

PB# 03-03

**E & M Construction
(Sub.)**

35-1-32

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 05-28-03

03-03

E & M CONSTRUCTION
(MASSOND PROPERTY)
TWO LOTS (DALY)

11:25:07
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20030080599
MP / BK 02003 PG 0205
RECORDING FEES 10.00
Receipt# 121698 patti

#03-03

Map Number	205-03
Section	35
Block	1
Lot	32
City	New Windsor
Town	New Windsor
Village	

Title: E + M Construction

Dated: 5-13-03
Filed: 6-3-03

Approved by: James P. ...

on 5/28/03

Record Owner: E + M Construction

Orange County Clerk
DONNA L. BENSON

(Sheet) * 10.00

RECEIVED
JUN 27 2003
TOWN OF NEW WINDSOR
TOWN CLERK'S OFFICE

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

**RECEIPT
#540-2003**

06/05/2003

E & M Construction Co. #03-03

**Received \$ 260.00 for Planning Board Fees, on 06/05/2003. 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: 06/04/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 3-3

NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268

APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/28/2003	ONE LOT RECREATION FEE	CHG	1500.00		
06/03/2003	REC. CK. #11311	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00


6/5/07

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-3

NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268
APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/04/2003	WORK SHOP APPEARANCE	SUBMIT
05/28/2003	PLANS STAMPED	APPROVED
03/26/2003	P.B. APPEARANCE	ND: APPROVED COND.
02/26/2003	P.B. APPEARANCE	LA: WVE PH - TO RET

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-3

NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268
APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/27/2003	EAF SUBMITTED	01/27/2003	WITH APPLIC
ORIG	01/27/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/27/2003	LEAD AGENCY DECLARED	02/26/2003	TOOK LA
ORIG	01/27/2003	DECLARATION (POS/NEG)	03/26/2003	DECL NEG DEC
ORIG	01/27/2003	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/27/2003	PUBLIC HEARING HELD	/ /	
ORIG	01/27/2003	WAIVE PUBLIC HEARING	02/26/2003	WAIVED PH
ORIG	01/27/2003	PRELIMINARY APPROVAL	/ /	
ORIG	01/27/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-3
NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268
APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/28/2003	2 LOT SUBDIVISION APPROVA	CHG	260.00		
06/03/2003	REC. CK. #11310	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/04/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-3

NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268
APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2003	REC. CK. #11214	PAID		300.00	
02/26/2003	P.B. ATTY. FEE	CHG	35.00		
02/26/2003	P.B. MINUTES	CHG	27.00		
03/26/2003	P.B. ATTY. FEE	CHG	35.00		
03/26/2003	P.B. MINUTES	CHG	22.50		
05/28/2003	P.B. ENGINEER	CHG	171.00		
06/03/2003	RET. TO APPLICANT	CHG	9.50		
		TOTAL:	300.00	300.00	0.00

6/4/03
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/28/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 3-3
NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268
APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/28/2003	ONE LOT RECREATION FEE	CHG	1500.00		
			-----	-----	-----
		TOTAL:	1500.00	0.00	1500.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 3

FOR WORK DONE PRIOR TO: 05/07/2003

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	DOLLARS			
								TIME	EXP.	BILLED	BALANCE
3-3	217453	02/25/03	TIME	MJE	MC E&M CONSTR SUB	95.00	0.50	47.50			
3-3	220968	03/26/03	TIME	MJE	MC E&M	95.00	0.50	47.50			
3-3	223456	04/11/03	TIME	MJE	MC TC/DALY RE E&M	95.00	0.30	28.50			
								123.50			
3-3	223652	04/16/03			BILL 03-483					-95.00	
										-95.00	
					TASK TOTAL			123.50	0.00	-95.00	28.50
					GRAND TOTAL			123.50	0.00	-95.00	28.50

47.50
171.00

- Myra*
- ① no cost estimate
 - ② plan needs one revision as shown.
 - ③ OK otherwise.

