, New York 10992

RE: Approval of Plans and Specifications for
Sanitary Sewer Extension to Serve the Lands of
Reddings and Bain, Town of New Windsor, Orange County

Dear Mr. Dragan:

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of 488 linear feet of 8 inch PVC sewer main, with three (3) precast concrete manholes as shown on the plan prepared by John J. Dragan, P.S., L.S., consisting of 1 sheet, last revision August 6, 1994.

By initiating the construction of the said project covered by the approval of the plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- (1) This approval is issued pursuant to SPDES Permit No. NY-0022446 (Town of New Windsor STP).
- (2) That this approval letter shall be maintained on file by the applicant.
- (3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- (4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.

AUGUST 16, 1994

- (5) That the facilities shall be fully constructed and completed in compliance with plans as approved on August 16, 1994.
- (6) That this office is to be notified when construction commences.
- (7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- (8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- (9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- (10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,



Cesare J. Manfredi, P.E.
Environmental Engineer IV
Division of Water

CJM:AC:sec

Enclosure

CC: Orange County Health Dept./plans
Supervisor, Town of New Windsor ✓

New York State Department of Environmental Conservation
Division of Regulatory Affairs
21 South Putt Corners Rd., New Paltz, NY 12561-1696
Telephone: (914) 256-3040



Langdon Marsh
Commissioner
August 10, 1994

ATTN MARK J EDSALL, P.E.
PLANNING BOARD ENGINEER
TOWN OF NEW WINDSOR
555 UNION AVE
NEW WINDSOR NY 12553

RE: REDDINGS/BAIN SUBDIVISION
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Mr. Edsall:

I have completed my review of this project and determined that there are no permits required under Article 15 (Protection of Waters) and Article 24 (Freshwater Wetlands) of the NYS Environmental Conservation Law in order to connect this subdivision to the Town of New Windsor Sewage Treatment Plant.

The State Environmental Quality Review Act (SEQR) has been satisfied by the Negative Declaration by the Town of New Windsor, as Lead Agency, dated July 28, 1994.

Therefore, by copy of this letter I am informing Mr. Arthur Crawford of the Department's Division of Water in Tarrytown to proceed with the sewer extension plan review. Please contact me at the above telephone number if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Ruth D. Bean".

Ruth D. Bean
Regulatory Affairs
Region 3

RDB:Sewerpln.rev

cc: J. Marcogliese/A. Crawford, DOW
M. Reddings/L. Bain
Town of New Windsor Planning Board, Attn M Mason

8/12/94 m



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

28 July 1994

New York State Department of
Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

ATTENTION: MARGARET DUKE

SUBJECT: REDDINGS/BAIN SUBDIVISION
SECTION 65-BLOCK 1-LOT 42
TOWN OF NEW WINDSOR PLANNING BOARD NO. 94-5

Dear Ms. Duke:

Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Town of New Windsor, as lead agency, has determined that the subject project will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

This project received a negative declaration from the Town of New Windsor Planning Board at their 13 July 1994 Planning Board meeting.

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

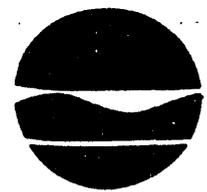
Very truly yours,

TOWN OF NEW WINDSOR

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:DUKE.mk

cc: Joseph Marcogliese, P.E.
Myra Mason, Planning Board Secretary, Town of New Windsor

New York State Department of Environmental Conservation
200 White Plains Road - 5th Floor
Tarrytown, New York 10591-5805
(914) 332-1835



Langdon Marsh
Commissioner

JUL 25 1994

July 22, 1994

cc: *Sad Sranan*
D. McGauy

Mr. George J. Meyers
Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, N.Y. 12553

Dear Supervisor Meyers:

This is in response to your letter regarding the reallocation of 4,800 and 960 G.P.D. of sewer capacity from the Majestic Sewer District to C & R Enterprises and Reddings/Bain respectively.

Your request is acceptable to this office. When the application for a sewer extension for C & R Enterprises is submitted to this office, please attach this letter as the moratorium has not been lifted.

The sewer extension for Reddings/Bain is currently under review.

Based upon this action, the reserved capacity for the Majestic Sewer District for the Town of New Windsor is 0.582 M.G.D.

Very truly yours,

Joseph F. Marcogliese
Joseph F. Marcogliese, P.E.
Environmental Engineer III
Division of Water

JFM:sec

cc: M-E.

printed on recycled paper

7/26/94 *EW*



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
(914) 563-4610
FAX 914-563-4693

OFFICE OF THE SUPERVISOR

1763

July 13, 1994

Mr. Joseph F. Marcogliese, P.E.
Environmental Engineer 3
NYS Department of Environmental Conservation
200 White Plains Road
Tarrytown, NY 10591

Dear Mr. Marcogliese,

This letter is in response to your correspondence dated July 8, 1994 regarding the Reddings/Bain subdivision.

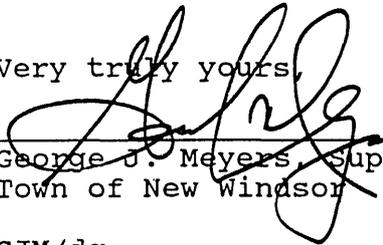
As you are aware the Town of New Windsor, Town of Cornwall and the Majestic Sewer District in the Town of Cornwall have reached an agreement for the reallocation of the 1.25 mgd. of reserved capacity for the Majestic Sewer District in the Town of New Windsor Sewage Treatment Plant. That agreement in essence allocates 600,000 gallons of capacity to be made available for use within the Town of New Windsor, 400,000 gallons to be made available within the Town of Cornwall outside the Majestic Sewer District and 250,000 gallons to be retained for use within the Majestic Sewer District. In regards to the use of 600,000 gallons available to the Town of New Windsor; each allocation of this capacity must be approved individually.

The only approved allocations made from the 600,000 gallons allotted to the Town of New Windsor from the Majestic Sewer District to date are:

Windsor Woods	12,400 gpd
C & R Enterprises	4,800 gpd
Reddings/Bain	960 gpd

Thank you for your help. If you have any further questions, please contact my office.

Very truly yours,


George J. Meyers, Supervisor
Town of New Windsor

GJM/dg

cc: James Petro, Planning Board Chairman
J. Tad Seaman, Attorney for the Town
Merrell Reddings

RESULTS OF P.B. MEETING

DATE: July 13, 1994

PROJECT NAME: Reddings Sub PROJECT NUMBER 94-5

LEAD AGENCY: * NEGATIVE DEC:
*
M) S) VOTE: A N * M) D S) L VOTE: A 3 N 0

CARRIED: YES NO * CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

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

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

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

RETURN TO WORK SHOP: YES NO

APPROVAL: "PRELIMINARY"

M) L S) D VOTE: A 3 N 0 "PRELIMINARY"
APPROVED: 7-13-94

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Can Rough-Grade

REGULAR ITEMSREDDINGS SUBDIVISION (94-5) RILEY ROAD

Mr. Michael Reddings appeared before the board for this proposal.

MR. REDDINGS: Apparently, in my absence last Planning Board meeting, there was some confusion as to exactly what I wanted to do as a proposed road. Secondly, we make it clear I have re-thought my position on this and we have gone from a three lot subdivision on to a four lot single-family subdivision. We want to make it clear that we're building a private road, although we built it a little heavier to make it easier for dedication or to upgrade later. And that is all we're changing. Now that we've made it perfectly clear, we'd like to ask for new preliminary approval for additional lot and also negative dec.

MR. PETRO: Again, this is going to be a town road at this time?

MR. REDDINGS: No, private road.

MR. DUBALDI: Private road to town specs.

MR. LANDER: As far as the base material is concerned.

MR. DUBALDI: Mark, do you have any comments on that?

MR. EDSALL: With the change from two to three?

MR. DUBALDI: On the road.

MR. EDSALL: Well, basically, what they are doing is they want to build it as a private road but they anticipate the possibility in the future of attempting to dedicate it to the town. So they are making the investment to beef up what sub-base they put in, such that they'd have an easier time to propose it for dedication in the future. That is fine, but it is going to be a private road at this point, at what time they decide to convert it to a town road and ask for it being dedicated, that is when we'd make our

investigation as to what's put in.

MR. PETRO: We have preliminary approval granted providing it stay a one family.

MR. EDSALL: Right, that was on a three lot subdivision, this is now four lots, so they would need a new preliminary approval for this plan and I believe this is the plan that is being referred or has been referred to DEC.

MR. PETRO: Yes, it's been referred, need DEC approval for sewer extension it says here.

MR. EDSALL: Just a note relative to the sewer capacity that they've purchased through the Majestic District and it was approved by the Town Board of the Town of New Windsor. They have equivalent of four single-family houses, so this change from two new houses to three new houses is not a problem.

MR. DUBALDI: Even have some left over.

MR. EDSALL: Yes.

MR. PETRO: It was approved by the Town Board?

MR. EDSALL: Yes.

MR. PETRO: We have municipal fire approval on 7/11/94 and highway approval 7/8/94, superseded 4/4/94 disapproved. Is there anything new since then?

MRS. MASON: It's approved.

MR. PETRO: Both approvals, gentlemen, highway and fire.

MR. LANDER: One of Mark's comments was configuration, is there any reason why lot 2 has 191,000 square feet and all the rest of them are 65, is there any reason for that, rhyme or reason here, I'm just curious?

MR. BABCOCK: The minimum lot size in that zone, well, not for one family for two family, 65,340, I think that

is where they came up with the criteria because they were anticipating two family so they made the lots the size for two-family houses and they just left those lines there.

MR. DUBALDI: That is a change down the road they'd have to come back.

MR. EDSALL: Absolutely, there's still the potential that lot two in the future could be subdivided but that would have to come back to this board and they have the room. Even if it stays a private road down the road they could split lot two and create another lot.

MR. LANDER: I see that. Mr. Chairman, I'd like to grant preliminary approval.

MR. PETRO: Negative dec first. We've done lead agency, I think we should do negative dec also before we do that though, Ron, this pond up here on lot number three, is that listed anywhere with New York State DEC or Federal Wetlands, anything like that?

MR. EDSALL: I'm not quit sure. I think it's just, I don't know if it is necessarily a pond or just a low lying area.

MR. LANDER: Says fill.

MR. EDSALL: In any case, the plan is being referred to DEC as part of the environmental review, I'm sure New Paltz will determine what standing that pond has.

MR. PETRO: How should we make a determination then for SEQRA if we're not sure what the pond is going to be one way or the other? And can we leave it open and still grant preliminary, then refer it to DEC?

MR. EDSALL: Well, at this point, you know, I'm not aware that there are any listed wetlands or any problems with the grading of this subdivision. We can do a negative dec and as part of DEC's environmental review, they could reopen and say that you need an additional permit. They can always determine that there's an additional permit needed.

MR. PETRO: Just checking it out, making sure.

MR. DUBALDI: Make a motion we declare negative dec under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for Reddings subdivision on Riley Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. LANDER: Mr. Chairman, I'd like to make a motion for preliminary.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval for the Reddings subdivision on Riley Road. Is there any further discussion from the board members? Mark, anything to add?

MR. EDSALL: No.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. REDDINGS: I spoke with DEC in reference to they state that they have no interest in my request to the Planning Board to rough grade. Their only concern is my proposed sewer main extension so I ask permission to rough grade, if it's okay with the board.

MR. PETRO: Are they aware of that pond there?

MR. REDDINGS: Yes, they have that map.

MR. PETRO: They have this exact map, this revised revision?

MR. REDDINGS: Yes.

MR. PETRO: Because I don't remember seeing the pond but if they have this map and they don't have a problem.

MR. LANDER: I don't have a problem.

MR. DUBALDI: No.

MR. PETRO: Okay, you have heard it, it's in the minutes, no problem with the rough grading.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

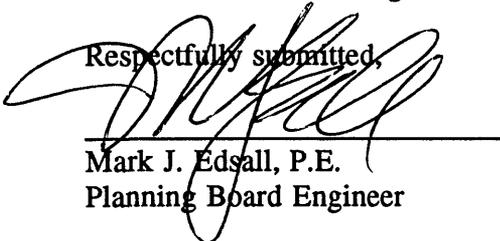
REVIEW NAME: REDDINGS/BAIN SUBDIVISION
PROJECT LOCATION: RILEY ROAD
 SECTION 65-BLOCK 1-LOT 42
PROJECT NUMBER: 94-5
DATE: 13 JULY 1994
DESCRIPTION: THE APPLICATION INVOLVES THE MINOR SUBDIVISION OF THE 8.1 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICATION PREVIOUSLY RECEIVED PRELIMINARY APPROVAL AT THE 25 MAY 1994 PLANNING BOARD MEETING.

