

PB# 03-20

**Quality Homes/Garvey
(Sub. & LLC)**

55-1-31.1 & 84

PB #03-20 QUALITY HOMES/GARVEY
SUB & LL CHG - RT 207 (5 LOTS) YANOSH

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 11-25-03

PUBLIC HEARINGS:

QUALITY HOMES SUBDIVISION/LOT LINE CHANGE (03-20)

Mr. Dan Yanosh and Mr. Lou Tedaldi appeared before the board for this proposal.

MR. PETRO: Application proposes subdivision of 18.4 acre parcel into 5 single family residential lots as well as a lot line change with the adjoining lands of Garvey. Plan was previously reviewed at the 23 July 2003, 27 August 2003 planning board meetings. Obviously, he's here for a public hearing, it's an R-1 zone, required bulk requirements are correct. Lead agency coordination letter was mailed out on the 4th of September 2003. We had any responses yet?

MS. MASON: No.

MR. PETRO: They have 30 days so it's obviously not up yet. Mark, we're not able to take lead agency because the 30 days hasn't lapsed?

MR. EDSALL: Unless you've received responses.

MS. MASON: I thought we decided not to send it out.

MR. EDSALL: I think it did go out, I think the time isn't expired.

MR. PETRO: All right, let me know, Mark. Okay, Dan, bring us up to date.

MR. YANOSH: Really after last meeting we really had no changes. We submitted the plans to the DOT for the driveway cuts, we're still waiting for a reply from them. Everything looks satisfactory to the field personnel, we're waiting for the Poughkeepsie to give us a final answer and public hearing states five lots, 2 acres, 3.3, 2.58, 4.17, 6.1 acres and lot line change

September 24, 2003

4

with Garvey with a piece of land for lot number 5. Lou told me we do have a permit for lots 3 and 4, they did approve that cut so just a matter of signing before we get the rest of them. Engineering was done by John Dragon, percs and soils testing were okay for single family homes, individual wells and septic.

MR. PETRO: Mark, let me ask you a question. The separation between a well and the septic field, how many feet, 100?

MR. EDSALL: It's 100 unless the well is downgrade, then it would be 200.

MR. PETRO: If you look at lot number 1, it has a proposed pump station looks to me it's coming from the house into a tank, 1,250 gallon tank, then it's going into a container type of manhole of some kind, but that's not considered having a sanitary system too close to the well. I mean, I realize they're going to just pump up to the system but what if there's leaching or something from the tank?

MR. EDSALL: It's a sealed unit, so it's, that's not, it's the disposal field itself that has to be the spacing, not the septic tank or the, it's the pump ejectors that are not part of the separation.

MR. PETRO: I have a similar system in a couple of my spots and mine leaks like a sieve.

MR. EDSALL: You should have those repaired.

MR. PETRO: They were installed that way for 25 grand each.

MR. MASON: What's that address?

MR. PETRO: Not in New Windsor.

MR. EDSALL: It's supposed to be a contained system so there isn't that same separation requirement.

MR. PETRO: On the 9th day of September, 2002, 12 addressed envelopes containing the notice of public hearing were mailed out. This is a public hearing, someone would like to speak, please be recognized by the chair, state your name and address and your concern. Is there anyone here who'd like to speak? All right, let the minutes reflect that no one has raised their hand or come forward. Therefore, I make a motion we close.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Quality Home Builders major subdivision and lot line change with lands of Garvey. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Mark, what are we doing with the lead agency?

MR. EDSALL: Myra's absolutely correct, what had happened was before the lead agency letter went out, DOT had responded and indicated that they had reviewed it and determined that it was an acceptable layout. So it was, it didn't make sense to coordinate with them if they've already responded. So I would say you can

assume the position of lead agency effectively do an uncoordinated review because DOT has done their own separate review and proceed.

MR. PETRO: I'll open it back up to the board for further review. We have fire approved on 9/25/2003 and I'll entertain a 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 declare itself lead agency for the Quality Home Builders major subdivision and lot lane change. Any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: I think that the SEQRA process is ready to go, Mark, I don't see anything else.

MR. EDSALL: Yes, I'd say that based on everything you have before you and the fact that the DOT has completed their review, I think a negative dec is appropriate.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare negative dec for Quality Home Builders major subdivision lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: We already have DOT approval?

MS. MASON: Yes.

MR. PETRO: So looks like you're done. You think you're done?

MR. YANOSH: Yes.

MR. PETRO: Would you like final approval?

MR. YANOSH: Yes, sir.

MR. PETRO: Want to come back one more time, talk about things? Any of the board members have any comment? We've seen this three times. Is there anything that's outstanding? Entertain a motion for final approval.

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 Quality Home Builders major subdivision and lot line change with the lands of Garvey. Is there any further discussion? If not, roll call.

September 24, 2003

8

ROLL CALL

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/25/2003	PLANS STAMPED	APPROVED
09/24/2003	P.B. APPEARANCE - PUB HEARIN . NO PUBLIC COMMENT - APPROVED CONDITIONALLY - NEED DEEDS & . DESCRIPTIONS FOR FILING MAP	LA:ND CLOSE PH APPR
08/27/2003	P.B. APPEARANCE	LA LETTR - SCH PH
05/21/2003	WORK SHOP APPEARANCE	SUBMIT
11/06/2002	WORK SHOP APPEARANCE	RET TO WS

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

RECEIPT
#1090-2003

11/25/2003

Rick - Lynn Enterprises, Inc.

Received \$ 370.00 for Planning Board Fees, on 11/25/2003. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

PB# 03.20
Approved

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/2003	4 LOTS @1,500.00 EA	CHG	6000.00		
11/24/2003	REC. CK. #13185	PAID		6000.00	
		TOTAL:	6000.00	6000.00	0.00


11/24/03



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

November 25, 2003

Quality Homes
P.O. Box 10
Washingtonville, NY 10992

ATTN: LOU TEDALDI

SUBJECT: SUBDIVISION / LOT LINE CHANGE - PB #03-20

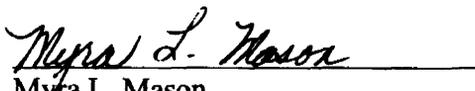
Dear Mr. Tedaldi:

Please find attached your copies of the Subdivision and Lot Line Change plans as they have been signed and stamped "Approved" by the New Windsor Planning Board.

Please be aware a copy of the **approved plan, a mylar copy of the plan and recordable deeds** for this project must be filed in the County Clerk's Office in Goshen.

If you have any questions with regard to this project, please feel free to contact me.

Very truly yours,



Myra L. Mason,
Secretary to the Planning Board

MLM:mlm

PLANS AND LETTER PICKED UP:

BY: B. Fumacola

DATE: 12-2-03

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 3-20

File Date:07/15/2003

SEC-BLK-LOT:55-1-131-1

Project Name:QUALITY HOMES & GARVEY - SUBDIV & LL CHG

Type:1&2

Owner's Name:QUALITY HOMES & JOHN GARVEY
Address:P.O. BOX 10 WASHINGTONVILLE, NY 10992

Phone:(845) 496-6357

Applicant's Name:QUALITY HOMES
Address:P.O. BOX 10 - WASHINGTONVILLE, NY 10992

Phone:

Preparer's Name:YANOSH, DANIEL LLS
Address:P.O. BOX 320 - CIRCLEVILLE, NY 10919

Phone:(845) 361-4700

Proxy/Attny's Name:
Address:

Phone:

Notify:DANIEL YANOSH

Phone:(845) 361-4700

Location:RT. 207 (PA2002-1124) 55-1-84, 131.1

Acreage	Zoned	Prop-Class	Stage	Status
18.390	R-1	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
12/02/2003	WASH			

Appl for:5-LOT RESIDENTIAL SUBDIVISION & LOT LINE CHANGE

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-20
NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/2003	SUBDIVISION APPROVAL	CHG	270.00		
11/21/2003	L.L. CHG. APPROVAL	CHG	100.00		
11/24/2003	REC. CK. #13184	PAID		370.00	
		TOTAL:	370.00	370.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/25/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/15/2003	REC. CK. #12797 LL CHG	PAID		150.00	
07/15/2003	REC. CK. #12798 SUBDIV	PAID		675.00	
08/27/2003	P.B. ATTY. FEE	CHG	35.00		
08/27/2003	P.B. MINUTES	CHG	18.00		
09/24/2003	P.B. ATTY. FEE	CHG	35.00		
09/24/2003	P.B. MINUTES	CHG	27.00		
11/21/2003	P.B. ENGINEER	CHG	294.50		
11/24/2003	RETURN TO APPLICANT	CHG	415.50		
		TOTAL:	825.00	825.00	0.00

11/25/03
L.R.



