

**PB# 08-05**

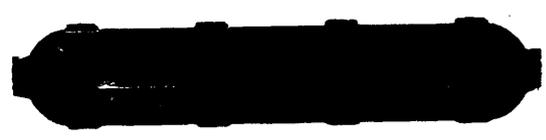
**Henry VanLeeuwen  
(Sub.)**

**55-2-13**

08-05 Henry VanLeeuwen Sub. 2-Lots  
345 Beattie Rd.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 10-8-08



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/10/2008

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

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

FOR PROJECT NUMBER: 8-5

NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238

APPLICANT: HENRY VAN LEEUWEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/08/2008	PLANS STAMPED	APPROVED
05/28/2008	P.B. APPEARANCE	LA:ND WV PHS APP CON

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/10/2008

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 8-5

NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238

APPLICANT: HENRY VAN LEEUWEN

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 02/14/2008	MUNICIPAL HIGHWAY	02/21/2008	APPROVED
ORIG 02/14/2008	MUNICIPAL WATER	/ /	
ORIG 02/14/2008	MUNICIPAL SEWER	/ /	
ORIG 02/14/2008	MUNICIPAL FIRE	02/20/2008	APPROVED
ORIG 02/14/2008	NYS DOT	/ /	
ORIG 02/14/2008	E911	02/25/2008	APPROVED
	. LOT #1 = #359 BEATTIE ROAD; LOT #2 = 345 BEATTIE ROAD;		
	. PLEASE HAVE THESE NUMBERS PLACED ON ALL PLANS		
ORIG 02/14/2008	O.C. PLANNING	/ /	
ORIG 02/14/2008	O.C. HEALTH DEPT.	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/10/2008

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 8-5  
NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238  
APPLICANT: HENRY VAN LEEUWEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/17/2008	APPROVAL FEE	CHG	360.00		
09/23/2008	REC. CK. #368	PAID		360.00	
		TOTAL:	360.00	360.00	0.00



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

September 18, 2008

Henry VanLeeuwen  
345 Beattie Road  
Rock Tavern, NY 12575

SUBJECT: P.B. #08-05 SUBDIVISION

Dear Hank:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 360.00
Check #2 – Recreation Fee.....	\$ 3,000.00

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 L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

*Sent 9/18/08*

TOWN OF NEW WINDSOR

9/17/08  
08-05

MINOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 75.00

ESCROW:

RESIDENTIAL:

\_\_\_\_\_ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ \_\_\_\_\_

\_\_\_\_\_ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ \_\_\_\_\_

COMMERCIAL:

\_\_\_\_\_ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ \_\_\_\_\_

\_\_\_\_\_ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ \_\_\_\_\_

TOTAL ESCROW DUE: \$ \_\_\_\_\_

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 100.00

PRELIMINARY PLAT APPROVAL \$ 150.00 *150.00*

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 112.00

FINAL PLAT SECTION FEE \$ 100.00

TOTAL APPROVAL FEES: \$ 360.00

RECREATION FEES:

\_\_\_\_\_ LOTS @ \$2,000.00 / LOT \$ \_\_\_\_\_

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ \_\_\_\_\_

P.B. ENGINEER FEE \$ \_\_\_\_\_

P.B. ATTY. FEE \$ \_\_\_\_\_

MINUTES OF MEETING \$ \_\_\_\_\_

OTHER \$ \_\_\_\_\_

TOTAL DEDUCTION: \$ \_\_\_\_\_

REFUND: \$ \_\_\_\_\_

AMOUNT DUE: \$ \_\_\_\_\_

PERFORMANCE BOND AMOUNT \$ \_\_\_\_\_

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ \_\_\_\_\_

4% PUBLIC IMPROVEMENTS \$ \_\_\_\_\_

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 8- 5

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
8-5	337421	10/17/07	TIME	MJE	WS	VANLEUWEN SUB	119.00	0.40	47.60			
8-5	350859	01/29/08	TIME	MJE	MC	GA:VANLEUWEN APP	124.00	0.30	37.20			
8-5	353022	02/22/08	TIME	MJE	MR	VANLEUWEN SUB RVW	124.00	0.50	62.00			
8-5	354038	02/26/08	TIME	MJE	MC	VANLEUWEN W/GA	124.00	0.20	24.80			
8-5	353747	02/27/08	TIME	MJE	MM	VanLeuween >>> ZBA	124.00	0.10	12.40			
8-5	354051	02/27/08	TIME	MJE	MM	VANLEUWEN REG MTG	124.00	0.20	24.80			
8-5	355505	03/05/08	TIME	MJE	MC	VANLEUWEN S/D ZBA	124.00	0.40	49.60			
8-5	355506	03/05/08	TIME	MJE	MC	MM:VANLEUWEN	124.00	0.20	24.80			
8-5	368006	05/27/08	TIME	MJE	MC	DISC VANLEUWEN COMM	124.00	0.20	24.80			
8-5	367132	05/28/08	TIME	MJE	MM	VanLwn Final APPL	124.00	0.10	12.40			
8-5	368010	05/28/08	TIME	MJE	MR	V/FINAL COMM/PO	124.00	0.20	24.80			
8-5	368015	05/28/08	TIME	MJE	MM	VANLEUWEN-REG MTG	124.00	0.30	37.20			
TASK TOTAL									382.40	0.00	0.00	382.40