JH

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:

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

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

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

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

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

* * * * *

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT\$ 1,500.00

* * * * *

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: \$ _____

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

Reputed

Owner:

(liber: 4337, page: 8)

HOMIN

DISTRICT

SIGHT DISTANCE
500' ± 500' ±

P I Z O N I N G D I S T R I C T

TE ROUTE 300 -- Temple Hill Road

N03746°00"E

150.00'

358.35'

prop. water hook-up
prop. sewer hook-up

10' min.

proposed dwelling

proposed drive

14

305

305

proposed drive

N83°42'00"E

proposed lot line

355.48'

Lot 2
1.273± acres

208.35'

203.71'

prop. water hook-up
prop. sewer hook-up

10' min.

proposed dwelling

200 201

Lot 1
1.244± acres

SHEPRO LANE

N83°42'00"E

219.06

stone wall

20' ROW
(see notes)

gravel lane

20' ROW
(see notes)

45

Reputed
O'Cl
(liber: 202)

506.18'00"E
150.00'

N83°42'
100.0

(liber: 2160, page: 8)

REGULAR ITEMS:

E & M CONSTRUCTION SUBDIVISION (#03-03)

Mr. Daly appeared before the board for this proposal.

MR. PETRO: Proposed two lot residential subdivision. Mark, I have two sheets, which one?

MR. EDSALL: The loose one, the other one had a misprint on it.

MR. PETRO: Project involves subdivision of 2.4 acre parcel into two single family residential lots. Plan was previously reviewed at the 26 February, 2003 planning board meeting. Property is in an R-4 zone, plan has been corrected per my comments. Planning board is lead agency.

MR. DALY: Thank you for your patience.

MR. PETRO: We're pretty clean on this. I think you cleaned up what we had mentioned at the last meeting, correct.

MR. DALY: That's correct. Did you want me to go over, I know there are some members that are here that were not last time, I'd be happy to go through it quickly.

MR. PETRO: You can go over it quickly, sure.

MR. DALY: What we have is a two lot subdivision, it's located on Route 300, Temple Hill Road and this is a private lane called Shepro Lane off of Temple Hill Road. This is your north arrow pointing north. Tax parcel 35, section 35, block 1, lot 32. The entire parcel is in the R-4 residential district and which calls for one acre zoning, 43,560 square foot and what is the action that's being taken here is we're subdividing this lot, the entire or the parent lot of 2.4 acres into two lots, lot 1 ending up being 1.24 acres, lot 2 1.27 acres. The zoning regulations table shows that the lots meet and conform to all of the requirements of the zone in terms of the area, setback and dimensions. What's shown here visually is on lot 1

proposed driveway coming onto Route 300, lot 2 proposed driveway coming onto Route 300 and placement of the houses. The darkened line is the envelope of the building setbacks on both lots, both lots will be served by municipal services, water and sewer hookups which are available at the site. We did in preparing it also look through and note that there's an additional easement which is shown here, it's the sanitary sewer easement to the rear of the property and is shown here in a light green color and it runs along the back along the side of lot which would be the south side of lot 1 between the Central Hudson easement and the property but it's on the property completely as a 20 foot wide easement then runs along the rear property line. And the purpose of that is a couple of manholes along there was to provide municipal services to the 2 residences, O'Connell and Massoud who were on Shepro Lane. We also note there were no DEC wetlands, no Federal wetlands, property was not in a flood zone, it was actually in zone C area minimal flooding with no problem. We did put a map note on here at the request of the planning board that lot 1 is not allowed to access Shepro Lane and so that driveway coming out onto 300 and that's essentially it. The current copy we're looking at is the map 3 revisions just in case anybody is referring to their work at hand.

MR. PETRO: We have Highway approval 3/19/2003, obviously and Fire approval 3/18/2003, are we waiting back from DOT, Mark, on this?

MR. EDSALL: No, I think this one given that it was individual driveways, you had decided, the board decided that you would proceed on this and just make permit applications.