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

November 24, 2003

Quality Homes
P.O. Box 10
Washingtonville, NY 10992

ATTN: LOU TEDALDI

SUBJECT: RT. 207 SUBDIVISION

Dear Lou:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account of \$415.50 that will be returned to you as soon as possible.

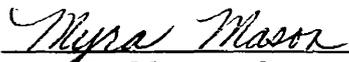
Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 370.00
Check #2 – Recreation Fee	\$6,000.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

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

Very truly yours,



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

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/24/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-20
NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/2003	SUBDIVISION APPROVAL	CHG	270.00		
11/21/2003	L.L. CHG. APPROVAL	CHG	100.00		
		TOTAL:	370.00	0.00	370.00

#1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/24/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 3-20
NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/21/2003	4 LOTS @1,500.00 EA	CHG	6000.00		
		TOTAL:	6000.00	0.00	6000.00

#2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/24/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-20
NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/15/2003	REC. CK. #12797 LL CHG	PAID		150.00	
07/15/2003	REC. CK. #12798 SUBDIV	PAID		675.00	
08/27/2003	P.B. ATTY. FEE	CHG	35.00		
08/27/2003	P.B. MINUTES	CHG	18.00		
09/24/2003	P.B. ATTY. FEE	CHG	35.00		
09/24/2003	P.B. MINUTES	CHG	27.00		
11/21/2003	P.B. ENGINEER	CHG	294.50		
		TOTAL:	409.50	825.00	-415.50

To be returned

MYRA

AS OF: 11/21/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-66

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 20

FOR WORK DONE PRIOR TO: 11/21/2003

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	DOLLARS		
									EXP.	BILLED	BALANCE
3-20	224150	05/02/03	TIME	MJE	MC TC/TIDALDI RE PERC	95.00	0.30	28.50			
3-20	226425	05/21/03	TIME	MJE	WS RICH LYNN SUBD	95.00	0.40	38.00			
3-20	234377	07/22/03	TIME	MJE	MC QUALITY HOMES SUB	95.00	0.50	47.50			
3-20	236898	08/04/03	TIME	MJE	MC TC/MM DISC QUALITY H	95.00	0.50	47.50			
3-20	239085	08/26/03	TIME	MJE	MC QUALITY HOMES	95.00	0.70	66.50			
								228.00			
3-20	238193	08/26/03			BILL 03-1021						-161.50
											161.50
3-20	242937	09/23/03	TIME	MJE	MC QUALITY HOMES	95.00	0.60	57.00			
3-20	242076	09/24/03	TIME	MJE	MM Qua} Homes COND APPL	95.00	0.10	9.50			
								66.50			
3-20	242717	10/01/03			BILL 03-1187						-76.00
3-20	247438	10/30/03			BILL 03-1346						-57.00
											-133.00
TASK TOTAL								294.50	0.00	-294.50	0.00
GRAND TOTAL								294.50	0.00	-294.50	0.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

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

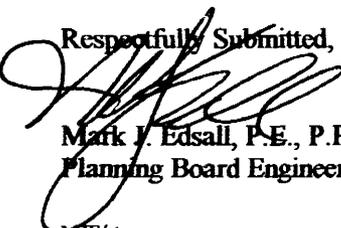
Writer's e-mail address:
mjc@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: QUALITY HOME BUILDERS MAJOR SUBDIVISION AND LOT LINE CHANGE WITH LANDS OF GARVEY
PROJECT LOCATION: NYS RT. 207
SECTION 55 – BLOCK 1 – LOT 131.1 AND 84 (Garvey)
PROJECT NUMBER: 03-20
DATE: 24 SEPTEMBER 2003
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 18.4 +/- PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS, AS WELL AS A LOT LINE CHANGE WITH THE ADJOINING LANDS OF GARVEY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 JULY 2003 AND 27 AUGUST 2003 PLANNING BOARD MEETINGS. THE APPLICANT IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The properties are located in the R-1 Zoning District of the Town. The "required" bulk requirements are correct.
2. The Planning Board re-authorized issuance of a Lead Agency Coordination letter for the project, and same was issued on 4 September 2003. The board may wish to discuss with the Secretary if we have received any responses to date.
3. Once adequate time and/or responses are received, the Planning Board can formally assume lead agency, and may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. One open item was the review & response from NYSDOT. We have received a fax note from Richard Burns of Newburgh DOT accepting the layout (dated 8-1-03). I believe this satisfactorily addresses this issue.

Respectfully Submitted,


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

MJE/st
NW03-20-24Sep03.doc

REGIONAL OFFICES

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



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

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

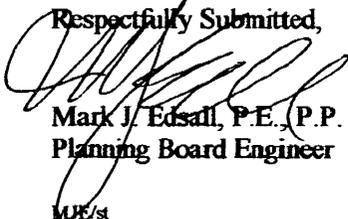
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: QUALITY HOME BUILDERS MAJOR SUBDIVISION AND LOT LINE CHANGE WITH LANDS OF GARVEY
PROJECT LOCATION: NYS RT. 207
SECTION 55 – BLOCK 1 – LOT 131.1 AND 84 (Garvey)
PROJECT NUMBER: 03-20
DATE: 27 AUGUST 2003
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 18.4 +/- PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS, AS WELL AS A LOT LINE CHANGE WITH THE ADJOINING LANDS OF GARVEY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 JULY 2003 PLANNING BOARD MEETING*.
(*applicant did not show up to meeting)

1. The properties are located in the R-1 Zoning District of the Town. The "required" bulk requirements are correct, and were corrected per my comments from July. As well, my initial layout comments have been addressed.
2. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. Involved agencies appear to be limited to the NYSDOT. The applicant should submit four (4) sets of drawings and the environmental form for this purpose.
3. The applicant has had some initial concept discussions/reviews with DOT. Submittal of this application/plan to the NYSDOT by the Town will be necessary. If the Board agrees, I will forward the plans to Newburgh DOT following this meeting. The applicant should provide three (3) copies to the Planning Board Secretary for this purpose.
4. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.

Respectfully Submitted,



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

MJE/st
NW03-20-23Jul03.doc

REGIONAL OFFICES

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

QUALITY HOMES/GARVEY LOT LINE CHANGE AND SUBDIVISION
(#03-20)

Mr. Daniel Yanosh and Mr. Lou Tedaldi appeared before the board for this proposal.

MR. PETRO: Proposes subdivision of 18 acre parcel into 5 single family residential lots as well as a lot line change with the adjoining lands of Garvey. Plan was previously reviewed at the 23 July 2000 planning board meeting. Applicant did not show up to the meeting so I guess we didn't review it. R-1 zone, all requirements are correct, the planning board may wish to authorize lead agency ordination letter.

MR. LANDER: Mr. Yanosh, what's the nearest intersection to this?

MR. TEDALDI: Directly across the street from the Rock Tavern post office.

MR. ARGENIO: Out near where that entrance pylon is?

MR. YANOSH: Right. I was in the Village of Florida, you guys were gone too early, but I did show up. We've got proposed subdivision of five lots along the south side of 207. Also included is the fact of Mr. Garvey who lives on here on Twin Arch Road, for some unknown reason, he owned this little strip of property that went to the middle, whether it was cut out for the railroad nobody knows why, part of the deed, so we want to square that off in the back, this side of the railroad tracks he does have a right-of-way to go across the lands of Congelosi so we'll have a nice area, it's about the same acreage swapped back and forth. We submitted plans to the DOT, we met with them out there in the field. Mr. Burns, he's pretty happy with us so far, the maps are in Poughkeepsie being reviewed.

MR. PETRO: All the driveways are coming off 207?

MR. YANOSH: Right, two single ones for lots 3 and 4, the driveways are coming out on the same entrance.

MR. TEDALDI: Three and four is a common driveway.

MR. LANDER: How is the sight distance on 3 and 4 common driveway?

