

**PB# 02-04**

**C. Trainor  
(LLC & Sub.)**

**52-1-15.211, 15.212, 25**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY**

DATE: 6-12-2002

Map Number 130-02 City   
Section 52 Block 1 Lot 15.211 Town   
15.212 Village  New Windsor  
T 25

Title: Harry Lambertus + Susan Roosje

Dated: 4-17-02 Filed 7-1-02

Approved by James Bresnan  
on 6-12-02

Record Owner Roosje, Lambertus  
Roosje, Harry  
Roosje, Susan

DONNA L. BENSON  
Orange County Clerk

## Myra Mason

---

**From:** mje [mje@mhepc.com]  
**Sent:** Monday, July 28, 2003 5:13 PM  
**To:** NW - Myra Mason  
**Subject:** Trainor Subdiv 02-04

Myra,

A representative of our office visited the site and has reported that the 18' access for the private road is installed, without the finish oil and chip. In addition, the shoulders (3' each side) are not install for approximately 200 ft of the road.

Based on the above, I would recommend that the bond amount be set at \$4000 if a C of O is to be issued.

Let me know if anything further is needed.

Mark

Mark J. Edsall, P.E., Principal  
McGoey, Hauser & Edsall, Consulting Engineers, P.C.  
33 Airport Center Drive - Suite #202  
New Windsor, New York 12553  
(845) 567-3100

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/20/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055

APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/12/2002	PLANS STAMPED	APPROVED
04/24/2002	P.B. APPEARANCE . PRIVATE ROAD AGREEMENT APPROVED BY ANDY KRIEGER - ADDRESS . MARK'S COMMENTS OF 4/24/02 - NEED COST ESTIMATE	APPR SUB TO
03/27/2002	P.B. APPEARANCE - PUB HEARIN . DAN YANOSH TO TRY TO MOVE SOME OF THE SEPTICS	ND:CLOSE PH RETURN
02/27/2002	P.B. APPEARANCE . ADDRESS MARKS COMMENTS - NEED PRIVATE ROAD MAINTENANCE . AGREEMENT - SCHEDULE PH	SET PH - TOOK LA
02/20/2002	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/06/2002	WORK SESSION APPEARANCE	RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/20/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG 02/27/2002	EAF SUBMITTED	02/25/2002	WITH APPLIC
ORIG 02/27/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG 02/27/2002	LEAD AGENCY DECLARED	02/27/2002	TOOK LA
ORIG 02/27/2002	DECLARATION (POS/NEG)	03/27/2002	DECL NEG DEC
ORIG 02/27/2002	SCHEDULE PUBLIC HEARING	02/27/2002	SCHED PH
ORIG 02/27/2002	PUBLIC HEARING HELD	03/27/2002	HELD & CLOSED
ORIG 02/27/2002	WAIVE PUBLIC HEARING	/ /	
ORIG 02/27/2002	AGRICULTURAL NOTICES	/ /	
ORIG 02/27/2002	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2002	REC. CK. #2375 (SUBDIVISI	PAID		600.00	
02/25/2002	REC. CK. #2373 (LL CHG)	PAID		150.00	
02/27/2002	P.B. ATTY. FEE	CHG	35.00		
02/27/2002	P.B. MINUTES	CHG	22.50		
03/27/2002	P.B. ATTY.FEE	CHG	35.00		
03/27/2002	P.B. MINUTES	CHG	40.50		
04/24/2002	P.B. ATTY. FEE	CHG	35.00		
04/24/2002	P.B. MINUTES	CHG	13.50		
06/06/2002	P.B. ENGINEER FEE	CHG	352.00		
		TOTAL:	533.50	750.00	-216.50

To be returned  
To Applicant

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2002

PAGE:

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055

APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/06/2002	3 LOT RECREATION FEE	CHG	4500.00		
		TOTAL:	4500.00	0.00	4500.00

Check #1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2002

PAGE:

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/06/2002	SUB. APPROVAL FEE	CHG	270.00		
06/06/2002	L L CHG APPROVAL FEE	CHG	100.00		
		TOTAL:	370.00	0.00	370.00

Check # 2

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/06/2002	2% OF \$8,575.00 COST EST	CHG	171.50		
		TOTAL:	171.50	0.00	171.50

check #3

C. Trainor & Sons Construction, Inc.  
PO BX 608A  
Vails Gate, NY 12584  
(845) 566-1390  
Fax (845) 497-3886  
Ctrainor@hvc.rr.com

5/8/02

The following is a cost estimation for the improvements necessary to Roosje Lane, the private drive that will be used to access the proposed Toleman Road subdivision. Road dimensions are approx. ~~215'~~ <sup>245'</sup> x 24'.

8" Crushed shale	\$1584.00
4" Item #4	1248.00
Tar and Chip	<u>2680.00</u>

~~Total: \$5,512.00~~

$$245' \times \$35/\text{ft} = \$8,575$$

2% 171.50

Jayz OK Stamp  
To Plan  
6-3-02

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

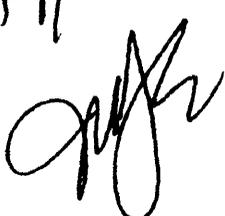
TASK: 2- 4

FOR WORK DONE PRIOR TO: 06/03/2002

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
2-4	193996	02/06/02	TIME	MJE	WS TRAINER SUB + L/L	88.00	0.50	44.00					
2-4	196711	02/21/02	TIME	MJE	WS TRAINER SUB	88.00	0.40	35.20					
2-4	196718	02/21/02	TIME	MJE	WS TRAINER SUB	88.00	0.40	35.20					
2-4	196881	02/27/02	TIME	MJE	MC TRAINER	88.00	0.50	44.00					
2-4	201781	03/25/02	TIME	MJE	MC TRAINER W/HK & AC	88.00	0.30	26.40					
2-4	201788	03/25/02	TIME	MJE	MC TRAINER	88.00	0.40	35.20					
								220.00					
2-4	198909	03/21/02			BILL 02-454 3/21/02					-123.20			
										-123.20			
2-4	204308	04/17/02	TIME	MJE	WS TRAINER	88.00	0.40	35.20					
2-4	204223	04/24/02	TIME	MJE	MC TRAINER	88.00	0.50	44.00					
2-4	204948	04/24/02	TIME	MJE	MM Trainor Cond APPL	88.00	0.10	8.80					
								88.00					
2-4	205728	05/15/02			BILL 02-594					-184.80			
										-184.80			
TASK TOTAL								308.00	0.00	-308.00	0.00		

GRAND TOTAL 308.00 0.00 -308.00 0.00

6/3 1/2 44.00  
352.00

*Myra -*  
*Plan OK*  
*estimate attached*  
*here's p/o.*  


SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

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

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

COMMERCIAL:

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

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

TOTAL ESCROW DUE....\$           

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

*Plus L.L. City 100.00*

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

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

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

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

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

\*\*\*\*\*

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT .....\$ 4,500.00

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$           

PLANNING BOARD ATTORNEY FEES.....\$           

MINUTES OF MEETINGS.....\$           

OTHER.....\$           

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$           

4% OF ABOVE AMOUNT.....\$           

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 8575.00

2% OF APPROVED COST ESTIMATE:.....\$ 171.50  
(INSPECTION FEE)