GRAND TOTAL

<del>382.40</del>	0.00	0.00	382.40
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*See other side*



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/18/2008

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 8-5  
NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238  
APPLICANT: HENRY VAN LEEUWEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/17/2008	APPROVAL FEE	CHG	360.00		
		TOTAL:	<u>360.00</u>	<u>0.00</u>	<u>360.00</u>

Date	Received From/Paid To	Chef	General	Bld	Trust Activity
Entry #	Explanation	Rec#	Disbs	Inv#	Acc
12132	TOWN OF NEW WINDSOR				
6185905	VANLEKOWEN, HENRY P. - TWO LOT SUBDIVISION PB				
Feb 25/2008	Lawyer: DRC 0.10 Hrs X 175.00			6804	
125425	REVIEW M EDSALL'S COMMENTS PB# 08-05				
Feb 27/2008	Lawyer: DRC 0.10 Hrs X 175.00			6804	
126590	ATTEND PLANNING BOARD MEETING PB# 08-05				
Mar 14/2008	Billing on Invoice 6804		0.00	6804	
130131	FEES 35.00				
Apr 4/2008	TOWN OF NEW WINDSOR	013144	35.00		
135298	PMT - PAYMENT ON ACCOUNT				

TOTALS	CHE	UNBILLED	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	A/R	TRUST
PERIOD	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	0.00	0.00
END DATE	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	0.00	0.00

FIRM TOTAL	CHE	UNBILLED	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	A/R	TRUST
PERIOD	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	0.00	0.00
END DATE	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	0.00	0.00

REPORT SELECTIONS - Client Ledger

Layout Template	Default
Requested by	Rose Thoma
Finished	Monday, September 08, 2008 at 11:50:36 AM
Ver	8.20c
Matters	6185905
Clients	All
Major Clients	All
Client Intro Lawyer	All
Matter Intro Lawyer	All
Responsible Lawyer	All
Assigned Lawyer	All
Type of Law	All
Select From	Active, Inactive Matters
Matters Sort by	Default
New Page for Each Lawyer	No
New Page for Each Matter	No
No Activity Date	Dec 31/2199
Firm Totals Only	No
Totals Only	No
Entries Shown - Billed Only	No
Entries Shown - Disbursements	Yes
Entries Shown - Receipts	Yes
Entries Shown - Time or Fees	Yes
Entries Shown - Trust	Yes
Incl. Matters with Retainer Bal	No
Incl. Matters with Neg Unbld Disb	No
Trust Account	All
Working Lawyer	All
Include Corrected Entries	No
Show Check # on Paid Payables	No
Show Client Address	No
Consolidate Payments	No
Show Trust Summary by Account	No

VAN\_LEEUWEN\_SUBDIVISION\_(08-05)

MR. ARGENIO: Let the record reflect Mr. Van Leeuwen has left the room at my request and he certainly has no problem with that. The next application is the Van Leeuwen lot line change.

MR. EDSALL: Subdivision.

MR. ARGENIO: Subdivision and that's a pretty simple thing and the lady here to represent this I believe is Mr. Van Leeuwen's daughter. What's your name?

MS. CRUZ: Ennika Cruz.

MR. ARGENIO: Tell us what you want to do in case somebody was absent the last meeting, just give us a little heads-up here.

MS. CRUZ: Okay, currently it has two dwellings on it on just over a 3 acre parcel and what we're proposing to do is subdivide one acre lot and leave the second, I think it's 2.11 acres. This building was built in the 1800s and this building was built in 1976 and we're just proposing to split it so my husband and I can purchase the second parcel which we already live in. There's not going to be any changes.

MR. BABCOCK: It's actually helping the zoning, Mr. Chairman, today's zoning you should only have one house on a lot.

MR. ARGENIO: And they have two?

MR. BABCOCK: That's correct.

MR. ARGENIO: Leave it to Mr. Van Leeuwen.

MR. BABCOCK: What I understand from Mr. Van Leeuwen this line was originally there at some point in time, I

don't know when this was years and years ago.