MR. TEDALDI: Actually, I was out there with Rich Burns myself and he had no problem with it.

MR. PETRO: Fire approval on 8/25/2003. Mark, you reviewed it, I guess all the separations are proper, the well and septic designs, the size of the lots, he's got the envelope, looks like everything fits inside the envelopes.

MR. LANDER: One lot is 6 acres you said?

MR. YANOSH: Yes, lot number 5 is 6.11 acres.

MR. LANDER: Why is that, lot of that wetlands?

MR. YANOSH: It's a big rock, it's a nice pretty lot if you want could go up to the top but limited access off the road because of the steepness.

MR. PETRO: The common driveway that we have on lot 4 and 5 or 3 and 4, is there something we can do with that?

MR. EDSALL: It's actually not a common drive, it's two driveways that are accessing parallel to each other separated by a couple feet. If it was a common driveway, it would constitute a private road which would be a problem so how Dan has shown it is fine.

MR. PETRO: When you blacktop, you're going to leave

the three or four feet in between them? They don't join together, do they?

MR. YANOSH: The entrance is going to be a little common entrance at the end.

MR. PETRO: Then it's going to split.

MR. EDSALL: So the pavement within the state right-of-way would be one unit but then it will split on the property line.

MR. ARGENIO: So you have to apply to the state to get a work permit to work in the right-of-way, is that right?

MR. YANOSH: True.

MR. ARGENIO: One permit or multiple permits?

MR. YANOSH: One for each lot.

MR. TEDALDI: I think he wants a permit for each lot.

MR. PETRO: Motion to authorize lead agency coordination letter for Quality Home Builders/Garvey.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

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

MR. PETRO: Planning board should consider authorizing

mandatory public hearing for this major subdivision. It's mandatory, so why consider it? Can I have a motion to have it?

MR. ARGENIO: Make a motion to have it.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Quality Homes major subdivision with lands of Garvey. Is there any further discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: We need to get these plans off to the DOT for formal comment and approval, any work within the DOT right-of-way would require a work permit, you know that, and I think that's it. Thank you.

THIS INDENTURE, made the _____ day of November _____, 2003

BETWEEN RICK-LYNN ENTERPRISES, INC., a New York corporation, with office located at P.O. Box 10, Washingtonville, New York 10992,

party of the first part, and JOHN J. GARVEY and EILEEN J. GARVEY, husband and wife, both residing at 640 Twin Arch Road, Rock Tavern, New York 12575

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN 00/100 (\$10.00) ----- dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York and being more particularly bounded and described on SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.

P/O
Sec. 55
Blk. 1
Lot 131.1

This deed includes the property described herein intended to become annexed and a part of the real property owned by John J. and Eileen J. Garvey as described in a deed dated 11/24/90 and recorded in the Orange County Clerk's office on 12/3/90 in Liber 3380 page 34, as an addition to the existing Garvey property in the Town of New Windsor, Orange County, New York, making said lot one indivisible lot. This deed is intended to be filed in the Orange County Clerk's office simultaneously with the deed of transfer of John J. and Eileen J. Garvey to Rick-Lynn Enterprises, Inc., together with the filing of the subdivision map entitled Quality Home Builders and John J. and Eileen J. Garvey, Route 207 and Twin Arch Road, Town of New Windsor, Orange County, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

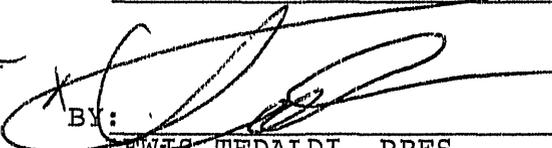
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this Indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Bernadette Fumacola

RICK-LYNN ENTERPRISES, INC.

BY: 

LEWIS TEDALDI, PRES.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Orange

ss:

State of New York, County of

ss:

On the 11th day of November in the year 2003
before me, the undersigned, personally appeared

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared

Lewis Tedaldi
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.

Barbara E. Decker

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

Notary Public, State of New York

BARBARA E. DECKER
Notary Public, State of New York
No. 4635474

Qualified in Orange County
Commission Expires 1-31-2007

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally
appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies),
and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s)
acted, executed the instrument, and that such individual made such appearance before the undersigned in the

in

(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. _____
RICK-LYNN ENTERPRISES, INC.

P/O
SECTION 55
BLOCK 1
LOT 131.1
COUNTY OR TOWN NEW WINDSOR
STREET ADDRESS Twin Arch Road

TO

GARVEY

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

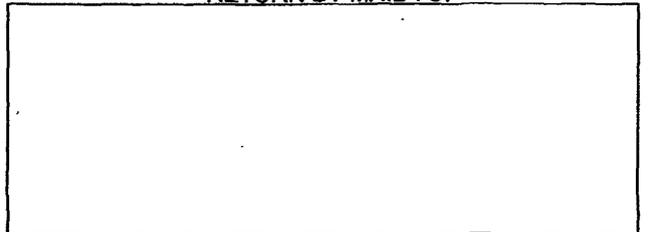
RETURN BY MAIL TO:



Commonwealth

A LANDAMERICA COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY



SCHEDULE "A"

DESCRIPTION LANDS TO BE CONVEYED TO GARVEY

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK, BEING LANDS TO BE CONVEYED TO GARVEY AS SHOWN ON A MAP ENTITLED "5 LOT SUBDIVISION AND LOT LINE CHANGE FOR RICK-LYNN ENTERPRISES, INC, AND JOHN J. AND EILEEN J. GARVEY", TO BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE, AND BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point along the northerly side of lands now or formerly Congelosi, Liber 2057, Page 407, said point also being the following two (2) courses and distances from the point of beginning of Access Easement between Parcel "A" and Parcel "B" on the above mentioned subdivision map:

1. North $16^{\circ}05'13''$ East 50.00 feet,
2. South $73^{\circ}54'47''$ East 72.03 feet,

thence from said point of beginning North $76^{\circ}25'13''$ East 150.95 feet, to the southern most point of lands to be conveyed to Rick-Lynn Enterprises, Inc. on the above mentioned map, thence through lands now or formerly Rick-Lynn Enterprises, Inc, Liber 4898, Page 206, the following two (2) courses and distances:

1. South $73^{\circ}00'00''$ East 167.72 feet,
2. South $62^{\circ}00'00''$ West 103.72 feet,

thence along said lands Congelosi, North $73^{\circ}52'50''$ West 224.36 feet, to a place or point of beginning, and containing 0.33 acres more or less, as surveyed by Daniel P. Yanosh, L.L.S.

D02-172
October 6, 2003

FOR COUNTY USE ONLY

C1. SWIS Code _____

C2. Date Deed Recorded _____
Month / Day / Year

C3. Book _____ C4. Page _____



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 3/97

PROPERTY INFORMATION

1. Property Location Twin Arch Road
STREET NUMBER STREET NAME
New Windsor 12575
CITY OR TOWN VILLAGE ZIP CODE

2. Buyer Name Garvey John J.
LAST NAME / COMPANY FIRST NAME
Garvey Eileen J.
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
LAST NAME / COMPANY FIRST NAME
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel
 5. Deed Property Size x OR 0.33 ACRES
FRONT FEET DEPTH ACRES

(Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Rick-Lynn Enterprises, Inc.
LAST NAME / COMPANY FIRST NAME
LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	E <input type="checkbox"/> Agricultural	I <input type="checkbox"/> Community Service
B <input type="checkbox"/> 2 or 3 Family Residential	F <input type="checkbox"/> Commercial	J <input type="checkbox"/> Industrial
C <input type="checkbox"/> Residential Vacant Land	G <input type="checkbox"/> Apartment	K <input type="checkbox"/> Public Service
D <input type="checkbox"/> Non-Residential Vacant Land	H <input type="checkbox"/> Entertainment / Amusement	L <input type="checkbox"/> Forest

8. Ownership Type is Condominium
 9. New Construction on Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

11. Sale Contract Date

Month Day Year

12. Date of Sale / Transfer

Nov 1 2003
Month Day Year

13. Full Sale Price

000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

000

15. Check one or more of these conditions as applicable to transfer:
- A Sale Between Relatives or Former Relatives
 - B Sale Between Related Companies or Partners in Business
 - C One of the Buyers is also a Seller
 - D Buyer or Seller is Government Agency or Lending Institution
 - E Deed Type not Warranty or Bargain and Sale (Specify Below)
 - F Sale of Fractional or Less than Fee Interest (Specify Below)
 - G Significant Change in Property Between Taxable Status and Sale Dates
 - H Sale of Business is Included in Sale Price
 - I Other Unusual Factors Affecting Sale Price (Specify Below)
 - J None

