

PB# 83-44

John Terrizzi

83-44

FERRIZZI, JOHN 2 lot
SUBDIVISION

83-44



approved 11/25/84 ph
 map signed 2/29/84 ah
 filed with Town Clerk 2/29/84 ph.

TOWN OF NEW WINDSOR		General Receipt		5518
555 Union Avenue				Dec. 6 1983
New Windsor, N. Y. 12550				
Received of	Ray Terrizzo Terrizzo Subdivision		\$ 25 ⁰⁰ / ₁₀₀	
	Twenty Five and ⁰⁰ / ₁₀₀			DOLLARS
For	Subdivision Fee		83-44	
DISTRIBUTION				
FUND	CODE	AMOUNT		
25.00	Check			
# 2533				
	# A..			
			By Pauline J. Townsend Town Clerk	

TOWN OF NEW WINDSOR		General Receipt		5606
555 Union Avenue				Jan 27 1984
New Windsor, N. Y. 12550				

General Receipt

5518

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Dec. 6 19 83

Received of ~~Pauline J. Townsend~~ Terrizzi Subdivision \$ 25⁰⁰/₁₀₀

Twenty Five and ⁰⁰/₁₀₀ DOLLARS

For Subdivision Fee 83-44

DISTRIBUTION

FUND	CODE	AMOUNT
25.00	Check	
# 2533		

By Pauline J. Townsend
Town Clerk

General Receipt

5606

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Jan 27 19 84

Received of Cathy + John Terrizzi \$ 75⁰⁰/₁₀₀

Seventy Five and ⁰⁰/₁₀₀ DOLLARS

For Balance Subdivision Fee 83-44

DISTRIBUTION

FUND	CODE	AMOUNT
75.00	check	
# 462		

By Pauline J. Townsend
Town Clerk

Received 1/27/84
Lubnerlein

CATHY A. TERRIZZI
JOHN TERRIZZI, D.C.
27 ELLISON DRIVE
NEW WINDSOR, NY 12550

461

PAY
TO THE
ORDER OF

Town of New Windsor

1-26 19 84

50-244
219

\$ 250.00

Two hundred fifty 00/100

DOLLARS

THE BANK OF NEW YORK

MID-HUDSON REGION

BREUNING RD. & C ST. STEWARSONSPORT, NEWBURGH, N.Y. 12550

MEMO

Recreation fee

Cathy Terrizzi

⑆021902446⑆ ⑆240116954⑆ 0461

NY 57LE 49

NEW YORK'S FIRST BANK FOUNDED 1784

83-44

County of Orange

COUNTY CLERK'S OFFICE

Planning Board
received 3/19/84
ph.

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151

March 16, 1984

Chairman of Planning Board

Town/~~City~~ of New Windsor

Dear Mr. Henry Van Leeuwen

In compliance with the Town/~~City~~ Planning Law, this is to notify you
that the Plan of Subdivision for John M. & Cathy Terrizzi

Town/~~City~~ of New Windsor dated 11/17/83 and approved
by Henry F. Scheible on

~~XXXXXXXXXX~~ 02/29/84 was filed in our office on

03/08/84 as Map number 6503.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By: John J. Clement
Acting Deputy County Clerk

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, JANUARY 25, 1984 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN HENRY J. REYNS, LAWRENCE JONES,
ERNEST SPIGNARDO, HENRY VAN LEEUWEN, PHILIP INFANTE,
CARL SCHIEFER AND HENRY SCHEIBLE.

OTHERS PRESENT: PAUL V. CUOMO, P.E. - PLANNING BOARD ENGINEER
SHIRLEY B. HASSDENTEUFEL, - SECRETARY

tape 296

Chairman Reynolds called the January 25, 1984 meeting to order promptly at 7:30 P.M. and presided over same

The secretary called the roll.

Minutes

Motion was made by Henry Van Leeuwen seconded by Henry Scheible to accept the minutes of the January 11, 1984 meeting.

Motion carried, all ayes, no nays. (7-0)

Chairman Reynolds: First on the agenda this evening -

Terrizzi Subdivision 2 lots
located corner of Wall Place and Route 32
represented by Attorney Philip Crotty Jr.

Chairman Reynolds read the application/ This has not been previously subdivided.

