

**PB# 06-05**

**Frank Messina  
(Sub.)**

**51-1-65**

TOWN OF NEW WINDSOR  
PLANNING BOARD

APPROVED COPY

DATE: August 18, 2006

**06-05** Frank Messina - Sub.  
Beattie Rd (Higgins) 2 lots

06-05  
Map Number 935-06 City 1  
Section 51 Block 1 Lot 65 Town 1 Village 1 New Windsor  
Title: Messina Frank J. III  
Messina Tanya L.  
Dated: 6-9-06 Rev. 10-18-06 Filed 10-18-06  
Approved by Neil Schlesinger  
on 8-18-06  
Record Owner Frank J. Messina III

DONNA L. BENSON  
Orange County Clerk

Total \$ 20.00

RECORDED/FILED  
10/18/2006/ 13:06:22  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY

FILE # 20060112286  
MP / BK 02006 PG 0935  
RECORDING FEES 20.00  
Receipt#545268.pdf



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/29/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 6-5

NAME: FRANK & TANYA MESSINA PA2006-0059

APPLICANT: FRANK MESSINA III

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/18/2006	PLANS STAMPED	APPROVED
05/10/2006	P.B. APPEARANCE-PUBLIC HEAR . CLOSED PUBLIC HEARING - NEG DEC - NO PUBLIC COMMENT - NEED . DESCRIPTIONS AND OFFERS OF DEDICATION - APPROVED COND.	CL PH:ND APPROVED
03/08/2006	P.B. APPEARANCE . NEED HIGHWAY APPROVAL	TO RETURN - OCPD - SET FOR PH
02/01/2006	WORKSHOP	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/15/2006

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/2006	REC. CK. #1082	PAID		400.00	
03/08/2006	P.B. ATTY. FEE	CHG	35.00		
03/08/2006	P.B. MINUTES	CHG	42.00		
04/28/2006	P.H. NOTICE	CHG	10.72		
05/10/2006	P.B. ATTY. FEE	CHG	35.00		
05/10/2006	P.B. MINUTES	CHG	42.00		
07/18/2006	P.B. ENGINEER	CHG	669.50		
08/14/2006	REC. CK. #1385	PAID		434.22	
		TOTAL:	834.22	834.22	0.00

*Rec'd*  
*8/15/06*  
*[Signature]*

P.B. # 06-05  
Approval fee

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#665-2006**

08/15/2006

**Messina III, Frank**

Received \$ 150.00 for Planning Board Fees, on 08/15/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/15/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/18/2006	LL CHG APPR FEE	CHG	150.00		
08/14/2006	REC CK. #1383	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

July 18, 2006

Lanc & Tully  
P.O. Box 687  
Goshen, NY 10924

ATTN: DAVID HIGGINS, P.E.

SUBJECT: FRANK & TANYA MESSINA LL CHG. P.B. #06-05

Dear Dave:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – Amount over escrow posted.....	\$	434.22

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra Mason  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/18/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/2006	REC. CK. #1082	PAID		400.00	
03/08/2006	P.B. ATTY. FEE	CHG	35.00		
03/08/2006	P.B. MINUTES	CHG	42.00		
04/28/2006	P.H. NOTICE	CHG	10.72		
05/10/2006	P.B. ATTY. FEE	CHG	35.00		
05/10/2006	P.B. MINUTES	CHG	42.00		
07/18/2006	P.B. ENGINEER	CHG	669.50		
		TOTAL:	834.22	400.00	434.22

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/18/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/18/2006	LL CHG APPR FEE	CHG	150.00		
		TOTAL:	150.00	0.00	150.00

**TOWN OF NEW WINDSOR**

**LOT LINE CHANGE FEE SCHEDULE**

APPLICATION FEE: \$ 75.00  
ESCROW (\$150.00 - \$400.00) \$ \_\_\_\_\_

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APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 50.00  
PRELIMINARY PLAT APPROVAL \$ 50.00  
FINAL APPROVAL \$ 50.00  
  
TOTAL APPROVAL FEES: \$150.00

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CHARGES TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ \_\_\_\_\_  
PLANNING BOARD ENGINEER FEE \$ \_\_\_\_\_  
PLANNING BOARD ATTORNEY FEE \$ \_\_\_\_\_  
MINUTES OF MEETINGS \$ \_\_\_\_\_  
OTHER \$ \_\_\_\_\_  
  
TOTAL DEDUCTED: \$ \_\_\_\_\_

AMOUNT TO BE RETURNED TO APPLICANT: \$ \_\_\_\_\_

AMOUNT DUE TOWN OF NEW WINDSOR: \$ \_\_\_\_\_

PUBLIC HEARINGS:

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FRANK & TANYA MESSINA SUBDIVISION (06-05)

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MR. ARGENIO: Public hearings, Messina minor subdivision, New York State Route 207. Somebody here to represent this?

MR. HIGGINS: I am.

MR. ARGENIO: You are sir?

MR. HIGGINS: David Higgins, Lanc & Tully Engineering.

MR. ARGENIO: Okay, this application proposes subdivision of the 6.2 acre parcel into two single family residential lots. The plan was previously reviewed at the 8 March 2006 planning board meeting. This application is before the board for a public hearing at this meeting. If you would put your plan up I'd like you to address the board first then we'll open it up to the public.

MR. HIGGINS: Good evening, my name is David Higgins with Lanc & Tully Engineering representing the applicants, Frank and Tanya Messina, they own a piece of land located here on the northwest corner of intersection of Beattie Road and New York State 207. The property's 6.2 plus or minus acres located in the R-1 rural residential district where the minimum lot sizes required are 80,000 square feet, there's an existing dwelling where Frank and Tanya live, existing driveway, well, septic system on this side of the lot and what's being proposed is to subdivide the parcel into two lots for a residential home on lot 2. The 2 lot sizes are just under 3 acres, lot 2 is just slightly over 2 1/2 acres in size. The new lot is proposed to be serviced by a subsurface sewage disposal system and individual drilled well. We conducted some perc tests and some deep soil tests, those tests were

witnessed by the Town engineer's office and design was submitted for review. There's a proposed driveway coming out to Beattie Road, we supply the sight distances for the proposed driveway looking to the right coming out of the driveway, you'd have a distances 665 feet, looking left you can see 350 feet which is right to the intersection. I know we provided some details on sheet 2 for the, related to the septic and construction of the driveway entrance in accordance with the Town requirements and also provided some standard details for erosion control for the construction of that lot. Total sight disturbance for lot 2 proposed is 0.67 plus or minus acres.

MR. VAN LEEUWEN: It's a nice spot, I live on Beattie Road, I know.

MR. SCHLESINGER: Septic for the existing house, how is that location to the lot line?

MR. HIGGINS: How is it to the--

MR. SCHLESINGER: The existing house has a septic, is that correct?

MR. HIGGINS: Yes.

MR. SCHLESINGER: Where is that?

MR. HIGGINS: Existing septic is right here.

MR. SCHLESINGER: Okay.

MR. HIGGINS: Our office actually did the design for that some years ago.

MR. ARGENIO: Well within the setback lines.

MR. SCHLESINGER: That's okay, I didn't see it.

MR. ARGENIO: On the 24th day of April 2006, 18 addressed envelopes went out with the public hearing notice for this application. If anybody is here and would like to speak for or against or comment on this application, please raise your hand and you'll be recognized and come forward, state your name for the stenographer.

MR. SCHLESINGER: Nobody's here, I'll make a motion to close the public hearing.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that we close the public hearing on the Messina minor subdivision. If there's no further questions, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I have a couple of things real quick, we need to, we have taken lead agency on this, we need to act under SEQRA so unless anybody feels differently I'll accept a motion for negative dec under the SEQRA process.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative dec under the SEQRA process. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER     AYE  
MR. BROWN            AYE  
MR. MINUTA            AYE  
MR. VAN LEEUWEN     AYE  
MR. ARGENIO          AYE

MR. ARGENIO: Myra, have we heard back from Orange County Planning?

MS. MASON: Yes, I believe we did.

MR. ARGENIO: I don't see that here.

MS. MASON: Local determination.

MR. ARGENIO: Okay, great, so we've heard back from Orange County Planning under the law local determination this needs to be referred to them, we cannot act until we get a response from them but we do have a response. Municipal highway was approved on 3/9 of 2006, fire was approved on 3/7 of 2006. You have done, you have made the corrections that Mr. Edsall had requested, sanitary designs, he witnessed the perc tests, shallow and deep, does anybody have anything else?

MR. VAN LEEUWEN: Make a motion to approve.

MR. MINUTA: One question with regard to the sighting of the proposed dwelling, I was wondering why we have such a limited back yard and such a grand front yard? Last part of that is I've come across a lot of these and people ultimately want to add on to the house, this land locks everything into a zoning board to do anything, if we want to put an addition on.

MR. ARGENIO: You have the benefit of having been on

the zoning board, probably seen too many people come in with a house that's too close to the setback limit and when they go to make an addition they have to go to zoning.

MR. VAN LEEUWEN: Only one thing wrong if he moves that house up front the house next door looks right in his back door, that's probably the reason why he did it.

MR. ARGENIO: Even more importantly than that the homes are within the setback limits and he's conforming.

MR. MINUTA: He does conform, I just raised the question.

MR. ARGENIO: What was the other thing?

MR. MINUTA: The sighting.