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

**RECEIPT**  
**#521-2002**

06/10/2002

C. Trainor & Sons *RB-H 02-04 Approval Fee*  
368 South Plank Road  
Newburgh, NY 12550

Received \$ 370.00 for Planning Board Fees on 06/10/2002. 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: 06/10/2002

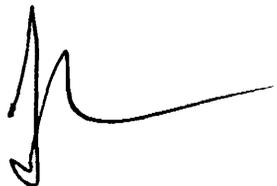
PAGE: 1

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/06/2002	3 LOT RECREATION FEE	CHG	4500.00		
06/10/2002	REC. CK. #2462	PAID		4500.00	
		TOTAL:	4500.00	4500.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/10/2002

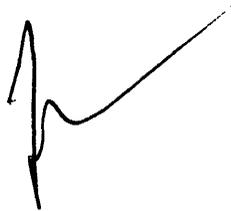
PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/06/2002	2% OF \$8,575.00 COST EST	CHG	171.50		
06/10/2002	REC. CK. #2461	PAID		171.50	
		TOTAL:	171.50	171.50	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/10/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2002	REC. CK. #2375 (SUBDIVISI	PAID		600.00	
02/25/2002	REC. CK. #2373 (LL CHG)	PAID		150.00	
02/27/2002	P.B. ATTY. FEE	CHG	35.00		
02/27/2002	P.B. MINUTES	CHG	22.50		
03/27/2002	P.B. ATTY.FEE	CHG	35.00		
03/27/2002	P.B. MINUTES	CHG	40.50		
04/24/2002	P.B. ATTY. FEE	CHG	35.00		
04/24/2002	P.B. MINUTES	CHG	13.50		
06/06/2002	P.B. ENGINEER FEE	CHG	352.00		
06/10/2002	RET TO APPLICANT	CHG	216.50		
		TOTAL:	750.00	750.00	0.00

Please issue a check  
in the amount of \$216.50  
to close out escrow.





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

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

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

**PROJECT NAME:** C. TRAINOR & SONS CONSTRUCTION SUBDIVISION & L/L CHNG.  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 – BLOCK 1 – LOTS 15.211 & 15.212 & 25  
**PROJECT NUMBER:** 02-04  
**DATE:** 24 APRIL 2002  
**DESCRIPTION:** THE APPLICATION INVOLVES A SUBDIVISION AND LOT LINE CHANGES, TO CREATE THREE (3) NEW SINGLE FAMILY RESIDENTIAL LOTS, AND RECONFIGURE TWO EXISTING LOTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 27 FEBRUARY 2002 AND 27 MARCH 2002 PLANNING BOARD MEETINGS.

1. The applicant's surveyor and engineer have addressed all the previous comments regarding the subdivision plans.
2. The applicant was to submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review. We should inquire as to the status of this item.
3. Prior to approving this project, we should insure that SEQRA has been closed out.
4. We now have sheet #2 of the application plans. The following correction is required:
  - The shoulder construction for the private road is the same as the traveled way, without the "oil and chip".
  - The private road detail should depict the 50' right-of-way.

5. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
6. Any approval should include a requirement to pay all fees.

Respectfully Submitted,



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

MJE/s  
NW02-04-24Apr02.doc



**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)

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Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@ptd.net

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 6 Feb 2002 PROJECT: NEW  OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full

PROJECT NAME: Traffic sub

REPRESENTATIVES PRESENT: Craig + Lisa Tra...

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	<input checked="" type="checkbox"/> <u>Bos</u>
ENGINEER	<input checked="" type="checkbox"/> _____	PLANNER	_____
P/B CHMN	_____	OTHER	_____

**ITEMS DISCUSSED:**

**STND CHECKLIST:**

- 4 lot sub Tolman
- 1 lot has lot width problem
- Dan to write letter that old house not on register
- will be trying to get it before zoning changes
- advise them zoning is scheduled to change

- DRAINAGE \_\_\_\_\_
- DUMPSTER \_\_\_\_\_
- SCREENING \_\_\_\_\_
- LIGHTING \_\_\_\_\_  
(Streetlights)
- LANDSCAPING \_\_\_\_\_
- BLACKTOP \_\_\_\_\_
- ROADWAYS \_\_\_\_\_



**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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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

**TOWN/VILLAGE OF:** New Windsor **P/B APP. NO.:** 02-04

**WORK SESSION DATE:** 17 April 02 **PROJECT:** NEW  OLD

**REAPPEARANCE AT W/S REQUESTED:** No **RESUB. REQ'D:** new plan

**PROJECT NAME:** Train or

**REPRESENTATIVES PRESENT:** Lisa T. / Dan V

**MUNICIPAL REPS PRESENT:**

BLDG INSP. ENGINEER	<input type="checkbox"/>	FIRE INSP. PLANNER	<u>Rich</u>
P/B CHMN	<input checked="" type="checkbox"/>	OTHER	

**ITEMS DISCUSSED:**  
- Pkt was closed @ 3/27?

- STND CHECKLIST:**
- DRAINAGE
  - DUMPSTER
  - SCREENING
  - LIGHTING (Streetlights)
  - LANDSCAPING
  - BLACKTOP
  - ROADWAYS

\* Fax Dan Private  
Imp. Cost estimate

ck by Myra - neg dec? Next  
mts if possible



C. TRAINOR SUBDIVISION (02-04) TOLEMAN ROAD

Mr. Craig Trainor appeared before the board for this proposal.

MR. PETRO: Proposed 4 lot residential subdivision. This application involves subdivision and a lot line changes to create three new single family residential lots and reconfigure two existing lots. This application was previously reviewed at the 27 February 2002 and 27 March 2002 planning board meetings. Bring us up to date, two new lots?

MR. TRAINOR: Three new lots, yeah, what we have here is the existing house it's on ten acres and what we're looking to do is break it up into 4 lots and do a lot line change here.

MR. PETRO: Mark, why don't you let us know where we are with this, too, seems like we've seen it?

MR. EDSALL: I guess the first question is where do we stand with SEQRA, are we done?

MS. MASON: It's all done.

MR. EDSALL: We're all set with that.

MR. PETRO: You're going to move the septic tanks forward or away from the other property line, I think that's what it was.

MR. EDSALL: No, not this one.

MR. TRAINOR: It was the septic that was moved here on lot number one.

MR. ARGENIO: I think he's right, they moved the septic fields because there was a local resident concerned about the proximity of the septic to the property line.

MR. EDSALL: Shouldn't have missed the meeting. Andy, have you received the private road maintenance declaration?

MR. KRIEGER: Yes, I have.

MR. EDSALL: Are we all set with that?

MR. KRIEGER: I've been in contact with the attorney, actually, it's gone through a couple times and it's gotten a final approval from me.

MR. TRAINOR: You got the latest one?

MR. KRIEGER: Yes.

MR. EDSALL: At this point under my comment 4, there's a couple of very minor corrections that need to be made to the plan and you could make, if the board's willing to consider a conditional approval, it can be subject to comments 4, 5 and 6 which are two procedural items and one minor correction to sheet 2 cause it is, as you said, in good shape.

