

PB# 03-37

Sandcastle Homes

46-2-56→59 &

46-2-61→66

PB #03-37 SANDCASTLE HOMES
LL CHG - RT. 94 (8 LOTS)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: _____

1-4-06



**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

39 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHEHY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

13 November 2006

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: GEORGE A. GREEN, TOWN SUPERVISOR

SUBJECT: **SANDCASTLE HOMES MAJOR SUBDIVISION (OFF RT. 94)
RECOMMENDATION FOR BOND REDUCTION
Planning Board Application 03-37**

Dear Supervisor Green:

The subject subdivision previously submitted a public improvement cost estimate for all the work of the subject project. The original approved bond amount was \$221,321.75. Since that time, the Developer has caused the completion of a substantial amount of the public improvement work for the subdivision.

The developer and their consultant submitted a breakdown for remaining work, and have requested a reduction in the bond. We have reviewed this estimate and hereby recommend that the Town Board authorize a reduction in the performance security to a (revised) amount of \$ 43,865.50.00 for the remaining work. The value was revised to reflect anticipated curb repairs; clean-out of sewer manholes, stormwater piping and basins; completion and maintenance of soil erosion prevention systems; completion of concrete sidewalks; placement of monumentation and submittal of final as-built documents. A copy of the breakdown is attached hereto.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

Mark J. Edsall, P.E.
Engineer for the Town

cc: Anthony Fayo, Town Highway Superintendent
Richard D. McGoey, P.E., Engineer for the Town
Michael Blythe, Esq., Attorney for the Town

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18937 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

Improvement Cost Estimate

Sandcastle Homes Rte 94

Date : 11/13/2006 (revised by MJE)

Item #	Description	Quantity	Work Complete	Quantity Balance	Amount Completed	Unit	Unit Price	Remaining Amount
Roadway Improvements								
1	Clearing & Grading Road ROW	680	-	680	\$ 11,220.00	LF	18.50	\$ -
2	Roadway Base (12" thick)	2,051	-	2,051	11,069.25	SY	6.75	2,775.00
3	Asphalt Pavement (5" thick)	2,051	-	2,051	15,382.50	SY	12.50	10,255.00
4	Concrete Curb	1,440	-	1,440	22,032.00	LF	17.00	2,448.00
5	Roadway ROW Topsoil & Seeding	680	-	680	-	LF	5.00	3,400.00
6	Road Signs (Road Name)	2	-	2	-	EA	150.00	300.00
4	Conc. Sidewalk (4' wide)	550	-	550	-	LF	20.00	11,000.00
Drainage Improvements								
7	15" HDPE Storm Drain	680	-	680	19,380.00	LF	30.00	1,020.00
8	Catch Basins	6	-	6	8,100.00	EA	1,500.00	900.00
10	End Sections for 15" Drain Pipe	2	-	2	1,000.00	EA	500.00	-
10	Stormwater Drainage Channel	210	-	210	2,350.00	LF	15.00	800.00
Sewer Improvements								
11	Sanitary Manholes	7	-	7	8,400.00	EA	1,500.00	2,100.00
12	Sanitary Doghouse Manholes	1	-	1	1,500.00	EA	1,500.00	-
13	8" PVC Sanitary Main	951	-	951	38,040.00	LF	40.00	-
Water Improvements								
14	8" DI Water Main	665	-	665	31,112.50	LF	50.00	1,637.50
16	8" Gate Valve	1	-	1	950.00	EA	1,000.00	50.00
16	Hydrant Assembly	2	-	2	3,420.00	EA	1,800.00	180.00
Misc. Improvements								
17	Erosion Control	100%	0%	100%	3,500.00	LS	5,000.00	1,500.00
18	Monumentation of ROW	8	-	8	-	EA	125.00	1,000.00
19	As - Built Drawing	100%	0%	100%	-	LS	4,500.00	4,500.00
					\$ 177,456.25			

Total = \$ 43,865.50

TOTAL P.03

100-14-2005

13.18

MC GUEY HAUSER EDSELL PC

845 567 3232

P.03/03

Map Number 55-06 City New
Section 46 Block 2 Lot 50.234 Town 101 Village New
Title: Sandcastle Homes Rte 9

Dated: 9/30/2005 Filed: 1/24/2006

Approved by: James Pedro jr.
on: 1/4/2006

Record Owner: Real Estate Holding LLC

DONNA L. BENSON
Orange County Clerk

3 sheets = \$30 fee

RECORDED/FILED ORANGE COUNTY
BOOK 02006 PAGE 0055.
01/24/2006/ 15:43:21
FILE NUMBER 20060010083
RECEIPT#5F8395 patti

HORSE SHOE BEND

T.L. 46-2-26
N/F
HENRY DAVIS SR.

T.L. 46-2-27
N/F
JOHN MURPHY
TRACY FINN

T.L. 46-2-28
N/F

L=10.21'
L=16.01' O.A.

R=50.00

L=5.80'

119.65' O.A.

130.00' O.A.

106.15'

N00°09'00"W

N04°23'10"E

S00°09'00"E

111.72'

109.50'

1.14'

13.86'

613.55'

99.55' 179.55' O.A. LOT

65.00'

ESS
COURT

T.

EXISTING 15' WIDE
SEWER EASEMENT

N16°46'47"E

166.00'

L=37.01'

N35°10'26"E

L=15.68'

S35°10'26"W

L=17.0

13.50'

208.50'

15.00'

18.28'

217.85'

560.14'

204-STATUTORY FORM NO. 1
Governing Bond-Corporation

1833 722

204-STATUTORY FORM NO. 1
Governing Bond-Corporation

This Indenture,

Made the 15th day of January, 1969, nineteen hundred and sixty-nine.

Between: CORNELL HOMES, INC., a domestic corporation with principal offices on Route 94 (no number), New Windsor, N.Y.,

a corporation organized under the laws of the State of New York,

and TOWN OF NEW WINDSOR, a municipal corporation, with principal offices at 244 Union Avenue, New Windsor, N.Y.,

party of the second part.

Witnesseth, that the party of the first part, in consideration of

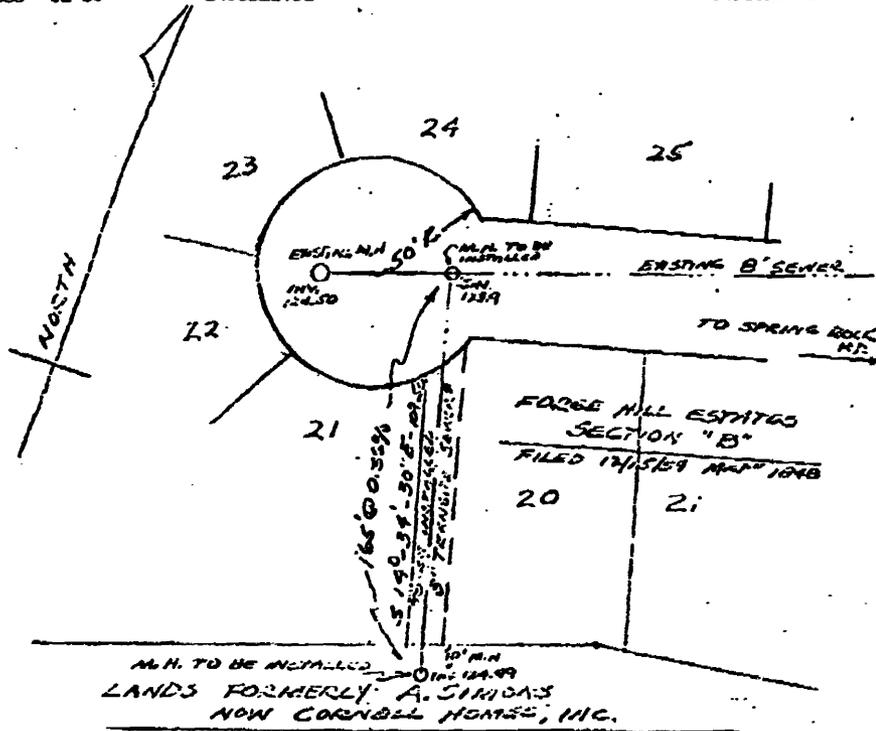
That and 00/100 (\$10.00) - - - - - Dollars, lawful money of the United States,

paid by the party of the second part, do as hereby remise, release and quitclaim unto the part of the second part,

its heirs and assigns forever,

THAT certain easement located in the Town of New Windsor, Orange County, New York, more particularly bounded and described as follows:

BEGINNING at a point in the 50' radius cul de sac at the end of Horseshoe Bend, said point of beginning being the northeast corner of Lot 21 and the northwesterly corner of Lot 20 as shown on map, plan of subdivision, Section B of Forge Hill Estates, Town of New Windsor filed December 15, 1959, in the Orange County Clerk's Office as Map #1846; thence from said point of beginning, and along the line between Lot 21 and Lot 20, South 14° 34' 30" East 109.50' to a point, said point being in the northerly line of lands formerly the Simons property, now owned by Cornell Homes Inc., thence along said northerly line in an easterly direction, a distance of fifteen feet; thence parallel to the first described course, North 14° 34' 30" West 115 feet more or less to the said fifty foot radius of the cul de sac; thence southwesterly along said radius a distance of fifteen feet more or less to the point of beginning. As shown on map by Lustance and Horowitz, Engineers, entitled, "Plan Showing Sewer Easement from Forge Hill Estates unto lands of Cornell Homes, Inc.," dated May 14, 1968 and revised January 17, 1969.



M.H. TO BE INSTALLED
 LANDS FORMERLY A. SINDAS
 NOW CORNELL HOMES, INC.

NOTE - LOT 20 OWNED BY CORNELL HOMES, INC.

PLAN SHOWING
SEWER EASEMENT
FROM
FORGE HILL ESTATES
INTO LANDS OF
CORNELL HOMES INC.

TOWN OF NEW WINDSOR ORANGE CO. N.Y.

SCALE - 1" = 50' MAY 11, 1968
REVISED JAN. 17, 1969

EUSTANCE & MORGENTHAU, ENGINEERS
 CIRCLEVILLE, N.Y. 10919

C-3127

1833 at 723

LIBER 1833 PG 724

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, it heirs and assigns forever.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In presence of:

CORNELL COLLEGE, ITHACA, N.Y.
BY: Murray [Signature] President



State of New York }
County of ORANGE }

On the 15 day of January, 19 69, before me came

MURRAY ROTHEISS,

to me known, who, being by me duly sworn, did depose and say that he resides in Stern Drive, Town of Newburgh, N.Y.,

that he is the President of Cornell Hones, Inc.,

the corporation described in, and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that he signed his name thereto by like order.

ALFRED F. CAVALANI
Notary Public in the State of New York
Residing in and for Orange County
Commission Expires November 22, 19

69

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

MEMORANDUM

TO: PLANNING BOARD SECRETARY

FROM: PHILIP A. CROTTY

DATE: SEPTEMBER 6, 2005

SUBJECT: SANDCASTLE HOMES



I have reviewed the fax from Sandcastle dated 9/1/2005 which enclosed a copy of an easement purportedly to the Town of New Windsor. The instrument is on a quitclaim deed form.

Since the deed for the easement was not accepted apparently by the Town, it is a nullity as far as I am concerned.

If Sandcastle can prove the deed was accepted by the Town, or if the Town used the easement by prescriptive easement for ten years, then I shall re-evaluate my position.

PAC

CC: Mark Edsall (w/ enclosures)
John McDonald (w/enclosures)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-37

NAME: BRONFMAN FISHER REAL EST. PA2002-0590 -REVISED
APPLICANT: BRONFMAN FISHER REAL ESTATE - REVISED

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/04/2006	PLANS STAMPED	APPROVED
04/28/2004	P.B. APPEARANCE . NEED SIDEWALK ON PLAN - NEED FIRE APPROVAL - NEED BOND . ESTIMATE (PUBLIC IMPROVEMENT BOND)	APPR COND
12/03/2003	WORK SHOP APPEARANCE	SUBMIT
01/14/2003	P.B. APPEARANCE - PUBLIC HEA . RESOLVE STORMWATER LAYOUT - ADD SIDEWALKS TO ONE SIDE - ADD . EASEMENT - NO PUBLIC COMMENT - MARK HAS BOND ESTIMATE - NEED . OFFERS OF DEDICATION - RETURN	CLD PH-REV/RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2006

PAGE:

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-37

NAME: BRONFMAN FISHER REAL EST. PA2002-0590 -REVISED
APPLICANT: BRONFMAN FISHER REAL ESTATE - REVISED

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/08/2003	EAF SUBMITTED	12/08/2003	WITH APPLIC
ORIG	12/08/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/08/2003	LEAD AGENCY DECLARED	12/10/2003	TOOK LA
ORIG	12/08/2003	DECLARATION (POS/NEG)	01/14/2004	DECL NEG DEC
ORIG	12/08/2003	SCHEDULE PUBLIC HEARING	12/10/2003	SCHED PH
ORIG	12/08/2003	PUBLIC HEARING HELD . NO PUBLIC COMMENT	01/14/2004	CLOSED PH
ORIG	12/08/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	12/08/2003	PRELIMINARY APPROVAL	/ /	
ORIG	12/08/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2006