MR. HIGGINS: The reason for the location was as the board member had indicated they didn't want to have this sit up front so that when you come out the front porch they look at the rear yard of the one house.

MR. EDSALL: The house location shown on the plan doesn't mean they couldn't move it as long as they put it within the building envelope and they have gravity flow to the septic system they can move it.

MR. VAN LEEUWEN: They do have gravity flow.

MR. EDSALL: There's no restriction that they couldn't move it forward or sideways as long as it's within the proper envelope.

MR. ARGENIO: Okay.

MR. VAN LEEUWEN: Motion to approve, Mr. Chairman.

MR. SCHLESINGER: Second it.

May 10, 2006

10

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the Messina minor subdivision on Route 207 and Beattie Road subject to the descriptions and offers of dedication being submitted to the Town attorney, the Town engineer and the planning board for review and subject to showing 911 numbers on the site plan. If there's no further discussion, did I miss anything?

MR. EDSALL: Fees.

MR. ARGENIO: If there's no further discussion, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Let the record reflect Mr. Krieger has joined us, we have proper counsel.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/18/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
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07/18/2006	P.B. ENGINEER	CHG	669.50		
		TOTAL:	834.22	400.00	434.22

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 6- 5

FOR WORK DONE PRIOR TO: 07/07/2006

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	-----DOLLARS-----					
									TIME	EXP.	BILLED	BALANCE		
6-5	290020	02/01/06	TIME	MJE	WS	MESSINA BEATTIE	115.00	0.40	46.00					
6-5	293208	02/08/06	TIME	EMM	FI	MESSINA PERCS	99.00	1.00	99.00					
6-5	292174	02/13/06	TIME	MJE	MC	HIGGINS (L&T):MESSINA	115.00	0.30	34.50					
6-5	295103	03/07/06	TIME	MJE	MR	MESSINA SUBDIV	115.00	0.40	46.00					
6-5	296355	03/08/06	TIME	EMM	FI	MESSINA PERCS	99.00	0.50	49.50					
6-5	295827	03/14/06	TIME	MJE	MC	OCDF REF MESSINA	115.00	0.50	57.50					
6-5	298250	03/30/06	TIME	MJE	MC	HIGGINS L&T:MESSINA	115.00	0.30	34.50					
									367.00					
6-5	296904	03/23/06				BILL 06-763					-332.50			
												-332.50		
6-5	301732	04/17/06	TIME	MJE	MC	TC/MM MESSINA	115.00	0.30	34.50					
6-5	301832	04/18/06	TIME	MJE	MR	MESSINA PLAN REV/EMC	115.00	0.40	46.00					
6-5	305592	05/09/06	TIME	MJE	MR	MESSINA SUB	115.00	0.40	46.00					
6-5	305686	05/09/06	TIME	EMM	FI	MESSINA SEPTIC RWV	99.00	0.50	49.50					
6-5	304847	05/10/06	TIME	MJE	MM	Messina Cond APPL	115.00	0.10	11.50					
6-5	305608	05/10/06	TIME	MJE	MC	MESSINA SUB W/GA	115.00	0.20	23.00					
									210.50					
6-5	306801	05/24/06				BILL 06-1236					-245.00			
												-245.00		
6-5	313967	06/26/06	TIME	MJE	MC	EMC:MESSINA X2	115.00	0.30	34.50					
TASK TOTAL									612.00			-577.50		34.50
										0.00				
GRAND TOTAL									612.00			-577.50		34.50
										0.00				

closed @ 7/11 15

57.50  
-----  
669.50

**DESCRIPTION**

**MAY 12, 2006**

**PARCEL A - MESSINA SUBDIVISION  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Parcel A on a map entitled "Two-Lot Subdivision, Prepared for Frank J. Messina III and Tanya L. Messina, Town of New Windsor, Orange County, New York", dated January 23, 2006, last revised March 30, 2006 prepared by LANC & TULLY Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point lying on the northwesterly line of Beattie Road being the westerly corner of lands herein described, said point being the easterly corner of lands now or formerly Messina and the southerly corner of Lot No. 1 as shown on the previously mentioned map; thence running along the southeasterly line of said Lot No. 1 and continuing along the southeasterly line of Lot No. 2 as shown on the previously mentioned map, being the northwesterly line of lands herein described on the following three (3) courses and distances: (1) North 36°-19'-25" East, as per Liber 4832 of Deeds at Page 291, a distance of 321.10 feet; (2) North 39°-11'-40" East, a distance of 256.20 feet to a point of curvature; and (3) on a curve to the left having a radius of 30.00 feet, an arc length of 59.22 feet, as defined by the chord North 17°-21'-15" West, 50.06 feet to a point of tangency lying on the northerly line of said Lot No. 2, being the southerly line of Parcel B as shown on the previously mentioned map; thence running along a portion of the southerly line of said Parcel B, being the northerly line of lands herein described (4) South 73°-54'-10" East, a distance of 72.59 feet to a point lying at the approximate center of Beattie Road being the southeasterly corner of said Parcel B and the northeasterly corner of lands herein described; thence running along the approximate center line of said Beattie Road, being the southeasterly line of lands herein described on the following two (2) courses and distances: (5) South 39°-11'-41" West, a distance of 311.71 feet; and (6) South 37°-19'-18" West, a distance of 321.42 feet to the point or place of beginning.

Containing: 0.350± acres.

Premises herein described being a portion of Tax Map Lot No. 65, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 2005.

Premises herein described being a portion of the same premises as described in Liber 4832 of Deeds at Page 291, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any other easements, rights-of-way, covenants or restrictions of record.

**DESCRIPTION**

**MAY 12, 2006**

**PARCEL B - MESSINA SUBDIVISION**

**TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands being shown as Parcel B on a map entitled "Two-Lot Subdivision, Prepared for Frank J. Messina III and Tanya L. Messina, Town of New Windsor, Orange County, New York", dated January 23, 2006, last revised March 30, 2006 prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point marked by an iron pipe lying on the southerly line of NYS Route 207 being the southwesterly corner of lands herein described, said point being the easterly corner of lands now or formerly Romanowski and the northerly corner of Lot No. 2 as shown on the previously mentioned map; thence running to the approximate center line of said NYS Route 207, being the northwesterly line of lands herein (1) North 46°-54'-29" East, as per Liber 4832 of Deeds at Page 291, a distance of 40.38 feet to a point being the northwesterly corner of lands herein described; thence running along the approximate center line of said NYS Route 207, being the northerly line of lands herein described on the following four (4) courses and distances: (2) South 67°-30'-08" East, a distance of 128.47 feet; (3) South 68°-47'-07" East, a distance of 98.41 feet; (4) south 71°-17'-25" East, a distance of 98.43 feet; and (5) South 73°-54'-07" East, a distance of 124.76 feet to a point being the northeasterly corner of lands herein described; thence running to the southerly line of said NYS Route 207, being the easterly line of lands herein described (6) South 39°-11'-41" West, a distance of 37.75 feet to a point lying on the approximate center line of Beattie Road being the southeasterly corner of lands herein described and the northeasterly corner of Parcel A as shown on the previously mentioned map; thence running along the northerly line of said Parcel A and continuing along the northerly line of Lot No. 2 as shown on the previously mentioned map, being the southerly line of lands herein described on the following four (4) courses and distances: (7) North 73°-54'-10" West, a distance of 130.04 feet; (8) North 71°-17'-25" West, a distance of 98.50 feet; (9) North 68°-47'-10" West, a distance of 98.80 feet; and (10) North 67°-30'-10" West, a distance of 128.60 feet to the point or place of beginning.

Containing: 0.373± acres.

Premises herein described being a portion of Tax Map Lot No. 65, in Block 1, within Section 51, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 2005.

Premises herein described being a portion of the same premises as described in Liber 4832 of Deeds at Page 291, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any other easements, rights-of-way, covenants or restrictions of record.



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
5/23/2006	7700

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

*MM.*

*06-05*

*44632*

P.O. No.	Terms	Project
<del>2657</del>	Due on receipt	

Issue Date	Description	PCS/Units	Amount
4/28/2006	LEGAL ADS: PLANNING BOARD FRANK MESSINA (PO 44632)	6.72	6.72
	1 AFFIDAVIT	4.00	4.00
<b>RECEIVED</b> JUN 16 2006			
<b>Total</b>			\$10.72

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845) 562-1218

State of New York  
County of Orange, ss:  
Patricia Quill being duly  
sworn disposes and says that she is The  
Supervisor of Legal Dept. of the E.W. Smith  
Publishing Company; Inc. Publisher of The  
Sentinel, a weekly newspaper published and  
of general circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh and that the notice of which the  
annexed is a true copy was published IX  
in said newspaper, commencing on  
the 28 day of April A.D., 2006  
and ending on the 28 day of April  
A.D. 2006

**LEGAL NOTICE**  
NOTICE IS HEREBY GIVEN that the PLAN-  
NING BOARD of the TOWN OF NEW WIND-  
SOR, County of Orange, State of New York will  
hold a PUBLIC HEARING at Town Hall, 555 Un-  
ion Avenue, New Windsor, New York on May 10,  
2006 at 7:30 P.M. on the approval of the proposed  
Subdivision for Frank & Tanya Messina (06-05)  
Located at Rt. 207 & Beattie Road (Tax Map  
#Section 51 ; Block . 1, Lot 65). Map of the pro-  
posed project is on file and may be inspected at the  
Planning Board Office, Town Hall, 555 Union Ave-  
nue, New Windsor, NY prior to the Public Hearing.  
Date: April 24, 2006  
By Order of  
TOWN OF NEW WINDSOR  
PLANNING BOARD

*Patricia Quill*

Subscribed and shown to before me  
this 5<sup>th</sup> day of June, 2006 \_\_\_\_\_.