MR. PETRO: Shoulder construction from the private road is the same as the traveled way without the oil and chip?

MR. EDSALL: Detail just isn't clear.

MR. PETRO: I don't think there's anything left.

MR. EDSALL: No, two very minor corrections on the detail.

MR. ARGENIO: What's required, oil and chip on the shoulder?

MR. EDSALL: No, the 12 inches of material, that's the base, is the same for both the traveled way on the shoulders, then you just oil and chip the traveled way, the detail doesn't show that, so we just need to make that clear.

MR. ARGENIO: Looks like Mr. Yanosh reconfigured the septic on lot number 1?

MR. TRAINOR: Yes.

MR. PETRO: And he corrected the spelling of the road as per the fire inspector.

MR. EDSALL: Yes, that's correct, and bulk table has been corrected.

MR. PETRO: Highway approval on 3/12/2002 and fire approval 2/26/2002. His only comment was the spelling of the road for 911. Okay, motion to approve?

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the C. Trainor and Sons Construction subdivision and lot line change on Toleman Road, subject to the shoulder construction for the private road be the same as the traveled way and the private road detail depict a 50 foot right-of-way. Applicant will be required to submit a private road completion bond, and a cost estimate should be estimated for review and approval to Mark and obviously, you should pay all your fees. Other than that, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2002

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/19/2002	P.B. ENGINEER	/ /	
ORIG	02/25/2002	MUNICIPAL HIGHWAY	03/12/2002	APPROVED
ORIG	02/25/2002	MUNICIPAL WATER	02/28/2002	APPROVED
ORIG	02/25/2002	MUNICIPAL SEWER	/ /	
ORIG	02/25/2002	MUNICIPAL FIRE . PLEASE CORRECT SPELLING OF "ROOSJE LANE" ON THE PLAN	02/26/2002	APPROVED
ORIG	02/25/2002	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/27/2002	P.B. APPEARANCE - PUB HEARIN . DAN YANOSH TO TRY TO MOVE SOME OF THE SEPTICS	ND:CLOSE PH RETURN
02/27/2002	P.B. APPEARANCE . ADDRESS MARKS COMMENTS - NEED PRIVATE ROAD MAINTENANCE . AGREEMENT - SCHEDULE PH	SET PH - TOOK LA
02/20/2002	WORK SESSION APPEARANCE	REVISE & SUBMIT
02/06/2002	WORK SESSION APPEARANCE	RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/27/2002	EAF SUBMITTED	02/25/2002	WITH APPLIC
ORIG	02/27/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/27/2002	LEAD AGENCY DECLARED	02/27/2002	TOOK LA
ORIG	02/27/2002	DECLARATION (POS/NEG)	03/27/2002	DECL NEG DEC
ORIG	02/27/2002	SCHEDULE PUBLIC HEARING	02/27/2002	SCHED PH
ORIG	02/27/2002	PUBLIC HEARING HELD	03/27/2002	HELD & CLOSED
ORIG	02/27/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	02/27/2002	AGRICULTURAL NOTICES	/ /	
ORIG	02/27/2002	BUILDING DEPT REFER NUMBER	/ /	

PUBLIC HEARING:

C. TRAINOR SUBDIVISION & LOT LINE CHANGE (02-04)

MR. PETRO: Our procedure for the public hearing in case there's public here to speak is the board reviews the application first during the application then I will call on someone from the audience to come forward, state your name and address and your concerns. Proposed 4 lot subdivision and lot line change.

Mr. Dan Yanosh appeared before the board for this proposal.

MR. PETRO: This application proposes subdivision and lot lane changes to create three new single family residential lots and reconfigure two existing lots. The application was previously reviewed at the 27 February, 2002 planning board meeting and is before the board for a public hearing at this meeting. It's in an R-1 zone which is permitted by right. Mr. Yanosh, how are we tonight?

MR. YANOSH: Again, three separate tax lots, tax lot number 25 which has 0.8 acres, small little one here with existing house on it, tax lot 15.211 and remaining parcel tax lot 15.212, total of 10.2 acres. Tax lot 25 has existing single-family house on it, remaining lot also has single-family house plus two trailers in the back of the property. Proposal is to add to tax lot 25, give a little more road frontage and leave the remaining house as lot number 3, proposed three new houses lot number one to the south 2.28 acres, lot number 2, 2.26 acres, lot number 3 with the existing house trailers are to be removed 2.3 acre lot, number 4 in the back 2.8 acres and tax lot number 25, like I said, was going to be 1.3 acres altogether. Lot number 4, 25 and 3 will be serviced by private road, which is there right now. We propose to upgrade that to a private road specifications as per the board's request.

MR. PETRO: How is the percolation out in this area? We have been having some trouble out in Toleman Road out there?

MR. YANOSH: Sheet 2, Lou Cascino is the engineer for the project, he was out there a week or so ago, we have 17 minute percs, 18 minute and another 10 minute perc. What's shown on the plans is designs for a four bedroom

house, if they want to go that high.

MR. ARGENIO: Is the road a separate lot?

MR. YANOSH: No, it will be incorporated in all the lots, in lots number 3 and tax lot 25 property line will split right down the middle through there and it will be on both sides.

MR. PETRO: We have a lot to do tonight so I'm going to move things along a little bit. March 13, 2002, 4 addressed envelopes containing the attached notice for agricultural district notices were sent out and also 38 addressed envelopes containing attached notice of public hearing were mailed. At this time, if someone is here, would like to speak for or against this application or just want to make comments, be recognized by the Chair, come forward, state your name and address.

MR. RUBEN: My name is Mark Ruben, I got one of the notices you mentioned, I'm at 8 Little Brook Court, which is perhaps about a hundred feet away from what you have here. I'd like to speak against the plan, proposal, on the basis of several things. Number one, there are three new septic systems that we replaced in here and all of these would be adding sewage waste water down into our current water table that we all draw from. Our back yards are just 50, 75 feet away from these, this is going to very possibly damage our area, damage our water, possibly be a problem. There's also the problem of three additional wells being placed in here. I hope I'm using terms that are too abstract, the cones of depression formed by three additional wells in the actual water table could affect our wells, we have had a number of people in our development who have had to re-drill our wells deeper, this will continue to perpetuate the problem, add to the problem causing the imposition upon us to possibly have to re-drill our wells. Those are two major concerns. A third major concern is for the aesthetics of the area, somehow we have developed this business envelope shaped or candy bar shaped lot size which people seem to be using, there's nothing aesthetically pleasing about them at all. I see them around, these long skinny lots about 50, 100 feet wide and 3,000 feet deep and you place one house on them. All the houses are stuck next to each other, it doesn't leave a very nice legacy for future dwellers in this area to have to look at. So I

don't think it's an aesthetically pleasing layout.

MR. PETRO: He can lop off half the back of the lot and still have the size of lot which would be adequate so it's just extra land added to the lot.