MS. CRUZ: Yes.

MR. BABCOCK: And for tax purposes they removed that line now they just want to put it back.

MR. ARGENIO: I'll accept a motion that we declare a negative dec on this application.

MR. GALLAGHER: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec on the Van Leeuwen minor subdivision. Roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. EDSALL: Mr. Chairman, I assume they're going to have the formal ones prepared for you to sign, you're authorizing them to be prepared and you to sign.

MR. ARGENIO: I'm authorizing, we are, not me, we're authorizing.

MR. EDSALL: So we'll have Mr. Cordisco prepare them for your signature.

MR. ARGENIO: I want to ask everybody about the public hearing, I've been out here so I want to just go around about the public hearing but I want to poll the board on the public hearing and necessity for it or not but I want to also reveal to the members that I have personal

knowledge of this parcel and directly across the street is Mr. Van Leeuwen's residence and in the back behind the homes and ma'am you can correct me if I misspeak, I was there a while back and it's all woods, is that correct?

MR. BABCOCK: Actually, this is where he lives right now.

MS. CRUZ: On the left side of their house is all woods.

MR. ARGENIO: I misspoke but across the street is Mr. Van Leeuwen's new house.

MS. CRUZ: New house, yes.

MR. ARGENIO: Got it, no problem.

MR. SCHEIBLE: Does the outhouse stay?

MS. CRUZ: It's still there.

MR. ARGENIO: What do you want to do with this? Somebody chime in here.

MR. SCHLESINGER: In reference to?

MR. ARGENIO: Public hearing.

MR. EDSALL: I assume for the record that there was a public hearing at the ZBA?

MR. ARGENIO: There certainly was.

MR. EDSALL: And was there any comment Mike to your recollection?

MR. BABCOCK: There was a few people in the audience that lived on McClain Drive what I remember of it they

didn't understand why they were subdividing, they thought they were going to build more houses. Once they realized that it was existing and they're just putting a lot line in, there was really no comments.

MR. SCHLESINGER: Nothing's going to change.

MR. SCHEIBLE: I agree.

MR. GALLAGHER: We're cleaning up the plan.

MR. ARGENIO: I feel the same way. Let's not belabor. Any formalities Mark that I've missed?

MR. EDSALL: You need to take a motion on that.

MR. ARGENIO: I'll take a motion for final.

MR. SCHLESINGER: No.

MR. EDSALL: No, the motion on waiving the hearing.

MR. ARGENIO: I'll accept a motion to waive both preliminary and final public hearing.

MR. SCHLESINGER: So moved.

MR. SCHEIBLE: Second it.

ROLL CALL

MR. SCHEIBLE	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Motion for final.

MR. SCHLESINGER: Motion for final approval.

May 28, 2008

45

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval to the Van Leeuwen minor subdivision on Beattie Road. Roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

(Whereupon, Mr. Van Leeuwen entered the room.)



**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**  
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WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)



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

**PROJECT NAME:** VANLEEUVEN MINOR SUBDIVISION  
**PROJECT LOCATION:** BEATTIE ROAD AND MACLEAN DRIVE  
SECTION 55 - BLOCK 2 - LOT 13  
**PROJECT NUMBER:** 08-05  
**DATE:** 28 MAY 2008  
**DESCRIPTION:** THE APPLICATION PROPOSES THE MINOR SUBDIVISION OF THE  
PROPERTY INTO TWO LOTS. THE PLAN WAS PREVIOUSLY REVIEWED  
AT THE 27 FEBRUARY 2008 PLANNING BOARD MEETING.

1. The property is located in the R-1 zoning district of the Town. The application required area variances and was referred to the ZBA. It is my understanding that all necessary variances have been obtained.
2. Inasmuch as both residences and their related improvements (including individual well and septic) already exist on the property, and no improvements are proposed, I am aware of no other concerns regarding the application.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Section 257-13 (A) of the Subdivision Regulations. (if waived please waive both preliminary and final public hearings).
4. 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.