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-37

NAME: BRONFMAN FISHER REAL EST. PA2002-0590 -REVISED
APPLICANT: BRONFMAN FISHER REAL ESTATE - REVISED

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/11/2004	E 911 COORDINATOR . SENT NUMBERED PLAN TO APPLICANT TO INCLUDE NUMBERS	06/11/2004	APPROVED
REV1	04/23/2004	MUNICIPAL HIGHWAY	04/27/2004	APPROVED
REV1	04/23/2004	MUNICIPAL WATER	/ /	
REV1	04/23/2004	MUNICIPAL SEWER	/ /	
REV1	04/23/2004	MUNICIPAL FIRE . NEED THREE SETS OF PLANS FOR 911 INFORMATION - 911 NUMBERING . SHALL BE ADDED TO THE PLAN - PROPOSED ROAD NAME TO BE . SUBMITTED FOR APPROVAL AND INCLUDED ON PLANS	04/27/2004	DISAPPROVED
REV1	04/23/2004	NYS DOT	/ /	
ORIG	12/08/2003	MUNICIPAL HIGHWAY	04/23/2004	SUPERSEDED BY REV1
ORIG	12/08/2003	MUNICIPAL WATER	04/23/2004	SUPERSEDED BY REV1
ORIG	12/08/2003	MUNICIPAL SEWER	04/23/2004	SUPERSEDED BY REV1
ORIG	12/08/2003	MUNICIPAL FIRE . PROPOSED ROAD NAME TO BE SUBMITTED FOR APPROVAL AND ADDED TO . PLAN - E-911 ADDRESS NUMBERING MUST BE INDICATED ON PLANS	12/08/2003	DISAPPROVED
ORIG	12/08/2003	NYS DOT	04/23/2004	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/28/2005

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-37

NAME: BRONFMAN FISHER REAL EST. PA2002-0590 -REVISED

APPLICANT: BRONFMAN FISHER REAL ESTATE - REVISED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/2005	SUB. APPROVAL FEE	CHG	500.00		
12/15/2005	SUB. REAPPROVAL FEE	CHG	500.00		
12/28/2005	REC. CK. #1323	PAID		1000.00	
		TOTAL:	1000.00	1000.00	0.00

PB #03-37 • appraisal Fee •

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

RECEIPT
#1172-2005

12/28/2005

Bronfman Fisher Real Estate Holdings

Received \$ 1,000.00 for Planning Board Fees, on 12/28/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 150.00

ESCROW:

RESIDENTIAL:

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

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

COMMERCIAL:

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

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

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 200.00

PRELIMINARY PLAT APPROVAL (200.00 OR 20.00/LOT) \$ 200.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 100.00 ← Per Mark

FINAL PLAT SECTION FEE \$ 100.00

TOTAL APPROVAL FEES: \$ 500.00

RECREATION FEES:

_____ LOTS @ ^{2,000.00} ~~\$1,500.00~~ / LOT \$ _____

Already paid rec. fees for original 13-Lot subdivision

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ _____

P.B. ENGINEER FEE \$ _____

P.B. ATTY. FEE \$ _____

MINUTES OF MEETING \$ _____

OTHER \$ _____

TOTAL DEDUCTION: \$ _____

REFUND: \$ _____

AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ 221,321.75

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____

4% PUBLIC IMPROVEMENTS \$ 8853.00 Pd 10/12/04



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

December 15, 2005

Mr. Tovi Mermelstein
3 Jackson Avenue
Spring Valley, NY 10977

SUBJECT: P.B. #03-37 SUBDIVISION / LOT LINE CHANGE

Dear Mr. Mermelstein:

Please find attached printouts of fees due for subject project.

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

Check #1 – Approval Fee and re-approval fee.....	\$	1,000.00
Check #2 – amount over escrow posted.....	\$	1,697.20

Also due is the performance bond in the amount of.. \$ 221,321.75

An Inspection Fee of 4% of the performance bond amount, or \$8,853.00, was paid October 12, 2004, your check #1064.

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

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2006

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-37

NAME: BRONFMAN FISHER REAL EST. PA2002-0590 -REVISED
APPLICANT: BRONFMAN FISHER REAL ESTATE - REVISED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/08/2003	REC. CK. #6506	PAID		500.00	
12/10/2003	P.B. ATTY.	CHG	35.00		
12/10/2003	PB MINUTES	CHG	27.50		
01/14/2004	P.B. ATTY. FEE	CHG	35.00		
01/14/2004	P.B. MINUTES	CHG	33.00		
04/28/2004	P.B. ATTY. FEE	CHG	35.00		
04/28/2004	P.B. MINUTES	CHG	22.00		
12/15/2005	P.B. ENGINEER FEE	CHG	2009.70		
12/28/2005	REC. CK. #1324	PAID		1697.20	
		TOTAL:	2197.20	2197.20	0.00

Received
12/29/05
[Signature]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 3-37

NAME: BRONFMAN FISHER REAL EST. PA2002-0590 -REVISED

APPLICANT: BRONFMAN FISHER REAL ESTATE - REVISED

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/2005	BOND AMT.	CHG	221321.75		
12/28/2005	REC. CK. #1322	PAID		221321.75	
		TOTAL:	221321.75	221321.75	0.00

Received
12/29/05
JN

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

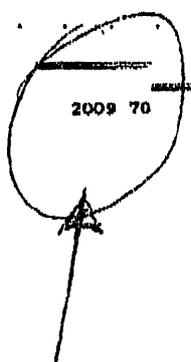
NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

AGT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 37

FOR WORK DONE PRIOR TO: 12/15/2005

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
3-37	281803	06/22/05			BILL 05-833					-178.20	
3-37	286096	07/18/05	TIME	MJE	MC REAPPROVL SANDCASTLE	99.00	0.20	19.80		-178.20	
3-37	286833	07/27/05	TIME	MJE	MC Sandcastle REAPPROVAL	99.00	0.10	9.90			
								29.70			
3-37	287953	08/03/05			BILL 05-1042					-79.20	
										-79.20	
3-37	304658	11/14/05	TIME	MJE	CR SANDCASTLE ISSUES	99.00	0.50	49.50			
3-37	307108	11/29/05	TIME	MJE	MC TOVL:SANDCASTLE REAP	99.00	0.30	29.70			
3-37	307117	11/30/05	TIME	MJE	MC SANDCASTLE O/S ITEMS	99.00	0.40	39.60			
3-37	307124	12/04/05	TIME	MJE	MC KELSON:SANDCASTLE RM	99.00	0.40	39.60			
3-37	308261	12/14/05	TIME	MJE	MC Plan Review	99.00	0.50	49.50			
TASK TOTAL								2009.70		-1386.00	623.70
GRAND TOTAL								2009.70		-1386.00	623.70



JOB: 87-56

NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 37

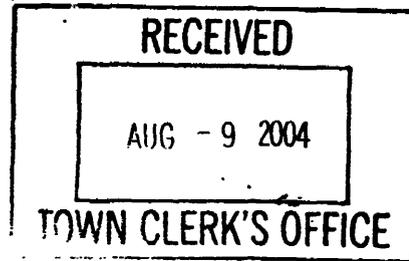
FOR WORK DONE PRIOR TO: 12/15/2005

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	---DOLLARS---	
										BILLED	BALANCE
3-37	260040	01/03/05	TIME	MJE	CR WC/READY RE SANDCAST	99.00	0.40	39.60			
3-37	260343	01/25/05	TIME	MJE	CR WC/READY RE SANDCAST	99.00	0.30	29.70			
3-37	262189	02/02/05	TIME	MJE	WS SANDCASTLE SUB W/M	99.00	0.40	39.60			
3-37	262177	02/02/05	TIME	MJE	CR TC/TOVI RE SANDCASTLE	99.00	0.30	29.70			
3-37	263988	02/14/05	TIME	MJE	PM SANDCASTLE SIDE SLOP	99.00	1.50	148.50			
3-37	265881	03/06/05	TIME	MJE	MC RVW SANDCASTLE	99.00	0.40	39.60			
3-37	266989	03/08/05	TIME	MJE	MC SANDCASTLE/ISS	99.00	0.30	29.70			
3-37	266990	03/08/05	TIME	MJE	MC SEND SANDCASTLE SKETCH	99.00	0.30	29.70			
3-37	266991	03/08/05	TIME	MJE	MC WC/READY: SANDCASTLE	99.00	0.30	29.70			
3-37	266997	03/08/05	TIME	MJE	MC TC/TOVI: SANDCASTLE	99.00	0.30	29.70			
3-37	267135	03/08/05	TIME	EMM	MR SANDCASTLE GRADE RVW	99.00	2.50	247.50			
3-37	267005	03/11/05	TIME	MJE	MC SANDCASTLE W/READY	99.00	0.50	49.50			
3-37	267175	03/11/05	TIME	EMM	MR SANDCASTLE STRUCTURE	99.00	0.50	49.50			
3-37	267892	03/17/05	TIME	MJE	CR TC/DIANE MR SEND	99.00	0.30	29.70			
3-37	269638	03/31/05	TIME	MJE	MC EDC/DAY RE MR SEND	99.00	0.20	19.80			
								841.50			
3-37	268022	03/18/05			BILL 05-423					-504.90	
											-504.90
3-37	270300	04/01/05	TIME	EMM	MR SANDCASTLE/MFG W/SEE	99.00	3.50	346.50			
3-37	270638	04/04/05	TIME	MJE	MC EDC RE SANDCASTLE	99.00	0.20	19.80			
3-37	270652	04/06/05	TIME	MJE	FI SANDCASTLE STYS	99.00	0.50	49.50			
3-37	271426	04/11/05	TIME	MJE	MC EDC: SANDCASTLE	99.00	0.30	29.70			
3-37	271427	04/11/05	TIME	MJE	MC TC/TOVI: SANDCASTLE	99.00	0.30	29.70			
3-37	272267	04/11/05	TIME	EMM	MR SANDCASTLE	99.00	0.50	49.50			
3-37	272280	04/13/05	TIME	EMM	MR SANDCASTLE, WALL RVW	99.00	1.00	99.00			
3-37	272680	04/19/05	TIME	MJE	PM MFG BK: SANDCASTLE	99.00	0.30	29.70			
3-37	273012	04/20/05	TIME	EMM	MR SANDCASTLE	99.00	0.50	49.50			
								702.90			
3-37	273939	05/02/05			BILL 05-627					-623.70	
											-623.70
3-37	278748	06/03/05	TIME	MJE	MC SANDCASTLE ISS/EMM	99.00	0.30	29.70			
3-37	279900	06/03/05	TIME	EMM	MR SANDCASTLE PLAN RVW	99.00	1.00	99.00			
3-37	279815	06/06/05	TIME	EMM	MR SANDCASTLE PLAN RVW	99.00	0.50	49.50			
3-37	284197	06/28/05	TIME	EMM	MR SANDCASTLE 2ND LTR	99.00	0.50	49.50			
								227.70			



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670



REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

MINUTES OF APPROVAL FOR SANDCASTLE
HOMES RT. 94

Date Records Requested: 8/9/04

Name: TOU MERWELSTEIN

Address: 3 JACKSON AVE
SPRING VALLEY N.Y. 10977

Phone: (845) 362-1133

Representing:

Documents may not be taken from this office.

Myra Mason

From: mje [mje@mhepc.com]
Sent: Sunday, December 04, 2005 3:45 PM
To: Kelson, Todd Esq.
Cc: Brady Patrick
Subject: Sandcastle Lot Line Change

Todd

It is my understanding you contacted Myra at Town Hall regarding the subject project and stamping for approval.

The plans at town hall are outdated. There are new plans which address correction of a grading error on original plans. Revisions include fill and access ramp and a retaining wall near the "Mr. Shed" property. These updated plans are NOT at Town Hall.

Also there was an error identified relative to the actual location of a sewer easement. This must be included on the corrected plans.

Lastly, the PI cost is probably still OK, but if the retaining wall is not COMPLETE at time of stamp of approval, an additional performance guarantee must be posted for that work.

Please contact myra regarding the number of prints and mylars of the correct plans that need to be submitted.

mark

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

SANDCASTLE HOMES LOT LINE CHANGE (03-37)

Mr. Andrew Atzo appeared before the board for this proposal.

MR. PETRO: Proposed reconfiguration of an existing 10 lot approved subdivision in 8 lots for single family homes, this is right behind Dan Bloom's. Just give me a minute. This application proposes lot line revision between lots of the previously approved Suburban Builders major subdivision, we're reducing the lots from 10 to 8 with each lot being slightly increased in area. The applicant has also agreed to upgrade public improvements, road, sewer, water, storm water to meet current standards. Major outstanding issue is the development of storm water improvements within the grade constraints of the existing state layout acceptable to this engineer and the highway superintendent is now included on the plans. What do we have here for highway, highway is approved on 4/27/2004. Where is fire? We have fire disapproved because it needs three sets of plans for the 911 information. The 911 numbering of the lots, how about a name for the road, proposed road name to be submitted for approval and you included on the plan so he needs a name for the road and you have to number the lots according to 911 to get it to the fire department so he can give you his approval.

MR. BABCOCK: I have a copy for the applicant from the fire inspector's office.

MR. PETRO: Any conditional approval should be subject to depict sidewalk on east side of the road. Where is the sidewalk now?

MR. EDSALL: It's not on there, he included it on the detail but forgot to add it on to the plan.

MR. ATZO: There's a detail for the sidewalk, however, /.

it's not shown on the plan, it's my understanding the sidewalk is going to be along this side.

MR. EDSALL: We originally wanted it on the west side but because of the potential of a curb cut on the other side, highway superintendent thought the east side might be better but we'll finalize that.

MR. PETRO: Next is submit final offers of dedication easements to the Town attorney for review, approval of the public improvement bond estimate by the Town Board, payment of all fees and submit bonds.

MR. EDSALL: Could add the fire department on there, fire department approval.

MR. ARGENIO: When is the original approval, Mark?