MR. RUBEN: Understood. There are many of these on Toleman that don't appear to me to be aesthetically pleasing. I don't see that as an attractive addition to our area, that is perhaps a much lesser point than the problem with the wells; problems with the septic systems, this additional lot back here, again, there's another thing that I feel should be pointed out, for some reason, lot of people are wanting to put houses in their back yards. Again, it's not a pleasing appearance, it doesn't seem to add anything attractive to the area, it doesn't leave a nice appearance for future generations to have to live with, so you have a house with another house sitting in the back yard.

MR. PETRO: He's trying to utilize the land behind the house.

MR. RUBEN: I do understand people want to maximize their profits from land sales which sacrifices the needs or interests or the best interests of the people of the future. I think it would be far better served if it was only a single house here in this lot that would reduce the drain on the water table down below and also reduce the amount of sewage that was placed out there. And I would suggest no house be placed back here and this lot just be enlarged to include that, again, with the thought in mind of aesthetically making a more pleasing appearance, reducing the burden placed upon the land from the sewage and also from the drain on the water table.

MR. PETRO: These are quite large lots, as it stands. Are they under the new zoning?

MR. YANOSH: Yes.

MR. PETRO: Your first two comments, although I hear it a lot obviously at the planning board would be basically the growth of an area, you don't want the wells, you don't want the septics. I would, my first question to you is what would you want the man to do with his land? It's a permitted use in the zone. If it was your father's land and he gave it to you, what

would you do? The argument that they're going to affect the water table, we go through this a lot here, it's just not a valid question to the planning board. Everyone has a right to drill a well. You owned a lot, your land, you have the right to the well the same as the next person. Whether or not it affects your well, I can't answer that. The septics have to meet the codes set forth by law and they have to meet a separation between the well and the septic system. He would, our engineer would never approve it and look at it, he certainly meets or exceeds those requirements, especially on the larger size lots. To help you along a little bit, the Town of New Windsor on October 3 of 2001 did change the zoning laws from one acre to in some instances with water and sewer from half acre to 80,000 feet, which is very close to two acres to try to cut down on the expansion that we seeing in this town, in every town. So we're trying to, we're thinking along the same lines about what you're saying, but we have to move with a legal means to do it. When someone comes in with an application and meets every requirement by the law, they are hereby permitted by right, he has a right by law to do what he's asking to do. We're working to review it, we're not here to say yes or no, but how. We're going to make sure the side lines are correct, the driveway, topo, the land, well separation and everything else of planning board requirements, not just arbitrarily saying remove one house, make one lot. If we did that to you, I'm sure you'd see an attorney, you'd sue and you'd win and we'd be wasting the taxpayers money. That's why we're reviewing it. The lots are over two acres, he certainly meets the requirements. I'm a little bit concerned with the septic systems, only because we have other applications recently that have been coming in and the perc has not been good. I don't believe they were at 100 percent tested accurately, and I think that I'm even considering requiring and giving permission to McGoey, Hauser & Edsall to start going along with the engineers at their expense, the applicant's expense, and watching and monitoring and approving the percolation test because we're having some systems, especially in Toleman that are not working in the clay, even though they're built to specs supposedly and that is a concern. So we may or may not do this on this one. He seems to have a pretty good perc, 17 minutes is not terribly bad. I don't know but we're gonna start monitoring that, it's something that we can do and make sure that they do work, the separation, you're

on the lands behind this. Where do you live?

MR. RUBEN: Over to the left.

MR. BABCOCK: Toleman Estates.

MR. PETRO: Septics, Mike, they have to be a certain distance from the property line?

MR. BABCOCK: Yes and they have done that.

MR. PETRO: So obviously, he's doing it here, he's meeting or exceeding that requirement. So you would have a proper separation to his property line and you should have one from your property line also. What's the number of feet?

MR. BABCOCK: Depends on whether it's downhill, but it's typically 100 feet unless it's downhill, they take into consideration the septic systems and wells on the adjoining properties, so they have already done that.

MR. ARGENIO: I think you're referring to property line offset on the septic field, weren't you?

MR. BABCOCK: I'm sorry,

MR. PETRO: Yes, he was concerned that the septics would be too close if he lives in the property next to it.

MR. BABCOCK: These are farther than ten feet, the requirements are ten feet. How far is that, Dan, off the property line, the last lot?

MR. YANOSH: Pretty close, probably 10 or 15, probably, I can shift that, make them shorter laterals to get it further away, that's no problem.

MR. PETRO: I didn't give you all the answers that you're looking for but we have to understand that this is the way it is, growth, there's going to be more growth, and you have Westchester, Orange, everything is going to keep going and we're looking at it now, I don't know about 20 years from now, the roads, I can't get out of my driveway in the morning, it's a pain in the you-know-what no matter where I go. But we're an administrative body, we administer the law to whatever the specifications are and that's our function here,

we're not going to change the law, we're not making the law so he's here by permitted right.

MR. RUBEN: In other words, the planning board has no input regarding the laws that define what he can or can't do?

MR. PETRO: Not if it's written in law, it would be a zoning law which he meets, these are single-family houses, which is permitted in the R-1, he's here by right of law. Now we have to look at the guidelines for R-1 and that's in the bulk table here, when he meets or exceeds those, we're on to the next subject and we just move along.

MR. RUBEN: I hope that the laws are appropriately written to safeguard. I heard on the radio that they are concerned down in Long Island that things that they dumped on the ground are now polluting severely the wells down there and the people's water supplies because someone didn't think 40 years ago. I hope that we're thinking now what's going to happen 20, 30 years from now because that's what a planning board should plan for, future generations that have to utilize.

MR. PETRO: We don't do it here, we do it with the Town Board, who actually makes the local laws. And a lot of us will meet and we have other meetings, we just changed a lot of the zoning laws, the larger lots, we went from some lots were even 12, 13,000 feet, we went to 80,000 feet, which is a pretty good jump. You can't be too unfair to the farmer who has the acreage who's counting on building some of the lots but we're trying to keep up with a lot of the items we're looking to the future to try and minimize the impact for all the new homes.

MR. RUBEN: If I may say one more thing when you put in homes about four or five bedrooms as this possibly suggested here, you realize you're not going to have an old couple in their 80's moving in, it will be young couples with two, three, four children, at published rates of approximately \$10,000 per child per year at school, three children in a home over the lifetime of those children in school is approximately \$400,000, so what you do is every time you plant one of the houses here, you place a tax burden upon all the members of the community, \$400,000, 500, half a million, while you collect two or three thousand a year which would take

about a hundred years to make up.

MR. PETRO: You're absolutely right, there is no question about it, every house that's built in New Windsor most anywhere is a loser for the town. You'll hear the Supervisor say all the time I hope another house is never built in the town. It's an absolute loser for schools, especially. But again, you're speaking to someone who can't do a thing about it and just at the wrong forum.

MR. RUBEN: Is there a forum where this can be presented? It's a shame that we're not looking at that.

MR. PETRO: Town Board. And further than the Town Board, would be the State of New York, sometimes we go by State guidelines also so--

MR. RUBEN: Thank you very much.

MR. LANDER: Question for you, Dan, topo on here?

MR. YANOSH: I left it off, I just noticed too.

MR. PETRO: Once we're done with the public, you're going to be done because get this back to Mark.