Respectfully Submitted,

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

MJE/st NW08-05-28May08.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/23/2008

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 8-5

NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238  
APPLICANT: HENRY VAN LEEUWEN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/14/2008	MUNICIPAL HIGHWAY	02/21/2008	APPROVED
ORIG	02/14/2008	MUNICIPAL WATER	/ /	
ORIG	02/14/2008	MUNICIPAL SEWER	/ /	
ORIG	02/14/2008	MUNICIPAL FIRE	02/20/2008	APPROVED
ORIG	02/14/2008	NYS DOT	/ /	
ORIG	02/14/2008	E911 . LOT #1 = #359 BEATTIE ROAD; LOT #2 = 345 BEATTIE ROAD; . PLEASE HAVE THESE NUMBERS PLACED ON ALL PLANS	02/25/2008	APPROVED
ORIG	02/14/2008	O.C. PLANNING	/ /	
ORIG	02/14/2008	O.C. HEALTH DEPT.	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/23/2008

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 8-5

NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238

APPLICANT: HENRY VAN LEEUWEN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/14/2008	EAF SUBMITTED	02/14/2008	WITH APPLIC
ORIG	02/14/2008	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/14/2008	LEAD AGENCY DECLARED	/ /	
ORIG	02/14/2008	DECLARATION (POS/NEG)	/ /	
ORIG	02/14/2008	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/14/2008	PUBLIC HEARING HELD	/ /	
ORIG	02/14/2008	WAIVE PUBLIC HEARING	/ /	
ORIG	02/14/2008	FINAL PUBLIC HEARING	/ /	
ORIG	02/14/2008	PRELIMINARY APPROVAL	/ /	
ORIG	02/14/2008	LEAD AGENCY LETTER SENT	/ /	

Barbara;

Below is the variances as requested as it appeared on the ZBA Agenda for 5/12/08. Also attached are the minutes of that meeting showing approval for these variances.

Let me know if you need anything else...take care.

Myra

**1. HENRY VAN LEEUWEN (08-12) Request for the following variances for Proposed**

**LOT #1:**

**(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05))**

36,311 s.f. Gross Minimum Lot Area and;  
4,311 s.f. Net Minimum Lot Area and;  
4 ft. Front Yard Setback

All at 345 Beattie Road in an R-1 Zone (55-2-13)

**START OF THE ZBA MINUTES FOR 5/12/08**

May 12, 2008

13

HENRY\_VAN\_LEEUWEN\_(08-12)

---

MR. KANE: Next public hearing is Henry Van Leeuwen request for the following variances for proposed lot number 1, proposed lot number 2 complies with zoning and as referred by the planning board, 36,311 square feet gross minimum lot area, 4,311 square feet net minimum lot area, 4 foot front yard setback all at 345 Beattie Road in an R-1 zone.

Mr. Henry Van Leeuwen appeared before the board for this proposal.

MR. VAN LEEUWEN: Good evening, folks, how are you?

MR. KANE: Good.

MR. VAN LEEUWEN: What I want to do is I want to, I'm going to be 70 another couple months and I want to give the kids the houses, I can't take them with me whether I go to heaven or hell, you can't take them with you, doesn't work.

MR. KANE: That's true.

MR. VAN LEEUWEN: The house I'm giving to my middle daughter.

MR. KANE: So just like the preliminary meeting tell us exactly what you want to do.

MR. VAN LEEUWEN: This is all one piece of property, this was split one time many years ago and then the assessor at the time was Flip Weyant he suggested that I do away with this line. Now I want to put this line back and I want to give this one to my middle daughter, this is going to my youngest daughter and as you know from last time I'm going to go here.

MR. KANE: Is there anybody here for this particular

May 12, 2008

14

hearing? Okay, just going to send back a little note so you can put your name and address on it, it's for the stenographer so she has that information when the public portion of the meeting is open then just state your name and your address and ask whatever questions you have. Go ahead, Hank.

MR. VAN LEEUWEN: Everything stays as is, nothing being moved.

MR. KANE: So what we basically have to clarify is we have existing two existing homes on one parcel?

MR. VAN LEEUWEN: Correct.

MR. KANE: One piece of property and we're looking to divide that so that they're two separate pieces, taxable pieces of property?

MR. VAN LEEUWEN: Correct.

MR. KANE: And there's not going to be any new building on either one of those, everything is existing?

MR. VAN LEEUWEN: Yes.

MR. KANE: Any further questions from the board at this moment?

MR. BEDETTI: Just a question now you don't own any other property around that surrounds the--

MR. VAN LEEUWEN: Around here, no, across the street I have 45 acres.

MR. BEDETTI: So there's no way that you can actually have added to the small lot and make it, to make it in compliance?

MR. VAN LEEUWEN: Nothing I can do there, no.

MR. BEDETTI: That was the only question.

MR. VAN LEEUWEN: I have 44 acres of swamp across the street, it's all wetlands.

MR. KANE: At this point, I'm going to open it up to the public and ask if you have any questions? If you want to see what's going on?

MR. GUZMAN: No, we don't have any questions.

MR. KANE: Do you understand what's going on with the piece of property?

MR. GUZMAN: Generally speaking.

MR. KANE: Come on up, we want you to understand so that you know you're here for a reason so Hank just show them what you're doing with the property.

MR. VAN LEEUWEN: Well, they got a letter.