Atty. Crotty: My clients live in the house on 22.2 lot.
Dr. Terrizzi plans to take the proceeds from the sale of this lot for a family room or garage. Dr. Terrizzi is a chiropractor and perhaps some day he may decided to use this.

Motion by Mr. Van Leeuwen seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the two lot subdivision of Terrizzi located on Wall Place and Route 32, Windsor Highway and collect all fees.

Motion carried. 7 ayes 0 nays.

Roll call: Jones - yes
Infante - yes
Schiefer- yes
Van Leeuwen -yes
Scheible - yes
Spignardo - yes
Reyns - yes

\$75.00 Bal. of subdivision fee

\$250.00 parkland (other lot remains with house.

Atty. to pay fees tomorrow.

#2 on the Agenda:

Law offices of Silver, Forrester and Sciannano
Site Plan
Located on Route 9W
represented by Elias Grevas

Chairman Reynolds read the application that stated this office would be south of intersection near Calvary Cemetery.

Proposal - remodeling, no additions, remove existing sheds in the rear. Landscaping where existing pool is.

There will be a change in Use. It is retail now.

When will the shed be removed?

Will they be removed before Building Inspector inspects the site?

Mr. Grevas: They will be removed.

Motion by Mr. Spignardo seconded by Mr. Scheible that the Planning Board of the Town of New Windsor approve the site plan of Silver, Forrester & Sciannano, located on Route 9W.

and collect all fees.
Motion carried, 7 ayes, 0 nays. (7-0)

Jones - yes
Infante - yes
Schiefer - yes
Van Leeuwen - yes
Scheible - yes
Spignardo - yes
Reynolds - yes

Balance of fee \$75.00 not paid. Maps not signed until fee paid.

#3 on the Agenda:

Blooming Grove Professional Building Site Plan
Route 94 Blooming Grove Turnpike
represented by Jay Klein, Architect

Chairman Reynolds read the application to the Board. He stated that it was construction of a professional building on the site. There is already a building existing on site. The Zoning here is NC.

Mr. Klein: This is at the triangle of Route 94.

Mr. Van Leeuwen: Is that the Odyssey Shop?

Mr. Klein: Yes, it could be rented as a retail or an office. We would like to put up two more buildings.

The minimum parking is for 60 cars.

Chairman Reynolds: Are you building for speculation?

Mr. Klein: Yes, principal believes New Windsor is a growing area.

Mr. Van Leeuwen: Why space in rear? Is it for parking?

Mr. Klein explained area in rear to the Board and why parking. He showed the driveway and explained the plans for the foilage. I have not been able to get a letter from DOT. I talked to Dom Bello. He has no typist at the prewent time. We wanted him to see the curb cuts. He will send a letter out either in long hand or when he gets someone to type for him.

Mr. Cuomo: It would not hurt to get it. It is free. It is analysed in Poughkeepsie.

Mr. Schiefer: This is a narrow stip of land. There is a lot to go there.

Mr. Van Leeuwen: Jay, how close are the buildings?

Mr. Klein: The minimum would be 25 ft. if building went (pointing) that way.

Chairman Reynolds: How much fill?

Mr. Klein: There will be fill. The drainage will go toward the rear.

Chairman Reynolds: Show the drainage and keep the trees.

Mr. Van Leeuwen: Where will the drainage go?

Mr. Klein: Catch with some greenery and then rest will go into piping in the front.

Mr. Van Leeuwen: Shrubbery should go around the building.

Mr. Klein: Yes.

Mr. Van Leeuwen: Please show on the plan.

Mr. Infante: Please show the parking in the rear.

Mr. Jones: Is the parking in the rear for the people who work there?

Mr. Infante: You state 60 and show 66 spaces.

Mr. Klein: Medical building - 4 spaces per office plus for each examining room.

Mr. Van Leeuwen: Could you work on parking. Perhaps angle them maybe.

Mr. Scheible: All parking around the buildings. If you are landscaping with shrubbery, find better use for parking.

Mr. Spignardo: Use entrance and exist. Don't forget the Fire Inspector should see these plans.

Mr. Infante: Could the building be moved?

Mr. Jones: Are you applying for a second curb cut?

Mr. Klein explained. and stated a lot depends on - Main concern- Safety.