MR. EDSALL: This has been around for quite a while, goes back to the '70s, it would have been probably approved months ago except for the fact that the approved project has virtually no slope across the site so we had to create road grade so that we could drain it.

MR. ARGENIO: Water flowed a little different back in the '70s, I guess.

MR. EDSALL: Totally different situation back then.

MR. BABCOCK: There was less of it.

MR. EDSALL: If it didn't drain, you eliminated the catch basins.

MR. PETRO: Well, I think, I don't think there's any reason to hold this up, I mean, he has what he has to do, if he does meet those five conditions, we can just send him on his way. We have seen this before a number of times, he's taken the lots from 10 to 8, there's

already an approval so I for one not to hold it up. Any of the members have any problems or anything else they want to discuss? Mr. Mason?

MR. MASON: No.

MR. PETRO: Neil?

MR. SCHLESINGER: No.

MR. MASON: No problems.

MR. PETRO: It's been approved already.

MR. ATZO: If I can mention one thing, your application just before was asking about sewage along there that's Planned Parenthood which is I believe it's this lot right here, we have a sewer easement with the studs running out approximately this area which they would be able to tie into.

MR. EDSALL: What I convinced them to do is rather than run the last branch of the sewer line up toward Route 94 where it's not needed, they're turning the line and running it behind the Bloom site and they're now discussing with the other two property owners, an agreement to extend it and connect them in but they've created the easement so now it's purely a matter of who is going to pay for two more runs of sewer but nonetheless--

MR. PETRO: Let me tell you this, the planning board is not getting involved. Anything else?

MR. ARGENIO: I agree with you.

MR. PETRO: You have the five subject-to's, sidewalk on the east side of the road on the subdivision plan, submit final offers, as I said, approval of public improvement bond estimated by the Town Board, payment

of all fees, submit bonds, fire department approval, you have to have that so you're going to have to work that out with him. Is there a motion to have a final approval?

MR. ARGENIO: I'll make a motion for final approval for Sandcastle Homes.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Sandcastle Homes lot line change on Suburban Court off Route 94 with the five subject-to's that I read in twice. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

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

MAIN OFFICE

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

MEMORANDUM

(via fax)

20 July 2004

TO: GEORGE J. MEYERS, TOWN SUPERVISOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: SANDCASTLE HOMES LOT LINE CHANGE
PLANNING BOARD APPLICATION NO. 03-37
REVIEW OF PROJECT WORK ESTIMATE – PUBLIC IMPROVEMENTS**

On 28 April 2004 the Planning Board granted conditional approval to the subject project. The project work includes certain public improvements which are required as a condition of the approval granted by the Planning Board. Based on the plans approved, a Public Improvements Cost Estimate has been submitted by the applicant's consultant. A copy is attached hereto.

Based on my review, it appears that the cost estimate is acceptable, as it is consistent with the plan approved by the Board, and general unit costs acceptable to our office. As such, we recommend that the Town Board approve a Public Improvement Performance Bond amount of \$221,321.75. Based on that amount, the applicant will be required to pay an inspection fee to the Town in the amount of \$ 8853. The form of the security should be as acceptable to the Attorney for the Town.

Please contact me if you have any questions concerning the above.

cc: Myra Mason, PB Secretary (via fax)

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 WINNOR, NEW YORK 12553

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

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

MEMORANDUM

(via fax)

20 July 2004

TO: GEORGE J. MEYERS, TOWN SUPERVISOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: SANDCASTLE HOMES LOT LINE CHANGE
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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3309 •

Improvement Cost Estimate

Sandcastle Homes Rte 94

Date : 5/3/2004

Item #	Description	Quantity	Work Complete	Quantity Balance	Amount Completed	Unit	Unit Price	Amount
Roadway Improvements								
1	Clearing & Grading Road ROW	680	-	680	\$ -	LF	16.50	\$ 11,220.00
2	Roadway Base (12" thick)	2,051	-	2,051	-	SY	6.75	13,844.25
3	Asphalt Pavement (6" thick)	2,051	-	2,051	-	SY	12.50	25,637.50
4	Concrete Curb	1,440	-	1,440	-	LF	17.00	24,480.00
5	Roadway ROW Topsoil & Seeding	680	-	680	-	LF	5.00	3,400.00
6	Road Signs (Road Name)	2	-	2	-	EA	150.00	300.00
4	Conc. Sidewalk (4' wide)	550	-	550	-	LF	20.00	11,000.00
Drainage Improvements								
7	15" HDPE Storm Drain	680	-	680	-	LF	30.00	20,400.00
8	Catch Basins	6	-	6	-	EA	1,500.00	9,000.00
10	End Sections for 15" Drain Pipe	2	-	2	-	EA	500.00	1,000.00
10	Stormwater Drainage Channel	210	-	210	-	LF	15.00	3,150.00
Sewer Improvements								
11	Sanitary Manholes	7	-	7	-	EA	1,500.00	10,500.00
12	Sanitary Doghouse Manholes	1	-	1	-	EA	1,500.00	1,500.00
13	8" PVC Sanitary Main	951	-	951	-	LF	40.00	38,040.00
Water Improvements								
14	8" DI Water Main	655	-	655	-	LF	50.00	32,750.00
15	8" Gate Valve	1	-	1	-	EA	1,000.00	1,000.00
16	Hydrant Assembly	2	-	2	-	EA	1,800.00	3,600.00
Misc. Improvements								
17	Erosion Control	100%	0%	100%	-	LS	5,000.00	5,000.00
18	Monumentation of ROW	8	-	8	-	EA	125.00	1,000.00
19	As - Built Drawing	100%	0%	100%	-	LS	4,500.00	4,500.00

\$

Total = \$ 221,321.75

TOTAL P.02

JUL-20-2004 13 55

MC GOEY HAUSER EDSALL PC

845 567 3232 P.02



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

RICHARD D. McGOEY, P.E. (NY & PA)
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□ Main Office
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Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhhepc.com

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

*FILED/
SANDCASTLE*

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

WORK SESSION DATE: 2 Feb 2005 PROJECT: NEW _____ OLD _____

REAPPEARANCE AT W/S REQUESTED: N/A RESUB. REQ'D: N/A

PROJECT NAME: Sandcastle / Mr shed.

REPRESENTATIVES PRESENT: MJE + Mr + Mrs. Valiando.

MUNICIPAL REPS PRESENT:

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

ITEMS DISCUSSED:

Pat + Dianne Valiando

MR shed

W # 565-7433

C # 590-5943 Pat

590-5945 Dianne

H # 895-9101

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT TYPE

SITE PLAN _____

SPEC PERMIT _____

L L CHG. _____

SUBDIVISION _____

OTHER _____

- Discuss sideslope: full concerns

re shed to Mr shed -

- they agree to meet 2/11.

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____



RESULTS OF P.B. MEETING OF: April 28, 2004

PROJECT: Sandcastle Homes P.B.# 03-37

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N

M) S) VOTE: A N

TAKE LEAD AGENCY: Y N

CARRIED: Y N

M) S) VOTE: A N

CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED:

M) S) VOTE: A N SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

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

RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) M VOTE: A 4 N 0 APPROVED: 4/28/04

NEED NEW PLANS: Y N

CONDITIONS - NOTES:

<u>Andrew Atypel represented</u>
<u>Need sidewalk on plan</u>
<u>Need fire approval</u>
<u>Bond estimate</u>
<u>Public Improvement Bond</u>

TODD A. KELSON, P.C.
ATTORNEY & COUNSELLOR-AT-LAW
542 UNION AVENUE NEW WINDSOR, NY 12553
845-567-3010
FAX 845-561-2128*
E-MAIL TAKELSON@AOL.COM*

*NOT FOR SERVICE OF PROCESS

September 2, 2004

Hand Delivered
Hon. James Petro, Jr.
Planning Board Chairman
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: Application of Sandcastle Homes Inc.
Planning Board File # 03-37
Our File #2017

Dear Chairman Petro:

Please be advised that the above referenced premises were transferred to my client, Bronfman Fisher Real Estate Holdings, LLC, by deed dated August 20, 2004, a copy of which is annexed. My client wishes to post the necessary inspection fees, performance, and maintenance bonds with the Town as soon as possible, so that it can commence construction of the required site improvements. To that end, kindly advise the undersigned as soon as the Town Engineer has completed his estimates.

Please allow this letter to confirm that my client will be responsible for any additional fees that may be required in connection with the subdivision. In the event any excess fees are to be refunded, they are to be returned directly to the original applicant, Sandcastle Homes, Inc.

Thank you again for your courtesies extended in this matter.

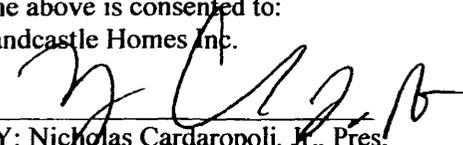
Very Truly Yours,

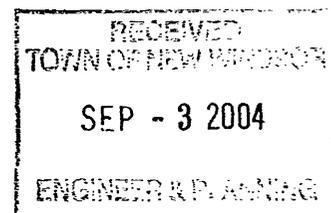


TODD A. KELSON

TAK:cp
enclosure
cc: Bronfman Fisher Real Estate Holdings, LLC, .
via fax 362-0798

The above is consented to:
Sandcastle Homes Inc.

BY:  Nicholas Cardaropoli, Jr., Pres.
date 9/2/04



Suburban Court

Schedule "A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of New York State Route 94, said point being located at the southeast corner of lands now or formerly of Peter & Daniel Bloom (Tax Lot 46-2-50.1); running thence along the westerly, southerly, northerly and easterly right-of-way line of Suburban Court the following ten (10) courses and distances:

- 1) N11-15-00E, 219.38 feet;
- 2) On a curve to the left having a radius of 100.00 feet, an arc length of 175.61 feet;
- 3) N89-22-10W, 80.59 feet;
- 4) On a curve to the left having a radius of 25.00 feet, an arc length of 23.55 feet;
- 5) On a curve to the right having a radius of 60.00 feet, an arc length of 301.52 feet;
- 6) On a curve to the left having a radius of 25.00 feet, an arc length of 23.55 feet;
- 7) S89-22-10E, 80.59 feet;
- 8) On a curve to the right having a radius of 150.00 feet, an arc length of 263.42 feet;
- 9) S11-15-00W, 194.38 feet;
- 10) On a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet; thence
- 11) N78-45-00W, 75.00 feet along the northerly right-of-way line of New York State Route 94 to the point or place of BEGINNING.

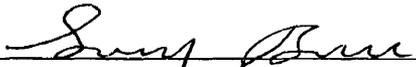
And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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" whenever 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:

Bronfman Fisher Real Estate
Holdings, LLC

 T.S.
BY: Sam Breuer, Manager

STATE OF NEW YORK)ss.:
COUNTY OF ~~Orange~~)
Rockland

On the 12 day of October, 2004, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Sam Breuer, 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 said individual executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

DAVID BREUER
Notary Public State of New York
Elected 2005
Queens County
Commission Expires 06/07/2009


Notary Public

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Bronfman Fisher Real Estate
Holdings, LLC

TO

The Town of New Windsor

SECTION
BLOCK
LOT
TOWN OF
COUNTY OF
RETURN BY MAIL TO:
TOWN OF NEW WINDSOR
555 Union Avenue,
New Windsor, NY 12553

TODD A. KELSON, P.C.
ATTORNEY & COUNSELLOR-AT-LAW
542 UNION AVENUE NEW WINDSOR, NY 12553
845-567-3010
FAX 845-561-2128*
E-MAIL TAKELSON@AOL.COM*

10/12
Have original
to Phil Crotty
Have copy to Mark

*NOT FOR SERVICE OF PROCESS

October 4, 2004

Philip A. Crotty, Esq.
Town Attorney
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: SUBURBAN COURT
Town of New Windsor, New York
Our File No. 1395

Dear Mr. Crotty:

Enclosed herewith please find the following documents delivered in connection with the undersigned's request for acceptance of the above road as a public highway of the Town of New Windsor:

1. Three paper prints of survey certified to the Town of New Windsor, showing the proposed roads.
2. Executed Release and Dedication.
3. Certificate of Title (TO FOLLOW)
4. Bargain and Sale Deed with Covenant, TP-584, and RP-5214. (Forms to follow)
5. Consent of the Town Board to Dedication.
6. Order of the Town Superintendent of Highways accepting Dedication.
7. Maintenance Bond letter executed by the developer.
8. Unanimous written consent of developer and Manager's certificate.

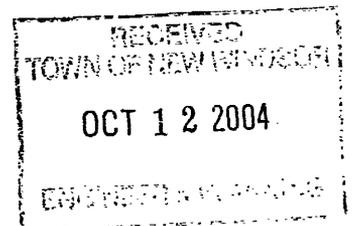
In addition to the foregoing, my client will arrange for delivery to the Town Clerk of a surety bond or irrevocable letter of credit in form acceptable to the Town fixing the principal amount at \$221,321.75 valid to an actual date which I understand you shall provide, to be one year from the date the Town Board is scheduled to formally accept the road.

Kindly advise when the Town Board approves the dedication and you forward the documents to Madison Title for recording, so that my client may pay the title insurance and recording charges directly to Madison. In the meantime, should you have any questions or if you require any further information, kindly feel free to call upon me.