MR. DALY: We've made permit applications but we have not, we haven't heard back from DOT as of this afternoon.

MR. PETRO: This lot is contiguous with the historic sites to the north, whether a referral to State Office of Parks and Historic Preservation will be needed?

MR. EDSALL: I just brought your attention, you need to

decide if it is or is not contiguous and the reason it's important is that if it was contiguous and I'm not suggesting it is, if it was contiguous, you have a situation where it could be classified as a Type I action under SEQRA because it's adjacent to a historical site. Obviously, this is down the road, there are residences between the historic site and here, I think if you agree that it's not contiguous and it's removed so it would have no impact, we just need to have that on the record cause that would justify why you're not claiming it's Type I and why you're not sending it to Historic Preservation.

MR. PETRO: I agree with what you just said. Any members disagree? We have Shepro Lane.

MR. BRESNAN: How can it be contiguous?

MR. PETRO: Just bringing it out. Anybody disagree with that? We'll just let his comments stay in the minutes and that's the reason for not doing the positive. Mark, I know you have no other comments and I don't have any other, do any of the members have anything else?

MR. KARNAVEZOS: The only thing he said that the sanitary sewer easement was in lot 1 and in fact, it's lot 2 and going back up to 1.

MR. DALY: That's correct, if I misspoke, I apologize for that.

MR. EDSALL: The sewer easement is a subtraction so on the final plan you need to have net lot areas shown.

MR. ARGENIO: When you do the setback on the lot that takes from the property line and you would never set back from the easement.

MR. EDSALL: Correct, zoning doesn't acknowledge easements, other than private road easements cause when we adopted the private road regulations, we said to treat private road right-of-ways the same as you would a lot line.

March 26, 2003

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MR. ARGENIO: Okay.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: Make a motion for negative dec for E & M Construction.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare negative dec for E & M Construction minor subdivision on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval.

MR. EDSALL: Have that subject to showing the net lot areas because they have to make sure that they still have 43,560 once they subtract out the easement.

MR. PETRO: Just show the net areas on the map, this will be a subject to.

MR. EDSALL: Because you've got Shepro Lane and the sewer easement.

MR. PETRO: Motion for final.

MR. KARNAVEZOS: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval with the subject-to we just read in with the net areas shown on the map with the easements subtracted out. Is there

March 26, 2003

7

any further discussion from the board members? If not,
roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



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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Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

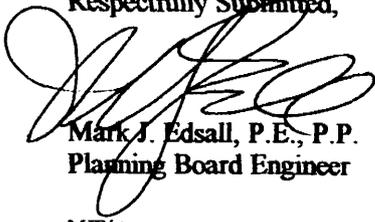
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: E & M CONSTRUCTION MINOR SUBDIVISION
PROJECT LOCATION: TEMPLE HILL ROAD (RT. 300)
SECTION 35 – BLOCK 1 – LOT 32
PROJECT NUMBER: 03-03
DATE: 26 MARCH 2003
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF A 2.4 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 26 FEBRUARY 2003 PLANNING BOARD MEETING.

1. The property is located in the R-4 zoning district of the Town. The plan has been corrected per my comments of the February 26th meeting.
2. The Planning Board is Lead Agency under the SEQRA. Prior to making a determination of significance, I suggest you consider a determination whether this project/site IS or IS NOT substantially contiguous to the historic sites to the north of this site. Further, whether a referral to the State Office of Parks, Recreation and Historic Preservation.
3. I have no other outstanding comments or issues regarding this application.