1. The Applicant has re-evaluated the application as part of their preparation of the preliminary plans to be submitted to the NYSDEC for sewermain extension approval.

The Board should discuss with the Applicant, the revised configuration of this minor subdivision, and if acceptable, a new preliminary approval should be considered.

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

Respectfully submitted,



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

MJEmk

a:REDDING.mk



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

22 June 1994

MEMORANDUM

TO: Town of New Windsor Planning Board

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

SUBJECT: REDDINGS/BAIN SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 94-5

This memorandum is being provided for informational purposes for the discussion portion of the regular Planning Board meeting to be held on 22 June 1994.

Pursuant to the discussions at technical works sessions of the Planning Board and during several telephone discussions and conferences with Applicant Michael Redding, the Applicant now seeks to modify the preliminary plan of the subdivision to include a Town Road rather than the previously proposed private road. Based on this change, the Applicant no longer requires a modification to the Town of New Windsor Code to permit 2-family residences on the private road. As the application is now proposed, the two-family residences will be on a Town Road, which is permitted by right within the R-3 zoning district.

In addition to the above, the Applicant has provided me with a copy of a sewer reallocation agreement for 960 gpd of capacity. This amount is adequate for two 2-family residences, all with two bedrooms per unit.

At this time, it is my understanding that the Applicant requests a new preliminary approval based on the following changes:

1. Change private road to Town Road;
2. Change two single-family residences to two 2-family residences.

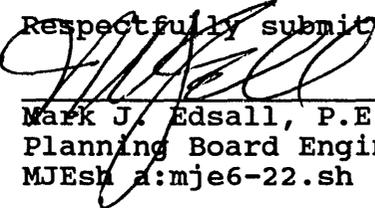
If the Board finds these changes acceptable, a new preliminary approval motion would be appropriate, such that the Applicant can continue with their application to the New York State Department of Environmental Conservation. Related to same, it may be appropriate that the Board discuss the issuance of a Negative Declaration for the project, such that SEQRA can be concluded.

Memorandum to Town of New Windsor -2-
Planning Board

22 June 1994

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

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJesh a:mje6-22.sh

DISCUSSION

REDDINGS/BAIN SUBDIVISION (94-5) RILEY ROAD

John Dragan appeared before the board for this proposal.

MR. DRAGAN: I'm the engineer and surveyor. Couple of items we wanted to discuss I think one item is the negative dec on the SEQRA that hasn't been done and we've submitted an application to the Supervisor for him to sign so we can proceed to the DEC approval of the sewer extension. That is something that we need. Mr. Reddings asked if the board would have any objection to us beginning clearing for the road since we do have preliminary approval, you know, he recognizes that it is done at his own risk, of course.

MR. EDSALL: John, did Mike decide if he was going to pursue private road or town road cause the last information I received from him and it's referenced in the memo that I have given to the board as part of my comments tonight is that he now decided to pursue a town road.

MR. DRAGAN: Yeah, he had mentioned that to me and frankly what I thought might be possible if I show the town road section and we're currently asking for a subdivision that conforms to private road and if we just proceeded on that path, we could at any time upgrade to a town road and petition the Superintendent to accept it and of course, dedicate it to the Town. Do you see a problem there Mark?

MR. EDSALL: Only because again Mr. Reddings has talked to me several times and he had indicated a desire to still pursue the two-family houses and it was questionable as to whether or not the board's involved would favorably recommend a change in the private road regulations to allow two family residences. When he became aware that he wasn't required to bond municipal roads but could in fact build them and then ask for the plan to be stamped and filed, he believed that was a more appropriate response since he intended to make it a town road and because the town zoning allows two

families on a Town road then the whole argument of two family on a private road goes away. So again, the memo I sent to the board is based on several telephone calls, several conferences and some technical workshops to try to find a way to what Mike wants to accomplish can be done in a manner that meets the Town regulations.

MR. DUBALDI: On this map we're looking at two, one-family houses on a private road?

MR. EDSALL: That is correct. My understanding and again it's up to John and his client to tell the board what they want is that he was requesting a modification to make it a Town road and go back to the two families.

MR. DUBALDI: Which is allowable in that zone.

MR. EDSALL: On a town road.

MR. DRAGON: I don't know if he had to come back to this board if it was upgraded to a town road and the bulk requirements were met.

MR. EDSALL: Board couldn't approve it with two families on a private road so what you'd be looking at is a new preliminary approval for this board saying yes, we'll take the same plan with the lots having two families and the road becoming a town road and the modification to your preliminary approval. Again, I leave it to the applicant, tell us what they want. Again, I'm just going based on what I have been told.

MR. PETRO: Is the applicant willing to go to the town road?

MR. DRAGON: Yeah, he's indicated that just for my own etification, if we did put a town road typical in there, could we not just leave the plan as it is and if we did get the road dedicated and accepted by the Town Superintendent, we could then just apply to the building inspector for a two-family home cause we would be in conformance, I believe.

MR. SCHIEFER: Would you need the board approval to put

two-family houses in there?

MR. DUBALDI: If it's a private road. If it's a town road, no.

MR. BABCOCK: Well, it's permitted and there's no problem. The thing is is that I'm confused myself, why we're showing private road and then town road spec, I don't understand that.

MR. SCHIEFER: I'm assuming now--

MR. DRAGAN: We would change it to a public road.

MR. EDSALL: See part of the problem I think we have to do here is Mike has to decide what he wants to do because if it's a town road, it has to have inspections to show that it was constructed in accordance with town specs. Those inspections have to occur during the construction. If it's built as a private road and then you try to convert it to a town road, then it raises the question of who inspected it while it was being built so we have to go out and do test pits and core holes and samples at that point.

MR. DRAGAN: I would imagine there's also an inspection fee.

MR. EDSALL: Inspection fee involved so again, I think we've got to be told by the applicant what they want.

MR. DRAGAN: One question I have, I'm not clear if it continues as a private road and we petition to upgrade it, I forgot my question, can you be--

MR. DUBALDI: You can have four units off a private road.

MR. DRAGAN: I understand that.

MR. DUBALDI: If you make it two family, you can have two, two families.

MR. DRAGAN: If we did show a public road and did not bond it, could we still get, we can still get final

approval, is that what you're saying but then we couldn't get a C.O.?

MR. EDSALL: Private or town road?

MR. DRAGAN: Town road.

MR. EDSALL: If you show it as a town road but you do not bond it, you would not be able to get the stamp of approval because at the time the plan is stamped--

MR. DRAGAN: You would still have, when you, a lot of people have found with the bank's is an acceptable way they'd have a motion of approval which would show that you have an approval subject to you either building or bonding the road and if the bank feels comfortable with loaning moneys toward that construction, it's just procedural, you get the road built and you get the plan stamped.

MR. PETRO: This cul-de-sac that is shown on the plan is that going to suffice for a town road 45 foot radius?

MR. EDSALL: I'm sure that the dimensions would have to be modified to meet the town road specs.

MR. PETRO: Once you modify all the dimensions, a lot of the setbacks are not going to be the same. Some of these front yards so this plan really in essence is not going to be.

MR. DUBALDI: That was my other question, will this private road meet town road specs regarding to fire and everything else?

MR. EDSALL: Well, the private road width is 50 foot the same as the town road but on cul-de-sacs, Jim's right, it's a larger cul-de-sac for a town road as far as meeting all the spec requirements for the fire department and such, that is just a matter of whatever type road they construct.

MR. DRAGAN: I thought I had the right-of-way dimension, the 50 feet which would be 110 foot

diameter, I thought that conformed but I can check that. If we decide to change it, I think what you're saying you want to see the road.

MR. SCHIEFER: I think Skippy is going to insist on it.

MR. DRAGAN: So we've got to come back, I apologize we're vacillating over here.

MR. EDSALL: Maybe we can get it off dead center the question becomes if they do pursue the option of changing to a town road, showing town road construction that would be acceptable to Skip and change those two lots to two families. Does the board have any problem with that?

MR. PETRO: No.

MR. DUBALDI: No.

MR. DRAGAN: That's good.

RESULTS OF P.B. MEETING

DATE: June 22, 1994

PROJECT NAME: Redding Basin Sub. PROJECT NUMBER 945

LEAD AGENCY: * NEGATIVE DEC:

M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES ___ NO ___ * CARRIED: YES: ___ NO ___

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES ___ NO ___

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

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

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

RETURN TO WORK SHOP: YES ___ NO ___

APPROVAL:

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

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES ___ NO ___

DISCUSSION/APPROVAL CONDITIONS: _____

T/B [unclear]
6/15/94

(4)

cc: B2
Assessor
Compt.

94-5

MOTION-AUTHORIZE SUPERVISOR TO EXECUTE REALLOCATION AGREEMENT-MERRELL REDDINGS AND LAURA BAIN

Motion by Council Spiguardo, seconded by Council Finnegan that the Town Board of the Town of New Windsor authorize the Supervisor to execute a Reallocation Agreement between MERRELL REDDINGS/LAURA BAIN and the TOWN OF NEW WINDSOR, said agreement allowing user to utilize 960 gpd of sewer capacity from the Majestic Sewer District (Section 65, Block 1, Lot 42).

ROLL CALL: All Ayes

MOTION CARRIED: 5-0.

Originals (3) to Supervisor's office 6/16/94
for signature

AGREEMENT entered into this 15th day of June 1994 between MOODNA CREEK DEVELOPMENT, LTD., a New York corporation with principal place of business at MILLPOND CONDOMINIUM, Mill Street, Cornwall, New York, mailing address c/o DAROE REALTY, 207 Lake Drive, Newburgh, New York 12550 hereafter called "MOODNA," and Merrell Reddings and Laura Bain, RD #2 Box 105, Reily Road, Newburgh (NW) New York 12550, hereinafter called "DEVELOPER"

WITNESSETH:

WHEREAS, MOODNA is engaged in the business of providing industrial and sanitary sewer services and has the control of the operations and capacity of the Moodna Creek Development Ltd. sewage treatment plant and system of the Town of Cornwall Majestic Sewer District hereafter referred to as "DISTRICT," and

WHEREAS the DEVELOPER is the owner of a parcel of property tax map designation Section 65, Block 1, Lot 42, in the Town of New Windsor it intends to develop as a residential development, consisting of four (4) single-family residence units known as Subdivision-Lands of Reddings & Bain but requires central sanitary sewer service to secure necessary land use approvals; and

WHEREAS there is sewage treatment capacity owned and under control of MOODNA that can be allocated to and used by the DEVELOPER to provide sanitary sewer service for its development; and

WHEREAS the parties desire to enter into an Agreement to provide for those various matters.

NOW THEREFORE it is mutually agreed as follows:

1. MOODNA makes the following representations as to the following legal and factual matters:

A. The Towns of New Windsor and Cornwall entered into an agreement on August 18, 1970 by which the New Windsor sewage treatment plant would accept 1.25 mgpd of sewage from Cornwall. This is referred to as the New Windsor-Cornwall AGREEMENT.

B. The Town of Cornwall established the Majestic Sewer DISTRICT which included the former Majestic Weaving Company property, (hereafter MAJESTIC PROPERTY).

C. The Town of Cornwall entered into an Agreement on August 18, 1970 with Bethesda Properties Inc. (hereafter BETHESDA), which was the then owner of the MAJESTIC PROPERTY by which the services to Cornwall under the New Windsor-Cornwall Agreement were designated for and exclusively allocated to BETHESDA, referred to as contract total capacity. This is referred to as the Cornwall-Bethesda Agreement.

D. The Majestic Property its rights and appurtenances including the sanitary sewer system and capacity were acquired by Moodna Creek Development Ltd. (hereafter "MOODNA") by deed from Bethesda Properties Inc. dated November 20, 1985 recorded November 20, 1985 in Liber 2443 of deeds, page 108.

E. The Towns of New Windsor and Cornwall entered into an AGREEMENT on October 19, 1983 which amended the New Windsor-Cornwall Agreement. That amendment is referred to as New Windsor-Cornwall Amendment.

F. The Town of New Windsor and BETHESDA entered into an Agreement on August 5, 1977 by which certain matters were provided for between them. This is referred to as the New Windsor-Bethesda Agreement, Exhibit 4.