Very truly yours,

TODD A. KELSON

TAK: cp
Enclosures
cc: Bronfman Fisher Real Estate Holdings, LLC



-----X
IN THE MATTER OF THE LAYING
OUT OF SUBURBAN COURT, A
CERTAIN HIGHWAY IN THE TOWN OF
NEW WINDSOR, ORANGE COUNTY,
NEW YORK

CONSENT OF
TOWN BOARD
TO DEDICATION

-----X
Upon reading the Dedication and Release in the above entitled matter dated October , 2004, wherein the owner of lands described therein has released the same to the Town of New Windsor and its Highway Superintendent for highway purposes; now, therefore, be it

RESOLVED, that consent be and the same hereby is given to the Town Superintendent of Highways of the Town of New Windsor to make an Order Laying Out the Lands described in Schedule "A" annexed hereto shown as SUBURBAN COURT on a map entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on , 2004 as Map # 2004- and to be known as SUBURBAN COURT in accordance with the provisions of the Highway Law and other statutes applicable thereto.

Dated the day of , 2004.

TOWN BOARD OF THE TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK

Bronfman Fisher Real Estate Holdings, LLC

I, Sam Breuer, Manager of Bronfman Fisher Real Estate Holdings, LLC, a Limited Liability Company organized and existing under the laws of the State of New York (the Company"), pursuant to a certain Unanimous Written Consent of the Members and Managers of Bronfman Fisher Real Estate Holdings, LLC, dated October 12, 2004, do hereby certify on behalf of the Company that:

Attached hereto are true, correct and complete copies of the resolutions of the Company duly adopted by Unanimous Written Consent by the Members and Managers of the Company on October 12, 2004, and such resolutions have not been amended, modified or rescinded and remain in full force and effect as of the date hereof.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed and delivered October 12, 2004.

Bronfman Fisher Real Estate Holdings, LLC


BY: Sam Breuer, Manager

-----X

**IN THE MATTER OF THE LAYING OUT
OF SUBURBAN COURT, A CERTAIN
HIGHWAY IN THE TOWN OF
NEW WINDSOR, ORANGE COUNTY ,
NEW YORK**

-----X

**ORDER OF TOWN
SUPERINTENDENT OF
HIGHWAYS ACCEPTING
DEDICATION**

A Dedication and Release dated the _____ day of October, 2004 of certain lands described therein for highway purposes, in the Town of New Windsor, State of New York and described on Schedule "A" annexed hereto and made a part hereof, and identified as SUBURBAN COURT on a map entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____, 2004 as Map # 2004-_____, and having been filed with the undersigned, together with the written consent of the Town Board of the Town of New Windsor being endorsed thereon and attached thereto,

NOW, THEREFORE, I, as Superintendent of Highways of the Town of New Windsor, Orange County, New York, do hereby

ORDER that the lands hereinafter described in Schedule "A" attached hereto and made a part hereof be and the same hereby are laid out and accepted as a public highway of the Town of New Windsor, Orange County, New York, which said highway shall be known as SUBURBAN COURT.

Dated in the Town of New Windsor, Orange County, New York,

this _____ day of _____, 2004

Henry J. Kroll
Highway Superintendent
Town of New Windsor
County of Orange, New York

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

This Indenture, made the 12 day of October, two thousand four

~~Between~~ Bronfman Fisher Real Estate Holdings, LLC, a New York Limited Liability Corporation with principal offices at 106 Washington Avenue, Spring Valley, New York 10997,

party of the first part, ~~and~~

the TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK, a municipal corporation organized and existing under and by virtue of the laws of the State of New York, with offices at 555 Union Avenue, New Windsor, New York 12553.

party of the second part,

~~Witnesseth~~ that the party of the first part, in consideration of ONE (\$1.00) dollars, lawful money of the United States, and other good and valuable consideration 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, Orange County and State of New York, further bounded and described as follows:

An easement *and only an easement* for installation and maintainance of drainage structures further bounded and described on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on , 2004 as Map # 2004- shown and designated "Proposed 15' Wide Drainage Easement", the area of which is more particularly described as Parcel I in Schedule "A" hereof;

ALSO An easement *and only an easement* for installation and maintainance of sewer lines further bounded and described on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on , 2004 as Map # 2004- shown and designated "Existing 15' Wide Sewer Easement", the area of which is more particularly described as Parcel II in Schedule "A" hereof;

ALSO An easement *and only an easement* for installation and maintainance of sewer lines and drainage structures further bounded and described on a subdivision plan entitled

"Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____, 2004 as Map # 2004- shown and designated "Proposed 25' Wide Sewer and Drainage Easement," the area of which is more particularly described as Parcel III in Schedule "A" hereof;

This conveyance is made in the normal course of business and does not constitute all or substantially all of the assets of the party of the first part.

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 incumbered 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" whenever 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:

Bronfman Fisher Real Estate
Holdings, LLC

 **T.S.**
BY: Sam Breuer, Manager

Parcel I

Fifteen Feet Wide Sewer Easement
Over Tax Lots 46-2-60, 46-2-27 and 46-2-28

Schedule "A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Suburban Court, said point being distant the following three (3) courses and distances as measured in a northerly direction along said easterly right-of-way line of Suburban Court from a point located at th easterly end of curve connecting said easterly right-of-way line of Suburban Court with the northerly right-of-way line of New York State Route 94:

- A) On a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet;
- B) N11-15-00E, 194.38 feet;
- C) On a curve to the left having a radius of 150.00 feet, an arc length of 120.75 feet; running thence
 - 1) On a curve to the left along said easterly right-of-way line of Suburban Court, having a radius of 150.00 feet, an arc length of 15.68 feet; thence
 - 2) N35-10-26E, 208.50 feet thru lands now or formerly of #1 Shed, Inc. (Tax Lot 46-2-60); thence
 - 3) N00-09-00W, 119.65 feet thru lands now or formerly of #1 Shed, Inc. (Tax Lot 46-2-27) and John Murphy & Tracy Finn (Tax Lot 46-2-27); thence
 - 4) On a curve to the left along the southerly right-of-way line of Horse Shoe Bend, having a radius of 50.00 feet, an arc length of 16.01 feet; thence
 - 5) S00-19-00E, 130.00 feet thru lands now or formerly of Lynn Mills (Tax Lot 46-2-28) and #1 Shed, Inc. (Tax Lot 46-2-60); thence
 - 6) S35-10-26W, 217.85 feet thru lands now or formerly of #1 Shed, Inc. (Tax Lot 46-2-60) to the point or place of BEGINNING.

Parcel II

Fifteen Feet Wide Drainage Easement
Over Lot 12 and Lot 9

Schedule "A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of New York State Route 94, said point being located at the southeast corner of lands now or formerly of Jack & Claudia Aronson (Tax Lot 46-2-51.2) and the southwest corner of Lot 12; running thence

- 1) N05-18-27E, 149.10 feet along the easterly line of lands now or formerly of Jack & Claudia Aronson (Tax Lot 46-2-51.2); thence
- 2) N60-21-50E, 170.21 feet along the southeasterly line of Lot 8; thence
- 3) On a curve to the left along the right-of-way line of Suburban Court, having a radius of 60.00 feet, an arc length of 18.23 feet; thence
- 4) S60-21-50W, 172.62 feet thru Lot 9 and Lot 12; thence
- 5) S05-18-27W, 142.84 feet thru Lot 12; thence
- 6) N78-45-00W, 15.08 feet along the northerly right-of-way line of New York State Route 94 to the point or place of BEGINNING.

Parcel III
25' Wide Sewer and Drainage Easement

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, Orange County and State of New York, further bounded and described as follows:

BEGINNING at a point, distant N 11°-15'-00" E 150.00 feet from the intersection of the northerly right-of-way line of New York State Route 94 and the southeast corner of lands n/f Peter and Daniel Bloom (Tax Lot 46-2-50.1), as shown on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on , 2004 as Map # 2004- , the following course and distances:

- 1) N 78° 45' 00" W 300.00 feet to a point ; thence
- 2) N 79° 32' 49" W 103.42 feet to a point ; thence
- 3) S 60° 21' 50" W 38.18 feet to a point ; thence
- 4) S 78° 45' 00" E 368.68 feet to a point ; thence
- 5) S 11°-15'-00" W 25.00 feet to the point or place of beginning.

**OFFER OF DEDICATION AND MAINTENANCE AGREEMENT
SUBURBAN COURT, NEW WINDSOR, ORANGE COUNTY,
NEW YORK**

THIS OFFER OF DEDICATION AND MAINTENANCE AGREEMENT is made this 1st day of October, 2004 between Bronfman Fisher Real Estate Holdings, LLC, a New York Limited Liability Corporation with principal offices at 106 Washington Avenue, Spring Valley, New York 10997, (hereinafter "Bronfman Fisher ") and the Town of New Windsor, a municipal corporation organized and existing under the laws of the State of New York, having an office for the transaction of business at 555 Union Avenue, New Windsor, NY 12553 (hereinafter "Town of New Windsor").

WHEREAS, Bronfman Fisher is the owner in fee of certain real property located in the Town of New Windsor, Orange County, New York, more particularly described in a certain deed to Bronfman Fisher Real Estate Holdings, LLC. dated August 20, 2004, and recorded in the Office of the Orange County Clerk on _____ in Liber _____ of Deeds at Page _____ ; and

WHEREAS, Bronfman Fisher has heretofore made application for subdivision approval to the Planning Board of the Town of New Windsor, by subdivision map entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____, 2004 as Map # 2004- _____ ; and

WHEREAS, the aforesaid subdivision proposes to extend Town of New Windsor water and sanitary sewer lines into the subdivision and the Village has conditionally approved same; and

WHEREAS, the Town of New Windsor Planning Board has heretofore granted the aforesaid subdivision application conditioned upon the applicant, or its successor, dedicating certain public improvements to the Town of New Windsor, and agreeing to maintain said improvements contained within the hereinafter described property, as hereinafter defined.

NOW, THEREFORE, witnesseth, that Bronfman Fisher does hereby irrevocably offer to dedicate to the Town of New Windsor the following:

A. All its right, title and interest in and to certain premises on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____, 2004 as Map # 2004- _____ shown as SUBURBAN COURT , which proposed Town road is more particularly described as Parcel I in Schedule "A" hereof;

B. All its right, title and interest in and to certain premises on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____, 2004 as Map # 2004- _____ shown and designated " Proposed 15' Wide Drainage Easement", which lot is more particularly described as Parcel II in Schedule "A" hereof;

C. All its right, title and interest in and to certain premises on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____

, 2004 as Map # 2004- shown and designated "Existing 15' Wide Sewer Easement", which lot is more particularly described as Parcel III in Schedule "A" hereof;

D. All its right, title and interest in and to certain premises on a subdivision plan entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on , 2004 as Map # 2004- shown and designated "Proposed 25' Wide Sewer and Drainage Easement," which lot is more particularly described as Parcel IV in Schedule "A" hereof;

E. Title to the water and sewer lines contained within the areas described in Paragraphs A through D hereof, inclusive.

In order to induce the Town to accept the dedication of SUBURBAN COURT as a public road, Bronfman Fisher shall deposit a Irrevocable Letter of Credit with the Town Clerk in the amount of \$221,321.75. The Irrevocable Letter of Credit shall be in the form issued by a Banking Institution authorized to do business in the State of New York insured by the Federal Deposit Insurance Corporation. The purpose of this Irrevocable Letter of Credit is to guarantee to the Town that Bronfman Fisher Real Estate Holdings, LLC. will construct SUBURBAN COURT maintain same in accordance with Town specifications for a period of one (1) year from the date that the road is accepted as a public road.

Bronfman Fisher further covenants that it will comply with the general notes on the aforementioned subdivision plan map and that it, its successors and assigns will maintain and remove snow and ice from all proposed public roads, sewer lines and drainage structures within the aforesaid subdivision until same are accepted for dedication by the Town of New Windsor.

This Offer of Dedication and Maintenance Agreement shall bind Bronfman Fisher, its successors and assigns, and shall run with the land.

Bronfman Fisher Real Estate Holdings, LLC

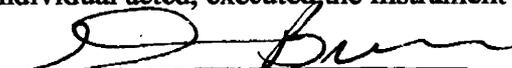
By: Sam Breuer
BY: Sam Breuer, Manager

Town of New Windsor

By: _____
George Meyers, Supervisor

STATE OF NEW YORK)
 Routland ss.:
COUNTY OF ~~Orange~~)

On the *12th* day of October, 2004, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Sam Breuer, 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 said individual executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument



Notary Public

DAVID BREUER
Notary Public State of New York
100-1111111111
County of ~~Orange~~ County
Commission Expires 06/07/2007

STATE OF NEW YORK)
 ss.:
COUNTY OF Orange)

On the day of October, 2004, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared George Meyers, 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 said individual executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

Notary Public

**UNANIMOUS WRITTEN CONSENT
OF THE MEMBERS AND MANAGERS OF
Bronfman Fisher Real Estate Holdings, LLC**

The undersigned, constituting all of the members of the Members and Managers of Bronfman Fisher Real Estate Holdings, LLC, a New York Limited Liability Company (the "Company"), in accordance with the provisions of the Limited Liability Company Law of the State of New York, do hereby consent to the taking of the following action and direct that this consent be filed with the Minutes of the Company.