*Dubonah Green*

Notary Public of the State of New York  
County of Orange.

DUBONAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 1007096  
Commission Expires July 15, 2007

My commission expires \_\_\_\_\_





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

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK 12553

(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: MHENT@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**  
MJE@MHEPC.COM

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

**PROJECT NAME:** MESSINA MINOR SUBDIVISION  
**PROJECT LOCATION:** NYS ROUTE 207 & BEATTIE ROAD  
SECTION 51 - BLOCK 1 - LOT 65  
**PROJECT NUMBER:** 06-05  
**DATE:** 10 MAY 2006  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 6.2+ ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 MARCH 2006 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the R-1 zoning district of the Town.  
  
The latest plans for this application (stamped in by NWPB on 4-13-06) have all the corrections previously requested accomplished. We have also reviewed the SDS designs, which appear acceptable.
2. The Planning Board assumed the position of Lead Agency under the SEQRA at the 3-8-06 meeting. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
3. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review on 3-14-06. The PB Secretary should advise if a response was received.
4. The applicant should submit the descriptions and Offers of Dedication to the Town Attorney (with copy to the Engineer for the Planning Board), for necessary review.

Respectfully Submitted,

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

MJE/st NW06-05-10May06.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/10/2006

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 03/06/2006	MUNICIPAL HIGHWAY	03/09/2006	APPROVED
ORIG 03/06/2006	MUNICIPAL WATER	/ /	
ORIG 03/06/2006	MUNICIPAL SEWER	/ /	
ORIG 03/06/2006	MUNICIPAL FIRE	03/07/2006	APPROVED
ORIG 03/06/2006	NYS DOT	/ /	
ORIG 03/06/2006	E-911	03/09/2006	APPROVED
	. SHOW ON SITE PLAN E-911 NUMBERS - LOT #1 = 651 BEATTIE ROAD		
	. LOT #2 = 657 BEATTIE ROAD		

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/10/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/06/2006	EAF SUBMITTED	/ /	
ORIG	03/06/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/06/2006	LEAD AGENCY DECLARED	/ /	
ORIG	03/06/2006	DECLARATION (POS/NEG)	/ /	
ORIG	03/06/2006	SCHEDULE PUBLIC HEARING	03/08/2006	SCHED PH
ORIG	03/06/2006	PUBLIC HEARING HELD	/ /	
ORIG	03/06/2006	WAIVE PUBLIC HEARING	/ /	
ORIG	03/06/2006	PRELIMINARY APPROVAL	/ /	
ORIG	03/06/2006		/ /	
ORIG	03/06/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/10/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 6-5

NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/08/2006	P.B. APPEARANCE . NEED HIGHWAY APPROVAL	TO RETURN - OCPD - SET FOR PH
02/01/2006	WORKSHOP	SUBMIT



**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **May 10, 2006** at 7:30 P.M. on the approval of the proposed Subdivision for **Frank & Tanya Messina (06-05)**

Located at **Rt. 207 & Beattie Road** (Tax Map #Section **51**, Block **1**, Lot **65**)

. Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: April 24, 2006

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

March 24, 2006

Lanc & Tully Engineers  
ATT: Dave Higgins  
P.O. Box 687  
Goshen, NY 10924

Re: 51-1-65 PB#: 06-05 (18)

Dear Mr. Higgins:

According to our records, the attached list of property owners are across the street, abutting to and/or in an agricultural district within five hundred (500) feet of the above referenced property. Please note the coding system on the labels:

- \* - Across the street or abutting
- \*\* - Across, abutting and within agricultural district
- \*\*\* - Agricultural district only

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Planning Board

George A Green, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Mark J Edsall, P.E.  
McGoey & Hauser Consulting Engineers  
33 Airport Center Drive – Suite 202  
New Windsor, NY 12553

Planning Board Chairman  
555 Union Avenue  
New Windsor, NY 12553

Andrew Krieger, Esq.  
225 Parkway Drive  
New Windsor, NY 12553

51-1-33.11\*  
NYS Dept of Environmental Conservation  
c/o Orange County Comm. Of Finance  
255-275 Main Street  
Goshen, NY 10924

51-1-33.12\*  
Orange County Historical Society, Inc.  
21 Clove Furnace Road  
Arden, NY 10910

51-1-64\*  
Zev Wolf  
1861 Little Britain Road  
Rock Tavern, NY 12575

51-1-66\*  
Joseph Messina  
291 Beattie Road  
Rock Tavern, NY 12575

51-2-3\*\*\*  
Gladys Kelly  
21 Wagner Drive  
Rock Tavern, NY 12575

52-1-89\*\*\*  
Peter Kocienda  
Jeanne Tompkins  
12 Liberty Drive  
Rock Tavern, NY 12575

52-1-90\*\*\*  
Robert & Joan Brooks  
2 Liberty Drive  
Rock Tavern, NY 12575

52-1-91.1\*\*  
Paul & Leanne Manzer  
1 Liberty Drive  
Rock Tavern, NY 12575

52-1-91.2\*\*\*  
Philip & Isabella Archdeacon  
3 Liberty Drive  
Rock Tavern, NY 12575

52-1-91.3\*\*\*  
Robert & Elsy Zizolfo  
17 Liberty Drive  
Rock Tavern, NY 12575

52-1-94\*\*  
Brian Hammer  
Debra Lamorte  
P.O. Box 132  
Rock Tavern, NY 12575

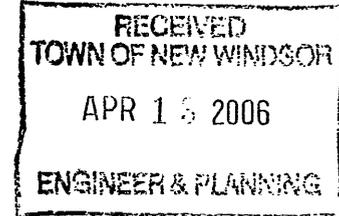
52-1-95\*\*  
Julia DeFeo  
680 Beattie Road  
Rock Tavern, NY 12575

52-1-99.1\*\*\*  
Dennis Butler  
21 Butler Lane  
Rock Tavern, NY 12575

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

---

April 12, 2006



Mr. Gerry Argenio  
Chairman of Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

RE: Two Lot Subdivision  
Frank J. & Tanya L. Messina  
Tax Lot No. 51-1-65  
Town of New Windsor, Orange Co., NY

Dear Mr. Argenio:

Please find enclosed the eight (8) sets of plans entitled "Two-Lot Subdivision Prepared for Frank J. Messina III and Tanya L. Messina," dated January 23, 2006 and last revised on March 30, 2006.

The plans have been revised in response to a comment letter prepared by Mark Edsall, PE, dated March 8, 2006. A copy of his review letter is included for your reference. The following revisions have been made to the plan:

- 1 a. The setback from NYS Route 207 is now shown on the plan as 45 ft
- b. The total frontage for Lot 2 has been revised to include both Beattie Road and NYS Route 207.
- c. There are now two front yard values for Lot 2.
- d. There is now only one side yard value for Lot 2 (no total value).
  
- 2 a. The plan has been revised to show 20 ft. of paved driveway at the roadway line.
- b. Based on the previous item, the proposed 15" culvert has been revised to be a minimum of 25 ft. in length.
  
3. Soil testing was performed and witnessed by the Town engineer's office.
  
4. No response needed.
  
5. It is our understanding that the Planning Board will be scheduling a Public Hearing.
  
6. The area of disturbance has been determined to be 0.67± acre. Erosion control details have been provided on Sheet 2.

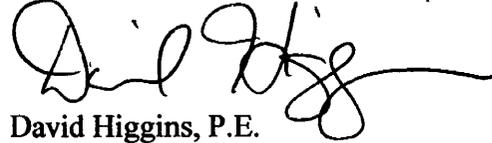
cc: M.E. w/p/lan 4/17/06

7. It is our understanding that the Planning Board has sent a referral to the Orange County Department of Planning in accordance with Section 239 of the General Municipal Law.

I trust that the provided revisions address your concerns and respectfully request scheduling of the Public Hearing as soon as possible. If you have any questions, however, please do not hesitate to contact me.

Sincerely,

*LANC & TULLY, P.C.*

A handwritten signature in black ink, appearing to read "David Higgins", with a long horizontal flourish extending to the right.

David Higgins, P.E.