Exchange property 0.33 acres for 0.29 acres

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken

17. Total Assessed Value (of all parcels in transfer)

18. Property Class

19. School District Name Washingtonville Central School

20. Tax Map Identifier(s) / Roll Identifier(s) (if more than four, attach sheet with additional identifier(s))

P/O Sec. 55, BIX. 1, Lot 131.1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

X BUYER Signature: [Signature] DATE: 11/1/03

BUYER'S ATTORNEY: NONE
LAST NAME: FIRST NAME:

640, Twin Arch Road
STREET NUMBER STREET NAME (AFTER SALE)

AREA CODE TELEPHONE NUMBER

Rock Tavern, NY, 12575
CITY OR TOWN STATE ZIP CODE

X SELLER Signature: [Signature] DATE: 11/3/03

BARBARA E. DEBNER
Notary Public, State of New York
No. 4635474
Qualified in Orange County
Commission Expires 1-31-2007
COPY

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Effective September 1, 2003, use this 7/03 version of Form TP-584; previous versions may no longer be used.

See instructions (TP-584-1) before completing this form. Please print or type.

Schedule A — Information relating to conveyance

<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Grantor/Transferor	Name (if individual; last, first, middle initial)	Social security number
	Mailing address		Social security number
	City	State	ZIP code
	Washingtonville, NY		10992
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Grantee/Transferee	Name (if individual; last, first, middle initial)	Social security number
	Mailing address		Social security number
	City	State	ZIP code
	Rock Tavern, NY		12575

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
P10 55	1	131.1	Twin Arch Road		New Windsor	Orange

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> one- to three-family house	5 <input type="checkbox"/> Commercial/Industrial	Date of conveyance <div style="border: 1px solid black; padding: 2px; display: inline-block;"> 11 / 10 / 03 <small>month day year</small> </div>	Percentage of real property conveyed which is residential real property <u>100</u> % <i>(see instructions)</i>
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building		
3 <input type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building		
4 <input checked="" type="checkbox"/> Vacant land	8 <input type="checkbox"/> Other _____		

Condition of conveyance (check all that apply)

- | | | |
|---|--|--|
| a. — Conveyance of fee interest
b. — Acquisition of a controlling interest (state percentage acquired _____ %) | f. — Conveyance which consists of a mere change of identify or form of ownership or organization (attach Form TP-584.1, Schedule F)
g. — Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)
h. — Conveyance of cooperative apartment(s)
i. — Syndication
j. — Conveyance of air rights or development rights
k. — Contract assignment | l. — Option assignment or surrender
m. — Leasehold assignment or surrender
n. — Leasehold grant
o. — Conveyance of an easement
p. — Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
q. — Conveyance of property partly within and partly outside the state
r. <input checked="" type="checkbox"/> Other (describe) <u>Exchange Payer</u>
<u>0.73 acres plus 0.29 acres</u> |
|---|--|--|

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ _____ Schedule B., Part II \$ _____		

Schedule B — Real estate transfer tax return (Article 31 of the Tax Law)

Part I — Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.	0	

Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason.

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition g
- h. Conveyance is given pursuant to the federal Bankruptcy Act h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim) k
- l. Other (attach explanation) l

Exchange Property 0.33 acres from 0.29 acres

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

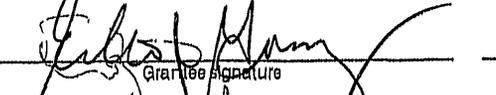
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
 4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete.

<p>X  _____ Grantor signature</p> <p>_____ Title</p>	<p>X  _____ Grantee signature</p> <p>_____ Title</p>
<p>_____ Grantor signature</p> <p>_____ Title</p>	<p>X  _____ Grantee signature</p> <p>_____ Title</p>

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Article 22, Tax Law section 663)

Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the property is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law section 663(a) upon the sale or transfer of this property.

X Signature	Print full name Lewis Tedaldi, Pres.	Date 11 / 11 / 03
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated tax because one of the exemptions below applies under section 663(d) of the Tax Law, check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under section 663 of the Tax Law. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must use Form IT-2663, *Application for Certification for Recording of Deed and Nonresident Estimated Income Tax Payment Voucher*.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) (grantor) of this property was a nonresident of New York State, but is not required to pay estimated tax under Tax Law section 663 due to one of the following exemptions:

- The property being sold or transferred was used exclusively as the transferor's/seller's principal residence (within the meaning of section 121 of the Internal Revenue Code) from _____ Date _____ to _____ Date _____ (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

THIS INDENTURE, made the _____ day of November, 2003

BETWEEN JOHN J. GARVEY and EILEEN J. GARVEY, husband and wife,
both residing at 640 Twin Arch Road, Rock Tavern, New York 12575,

party of the first part, and RICK-LYNN ENTERPRISES, INC., a New York corporation,
with office located at P.O. Box 10, Washingtonville, New York 10992,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN 00/100 (\$10.00) -----
-----dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of New Windsor, County of Orange and State of
New York and being more particularly bounded and described on
SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.

This deed includes the property described herein intended to become
annexed and a part of Lot 5, making said lot one indivisible lot, as it
appears on subdivision map designated Quality Home Builders and
John J. and Eileen J. Garvey, Route 207 and Twin Arch Road, Town of
New Windsor, Orange County, New York, intended to be recorded in
the Orange County Clerk's office simultaneously with the recording
of this deed.

P/O
Sec. 55
Blk. 1
Lot 84

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Bernadette Ferrula

X John J. Garvey
JOHN J. GARVEY

X Eileen J. Garvey
EILEEN J. GARVEY

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. _____

GARVEY

TO

RICK-LYNN ENTERPRISES, INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



Commonwealth

A LANDAMERICA COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY

P/O

SECTION 55

BLOCK 1

LOT 84

COUNTY OR TOWN New Windsor

STREET ADDRESS Twin Arch Road

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

Alvin Goldstein, Esq.
P.O. Box 491
Chester, NY 10918

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SCHEDULE "A"

DESCRIPTION

LANDS TO BE CONVEYED TO RICK-LYNN ENTERPRISES, INC.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK, BEING LANDS TO BE CONVEYED TO RICK-LYNN ENTERPRISES, INC. AS SHOWN ON A MAP ENTITLED "5 LOT SUBDIVISION AND LOT LINE CHANGE FOR RICK-LYNN ENTERPRISES, INC, AND JOHN J. AND EILEEN J. GARVEY", TO BE FILED IN THE ORANGE COUNTY CLERK'S OFFICE, AND BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point being the southeasterly most point of lands now or formerly Friend, Liber 4015, Page 13, said point also being the northerly most point of Parcel "B" as shown on the above mentioned subdivision map, said point also being at an iron pipe found, thence from said point of beginning along the land now or formerly Rick-Lynne Enterprises, Inc, Liber 4898, Page 206, the following three (3) courses and distances:

1. North $76^{\circ}25'13''$ East 309.81 feet, to an iron pipe found,
2. South $89^{\circ}49'47''$ East 150.00 feet,
3. South $76^{\circ}25'13''$ West 395.16 feet,

to the northern most point of lands to be conveyed to Garvey as shown on the above mentioned map, thence through Parcel "B" as shown on the above mentioned map, North $73^{\circ}00'00''$ West 70.09 feet, to a place or point of beginning, and containing 0.29 acres more or less, as surveyed by Daniel P. Yanosh, L.L.S.

