PB# 74-1

James Petro

James Retro 74-1

approved Jan 9, 1974
Julia M. Tuckett Town Clerk
1-14-74 AM.
10:20 AM.

GENERAL RECEIPT

Town of New Windsor, N. Y. № 1746

January 14, 19 74

Received of New Windsor Town Planning Board — $ 150.00

One Hundred Fifty And no/100 Dollars

For Petco Bros. (Bellwood Park Golf Course)

DISTRIBUTION:

FUND	CODE	AMOUNT

Julia M. Tuckett (jm)
TITLE

BY Town Clerk

WILLIAMSON LAW BOOK CO., ROCHESTER, N.Y. 14609

Date 12/5/73 Application No. 74-1

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. **Name of subdivision** _____
2. **Location** Mt. Airy Road West side
3. **Acreage** 35 4. **Number of lots** 2 5. **Zone** RA
6. **Name & address of subdivider** James R. Petro
Mt. Airy Rd. RD 2 New Windsor N.Y. 12550
7. **Name & address of record owner of land** James R. Petro
Mt. Airy Rd. R.D 2 New Windsor N.Y. 12550
8. **Present and intended uses** Vacant —

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant James R. Petro

approved Jan 9, 1974

Adopted 10/5/70

Date _____ Application No. _____

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Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision _____

2. Location _____

3. Acreage _____ 4. Number of lots _____ 5. Zone

6. Name & address of subdivider _____

_____

7. Name & address of record owner of land _____

_____

8. Present and intended uses _____

_____

_____

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

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Signature of applicant _____

N/F GEORGATOUS

N67W

WALL

1085.00'

1730'

N/F THORNE
L 1132
P 539

S18-17W
144.40'
WALL

PARCEL TO BE CONVEYED
10.0± ACRES
SEC. 54, BLK. 1, PORTION OF LOT 39

398.28'

965.6'

N/F WRIGHT
L 1490
P 542

S13-31W
100.00'

TO ROUTE 45

N/F WRIGHT
L 1700 (DEED 70.5')
P 458

S13-31W
70.05'

S17-33W
30.0'

N68-45W
226.0'

50.10

S17-33W
171.11'

S67E

1263.40'

N23E

BETHLEHAM RD.

S68-33E
17.0'
157.49'

WALL

S75-33E
228.35'

WALL

N20-29E
12.49'

919.18'

WALL

TO ROUTE 207

N/F TEMPLETON

N/F JAMES R. PETRO
SEC. 54, BLK. 1, PORTION OF LOT 39

S23-51W

S67E

1415'

N23E

MAG.

1973

N

NOTES:
1.) ALL WORK SHOWN PLOTTED FROM DEED DESCRIPTIONS AND MAPS OF RECORD.
2.) PARCEL TO BE CONVEYED COMPUTED FROM DEEDS OF RECORD.
3.) TAX MAP DATA; ORANGE COUNTY TAX MAP DEPARTMENT.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

KARTIGANER ENGINEERS
CONSULTANTS • DESIGNERS • PLANNERS
555 ROUTE 94 NEWBURGH NEW YORK 12550

PROPERTY OF

JAMES R. PETRO

TOWN OF NEW WINDSOR · ORANGE CO. · NEW YORK

LICENSED LAND SURVEYOR
STATE OF NEW YORK

CONVEYANCE PARCEL

SCALE : 1" = 100'
DATE : 6 NOV. 1973
REVISION : 0
DRAWN : WBH
CHECKED : RH

SHEET NO. 1 OF 1

JOB NO: S73-49

PRE: PRELIMINARY

SUBDIVISION OF PROPERTY FOR

WINDSOR COUNTRY CLUB ESTATES

TOWN OF NEW WINDSOR • ORANGE COUNTY • NEW YORK

JAN. 11, 1972 SCALE: 1" = 100'