MR. BURKE: My name is Charles Burke, I live at 6 Little Brook Court and my lot is the lot that is right on the corner there and my concern simply was the septic, my well is not that far from the property line and it was just the location and where the plan is, I wanted to see.

MR. YANOSH: Do you know where it is exactly? We tried to look, you can show me later, we'll do it later.

MR. BURKE: My concern was the septic.

MR. PETRO: You should do a field visit with him, see where his well is cause seems to me you can move the septic forward and give you a better distance from his well. Do a site visit and do that.

MR. BURKE: I appreciate that.

MR. PETRO: Anybody else want to speak? Motion to close the public hearing.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the C. Trainor and Sons subdivision on Toleman Road. Is there any further discussion? If not, roll.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will open it back up to the board for further comment. I don't think we have any further comment. Why don't you work on the plans, Dan, take Mark's comments, you're going to check out the well with this man here, try to move that forward, if you can, so you have plenty of room. Andy, do you have anything on the roads at this time or want to just go further?

MR. YANOSH: We have a draft copy of the maintenance agreement.

MR. KRIEGER: I'll look at it.

MR. PETRO: You're going to have to get the private road completion bond.

MR. YANOSH: No problem.

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

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

## ROLL CALL

MR. ARGENIO .	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We'll see you next time.



**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: mheny@mhepc.com

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

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

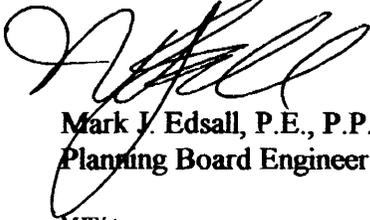
**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** C. TRAINOR & SONS CONSTRUCTION SUBDIVISION & L/L CHNG.  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 – BLOCK 1 – LOTS 15.211 & 15.212 & 25  
**PROJECT NUMBER:** 02-04  
**DATE:** 27 MARCH 2002  
**DESCRIPTION:** THE APPLICATION INVOLVES A SUBDIVISION AND LOT LINE CHANGES, TO CREATE THREE (3) NEW SINGLE FAMILY RESIDENTIAL LOTS, AND RECONFIGURE TWO EXISTING LOTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 27 FEBRUARY 2002 PLANNING BOARD MEETING AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The application is located in the R-1 zoning district of the Town and appears to meet the bulk requirements (see next comment).
2. In my 27 February 2002 comments, I requested that the applicant's surveyor correct the bulk table, as it contained several errors. These have not been fully corrected and should be discussed with me at the next worksession.
3. I have reviewed the application & plan submitted and have the following comments:
  - a. Sanitary system designs have been added to the plans. I cannot complete my review since none of the topographic lines on the plan include any elevation numbers.
  - b. The applicant should verify that they have coordinated the assignment of 911 address numbering with the office of the Fire Inspector.
4. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review

5. Procedurally, the Planning Boards should consider making a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.

Respectfully Submitted,



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

MJE/st  
NW02-04-27Mar02.doc

**PRIVATE ROAD MAINTENANCE DECLARATION**

THIS DECLARATION, made this \_\_\_\_ day of \_\_\_\_\_, 2002, by HARRY S. ROOSJE, Jr., LAMBERTUS ROOSJE & SUSAN ROOSJE, residing at 311 Toleman Road, Rock Tavern, NY 12575 and C. TRAINOR & SONS CONSTRUCTION, INC., a New York State corporation, P.O. Box 608A, Vails Gate, NY 12584 (collectively hereinafter referred to as the "Parties").

WHEREAS, C. Trainor & Sons Construction, Inc., as Developer, has heretofore caused to be prepared, approved and filed a subdivision map known as "4 Lot Subdivision & Lot Line Change, Lands of Harry, Lambertus and Susan Roosje", prepared by Daniel P. Yanosh, N.Y.S. L.S., which subdivision map was filed in the Orange County Clerk's Office on \_\_\_\_\_ as Map No. \_\_\_\_\_, and which map consists of four (4) lots numbered 1, 2, 3, & 4, plus new tax lot #25, together with a private road eighteen (18) feet wide (hereinafter the "Road"), providing Lots 3, 4 and Tax Lot #25 with access to Toleman Road. This Declaration shall pertain to and affect lots 3, 4 and new tax lot # 25 only (hereinafter the "Lots").

WHEREAS, the Parties have determined that the Lots should be developed and occupied pursuant to certain covenants and restrictions, which covenants and restrictions shall bind all present and future owners of the Lots and which shall run with the land, and

WHEREAS, the Parties have determined that the Road is and shall remain a private road, and that it is in the best interests of all concerned that there by an agreement concerning the repair and maintenance of the Road binding upon all present and future owners of the Lots serviced by the Road,

NOW, THEREFORE, in order to effectuate the common scheme of development and for the mutual protection and advantage of all present and future Lot owners and users of the Road, the Parties do hereby make and declare the following covenants, restrictions and regulations pertaining to the Lots and the Road, which covenants, restrictions and regulations shall run with the Lots and bind the Parties, and all owners, present and future, whether or not specifically referred to or set forth in any subsequent deed to any Lot or Lots;

1. The owners of the Lots agree to bear a proportionate share of the annual repair and maintenance costs of the Road. That proportionate share will be equal to 1/3 for each Lot owner.
2. The repairs and maintenance of the road shall include the following: snow plowing, pot hole repair, leveling, graveling and/or resurfacing with shale, stone or other material as chosen by a majority of the Lot owners.
3. Each Lot owner shall be entitled to one (1) vote, and a vote by the majority shall determine what repairs and maintenance is required. Upon such determination, the Lot owners shall designate one of their number as an agent of the other Lot

owners with the responsibility for carrying out repairs and maintenance as designated in this Declaration. Such agent shall prepare a proposed budget and forward same, in writing, to each of the Lot owners within sixty (60) days prior to the end of each calendar year. At the same time, said agent will submit to each Lot owner a written report of the repairs and maintenance undertaken and the cost and expenses incurred during the preceding year.

4. Each Lot owner shall pay its respective share of the repair and maintenance expenses for the coming twelve (12) months on or before October 31 in any calendar year in accordance with the statement sent by the agent.
5. Each Lot owner agrees to maintain its Lot landscape design so that new structures and new plantings of shrubbery, trees and hedges will not interfere with the natural panoramic view of the other Lot owners.
6. The Parties, by executing this Declaration, do hereby agree to be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the Parties to this instrument have set their hands and seal the day and year first above written.

C. TRAINOR & SONS CONSTRUCTION, INC. by

\_\_\_\_\_  
Craig Trainor, as President

\_\_\_\_\_  
HARRY S. ROOSJE, Jr.

\_\_\_\_\_  
LAMBERTUS ROOSJE

\_\_\_\_\_  
SUSAN ROOSJE



Public Hearing  
C. TRAINOR SUB. - P.B.# 02-04

Mr. Mark Rubin: 8 Little Brook Ct.

Spoke re: Septic systems and water table being damaged.  
Layout of the property

Mr. Charles Berkman: 6 Little Brook Ct.

Spoke re septic locations

Closed P. H.

REGULAR ITEMS:

C. TRAINOR & SONS CONSTRUCTION SUBDIVISION & LOT LINE CHANGE (02-04)

Mr. Craig Trainor appeared before the board for this proposal.