D02-172

October 6, 2003

PLEASE TYPE OR PRESS FIRMLY WHEN WRITING ON FORM
 INSTRUCTIONS: [http:// www.orps.state.ny.us](http://www.orps.state.ny.us) or PHONE (518) 473-7222

FOR COUNTY USE ONLY

C1. SWIS Code _____

C2. Date Deed Recorded _____
Month Day Year

C3. Book _____ C4. Page _____



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP 5217 Rev 3/97

PROPERTY INFORMATION

1. Property Location Twin Arch Road
STREET NUMBER STREET NAME

New Windsor 12575
CITY OR TOWN VILLAGE ZIP CODE

2. Buyer Name Rick-Lynn Enterprises, Inc.
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent
 If other than buyer address (at bottom of form) _____
LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed _____ # of Parcels OR Part of a Parcel
(Only if Part of a Parcel) Check as they apply:

- 4A. Planning Board with Subdivision Authority Exists
- 4B. Subdivision Approval was Required for Transfer
- 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X OR 0.29 ACRES
FRONT FEET DEPTH ACRES

6. Seller Name Garvey John J.
LAST NAME / COMPANY FIRST NAME

Garvey Eileen J.
LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> A One Family Residential | <input type="checkbox"/> E Agricultural | <input type="checkbox"/> I Community Service |
| <input type="checkbox"/> B 2 or 3 Family Residential | <input type="checkbox"/> F Commercial | <input type="checkbox"/> J Industrial |
| <input type="checkbox"/> C Residential Vacant Land | <input type="checkbox"/> G Apartment | <input type="checkbox"/> K Public Service |
| <input type="checkbox"/> D Non-Residential Vacant Land | <input type="checkbox"/> H Entertainment / Amusement | <input type="checkbox"/> L Forest |

- Check the boxes below as they apply:
- 8. Ownership Type is Condominium
 - 9. New Construction on Vacant Land
 - 10A. Property Located within an Agricultural District
 - 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

Month Day Year

12. Date of Sale / Transfer

Nov 03
Month Day Year

13. Full Sale Price

000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

000

15. Check one or more of these conditions as applicable to transfer:

- A Sale Between Relatives or Former Relatives
- B Sale Between Related Companies or Partners in Business
- C One of the Buyers is also a Seller
- D Buyer or Seller is Government Agency or Lending Institution
- E Deed Type **not** Warranty or Bargain and Sale (Specify Below)
- F Sale of Fractional or Less than Fee Interest (Specify Below)
- G Significant Change in Property Between Taxable Status and Sale Dates
- H Sale of Business is Included in Sale Price
- I Other Unusual Factors Affecting Sale Price (Specify Below)
- J None

Transfer by channel property 0.79 acre for 0.33 acre

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken

17. Total Assessed Value (of all parcels in transfer)

18. Property Class

19. School District Name

Washingtonville Central School

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

P10 sec. 55, B1K. 1, Lot 04

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

[Signature]
BUYER SIGNATURE DATE 11/10/03

P.O. Box 10

STREET NUMBER STREET NAME (AFTER SALE)

Washingtonville NY 10992
CITY OR TOWN STATE ZIP CODE

SELLER

[Signature]

BUYER'S ATTORNEY

None
LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER

NEW YORK STATE

BARBARA E. DECKER



New York State Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

Recording office time stamp

Effective September 1, 2003, use this 7/03 version of Form TP-584; previous versions may no longer be used.

See instructions (TP-584-1) before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name (if individual; last, first, middle initial) Garvey, John J. and Eiken J.	Social security number _____
	Mailing address 640 Twin Arch Road	Social security number _____
	City Rock Tavern, NY State NY ZIP code 12575	Federal employer ident. number _____
Grantee/Transferee <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name (if individual; last, first, middle initial) Rick-Lynn Enterprises, Inc	Social security number _____
	Mailing address PO Box 10	Social security number _____
	City Washingtonville, NY State NY ZIP code 10992	Federal employer ident. number 141774735

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
p/o	55	1	84	Twin Arch Road	New Windsor	Orange

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> one- to three-family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input checked="" type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="width: 100%; text-align: center;"> <tr> <td style="border: 1px solid black; width: 20px;">11</td> <td style="border: 1px solid black; width: 20px;"> </td> <td style="border: 1px solid black; width: 20px;"> </td> <td style="border: 1px solid black; width: 20px;">03</td> </tr> <tr> <td>month</td> <td></td> <td>day</td> <td>year</td> </tr> </table>	11			03	month		day	year
11			03							
month		day	year							

Percentage of real property conveyed which is residential real property 100 % (see instructions)

Condition of conveyance (check all that apply)

- | | | |
|---|--|--|
| a. — Conveyance of fee interest
b. — Acquisition of a controlling interest (state percentage acquired _____ %) | c. — Transfer of a controlling interest (state percentage transferred _____ %)
d. — Conveyance to cooperative housing corporation
e. — Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | f. — Conveyance which consists of a mere change of identify or form of ownership or organization (attach Form TP-584.1, Schedule F)
g. — Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)
h. — Conveyance of cooperative apartment(s)
i. — Syndication
j. — Conveyance of air rights or development rights
k. — Contract assignment |
| | | l. — Option assignment or surrender
m. — Leasehold assignment or surrender
n. — Leasehold grant
o. — Conveyance of an easement
p. — Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
q. — Conveyance of property partly within and partly outside the state
r. — Other (describe) Exchange Property |

For recording officer's use Schedule B., Part I \$ _____ Schedule B., Part II \$ _____	Amount received	Date received	Transaction number
--	-----------------	---------------	--------------------

Schedule B — Real estate transfer tax return (Article 31 of the Tax Law)

Part I — Computation of tax due

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.		
2.		
3.		
4.		
5.		
6.		

Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.		
2.		
3.		

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a
- b. Conveyance is to secure a debt or other obligation b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d
- e. Conveyance is given in connection with a tax sale e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f
- g. Conveyance consists of deed of partition g
- h. Conveyance is given pursuant to the federal Bankruptcy Act h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim) k
- l. Other (attach explanation) l

*Exchange Property 0.29 acres
 Lot 0.33 acres.*

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

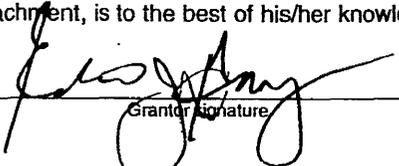
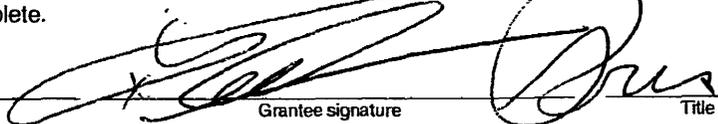
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
 4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete.

X  _____ Grantor signature	_____ Title	X  _____ Grantee signature	_____ Title
X  _____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the NYC Department of Finance? If no recording is required, send your check(s), made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Article 22, Tax Law section 663)

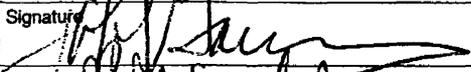
Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the property is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law section 663(a) upon the sale or transfer of this property.

Signature 	Print full name John J. Garvey	Date 11 / 103
Signature 	Print full name Eileen J. Garvey	Date 11 / 103
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated tax because one of the exemptions below applies under section 663(d) of the Tax Law, check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under section 663 of the Tax Law. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must use Form IT-2663, *Application for Certification for Recording of Deed and Nonresident Estimated Income Tax Payment Voucher*.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) (grantor) of this property was a nonresident of New York State, but is not required to pay estimated tax under Tax Law section 663 due to one of the following exemptions:

- The property being sold or transferred was used exclusively as the transferor's/seller's principal residence (within the meaning of section 121 of the Internal Revenue Code) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2003

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	09/09/2003 MUNICIPAL HIGHWAY	/ /	
REV2	09/09/2003 MUNICIPAL WATER	/ /	
REV2	09/09/2003 MUNICIPAL SEWER	/ /	
REV2	09/09/2003 MUNICIPAL FIRE . 911 NUMBERS HAVE BEEN ISSUED	09/25/2003	APPROVED
REV2	09/09/2003 NYS DOT	/ /	
REV1	08/21/2003 MUNICIPAL HIGHWAY	08/25/2003	NEED DOT
REV1	08/21/2003 MUNICIPAL FIRE	08/25/2003	APPROVED
ORIG	07/15/2003 MUNICIPAL HIGHWAY	07/17/2003	NEED DOT
ORIG	07/15/2003 MUNICIPAL WATER	09/09/2003	SUPERSEDED BY REV2
ORIG	07/15/2003 MUNICIPAL SEWER	07/30/2003	APPROVED
ORIG	07/15/2003 MUNICIPAL FIRE	07/18/2003	APPROVED
ORIG	07/15/2003 NYS DOT	08/01/2003	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/27/2003	P.B. APPEARANCE	LA LETTER - SCH PH
05/21/2003	WORK SHOP APPEARANCE	SUBMIT
11/06/2002	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/24/2003