GRAPHIC SCALE

OWNER

W.J.S. MANAGEMENT CORP.
186 GREAT NECK ROAD
GREAT NECK, NEW YORK

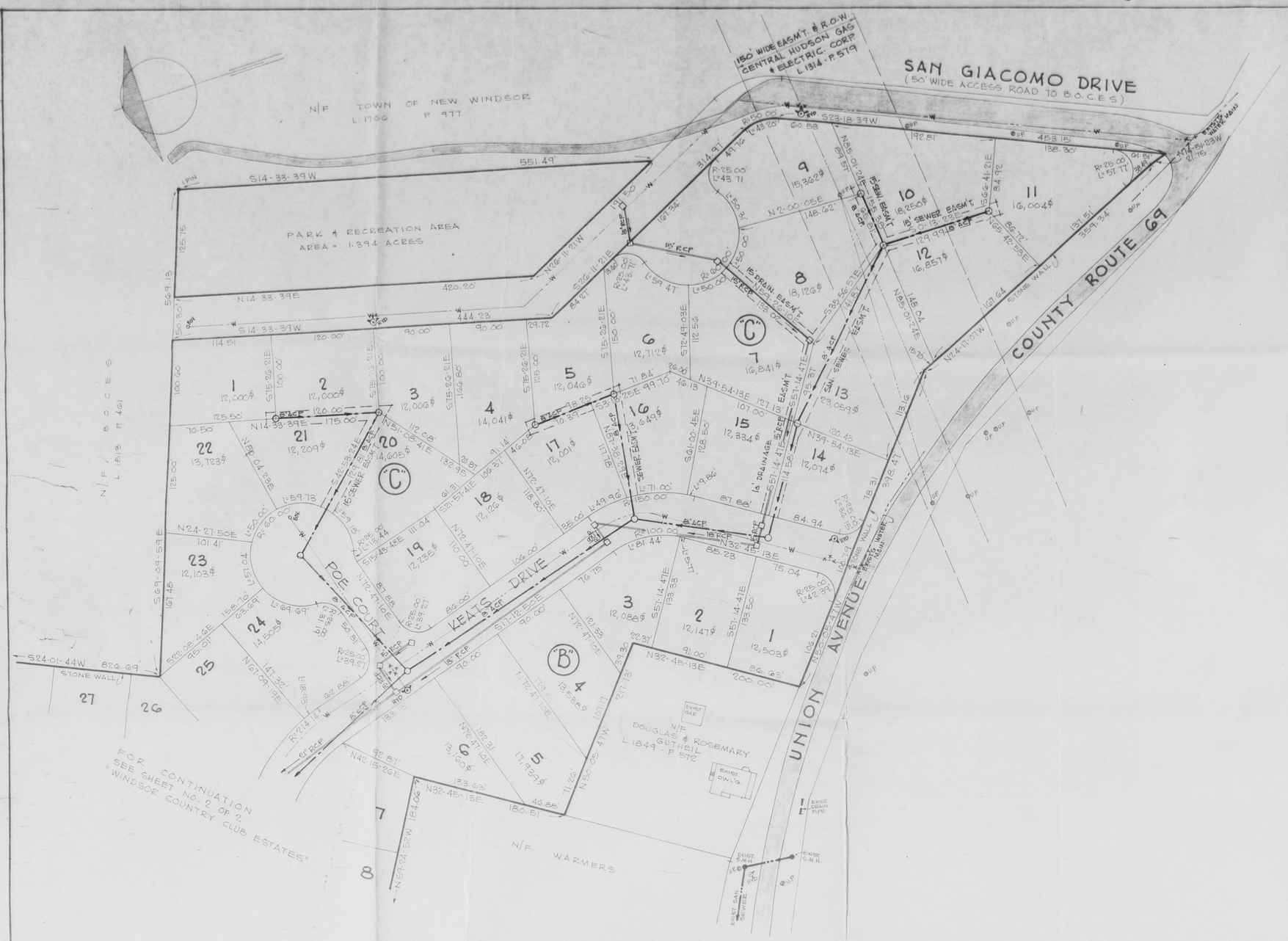
ZONE R-B (GROUP C)