DH/gjl

cc: Tanya Messina



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

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK 12553

(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**  
MJE@MHEPC.COM

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

**PROJECT NAME:** MESSINA MINOR SUBDIVISON  
**PROJECT LOCATION:** NYS ROUTE 207 & BEATTIE ROAD  
SECTION 51 – BLOCK 1 – LOT 65  
**PROJECT NUMBER:** 06-05  
**DATE:** 8 MARCH 2006  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 6.2+  
ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS,  
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

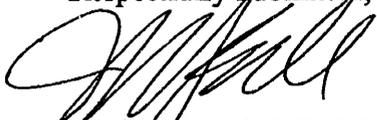
1. The property is located in the R-1 zoning district of the Town. The “required” bulk information on the plan is correct for the zone and use. Each of the two lots appear to easily comply with the zoning; however, there are some corrections required in the bulk table and on the plan, as follows:
  - The setback from Rt. 207 shown on the plan should be depicted as 45 ft.
  - The frontage for lot #2 is along both Beattie Road and Rt. 207 (total).
  - There are two front yard values for Lot #2.
  - There is only one side yard value for Lot #2 (no total value).
2. Some additional corrections are needed on the plans as follows:
  - The typical driveway detail requires paved driveway width at the roadway line equal to 20 feet. Correct plan.
  - Based on the previous item, the 15” culverts at the driveway should be a minimum of 25 ft. in length.
3. Soil testing was performed and witnessed by our office. The SDS designs are under review.
4. ✓ The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same should be waived per Section 257-13 (A) of the Subdivision Regulations. *P.H. - scheduled (MGR)*
6. The applicant should determine the area of disturbance (in acres) related to the project, such that a determination can be made as to the submittal requirements of the Stormwater Pollution Prevention regulations.
7. This project is within a 500-foot distance from a State Highway and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). *D.2 More seed it?*

Respectfully Submitted,



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

15' - 20' *property line*

MJE/st  
NW06-05-08Mar06.doc

*Highway*

# ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street  
Goshen, NY 10924-2124

## APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 06-05 (Please include this number on any correspondence)

1. Municipality Town of New Windsor Public Hearing Date: not scheduled

City, Town or Village Board \_\_\_\_\_ Planning Board  Zoning Board \_\_\_\_\_

2. Owner: Name: Frank J. Messina III  
Address: 651 Beattie Road, Rock Tavern, NY 12575

3. Applicant \* Name: same  
Address: \_\_\_\_\_

**\*If applicant is owner, leave blank**

4. Location of Site: Beattie Rd. & Route 207  
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 51 Block: 1 Lot: 65

Present Zoning District: R-1 Size of Parcel: 6.2 +/- Acres

5. Type of Review:

**\*\*Subdivision**

Zone Change: From    To:   

Zoning Amendment: To Section \_\_\_\_\_

\*\*Subdivision: Number of Lots/Units 2 lots

\*\*\*Site Plan: Use \_\_\_\_\_

Date: 3-14-06

Signature & Title: Mark J. Edsall, P.E.  
Mark J. Edsall, P.E.,   
**Planning Board Engineer**

FRANK & TANYA MESSINA SUBDIVISION (06-05)

---

MR. ARGENIO: Messina subdivision on Beattie Road. Who are you? Let me just read this. Application proposes subdivision of the 6.2 point plus acre parcel into two single family residential lots, the plan was reviewed on a concept basis only.

MR. QUEENAN: I'm John Queenan from Lanc & Tully Engineering.

MR. QUEENAN: We're taking 6.2 acres located at the corner of Route 207 and Beattie Road, basically the proposal is to subdivide it into two lots, lot 1 would be about three acres in size, existing house, well and it's on septic pretty much down the length of the property lot 2.

MR. ARGENIO: Are you extinguishing a lot line somewhere?

MR. QUEENAN: No, all one parcel.

MR. ARGENIO: Go ahead.

MR. QUEENAN: We did soil tests with the Town Board engineer, all the tests were satisfactory, access would be off of Beattie Road from the existing driveway on lot 1 and new driveway on lot 2 and that's pretty much it, we're not seeking any variances, everything meets the code.

MR. ARGENIO: Any sight distance issues with the driveways?

MR. QUEENAN: No.

MR. ARGENIO: Old one staying where it is?

MR. QUEENAN: Yes and the newer one is about 350 feet,

you can see right to the intersection with 207 and it goes to the other side for about 660 feet or so each way and we're proposing a new drainage culvert to go underneath the driveway also to be paved in the Town right-of-way.

MR. ARGENIO: Mike, did Anthony see this yet?

MR. BABCOCK: Doesn't appear to be, I'm looking for that, Mark, do you know whether that happened or not?

MR. EDSALL: I did not get a report back from him so it might very well be still under review.

MR. BABCOCK: Says you need a typical driveway detail, is that what you're saying, Mark?

MR. EDSALL: Yeah, they did add that but because we discussed that at the workshop they do need to make a couple corrections but I really don't think there's any significant problem but I'm sure we'll hear back from Anthony.

MR. ARGENIO: No significant problem with the highway issue you mean?

MR. EDSALL: Correct, I think overall to be honest with you it's a pretty straightforward two lot minor subdivision.

MR. BABCOCK: Is this going to the County? Got to wait for the County.

MR. EDSALL: It has not, I don't believe Myra had sent it over to the County but it does need to go.

MR. ARGENIO: This project is within 500 foot distance from a state highway as such must be referred to the Orange County Planning Department as per New York State General Municipal Law, so we have to hear back from

them anyway, we have to wait for County, Mark, is that right?

MR. EDSALL: Yes, I will be working with Myra on the referral following tonight's meeting.

MR. ARGENIO: And we have not assumed lead agency, is that right?

MR. EDSALL: This is the first you've seen it.

MR. ARGENIO: There's no reason we can't take lead agency, this is all Town of New Windsor.

MR. EDSALL: Correct.

MR. SCHLESINGER: Make a motion that the New Windsor Planning Board assume position of lead agency under the SEQRA process.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board take a position of lead agency on the Messina minor subdivision. If there's no further discussion amongst the board members, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, what about the sanitary sewer disposal, the west end of the Town is always, there always seems to be an issue out there with the perc tests.

MR. EDSALL: They were witnessed and my rep indicated that they were acceptable, now it's just a matter of taking that data, confirming it and verifying the designs.

MR. ARGENIO: Okay, on the lot number 2 is there any problem with the well location, Mark, what's the offset requirement, Mike, for a well, looks awful close to the property line, it's proposed, right?

MR. EDSALL: I believe the minimum is 20 feet, 15 or 20 and it's at least that.

MR. ARGENIO: We have to wait for planning, is that right Andy?

MR. KRIEGER: Yes.

MR. EDSALL: You can take care of number 5.

MR. ARGENIO: Yes, that's where I'm headed, we need to wait for Orange County Planning in any event so what's the board's opinion on a public hearing for this application?

MR. SCHLESINGER: There's only one notice that has to go out, is that right?

MR. BABCOCK: No, I'm sure there's more than one, it's within adjoining neighbors, I'm sure there's two or three on one side across the street.

MR. MINUTA: We should probably have one.

MR. ARGENIO: Yeah, I kind of feel while I don't want to jam things up and certainly I would rather move competently and expeditiously than move slowly we need to wait for Orange County Planning anyway so I think the public hearing is probably not a bad idea

historically when we're on the fence we tend to default to having it and then for everybody's benefit yours included sir and your client we can say that we did have it and we did elicit opinions. So let's, do we need to vote on that?

MR. BABCOCK: Yeah.

MR. ARGENIO: Motion we schedule a public hearing.

MR. SCHLESINGER: I'll make a motion we set up a public hearing for the Messina minor subdivision.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that we schedule a public hearing for the Messina minor subdivision.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I don't know how much further we can go, I think that's--

MR. EDSALL: That's all you can do tonight.

MR. QUEENAN: We just wanted the discussion of the public hearing, do you know what the date of that would be?

MR. ARGENIO: You should get with Myra on that.

MR. BABCOCK: You really should have highway approval, I'm sure it's a minor detail but get that approval then

March 8, 2006

45

we'll set you up.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/06/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-5  
NAME: FRANK & TANYA MESSINA PA2006-0059  
APPLICANT: FRANK MESSINA III

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/2006	REC. CK. #1082	PAID		400.00	
		TOTAL:	0.00	400.00	-400.00

*[Handwritten Signature]*  
3/7/06



# TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 03-17-2006 PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # 06-05

APPLICANT NAME: FRANK MESSINA

PERSON TO NOTIFY TO PICK UP LIST:

LANC & TULLY ENGINEERS ( DAVE HIGGINS)  
P.O. BOX 687  
GOSHEN, NY 10924

TELEPHONE: 294-3700

TAX MAP NUMBER: SEC. 51 BLOCK 1 LOT 65  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ B LOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: BEATTIE ROAD & RT. 207  
NEW WINDSOR

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) \_\_\_\_\_

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) XXX



NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 29497 (LANC & TULLY)

TOTAL CHARGES: \_\_\_\_\_

P.B. # 06-05 Application fee

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#187-2006**

03/07/2006

Messina III, Frank

Received \$ 75.00 for Planning Board Fees, on 03/07/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

06-05



**COUNTY OF ORANGE**

**DEPARTMENT OF PLANNING**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533  
www.orangecountygov.com/planning

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

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

**Referred by:** New Windsor Planning Board

**Reference/County ID No.:** NWT07-06N  
**Tax Parcel ID:** 51-1-65

**Applicant:** Frank Messina

**Proposed Action:** 2-lot subdivision

**Reason for Review:** Within 500' of St Rte 207

**Date of Full Statement:** March 30, 2006

**Comments:** The Department has received the above application, and offer the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Planning Board proceed with its decision-making review process.