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/15/2003	EAF SUBMITTED	07/15/2003	WITH APPLIC
ORIG	07/15/2003	CIRCULATE TO INVOLVED AGENCIES	08/27/2003	AUTH LETTER
ORIG	07/15/2003	LEAD AGENCY DECLARED	/ /	
ORIG	07/15/2003	DECLARATION (POS/NEG)	/ /	
ORIG	07/15/2003	SCHEDULE PUBLIC HEARING	08/27/2003	SCHED PH
ORIG	07/15/2003	PUBLIC HEARING HELD	/ /	
ORIG	07/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	07/15/2003	PRELIMINARY APPROVAL	/ /	
ORIG	07/15/2003		/ /	

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

-----X

In the Matter of the Application for Subdivision for:

QUALITY HOMES/GARVEY P. B. #03-20

Applicant

**AFFIDAVIT OF
SERVICE
BY MAIL**

STATE OF NEW YORK)

) SS:

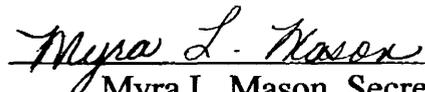
COUNTY OF ORANGE)

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

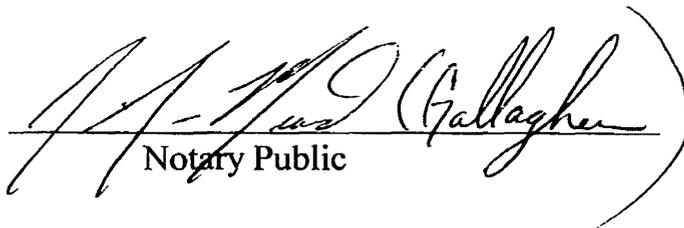
That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **9TH** day of SEPTEMBER, 2003, I compared the 12 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this


Myra L. Mason, Secretary

10th day of September, 2003


Notary Public

**JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified in Orange County
Commission Expires 10/30/ 2006**

★ LEGAL NOTICE ★

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **SEPTEMBER 24, 2003** at 7:30 P.M. on the approval of the proposed 5-Lot Subdivision & Lot Line Change for **QUALITY HOMES / HARVEY** Located at **ROUTE 207** (Tax Map #Section 55, Block 1, Lot 84 & 131.1) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: SEPTEMBER 9, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

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

Assessor's Office

September 2, 2003

Quality Homes
P.O. Box 10
Washingtonville, NY 10992

Re: 55-1-84 & 55-1-131.1 PB#03-20

Dear Sirs:

According to our records, the attached list of property owners are abutting and across the street to the above referenced properties.

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

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

Sincerely,

J. Todd Wiley (baw)

J. Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

CC: Myra Mason, PB

51-1-33.1
NYS Dep.of Env.Conservation
c/o O C Comm.of Fianance
255-275 Main St. Goshen,NY 10924

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

51-1-90.221
Dennis & Elayna Friend
P.O. Box 145
Rock Tavern, NY 12575

Mark J. Edsall,P.E.
McGoey & Hauser,Consult.Engin.P.C.
33 Airport Center Dr, Suite 202
New Windsor, NY 12553

55-1-23.4
Michael & Lorraine Geffon
629 Twin Arch Road
Rock Tavern, NY 12575

55-1-29.1
Michael & Jeanine Davison
2005 Little Britain Rd
Rock Tavern, NY 12575

55-1-32.2
Anthony & Edith Congelosi
P.O. Box 54
Rock Tavern, NY 12575

55-1-123
Donovan & Melva Larsen
5 Phyllis Lane
Rock Tavern, NY 12575

55-1-124
Louis & Maureen Roman
11 Phyllis Lane
Rock Tavern, NY 12575

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

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

Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: 08-29-2003 PROJECT NUMBER: ZBA# _____ P.B. # 03-20

APPLICANT NAME: QUALITY HOMES

PERSON TO NOTIFY TO PICK UP LIST:

QUALITY HOMES (BERNADETTE)

P.O. BOX 10

WASHINGTONVILLE, NY 10992

TELEPHONE: 496-6357

TAX MAP NUMBER: SEC. 55 BLOCK 1 LOT 84
SEC. 55 BLOCK 1 LOT 131.1
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: RT. 207

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

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

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

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



NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 12981

TOTAL CHARGES: _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

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

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ELLA MAE HARRIS MINOR SUBDIVISION
PROJECT LOCATION: RILEY ROAD (OPPOSITE DEAN HILL RD.)
SECTION 67 – BLOCK 4 – LOT 1.2
PROJECT NUMBER: 03-25
DATE: 27 AUGUST 2003
DESCRIPTION: THE PROJECT INVOLVES THE SUBDIVISION OF A 0.814 PARCEL
(WITH TWO EXISTING HOUSES) TO CREATE INDIVIDUAL LOTS
FOR EACH HOUSE.

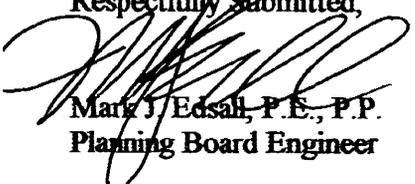
1. The property is located in the R-3 zoning district of the Town. The bulk information on the plan is correct with the exception of minimum livable area, which should be 1200 s.f. Some "provided" values need correction.

In any case, the application will require several variances from the Zoning Board of Appeals, and should be forwarded for action.

A corrected plan should be submitted (with correct bulk information) to the Planning Board Secretary before the referral can be made.

2. Once the applicant returns from the ZBA, further reviews will be performed. In the interim, the applicant's surveyor should gather any information regarding the existing private road that serves the two residences.

Respectfully Submitted,



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

MJE/st
NW03-25-27Aug03.doc

REGIONAL OFFICES

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



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: QUALITY HOME BUILDERS MAJOR SUBDIVISION AND LOT LINE CHANGE WITH LANDS OF GARVEY

PROJECT LOCATION: NYS RT. 207
SECTION 55 – BLOCK 1 – LOT 131.1 AND 84 (Garvey)

PROJECT NUMBER: 03-20

DATE: 23 JULY 2003

DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 18.4 +/- PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS, AS WELL AS A LOT LINE CHANGE WITH THE ADJOINING LANDS OF GARVEY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The properties are located in the R-1 Zoning District of the Town. The “required” bulk requirements are correct, with the exceptions noted below. The “provided” values on the table indicate compliance with the Code, although “net area” values have not been addressed (see below).
 - The “required” side yard value is 40’
 - The maximum development coverage is 20%
 - The code requires lot area compliance with the bulk table using net lot areas. The requirement has been further defined on the attached. Please review and incorporate both “gross area” and “net area” values into the bulk table.

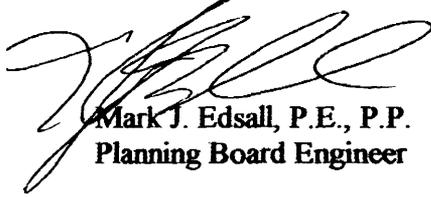
2. I have made my initial concept review of the subdivision and have the following initial comments:
 - I am concerned regarding contamination of the wells for lots 1 & 2 given the proximity to the State highway.
 - Lot #4 spacing between well and septic is not adequate.

REGIONAL OFFICES

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

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. Involved agencies appear to be limited to the NYSDOT. The applicant should submit five (5) sets of drawings and the environmental form for this purpose.
4. Submittal of this application/plan to the NYSDOT will be necessary. If the Board agrees, I will forward the plans to Newburgh DOT following this meeting. The applicant should provide three (3) copies to the Planning Board Secretary for this purpose.
5. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.