G. MOODNA by virtue of the terms of the deed described in D and as the owner of Unit 3, MILLPOND CONDOMINIUM owns the exclusive right to operate the system and utilize, allocate and dispose of daily discharge capacity.

H. The Towns of New Windsor and Cornwall have by agreement between them dated June 16, 1993 amended the New Windsor-Cornwall Agreement as amended to reduce the allocated capacity from 1.25 gpm to .650 gpd for Cornwall, and releasing back to New Windsor .600 gpd.

I. Moodna has entered into agreements with Cornwall on June 14, 1993 to modify the Cornwall-Bethesda Agreement, and New Windsor on August 13, 1993 to modify the New Windsor-Bethesda Agreement so as to effectuate a procedure for the reduction in capacity to .650 gpd for Cornwall and release back to New Windsor .600 gpd.

J. Agreements referred to above in paragraphs A, C, E, F, H and I are in good standing and are in full force and effect.

2. DEVELOPER makes the following representations as to the following legal and factual matters:

A. It is the owner in fee simple absolute of real property (hereafter "PROJECT") located in the Town of New Windsor identified as tax map Section 65, Block 1, Lot 42, acquired by deed dated _____ recorded on November 16, 1993 in Liber 3929 of deeds page 9.

B. The project is the premises known as Subdivision-Lands of Reddings & Bain.

3. MOODNA agrees to allocate and set aside for the exclusive, continuous and irrevocable use of DEVELOPER NINE HUNDRED SIXTY (960) gallons of daily sewage service discharge capacity per day, hereafter "ALLOCATED CAPACITY." MOODNA will execute such documents as may be required to irrevocably commit from the released capacity the allocation hereby made to DEVELOPER and MOODNA shall forebear daily from utilizing the ALLOCATED CAPACITY.

4. MOODNA will transfer, set over and assign from time to time and after payment has been received by MOODNA the ALLOCATED CAPACITY to DEVELOPER by executing such documents as are reasonably required to transfer the rights to DEVELOPER to have the sanitary sewage generated from the DEVELOPER'S project received by and accepted into the New Windsor sewage treatment plant.

5. MOODNA shall, as may be reasonably determined by the municipal boards from which approvals may be necessary, pursue obtaining such additional municipal consents and approvals as may be necessary to effectuate and implement the purposes of this Agreement. DEVELOPER will extend reasonable cooperation to MOODNA upon receiving reasonable prior notice to execute necessary documents, attend meetings and hearings and provide relevant information.

6. Notwithstanding paragraph 5, if required, DEVELOPER will promptly and initially prepare, execute and deliver all necessary documents, and make application to the Town of New Windsor to establish any required legal entity, such as a sewer district or extension encompassing its project. Thereafter, it will diligently prosecute the same as necessary or if required by New Windsor.

7. In the event the municipal boards do not require documentation otherwise and grant its approval to the allocation of capacity (if that approval is necessary), the parties will from time to time as payments are made, execute such documents in proper form as are reasonably required to make the availability of sewer service an appurtenant right to the DEVELOPER'S project.

8. Solely DEVELOPER shall be responsible for such applications, engineering and legal services as are required to resolve matters relating to the design, approval, construction, installation and connection of the project sewer system to the Town of New Windsor sewer system facilities. Performance of this agreement by DEVELOPER is not subject to nor conditioned upon any of those matters, unless expressly so provided.

9. The consideration payable by DEVELOPER to MOODNA shall be based on the schedule annexed hereto and payable as set forth therein.

10. Except for the non-refundable portion, the consideration payable by DEVELOPER to MOODNA shall be held in escrow by the attorneys for MOODNA, JACOBOWITZ AND GUBITS, ESQS., 158 Orange Avenue, Walden, New York 12586 subject to the terms of this agreement. The payment will be deposited into an interest bearing account and the interest shall belong to MOODNA under all circumstances. The tax identification number for MOODNA shall be supplied to the bank in which the funds are deposited. The funds shall be deposited to an account at Walden Federal Savings and Loan Association, 15-17 Main Street, Walden, New York 12586.

11. Upon written consent being granted by the town board of the Town of New Windsor to the allocation of the "allocated capacity" provided for under this agreement, if such consent is required by the municipality, the condition precedent to performance by the DEVELOPER shall be deemed satisfied, then from time to time as required payments are due and made, the escrow agent shall be free to release from escrow all the funds held on deposit to MOODNA without other or further notice, approval or consent.

12. In the event the consent is not obtained as provided in paragraph 11 above by January 1, 1995, either party to this agreement shall have the right to terminate the same, except as herein provided. Upon termination of this contract by either party in accordance with the provisions of this agreement, the refundable payment made by the DEVELOPER to MOODNA, held in escrow shall be refunded to the DEVELOPER upon written demand, but the interest thereon shall be paid to MOODNA under all circumstances.

13. Certificates of allocation shall be issued, signed and delivered upon receipt of payment for same as provided for herein.

A copy of the "allocation assignment" and transfer certificate to be used is annexed hereto.

Executed certificates will be delivered only against bank or certified funds, or not until funds are actually collected and credited if otherwise.

14. The escrow agent shall not be liable to any of the parties for any act or omission, except for bad faith or gross negligence, and the parties hereby agree to indemnify the escrow agent and hold the escrow agent harmless from any claims, damages, losses or expenses (including attorney's fees) arising in connection herewith. The parties acknowledge that the escrow agent is acting solely as a stakeholder for their convenience. In the event of a dispute between the parties, the escrow agent shall not be bound to release and deliver the escrow fund to either party but may continue to hold the escrow fund until escrow agent is otherwise directed in writing signed by all parties hereto or escrow agent may deposit the down payment with the Clerk of any

Court of competent jurisdiction. Upon such deposit, the escrow agent will be released from all duties and responsibilities hereunder. The escrow agent shall not be required to defend any legal proceedings which may be instituted against it in respect to the premises or the subject matter of this agreement unless requested to do so by purchaser or seller and indemnified to its satisfaction against the cost and expense of such defense (including attorney's fees). The escrow agent shall not be required to institute legal proceedings of any kind and shall have no responsibility for the genuineness of validity of any document or other item deposited with it or the collectability of any check delivered in connection with this agreement. The escrow agent shall be fully protected in acting in accordance with any written instructions given to it hereunder, and believed by it to have been signed by the proper parties. The parties agree that, notwithstanding the role of JACOBOWITZ AND GUBITS, ESQS., as escrow agent, it can, does, and may continue to represent seller as legal counsel in connection with the subject matter of this agreement and otherwise.

15. This agreement contains the entire agreement between the parties with respect to the transaction contemplated herein. It may be executed in any number of counterparts, each and all of which shall be deemed for all purposes to be one agreement.

16. All notices to be given hereunder shall be given in writing, via certified mail, return receipt requested, or delivered personally as follows:

a. If to MOODNA, addressed to JACOBOWITZ AND GUBITS, ESQS., 158 Orange Avenue, P. O. Box 367, Walden, New York 12536-0367; and

b. If to DEVELOPER, addressed to Mr. Merrell Reddings and Ms. Laura Bain, RD #2 Box 105, Reilly Road, Newburgh (NW) New York 12550.

17. No waiver, alteration, or modification of any of the provisions of this agreement shall be binding unless in writing and signed by a duly authorized representative of both parties to this agreement.

18. This agreement shall be governed by the laws of the State of New York.

19. This agreement shall inure to and be binding on the heirs, successors, executors, administrators and assignees of the parties.

20. Annexed hereto is a copy of the agreement required to be signed by the DEVELOPER with the Town of New Windsor.

IN WITNESS WHEREOF the parties have executed this agreement.

MOODNA CREEK DEVELOPMENT, LTD.

By: Mark Kreisberg
MARK KREISBERG, PRESIDENT

[Signature]
MERRELL REDDINGS

Laura Bain
LAURA BAIN

PAYMENT SCHEDULE
MOODNA CREEK DEVELOPMENT, LTD. WITH MERRELL REDDINGS

The purchase price is \$3.75 per gallon for 960 gallons per day, a total of THREE THOUSAND SIX HUNDRED AND NO/100 (\$3,600.00) DOLLARS. This amount is payable FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS non refundable to be paid upon signing and delivery of this agreement by DEVELOPER to MOODNA, and upon acceptance and execution of this agreement by MOODNA not to be refunded, except if expressly provided below:

The balance is payable as follows:

On October 1, 1994 or at such time DEVELOPER receives NYS DEC approval for extension of sewer service or a determination such approval is not required, whichever is earlier, DEVELOPER shall pay a refundable down payment of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS.

On January 1, 1995 or at such time DEVELOPER receives final subdivision plan approval from the Town of New Windsor for its plan, whichever is earlier, the balance of the purchase price shall be payable as follows: TWO THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$2,100.00).

The dates in this agreement are time is of the essence. All notices and payments are to be actually received by the dates specified. Delivery to U.S.P.O. mail or express mail service shall not be receipt.

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

On this 14th day of June, 1994 before me personally came MARK KREISBERG, to me known, who being by me duly sworn, did depose and say that he resides at 45 Susan Drive, Newburgh, New York 12550; that he is the President of MOODNA CREEK DEVELOPMENT, LTD., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order the board of directors of said corporation and that he signed his name thereto by like order.

Patricia A. Donnarumma
Notary Public - State of New York

PATRICIA A. DONNARUMMA
Notary Public, State of New York
Qualified in Orange County
No. 0990425

Commission Expires September 30, 1995

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

On this 13th day of June, 1994 before me personally came Merrell Reddings, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

RICHARD SCHISANO
Notary Public, State of New York
Qualified in Orange County
No 4709072

Commission Expires March 30, 1995

Richard Schisano
Notary Public - State of New York

STATE OF NEW YORK)
: SS.: ~~097-44-2839~~
COUNTY OF ORANGE)

On this 13th day of June, 1994 before me personally came Laura Bain, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Laura Bain
Notary Public - State of New York

GNJ/mjl
C:\WP51\DOCS\300\4\MJL2791

RICHARD SCHISANO
Notary Public, State of New York
Qualified in Orange County
No 4709072
Commission Expires March 30, 1995

CERTIFICATE OF ALLOCATION

MOODNA CREEK DEVELOPMENT, LTD., a New York Corporation c/o Daroe Realty, 207 Lake Drive, Newburgh, New York 12550, (hereafter called MOODNA) hereby allocates, assigns and transfers to

(hereafter called DEVELOPER), who hereby receives and accepts, the unconditional, continuous and irrevocable right to NINE HUNDRED SIXTY (960) gallons of daily sanitary sewage treatment discharge capacity at the Town of New Windsor sewage treatment plant, allotted from the Majestic Sewer District total daily sewage treatment capacity (hereafter called TOTAL CAPACITY), for the exclusive use and benefit of four (4) single family residence units in the Town of New Windsor, Orange County, New York designated as tax map parcel Section 65, Block 1, Lot 42.

MOODNA acknowledges and agrees to forebear from using daily sewage treatment discharge capacity that is part of the total capacity that is in excess of the total capacity as reduced by the NINE HUNDRED SIXTY (960) gallons of daily sewage treatment capacity allocated to DEVELOPER by this certificate.

Dated: 6/14/1 1994

MOODNA CREEK DEVELOPMENT, LTD.

By: Mark Kreisberg
MARK KREISBERG, PRESIDENT

STATE OF NEW YORK)

:SS.:

COUNTY OF ORANGE)

On this 14th day of June, 1994, before me personally came MARK KREISBERG, to me known, who being by me duly sworn, did depose and say that he resides at 45 Susan Drive, Newburgh, New York 12550; that he is the President of MOODNA CREEK DEVELOPMENT, LTD., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.

PATRICIA A. DONNARUMMA
Notary Public, State of New York
Qualified in Orange County
No. 0990425
Commission Expires September 30, 1997

Patricia A. Donnarumma
Notary Public-State of New York

Consent to this certificate has been granted at a meeting held 15th day of June 1994 by the Town Board, Town of New Windsor.

Dated: June 16 1994

TOWN OF NEW WINDSOR

By: George Myers
GEORGE MYERS, SUPERVISOR
TREASURER

GNJ/mjl

C:\WP51\DOCS\3004\MUL2790

THIS AGREEMENT dated the 15th day of June, 1994, between the TOWN OF NEW WINDSOR, a municipal corporation with its principal place of business at 555 Union Avenue, New Windsor, New York 12553, hereinafter referred to as "TOWN", and

a corporation with its principal place of business at _____, New York _____, hereinafter referred to as "DEVELOPER".