WHEREAS, the Company has heretofore acquired title to and has taken possession of, or has caused to be constructed, a certain private roadway known as SUBURBAN COURT on a map entitled "Lot Line Change for Sandcastle Homes Rte 94," filed in the Orange County Clerk's office on _____, 2004 as Map # 2004-_____ as more particularly described in Schedule "A" annexed hereto and made a part hereof the maintenance and upkeep of which and the real property taxes payable are a substantial expense to the Company; and

WHEREAS, it would be in the best interest of the Company to dedicate said roadway to the Town of New Windsor by causing to be made, executed and delivered to the Town of New Windsor a Bargain and Sale Deed with Covenant Against Grantor's Acts ("Bargain and Sale Deed") and a Release and Dedication for the Road Dedication ("Release and Dedication") covering the roadway described in Schedule "A";

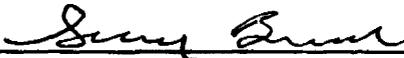
NOW, THEREFORE, IT IS RESOLVED, that any Manager of the Company be, and he hereby is, authorized and directed in the name of and on behalf of the Company to execute and deliver to the Town of New Windsor a Bargain and Sale Deed and Release and Dedication for the roadways described in Schedule "A" attached to this Consent; and be it further

RESOLVED, that the Managers of the Company be, and each of them hereby is, authorized and empowered to make, execute and deliver, or cause to be made, executed and delivered, in the

name of and on behalf of the Company all such certificates, agreements, documents and papers as may be necessary to effectuate and carry out the content of the forgoing resolution; and be it further

RESOLVED, that the Manager of the Company is hereby authorized and directed in the name of and on behalf of the Company to certify and deliver copies of these resolutions to the Town of New Windsor.

Dated: October 12, 2004



Sam Breuer, Manager

**Bronfman Fisher Real Estate Holdings, LLC
106 Washington Avenue
Spring Valley, New York 10997**

Hon. George Meyers, Supervisor
Town of New Windsor
555 Union Avenue .
New Windsor, NY 12553

RE: SUBURBAN COURT
Town of New Windsor, New York

Dear Supervisor Meyers :

Bronfman Fisher Real Estate Holdings, LLC, is the owner of SUBURBAN COURT, which Road has been offered for dedication to the Town of New Windsor (the "Town").

In order to induce the Town to accept the dedication of SUBURBAN COURT as a public road, Vantage shall deposit a Irrevocable Performance Bond with the Town Clerk in the amount of \$221,321.75. The Irrevocable Performance Bond shall be in the form of an bond issued by a surety company authorized to do business in the State of New York (the "Irrevocable Performance Bond"), The purpose of this Irrevocable Performance Bond is to guarantee to the Town that Bronfman Fisher Real Estate Holdings, LLC will maintain SUBURBAN COURT in accordance with Town specifications for a period of one (1) year from the date that the road is accepted as a public road.

Bronfman Fisher Real Estate Holdings, LLC agrees, at its own cost and expense, to repair and correct any defects to SUBURBAN COURT which develop during the aforementioned one (1) year maintenance period as a result of faulty construction of the road by Bronfman Fisher Real Estate Holdings, LLC or faulty construction by Bronfman Fisher Real Estate Holdings, LLC outside of the road right-of-way. Such repairs shall be completed within five (5) days after notification of such

defect Bronfman Fisher Real Estate Holdings, LLC by the Town.

In the event that the defects or damage to SUBURBAN are not repaired or corrected within five (5) days after the aforementioned notification by the Town, the Superintendent of Highways may undertake to correct such defects on behalf of Bronfman Fisher Real Estate Holdings, LLC Thereafter, the Town may, at its option, either forward such bills for the corrective work and repairs to Bronfman Fisher Real Estate Holdings, LLC for immediate payment or obtain payment for same out of the Irrevocable Performance Bond.

It is understood and agreed that, notwithstanding the above, the Town and/or the Superintendent of Highways is authorized to act on Bronfman Fisher Real Estate Holdings, LLC's behalf to make repairs of an emergency nature to SUBURBAN COURT, without prior notification to Bronfman Fisher Real Estate Holdings, LLC, and Bronfman Fisher Real Estate Holdings, LLC agrees to immediately pay all sums incurred in making such emergency repairs after notification from the Town as to the amount due.

Bronfman Fisher Real Estate Holdings, LLC


BY: Sam Breuer, Manager

Sworn to before me this 12 day
of Oct, 2004



Notary Public

TODD A. KELSON
NOTARY PUBLIC, State of New York
Qualified in Orange County
No. 4870143
Commission Expires August 11, 192006



**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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Writer's e-mail address:
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SANDCASTLE HOMES LOT LINE CHANGE
PROJECT LOCATION: SUBURBAN COURT (OFF NYS RT. 94)
SECTION 46 – BLOCK 2 – LOTS 56-59 & 61-66
PROJECT NUMBER: 03-37
DATE: 28 APRIL 2004
DESCRIPTION: THIS APPLICATION PROPOSES A LOT LINE REVISION BETWEEN LOTS OF THE PREVIOUSLY APPROVED SUBURBAN BUILDERS MAJOR SUBDIVISION. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 10 DECEMBER 2003 AND 14 JANUARY 2004 PLANNING BOARD MEETINGS.

1. The subdivision reduces the number of lots from 10 to 8, with each lot being slightly increased in area. The applicant has also agreed to upgrade the public improvements (road, sewer, water, stormwater, etc.) to meet current standards.
2. The major outstanding issue was the development of stormwater improvements, within the grade constraints of the existing site. A layout acceptable to this engineer and the Highway Superintendent is now included on the plans.
3. Any conditional approval should be subject to:
 - Depict sidewalk on the east side of the road on subdivision plan.
 - Submit final offers of dedication, easements, title insurance, etc. to the Town Attorney for review.
 - Approval of Public improvement bond estimate by Town Board.
 - Payment of all fees & submit bonds.

Respectfully Submitted,


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

NW03-37-28Apr04.doc

REGIONAL OFFICES

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/13/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-37
NAME: SANDCASTLE HOMES LL CHG - PA2002-0590
APPLICANT: SANDCASTLE HOMES RTE 94

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	4% OF 221,321.75 COST EST	CHG	8853.00		
10/12/2004	REC. CK. #1064	PAID		8853.00	
		TOTAL:	8853.00	8853.00	0.00



Handwritten signature and date: 10/12/04

July 27, 2005

SANDCASTLE HOMES (03-37)

MR. EDSALL: This is actually a previous application that had quite a number of years ago had been approved for a greater number of lots. The applicant reduced, as part of a resubmission, reduced the count from 13 lots to 8. Their approval expired while they were resolving some field issues from the old plans. They corrected the issues that we discovered in the field and they are seeking a re-approval. I think it's warranted and they were cooperative in resolving those issues.

MR. ARGENIO: Mark, he has relief from the 80,000 feet.

MR. EDSALL: Well, this is a subdivision approved years and years and years ago and they're increasing the size of the lots from the previous owner.

MR. PETRO: I think we took the lot count considerably.

MR. EDSALL: It went from 13 to 8. So this is just a re-approval.

MR. PETRO: For how long a period.

MR. EDSALL: It would be for the 180 days and then they could seek to ...

MR. PETRO: All right, I need a motion for a re-approval for 180 days.

MR. ARGENIO: I'll make the motion for re-approval for Sandcastle Homes on Rt. 94.

MR. SCHLESINGER: I'll Second it, but, I have a question. They don't have to come before us again for any...

MR. PETRO: Only for 180, then after 180 expires, they have to come back again. But not for the 180.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant re-approval for 180 days to Sandcastle Homes. Any further discussion from the board members, if not:

JULY 27, 2005

ROLL CALL:

MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

PUBLIC HEARINGS:

SANDCASTLE HOMES LOT LINE CHANGE (03-37)

MR. PETRO: Reconfiguration of an existing 10 lot subdivision to create an 8 lot subdivision.

Mr. John Atzl appeared before the board for this proposal.

MR. PETRO: This application proposes lot line revision between lots of the previously approved Suburban Builders major subdivision previously reviewed at the 10 September, 2003 planning board meeting and is before the board for a public hearing at this time. The subdivision reduces the number of lots from 10 to 8 with each lot being slightly increased in area. Keep in mind that we had asked the applicant to do that, he did not have to do it, and agreed to do it because obviously, we like less lots and some bigger lots and we appreciate it. Then Mark has some comments, so you want to over it just so everybody, if anybody's here for the public hearing, the board is going to review it then we'll open it up for the public for comment. Go ahead, state your name.

MR. ATZL: John Atzl, A-T-Z-L, I'm filling in for Mr. Brady who's unable to make the meeting tonight.

MR. PETRO: We have storm water layout and design must be finalized, sidewalk must be added to one side of the roadway, applicant has agreed to revise sanitary sewer to provide an easement and branch run to serve existing non-service properties on Route 94. This revision must be finalized on the plan. What's that about, Mark?

MR. EDSALL: The sewer?

MR. PETRO: Yeah, what existing non-service properties? Something around it?

January 14, 2004

7

MR. EDSALL: There's three existing buildings being the podiatrist, the Planned Parenthood and the law office that right now have no sewer service. The original design of the sewer extended the sewer up toward 94 which there's no one to serve there. So I reviewed this with Mr. Brady and he's going to talk to the applicant. But generally, they have agreed to turn at the last manhole and provide an easement behind those three commercial buildings and stub the line in so that it gives the Town the opportunity to serve that. They are cooperating again with something we're asking to help fix.

MR. PETRO: The public improvement bond estimate has been submitted. Our office must complete its review, Town Board must subsequently review the amount of the final offers of dedication, title insurance, blah, blah, blah. There, okay. That's just all standard.

MR. LANDER: What are we going to do with the storm water? Where is this water all going to end up?

MR. ATZL: Storm water, actually, it's shown now right now actually being the cul-de-sac goes down from 94 and it's going to be taken through an easement through lot, I think it's through lot 9, eventually end up back out at 94. There's an easement on lot 9 and 12 so anything on the north side of the road is going to be piped and the road will be piped into that municipal system and be diverted around the existing buildings on Route 94.

MR. LANDER: Does that cross the road on 94 or does it head down 94?

MR. ATZL: No, actually, I believe it crosses, I think it crosses 94.

MR. LANDER: So you're putting the water into the state system?

MR. ATZL: Right.

MR. PETRO: Mr. Aranson, do you have sewer service on your property next door?

MR. ARANSON: No, I don't, we have septic.

MR. PETRO: Your access to the sewer service anywhere?

MR. ARANSON: Yes, from 94.

MR. PETRO: I was only asking that just in case we needed to look at getting it over there because they're looking to do something so they have it, we don't need to come through here.

MR. EDSALL: No, if we find that it's a better connection, we can always reconfigure it. We'll check that though just to make sure.

MR. PETRO: You should check it because he's going to have to show an easement before we get it finalized.

MR. EDSALL: Okay.

MR. PETRO: Do you understand what I'm doing there? Do you have anything you want to add?

MR. ATZL: No, that's pretty straightforward, like you said, it was a previously approved subdivision, we're reducing the lot count by two.

MR. PETRO: On the 29th day of December, 2003, the addressed envelopes of the public hearing notices were mailed out. If there's anyone here who'd like to speak for or against this application, be recognized by the Chair, come forward and state your name and address and your concern. Would anyone like to speak? Let the minutes reflect there's no one here who'd like to

speak. Entertain a motion to close the public hearing.

MR. SCHLESINGER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for Sandcastle Homes lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I'd open up the application back to the board members for further comment. Mark, do you have anything outstanding here? Anything else that you want to go over?

MR. EDSALL: No, these are, I had met as a matter of fact with Mr. Brady just to touch base on a couple of these issues, he's having some difficulty with the existing road grades, again, it's not an issue that they have created as a result of this lot line change, the condition was undesirable on the approved plans from years and years ago. So he's trying to resolve that storm water issue. The sidewalks can easily be added, the sewer is an easy revision, the bond estimate he's submitted, I can get that finalized after we know what's happening with the storm water. So the storm water is the only open technical issue.

MR. ARGENIO: The grades of the road and the slopes, do they comply with the current law?

MR. EDSALL: Yes, the difficulty is that there's a culvert crossing Route 94 down near lot 12, the invert of the inlet to that culvert is, let's call it incompatible with the grades on the project and he's having difficulty constructing a closed drainage system in the roadways and discharging to that invert. I don't know that he's quite come up with a solution yet, it looks tougher, so I told him to come up with his best shot and present something for the highway superintendent and myself to look at.

MR. PETRO: Well, I don't know, I think we should wait until we see something before going forward, don't you?

MR. EDSALL: It's your call, I mean, the bottom line you've got an approved subdivision so at worse, they did put in the same type of drainage in the approved subdivision, your call, if you want to see it with a write-off from the highway superintendent, it would probably make sense.

MR. PETRO: So being it's January we're not going to hold you up anyway, not like you're going to start building in the morning.

MR. ATZL: We had the backhoe all ready.

MR. PETRO: Wait two weeks, it won't hurt you.

MR. EDSALL: The bond amount would have to be approved by the Town Board and that's not going to happen until next month's meeting.

MR. PETRO: So we'll see you in a couple weeks, try to get something so we know what's going on.

MR. EDSALL: He's working on it.

MR. ATZL: Thank you very much.

MR. PETRO: Before you leave, yes, I do, before you leave, let's do number 3, one more minute please. Make a motion.

MR. ARGENIO: I'll make a motion to declare a negative dec on Sandcastle Homes lot line change.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for Sandcastle Homes lot line change on 94. Any further discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MASON	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Public Hearing



RESULTS OF P.B. MEETING OF: January 14, 2004

PROJECT: Sandcastle Homes L.L. Ckg. P.B. # 03-37

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N
TAKE LEAD AGENCY: Y N

M) A S) L VOTE: A 5 N 0
CARRIED: Y N

M) S) VOTE: A N
CARRIED: Y N

PUBLIC HEARING: WAIVED: CLOSED:

M) L S) A VOTE: A 5 N 0 SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y
SEND TO DEPT. OF TRANSPORTATION: Y

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

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y N

CONDITIONS - NOTES:

<u>Resolve Stormwater Layout</u>
<u>Add sidewalks to one side</u>
<u>Add easement</u>
<u>No Public Comment</u>
<u>Mark has bond estimate</u>
<u>Need offers of Dedication</u>
<u>To Return</u>

SANDCASTLE HOMES LOT LINE CHANGE (03-37)

Mr. Nick Cardaropoli, Jr. appeared before the board for this proposal.