**County Recommendation:** Local Determination\*

**Date:** April 18, 2006

**Reviewed By:** Kathy V. Murphy, Planner

*David Church, AICP*  
**Commissioner of Planning**

**"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."**

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO: Genaro Argenio, Planning Board Chairman**

**FROM: Kenneth Schermerhorn, Asst. Fire Inspector**

**SUBJECT: PB-06-05**  
**Frank Messina Sub.**  
**SBL: 51-1-65**

**DATE: March 7, 2006**

**Fire prevention Reference Number: FPS-06-007**

**A review of the above referenced subdivision plan has been conducted and is acceptable.**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #06-05      DATE RECEIVED: 03-06-06      TAX MAP #51-1-65

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 03-08-06 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

**RECEIVED**

MAR 07 2006

**FRANK MESSINA SUBDIVISION**

Applicant or Project Name

**N.W. HIGHWAY DEPT.**

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

**APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: Anthony R. [Signature]      3/9/06  
Reviewed by: \_\_\_\_\_      date

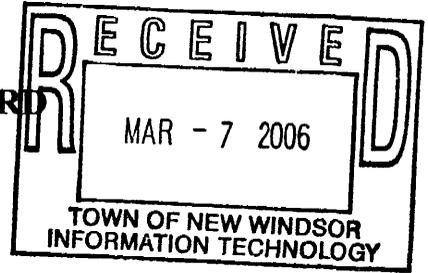


# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

**OFFICE OF THE PLANNING BOARD**

## PROJECT REVIEW SHEET



**TO: E 911 COORDINATOR**

P.B. FILE #06-05      DATE RECEIVED: 03-06-06      TAX MAP #51-1-65

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: A.S.A.P. TO BE ON AGENDA FOR THE 03-08-06 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

**FRANK MESSINA SUBDIVISION**  
Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

**APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISAPPROVED:**

Notes: Show on Site Plan E911 Numbers  
in □ = Lot #1 is 651 Beattie Road  
and Lot #2 is 657 Beattie Road.

Signature: [Handwritten Signature]      3/9/06  
Reviewed by \_\_\_\_\_      date



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

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mharry@mhepc.com

Regional Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpcpa@mhepc.com

*Writer's E-mail Address:  
mje@mhepc.com*

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

100-3  
06-05

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 1 Feb 06

PROJECT: NEW  OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Full App

PROJECT NAME: Mesana

REPRESENTATIVES PRESENT: Tanya Mesana / Dave Higgins

MUNICIPAL REPS PRESENT: BLDG INSP. \_\_\_\_\_  
ENGINEER  FIRE INSP. \_\_\_\_\_  
P/B CHMN \_\_\_\_\_ PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

ITEMS DISCUSSED: Leathfield

<u>STND CHECKLIST:</u>	<u>PROJECT TYPE</u>
DRAINAGE _____	SITE PLAN
DUMPSTER _____	SPEC PERMIT
SCREENING _____	L L CHG.
LIGHTING _____	SUBDIVISION
(Streetlights)	OTHER
LANDSCAPING _____	
BLACKTOP _____	
ROADWAYS _____	
APPROVAL BOX _____	

= need pres witnessed

- get Dave copy of  
top of driveway  
detail

Off referral

for app.

PROJECT STATUS:  
ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N  
Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N  
Recommended Mtg Date \_\_\_\_\_

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision  Lot Line Change  Site Plan  Special Permit

Tax Map Designation: Sec. 51 Block 1 Lot 65

**BUILDING DEPARTMENT PERMIT NUMBER:** PA 2006 - 59  
MUST FILL IN THIS NUMBER

1. Name of Project Two-Lot Subdivision prepared for Frank J. & Tanya L. Messina

2. Owner of Record Frank J. Messina III Phone 845-496-7533

Address: 651 Beattie Rd. Rock Tavern NY 12575-5264  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Above Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Lanc & Tully Engineering Phone 845-294-3700

Address: P.O. Box 687 Goshen NY 10924  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Mark Fisher Phone (845) 343-2444

Address 127 Wickham Middletown NY 10940  
(Street Name & Number) (Post Office) (State) (Zip)

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

David Higgins 845-294-3700 845-294-8609  
(Name) (Phone) (fax)

7. Project Location: On the North side of Beattie Road and abutting NYS  
(Direction) (Street)

8. Project Data: Acreage 6.230 +/- Zone R-1 Rural Residential School Dist. Washingtonville Rte. 207  
Central School District

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

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

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) R-1 Rural Residential, Total area is 6.230 +/- AC. Intent is to subdivide existing parcel into two lots containing 2.997 +/- AC. and 2.510 +/- AC.

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

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

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

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

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

SWORN BEFORE ME THIS:

3<sup>RD</sup> DAY OF February 2006

**GLORIA J. LLOYD**  
Notary Public, State of New York  
No. 011161190-7  
Qualified in Orange County  
Term Expires August 2, 2008

Gloria J. Lloyd  
NOTARY PUBLIC

Laura Messina  
(OWNER'S SIGNATURE)

\_\_\_\_\_  
(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

\_\_\_\_\_  
DATE APPLICATION RECEIVED

06-05  
APPLICATION NUMBER

PROJECT ID NUMBER

STATE ENVIRONMENTAL QUALITY REVIEW  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
for UNLISTED ACTIONS Only

**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Frank J. Messina III & Tanya Messina	2. PROJECT NAME Two-Lot Subdivision for Frank J. & Tanya L. Messina
3. PROJECT LOCATION: New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 651 Beattie Rd Rock Tavern, NY 12575 - The property is located on the North West side of Beattie Road and abuts New York State Route 207.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Currently a single-family dwelling exists on the 6.231+/- acre parcel with the house being served by a subsurface sewage disposal system. The applicant would like to subdivide the property to create an additional residential lot that would also be served by a well to be drilled, and a subsurface sewage disposal system. Access for both lots will be off of an existing town road.	
7. AMOUNT OF LAND AFFECTED: Initially 6.231 acres                      Ultimately 6.231 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, list agency name and permit / approval:	
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 _____ Date: 2/3/06 Signature: <i>Paul D. Messina III</i>	

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

06-05

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?  Yes  No If yes, coordinate the review process and use the FULL EAF.

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

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

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

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

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

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

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

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

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

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:  Yes  No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:  Yes  No

**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. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

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

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

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

06-05

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAPS

TOWN OF  
NEW WINDSOR,  
NEW YORK  
ORANGE COUNTY

INDEX TO MAP PAGES  
1 THROUGH 10

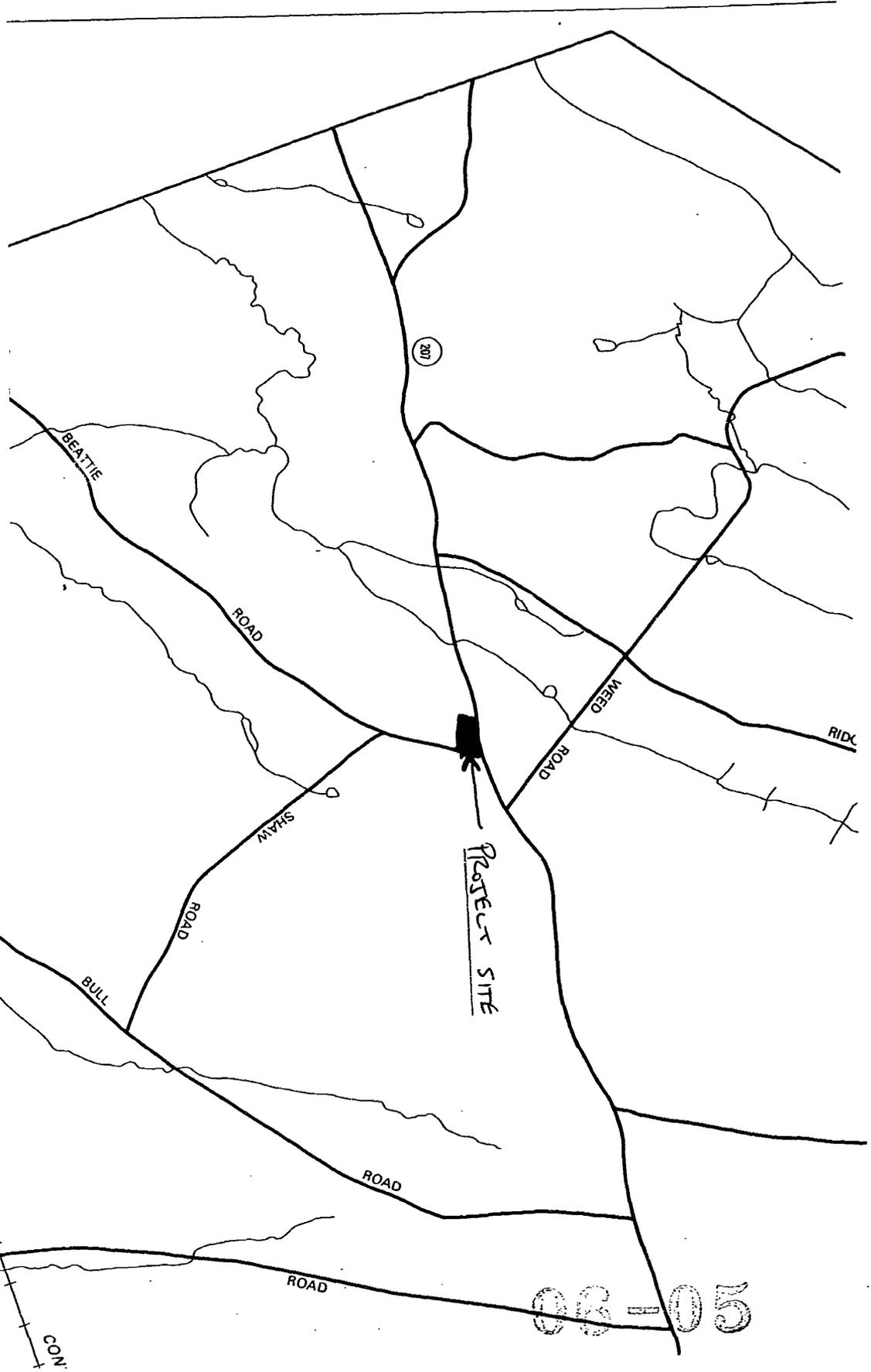
PAGES PRINTED: 5, 10

COMMUNITY-PANEL NUMBERS  
360628 0001-0010 B

EFFECTIVE  
DECEMBER 15, 1978



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION



**AGENT OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Tanya Messina, deposes and says that he resides  
(OWNER)

at 651 Beattie Road, Rock Tavern in the County of Orange  
(OWNER'S ADDRESS)