Motion by Mr. Jones seconded by Mr. Infante that the Planning oard of the Town of New Windsor send plans of Blooming Grove Professional Building to the Engineer, Building Inspector, Fire Inspector, Water Superintendent, SanitarySuperintendent . Motion carried - 7ayes- 0 nays. (7-0).

#4 on the Agenda:

Dr. Burton Allyn Site Plan
located on Route 94 Blooming Grove Turnpike
represented by Jay Klein, Architect

Chairman Reyns read the application to the Board. It is on the south side of Route 94. There is o acre. Zoning is R4 Discussion fòlloved re: Zoning.

Mr. Klein: We were concerned with Zoning and we checked with Pat Kennedy. I have a letter here that he wrote to Jerry Fiedelholtz stating he saw no problems. We spoke with Dom Bello. My client bought the adjoining property from Donald Gordon. This will eliminate any parking problem. Route 94 is very busy. Dom Bello as I stated earlier has no typist. I would like it in writing. Dom is inclined to leave as is. In the future if we needed one we could apply.

Mr. Spignardo asked if there were room?

Motion by Mr. Spignrdo seconded by Mr. Van Leeuwen that the Planning Board send the site plans of Dr. Burton Allyn to the Planning Board Engineer, Building Inspector and the Fire Inspector for there review and comments. Motion carried. 7 ayes, 0 nays (7-0)

#5 on the Agenda:

PONDEROSA SITE PLAN
located on Route 32.

Chairman Reyns: We asked them to put in diagnal parking and stripe the corner, and a fence between their proerty and Mr. Deyo's.

Mr. Spignardo: The fence is going up. On the recommendation of our Engineer we can approve this.

Mr. Cuomo: They are doing the fence now and they have done there work.

Motion by Mr. Spignardo seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the modified site plan of the Ponderosa and collect the Engineering fee of \$25.00. Planning Board fee- \$25.00 paid. for modified site plan.

#6 on the Agenda:

Barclay Farms

Chairman Reynolds: Mr. Jay Cappola was to be present for this item. No representation.

Mr. Van Leeuwen: This was an approved subdivision. A subdivision is never null and void.

Mr. Cuomo: This fellow wants to come and do the road. He wants to be lead in the right direction.

Mr. Van Leeuwen: Can we go by the old spec? The new specs?

Mr. Cuomo: Mr. Cappola came in and said he wants to pave this street (pointing). The drainage is a problem in here, he also wants to change the Belgium blocks.

Mr. Jones: Where does it show the last house?

Mr. Cuomo: HOWard Collett's house or maybe one after him.

Mr. Van Leeuwen: It should be inspected.

Mr. Cuomo: He has homes coming in. Pre-cut homes are coming in in February.

Chairman Reynolds: We will look into this before any decisions are made.

Mr. Jones: I would like the secretary to go to the Assessor's office and look up the houses that are built and who owns them before the next meeting.

Review

Frederick J. Kass Jr. Preliminary Site Plan (Action Audio)
located on Route 32
represented by Elias Grevas

Mr. Grevas: This parcel is in 2 zones. C and R4. 2.878 acres. He would like to develop the parcel. Creation of a retain shopping plaza and the addition of a two (2) story office building. I believe there may be some variances required. If you could go take a look at this.

Chairman Reynolds: The Planning Board will look this over. Thank you.

Review

Calvet Tool Rental Subdivision 2 lots.
located on Route 32
represented by Elias Grevas

Mr. Grevas: There are 3 lots. Divide 2 lots off.

Mr. Jones: There are Central Hudson lines there, aren't there?

Mr. Grevas: Yes, there is a 50 ft. right-a-way to lot 3.

Mr. Jones: There is a Historical House on that property.

Mr. Grevas: I believe so, I have to check this out.

Plans to go to Planning Bd. Engineer, Building Inspector, Water and Sewer Superintendent.

Review

Walsky & Duarte Subdivision 2 lots
located on Temple Hill Road

Chairman Reynolds read the application. There is 13½ acres.
Elliot Weiner is the Attorney.

Plans to go the Building Inspector, Planning Board Engineer and Board members will check the site of the subdivision.