WHEREAS, DEVELOPER has heretofore received or is in the process of receiving Planning Board approval for a development within the TOWN located on real property known as New Windsor Tax Map Section _____ Block _____ Lot(s) _____ through _____ parcels), hereinafter referred to as "PROPERTY"; and

WHEREAS, DEVELOPER has heretofore negotiated a reallocation of sewer capacity from the Majestic Sewer District in the amount of _____ gpd to be used to provide sewer service to the property; and

WHEREAS, the Town Board of the Town of New Windsor has adopted a resolution on the 11th day of August, 1993 that authorized the reallocation of the aforesaid quantity of sewer capacity from the Majestic Sewer District to the property.

IT IS HEREBY AGREED AS FOLLOWS:

1. The sewer capacity that has been reallocated for Majestic Sewer District shall be used only for the benefit of the property except as hereinafter provided.

2. DEVELOPER, or any other party, may not assign, transfer or in any way encumber the sewer capacity that is being allocated to the property except, however, the DEVELOPER may assign the

capacity to the TOWN at no cost to the TOWN.

3. DEVELOPER shall cause all sewer lines to be constructed on the property so as to prevent the inflow or infiltration of water into the sanitary sewer system. DEVELOPER shall install wastewater inlets into the sewer system only from metered source of water unless, however, the flow of wastewater through the sewer line is metered at some point in the line that will accurately measure all wastewater being transferred through the sanitary system on the property. All sanitary sewer lines and appurtenances shall be inspected by the engineers for the TOWN during construction and prior to commencement of use of the sanitary sewer system.

4. The sewer capacity that is being reallocated to the aforesaid real property may not be used to serve any other real property unless the reallocation has been assigned to the TOWN.

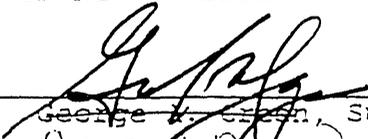
5. DEVELOPER acknowledges that the reallocation is limited to the capacity set forth above and, in the event it is determined that further development on the property will create a sewer demand that is greater than the reallocated capacity set forth above, the TOWN is authorized to withhold any permits or approvals until satisfactory sewer capacity is obtained.

6. All lots within the property shall pay bonding and operation and maintenance charges that prevail in Sewer District #19.

THIS AGREEMENT shall be executed and acknowledged in recordable form and shall be recorded in the Orange County Clerk's Office at the expense of the DEVELOPER.

TOWN OF NEW WINDSOR

(SEAL)

By:  Supervisor

George V. Green
(George V. Green)

(SEAL)

(TA DCCDISK #20-081393.RSC)

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

On the 16th day of June, 1994, before me personally appeared GEORGE A. GREEN, to me known, who being by me duly sworn, did depose and say that he resides at 22 Brandon Court ~~53 Farmstead Road~~, New Windsor, N. Y. 12553, that he is the Supervisor of the TOWN OF NEW WINDSOR, the municipal corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that it was so affixed by Order of the Board of said corporation, and that he signed his name thereto by like order.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

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

On this ___ day of _____, 19___, before me personally came _____ to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same.

Notary Public

Corporate Acknowledgment:

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

On this ___ day of _____, 19___ before me personally appeared _____, to me known, who being by me duly sworn, did depose and say that (s)he resides at _____, that (s)he is the _____ of _____, the corporation described in and which executed the foregoing instrument; that (s)he knows the seal of said corporation; that it was so affixed by order of the Board of Directors of said corporation, and that (s)he signed his(her) name thereto by like order.

Notary Public

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., JUNE 15, 1994; 7:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Meyers, Councilman Heft,
Councilwoman Fiedelholz, Councilman
Spignardo, Councilman Finnegan

OTHER OFFICIALS PRESENT: Police Chief Koury, Town Attorney Seaman,
Comptroller Reis, Highway Superintendent
Fayo, Mark Edsall P.E.

Supervisor Meyers called to order the Regular Town Board and Water
Board Meeting and presided over same.

#1 On Agenda - Minutes

Motion by Councilman Spignardo, seconded by Councilman Finnegan
that the Town Board of the Town of New Windsor approve the Minutes
of the Regular Town Board and Water Board Meeting, held on June
1, 1994, as per the copies posted on the Town Clerk's Bulletin
Board in the Town Hall and same distributed to each of the Town
Board Members.

Roll Call: All Ayes

Motion Carried: 5-0

UNFINISHED BUSINESS

NONE

HIGHWAY DEPARTMENT

NONE

WATER DEPARTMENT

NONE

SANITATION DEPARTMENT

#2 On Agenda - Receive and File-Notice of Claim

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, a Notice of Claim, regarding Lawrence Reis against the Town of New Windsor and Sewer District #6. Same being referred to the Attorney for the Town.

#3 On Agenda - Motion-Reallocation of Sewer Capacity-Majestic Sewer Dist. to Merrell Reddings & Laura Bain

Motion by Councilwoman Fiedelholtz, seconded by Councilman Finnegan IT IS HEREBY RESOLVED, that the Town Board of the Town of New Windsor authorize the reallocation of 960 gallons per day of sewer capacity from the current allocation for the MAJESTIC SEWER DISTRICT in the Town of Cornwall, to MERRELL REDDINGS AND LAURA BAIN located on properties known as New Windsor tax map section 65, Block 1, lot 42, (hereinafter referred to as "USER"), within the Town of New Windsor.

IT IS FURTHER RESOLVED that this reallocation is subject to the following conditions:

1. The quantity of sewer capacity set forth in this resolution may not be assigned to any party except the Town of New Windsor and at no cost to the Town.
2. USER shall not commence use of the sewer lines until the construction of the line is approved by the Engineers for the Town and all federal, state and local laws are satisfied.

TOWN BOARD AND WATER BOARD MEETING
 WED., JUNE 15, 1994 SHEET 2

3. All water connections that are used within the area to be served by this reallocation shall be metered pursuant to the Code of the Town of New Windsor.

4. This reallocation shall be used only for the real property that is the subject of this resolution and no other real property unless the reallocation has been assigned to the Town of New Windsor.

5. This resolution shall be subject to USER executing a reallocation agreement, in recordable form that shall be recorded in the Orange County Clerk's Office.

Roll call: All Ayes

Motion Carried: 5-0

4 On Agenda - Motion-Authorize Supervisor to Execute Reallocation Agreement Merrell Readings & Laura Bain

Motion by Councilman Spignardo, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize the Supervisor to execute a Reallocation Agreement between MERRELL REDDINGS/LAURA BAIN and the TOWN OF NEW WINDSOR, said agreement allowing user to utilize 960 gpd of sewer capacity from the Majestic Sewer District (Section 65, Block 1, Lot 42).

Roll Call: All Ayes

Motion Carried: 5-0

GENERAL

#5 On Agenda - Motion-Authorization of Solicitors Permit

Motion by Councilman Heft, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor approve the application for a solicitors permit submitted by Chris M. Condoulis, 4 Berard Place, Highland Falls, New York, to sell food and beverages at various office buildings along Route 300 in the Town of New Windsor. Permit to be obtained from the Town Clerk's Office.

Roll Call: Councilman Finnegan, Aye; Councilman Spignardo, Aye; Councilwoman Fiedelholz, Aye; Councilman Heft, Aye; Supervisor Meyers, Nay

Motion Carried: 4-1

#6 On Agenda - Receive and File-Executed Contract & Notice to Proceed-Town Hall Roof Repair Project - Phase II

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, the executed contract document and Notice to Proceed with R.S. Roofing and Sheet Metal, Nanuet, New York for the Town Hall Roof Project - Phase II.

#7 On Agenda - Motion-Authorize Change of Start Time for T/B Workshop Sessions

Motion by Councilwoman Fiedelholz, seconded by Councilman Heft that the Town Board of the Town of New Windsor authorize the change of start time for Town Board Workshop Sessions from 7:30 P.M. to 7:00 P.M. effective July 18, 1994, also authorize the Town Clerk to publish a display ad in the Sentinel newspaper.

Roll Call: All Ayes

Motion Carried: 5-0

#8 On Agenda - Motion-Authorization-Advertise for Sealed Bids-Variou Town Vehicles

Motion by Councilwoman Fiedelholz, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise pursuant to law, calling for sealed bids for Town vehicles, said bids to be received and publicly opened at 3:00 P.M. on the 7th day of July 1994 at the Office of the Town Clerk, Town Hall, 555 Union Avenue, New Windsor, New York. The Town Board reserves to the right to accept or reject any and/or all bids.

Roll Call: All Ayes

Motion Carried: 5-0

REGULAR TOWN BOARD AND WATER BOARD MEETING

WED., JUNE 15, 1994; 7:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., JUNE 15, 1994 SHEET 3

#9 On Agenda - Motion-Authorization of Solicitors Permit

Motion by Councilman Spignardo, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor approve the application for a solicitors permit submitted by Kenneth Campbell, 660 North Main Street, Dayton, Ohio, to sell tee shirts at Classic Dry Cleaners, corner of Union Avenue and Temple Hill Road, New Windsor, New York. Permit to be obtained from the Town Clerk's Office.

Roll Call: All Nays

Motion Lost: 5-0

#10 On Agenda - Motion Rescind Motion #28, T.B. Agenda of July 16, 1975; Entitled "Employment Policy (Civil Service) Town of New Windsor"

Motion by Councilwoman Fiedelholtz, seconded by Councilman Heft that the Town Board of the Town of New Windsor rescind motion #28, on the Town Board agenda of July 16, 1975, entitled "Employment Policy (Civil Service) Town of New Windsor", as said Resolution was amended by Resolution #2, on the Town Board agenda of November 19, 1980, entitled "Amend Resolution RE: Employment Policy (Civil Service)".

Roll Call: All Ayes

Motion Carried: 5-0

Supervisor Meyers: What this resolution deals with is in 1975 a resolution was passed by the Town Board, that said only people living in New Windsor could work for the Town of New Windsor. That resolution was amended on November 19, 1980 with the exception for the sewer and water departments to be hired on the outside of New Windsor. This resolution was brought to the Town Board's attention and we discussed this matter at the workshop. We believe that by just limiting ourselves to just hiring New Windsor residents, that there may come a time when we can't find qualified people for the job. We would like the opportunity to look on the outside of town if we can't find anyone. That's what this resolution is all about.

#11 On Agenda - OFFICIALS REPORTS

The following reports were received, recorded and filed with the Town Clerk:

Town Justice Suttlehan's Report	Month of May 1994
Fire Prevention Report	Month of May 1994
Town Clerk's Report	Month of May 1994
Building Inspector's Report	Month of May 1994
Town Justice Thorpe's Report	Month of May 1994
Receiver of Taxes	Final Statement 1994
Police Reports	Month of May 1994

#12 On Agenda - PUBLIC FORUM

Robert Sager: I live at 133-135 John Street I have a next door neighbor who has made a two family house out of a single family dwelling. I filed a complaint with the building department and they said they believe I'm right, because their is two mail boxes. One person is a white person with red hair and the other couple is a black couple. They aren't brother and sister and they said they can't take the complaint any further, because they can't get into the house, they have no legal right, the police can't do it and the Fire Inspector can't do anything. This guy has an illegal two family house and they are saying it's alright.

Supervisor Meyers: I have dealt with the same situation on Caesar's Lane within the last month and we corrected it. Who did you speak with?

Robert Sager: I spoke with Mr. Lisi.

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., JUNE 15, 1994 SHEET 4

John spoke in regards about the Bull Road Bridge being closed. Concerned about emergencies and how long it will take to repair.

Supervisor Meyers explained the hold up and different options they could use until the new bridge is installed. Explained about the New York budget being late and how much they are willing to pay for the bridge, and Conrail willing to help pay for repairs.

DISCUSSION CONTINUED TAPE 1 SIDE A # 235

John My second thing is the the water in our area, Scott Acres. We have a woman who runs a day care center and is certified by the State. She has to go out and buy her water, because she feels it's not safe to drink.

Supervisor Meyers: The Town has its own water system except for the Western end of Town. We don't have any control over the wells. You have to deal with the Orange County Health Department.

DISCUSSION CONTINUED TAPE 1 SIDE A #275

Hearing no others wishing to speak, Supervisor Meyers entertained a motion to close the Public Forum Portion of the Agenda.