MR. TRAINOR: What I'm doing here is you have an existing house that has ten acres.

MR. LANDER: Where is this located?

MR. TRAINOR: On Toleman Road and what I'd like to do is I'd like to subdivide 4 lots here, one with the existing house on it and 3 others new construction and what I'm going to do here there's an existing private drive back to this spot on the right-hand side, I'm going to move the existing drive over and I'm going to eliminate, there's two trailers that are existing there now, I'm going to eliminate them two trailers in the back and use that existing drive.

MR. PETRO: House trailers?

MR. TRAINOR: Yes, I'm going to use that existing drive there for new construction and on the way back there you'll see on there there's some outbuildings that we're going to remove and then we're going to do a lot line change to bring it to the center of this private drive and then we're going to bring his driveway out onto the private drive and eliminate his driveway going out to the road and we're going to gain two more driveways out here coming out onto Toleman but really we're going to gain one because I'm going to be eliminating the existing one for the lot that has the lot line, houses will be 24 to 2,600 square feet new construction.

MR. PETRO: Take a copy of Mark's comments, the engineer's comments before you leave, give them to Dan, Dan is doing your work, so he can correct, there's a couple corrections that need to be done, just normal corrections, nothing major. This is for conceptual, Mark?

MR. EDSALL: Yes.

MR. LANDER: Sight distance here is good?

MR. TRAINOR: Yes, sight distance.

MR. BABCOCK: Pretty much a dead straight-away.

MR. TRAINOR: Probably without exaggeration probably 800 feet.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the C. Trainor and Sons Construction subdivision and lot line change on Toleman Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: So we have two existing houses here, two story and one story?

MR. TRAINOR: Yes, right, one story there is existing, that's just the property line change.

MR. PETRO: Creating three new homes, correct?

MR. TRAINOR: Yes.

MR. LANDER: I was missing a lot line, I found it.

MR. PETRO: Which zone, is it R zone?

MR. BABCOCK: R-1.

MR. PETRO: The way the public hearings have been going, I'm getting shy to set up a public hearing.

MR. LANDER: We know it's only a 4 lot subdivision, what's alongside here, lands formally of Donato, is there a residence alongside of lot 1, let's say?

MR. BABCOCK: Yes, there are residents.

MR. LANDER: This is all developed all behind it?

MR. PETRO: What we'll do is we're going to make a motion for a public hearing, to have the public hearing and you can use it as a regular meeting anyway, you can go back to Dan with your notes here, he can fix up the plan for Mark's comments. Conceptually, we don't have a problem with the plan, schedule the public hearing and you can do it all in one tonight, you're really not losing time, so I don't want you to think we're holding you up with the public hearing, if you get a big turnout and there's a lot of comment and there's a lot of problems, maybe it will be another meeting for us to address them. Motion to have the public hearing?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the C. Trainor and Sons Construction subdivision and lot line change. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Is there wetlands on this property?

MR. TRAINOR: No, there's not.

MR. PETRO: No wetlands anywhere?

MR. TRAINOR: No wetlands.

MR. ARGENIO: Appears you're on the top of a hill.

MR. TRAINOR: Yes.

MR. BABCOCK: Is there any wet areas, Craig?

MR. TRAINOR: No.

MR. BABCOCK: That anybody can confuse for wetlands?

MR. TRAINOR: No, nothing at all.

MR. PETRO: Fire department says please correct the spelling of Roosje Lane on the plan and that's something that should bring down the house.

MR. KARNAVEZOS: That's the way they spell their name so they can spell Roosje any way they want.

MR. EDSALL: They've got some minor corrections to make but to be honest with you, he did quite a number of things that had to be fixed and they did quite a job getting this in with all the corrections.

MR. BABCOCK: The spelling is improper, where it says the road on the thing, it's R-O-O-S-J-E and they got R-O-O-J-E, they need an S in there. He wants to make sure of that because when you get the road sign, the correct spelling is there.

MR. TRAINOR: The road sign is there, maybe he spelled it wrong on the plan and the road sign is right, I don't know if the pictures were turned in, is there pictures turned in?

MR. BABCOCK: She's saying the sign's done properly, so we'll change it on the plan.

MR. PETRO: I'm going to sleep better tonight now, tell

February 27, 2002

45

you the truth, I was getting nervous.

MR. BABCOCK: Just trying to get it straight.

MR. PETRO: You're all set.



**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: mheny@mhepc.com

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

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

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

**PROJECT NAME:** C. TRAINOR & SONS CONSTRUCTION SUBDIVISION & L/L CHNG.  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 – BLOCK 1 – LOTS 15.211 & 15.212 & 25  
**PROJECT NUMBER:** 02-04  
**DATE:** 27 FEBRUARY 2002  
**DESCRIPTION:** THE APPLICATION INVOLVES A SUBDIVISION AND LOT LINE CHANGES, TO CREATE THREE (3) NEW SINGLE FAMILY RESIDENTIAL LOTS, AND RECONFIGURE TWO EXISTING LOTS. THE APPLICATION WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The application would appear to be (technically) a minor subdivision since only three (3) new lots are created. The property is located in the R-1 zoning district of the Town. The “required” and “provided” values appear correct, and the subdivision meets current bulk requirements (with the exception of one needed correction – see next comment).
2. I have reviewed the plan submitted and have the following comments:
  - a. The private road turnaround right-of way must be reconfigured to provide the minimum frontage for lot #4.
  - b. The bulk table requires several corrections, although compliance appears to exist for the items.
  - c. A private road detail and profile should be added to the submittal.
  - d. Sanitary system designs should be added to the next submittal.
  - e. A note should be added to the plan requiring all access for lots 3, 4 and Tax Lot 25 to be off the Private Road (no direct access to Toleman Rd). This restriction should be added to the deeds of record.

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
6. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review. Please coordinate with the office of the Fire Inspector.

Respectfully Submitted,



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

MJE/st  
NW02-04-27Feb02.doc

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----X  
In the Matter of Application for ~~Site Plan~~/Subdivision of  
C. Traiver & Sons #02-04  
Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

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

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On March 13, 2002, I compared the 38 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_

\_\_\_\_\_  
Notary Public



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

March 1, 2002

Harry Roosje  
C/o Lisa Trainor  
311 Toleman Road  
Rock Tavern, NY 12575

Re: 52-1-15.211 & 52-1-15.212 & 52-1-25

Dear Ms. Trainor:

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

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

\*Please be advised that the subject property is also included in the Agricultural District.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/lrd  
Attachments

CC: Myra Mason, PB

52-1-13.2  
Ardley & Donna Morse  
418 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.31\*  
Thomas & Christine Orbacz  
444 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.32\*  
Thomas & Regina Sgro  
450 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.33\*\*\*  
Ruth Gita Nadas  
506 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.34\*\*\*  
Ruth Gita Nadas  
502 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.35\*\*\*  
Linda & Arthur Nadas  
502 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.4  
Richard & Frances Di Donato  
426 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.5\*  
Albert & Mary Berlingieri  
432 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-13.6\*  
Philip & Maria Ingenito  
438 Bull Road  
Rock Tavern, NY 12575 ✓