MR. VAN LEEUWEN: This is Beattie Road, I live here and this is my carriage house, was my carriage house which I'm giving to my middle daughter, I can't take it with me.

MR. KANE: Show them the property line where the property line will be.

MR. VAN LEEUWEN: Going down here.

MRS. GUZMAN: You've had this property the line you took it out?

MR. VAN LEEUWEN: Thirty-six years ago.

MR. KANE: So it will become two taxable lots instead of the one lot with two homes on it so there will be no

new construction, no new anything there?

MR. VAN LEEUWEN: Eventually if they put an addition on to the house that's up to them, nothing to do with this right now.

MR. KANE: Okay, any further questions?

MR. GUZMAN: No.

MR. KANE: Any problems with the project?

MRS. GUZMAN: No, just wanted to be informed.

MR. KANE: Thank you very much. Anybody else for this particular hearing? Seeing as there's not, we'll close the public portion of the hearing, bring it back to the board for any further questions. I'll accept a motion then.

MR. DITTBRENNER: I will move to approve the variances as presented on 345 Beattie Road as requested by Henry Van Leeuwen to reposition a lot line subdividing that property into two parcels.

MR. TORPEY: Second it.

ROLL CALL

MR. DITTBRENNER	AYE
MR. BEDETTI	AYE
MR. TORPEY	AYE
MR. KANE	AYE

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 08-05

DATE: 5 March 2008

APPLICANT:

Henry P. VanLeeuwen  
345 Beattie Road  
Rock Tavern, NY 12575

#1 ZBA 3-24-08  
SET UP FOR P/H

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 2-15-08

FOR: SUBDIVISION

LOCATED AT: Beattie Road and Maclean Drive

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SEC: 55 BLOCK: 2 LOT: 13

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Gross Lot Area, Net Lot Area and Front Yard Variances needed for proposed lot #1

TOWN OF NEW WINDSOR CODE: Bulk Tables – Section 300-8

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

**NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued**

**REQUIREMENTS**

P.B. # **08-05**

ZONE: **R-1**

USE: **S.F.R.**

(values shown are for Proposed Lot No. 1)(Proposed Lot No.2 complies with zoning requirements)

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA (Gross)	80,000 s.f.	43,689 s.f.	36,311 s.f.
MIN. LOT AREA (Net)	48,000 s.f.	43,689 s.f.	4,311 s.f.
MIN. LOT WIDTH	175 ft.	292+	-
REQUIRED FRONT YARD	45 ft.	41.0 / 160.8	4 ft. / -
REQUIRED SIDE YARD	40 ft.	40.8	-
REQUIRED TOTAL SIDE YARD	80 ft.	n/a	-
REQUIRED REAR YARD	50 ft.	101.5	-
REQUIRED FRONTAGE	70 ft.	438	-
MAX. BLDG. HT.	35 ft.	<35	-
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	1200 s.f.	>1200 s.f.	-
DEVELOPMENTAL COVERAGE	20 %	11.33%	-
O/S PARKING SPACES	2 per res.	2	-

**PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.**

**CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/2008

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 8-5  
NAME: HENRY VAN LEEUWEN SUBDIVISION PA2007-238  
APPLICANT: HENRY VAN LEEUWEN

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/14/2008	REC CK. #176	PAID	0.00	400.00	-400.00
		TOTAL:		400.00	

*J. Vanneij  
2-22-08*

*P.B. #08-05 Escrow*

Security enhanced document. See back for details.

**HENRY VAN LEEUWEN  
BUILDER & DEVELOPER** 176  
BEATTIE ROAD 496-9523  
ROCK TAVERN, NY 12575

DATE 2/12/08 50-7044/2219

PAY TO THE ORDER OF Town of New Windsor \$ 400.00  
Town of New Windsor DOLLARS

Provident Bank  
36 - NEWBURGH, NY 12550

FOR Lot Line *M.O.V.*

⑈000176⑈ ⑆221970443⑆ 0006215775⑈



VAN\_LEEUWEN\_SUBDIVISION\_(08-05)

MR. ARGENIO: Van Leeuwen Subdivison, Beattie Road.  
How are you, ma'am? What's your name my name?

MS. CRUZ: Erika Cruz.

MR. ARGENIO: What are you, the engineer or the  
architect?

MS. CRUZ: I'm the daughter of the property owner.

MR. ARGENIO: Application proposes the minor  
subdivision of property into two lots. I'm familiar  
with this. What they're looking for here tonight guys  
is they're looking for zoning board referral. I don't  
certainly don't want to put you on the spot, briefly  
just point to the map and tell us what you're trying to  
do.