Respectfully Submitted,



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

MJE/st
NW03-03-26Mar03.doc

REGIONAL OFFICES

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION
HIGHWAY WORK PERMIT

Permit Fee: \$ 15.00
Insurance Fee: \$ 25.00
Total Received: \$ 40.00
Check or M.O. No.: 11280

Permit No.: 802-0001
Project Identification No.:
Expiration Date: 11/15/2003
SH No.: 9391
Deposit Rec. for \$ 0.00
Check or M.O. No.:
Dated: / /
Estimated Cost of Work Performed in the State Right-of-Way \$ 2000.00
Chargeable to Bond No.:
or Undertaking on File: (\$ 0.00)
NA

*Permittee:
EGM CONSTRUCTION CO.
226 WALLKILL ROAD
WALDEN, NY 12586
att: ENRY

Billing Address: (Complete if different from above)

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

NO LANE CLOSURES BY D.O.T. SPECIFICATION. DRIVEWAY RESTRICTION NOTE APPLIES. **ATTACHMENTS APPLY

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. ANYONE WORKING IN THE STATE HIGHWAY RIGHT-OF-WAY IS REQUIRED TO WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND HARD HAT.

County - ORANGE Municipality - NEW WINDSOR Route # - 300

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: Poughkeepsie, N.Y.
Date Signed: 04/09/2003

By: *[Signature]*
W.D. FITZPATRICK

IMPORTANT

THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION. BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY THE RESIDENT ENGINEER,

ROBERT A. FALK

112 DICKSON STREET

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED, SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this permit has been completed. Refund of deposit or return/release of bond is requested.

DATE

PERMITTEE

AUTHORIZED AGENT (if Any)

Work authorized by this permit has been satisfactorily completed and is accepted. Reverse side of this form must be completed.

- Refund of Deposit is authorized
- Return of Bond is authorized
- Amount charged against Bond may be released
- Retain Bond for future permits
- Other

DATE

RESIDENT ENGINEER

APR 22 2003
SPECIAL AGENT



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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33 Airport Center Drive
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(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

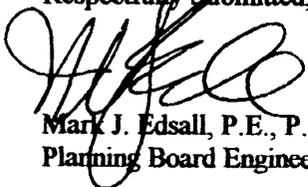
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: E & M CONSTRUCTION MINOR SUBDIVISION
PROJECT LOCATION: TEMPLE HILL ROAD (RT. 300)
SECTION 35 - BLOCK 1 - LOT 32
PROJECT NUMBER: 03-03
DATE: 26 FEBRUARY 2003
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF A 2.4 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-4 zoning district of the Town. The bulk information on the plan appears correct for the zone and use. Some corrections are needed to the bulk table as follows:
 - The bulk table must include values for lot frontage, building height, FAR, Minimum Livable Area.
 - The seventh note indicates a shared access to the state highway. The plan should be revised to call for individual - parallel driveway accesses.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The only other involved agency is NYSDOT. We can simultaneously forward to them for SEQRA and technical review.
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.

Respectfully Submitted,



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

MJE/st
NW03-03-26Feb03.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

E & M CONSTRUCTION SUBDIVISION (03-03)

Mr. Rob Daly appeared before the board for this proposal.

MR. PETRO: Proposed 2 lot residential subdivision, involves subdivision of 2.4 acre parcel into two single family residential lots, R-4 zoning, so you were permitted to go higher so you're going to put two single families in the R-4 zone. Okay.

MR. DALY: My name is Rob Daly and I'm here representing, the applicant E & M Construction, the owner of the property is Jim Massoud and Jim has authorized the applicant to come and proceed before the board with the subdivision of this residential property into two lots. In total, there's 2.4 acres and it's going to be subdivided into two lots, just so you're oriented, this is not, this is Route 300, Temple Hill Road, Continental Manor is right here, this is where the overhead, the lines go and this is right off of the road Shepro Lane, which you're talking about, I sort of darkened in here, it goes down and picks up residences down here of O'Connell and Jim Massoud and this is the property along the frontage 380 foot of frontage on Temple Hill Road. It's being divided between the two lots, lot 1 will be 1.2 acres, lot 2, 1.3 acres and in essence what you're looking at is two dwellings which meet the requirements. You'll see the envelope on here and the black hashed line for setbacks and the driveways come to a common access point on Route 300. Line of sight is not really an issue here even though it's, you know, the road is busy, there's a good sight distance in both directions and when we looked at it, it looked fine. There are a couple of issues that we did want to make sure the board was aware, number 1, this would, both residences would tie into municipal water and sewer. We were showing on the plan which was submitted to the board that the water line would come across Temple Hill Road. That's not the case. We actually have water right here at the corner of Shepro Lane, so we'll be making our hookup from there and bringing it down and addressing that so we don't have to deal with potential cutting up.