52-1-20\*\*\*  
Mark & Theresa Stag  
Carmine DellaCava  
133 S. McQuestern Parkway  
Mt. Vernon, NY 10550 ✓

52-1-22  
Harold Jr. & Ana Fossum  
380 Breezeway Lane NE  
Palm Bay, FL 32907 ✓

52-1-23  
Ronald Shipman  
448 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-24  
Angela Cabri  
34-19 Irwin Avenue, Apt 511  
Bronx, NY 10463 ✓

52-1-26  
Jeffrey Lobb  
Arthur & Sadie Lobb  
436 Toleman Road  
Washingtonville, NY 10992 ✓

52-1-75  
Carlos & Jennie Moreno  
421 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-76  
James Schneider  
425 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-77  
Dennis & Robyn Morgan  
433 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-78.1  
Joseph Berry  
439 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-78.21 & 52-1-78.22\*  
Angelo & Michele Sakadelis  
445 Toleman Road  
Rock Tavern, NY 12575 ✓

52-1-79  
Foxwood Enterprises, LLC  
229 Route 32  
Central Valley, NY 10917 ✓

74-1-7  
Warren Jr. & Betty Rocke  
14 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-1-8  
Michael & Mary Ann Levy  
12 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-1-9  
Joseph & Kum-Cha Natale  
10 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-1-10  
Mark & Barbara Rubin  
8 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-1-11\*  
Charles & Adele Berkman  
6 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-1-12\*  
Diamond & Emily Di Donato  
4 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-1-13\*  
Oswaldo & Darnell Angulo  
2 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-2-1  
Richard & Judy Ting  
9 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-2-2  
Priscilla Kennedy  
7 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-2-3  
Francis & Leslie Kennedy  
5 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-2-4  
Gregory & Brenda Demiceli  
3 Little Brook Court  
Rock Tavern, NY 12575 ✓

74-2-5  
Bankers Trust Co. of CA  
NA Trustee for Vendee Mtg.  
C/o Countrywide Home Loans SV-24  
400 Countrywide Way  
Simi Valley, CA 92065 ✓

74-2-6  
Raymond & Barbara McEntee  
3 Toleman Court  
New Windsor, NY 12553 ✓

George J. Meyers, 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 ✓

Andrew Krieger, ESQ.  
219 Quassaick Avenue  
New Windsor, NY 12553 ✓

James Petro, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553 ✓

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

38

*H Agricultural*

*Daniel P. Yanosh*

LICENSED LAND SURVEYOR

2194 Route 302, P.O. Box 320  
Circieville, N.Y. 10919Daniel P. Yanosh, L.L.S.  
Kevin J. Wild, L.L.S.Tel: 845-361-4700  
Fax: 845-361-4722

March 21, 2002

Mark J. Edsall, P.E.  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553Re: C. Trainor & Sons Subdivision & LL Change  
Section 52, Block 1, Lots 15.211, 15.212 & 25

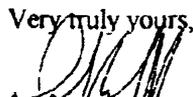
Dear Mr. Edsall:

Enclosed please find prints of the proposed Subdivision and Lot Line Change for C. Trainor &amp; Sons Construction that have been revised as per your comment letter dated February 27, 2002.

- A. The private road turnaround right of way has been reconfigured to provide the minimum frontage for Lot #4.
- B. The bulk table has been corrected.
- C. A private road detail and profile has been added to the plans.
- D. Sanitary system designs have been shown.
- E. A note has been added to the plans requiring all access for Lots 3, 4, and Tax Lot 25 to be off the Private Road with no direct access to Toleman Road. This restriction will also be added to the deeds of record.
4. A Public Hearing has been scheduled for April 27<sup>th</sup>.
5. The applicant's attorney is preparing the Private Road Maintenance Declaration which will be submitted for the Planning Board Attorney's review.
6. We are in the process of obtaining the assignment of a street name and 911 addresses from the office of the Fire Inspector.

If you have any questions please call my office at any time.

Very truly yours,

  
Daniel P. Yanosh, L.L.S.

RESULTS OF P.B. MEETING OF: February 09, 2002

PROJECT: C. Trainor & Son L.L. C. & Sub P.B.# 02-04

**LEAD AGENCY:**

- 1. AUTHORIZE COORD LETTER: Y \_\_\_ N \_\_\_
- 2. TAKE LEAD AGENCY: Y \_\_\_ N

**NEGATIVE DEC:**

- M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_
- CARRIED: YES \_\_\_ NO \_\_\_

M) A S) K VOTE: A 4 N 0  
CARRIED: YES  NO \_\_\_

WAIVE PUBLIC HEARING: M) L S) A VOTE: A 4 N 0 WAIVED: Y \_\_\_ N

SCHEDULE P.H. Y  N \_\_\_

SEND TO O.C. PLANNING: Y \_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y \_\_\_

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

RETURN TO WORK SHOP: YES \_\_\_ NO \_\_\_

**APPROVAL:**

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED: \_\_\_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A N APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y \_\_\_ N \_\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

<i>Address Mark's comments</i>
<i>Need Private Road Maint. Agreement</i>
<i>Schedule P.H.</i>

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

**RECEIPT**  
**#206-2002**

02/26/2002

# 02-04  
LL change

C. Trainor & Sons  
368 South Plank Road  
Newburgh, NY 12550

Received \$ 50.00 for Planning Board Fees on 02/26/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

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

**RECEIPT  
#207-2002**

**02/26/2002**

*to 2-04  
SD application*  
**C. Trainor & Sons  
368 South Plank Road  
Newburgh, NY 12550**

**Received \$ 50.00 for Planning Board Fees on 02/26/2002. 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: 02/26/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-4

NAME: LANDS OF ROOSJE LL CHG & SUB. PA2002-0054 & 0055  
APPLICANT: C. TRAINOR & SONS CONST. INC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/25/2002	REC. CK. #2375 (SUBDIVISI	PAID		600.00	
02/25/2002	REC. CK. #2373 (LL CHG)	PAID		150.00	
		TOTAL:	0.00	750.00	-750.00

*A. Zappala*



# 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: FIRE INSPECTOR, WATER DEPT.,  
SEWER DEPT., HIGHWAY DEPT.

RECEIVED  
TOWN OF NEW WINDSOR  
FEB 25 2002  
ENGINEER & PLANNING

P.B. FILE # 02-04 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 2-27-02

THE MAPS AND/OR PLANS FOR:

Rosje Sub. (Trains)  
Applicant or Project Name

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: There is no town water in this area.  
\_\_\_\_\_  
\_\_\_\_\_

DISAPPROVED:

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

Signature: [Signature] Date: 2-28-02  
Reviewed by: \_\_\_\_\_



# 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: FIRE INSPECTOR, WATER DEPT.,  
SEWER DEPT., HIGHWAY DEPT.

RECEIVED  
TOWN OF NEW WINDSOR  
FEB 25 2002  
ENGINEER & PLANNING

P.B. FILE # 02-04 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 2-27-02 RECEIVED

THE MAPS AND/OR PLANS FOR:

Roose Sub. (Trainer)  
Applicant or Project Name

FEB 25 2002

N.W. HIGHWAY DEPT.