MS. CRUZ: It's currently it's just over 3 acre lot  
right here. What my father's proposing to do is  
subdivide one acre off the northeast section where  
there's an existing building, he's not changing  
anything on the property, it's just letting it so my  
husband and I can buy this portion.

MR. ARGENIO: Nothing like having family. Mike, do you  
know off the top of your head exactly what they need  
there, is it lot area?

MR. BABCOCK: It's going to be lot area, Mr. Chairman,  
today's zoning is two acres, this was built prior to  
that zoning so it's never going to meet that zoning.  
Right now we have two houses on one lot which isn't to  
current zoning, you're only supposed to have one house  
per lot. There's no new construction.

MR. ARGENIO: So it cleans up that problem.

MR. BABCOCK: There's no new construction and there's not much anyplace else to put the lot line, you could move it over a little bit more but apparently they don't want to.

MR. EDSALL: Well, they're also positioning the line such that they don't create a non-conformance with an existing shed on the larger parcel. The other variance they need just so the record's complete is the front yard variance from McLean but again the house is there, the road is there and it is what it is.

MR. SCHEIBLE: When was this all built? Just curious.

MS. CRUZ: This house was built in the 1830s and this house was built in '76.

MR. ARGENIO: Unless, do you have any questions on this, Neil or Danny or Henry? Pretty straightforward. I certainly know it too. I will accept a motion we deem this application incomplete at this time.

MR. SCHLESINGER: So moved.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board deem the Van Leeuwen minor subdivision application incomplete at this time thus sending them to the zoning board. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. SCHEIBLE	AYE
MR. ARGENIO	AYE

February 27, 2008

26

MR. ARGENIO: Seems to make sense. Hopefully you'll be successful there. It's good to get things cleaned up.



**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](mailto:MHENY@MHEPC.COM)  
WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)



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

**PROJECT NAME:** VANLEEUVEN MINOR SUBDIVISION  
**PROJECT LOCATION:** BEATTIE ROAD AND MACLEAN DRIVE  
SECTION 55 – BLOCK 2 – LOT 13  
**PROJECT NUMBER:** 08-05  
**DATE:** 27 FEBRUARY 2008  
**DESCRIPTION:** THE APPLICATION PROPOSES THE MINOR SUBDIVISION OF THE  
PROPERTY INTO TWO LOTS.

1. The property is located in the R-1 zoning district of the Town. The bulk information on the plan is correct for the zone and use group.

The property currently has two residences on the property. This application seeks to split the property such that each lot is on its own tax lot, which makes sense. Unfortunately, proposed lot #1 does not meet bulk requirements, and a referral to the ZBA is needed. *As such, it is my recommendation that the planning board deem this application incomplete, and forward this application to the Zoning Board of Appeals for necessary action.*

2. Inasmuch as both residences and their related improvements (including individual well and septic) already exist on the property, and no improvements are proposed, I am aware of no other concerns regarding the application, other than the need to obtain the necessary variances.
3. The Planning Board should defer any SEQRA activity until such time that the applicant returns from the Zoning Board of Appeals.

Respectfully Submitted,

Mark J. Edsall, P.E., R.P.  
Engineer for the Planning Board

MJE/st NW08-05-27Feb08.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



# 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

RECEIVED

FEB 20 2008

N.W. HIGHWAY DEPT.

TO: HIGHWAY DEPARTMENT

P.B. FILE #08-05 DATE RECEIVED: 02-14-08 TAX MAP #55-2-13

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 02-26-08 TO BE ON AGENDA FOR THE 02-27-08 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

### VAN LEEUWEN 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *Cheryl Jay* 2/21/08  
Reviewed by date

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

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

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

*KS*

**SUBJECT: PB-08-05  
Van Leeweun Subdivision  
SBL: 55-2-13**

**DATE: February 20, 2008**

**Fire Prevention Reference Number: FPS-08-010**

**A review of the above referenced plan has been conducted and is  
approved**



# 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 #08-05 DATE RECEIVED: 02-14-08 TAX MAP #55-2-13

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 02-26-08 TO BE ON AGENDA FOR THE 02-27-08 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

#### VAN LEEUWEN SUBDIVISION

Applicant or Project Name

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

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Place E-911 numbers on All Plans  
LOT # 1 = 359 Beatrix Road  
LOT # 2 = 345 Beatrix Road

DISAPPROVED:

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

Signature: J McDonald  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_

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

**RECEIPT**  
**#102-2008**

02/21/2008

Vanleeuwen, Henry *PB 08-05*

Received \$ 75.00 for Planning Board Fees, on 02/21/2008. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



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

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

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 587-3100  
e-mail: mhony@mhepc.com