MR. PETRO: How are you going to cross the northern lot with the water line to get to the second lot? You're going to do an easement for the water line?

MR. DALY: That was the thought or bringing it down along the existing right-of-ways.

MR. PETRO: The state right-of-way?

MR. DALY: Yes.

MR. PETRO: Depending on the state that could be expensive.

MR. DALY: Well, whichever worked out to be the most practical.

MR. PETRO: But you're going to be bringing down two separate 3/4 taps is what you're going to do, two separate water lines into the lots?

MR. DALY: That's correct.

MR. PETRO: Not one and branch off?

MR. DALY: No, two separate water taps. And just one other issue, I'm sorry.

MR. PETRO: Well, I think you should resolve that and show us how you're going to do that. Right now, you have it coming from across 300 anyway so you're going to change that.

MR. EDSALL: Just a kind of a correction, which is actually a choice, comments 2 and 3 are actually two different approaches as to whether or not because these are residential driveways, if you consider that a need to send it for to DOT for SEQRA, Mike and I were just discussing normally if it's a commercial application, a private road or some other type of a project, you normally do coordinate. But for minor subdivisions where there are just driveway accesses which is a normal permit application, you may not coordinate lead agency. I think that's probably the more appropriate thing. It's a much more minor application. So when

you look at comments two or three, it's kind of an either/or so depending on which approach you want to take you can choose.

MR. LANDER: Let me ask you a question. The sewer's on the other side of Temple Hill Road and the water is on the site where your driveway's going to be?

MR. DALY: No, the existing sewer main runs along the same side, the eastern side.

MR. LANDER: So sewer and water are both on that side?

MR. DALY: That's correct.

MR. EDSALL: The original plan actually they submitted a corrected plan, the original plan showed the water on the west side of Temple Hill Road, the corrected plan shows it on the east side so that both services are available right in front of the lots.

MR. DALY: That's correct.

MR. LANDER: My question was why would you consider even going up to Shepro Lane? I can see if it was on the other side of the road but--

MR. BABCOCK: This plan reflects that the water and sewer line goes directly out from the house to the water and sewer line.

MR. DALY: That's correct.

MR. BABCOCK: And you're talking about going up to Shepro Lane?

MR. DALY: Yeah, I wasn't sure which one you guys had, if you had the water line, you know, the water main crossing Route 300, it does not in this case here it does not so that was amended and I don't know if your plan recognized that or not.

MR. EDSALL: The new plans show conventional services just running out to the road so--

MR. BABCOCK: So there's no cause to have an easement for lot 2 to go across lot 1.

MR. PETRO: He said he's going up to Shepro Lane to get the water.

MR. DALY: No, it's on the same side of Shepro Lane is what I was saying.

MR. PETRO: I thought you were going all the way up there.

MR. DALY: No.

MR. PETRO: All right, scratch on all that.

MR. LANDER: We have a common driveway probably going to have to separate that, DOT's not going to go along with that, neither is the planning board here, it's a nice thought but it just is not done.

MR. DALY: Let me just clarify because what we have, we have two separate driveways with a common access point, I don't know.

MR. LANDER: DOT's going to want those separated.

MR. EDSALL: They can be next to each other but individual.

MR. PETRO: You might have ten foot and ten foot but they can't be combined 15 foot access.

MR. PETRO: Motion for lead agency.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the E & M Construction minor subdivision on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: We're not going to do the lead agency coordination letter, just go to DOT as a normal application. Let's discuss a public hearing for a moment. This is R-4 which is permitted use in the zone, matter of fact, it's even a higher use, I don't think this needs a public hearing myself. What do you feel?