Respectfully Submitted,



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

MJE/st
NW03-20-23Jul03.doc

P.B. #03-20 Application fee

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

**RECEIPT
#702-2003**

07/17/2003

Rick Lynn Enterprises

**Received \$ 50.00 for Planning Board Fees, on 07/17/2003. 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: 07/16/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-20
NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/15/2003	REC. CK. #12797 LL CHG	PAID		150.00	
07/15/2003	REC. CK. #12798 SUBDIV	PAID		675.00	
		TOTAL:	0.00	825.00	-825.00

[Handwritten Signature]
7/18/03

P.B. #03-20 Application fee

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

**RECEIPT
#703-2003**

07/17/2003

Rick Lynn Enterprises

**Received \$ 100.00 for Planning Board Fees, on 07/17/2003. 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: 07/16/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPLICATION

FOR PROJECT NUMBER: 3-20

NAME: QUALITY HOMES & GARVEY - SUBDIV & LL CHG
APPLICANT: QUALITY HOMES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/15/2003	LL CHG APPLIC	CHG	50.00		
07/15/2003	REC. CK #12795	PAID		50.00	
07/15/2003	SUB. APPLIC	CHG	100.00		
07/15/2003	REC. CK. #12796	PAID		100.00	
		TOTAL:	----- 150.00	----- 150.00	----- 0.00

P.B. # Application fee
03-20

12795

RICK-LYNN ENTERPRISES, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992 496-6357

DATE 7/2/03 50-1241/219

PAY TO THE ORDER OF Town of New Windsor \$ 50 ⁰⁰/₁₀₀

Fifty ⁰⁰/₁₀₀

DOLLARS  Security Features
Includes
Microprint on Back



Ellenville
National Bank

BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

FOR Town of New Windsor (200)

⑆012795⑆ ⑆021912410⑆ 04 107⑆042⑆

P.B. #03-20 Application fee

12796

RICK-LYNN ENTERPRISES, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992 496-6357

DATE 7/2/03 50-1241/219

PAY TO THE ORDER OF Town of New Windsor \$ 100 ⁰⁰/₁₀₀

One hundred ⁰⁰/₁₀₀

DOLLARS  Security Features
Includes
Microprint on Back



Ellenville
National Bank

BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

FOR Town of New Windsor (200)

⑆012796⑆ ⑆021912410⑆ 04 107⑆042⑆

P.B. #03-20 LLC Escrow

12797

RICK-LYNN ENTERPRISES, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992 496-6357

DATE 7/2/03 50-1241/219

PAY TO THE ORDER OF Town of New Windsor \$ 150 ⁰⁰/₁₀₀

One hundred fifty ⁰⁰/₁₀₀

DOLLARS  Security Features
Includes
Microprint on Back



Ellenville
National Bank

BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

FOR Escrow - LLC - Truck (200)

⑆012797⑆ ⑆021912410⑆ 04 107⑆042⑆

P.B. #03-20 Sub. Escrow

12798

RICK-LYNN ENTERPRISES, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992 496-6357

DATE 7/2/03 50-1241/219

PAY TO THE ORDER OF Town of New Windsor \$ 675 ⁰⁰/₁₀₀

Six hundred seventy five ⁰⁰/₁₀₀

DOLLARS  Security Features
Includes
Microprint on Back

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

TO: Town Planning Board
FROM: Frank Malloy, Asst. Fire Inspector
SUBJECT: Quality Homes/Garvey
DATE: 15 September 2003

Planning Board Reference Number: PB-03-20
Date Received: 9-09-2003
Fire Prevention Reference Number: FPS-03-039

**A review of the above referenced subdivision plan was conducted on
September 15, 2003.**

The plans are acceptable.

Plans Dated: July 14, 2003



**Frank Malloy
Asst. Fire Inspector**

FM/dh

		51/3/23	VACANT	LEYEN	1913 - 1923
JAMES WILKINSON ROAD INTERSECTION (EAST ENTRANCE)					
		51/3/21.2	VACANT	LEYEN	1925 - 1941
		51/3/21.1	VACANT		1943 - 1953
		51/3/14	VACANT	LEAHY	1955 - 1961
		51/3/13	VACANT	BERG	1963 - 1967
		51/3/12	VACANT	BARLEO HOMES INC	1969 - 1987
		51/3/11	VACANT	MC COMB	1989 - 1997
JAMES WILKINSON ROAD INTERSECTION (WEST ENTRANCE)					
		51/3/1	VACANT	LEYEN	1999 - 2003
2005	(1301)	55/1/29.1		WASHINGTON	2005
SLOVAK LANE INTERSECTION					
2015	(lot 1)	55/1/131.1	VACANT	FUCHS	2007 - 2017
2021	(lot 2)	55/1/131.1	VACANT		2019 - 2023
2031	(lot 3)	55/1/131.1	VACANT		2025 - 2031
2033	(lot 4)	55/1/131.1	VACANT		2033 - 2041
2049	(lot 5)	55/1/131.1	VACANT		2043 - 2083
2099		51/1/90.221		FRIEND	2085 - 2113
		55/1/32.2	VACANT	CONGELOSI	2115 - 2127
TWIN ARCH ROAD INTERSECTION					
		55/1/20	VACANT	ROSE	2129

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

TO: Town Planning Board

FROM: Frank Malloy, Asst. Fire Inspector

SUBJECT: Rick-Lynn Enterprises & Garvey

DATE: August 25, 2003

Planning Board Reference Number: PB-03-20
Date Received: 8-20-2003
Fire Prevention Reference Number: FPS-03-38

A review of the above referenced subdivision plan was conducted on August 22, 2003.

This subdivision plan is acceptable.

Plans Dated: 6-25-2003



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED

AUG 21 2003

TO: HIGHWAY DEPARTMENT

N.W. HIGHWAY DEPT.

P.B. FILE #03-20

DATE RECEIVED: 08-20-2003

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 08-25-2003 TO BE ON AGENDA FOR THE 08-27-2003 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

RICK-LYNN ENTERPRISES & GARVEY (WAS FORMERLY QUALITY HMS)

Applicant or Project Name

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

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: needs Dot Approval

DISAPPROVED:

Notes: _____

Signature: Henry J. Huell 8/25/03
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: WATER DEPARTMENT

P.B. FILE #03-20 DATE RECEIVED: 07-15-03

PLEASE RETURN COMPLETED FORM TO MYRA BY: 07-21-03

THE MAPS AND/OR PLANS FOR:

QUALITY HOMES / GARVEY

Applicant or Project Name

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

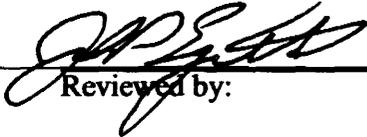
HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature:  7/30/03
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: **HIGHWAY DEPARTMENT**

RECEIVED

JUL 16 2003

N.W. HIGHWAY DEPT.

P.B. FILE #03-20

DATE RECEIVED: 07-15-03

PLEASE RETURN COMPLETED FORM TO MYRA BY: 07-21-03

THE MAPS AND/OR PLANS FOR:

QUALITY HOMES / GARVEY

Applicant or Project Name

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

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: needs P.E. approval

DISAPPROVED:

Notes: _____

Signature: Denise A. Howell 7-17-03
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

P.B. FILE #03-20 DATE RECEIVED: 07-15-03

PLEASE RETURN COMPLETED FORM TO MYRA BY: 07-21-03

THE MAPS AND/OR PLANS FOR:

QUALITY HOMES / GARVEY
Applicant or Project Name

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

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: *J. McDonald* 7/18/2003
Reviewed by: _____ Date

Little Britain Rd

AS of 07/18/03

2005 (1301) 55/1/29.1

WASHINGTON

2005

SLOVAK LANE INTERSECTION

2015 (lot 1) 55/1/131.1

VACANT

FUCHS

2007 - 2017

2021 (lot 2) 55/1/131.1

VACANT

2019 - 2023

2031 (lot 3) 55/1/131.1

VACANT

2025 - 2031

2033 (lot 4) 55/1/131.1

VACANT

2033 - 2041

2049 (lot 5) 55/1/131.1

VACANT

2043 - 2083

2099 51/1/90.221

FRIEND

2085 - 2113



**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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□ Regional Office
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e-mail: mhpa@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.: 03-20
WORK SESSION DATE: 21 May 2003 PROJECT: NEW X OLD
REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App
PROJECT NAME: Rick Lynn - lot 207 Subdiv.
REPRESENTATIVES PRESENT: Don Yanosh

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

ITEMS DISCUSSED:
- 5 lot off 207
- needs DOT referral
-
ready to apply

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

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y _____ N
Recommended Mtg Date next avail



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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1-3
03-20