Chairman Reynolds asked the Board members to meet next Wednesday evening February 1st at 7:00 for a discussion re: of Mobile Home Parks - bringing them in before the Board for review etc.

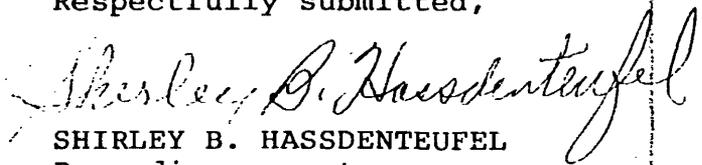
Adjournment

Chairman Reynolds: If there is no further business to come before the Board this evening I will entertain a motion to adjourn.

Motion by Mr. Van Leeuwen seconded by Mr. Scheible that the Planning Board of the Town of New Windsor adjourn the meeting of January 25th, 1984.

Motion carried. 7 ayes, 0 nays (7-0) Meeting adjourned.

Respectfully submitted,


SHIRLEY B. HASSDENTEUFEL
Recording secretary

83-44

(This is a two-sided form)

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received 12/5/83
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 825⁰⁰ 12/6/83

APPLICATION FOR SUBDIVISION APPROVAL

Date: 12/6/83

1. Name of subdivision TERRIZZI SUBDIVISION

2. Name of applicant JOHN M. TERRIZZI Phone _____

Address WALL PLACE & RTE. 32, NEW WINDSOR, NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record SAME Phone _____

Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor RONALD WASHBURN Phone _____

Address RTE 9W NEW WINDSOR, NY
(Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney PHILIP A. CROTTY Phone 562-6500

Address RDP & TEMPLE HILL ROAD, NEW WINDSOR, NY
(Street No. & Name) (Post Office) (State) (Zip Code)

6. Subdivision location: On the EAST side of RTE 32 AT INTER-
SECTION OF WALL ST. AND (Street) WINDSOR HWY.
_____ feet _____ of _____
(direction)

7. Total Acreage 34,651 SF Zone R-4 Number of Lots 2

8. Tax map designation: Section _____ Lot(s) _____

9. Has this property, or any portion of the property, previously been subdivided NO.
If yes, when _____; by whom _____.

10. Has the Zoning Board of Appeals granted any variance concerning this property NO.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section Nor E Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

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

I, Philip A. Crotty, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Philip A. Crotty
Mailing Address RD # 2 TEMPLE
HILL ROAD, NEW WINDSOR,
NEW YORK

SWORN to before me this

21st day of February, 1984

Shirley B. Hassenteufel

NOTARY PUBLIC
Shirley B. Hassenteufel
Notary Public, State of New York
No. 4764798
in Orange County
Commission Expires March 30, 1984

SHIRLEY B. HASSENTEUFEL
Notary Public, State of New York
No. 4764798
Qualified in Orange County
Commission Expires March 30, 1984

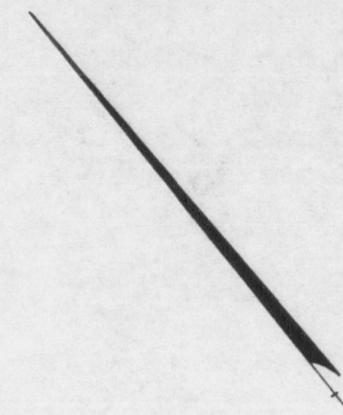
Washburn Associates
 44-52 Route 9W
 New Windsor, N.Y.

Applicable Zoning
 R-4 Zone
 Min. Area 15,000 Square Feet
 Front yard 30 feet
 Side yard 15 feet
 Rear yard 40 feet