MR. PETRO: Reconfiguration of an existing 10 lot subdivision to create an 8 lot subdivision. From what I understand, the lots are already existing, it's a PI zone?

MR. BABCOCK: PO.

MR. PETRO: And the lots that you have now are ten lots, you're looking to make the lots a little bigger because you know the board likes that so you're going to go from eight to ten?

MR. CARDAROPOLI: From 10 to 8.

MR. PETRO: This is down by Dan Bloom's. Anybody wants to--right next to Mr. Shed behind the buildings you have shared access coming off, did you ever get that straightened out?

MR. CARDAROPOLI: Yeah, we got the access and the title problem cleared up.

MR. PETRO: Next to Bloom's, that was under your road, part of his property or easement was on his property, maybe?

MR. CARDAROPOLI: Well, no, I think it was from Mr. Shed, not from Dan Bloom.

MR. PETRO: It's resolved, Mark or Andy know it's resolved.

MR. EDSALL: Well, I'm not quite sure that it is but when we receive new offers of dedication for the revised road since it's slightly changed, I'm sure Mr.

Crotty will be asking for title insurance so that will confirm it.

MR. LANDER: Also what size were these lots before you went from 10 to 8?

MR. CARDAROPOLI: They were 12,500 square feet and we also shortened up the cul-de-sac and now the cul-de-sac conforms to new subdivision regulations.

MR. LANDER: It's going to be a Town road?

MR. PETRO: Upgrade the public improvements, sewer and water to meet current standards?

MR. CARDAROPOLI: Yes.

MR. PETRO: Assume lead agency motion?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Mark, do you want to get into any detail on the lots themselves? I mean, they're pre-existing, he just made a couple of them larger.

MR. EDSALL: Basically you're improving it by bringing it into compliance with the law as it exists today. It's offering to upgrade the roads so that it meets today's standards, as you said, water and sewer he's also working with us to provide a sewer line along the back of the three commercial properties that currently don't have the ability to tie into sewer so we're going to work out an easement along that property line so he's cleaning up a mess.

MR. PETRO: Pretty clean cut.

MR. EDSALL: We'll work with him on the new offers of dedication.

MR. PETRO: I appreciate him taking the 10 down to 8.

MR. LANDER: This had approval before?

MR. PETRO: Yes.

MR. BABCOCK: It actually is ten lots right now today.

MR. PETRO: And the reason the lots are that size, I didn't want to get into it, but the PO zone was not changed during the last zone change of October 3, 2001, it's going to be changed.

MR. LANDER: I assumed that it had to have approval before otherwise you'd be sending him back.

MR. EDSALL: Actually, the current lot size is not based on the current zoning, it's the zoning even previous to this which was 12,500, so he's bringing it into conformance with the current law which is 15,000.

MR. PETRO: We have very little of this in Town to start with and you're going to look at that anyway.

MR. BABCOCK: It's done.

MR. PETRO: But it doesn't affect this application, just why we're looking at lots of this size.

MR. LANDER: Just to clarify.

MR. PETRO: Public hearing gentlemen?

MR. LANDER: Oh, yeah.

MR. ARGENIO: Well, the only thing I would say it's already approved.

MR. LANDER: When was the approval on this, what year?

MR. PETRO: Mark, can you help us with that?

MR. EDSALL: I think it pre-exists me, to be honest with you.

MR. EDSALL: Got to be in the early '80s.

MR. CARDAROPOLI: Filed map was early '80s.

MR. ARGENIO: I think Ronny's right, I thought it was more contemporary than that, the prior approval.

MR. PETRO: All right, motion to have a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for Sandcastle Homes lot line change. Now you're in for a lot line change, just basically let me think about this for a second, you're reducing the size of the lots so we're calling it a lot line change, I think it's a good idea to have to go with the public hearing,

you're surrounded by homes, you're going to have a nightmare if you don't, better to have it, get the sense, might be a drainage swale and go with it. Any further discussion from the board members to have it? If not, roll call.

ROLL CALL

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

MR. PETRO: Applicant should be directed to submit a public improvement bond to the Town for review, subsequent approval by the Town Board, dedication of descriptions we already talked about for the road.

MR. ARGENIO: Is that the road and the sewer or just the road?

MR. EDSALL: What's that?

MR. ARGENIO: Offers of dedication, is that for the road and sewer or just the road?

MR. EDSALL: Well, it will be the description of the road which includes the sewer but if we create additional sewer easements we'll have to do that as well.

MR. PETRO: That's it.



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

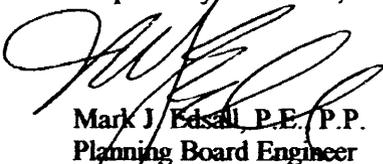
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SANDCASTLE HOMES LOT LINE CHANGE
PROJECT LOCATION: SUBURBAN COURT (OFF NYS RT. 94)
SECTION 46 – BLOCK 2 – LOTS 56-59 & 61-66
PROJECT NUMBER: 03-37
DATE: 10 DECEMBER 2003
DESCRIPTION: THIS APPLICATION PROPOSES A LOT LINE REVISION BETWEEN LOTS OF THE PREVIOUSLY APPROVED SUBURBAN BUILDERS MAJOR SUBDIVISION.

1. The subdivision reduces the number of lots from 10 to 8, with each lot being slightly increased in area.
2. The applicant has also agreed (and is should now be on the record) to upgrade the public improvements (road, sewer, water, stormwater, etc.) to meet current standards.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The applicant should be directed to submit the Public Improvement Bond Estimate to the Town for review, and subsequent approval of the Town Board.
7. The applicant should verify that adequate Offers of Dedication and descriptions are already on file with the Town Attorney. If not new documents should be prepared and submitted.

Respectfully Submitted,



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

MJE/st
NW03-37-10Dec03.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)
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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

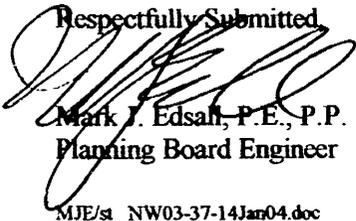
Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SANDCASTLE HOMES LOT LINE CHANGE
PROJECT LOCATION: SUBURBAN COURT (OFF NYS RT. 94)
SECTION 46 – BLOCK 2 – LOTS 56-59 & 61-66
PROJECT NUMBER: 03-37
DATE: 10 DECEMBER 2003
DESCRIPTION: THIS APPLICATION PROPOSES A LOT LINE REVISION BETWEEN LOTS OF THE PREVIOUSLY APPROVED SUBURBAN BUILDERS MAJOR SUBDIVISION. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 10 DECEMBER 2003 PLANNING BOARD MEETING AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The subdivision reduces the number of lots from 10 to 8, with each lot being slightly increased in area. The applicant has also agreed (and is should now be on the record) to upgrade the public improvements (road, sewer, water, stormwater, etc.) to meet current standards.
2. I have reviewed this proposed lot line change and project update, and note the following issues which much be resolved prior to stamp of approval:
 - Stormwater layout and design must be finalized. Difficult grade conditions exist.
 - Sidewalk must be added to one side of the roadway.
 - The applicant has agreed to revise the sanitary sewer to provide an easement and branch run to serve the existing non-serviced properties on Rt. 94. This revision must be finalized on the plan.
 - The public improvement bond estimate has been submitted. Our office must complete its review and the Town Board must subsequently approve the amount.
 - Final offers of dedication, title insurance, etc. must be submitted to the Town Attorney for review.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



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

MJE/st NW03-37-14Jan04.doc

REGIONAL OFFICES

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

★ 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 JANUARY 14, 2004 at 7:30 P.M. on the approval of the proposed Subdivision for SANDCASTLE HOMES (#03-37)

Located at RT. 94 (Tax Map #Section 46, Block 2, Lot 50.23, 56, 57, 58, 59, 61, 62, 63, 64, 65, 66) . 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: DECEMBER 29, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



1763

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693
J. Todd Wiley, IAO

Assessor's Office

December 19, 2003

Sandcastle Homes (Nick Cardaropoli)
P.O. Box 487
Cornwall-On-Hudson, NY 12520

Re: 46-2-50.32, 46-2-56,57,58,59, 46-2-61,62,63,64,65,66 PB#03-37

Dear Mr. Cardaropoli,

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

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

Please remit the balance of \$10 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Assessor

JTW/tmp
Attachments

CC: Myra Mason, PB

46-2-10
Nunez, Gladys
8 Stone Ledge Lane
New Windsor, NY 12553

46-2-26
Davis, Henry L Sr.
15 Horseshoe Bend
New Windsor, NY 12553

46-2-50.2
Planned Parenthood of Orange-Sullivan
532 Blooming Grove Tpke
New Windsor, NY 12553

46-2-60
Number One Shed, Inc.
520 Blooming Grove Tpke
New Windsor, NY 12553

46-4-6
Ridgecrest Baptist Church
P.O. Box 4070
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

46-2-11
Johnsen, William & Christine
9 Stone Ledge Lane
New Windsor, NY 12553

46-2-27
Murphy, John
Finn, Tracey
13 Horseshoe Bend
New Windsor, NY 12553

46-2-50.31
534 Blooming Grove Tpke, Inc.
c/o Louis Cappa
534 Blooming Grove Tpke
New Windsor, NY 12553

46-4-2
Pirraglia, Anthony
539 Blooming Grove Tpke
New Windsor, NY 12553

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

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

46-2-12
Roach, Paul & Hisako
7 Stone Ledge Lane
New Windsor, NY 12553

46-2-50.1
Bloom, Peter E & Daniel J
530 Blooming Grove Tpke
New Windsor, NY 12553

46-2-51.2
46-2-54.1
Aranson, Jack & Claudia
P.O. Box 4306
New Windsor, NY 12553

46-4-3
Volta Realty Corp.
537 Blooming Grove Tpke
New Windsor, NY 12553

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

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

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 12-18-2003 PROJECT NUMBER: ZBA# _____ P.B. # 03-37

APPLICANT NAME: SANDCASTLE HOMES

PERSON TO NOTIFY TO PICK UP LIST:

SANDCASTLE HOMES (NICK CARDAROPOLI)
P.O. BOX 487
CORNWALL-ON-HUDSON, NY 12520

TELEPHONE: 534-3023

TAX MAP NUMBER: SEC. 46 BLOCK 2 LOT 50.23
SEC. 46 BLOCK 2 LOT 56-59 & 61-66
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: RT. 94
NEW WINDSOR, NY

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: 6514

TOTAL CHARGES: _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/08/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-37
NAME: SANDCASTLE HOMES LL CHG - PA2002-0590
APPLICANT: SANDCASTLE HOMES RTE 94

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/08/2003	REC. CK. #6506	PAID		500.00	
		TOTAL:	0.00	500.00	-500.00

Received
12/8/03
for

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/08/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPLICATION

FOR PROJECT NUMBER: 3-37

NAME: SANDCASTLE HOMES LL CHG - PA2002-0590

APPLICANT: SANDCASTLE HOMES RTE 94

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		CHG	0.00		
12/08/2003	APPLICATION FEE	CHG	50.00		
12/08/2003	REC. CK. #6505	PAID		50.00	
		TOTAL:	50.00	50.00	0.00

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

RECEIPT
#1111-2003

12/08/2003

Sandcastle Homes
P.o. Box 487
Cornwall-on-hudson, NY 12520

Received \$ 50.00 for Planning Board Fees, on 12/08/2003. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED

APR 26 2004

N.W. HIGHWAY DEPT.

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #03-37

DATE RECEIVED: 04-23-2004

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 04-28-2004 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

SANDCASTLE HOMES LOT LINE CHANGE

Applicant or Project Name

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

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: Denny J. Kroll
Reviewed by _____ date _____

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

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: Sand Castle Homes Lot Line Change
PB-03-37

DATE: 4-27-2004



The above referenced lot line change plans were reviewed and disapproved for the following reasons:

1. Three sets of sketch plans must be provided for E-911 numbering. Scale of plans shall be 1" = 50', proposed location of house and driveway.
2. E-911 Coordinators assigned E-911 numbers shall be included on plans.
3. Proposed road name to be submitted for approval and included on plans.



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

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

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

□ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: 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.: 03-37

WORK SESSION DATE: 21 April 2004 PROJECT: NEW _____ OLD X

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

PROJECT NAME: Sandcastle Homes -

REPRESENTATIVES PRESENT: Pat Brady/Neck Jr.

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

ITEMS DISCUSSED: HK 7s; @ HK^{x2} no response

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

ease ment plan?
Myra -
Put this on next
Wed agenda if
possible.
Pat will bring in
plans Friday

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

server
lane
must
say who

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

TO: Town Planning Board
FROM: John McDonald, Fire Inspector 
SUBJECT: Sancastle Homes Lot Line Change
DATE: December 8, 2003

Planning Board Reference Number: PB-03-37
Date received: 12-08-2003
Fire Prevention Reference Number: FPS-03-49

A review of the above referenced Lot Line Change plans was conducted with the following being noted:

1. Proposed road name to be submitted for approval and added to plans.
2. E-911 address numbering must be indicated on plans.

This lot line change is not acceptable at this time.