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor close the Public Forum Portion of the Meeting.

Roll Call: All Ayes

Motion Carried: 5-0

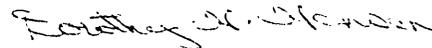
#13 On Agenda - ADJOURN

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor adjourn the Regular Town Board and Water Board Meeting at 7:50 P.M.

Roll Call: All Ayes

Motion Carried: 5-0

Respectfully submitted,



DOROTHY H. HANSEN
Town Clerk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: REDDINGS/BAIN SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 65-BLOCK 1-LOT 42
PROJECT NUMBER: 94-5
DATE: 25 MAY 1994
DESCRIPTION: THE APPLICATION INVOLVES THE MINOR SUBDIVISION OF THE 8.1 +/- ACRE PARCEL INTO THREE (3) LOTS WITH A PRIVATE ROAD. THE PLAN WAS REVIEWED ON AT THE 9 MARCH 1994 PLANNING BOARD MEETING.

1. As previously noted, the required bulk information shown on the plan appears correct for the R-3 Zoning District.

As the Board is aware, the Applicant is seeking (from the Town Board) a modification to the Private Road Regulations which would permit two-family residences on a private road. Currently, the Private Road Regulations permit only one-family residences.

The plan as currently submitted indicates single-family dwellings for proposed Lots 2 and 3, with Note 7 indicating the ability to develop two-family dwellings only if the Private Road Regulations are revised. Based on this approach, the Board can proceed with their review of this application (see next comment).

2. The Applicant will require approvals from the New York State Department of Environmental Conservation and Town Board relative to the extension of the sewer collection system within the private road. It is therefore appropriate, in my opinion, that the Board consider the need for a Public Hearing for this minor subdivision (it can be waived), such that the Applicant can proceed toward a request of preliminary approval, followed by the required application to the NYSDEC.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

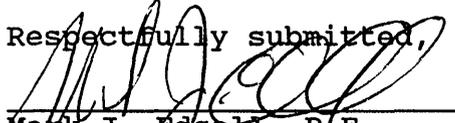
-2-

PROJECT NAME: REDDINGS/BAIN SUBDIVISION
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PROJECT NUMBER: 94-5
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Prior to returning to the Board with the NYSDEC approval, it is likely that the issue of acceptability of two-family residences on private roads will have been resolved, before final approval is requested.

3. If the Board has not done so, they should consider assuming the position of Lead Agency under the SEQRA review process.

Respectfully submitted,



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

MJEmk

A:REDDING2.mk

REDDINGS/BAIN SUBDIVISION (94-5) RILEY ROAD

John Dragan appeared before the board for this proposal.

MR. DRAGAN: Just to familiarize you again with what we're proposing to do here, this is a Reddings/Bain property on Riley Road and we're proposing a three lot subdivision, the home site is proposed to be a single lot that will front on Riley Road. We're proposing to put in a private road and 2 additional lots off that private road. If you may recall, we had proposed that these two additional lots serve as 2, two family homes which doesn't conform to your current zoning. So I've changed that to a single family dwellings on each of those two new lots and we've also approached the Town Board and requested that the zoning law be amended to permit four dwelling units on a private road, rather than four single family dwellings so that the unit count is the same but the dwelling count would be diminished by two. I've added this note, note 7 which in essence says that currently only single family dwellings are permitted in this zone and that is what we're requesting. If the zoning law is changed in the near future, we would be back and request that these dwellings be changed to two family dwellings on just two new lots.

MR. PETRO: Would you have to come back?

MR. EDSALL: Well, it's my belief that the Town Board may reach a decision before they even come back from DEC for their sewer approvals so that they may be able to fill us in when they come back for final.

MR. PETRO: My question is once they have final approval and they leave us and the law changes.

MR. EDSALL: If they leave and they have two single family lots and they leave that note on and the law's changed by the Town Board, after you approve the plan, that would allow them then to apply for a building permit to convert them to two-family houses. But if they came back to subdivide further you would then be in an opportunity to say no, you have already maxed out

that road, there's already four dwelling units interior to it so either way, there's checks and balances.

MR. DUBALDI: How would that effect parking, would they have to do any parking modifications?

MR. EDSALL: I believe the code requires two per unit so they'd need 4 parking spaces in the driveway which is standard for any two family.

MR. DUBALDI: Is that shown on the plan right now?

MR. DRAGAN: Basically, I'm showing two parking spots. In fact, that can be very easily changed.

MR. VAN LEEUWEN: Actually, you have three because you have got quite a bit on the side.

MR. DRAGAN: Well, I have a little extra room for maneuvering.

MR. EDSALL: The exact layout of the house is subject to the plot plan and the building inspector looks at that anyway.

MR. DRAGAN: Additionally, we do show an extension to the sewer main so we do have to go to DEC and we would request at that time that if this is satisfactory to you, that you waive Preliminary Hearing and grant us preliminary approval so we may approach the DEC for the sewer extension and additionally, if the board has no objection, we would like to start clearing for this proposed private road.

MR. VAN LEEUWEN: The only way you can get sewer if you buy sewer points from somebody else.

MR. DRAGAN: That is right, I understand there is a moratorium on and we do intend to buy sewage units from Majestic Weaving, that is already in the works. We're just trying to establish what the number of units should be.

MR. PETRO: Why can't you run two laterals all the way down the road and tie in?

MR. VAN LEEUWEN: They won't allow them to do it, they came to us with a piece of property on Riley Road with the same thing and they drew the lines on two separate laterals and it did not work.

MR. EDSALL: The policy of the Town right now it's the understanding that I have as it stands today is that the Town is not going to approve long laterals to circumvent the need for a main extension. Otherwise, we'll end up with numerous long laterals that will become maintenance problems in the future when the moratorium is lifted.

MR. LANDER: Those laterals were like 400 feet or something.

MR. PETRO: How long would these be?

MR. LANDER: 500, right?

MR. VAN LEEUWEN: If you put the line in the road, in the center of the road, you have no problem.

MR. DRAGAN: The sewer main is approximately 500 feet, just a tad under that, 490 feet long.

MR. LANDER: The lateral, you're probably at 350 and then the other one is at 500 feet so.

MR. VAN LEEUWEN: As far as I'm concerned, he can have preliminary approval. I'm only one member here. If he changes back to one family house, I had an objection to two-family house as you all know because it doesn't fall in the code, said that from the beginning, I'll make a motion to give preliminary approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval--

MR. EDSALL: Before you do that, you should determine for the record if you really want to have a public hearing or not, just so it is clear that you have

addressed that.

MR. PETRO: Under discretionary judgment of the New Windsor Planning Board. Gentlemen, anyone?

MR. VAN LEEUWEN: Make a motion we waive public hearing.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board under discretionary judgment waive public hearing on the Reddings/Bain subdivision on Riley Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. EDSALL: I don't believe you have at this point taken lead agency, that was an open issue.

MR. VAN LEEUWEN: Yes, we did, but we didn't take negative dec yet.

MR. PETRO: Motion for lead agency.

MR. VAN LEEUWEN: I make a motion we declare lead agency.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Reddings/Bain subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
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MR. SCHIEFER AYE
MR. LANDER AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. VAN LEEUWEN: Make a motion for preliminary.

MR. PETRO: Motion for preliminary approval for the proposed one family dwellings only.

MR. SCHIEFER: I want to make sure that if the Town Board changes this to two family, I have some concerns we get another crack at it.

MR. EDSALL: It's got to come back with your granting preliminary approval for this plan.

MR. VAN LEEUWEN: He has to come back if he wants to further subdivide. If he doesn't further subdivide, he can apply for--

MR. PETRO: Still got to come back for final approval.

MR. SCHIEFER: Okay, I'll second it.

MR. VAN LEEUWEN: I want to put that cliffhanger in the motion for one family house only. If it was two-family house, I wouldn't vote.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval for the Reddings/Bain subdivision on Riley Road, subject to the plan remaining as one family house per lot. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE
MR. SCHIEFER AYE
MR. LANDER AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. DRAGAN: I'd make a request, I don't know if it is

in your purview, but we would like to start clearing for the road. Would the board have any objection to that?

MR. PETRO: You're going to the DEC strictly for the sewer main, correct, no other?

MR. VAN LEEUWEN: You know what I would do, I'd go ahead and go to the DEC first and let them come in and discuss it with him, then clear the road. Can I say something, if they can hang somebody, they'll do it.

MR. PETRO: If they feel like you're stepping on their toes a little bit and you're putting the road in anyway.

MR. DRAGAN: That is okay, thank you very much.

RESULTS OF P.B. MEETING

DATE: May 25, 1994

PROJECT NAME: Reddings / Bair Sub. PROJECT NUMBER 94-5

LEAD AGENCY: * NEGATIVE DEC:

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

CARRIED: YES NO * CARRIED: YES: NO

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

WAIVED: YES NO

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

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

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

RETURN TO WORK SHOP: YES NO

PRELIMINARY APPROVAL:

M) S) VOTE: A 5 N 0 PRELIMINARY APPROVED: 5-25-94

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need DEC for sewer extension

Preliminary approval granted providing it stay as one family home only.

Go to DEC then clear property

March 23, 1994

1

TOWN OF NEW WINDSOR

PLANNING BOARD

MARCH 23, 1994

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
RON LANDER
CARMEN DUBALDI
HENRY VAN LEEUWEN

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

MYRA MASON
PLANNING BOARD SECRETARY

ABSENT: CARL SCHIEFER

MR. PETRO: I'd like to call to order the March 23, 1994 Planning Board meeting to order. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

MR. PETRO: Has everyone had a chance to read the minutes dated February 23, 1994?

MR. VAN LEEUWEN: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board adopt and approve the minutes dated February 23, 1994. Is there any further discussion from the board members? If not, roll call.

DISCUSSION

REDDINGS

MR. PETRO: We have a public hearing for Blossom Heights Subdivision. But we have one discussion item. Being the applicant is here, he's a state trooper, needs to go on duty at 9 o'clock, we're going to accommodate him, if everyone can bear with us. It's probably a five or ten minute item.

Mr. John Dragan and Mr. Reddings appeared before the board for this discussion.

MR. PETRO: I just want to recap this.

MR. VAN LEEUWEN: He's the guy that writes all the tickets.

MR. REDDINGS: That is correct.

MR. PETRO: We're going to recap that basically what had happened, we looked at this, I think two weeks ago, Ron and Carmen, this is the same map and Hank, there's a little unclear idea here, this is where he wants to put 2, two family units on a private road. It is zoned for this. We have some members that didn't think a two family was the best use on a private road but it also there's really not a reason why he can't put it on the private road. So we have to give the applicant some clear--

MR. VAN LEEUWEN: I've got a suggestion. Since it's getting a little lighter, why don't we visit the site and see what the surrounding neighborhood is all about.

MR. PETRO: I'll mark that. That is a good suggestion. We can do that .

MR. DUBALDI: I'll go for that.

MR. VAN LEEUWEN: To be fair all the way around, let's take a look at what the neighborhood looks like. If it fits in the neighborhood, I originally had a problem, I don't like two-family houses on a private road. I do

understand we have some in the town so it wouldn't be fair to deny one man and not deny another.

MR. PETRO: If the density is not going to be changed, he's allowed 4 single family units and if the applicant wants to put 2, two family units there's no--

MR. DUBALDI: And what stops him from further subdividing?

MR. BABCOCK: You would.

MR. VAN LEEUWEN: I want to see a map of the rest of it, just a general idea what they are going to do there.

MR. PETRO: Count would go up to 8 and he can't have 8 or 2 more on a private road, he'd have to go to the Town road.

MR. EDSALL: Point of information. Relative to the use, ignoring the road for a minute, the zoning allows two families, notwithstanding whatever is in the adjoining properties how it's developed. The issue here is the private road and the two families. If they propose to develop this as a Town road exactly as it's shown here, it meets zoning, they are allowed two-family houses. They are allowed 2, two families interior. The issue is the private road. And obviously, even if the board believes that the two family use is consistent because obviously that is what's allowed in the zoning, we still have to have a modification made to the private road to the Town Board to allow it so there's a use issue and there's a private road issue. Use issue has already been answered. The zoning allows it. It says two families are allowed in this area. We have got to cut to the chase and get to the issue of the use of a private road and whether or not it's acceptable to have 2, two families being 4 units in lieu of 4 single families.

MR. PETRO: That is going to be done by the Town Board.