MR. KARNAVEZOS: I don't think so.

MR. LANDER: I don't think so, not for two lots.

MR. PETRO: Motion to waive the public hearing under our discretionary judgment.

MR. BABCOCK: R-4 is single family residential.

MR. LANDER: Is there any wetlands here?

MR. DALY: There are no wetlands. In fact, we reviewed it and we put a note on the map that said reviewed state DEC wetlands map and the Federal wetlands map show there are no wetlands on and contiguous to the subject property.

MR. PETRO: Still a motion to waive the public hearing.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for E & M Construction minor subdivision on Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: We have fire approval on 1/28/2003, I think if you do some corrections to the map and come to the meeting, we'll see you again.

MR. EDSALL: One other issue I think it's important that Shepro Lane is crossing through lot 1 and this plan obviously doesn't show the residence for lot 1 using Shepro Lane. I think we should make it that there's no intent to use Shepro because if it was, we'd have to get into the issue of lot counts, check the deeds to make sure that they have a right to use it, that it wasn't given away, so just indicate that lot 1 will not use Shepro Lane for access without subsequent approval of the planning board. If they wanted to, I guess you guys could review it but we're not dealing with that tonight or at least as part of this application.

MR. PETRO: See you next time.

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

RECEIPT
#70-2003

01/27/2003

E & M Construction Co.

Received \$ 50.00 for Planning Board Fees, on 01/27/2003. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

#03-03 Application Fee -

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/27/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-3
NAME: E & M CONSTRUCTUION SUBDIVISION - PA2002-1268
APPLICANT: ENRICO FURIA (E&M CONSTRUCTION)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2003	REC. CK. #11214	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00



1/27/03



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., XX HIGHWAY DEPT.

P.B. FILE #03-03 DATE RECEIVED: 03-13-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-24-03

RECEIVED

THE MAPS AND/OR PLANS FOR:

MAR 19 2003

E & M CONSTRUCTION SUBDIVISION

N.W. HIGHWAY DEPT.

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: [Handwritten Signature] 3/19/03
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

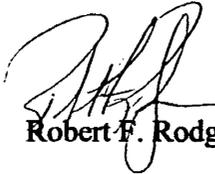
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: E & M Construction Subdivision
DATE: 18 March 2003

Planning Board Reference Number: PB-03-03
Dated: 13 March 2003
Fire Prevention Reference Number: FPS-03-11

A review of the above referenced subdivision plan was conducted on 18 March 2003.

This subdivision plan at this time is acceptable.

Plans Dated: 12 October 2002


Robert F. Rodgers



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, XX WATER DEPT.,
_____ SEWER DEPT., _____ HIGHWAY DEPT.

P.B. FILE #03-03 DATE RECEIVED: 03-13-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 03-24-03

THE MAPS AND/OR PLANS FOR:

E & M CONSTRUCTION SUBDIVISION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

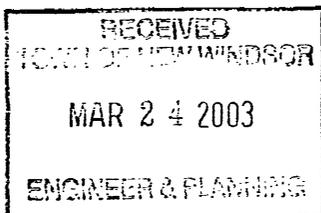
HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Water available - Check with Engineers office
for size & permission -

~~DISAPPROVED:~~

Notes: _____



Signature: Stew [Signature] 3-24-03
Reviewed by: _____ Date



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: _____ FIRE INSPECTOR, _____ WATER DEPT.,
_____ SEWER DEPT., XX HIGHWAY DEPT.

P.B. FILE #03-03 DATE RECEIVED: 01-27-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 02-24-2003

THE MAPS AND/OR PLANS FOR:

E & M CONSTRUCTION

Applicant or Project Name

RECEIVED

JAN 27 2003

N.W. HIGHWAY DEPT.