Plans dated: 12-08-2003

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change Site Plan _____ Special Permit _____

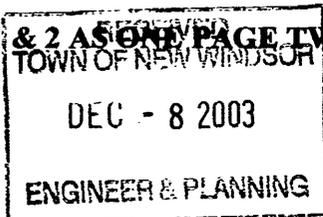
Tax Map Designation: Sec. 46 Block 2 Lot 50.32, 56-59 & 61-66

BUILDING DEPARTMENT REFERRAL NUMBER PA 2002-0590

- Name of Project SANDCASTLE HOMES RTE 94
- Owner of Record SANDCASTLE HOMES INC. Phone 845-56-
Address: P.O. Box 487 Cornwall-on-Hudson N.Y. 125
(Street Name & Number) (Post Office) (State) (Zip)
- Name of Applicant (SAME) Phone _____
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
- Person Preparing Plan PATRICK BRADY, P.E. Phone 845 629-3443
Address: P.O. Box 308 Blooming Grove N.Y. 10914
(Street Name & Number) (Post Office) (State) (Zip)
- Attorney JOSEPH RONES Phone 800 634-1212
Address 436 ROBINSON AVE NEWBURGH N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
- Person to be notified to appear at Planning Board meeting:
PATRICK BRADY, P.E. 845 629-3443 845 496-0404
(Name) (Phone) (fax)
- Project Location: On the North side of N.Y.S. ROUTE 94
(Direction) (Street)
- Project Data: Acreage 3.9377 Zone P.O. School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)



03-37

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

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

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Proposed LOT LINE CHANGE TO CREATE 8 LOTS FROM A PRE-EXISTING 10 LOT SUBDIVISION.

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

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

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

STATE OF NEW YORK)

SS.: /

COUNTY OF ORANGE)

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

SWORN BEFORE ME THIS:

[Handwritten Signature]

(OWNER'S SIGNATURE)

5 DAY OF December 2003

(AGENT'S SIGNATURE)

[Notary Seal: ROBERT M. HEILBRUNN, Notary Public, State of New York, No. 01HE6092700, Commission Expires May 27, 2007]

ROBERT M. HEILBRUNN
NOTARY PUBLIC

Please Print Agent's Name as Signed
ROBERT M. HEILBRUNN
Notary Public, State of New York
No. 01HE6092700
Qualified in Dutch County
Commission Expires May 27, 2007

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR
DEC - 8 2003
DATE APPLICATION RECEIVED

03-37
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(or professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

SAND CASTLE HOMES INC., deposes and says that he resides
(OWNER)

at P.O. Box 487, Covertville-on-Hudson, N.Y. 12529 in the County of ORANGE
(OWNER'S ADDRESS)

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

(Sec. 46 Block 2 Lot 50.32, 56-59 & 61-66
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

PATRICK BRANN, P.E. P.O. Box 308, Blooming Grove, N.Y. 10914
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

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

SWORN BEFORE ME THIS:

** [Signature] *

Owner's Signature (MUST BE NOTARIZED)

5 DAY OF December 2009)

[Signature]
NOTARY PUBLIC

ROBERT M. HEILBRUNN
Notary Public, State of New York
No. 01HE6092700
Qualified in Dutch County
Commission Expires May 27, 2007

Agent's Signature (If Applicable)
[Signature]
Professional Representative's Signature

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

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

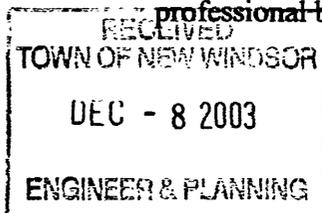
TOWN OF NEW WINDSOR
DEC - 8 2003
ENGINEER & PLANNING

03-37

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

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

1. Name and address of Applicant.
 - * 2. Name and address of Owner.
 3. Subdivision name and location
 4. **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. Tax Map Data (Section, Block & Lot).
 6. Location Map at a scale of 1" = 2,000 ft.
 7. Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. Date of plat preparation and/or date of any plat revisions.
 10. Scale the plat is drawn to and North arrow.
 11. Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. Surveyor's certificate.
 13. Surveyor's seal and signature.
 14. Name of adjoining owners.
 15. Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. Flood land boundaries.
 17. 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. ✓ **Field metes and bounds.**
- 19. ✓ **Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.**
- 20. ✓ **Include existing or proposed easements.**
- 21. ✓ **Right-of-way widths.**
- 22. ✓ **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).**
- 23. ✓ **Lot area (in square feet for each lot less than 2 acres).**
- 24. ✓ **Number the lots including residual lot.**
- 25. ✓ **Show any existing waterways.**
- *26. ✓ **A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.**
- 27. ✓ **Applicable note pertaining to owner's review and concurrence with plat together with 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. ✓ **Indicate location of street or area lighting (if required).**

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PROJECT I.D. NUMBER

617.21

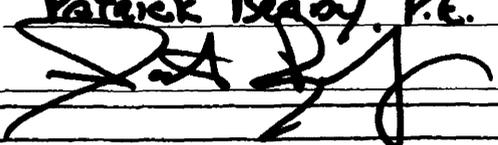
SEC

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 SANDCASTLE HOMES INC.	2. PROJECT NAME SANDCASTLE HOMES RTE 94
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) PROPERTY IS LOCATED ON THE NORTHERLY SIDE OF N.Y.S. RT. 94 APPROX. 800' EAST OF WILLOW LANE	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: ADJUST THE PROPERTY LINES ON AN EXISTING 10 LOT SUBDIVISION TO ACCOMMODATE CURRENT ZONING REQUIREMENTS. THE LOT LINE CHANGES WILL RESULT IN THE LOSS OF TWO (2) LOTS, FOR A TOTAL OF 8 LOTS.	
7. AMOUNT OF LAND AFFECTED: Initially 3.9377 acres Ultimately 3.9377 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval ORANGE CO. DEPT HEALTH - REALTY SUBDIVISION & WATER SUPPLY N.Y.S. D.E.C. - SEWER MAIN EXTENSION TOWN OF NEW WINDSOR - SUBDIVISION	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Patrick Beary, P.E. Project Eng.	Date: 12/4/03
Signature: 	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ Name of Lead Agency

_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer

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

_____ Date

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REC'D BY
"XX"

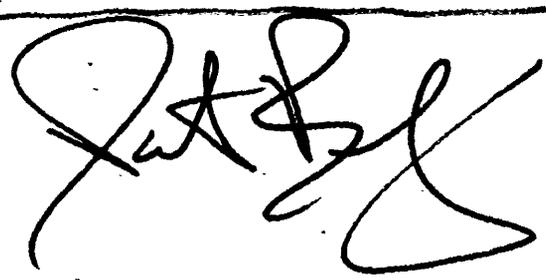
ATTACHMENTS

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

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

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

NOT IN A FLOOD ZONE.



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03-37



**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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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.: *08-37*

WORK SESSION DATE: *3 Dec 2003*

PROJECT: NEW _____ OLD _____

REAPPEARANCE AT W/S REQUESTED: _____

RESUB. REQ'D: _____

PROJECT NAME: *Foxwood -*

REPRESENTATIVES PRESENT: *Nick Zi / Pat Brady.*

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

ITEMS DISCUSSED:

- title cleared up.
- orig 10 lots now 8-
- sewer easement for 3 lots

STND CHECKLIST:

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

PROJECT TYPE

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

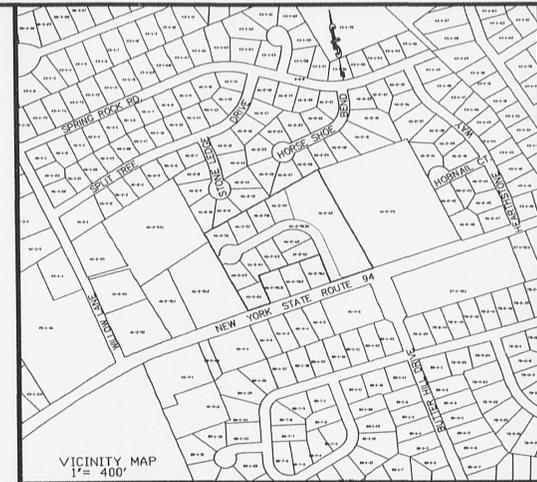
*try to get them
on 12/10 agenda.*

PROJECT STATUS:

ZBA Referral: ___ Y ___ N

Ready For Meeting ___ Y ___ N

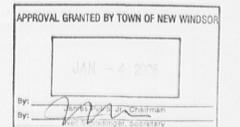
Recommended Mtg Date _____



- NOTES:**
- THIS IS A LOT LINE CHANGE OF SEC. 4G, BLK. 2, LOTS 50.23, 56-59 & 61-66 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
 - AREA OF TRACT: 3.9377 ACRES±
 - ZONING DISTRICT: PO
 - RECORD OWNER/APPLICANT: REAL ESTATE HOLDING, LLC
400 RELIA BLVD. SUITE 212
MONTEBELLO, NY 10901
 - TOPOGRAPHY: DATUM - APPROX. U.S.G.S. CONTOUR INTERVAL - 2 FT.
 - WATER SUPPLY: CENTRAL WATER
 - SANITARY SEWAGE DISPOSAL: CENTRAL SEWER
 - SEWER EASEMENT PROVIDED TO BENEFIT THE TOWN OF NEW WINDSOR AND/OR INDIVIDUAL PARCELS.

REVISIONS

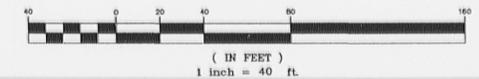
- 03/31/04 - ADDED SEWER & DRAINAGE EASEMENT.
- 06/15/04 - ADD RD NAME, & 911 ADDRESSES
- 03/15/05 - ADD ACCESS TL 46-2-60 ON DRWG #2
- 05/03/05 - FOR REINSTATEMENT OF FINAL
- 09/30/05 - REVISE EASEMENT TL 46-2-28



FOR USE BY THE TOWN OF NEW WINDSOR PLANNING BOARD

LOT LINE CHANGE FOR SANDCASTLE HOMES RTE 94

LOCATED IN TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK



BRADY ENGINEERING
CONSULTING ENGINEER

P. O. BOX 308, BLOOMING GROVE, N.Y. 10914
TEL./FAX (845) 496-0404

DATE	875-03
DATE	NOV. 1, 2003
SCALE	1" = 40'
SHEET	1 OF 3

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON MAY 30, 2002 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

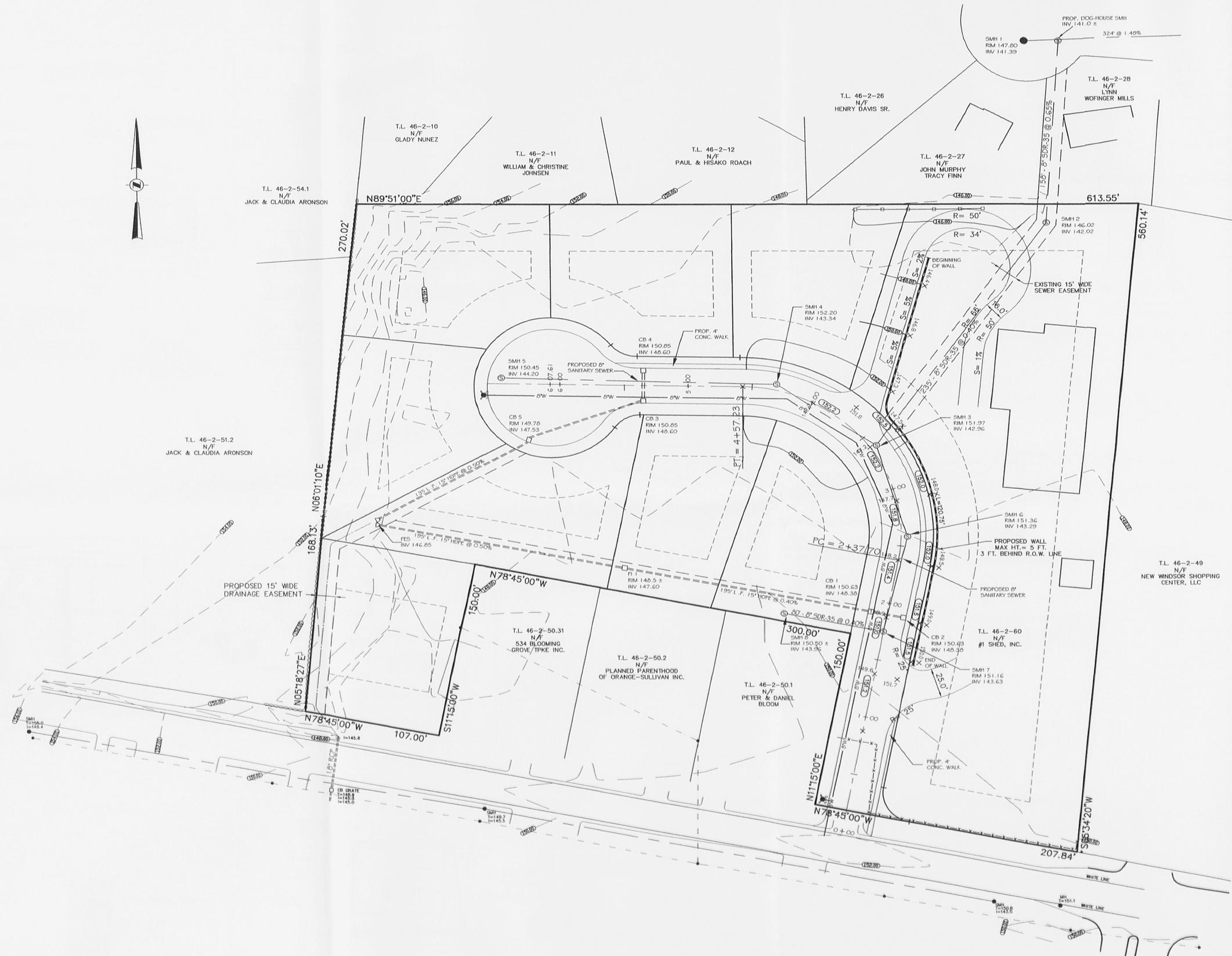
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE ENGINEER SHALL NOT BE VALID.