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

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

DISAPPROVED:

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

Signature: Henry J. [Signature] Date: 3/22  
Reviewed by: \_\_\_\_\_

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: February 26, 2002**

**SUBJECT: Harry, Lambertus and Susan Roosje**

**Planning Board Reference Number: PB-02-04**

**Dated: 23 February 2002**

**Fire Prevention Reference Number: FPS-02-010**

**A review of the above referenced subject 4 lot subdivision and lot line change was completed on 26 February 2002.**

**This subdivision and lot line change is acceptable.**

**Please correct the spelling of "Roosje Lane" on the plan, prior to signing of final plan.**

**Plans Dated: 21 February 2002 Revision 2**



**Robert F. Rodgers**

**RFR/dh**



# 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: FIRE INSPECTOR, WATER DEPT.,  
SEWER DEPT., HIGHWAY DEPT.**

RECEIVED  
TOWN OF NEW WINDSOR  
FEB 25 2002  
ENGINEER & PLANNING

P.B. FILE # 02-04 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 2-27-02

THE MAPS AND/OR PLANS FOR:

Roozje Sub. (Trailer)  
Applicant or Project Name

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

**APPROVED:**

Notes: Please correct the spelling of "Roozje Lane" on the plan prior to final approval.

**DISAPPROVED:**

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

Signature: [Signature] Reviewed by: \_\_\_\_\_ Date: 26 February 2002



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: mheny@att.net

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

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 02-04

WORK SESSION DATE: 21 Feb 02 PROJECT: NEW X OLD     

REAPPEARANCE AT W/S REQUESTED: Later RESUB. REQ'D: Full

PROJECT NAME: Trainer Sch.

REPRESENTATIVES PRESENT: Mr + Mrs T.

MUNICIPAL REPS PRESENT:

BLDG INSP.	<u>    </u>	FIRE INSP.	<u>Bob</u>
ENGINEER	<u>X</u>	PLANNER	<u>    </u>
P/B CHMN	<u>    </u>	OTHER	<u>    </u>

ITEMS DISCUSSED:

Roosje Ln. exit P/R

- rebar / ducts P/R

- create L turnaround

- pour 2 left driveways

- R.C. to E P/R

STND CHECKLIST:

DRAINAGE     

DUMPSTER     

SCREENING     

LIGHTING     

(Streetlights)

LANDSCAPING     

BLACKTOP     

ROADWAYS     

Yanosh needs to make changes based on fact we now know this is P/R.



# TOWN OF NEW WINDSOR

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

## PLANNING BOARD APPLICATION

PA 2002 - 0054 + 0055

TYPE OF APPLICATION (check appropriate item):

Subdivision  Lot Line Change  Site Plan  Special Permit

Tax Map Designation: Sec. S2 Block 1 Lots 15.211, 15.212 & 25

4 LOT SUBDIVISION & LOT LINE CHANGE

1. Name of Project LANDS OF HARRY, LAMBERTUS AND SUSAN ROOSJE

2. Owner of Record HARRY, LAMBERTUS & SUSAN ROOSJE Phone 496-6212

Address: 311 TOLEMAN ROAD, ROCK TAVERN N.Y. 12575  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant C. TRAINOR & SONS CONST. INC Phone ~~518-517-5557~~ 518-1390

Address: P.O. BOX 608A, VALES GATE N.Y. 12584  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DANIEL P. YAMOSH L.L.S. Phone 361-4700

Address: P.O. Box 320, CIRCLEVILLE N.Y. 10919  
(Street Name & Number) (Post Office) (State) (Zip)

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

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

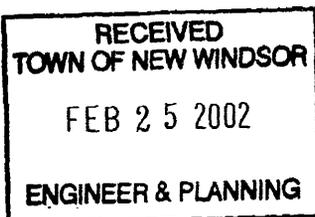
6. Person to be notified to appear at Planning Board meeting:

DANIEL P. YAMOSH 361-4700  
(Name) (Phone)

7. Project Location:

On the WEST side of TOLEMAN ROAD 4,000 feet  
(Direction) (Street) (No.)  
SOUTH of N.Y.S. ROUTE 207  
(Direction) (Street)

8. Project Data: Acreage 11.00 Zone R-1 School Dist. WASAMHUTONVILLE





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

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

LAMBERTUS ROOSJE  
HARRY ROOSJE, deposes and says that he resides  
(OWNER)

at 415 TOLEMAN RD ROCK TAVERN, N.Y. 12577 in the County of ORANGE  
(OWNER'S ADDRESS)

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

(Sec. 52 Block 1 Lot 15.212  
designation number (Sec. 52 Block 1 Lot 15.211) which is the premises described in

the foregoing application and that he authorizes:

C. TRAINOR SONS CONSTRUCTION x Harry Roosje  
(Applicant Name & Address, if different from owner)

CRAIG / LISA TRAINOR x Harry Roosje  
(Name & Address of Professional Representative of Owner and/or Applicant)

Ean Yanosh y  
to make the foregoing application as described therein.

Date: Feb. 8, 2002

Carolyn Quinn  
Witness' Signature

Lambertus Roosje  
Harry Roosje  
Owner's Signature

Lisa Trainor  
Applicant's Signature if different than owner

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

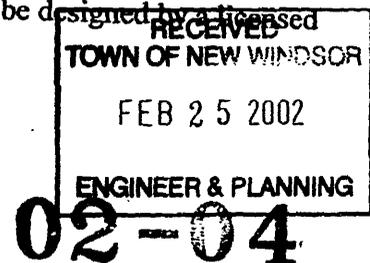
RECEIVED  
TOWN OF NEW WINDSOR  
FEB 25 2002  
ENGINEER & PLANNING

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

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

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

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



- 19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
- 20. X Include existing or proposed easements.
- 21. X Right-of-way widths.
- 22. Y/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
- 23. Y Lot area (in square feet for each lot less than 2 acres).
- 24. X Number the lots including residual lot.
- 25. NONE Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
- 27. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
- 28. X Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
- 29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
- 30. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 31. X Provide "septic" system design notes as required by the Town of New Windsor.
- 32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 33. X Indicate percentage and direction of grade.
- 34. X 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).

RECEIVED  
TOWN OF NEW WINDSOR  
FEB 25 2002  
ENGINEER & PLANNING

02-04



REC'D BY  
"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.

NOT IN A FLOOD AREA

Rise Inanna

C. Inanna/Sons Construction

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02-04

PROJECT I.D. NUMBER

617.21

Appendix C

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

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

1. APPLICANT /SPONSOR HARRY ROOSSE   CRAINOLD SONS CONST		2. PROJECT NAME TOLEMAN ROAD	
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 311 Toliman Road West Side of Toliman Rd 400 ft South of Rte 207			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Lot line change & subdivision of property			
7. AMOUNT OF LAND AFFECTED: Initially _____ 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals Approval from Planning board of Town of New Windsor			
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 type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: C. TRAINOR & SONS CONSTRUCTION		Date: 2/19/02	
Signature: Ree Trainor			

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

TOWN OF NEW WINDSOR

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_ Date