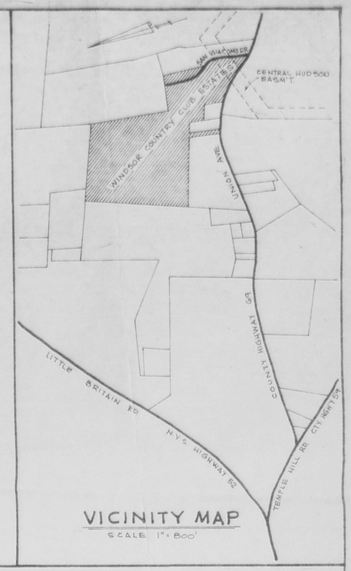
MINIMUM LOT AREA	=	10,000 SF
MINIMUM LOT WIDTH	=	90 FT
MINIMUM LOT DEPTH	=	100 FT
MINIMUM FRONTYARD	=	30 FT
MINIMUM SIDEYARD	=	10 MIN. TOTAL BOTH SIDES 30'
MINIMUM REARYARD	=	30 FT
TOTAL NO. OF LOTS	=	186
TOTAL AREA	=	49.934 ACRES

REF: LIBER 1948 P 858 - SURVEYED AS IN POSSESSION, SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, AND UNRECORDED DEEDS.

ATZL, SCATASSA & BUSCH
ENGINEERS - SURVEYORS - PLANNERS
NANUET, N.Y. GOSHEN, N.Y.

FREDERICK J. BUSCH P.E. LIC. NO. 31015 VITTORIO SCATASSA P.L.S. 49183





HEALTH DEPARTMENT APPROVAL

LEGEND

- DESIGNATES PROPOSED 6" ϕ WATER MAIN WITH HYDRANT & VALVING
- DESIGNATES STORM WATER DRAINAGE, CATCH BASIN & DIRECTION OF FLOW & SIZE OF PIPE
- DESIGNATES SANITARY SEWER, MANHOLE, DIRECTION OF FLOW & SIZE OF PIPE.

SHEET NO. 1 OF 2

SUBDIVISION OF PROPERTY FOR

WINDSOR COUNTRY CLUB ESTATES

TOWN OF NEW WINDSOR • ORANGE COUNTY • NEW YORK

SCALE 1" = 50'

DEC. 23, 1971
JAN. 11, 1972
APRIL 21, 1972
JUNE 19, 1972
AUG. 25, 1972

GRAPHIC SCALE 0 10 25 50 75 100 200

OWNER

W.J.S. MANAGEMENT CORP
185 GREAT NECK ROAD
GREAT NECK, NEW YORK

ZONE RB (GROUP C)

MINIMUM LOT AREA	=	12,000 S.F.
MINIMUM LOT WIDTH	=	90 FT.
MINIMUM LOT DEPTH	=	100 FT.
MINIMUM FRONT YARD	=	30 FT.
MINIMUM SIDEYARD	=	12 FT. / TOTAL BOTH SIDES - 30 FT.
MINIMUM REARYARD	=	35 FT.
TOTAL NO. OF LOTS	=	131
TOTAL PLAT AREA	=	49.716 ACRES

REFERENCE: LIBER 1343 - P 528
SURVEYED AS IN POSSESSION SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH & UNRECORDED DEEDS

ATZL, SCATASSA & BUSCH
ENGINEERS • SURVEYORS • PLANNER
NANUET, N.Y. GOSHEN, N.Y.

FREDERICK G. BUSCH
N.Y. P.E. LIC. NO. 31075

VITTORIO SCATASSA
N.Y. R.L.S. LIC. NO. 41563

FOR CONTINUATION SEE SHEET NO. 1 OF 2 "WINDSOR COUNTRY CLUB ESTATES"

NOTE: FOR GENERAL NOTES, ZONNING, BULK REQUIREMENTS, VICINITY MAP, ETC. SEE SHEET NO. 1 OF 2

HEALTH DEPARTMENT APPROVAL

SHEET NO. 2 OF 2

SUBDIVISION OF PROPERTY FOR

WINDSOR COUNTRY CLUB ESTATES

TOWN OF NEW WINDSOR • ORANGE COUNTY • NEW YORK

SCALE 1" = 50'

DEC. 23, 1971
JAN. 11, 1972
APRIL 21, 1972
JUNE 19, 1972
AUG. 28, 1972

GRAPHIC SCALE 0 10 25 50 75 100 200

ATZL, SCATASSA & BUSCH
ENGINEERS • SURVEYORS • PLANNERS
NANUET, N.Y. GOSHEN, N.Y.

FREDERICK G. BUSCH
N.Y. P.E. LIC. NO. 31075

VITTORIO SCATASSA
N.Y. P.L.S. LIC. NO. 41553

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