REAL ESTATE HOLDING, LLC, OWNER, HAVE REVIEWED THIS MAP AND CONCUR WITH AND APPROVE OF ITS CONTENTS FOR FILING.

JOHN R. ATZL, FILED
N.Y.S. LIC. # 50228



SAMUEL BREUER, PRESIDENT



REVISIONS
03/31/04 - CHG DRAINAGE SEWER & ROAD GRADES.
06/15/04 - ADD 4' CONC. WALK.
03/15/05 - ADD ACCESS TL 46-2-60 ON DRWG #2
05/03/05 - FOR REINSTATEMENT OF FINAL
09/30/05 - REVISE EASEMENT TL 46-2-28

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

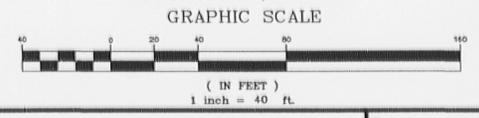
JAN - 4 2005

By: *[Signature]*
 Title: *[Title]*

FOR USE BY THE TOWN OF NEW WINDSOR PLANNING BOARD

GRADING & UTILITY PLAN FOR SANDCASTLE HOMES RTE 94

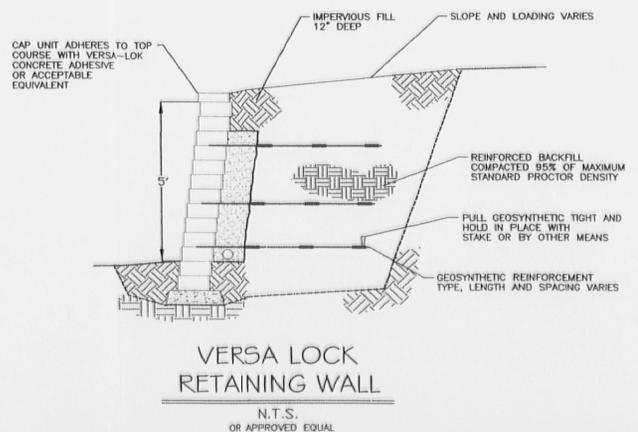
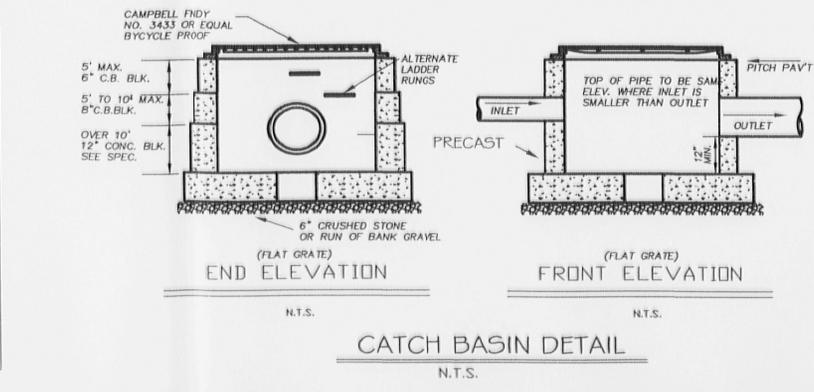
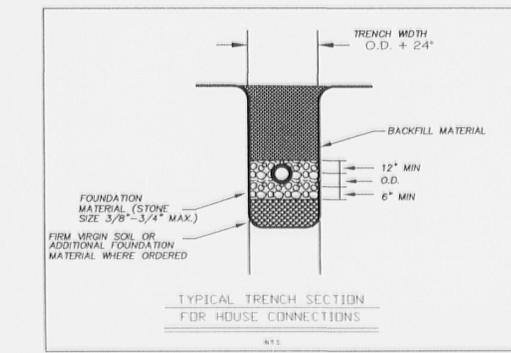
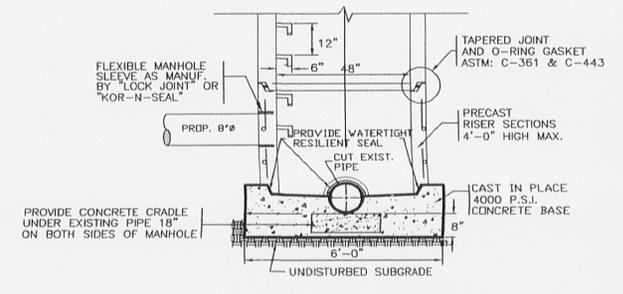
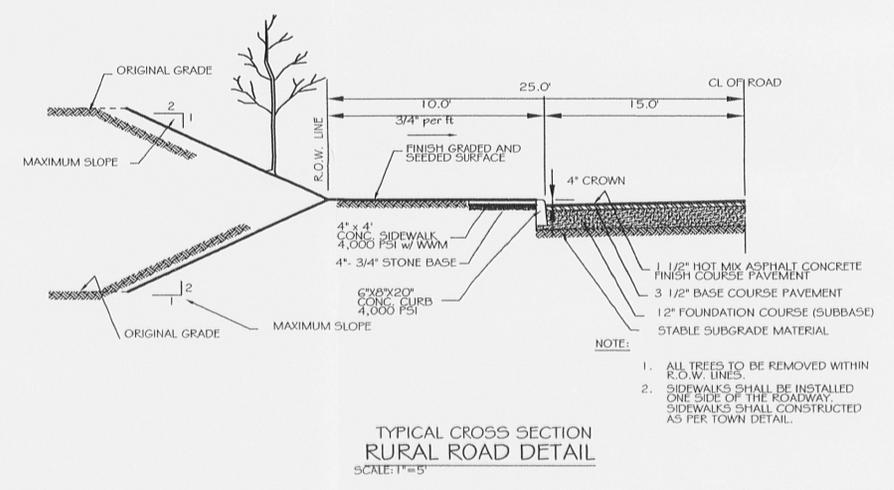
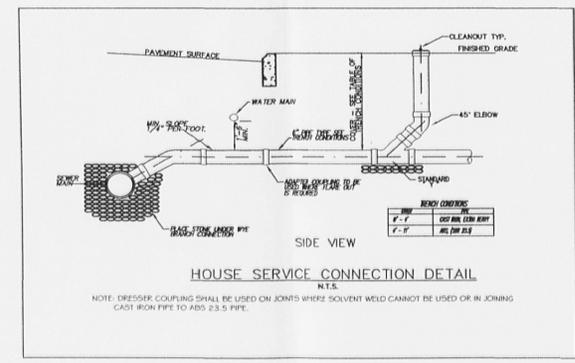
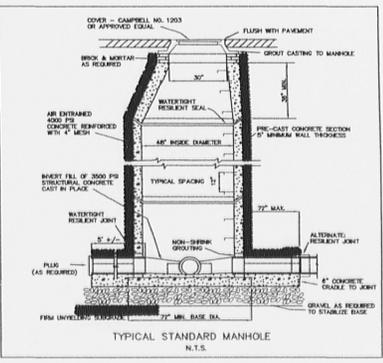
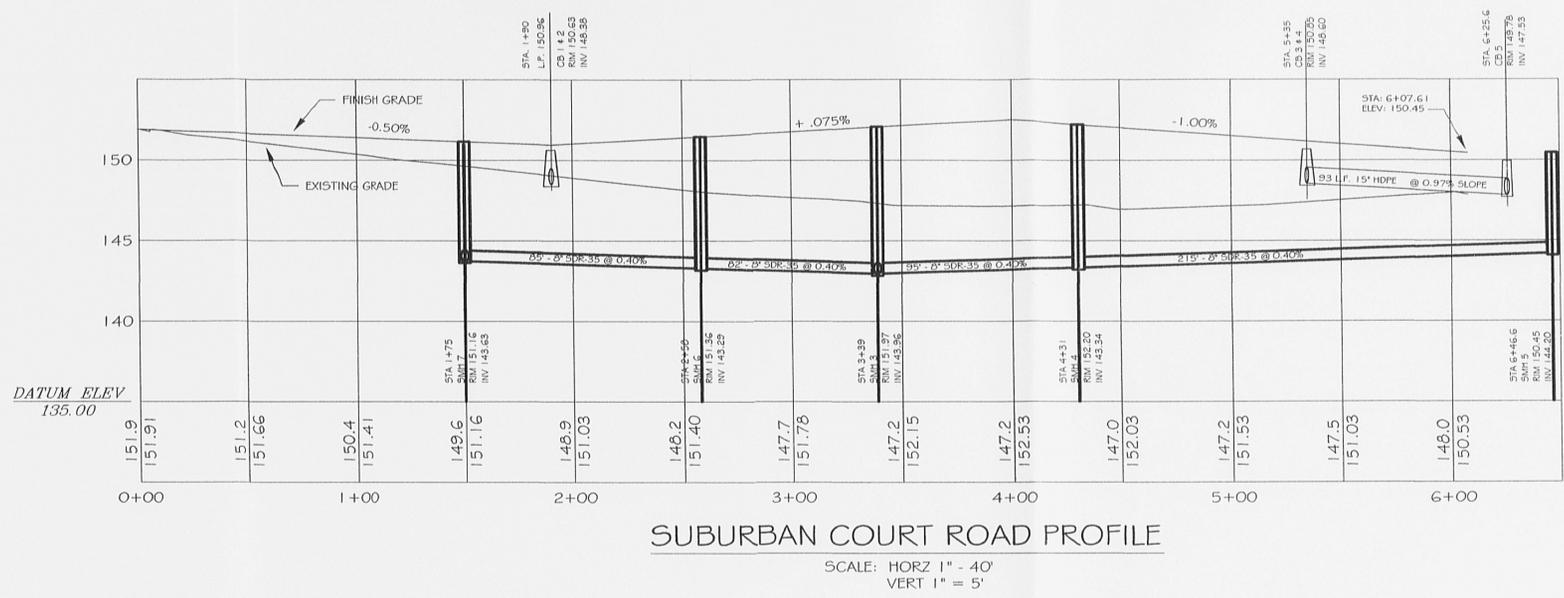
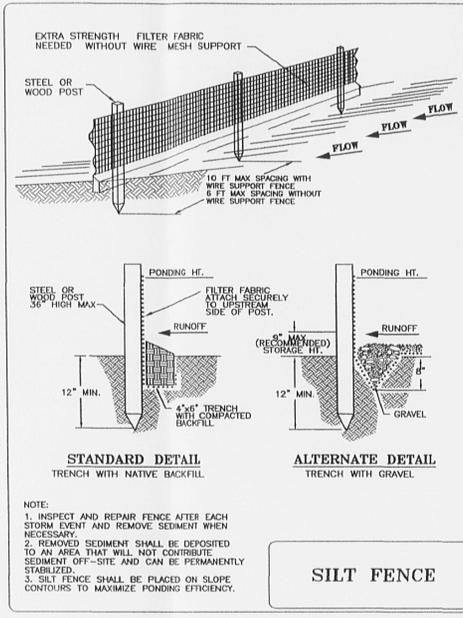
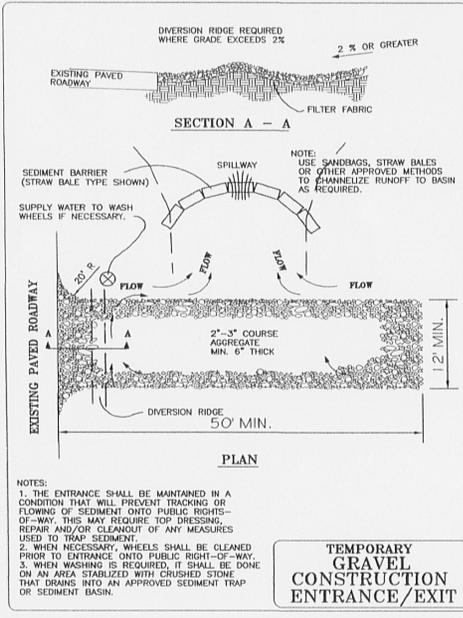
LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK



UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7309 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS PLAN WITHOUT THE SEAL OF THE ENGINEER SHALL BE CONSIDERED NULL AND VOID.

BRADY ENGINEERING
 CONSULTING ENGINEER
 P. O. BOX 308, BLOOMING GROVE, N.Y. 10914
 TEL./FAX (845) 496-0404

FILE NO.	875-03
DATE	NOV. 1, 2003
SCALE	1" = 40'
DRWG NO.	2 OF 3



REVISIONS	
03/31/04 - CHG ROAD PROFILE	
06/15/04 - ADD RD NAME, # DOG HOUSE DETAIL.	
03/15/05 - ADD ACCESS TL 46-2-GO ON DRWG #2	
05/03/05 - FOR REINSTATEMENT OF FINAL	
09/30/05 - NO REVISION THIS DRAINING	

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN - 4 - 2006

FOR USE BY THE TOWN OF NEW WINDSOR PLANNING BOARD

ROAD PROFILE & DETAILS FOR SANDCASTLE HOMES RTE 94

LOCATED IN TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

GRAPHIC SCALE

1 inch = 40 ft

BRADY ENGINEERING
CONSULTING ENGINEER

P. O. BOX 308, BLOOMING GROVE, N.Y. 10914
TEL./FAX (845) 496-0404

DATE: 875-03
NOV. 1, 2003
SCALE: 1" = 40'
PAGE: 3 OF 3