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

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

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:** NEW WINDSOR **P/B APP. NO.** 100-3  
**WORK SESSION DATE:** 17 OCT 07 **PROJECT:** NEW OLD  
**REAPPEARANCE AT W/S REQUESTED:** NO **RESUB. REQ'D:** new fill  
**PROJECT NAME:** VanLeeuwen  
**REPRESENTATIVES PRESENT:** Hank VanLeeuwen

**MUNICIPAL REPS PRESENT:** BLDG INSP. \_\_\_\_\_ PB ATTY. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_ PLANNER \_\_\_\_\_  
MHE REP (MJE) (Other) \_\_\_\_\_ P/B CHMN \_\_\_\_\_ OTHER \_\_\_\_\_

**ITEMS DISCUSSED:**  
- Hank's house - 30 years ago 2 lots,  
then combined - now resplit  
- main lot SFR - 2<sup>nd</sup> 2<sup>nd</sup> form 7 ZBA  
Survey only! P.P  
fix bulk table  
need lot A (S + r) Grant to  
Maden  
for Lot #1

**STND CHECKLIST:** **PROJECT TYPE**  
DRAINAGE \_\_\_\_\_ SITE PLAN \_\_\_\_\_  
DUMPSTER \_\_\_\_\_ SPEC PERMIT \_\_\_\_\_  
SCREENING \_\_\_\_\_ L L CHG. \_\_\_\_\_  
LIGHTING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
(Streetlights) LANDSCAPING \_\_\_\_\_ OTHER \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

**PROJECT STATUS:**  
ZBA Referral: X Y \_\_\_\_\_ N  
Ready For Meeting X Y \_\_\_\_\_ N  
Recommended Mtg Date next  
avail

# 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. 65 Block 2 Lot 13

**BUILDING DEPARTMENT TRACKING NUMBER:** PA 2007-238  
**MUST FILL IN THIS NUMBER**

1. Name of Project \_\_\_\_\_

2. Owner of Record HENRY P. VAN LEEUWEN Phone 496 9523

Address: 345 Beatty rd Brookhaven N.Y. 12575  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant \_\_\_\_\_ Phone \_\_\_\_\_

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

4. Person Preparing Plan Peeringak & Plan Phone 294 0606

Address: 262 Greenwich Ave. Goshen N.Y.  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

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

1. Person to be notified to appear at Planning Board meeting: E-MAIL: vanclan12575@yahoo.com

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Phone)

\_\_\_\_\_  
(fax)

2. Project Location: On the Beatty & Ince Lane of \_\_\_\_\_  
(Direction) (Street)

8. Project Data: Acreage 3 Zone R1 School Dist. Wassintville

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

**\*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.) \_\_\_\_\_

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes  no 1974

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

**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.:

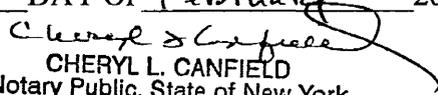
COUNTY OF ORANGE)

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:

  
(OWNER'S SIGNATURE)

15<sup>th</sup> DAY OF February 2008

  
CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
#01CA6073319  
Commission Expires April 22, 2010

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

Please Print Agent's Name as Signed

NOTARY PUBLIC

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED FEB 14 2008

DATE APPLICATION RECEIVED

08-05

APPLICATION NUMBER

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

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Henry Van Leeuwen, deposes and says that he resides  
(OWNER)

at 345 Beattie Rd - Rock Tavern, NY in the County of ORANGE  
(OWNER'S ADDRESS)

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

(Sec. 55 Block 2 Lot 13)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:

Emilio Druze 2 Mac Lane Dr. Rock Tavern N.Y.  
(Agent Name & Address) 12575

(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:

\*\* [Signature]  
Owner's Signature (MUST BE NOTARIZED)

15 DAY OF February 2008  
Cheryl L. Canfield  
CHERYL L. CANFIELD,  
Notary Public, State of New York.  
Qualified in Orange County  
#01CA6073319  
Commission Expires April 22, 2010

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

NOTARY PUBLIC

\_\_\_\_\_  
Professional Representative's Signature

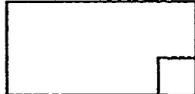
\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

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

08-05

**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). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
  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.   ✓   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. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
  - \* 16. \_\_\_\_\_ Flood land boundaries.
  17.   ✓   A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18.   ✓   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.   ✓   Include existing or proposed easements.
21. \_\_\_\_\_ Right-of-way widths.
22. \_\_\_\_\_ 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. \_\_\_\_\_ Show any existing waterways.
- \*26. \_\_\_\_\_ 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. \_\_\_\_\_ Indicate location of street or area lighting (if required).

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

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or 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 odors.