SITE PLAN _____, SUBDIVISION XX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Must contact D.O.T

DISAPPROVED:

Notes: _____



Signature: Nancy J. Skell 1/31/03
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

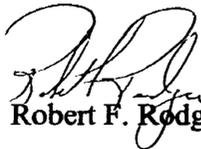
TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: E & M Construction
DATE: 28 January 2003

Planning Board Reference Number: PB-03-03
Dated: 27 January 2003
Fire Prevention Reference Number: FPS-03-04

A review of the above referenced subdivision plan was conducted on 28 January 2003.

This subdivision plan is acceptable.

Plans Dated: 17 January 2003, Rev. 1


Robert F. Rodgers



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, XX WATER DEPT.,
_____ SEWER DEPT., _____ HIGHWAY DEPT.

P.B. FILE #03-03 DATE RECEIVED: 01-27-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 02-24-2003

THE MAPS AND/OR PLANS FOR:

E & M CONSTRUCTION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Water available - check with engineers office
for permission.

DISAPPROVED:

Notes: _____

Signature: Steve D. Dio Date: 1-28-03
Reviewed by: _____



**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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: NEW WINDSOR **P/B APP. NO.:** 03-03
WORK SESSION DATE: 4 Dec 2002 **PROJECT:** NEW OLD
REAPPEARANCE AT W/S REQUESTED: No **RESUB. REQ'D:** Full App
PROJECT NAME: E^cM Construction - Route 300
REPRESENTATIVES PRESENT: Robert Daly

MUNICIPAL REPS PRESENT: BLDG INSP. FIRE INSP. Bob
ENGINEER X PLANNER
P/B CHMN OTHER

ITEMS DISCUSSED:
Mosswood Property
Ry
- Historic Corridor
- 2 lot sub off 300 just
north of CHGE
- expand bulk
- show utility w/c
- get w/c
Ask Twp 1 sub contiguous illve.

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: 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: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision Lot Line Change Site Plan Special Permit

Tax Map Designation: Sec. 35 Block 1 Lot 32

BUILDING DEPARTMENT REFERRAL NUMBER PA 2002 - 1268

1. Name of Project Subdivision for E. & M CONSTRUCTION
2. Owner of Record JAMES J. & Joyce M. Massowd Phone 561 - 3279

Address: 16 Shepro Lane New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Enrico Furia, E & M Construction Phone 778-2238

Address: 226 walkill Rd Walden NY 12586
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Howard W. Weeden Phone 778-7643

Address: 62 Main St Walden NY 12586
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Gary Goldstein, Esq Phone 469-8630

Address 11 High St. Chesler, NY 10918
(Street Name & Number) (Post Office) (State) (Zip)

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

Robert Daly 497-2208
(Name) (Phone) (RT# 300)

7. Project Location: On the EAST side of TEMPLE HILL RD 0 feet
(Direction) (Street) (No.)
SOUTH of Shepro Lane
(Direction) (Street)

8. Project Data: Acreage 2.416/ Zone R-4 School Dist. Newburgh

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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. Description of Project: (Use, Size, Number of Lots, etc.) Division of 2.46 acre lot into two (2) residential lots in compliance with R-4 zoning requirements.

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

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

ACKNOWLEDGMENT:

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

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

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

SWORN BEFORE ME THIS:

26th DAY OF November 192002

[Signature]
APPLICANT'S SIGNATURE

Deborah Green
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4884055
Commission Expires July 15, 2003
NOTARY PUBLIC

Enrico Furia, President
Please Print Applicant's Name as Signed
E & M construction

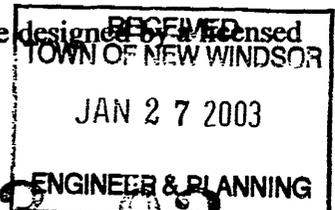
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DATE APPLICATION RECEIVED
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03-03
APPLICATION NUMBER

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

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

- 1. ✓ Name and address of Applicant.
 - * 2. ✓ Name and address of Owner.
 - 3. ✓ Subdivision name and location
 - ④ ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
- 5. ✓ Tax Map Data (Section, Block & Lot).
 - 6. ✓ Location Map at a scale of 1" = 2,000 ft.
 - ⑦ ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
 - ⑧ ✓ 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. NA 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.