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

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)

designation number (Sec. 51 Block 1 Lot 65) which is the premises described in the foregoing application and that he designates:

\_\_\_\_\_  
(Agent Name & Address)

Lane and Tully Engineering and Surveying, PC  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\* Tanya Messina  
Owner's Signature (MUST BE NOTARIZED)

3<sup>RD</sup> DAY OF February 2006

GLORIA J. LLOYD  
Notary Public, State of New York  
No. 01LL6113647  
Qualified in Orange County  
Term Expires August 2, 2008

\_\_\_\_\_  
Agent's Signature (If Applicable)

Gloria J. Lloyd  
NOTARY PUBLIC

Daniel Higin  
Professional Representative's Signature

\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

06-05

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

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

1. ✓ Name and address of Applicant.
  - \* 2. ✓ Name and address of Owner.
  3. ✓ Subdivision name and location
  4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
  6. ✓ Location Map at a scale of 1" = 2,000 ft.
  7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
  8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
  9. ✓ Date of plat preparation and/or date of any plat revisions.
  10. ✓ Scale the plat is drawn to and North arrow.
  11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
  12. ✓ Surveyor's certificate.
  13. ✓ Surveyor's seal and signature.
  14. ✓ Name of adjoining owners.
  15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
  - \* 16. N/A Flood land boundaries.
  17. N/A 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.

*Design Provided on plan*

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



ECC/BG  
"XX"

## ATTACHMENTS

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

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

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

Parcel is not in FEMA Flood Zone  
- see attached photo copy

David Higgin, PE

06-05

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Frank J. Messina III & Tanja Messina  
651 Beattie Road Rock Tavern, NY 12575

2. Description of proposed project and its locations:

Desired action is to subdivide an existing lot into  
two lots of approximate equal size. The property is  
located on the North side of Beattie Rd. and abutting the intersection

3. Name and address of any owner of land within the  
Agricultural District:

of NYS Rte. 207,

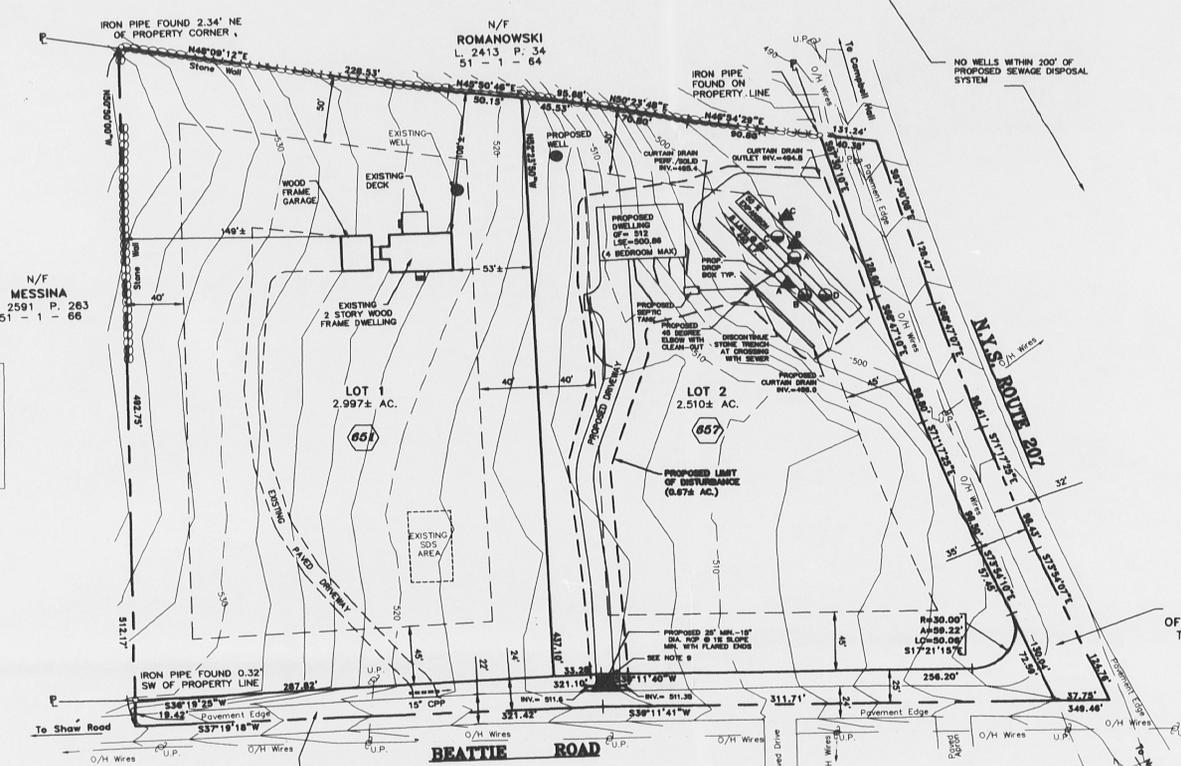
4. Name and address of any owner of land containing farm  
operations located within 500 feet of the boundary of the  
subject property.

5. A map is submitted herewith showing the site of the proposed  
project relative to the location of farm operations  
identified in this statement.

06-05



LOCATION PLAN  
1 INCH = 2000 FEET



**SURVEY NOTES:**

- TOTAL AREA: 6.230± ACRES
- ZONING DISTRICT: R-1, RURAL RESIDENTIAL
- TAX MAP NUMBER: 51-1-65
- TOTAL NUMBER OF LOTS PROPOSED IS TWO (2)
- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:  
 MAP ENTITLED "SURVEY OF A PORTION OF PROPERTY FOR FRANK MESSINA, JR. AND MARYANN MESSINA, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED FEBRUARY 19, 1992, PREPARED BY EDWARD T. ZABACK, L.S., GOSHEN, NEW YORK.  
 MAP ENTITLED "SURVEY OF PROPERTY FOR FRANK MESSINA, JR. AND MARYANN MESSINA, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JULY 2, 1979, PREPARED BY EDWARD T. ZABACK, L.S., GOSHEN, NEW YORK.
- INDIVIDUAL SEWAGE TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE FACILITIES IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM(S) BECOMING AVAILABLE.
- PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LEASOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.  
 IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODOORS.
- ALL DRIVEWAYS SHALL BE PAVED FROM THE EDGE OF THE TOWN ROAD TO THE EDGE OF THE RIGHT-OF-WAY.

**RECORD OWNER:**

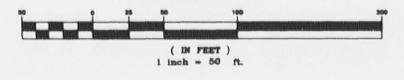
FRANK J. MESSINA III  
651 BEATTIE ROAD  
ROCK TAVERN, NEW YORK 12575-5264

L. 4832 P. 291  
51-1-65

**AREAS:**

EXISTING	AREA
TAX LOT 51-1-65	6.230± AC.
PROPOSED	AREA
LOT 1	2.997± AC.
LOT 2	2.510± AC.
PARCEL 'A'	0.350± AC.
PARCEL 'B'	0.373± AC.
TOTAL	6.230± AC.

**GRAPHIC SCALE**



**TABLE OF DIMENSIONAL REGULATIONS**  
TOWN OF NEW WINDSOR R-1 RURAL RESIDENTIAL  
SCHOOL DISTRICT- WASHINGTONVILLE CENTRAL SCHOOL DISTRICT  
FIRE DISTRICT- MFD

MINIMUM	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	80,000 SQ. FT.	130,549± SQ. FT.	109,335± SQ. FT.
LOT WIDTH @ FRONT YARD LINE	175 FT.	287± FT.	317± FT.
FRONT YARD	45 FT.	310± FT.	BEATTIE = 312± FT. RTE 207 = 106± FT.
SIDE YARD / TOTAL BOTH	40/80 FT.	53±/202± FT.	47±/N.A. FT.
REAR YARD	50 FT.	106± FT.	63± FT.
STREET FRONTAGE	70 FT.	287.8± FT.	732± FT.
LIVABLE FLOOR AREA	1,200 SF.	> 1,500 SF.	> 1,500 SF.
MAXIMUM	REQUIRED		
BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.
DEVELOPMENT COVERAGE	20 %	6.3± %	6.7± %

**LEGEND:**

- PROPOSED LIMIT OF DISTURBANCE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- PROPOSED CONTOURS
- BUILDING SETBACKS
- ▲ DEEP TEST
- PERCOLATION TEST
- ⬢ 911 ADDRESSING

**SIGHT DISTANCES FOR PROPOSED DRIVE:**

- POSTED SPEED LIMIT ON BEATTIE ROAD IS 40 MPH
- RIGHT (SOUTHWEST) SIGHT DISTANCE: 665± FEET
  - LEFT (NORTHEAST) SIGHT DISTANCE: 350± FEET (TO INTERSECTION)

**911 ADDRESSING**

- ⬢ 651 LOT 1- 651 BEATTIE ROAD
- ⬢ 657 LOT 2- 657 BEATTIE ROAD

**OWNER'S CONSENT NOTE:**

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY AGREES AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

DATE \_\_\_\_\_  
DATE \_\_\_\_\_

**CERTIFICATION**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 28, 1998 AND UPDATED ON NOVEMBER 10, 1998 AND APRIL 7, 1999.