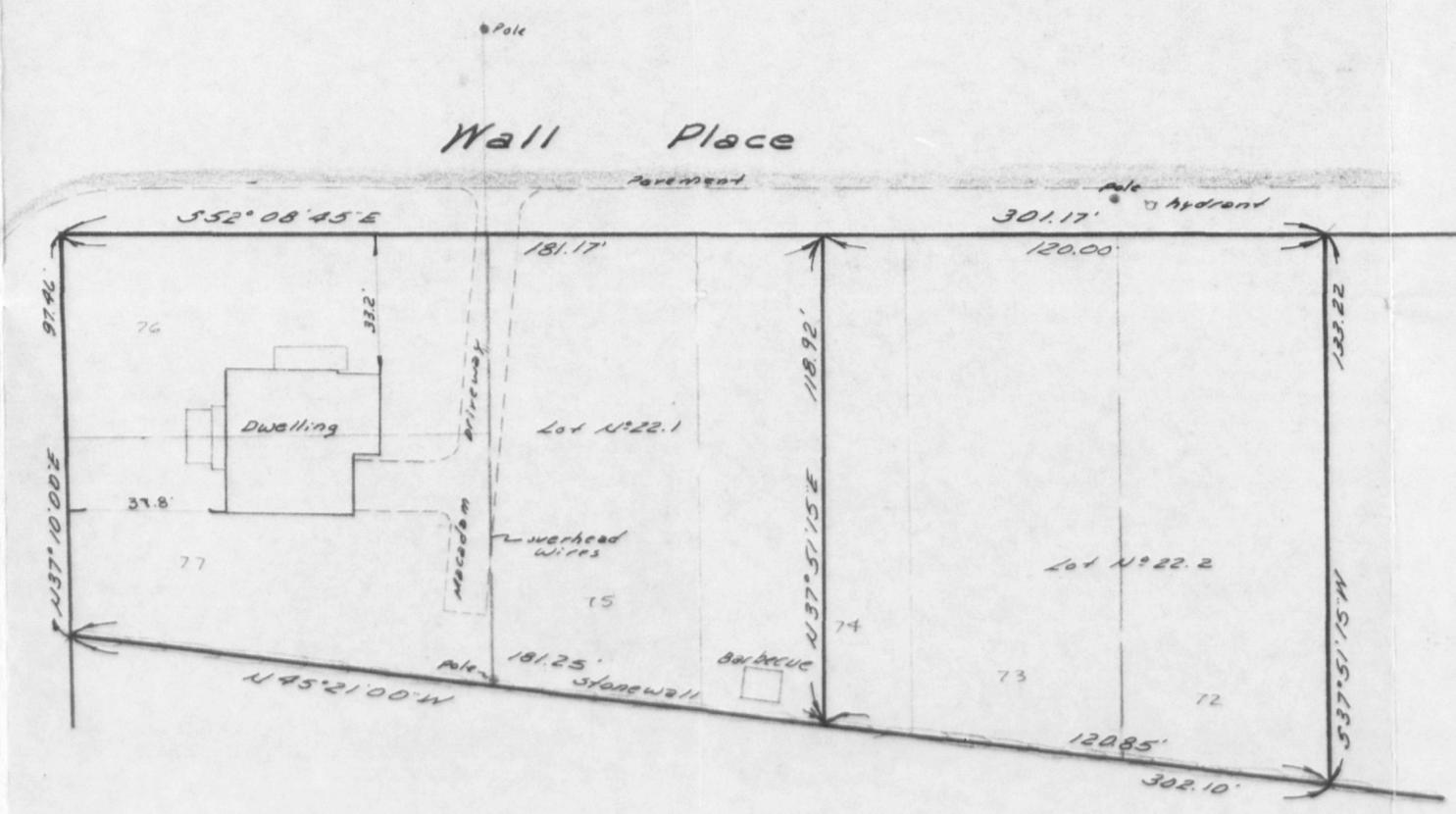
Areas
 Lot N° 22.1 : 19,523 Square Feet
 Lot N° 22.2 : 15,128 Square Feet
 Total Area: 34,651 Square Feet

"Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."



New York State Route 32
 Windsor Highway



Subdivision APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 2-29-84
 BY *Henry Scheible*

HENRY F. SCHEIBLE
 SECRETARY

Record Owner & Subdivider
 John M. Terrizzi
 Cathy Terrizzi
 Wall Place
 New Windsor, N.Y., 12550

Map Reference:
 "Donna L. Deniker"
 Filed May 23, 1928
 Map N° 636

Subdivision Map For John M. Terrizzi Cathy Terrizzi		
SCALE: 1"=30'	APPROVED BY:	DRAWN BY:
DATE: Nov. 17, 1983		REVISED:
Town of New Windsor Orange Co., N.Y.		
DRAWING NUMBER		2768



Certified true and correct
 as shown hereon.
Ronald A. Washburn
 Lic. N° 48368