03-03

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. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners 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. N/A 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. N/A 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, AIS 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. N/A 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.

APrior 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.

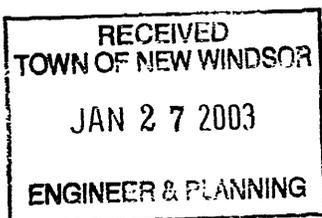
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

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: [Signature] 1/22/03
Licensed Professional Date
HOWARD WEEDEN



03-03

E & M CONSTRUCTION CO.

226 WALLKILL RD.
WALDEN, NY 12586

11228

50-7223/2219

DATE 11-26-02

PAY
TO THE
ORDER OF

Town of New Windsor

\$50⁰⁰/₁₀₀

Fifty Dollars & 00/100

DOLLARS

**Wallkill Valley Federal Savings
and Loan Association**

P.O. Box L Telephone (845) 895-2051
Wallkill, New York 12589

FOR

E. Ames

⑆011228⑆ ⑆221972234⑆ 0570014118⑆

E & M CONSTRUCTION CO.

226 WALLKILL RD.
WALDEN, NY 12586

11214

50-7223/2219

DATE 11-26-02

PAY
TO THE
ORDER OF

Town of New Windsor

\$300⁰⁰/₁₀₀

THREE HUNDREDS AND NO/100

DOLLARS

**Wallkill Valley Federal Savings
and Loan Association**

P.O. Box L Telephone (845) 895-2051
Wallkill, New York 12589

FOR

E. Ames

⑆011214⑆ ⑆221972234⑆ 0570014118⑆

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PROJECT I.D. NUMBER

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>E & M Construction</i>	2. PROJECT NAME <i>subdivision for E & M Construction</i>
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>On the east side of Temple Hill Rd (NYS Route 300) at the intersection of Sheprohane (Private road); being a 2.416 acre parcel with 338 feet of frontage on Temple Hill Rd.</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Two lot residential subdivision in the R-4 zone of the town of New Windsor.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>2.416</i> acres Ultimately <i>2.416</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>The surrounding uses are single family residential (R-4), multi-family residential (R-5) and planned industrial (PI)</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>NYS DOT HIGHWAY ACCESS PERMIT</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Robert Daly</i> <i>PLANNER</i>	Date: <i>JAN 22 2003</i>
Signature: <i>Robert A. Daly</i>	

RECEIVED TOWN OF NEW WINDSOR
 the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

JAN 27 2003
 ENGINEER & PLANNING

03-03

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 817.12? 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 817.8? If No, a negative declaration may be superseded by another involved agency.
 Yes No

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
The site is in the Town of New Windsor Historic Corridor

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

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

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

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

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

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

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

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

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

 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

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 1
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APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

James J. Massowd, deposes and says that he resides
(OWNER)

at 16 Shepro Ln. New Windsor in the County of Orange
(OWNER'S ADDRESS)

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

(Sec. Block Lot)
designation number (Sec. 35 Block 1 Lot 32) which is the premises described in

the foregoing application and that he authorizes:

Enrifo Furia, President
E & M Construction 226 Walkill Rd, Walden NY 12586
(Applicant Name & Address, if different from owner)

Robert Daly, Planner 130 Twin Arch Rd Washingtonville NY
(Name & Address of Professional Representative of Owner and/or Applicant) 10992

to make the foregoing application as described therein.

A two lot residential subdivision on the 2.416 acre lot.

Date: November 26, 2002

Diborah Green
Witness' Signature

[Signature]
Owner's Signature
JAMES MASSOWD
[Signature]
Applicant's Signature if different than owner
ENRIFO FURIA, PRESIDENT E & M CONSTRUCTION
[Signature]
Representative's Signature
Robert Daly, Planner

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.

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REC'D
"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.

1/22/03

The property is on FEMA PANEL
360628-0010B and indicates
the property is in Zone 'C'
area of minimal flooding.

Paul Sley
Planner

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