FRANK J. MESSINA III  
TANYA L. MESSINA  
BY: *[Signature]*  
JOHN LANC, L.S.  
NEW YORK STATE LICENSE NO. 48358

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**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.  
P.O. Box 687, Rt. 207  
Goshen, N.Y. 10904  
(845) 284-9700

TWO-LOT SUBDIVISION  
PREPARED FOR  
**FRANK J. MESSINA III**  
AND  
**TANYA L. MESSINA**  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
FEBRUARY 18, 2006  
MARCH 30, 2006  
JUNE 9, 2006

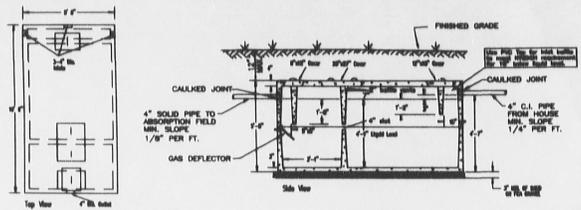
DATE: JANUARY 23, 2006  
DATE: FEBRUARY 18, 2006  
DATE: MARCH 30, 2006  
DATE: JUNE 9, 2006

Scale: 1" = 50'  
Sheet No.: 51-1-65  
Drawing No.: A-06-0024-1

THIS PLAN SET CONTAINS TWO (2) SHEETS. THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY THE OTHER SHEET.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



**SPECIFICATIONS**

Concrete Minimum Strength: 4,000 psi at 28 days  
 Reinforcement: #4 @ 18" O.C. Min. Max. #3 Bar  
 In Development: 56  
 Construction Joint: Butyl Rubber Sealant  
 Pipe Connection: Poly Seal (optional)  
 Lead Rating: 300 psi Height = 10,000 lbs

**PERMANENT MARKING TABLE**

Model: 87-1500 / 1500 GALLONS  
 Manufacturer: Woodward's Concrete Products, Inc.  
 688 5th Ave., Buffalo, NY 14203  
 (716) 871-1111  
 Page 4A

**1,500 GAL. CONCRETE SEPTIC TANK**

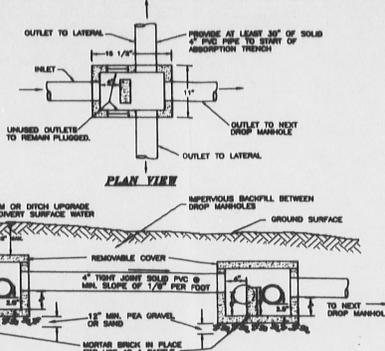
NOT TO SCALE

**(A) LOT 2 DEEP TEST RESULTS**

A, B, C - COMPLETED ON AUGUST 30, 2008  
 TEST PIT B RE-OBSERVED & OBSERVED BY TOWN ENGINEER'S OFFICE ON FEBRUARY 6, 2009. OBSERVATIONS AT 25' NO BEDROCK OR MOTTLING OBSERVED TO DEPTH OF 60'.  
 TEST PIT C RE-OBSERVED & OBSERVED BY TOWN ENGINEER'S OFFICE ON FEBRUARY 6, 2009. OBSERVATIONS AT 30' NO BEDROCK OR MOTTLING OBSERVED TO DEPTH OF 34'.

DEPTH	A	B	C
TOPSOIL	SILT LOAM WITH GRVEL AND COBBLE	SILT LOAM WITH GRVEL AND TRACE SHALE	SILT LOAM WITH GRVEL AND TRACE SHALE
0'-3"			
3'-18"	0'-18"	0'-18"	0'-29"
SILT LOAM WITH FINE SILT AND GRVEL WITH GRVEL AND COBBLE			
18'-50"			29'-52"
NO BR NO MOTTLING NO BEDROCK			
BR = BEDROCK ON = GROUND WATER			

- CONCRETE SEPTIC TANK BY TO BE ST-1500 CONCRETE SEPTIC TANK BY WOODWARD'S CONCRETE PRODUCTS, INC. BUFFALO, N.Y. OR EQUAL.
- AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS, AND CLEANOUT COVERS.
- CONCRETE MIN. STRENGTH 4,000 PSI @ 28 DAYS.
- STEEL REINFORCEMENT: #4@18" O.C. STEEL WIRE MESH.
- ALL JOINTS TO BE CALKED.



- MODEL DS-808 BY WOODWARD'S CONCRETE PRODUCTS, INC. BUFFALO, N.Y. OR APPROVED EQUAL.
- ALL PIPE JOINTS ARE TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUAL.
- CONCRETE MINIMUM STRENGTH 4,000 PSI @ 28 DAYS.
- REINFORCEMENT: #4@18" O.C. STEEL WIRE MESH.
- SPEED LEVELERS SHALL BE USED ON ALL OUTLETS TO ENSURE EQUAL DISTRIBUTION.

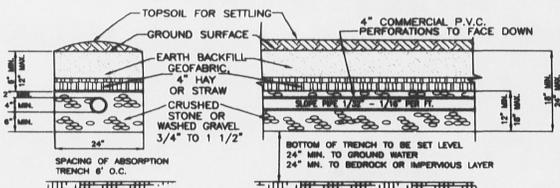
**DROP MANHOLE DETAIL**

NOT TO SCALE

**(C) LOT 2 PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN**

A, B - COMPLETED ON AUGUST 30, 2008  
 C, D - COMPLETED ON FEBRUARY 6, 2009 & OBSERVED BY TOWN ENGINEER'S OFFICE

DEPTH	STABILIZED PERC. RATE (MIN./IN.)				DESIGN FLOW: 4 BEDROOM @ 130 GPD = 520 GPD DESIGN PERCOLATION RATE: 18-20 MINUTES/INCH DESIGN APPLICATION RATE: 0.70 GAL/DAY/SQUARE FOOT ABSORPTION FIELD TRENCH REQUIRED: 372 L.F. ABSORPTION FIELD TRENCH PROVIDED: 8 LATERALS @ 55 FEET = 440 LINEAR FEET
	A	B	C	D	
24"	24"	24"	24"	10	9 11 10



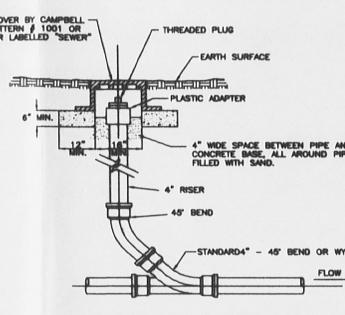
**CROSS SECTION VIEW**

**LONGITUDINAL VIEW**

- DO NOT INSTALL TRENCHES IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL.
- END OF ALL DISTRIBUTION PIPES MUST BE PLUGGED.
- SPACING OF ABSORPTION TRENCH 6' O.C. WITH 4' MIN. UNDISTURBED SOILS BETWEEN TRENCHES.
- ALL LATERALS ARE TO BE THE SAME LENGTH (80' MAX).
- NO SYSTEM IS TO BE CONSTRUCTED ON GROUND WITH A SLOPE IN EXCESS OF 15%.