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** _____
WORK SESSION DATE: 6 Nov 02 **PROJECT:** NEW X OLD _____
REAPPEARANCE AT W/S REQUESTED: Yes **RESUB. REQ'D:** Full later
PROJECT NAME: Quality Homes
REPRESENTATIVES PRESENT: Dan Y - Lou T.
MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. P.B.
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:

- 5-lot sub. - all driveways
- DOT sight distances
- n/w will refer
- Will require P/U
- full bulk table
- Top person
- pass La Carcinio
- actual survey to be done

STND CHECKLIST:

- DRAINAGE _____
- DUMPSTER _____
- SCREENING _____
- LIGHTING _____
(Streetlights)
- LANDSCAPING _____
- BLACKTOP _____
- ROADWAYS _____
- APPROVAL BOX X

PROJECT TYPE

- SITE PLAN
- SPEC PERMIT
- L L CHG.
- SUBDIVISION
- OTHER

PROJECT STATUS:

ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y (N)
Recommended Mtg Date _____

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (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. 55 Block 1 Lot 1311 & 84

BUILDING DEPARTMENT REFERRAL NUMBER PA 2002-1124

1. Name of Project SLOT SUBDIVISION AND LOT LINE CHANGE FOR QUALITY HOME BUILDERS AND JOHN S. WILSON'S GARAGE

2. Owner of Record QUALITY HOME BUILDERS Phone 496-6357

Address: P.O. BOX 10 WASHINGTONVILLE NY 10992
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone _____

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

4. Person Preparing Plan DANIEL P. YAMOSIA LLC Phone 361-4700

Address: P.O. BOX 320 CHILMARK NY 10919
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

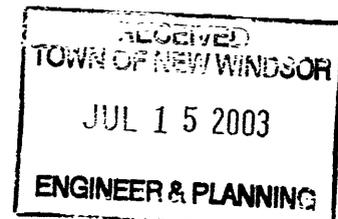
6. Person to be notified to appear at Planning Board meeting:

DANIEL P. YAMOSIA LLC 361-4700
(Name) (Phone)

7. Project Location: On the SOUTH side of N.Y.S RT 207 400 feet
(Direction) (Street) (No.)

WEST of JAMES WILKINSON ROAD
(Direction) (Street)

8. Project Data: Acreage 18.39 Zone R-1 School Dist. WASHINGTONVILLE



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 X

***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.) 18.39 ACRES TO BE SUBDIVIDED INTO 5 RESIDENTIAL SINGLE FAMILY HOMES AND REVISE THE LOT LINE WITH LINES OF GRADIENT

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

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

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.:

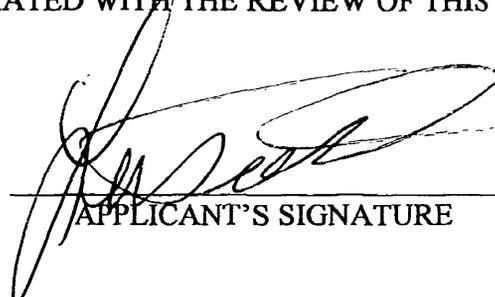
COUNTY OF ORANGE)

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:

2 DAY OF July 2003

Pamela Cozza
NOTARY PUBLIC


APPLICANT'S SIGNATURE

Please Print Applicant's Name as Signed

*******Notary Public, State of New York*******
Qualified in Orange County
Registration No. 01CO6090140
Commission Expires April 7, 2007

TOWN USE ONLY
TOWN OF NEW WINDSOR
JUL 15 2003
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

03-20
APPLICATION NUMBER

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. 55 Block 1 Lot 84

BUILDING DEPARTMENT REFERRAL NUMBER _____

5 LOT SUBDIVISION AND LOT LINE CHANGE FOR EQUITY

1. Name of Project HOME BUILDING AND JOHN J. & GALEEN J. GARVEY

2. Owner of Record JOHN J. & GALEEN J. GARVEY Phone _____

Address: 240 TWILMANT ROAD ROCKY MOUNTAIN NY 12575
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SIAME Phone _____

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

4. Person Preparing Plan DANIEL P. YAMUSIT Phone 361-4700

Address: P.O. BOX 320, CIRCLEVILLE NY 10918
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

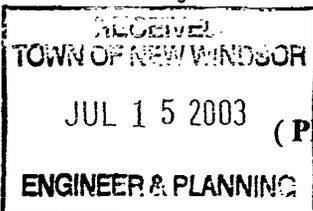
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

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

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

7. Project Location: On the NORTH side of TWILMANT ROAD 500 feet
(Direction) (Street) (No.)
SOUTH EAST of NY 512 207
(Direction) (Street)

8. Project Data: Acreage 1.09 Zone R1 School Dist. WASHTINGTONVILLE



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 X

***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.) LOT LINE CHANGE WITH QUANTITY HOMES TO SQUARE OFF OPD SHARED PROPERTY

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

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

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:

2 DAY OF July 192003

Evelyn Sfraga
NOTARY PUBLIC

John J. Garvey
Eileen J. Garvey
APPLICANT'S SIGNATURE
JOHN J. GARVEY
EILEEN J. GARVEY

Please Print Applicant's Name as Signed

Notary Public, State of New York
Qualified in Orange County
Registration No. 015F5081547
Commission Expires July 7, 2005

TOWN USE ONLY
JUL 15 2003
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

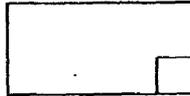
03-20
APPLICATION NUMBER

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

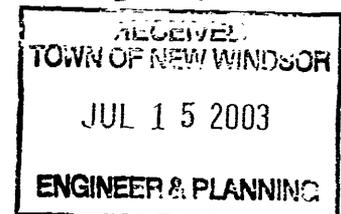
The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

- 1. 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 (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**

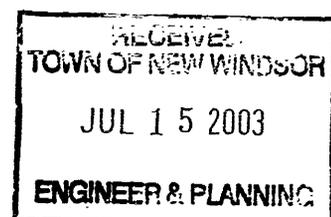
SAMPLE:



- 5. 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. 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. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✗ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. 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. ✓ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. ✓ Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

JOHN S. AND EILEEN S GARVEY, deposes and says that he resides
(OWNER)

at 240 TWILIGHT ROAD, ROCK MOUNTAIN NY in the County of ORANGE
(OWNER'S ADDRESS)

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

(Sec. 5 Block _____ Lot _____)
designation number (Sec. 55 Block 1 Lot 84) which is the premises described in

the foregoing application and that he authorizes:

QUALITY HOME BUILDERS, P.O. BOX 10, WASHINGTONVILLE NY
(Applicant Name & Address, if different from owner)

DANIEL P. YAMOSIT LLS, P.O. BOX 320, CIRCLEVILLE NY 10919
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: July 2, 2003

Evelyn Sfraga
Witness Signature

Notarized

EVELYN SFRAGA
Notary Public, State of New York
Qualified in Orange County
Registration No. 01SF5081547
Commission Expires July 7, 2007

John S. Garvey
Eileen S. Garvey
Owner's Signature

John S. Garvey
Eileen S. Garvey
Applicant's Signature if different than owner

Pamela G. Cozza
Representative's Signature

PAMELA G. COZZA
Notary Public, State Of New York
Qualified in Orange County
Registration No. 01CO9000140
Commission Expires April 7, 2007

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

TOWN OF NEW WINDSOR
JUL 15 2003
ENGINEER & PLANNING

03-20

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

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

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

1. APPLICANT / SPONSOR <i>QUALITY HOME BUILDERS</i>		2. PROJECT NAME <i>5 LOT SUBDIVISION AND LOT LINE CHANGE FOR QUALITY HOME BUILDERS AND</i>	
3. PROJECT LOCATION: Municipality <i>T/O NEW WINDSOR</i>		County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>SOUTH SIDE OF N.Y. S. RT 207 400 FT WEST OF JAMES WILKINSON ROAD</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>5 LOT RESIDENTIAL SUBDIVISION AND REVISE THE LOT LINE OF LOTS OF GARVEY</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>18.39</i> acres Ultimately <i>18.39</i> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency 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>Daniel P. Yarns SA L.C.S.</i>		Date: <i>6/24/03</i>	
Signature: <i>[Signature]</i>			

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

OVER
03-20

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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

TOWN OF NEW WINDSOR
 JUN 15 2003
 ENGINEER & PLANNING