MR. EDSALL: Supervisor has asked me several times, I'll use that term, for a recommendation. I think that

is what I need from this board.

MR. PETRO: So it would be--

MR. EDSALL: The use issue has already been decided.

MR. PETRO: It would be redundant for us to go out there first.

MR. EDSALL: I agree with the benefit of a site visit, if you care to do that. As the answer I have to make to a subdivision private road two family dwelling, as far as if two family dwellings in the zone allows it.

MR. PETRO: Once you send it to the Town Board, can it be up to the discretionary judgment of the Planning Board?

MR. VAN LEEUWEN: No, we have to advise the Town Board what as a Planning Board what we'd like to see done and the Town Board acts but they need a recommendation one kind or another from us.

MR. PETRO: For all cases. I'm talking about can we look at it on a case-per-case basis?

MR. EDSALL: What you're looking at doing is modifying the wording of the private road regulations to allow 4 units, let's call it 4 units interior instead of 4 lots. If someone cares to have two lots with 2, two families, that would be equivalent. If this board and the Town Board agrees to 4 single family, that is the issue. I do appreciate the fact you want to go out there but I have a question I have to answer to the Town Board and that is your opinion on private roads and two families.

MR. VAN LEEUWEN: We gave you that opinion last meeting.

MR. EDSALL: I assume that the reason we're discussing it again tonight it was being revised.

MR. DUBALDI: One thing you have to keep in mind is the condition of the private road, whether or not it's

going to be able to handle that many lots. I think that is something else.

MR. VAN LEEUWEN: The idea is the law, the law says right now no two family dwellings, you can't put 4, two family dwellings on a private road, okay, you can put 4 lots on a private road but you can't put 4 units.

MR. DUBALDI: What's permitted with the two-family housing?

MR. EDSALL: Zoning allows two family. So if this was being proposed as a Town road, there would be no question whatsoever. This exact layout with a Town road construction there would be no question, it meets zoning 100 percent.

MR. BABCOCK: The only other issue about the Town road is that the Highway Superintendent has already indicated that he does not feel that there's any benefit to the Town of New Windsor to accept a road of this nature. Now, I don't know whether that has changed. If you guys remember C & R Enterprises where there was 2 proposed private roads and the law says you cannot have 2 private roads on the same subdivision so he then allowed to have one road become a Town road.

MR. EDSALL: Highway Superintendent prefers not having it on a cul-de-sac.

MR. VAN LEEUWEN: He's got to get away from that because he has to send a smaller plow. He's got a lot of cleaning afterwards and cul-de-sac is a tough situation. What we should do is to go out and take a look, then give the Town Board a recommendation to see what the area looks like. We see a map in front of us, we don't know what area.

MR. PETRO: Only for a particular application. We need to set a precedence on all applications.

MR. DUBALDI: I don't think you can do that.

MR. PETRO: We make a recommendation, it's a recommendation.

MR. VAN LEEUWEN: We can make a recommendation on this case but that doesn't help the Town Board. They want to know if we want to change it or leave it alone.

MR. PETRO: I feel it's my opinion that if we have first of all if it is permitted in the zone for two family. Two, two-family houses to me are the same as 4, one family houses. As far as usage goes, water, sewer, water, traffic on the road it's the same amount of families.

MR. VAN LEEUWEN: Really what you have to look at there what's he going to do with the balance of the property? I'm sure he's not going to leave it. I'm sure he's going to put two more houses.

MR. PETRO: He can come back to the board in the future and bring it up to a Town road to get a further subdivision and anyone can come back.

MR. VAN LEEUWEN: That is why I asked Mr. Dragan to give us a map showing what they are going to do with the rest of the property.

MR. DRAGAN: We can certainly do that. It's not a problem. It's moot at this point. There are bigger obstacles. We have absolutely no problem with putting a note on the plan that further subdivision of this property will not be permitted until the road is brought to Town specifications, if that helps.

MR. DUBALDI: I wouldn't have a problem with that.

MR. VAN LEEUWEN: I still want to go look at it. We should meet as a board and take a look then we can make a rational decision.

MR. PETRO: Again, I want to say when we go out and look at this one particular unit, this is only for this application. It has nothing to do with what Mark is looking for the recommendation to the Town Board was because that is going to be for all further applications, not just this.

MR. VAN LEEUWEN: I don't go for two-family houses on a private road. I'll state my case again. I said it years ago, I don't like two families on a private road.

MR. PETRO: Even with the same count, 4 units is 4 units.

MR. VAN LEEUWEN: I know what's going to happen. I have been here 22, 23 years. I know what's going to happen. The rest of it is going to be subdivided the same way cause I know how it works.

MR. PETRO: He can subdivide it the same way as long as he comes back in and makes a Town road, he can have all the 2 families he wants in that zone.

MR. VAN LEEUWEN: That is true.

MR. DUBALDI: If it's turned into a Town road.

MR. PETRO: Correct and obviously to get approval, he'd have to do that.

MR. LANDER: What I hear here is that single family houses on a Town road, Henry doesn't want two families, all right. I have no opposition to have 2, two family houses on a private road. But again, what do you do with the other acreage? You make a single family house and you have more lots.

MR. PETRO: Once he brings it up to Town road and he can do that anyway.

MR. LANDER: He can have 4 more lots on this here by having single family dwellings, he can break it up into those lots.

MR. PETRO: This is why we're going to make it the count of the units is going to constitute four units on a private road. He's done as far as the private road is concerned. To go any further he's got to go to the Town road.

MR. LANDER: That is what your recommendaiton is to the Town Board?

MR. VAN LEEUWEN: That is where we're all wrong. What you just stated we're all thinking that way. The law states there can be four lots on a private road no longer than 800 feet, right, Mark?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: What is to prevent this gentleman from coming back in and cutting the rest of the lots up?

MR. PETRO: We're going to change the unit count.

MR. BABCOCK: We're going to say 4 units, not 4 lots.

MR. EDSALL: The bottom line is the way that the plan is submitted right now. You can never approve it because the current law does not allow two families. The only way this can be approved is if the law is changed, if you are going to change the law, you have to do so to prevent what Hank is trying to avoid from occurring, otherwise you didn't amend the law correctly.

MR. PETRO: The way to do that is with the unit count on a private road shall not exceed 4 units whether it's two in two buildings or four in four different buildings.

MR. EDSALL: That is correct.

MR. VAN LEEUWEN: We're in a Catch 22 situation, as you can see reading what the chairman said does make sense, that is what we intended to do is use it as you see with the two two families there and let it remain as such at which time we decide to further subdivide it, we'll bring it up to specifications to do it to add two other lots.

MR. VAN LEEUWEN: Why do you want to go with a private road, because it's cheaper to put in?

MR. DRAGAN: Initially, yes.

MR. REDDINGS: I don't have the money to do all the other.

MR. VAN LEEUWEN: Can I say something to you? Make sure you put the base in and everything and the swales in, that you do it once. Otherwise, you're going to have to tear things up and that is done in this town, it happens to be very costly.

MR. PETRO: Hank, I agree with you. When this application comes back, I'd like to go take a look for the two families but all we have to do tonight is make a recommendation to the Town Board that we can accept the new rule of going by the unit count, not the lot count. Not the lot count but the unit count. One not to exceed the other.

MR. VAN LEEUWEN: I make a motion to that effect.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board make a recommendation to the Town of New Windsor Town Board that the wording of the private road, I'm not going to get into all the detail and Andy I guess you can write it up, we're going to change the wording from the lot count to the unit count and/or the lot count on any private road for the Town of New Windsor and we'll leave it at that. I'm not going to word anymore, the attorney can word it or Mark, right, you can word it for the Town Board and we'll continue there for the applicant. Once the Town Board adopts this law into the Local Ordinance, at that point, you can redo your map, come in with a private road, as long as the Town Board is in favor of this recommendation and we'll proceed from that point, okay?

MR. DRAGAN: Thank you very much, appreciate it.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

REDDINGS/BAIN SUBDIVISION (94-5) RILEY ROAD

Mr. John Dragan appeared before the board for this proposal.

MR. DRAGAN: I'm engineer and surveyor for this project. This is our first appearance before the Planning Board. We have attended two work sessions.

MR. PETRO: Are these other maps different than the one we have on file?

MR. DRAGAN: Yes, they are. They include the comments that we received from the last work session. So your engineer has not reviewed these yet.

MR. PETRO: Mark, the comments that we have in front of us are reviewed on what maps, the one that Myra has or the gentleman has?

MR. EDSALL: It's based on the plans that you have already inasmuch as it's a sketch plan and you really are only reviewing it for concept, take the new plan. I don't think John is aware of what you normally do. John, normally after the submittal is made and plans are distributed amongst departments, they ask that no new plans be submitted or just work with what you got but we'll go through this one because it's the first time.

MR. VAN LEEUWEN: Two-family house here?

MR. DRAGAN: Yes. The scheme here is actually to at this time we're creating three lots, the home site which exists off Riley Road would be a so-called single family house fronting on Riley Road and then we show two, two family, 2 additional lots to accommodate two family dwelling, lot 2 will ultimately be broken into 3 lots, accomodating two family homes also so that there would be a total of 4, two-family homes off the private road, the proposed private road.

MR. LANDER: What do we need, 65,000 square feet for that?

MR. VAN LEEUWEN: Is that zoned for that, Mark?

MR. DRAGAN: Yeah, the zoning requirement should be on the right.

MR. BABCOCK: 65,340.

MR. DRAGAN: Right and there's enough area in lot 2 to create a total of 3 lots out of lot 2 and that would of course be discounting the area of the private road.

MR. EDSALL: If I can just jump in for a minute on a question that Hank raised on the allowable. The zone allows two family within the R-3 Zone. And it in fact prescribes two different required lot areas, one for single family, the other for two family. The current private road regulations state that private roads can only be used for single family residences. This issue is one that is not absolutely new, we were aware that the restriction existed that only permitted single family that was brought to the Town Board's attention. They are at this point waiting for a recommendation on it and in fact, under discussion tonight, I want to add a couple technical issues, that being one of them. So I would say we should let the applicant go forward on their concept. Mr. Reddings has also be advised at the workshop that currently the private road regulations do not permit it. However, he was advised that it is being looked into and in fact there might be a formula used where two families are counted for on a unit count to 2 single families or something to the sort but that is something that is concept discussions with the Town Board. And I'd like to discuss that at the end of the meeting with you.

MR. VAN LEEUWEN: I don't think it's a good idea to have two-family houses on a private road, gentlemen, I don't think that is a good idea.

MR. LANDER: Well, the private road can only be 800 feet long to begin with.

MR. VAN LEEUWEN: But they are going to extend the road eventually and going to make lot number 2, he is going to cut that back up again, okay. I appreciate John

being frank, okay, and coming up front but that is my personal opinion.

MR. DRAGAN: Conceptually, I've looked at cutting up lot 2, we hadn't planned to extend the road any further.

MR. PETRO: What's the length of the road now, John?

MR. DRAGAN: Approximately, 550 feet. I've got some stationing on the road, it's a little difficult to see it but it indicates about 550 feet, the back of it. As I say, in the future, we have no intention of extending it, we can get the 3 lots with it in its present configuration.

MR. VAN LEEUWEN: I realize the zone says that but I'll tell you something that whole area is nothing but single family homes and to put 2 family houses on a private road, I cannot see that myself.

MR. LANDER: Do we have that anyplace in New Windsor now?

MR. VAN LEEUWEN: No. I have been here 20 some odd years, I've never seen it. I realize what they are trying to do. They are trying to put as much in as they possibly can and that is not against you, John, because you're being told what to do, okay. But I think private road you're going to overcrowd the area.

MR. PETRO: Let me ask you this. Is it permitted in the zone or is it not permitted in the zone?

MR. EDSALL: It permitted in the zone or is it permitted on a private road. The question of is it permitted in the zone, yes it is. In fact, the zoning bulk tables do provide for lot requirements for two family. So they are in full compliance in that regard. So it is allowed on a private road currently, no and I do suggest that you keep that discussion to the end because that is a legislative decision. We can only recommend it. I'd like to keep that discussion in one place in the minutes so we can send that to the Town Board at the end, rather than have it split up and have

two sets of minutes for the discussion.

MR. PETRO: I just want to go one step further. Is this the first time in the history to have the Planning Board of the Town of New Windsor that that has come up?

MR. EDSALL: First time it's made it to here.

MR. PETRO: And at the workshop.

MR. EDSALL: Currently not permitted and there's no pending submissions.