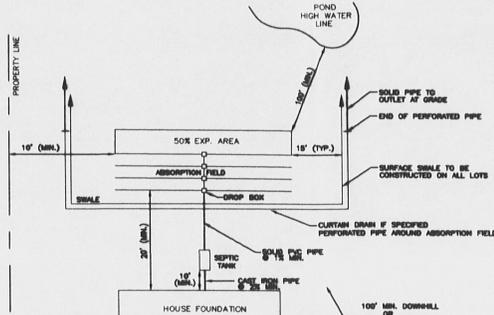
**ABSORPTION TRENCH DETAIL**

NOT TO SCALE



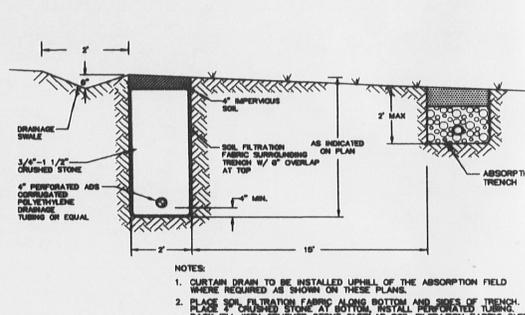
**CLEANOUT DETAIL**

NOT TO SCALE



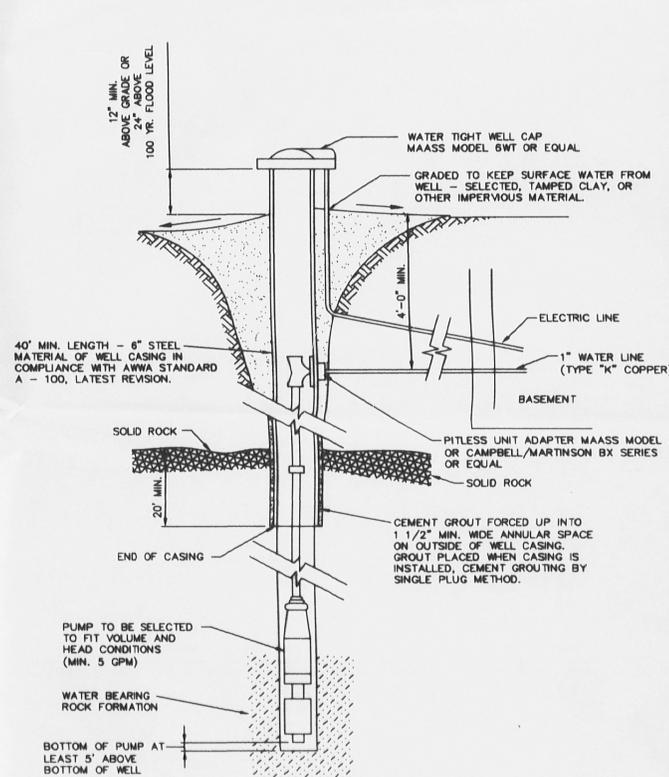
**TYPICAL SEPTIC SYSTEM LAYOUT**

NOT TO SCALE



**CURTAIN DRAIN DETAIL**

NOT TO SCALE



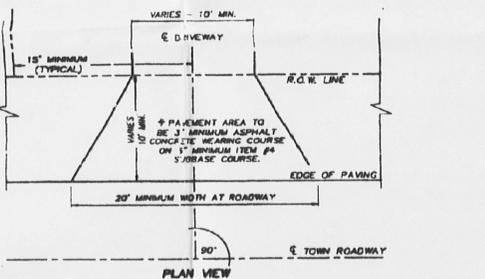
**TYPICAL WELL DETAIL**

NOT TO SCALE  
 MINIMUM 5 GPM WELL YIELD

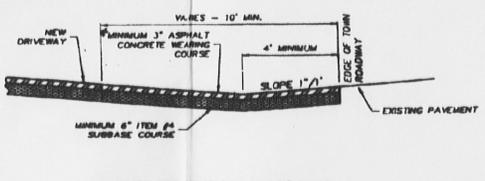
**Driveway Construction Specifications**

Plan of driveway construction within Town Right of way to be submitted by and licensed engineer.

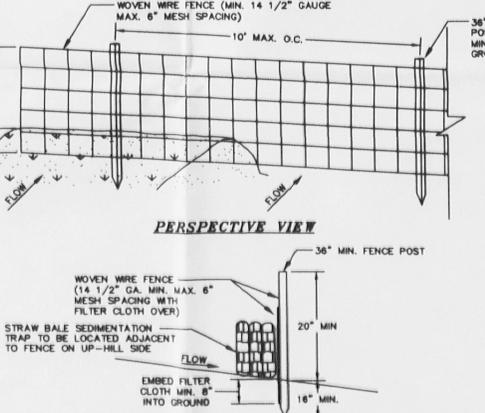
- Access from driveway to town roadway will have acceptable sight distance in both directions as approved by the Town Superintendent of Highways.
- Centerline of driveway shall be perpendicular to Town roadway and a minimum of fifteen (15) feet from property line.  
 Paved area:
  - Shall extend from edge of pavement to Town roadway right-of-way line. Minimum ten (10) foot depth.
  - Minimum width at Town roadway edge of pavement shall be twenty (20) feet, tapering to a minimum of ten (10) foot width at ten (10) foot depth.
  - Paved area shall have a minimum slope of eight (8) percent (1 in/1 ft) away from a Town roadway for a minimum of four (4) feet. Grading shall be to the satisfaction of the Town Superintendent of Highways and the Town Engineer prior to surfacing such driveways.
- Pavement Application: 3" Minimum Asphalt Concrete Wearing Course  
 6" Minimum NYS DOT Item #4 Sub-base course
- Where required by Town Superintendent of Highways, a culvert pipe shall be provided at the driveway, with the pipe size and material to be as acceptable to the Superintendent. Pipe size shall not be less than fifteen (15) inches diameter.
- Where required by Town Superintendent of Highways portland cement concrete curbs shall be depressed five (5) inches at all driveways and contrasted to Town specifications. Stone curbs or pre cast curbs may be substituted only upon the written approval of the Superintendent of Highways.



**PLAN VIEW**

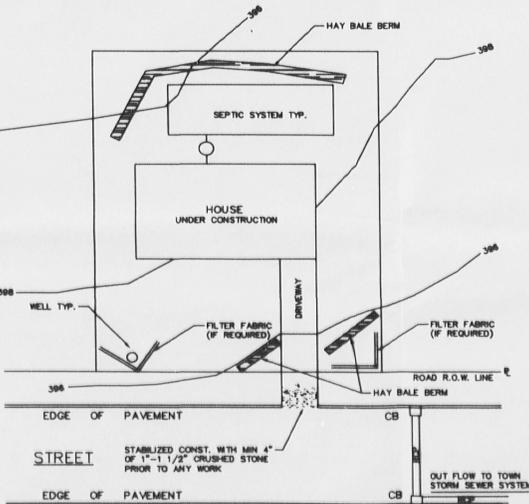


**PERSPECTIVE VIEW**



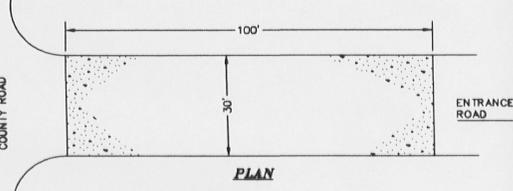
**SILTATION FENCE**

NOT TO SCALE



**TYPICAL INDIVIDUAL LOT EROSION/SEDIMENT CONTROL PLAN**

NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE

- ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 1-1/2" CRUSHED STONE, WILL BE AT LEAST 30' X 100' AND SHOULD BE PLACED ON COMPACTED SUB-GRADE AND SHALL BE MAINTAINED.
- ALL DRIVEWAYS MUST BE STABILIZED WITH 1" - 1 1/2" CRUSHED STONE OR SUB-BASE PRIOR TO INDIVIDUAL HOME CONSTRUCTION.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSHED STONE OR HAYBALE FILTER (FILTER DETAILS APPEAR ON PLAN).
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES MUST BE DETAILED ON THE PLAN.

THIS PLAN SET CONTAINS TWO (2) SHEETS. THIS SHEET SHALL BE CONSIDERED INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY THE OTHER SHEET.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

**NOTES:**

- INDIVIDUAL WELLS AND SEWAGE TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWER SYSTEM IS REQUIRED WITHIN ONE YEAR OF ITS AVAILABILITY.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WELL AND SEPTIC SYSTEM) SHALL NOT BE CHANGED.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' OR 200' OF THIS PROJECT AS APPLICABLE HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS WHERE POSSIBLE.
- THERE IS NO REGRADING ALLOWED IN THE AREA OF ABSORPTION FIELD.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TILE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT BEFORE, DURING OR AFTER CONSTRUCTION.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
- THESE SYSTEMS WERE NOT DESIGNED TO ACCOMMODATE THE USE OF JACOZZI TYPE SPA TUBS OVER 100 GALLONS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SEWAGE DISPOSAL SYSTEM IS REDESIGNED TO ACCOUNT FOR THEM.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT PLAN OF ANY EXISTING SANITARY FACILITIES.
- BOULGERS ON SURFACE OF THE GROUND TO BE CLEARED AWAY PRIOR TO CONSTRUCTION OF SEWAGE DISPOSAL SYSTEM.
- ALL TREES SHALL BE REMOVED FROM THE TILE FIELD AREA PRIOR TO CONSTRUCTION.
- NO LATERALS UNDER DRIVEWAY OR PAVED AREA.
- ALL LAUNDRY AND KITCHEN WASTES SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- NO CELLAR OR FOOTING DRAINS SHALL BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEM.
- SANITARY FACILITIES (WELLS, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) SHALL BE INSPECTED AT THE TIME OF CONSTRUCTION BY A N.Y.S. LICENSED PROFESSIONAL ENGINEER WHO SHALL PRIOR TO OCCUPANCY SUPPLY WRITTEN CERTIFICATION TO THE ORANGE COUNTY HEALTH DEPARTMENT AND THE LOCAL CODE ENFORCEMENT OFFICER THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER-TIGHTNESS.
- AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE HOUSE MUST BE MAINTAINED TO ALLOW VENTING OF SEWER GASES THROUGH THE STACK VENT. FOOTING DRAINS WITHIN 25' OF A WELL MUST BE WATER-TIGHT.

\*SEWAGE PITS LOCATED UPHILL FROM A WELL NEED A 200' MIN. SEPARATION.

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**LANC & TULLY**  
 ENGINEERING AND SURVEYING, P.C.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
 AUG 18 2008

DATE: JANUARY 23, 2008  
 PREPARED BY: FRANK J. MESSINA III  
 CHECKED BY: TANYA L. MESSINA  
 DATE: FEBRUARY 16, 2008  
 DATE: MARCH 30, 2008  
 DATE: JUNE 9, 2008

DETAILS PREPARED FOR  
**FRANK J. MESSINA III**  
 AND  
**TANYA L. MESSINA**  
 TOWN OF NEW WINDSOR  
 ORANGE COUNTY, NEW YORK

Sheet No. 2 OF 2  
 Drawing No. A-08-0024-1