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

**PREPARER'S ACKNOWLEDGMENT:**

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

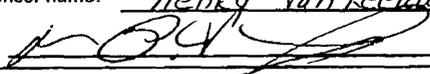
BY: \_\_\_\_\_  
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ **PLEASE NOTE:** ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

**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>Henry Van Leeuwen</i>	2. PROJECT NAME <i>Van Leeuwen Subdivision</i>
3. PROJECT LOCATION: <i>Beattie Road</i> Municipality <i>Town of New Windsor</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>Beattie Road</i> <i>Rock Tavern - New Windsor, NY</i> <span style="float: right;"><i>55-2-13</i></span>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Two lot Subdivision</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>3 +/-</i> acres    Ultimately _____ 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
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>Henry Van Leeuwen</i>	Date: <i>2-15-08</i>
Signature: 	

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

OVER

1

03-03

Reset

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

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

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

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic 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)?  
 Yes  No If Yes, explain briefly:

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

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

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

08-05

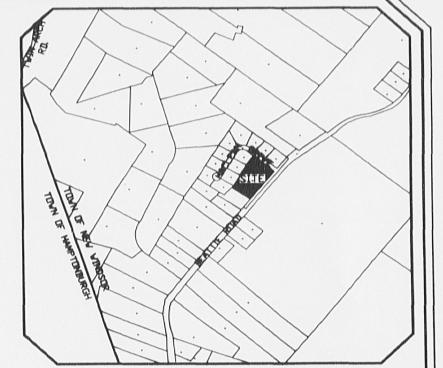
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**ZONING: TN. OF NEW WINDSOR**

DISTRICT R1				
SECTION 55, BLOCK 2, LOT 13				
ITEM	REQUIRED	LOT 1	LOT 2	ZBA
LOT AREA - (GROSS)	80,000 SQ. FT.	43,689 SQ. FT.*	91,963 SQ. FT.	XX
LOT AREA - (NET)	48,000 SQ. FT.	43,689 SQ. FT.*	91,963 SQ. FT.	XX
FRONT YARD	45'	41.0'/160.8'	95.5'	XX
REAR YARD	50'	101.5'	114.0'	N/A
SIDE YARD	40'	40.8'	143.0'	N/A
TOTAL SIDES	80'	N/A	296.2'	N/A
LOT WIDTH	175'	292.67'	355.78'	N/A
STREET FRONTAGE	70'	438'	354'	N/A
DEVELOP. CVRG.	20%	11.33%	5.74%	N/A
MAX. HEIGHT	35'	<35'	<35'	N/A
MIN. LIVABLE AREA	1200 S.F.	>1200 S.F.	>1200 S.F.	N/A

\* NET & GROSS LOT AREA, & FRONT YARD VARIANCES GRANTED FOR LOT #1 AS FOLLOWS

AT THE ZONING BOARD MEETING OF 05/12/08 VARIANCES FOR LOT #1:  
 36,311 S.F. GROSS MINIMUM LOT AREA AND;  
 4,311 S.F. NET MINIMUM LOT AREA AND;  
 4 FT. FRONT YARD SETBACK  
 ALL AT 345 BEATTIE ROAD IN AN R-1 ZONE (55-2-23)  
 WERE GRANTED.



LOCATION MAP  
SCALE: 1"=1000'

**RECORD OWNER/APPLICANT**  
 HENRY VANLEEUWEN  
 345 BEATTIE ROAD  
 ROCK TAVERN, NEW YORK 12575

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 25, 1997.  
 HENRY P. VAN LEEUWEN

- SURVEY NOTES:**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.
  - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
  - CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
  - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
  - CERTIFICATION IS FOR LOT 55-2-13 ONLY.

FOR TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT - 8 2008

By: *[Signature]*  
 Town Engineer/Secretary

05/22/08 ZBA APPROVAL GRANTED	WVD	
10/16/07 ORIGINAL PREPARATION DATE	JP	
DATE	DESCRIPTION	INITIALS
REVISIONS		
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

**PIETRZAK & PFAU**  
 ENGINEERING & SURVEYING, PLLC  
 502 CROFTON AVENUE, SUITE A  
 ROCKY HILL, NEW YORK 10844  
 (914) 804-8888

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

PROJECT TITLE  
 DRAWING TITLE  
**2 LOT SUBDIVISION**  
 SECTION 55 BLOCK 2 LOT 13

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.

O.C.A.D. SHEET NO. *[Blank]* D.E.C. SHEET NO. *[Blank]* DRAWING NUMBER *[Blank]*  
 R/A OF *[Blank]* R/A OF *[Blank]* OF *[Blank]*

SCALE: 1"=40' CAD REFERENCE: 9721803SURB PROJECT NUMBER: 97218.03