MR. VAN LEEUWEN: I've never seen it. It's the first time.

MR. EDSALL: First time it's made it here.

MR. DRAGAN: One alternative could be to upgrade the road to a Town road and then it wouldn't be a problem.

MR. EDSALL: Correct.

MR. DRAGAN: So that is a consideration my client would make.

MR. VAN LEEUWEN: Why don't we have that little discussion tonight and our Town Engineer will get back to you.

MR. DRAGAN: Fine. Can I just continue with this?

MR. PETRO: I don't want to go over the entire application if it is not going to possibly go anywhere. Why are we looking at it if the Town Board, if we're going to make a case to the Town Board?

MR. EDSALL: One of the alternatives that Mr. Reddings and I discussed at the workshop was if two family familiar also aren't allowed, that it proceed on a single family basis. Obviously, that is not his preference but that would be permitted immediately. So I think you may want to continue with your concept discussion of the plan, what they intend to do for sewer and water and so on and then relative to the

issue of two family versus single family, we have already made it very clear that it is currently not allowed and unless there's some relief granted the plan could never be approved the way it is submitted.

MR. PETRO: I would like to look at this as a single family application. If at some time in the future he wants to go to the Town Board, I don't want to go through the Planning Board first, go through everything for a two family and then go to the Town Board and say yes or no and we're going to look at it again.

MR. EDSALL: He's been told that.

MR. PETRO: Let's look at it as a single family. If the isn't, applicant wants to go to the Town Board, let him do it so.

MR. VAN LEEUWEN: Town Board is going to ask us for a recommendation. Second of all, he's got two-family houses, you can't act on one family house if it says on the plan two family house. That you can't do.

MR. EDSALL: Understand that they've got other work they have to do, such as DEC applications. They have to acquire the sewer capacity so there's some time that is going to occur from now until the time that they can even come back and even talk to you about approvals, they understand that. During that period, there are pending zoning changes right now that the Town Board is hopefully going to get moving on in the very near future. Their hopes are that as part of the zoning changes coming up within the next month, or two months from what I understand timing wise, that the private road issue is going to be resolved. Mr. Reddings is fully aware that if it is resolved, he cannot come back to this board with a plan that shows two family. He's aware of the situation. I think the minutes are quite clear now what you're looking at is a concept plan that unless there's zoning relief, you could never grant approval to and again, on a concept standpoint, if you want to look at it as single family and ask him to take take off two family, maybe the next plan that comes in for the time being, he can take it off.

MR. VAN LEEUWEN: The reason why I'm against two family on a private road, not only for the private road but there's water problems galore in that whole area. There's no water. How are you going to serve a two-family house with a well that is some wells in that area can't even serve one family. And believe me, it's going on because 3, 400 feet they are not even drawing half a gallon a minute.

MR. PETRO: Sewer extension going to be going up Riley Road, I'm sorry water extension.

MR. BABCOCK: Keep in mind the requirements for single family lot size is 32,670. The requirements for two family are 65,340. If he puts a Town road in, if he's talking he is going to get 4, two-family houses, he probably can get more single family houses. So 8 single families 4, two families, you'd have the same thing.

MR. PETRO: He can also do a major or minor.

MR. VAN LEEUWEN: He wants to do minor basis and couple of years, he is going to come back and how do we know what he is going to do with lot number two, whether single or two family?

MR. PETRO: Applicant is aware that if he puts the sewer main down this road, he can only bring laterals to Riley Road. There's a moratorium.

MR. DRAGAN: We understand we can purchase credits from Majestic. We have gone and that is the route we're taking at this point.

MR. VAN LEEUWEN: One thing I'd like to see--

MR. DRAGAN: Touched a couple nerves here?

MR. PETRO: That is your business. I don't go for that but that is not for me to say.

MR. VAN LEEUWEN: I'd like to see what's going to happen to the rest of the property this is just too--and I'm not in favor.

MR. DRAGAN: I can sketch out a, you know, conceptual plan of what we'd do in the future. That is not a problem.

MR. VAN LEEUWEN: I'll be very honest, I'm not in favor of two-family houses on a private road with wells where there's no water to speak of now and I'm only doing that for you because you're not going to get water there.

MR. DRAGAN: Mr. Reddings is telling me there's main extensions fairly close, he understands they are talking about.

MR. PETRO: Really, the bottom line is whether or not they can still build the wells. They are legally right to put a well there, if they want to put a well. So I am going back to the original plan right now, it's not legal to have two family dwellings on a private road so I'd like to look at the plan that has single family dwellings. If you can do that, we'd be more than happy to continue with the application.

MR. BABCOCK: And/or a Town road.

MR. EDSALL: Just to take full benefit from John's appearance, under the assumption that we erase the word two family from lots 2 and 3 layout wise, are there any concerns that we have to address at the workshop for layout?

MR. VAN LEEUWEN: I want to see how the rest of the lot 2 is going to be cut up, okay?

MR. PETRO: If they are going to cut it up right now, they are just, if they are going to make this only two single-family lots, what can you have?

MR. DRAGAN: Actually, I intended to cut it up in the future. Now, if this can be approved then some income dwellings can be put up and then the rest of the property developed. We're not trying to hide that and we can certainly show conceptual drawing of the future subdivision. That is no problem.

March 9, 1994

19

MR. PETRO: Mark, he can have 4 lots on the back of this and the two in the front on Riley Road?

MR. EDSALL: Yes.

MR. PETRO: Show the maximum of 4 for your private road, if you are going to stay with that, go to a Town road, do a major subdivision. Do it that way.

MR. DRAGAN: Fine, thank you very much.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: REDDINGS/BAIN SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 65-BLOCK 1-LOT 42
PROJECT NUMBER: 94-5
DATE: 9 MARCH 1994
DESCRIPTION: THE APPLICATION INVOLVES THE MINOR SUBDIVISION OF
THE 8.1 +/- ACRE PARCEL INTO THREE (3) LOTS WITH A
PRIVATE ROAD. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The zoning bulk information indicated appears correct for the R-3 Zoning District. As discussed at the Technical Work Session, subsequent plans should include both "required" and "provided" information.
2. For informational purposes, the well location for Lot 1 should be shown on the plan.
3. The plan proposes a private road with right-of-way, with a 20' sewer easement (assumably to the Town of New Windsor) provided therein.

With regard to the private road, the Planning Board should note that Lots 2 and 3 are indicated as two-family development. The private road regulations, as currently adopted, appear limited to single family residences. This issue should be further discussed with the Board as a "discussion item" at the end of this meeting.

With regard to the proposed sewer, as the Board is aware the Town currently has a sewer moratorium regarding extensions to the collection system. As an exception to this restriction, it is possible for developers to purchase capacity via the Majestic Sewer District of the Town of Cornwall, which would permit application and approval of the sewer main extension. It is my understanding that the Applicant is proceeding in this regard.

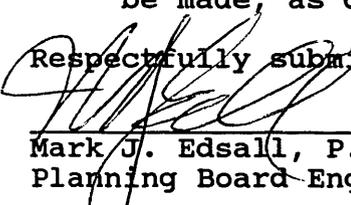
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: REDDINGS/BAIN SUBDIVISION
PROJECT LOCATION: RILEY ROAD
SECTION 65-BLOCK 1-LOT 42
PROJECT NUMBER: 94-5
DATE: 9 MARCH 1994

4. At this time, from a concept standpoint, I am aware of no further significant issues with regard to this minor subdivision. If the Board has any additional concerns, I would be pleased to begin my review of same, as deemed necessary by the Planning Board.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

A:REDDING.mk

RESULTS OF P.B. MEETING

DATE: March 7, 1974

PROJECT NAME: Bedding/Bare Sub PROJECT NUMBER 945

LEAD AGENCY: _____ * NEGATIVE DEC: _____
M) ___ S) ___ VOTE:A _____ N _____ * M) ___ S) ___ VOTE:A _____ N _____

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

PUBLIC HEARING: M) ___ S) ___ VOTE:A _____ N _____

WAIVED: YES _____ NO _____

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

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

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

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

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

M) ___ S) ___ VOTE:A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Based to success if this is allowed on a private road
would like the plan to either be changed to
single family or a Town Road instead of a
private road.



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: 94- 5

DATE PLAN RECEIVED: RECEIVED JUL - 8 1994 Rev 2

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 _____

Paul Kay 7/22/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 July 1994

SUBJECT: Reddings & Bain Subdivision

Planning Board Reference Number: PB-94-5

Dated: 8 July 1994

Fire Prevention Reference Number: FPS-94-035

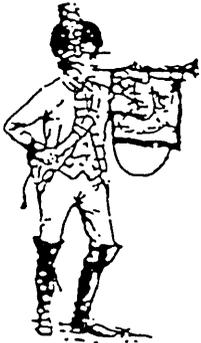
A review of the above referenced subject subdivision plan was conducted on 11 July 1994.

This subdivision plan is acceptable.

Plans Dated: 6 July 1994 Revision 7

Robert F. Rodgers C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz



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: 94- 5

DATE PLAN RECEIVED: RECEIVED JUL - 8 1994 Rev 2

The maps and plans for the Site Approval Subdivision - Lands of Redclings & Brin
Subdivision _____ as submitted by

_____ for the building or subdivision of
_____ has been

reviewed by me and is approved _____,

disapproved _____.

If disapproved, please list reason NO WATER

HIGHWAY SUPERINTENDENT _____ DATE _____
[Signature] 7/11/94
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94-5

WORK SESSION DATE: 6 July 1994 APPLICANT RESUB. REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Reddings

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Lou C ; Mike R.

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- gave them copies of current Rural Ld & proposed Rural Ld
- disc options re R/R or T/R
- also disc R/R spec 8" + 2" + 1/2 g/sf.
- * - MJE To mail curbed road X sect to Lou
give copy of best detail
- 7/13/94 mtg - for discussion & SEDR.

4MJ91 pbwsform

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 19 May 1994

SUBJECT: Reddings & Bain Subdivision

Planning Board Reference Number: PB-94-5
Dated: 18 May 1994
Fire Prevention Reference Number: FPS-94-022

A review of the above referenced subject subdivision plan was conducted on 19 May 1994.

This subdivision plan is acceptable.

Plans Date: 16 May 1994 Revision 4

Robert F. Rodgers, C.C.A. (mvz)

ROBERT F. RODGERS, C.C.A.

RFR/mvz



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: 94- 5

DATE PLAN RECEIVED: RECEIVED MAY 18 1994 Rev.1

The maps and plans for the Site Approval Subdivision Tracts of Reddings & Bain
Subdivision _____ as submitted by

_____ for the building or subdivision of
_____ has been

reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason No WATER

HIGHWAY SUPERINTENDENT _____ DATE _____
[Signature] _____ 5/19/94
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

(TOWN/VILLAGE OF New Windsor P/B # _____ - _____

WORK SESSION DATE: 18 MAY '94 APPLICANT RESUB. REQUIRED: Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Beddings Trench

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Mike Beddings / Lou Cassino

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

make crushed shale

check new road spec 10" or 12" subbase

draft code change for 2 tam / 12

next avail mts

4MJE91 pbwsform



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: 94 - 5

DATE PLAN RECEIVED: RECEIVED MAR - 3 1994 ORIG.

The maps and plans for the Site Approval _____

Subdivision Readings + Perm as submitted by _____
for the building or subdivision of _____

_____ has been reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason Cell sec has to be 110' for fire trucks to turn around.

Received & kept 94 and put them in support room for fire appreciation.

*S. F. G.
8 April 1994*

Fred K... 4/4/94
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: 94 - 5

DATE PLAN RECEIVED: RECEIVED MAR - 3 1994 ORIG.

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

_____ for the building or subdivision of

REDDING & BAIN _____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

PROPOSED SEWER EXTENSION _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 4.26.94

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: 94-5

DATE PLAN RECEIVED: RECEIVED MAR - 3 1994 ORIG.

The maps and plans for the Site Approval _____

Subdivision Lands of Redding Bain as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____,

disapproved NO WATER.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

[Signature]
WATER SUPERINTENDENT DATE

3/16/97

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 7 March 1994

SUBJECT: Reddings and Bain Subdivision

Planning Board Reference Number: PB-94-5

Dated: 3 March 1994

Fire Prevention Reference Number: FPS-94-006

A review of the above referenced subdivision was conducted on 3 March 1994.

This subdivision plan is acceptable.

Plan dated 28 February 1994 Review 2.

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.

RFR/mvz



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 94 - 5

WORK SESSION DATE: 2 MARCH 94

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

New Plan: Full App

PROJECT NAME: Beddings Sub.

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Mike Beddings / Lou C.

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- bulk tables (reg'd OK)
- show provided #'s
- show well #1
- sewer ease to Town
- verify 2-fam OK.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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Milford, Pennsylvania 18337
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1-3

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94 - 5

WORK SESSION DATE: 2 Feb 94 APPLICANT RESUB. REQUIRED: Full App (later)

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Mike Bellini

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Lou Casco/Mike

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

Stud notes

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- R-3 - west side like Rd
- P/R 3 lots w/ San sewer 8"
- 2 - Two Fam - 1 - 1 Fa
- Add Ht/Liv Area/Drvt Cvg & correct side for SFR
- who owns P/R?
- show provided #'s *
- show wells - lot 1? *
- munic sewer w/ ease to Town. *
- road profile - X sect topo
- will need sewer app to DEC
- verify two family - OK *

✓
✓
✓
OK

* gave copy of this sheet to Lou C

4MJE91 pbwsform

MC

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

(This is a two-sided form)

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

1. Name of Project SUBDIVISION - REDDINGS & BAIN
MORRELL REDDINGS
2. Name of Applicant LAVNA BAIN Phone 567-1826
Address RD #2 Box 105 N. Windsor NY 12553
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME AS 2. Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan JOHN DRAGAN Phone 496-6956
Address 1 PENNY CREEK ROAD WASHINGTONVILLE NY 10992
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting APPLICANT Phone _____
(Name)
7. Location: On the WEST side of RILEY ROAD
(Street)
1400 feet NORTH of ROUTE 99
(Direction) (Street)
8. Acreage of Parcel 8.1 AC 9. Zone R-3, 9A. School Dist NEWBURGH
- 9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement.
10. Tax Map Designation: Section 65 Block 1 Lot 1/2
11. This application is for 3 LOT SUBDIVISION

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Dwight M. Redding being duly sworn, deposes and says that he resides at Rd 2 Box 105, New Windsor, NY 12553 in the County of Orange and State of New York, and that he is (the owner in fee) of Owner

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application as described herein.

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

Sworn before me this

[Signature]
(Owner's Signature)

5th day of March 1994

(Applicant's Signature)

[Signature]
Notary Public

(Title)

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

10/11/94

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR <i>MARSHALL REDDINGS & LAURA BARN</i>	2. PROJECT NAME <i>SUBDIVISION - REDDINGS & BARN</i>
3. PROJECT LOCATION: Municipality <i>T. N. WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>ON RILEY ROAD 1400 NORTH OF ROUTE 94</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>3 LOT SUBDIVISION</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>8.1</i> acres Ultimately <i>8.1</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>T. OF N. WINDSOR PLANNING BOARD</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>MARSHALL REDDINGS</i>	Date: <i>2-28-94</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>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:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>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:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly</p>

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.

<p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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:</p>	
<p>_____</p> <p style="font-size: small;">Name of Lead Agency</p>	
<p>_____</p> <p style="font-size: small;">Print or Type Name of Responsible Officer in Lead Agency</p>	<p>_____</p> <p style="font-size: small;">Title of Responsible Officer</p>
<p>_____</p> <p style="font-size: small;">Signature of Responsible Officer in Lead Agency</p>	<p>_____</p> <p style="font-size: small;">Signature of Preparer (if different from responsible officer)</p>
<p>_____</p> <p style="font-size: small;">Date</p>	

X
5/11/74

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

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

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

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

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

*If applicable.

13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. NO Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. NO Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. NO Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

X

- 29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
- 31. ✓ ^{INCOMPLETE} Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 32. ✓ Indicate percentage and direction of grade.
- 33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 34. NO Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
- 35. N/A Indicate location of street or area lighting (if required).

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

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]
Licensed Professional

Date: 3-1-94

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

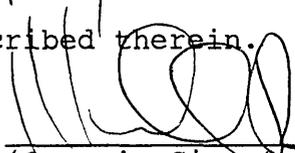
MERRILL M REDDINGS, deposes and says that he
resides at RD 2 BX 105 RILEY RD
(Owner's Address)

in the County of ORANGE
and State of NEW YORK

and that he is the owner in fee of 65-1-42
(Riley Rd)

which is the premises described in the foregoing application and
that he has authorized JOHN DRAGON, hwn CASINO
to make the foregoing application as described therein.

Date: 3-2-94


(Owner's Signature)

Meryl Mason
(Witness' 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.

RECIBO

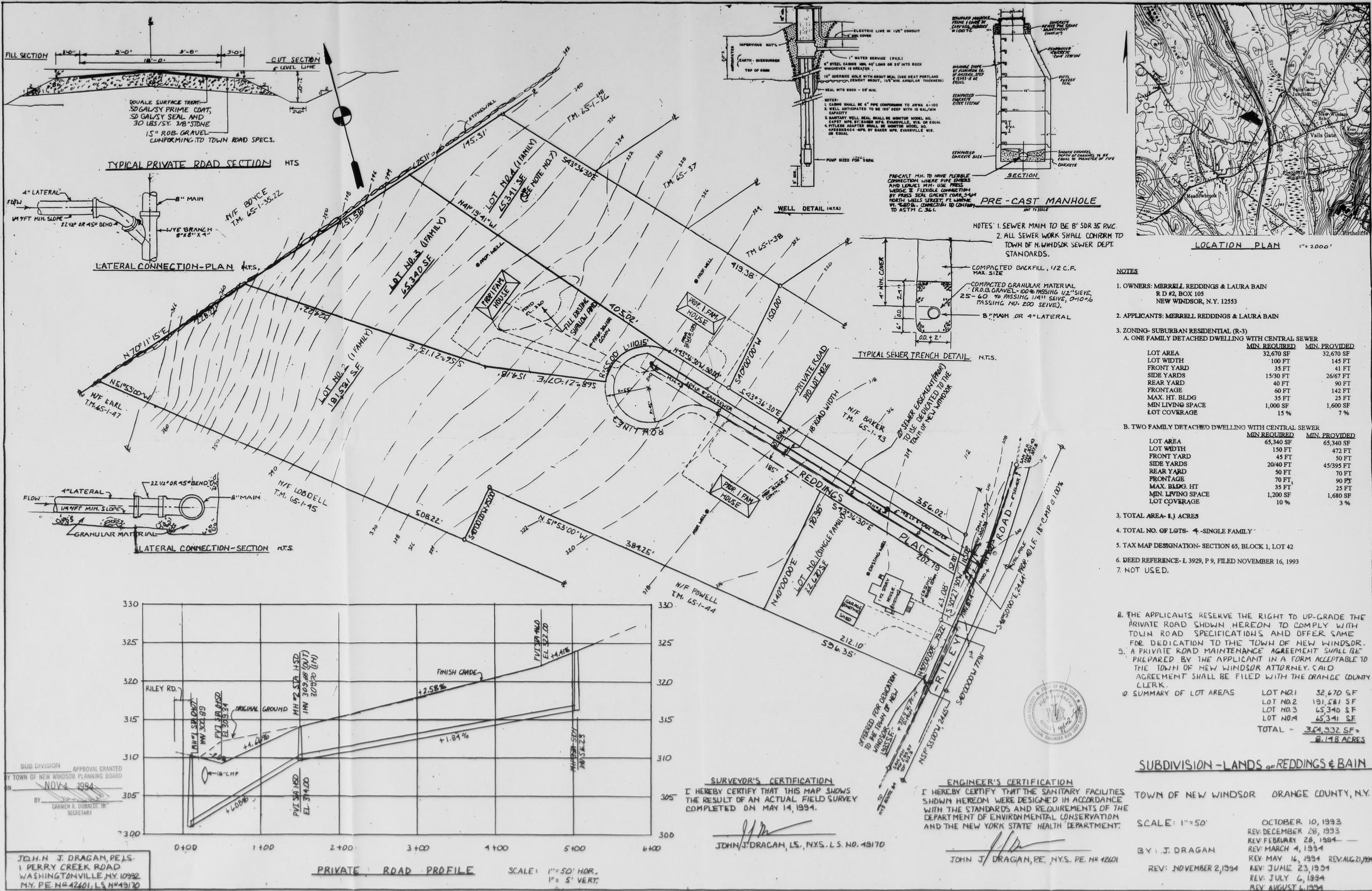
94 - 5

ATTACHMENTS

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

Not in Flood Hazard Area

Louis J. Casano, P.E.



SUB DIVISION APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 NOV 4 1994
 BY CARMEN R. DUBALOT, JR.
 SECRETARY

JOHN J. DRAGAN, P.E., L.S.
 1 PERRY CREEK ROAD
 WASHINGTONVILLE, NY 10992
 N.Y. P.E. NO. 42601, L.S. NO. 49170

PRIVATE ROAD PROFILE
 SCALE: 1" = 50' HOR., 1" = 5' VERT.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON MAY 14, 1994.

JOHN J. DRAGAN, L.S., N.Y.S. L.S. NO. 49170

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THE SANITARY FACILITIES SHOWN HEREON WERE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE NEW YORK STATE HEALTH DEPARTMENT.

JOHN J. DRAGAN, P.E., N.Y.S. P.E. NO. 12601

SUBDIVISION - LANDS OF REDDINGS & BAIN

TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.

SCALE: 1" = 50'
 BY: J. DRAGAN
 REV: NOVEMBER 2, 1994
 OCTOBER 10, 1993
 REV: DECEMBER 28, 1993
 REV: FEBRUARY 28, 1994
 REV: MARCH 4, 1994
 REV: MAY 16, 1994
 REV: JUNE 23, 1994
 REV: JULY 6, 1994
 REV: AUGUST 1, 1994

- NOTES**
- OWNERS: MERRELL REDDINGS & LAURA BAIN
R D #2, BOX 105
NEW WINDSOR, N.Y. 12553
 - APPLICANTS: MERRELL REDDINGS & LAURA BAIN
 - ZONING- SUBURBAN RESIDENTIAL (R-3)
 A. ONE FAMILY DETACHED DWELLING WITH CENTRAL SEWER

	MIN. REQUIRED	MIN. PROVIDED
LOT AREA	32,670 SF	32,670 SF
LOT WIDTH	100 FT	145 FT
FRONT YARD	35 FT	41 FT
SIDE YARDS	15/30 FT	26/67 FT
REAR YARD	40 FT	90 FT
FRONTAGE	60 FT	142 FT
MAX. HT. BLDG	35 FT	25 FT
MIN. LIVING SPACE	1,000 SF	1,600 SF
LOT COVERAGE	15 %	7 %

 B. TWO FAMILY DETACHED DWELLING WITH CENTRAL SEWER

	MIN. REQUIRED	MIN. PROVIDED
LOT AREA	65,340 SF	65,340 SF
LOT WIDTH	150 FT	472 FT
FRONT YARD	45 FT	50 FT
SIDE YARDS	20/40 FT	45/395 FT
REAR YARD	50 FT	70 FT
FRONTAGE	70 FT	90 FT
MAX. BLDG. HT	35 FT	25 FT
MIN. LIVING SPACE	1,200 SF	1,680 SF
LOT COVERAGE	10 %	3 %
 - TOTAL AREA- 8.1 ACRES
 - TOTAL NO. OF LOTS- 4- SINGLE FAMILY
 - TAX MAP DESIGNATION- SECTION 65, BLOCK 1, LOT 42
 - DEED REFERENCE- L 3929, P 9, FILED NOVEMBER 16, 1993
 - NOT USED.

- THE APPLICANTS RESERVE THE RIGHT TO UP-GRADE THE PRIVATE ROAD SHOWN HEREON TO COMPLY WITH TOWN ROAD SPECIFICATIONS AND OFFER SAME FOR DEDICATION TO THE TOWN OF NEW WINDSOR.
- A PRIVATE ROAD MAINTENANCE AGREEMENT SHALL BE PREPARED BY THE APPLICANT IN A FORM ACCEPTABLE TO THE TOWN OF NEW WINDSOR ATTORNEY. SAID AGREEMENT SHALL BE FILED WITH THE ORANGE COUNTY CLERK.
- SUMMARY OF LOT AREAS

LOT NO.1	32,670 SF
LOT NO.2	191,581 SF
LOT NO.3	65,340 SF
LOT NO.4	65,341 SF
TOTAL	354,932 SF = 8.178 ACRES