PB# 84-17

Lands of City of Newburgh Industrial Develop. Agency

43-1-36

84-17

Lands of /City of Nwb. Industrial
Development

Approved 5/9/84 sh
Given To Town Clerk Office
5/10/84 sh

General Receipt

5695

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

April 6 19 84

Received of City of Newburgh $ 25.00/100

Twenty Five and 00 DOLLARS

For Subdivision application Fee 84-17

DISTRIBUTION

FUND	CODE	AMOUNT
Check		25.00
# 118		

By Pauline D. Townsend
& Town Clerk
Title

General Receipt

5744

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

May 10 19 84

Received of City of Newburgh $ 75.00/100

Seventy Five and 00 DOLLARS

For Balance Subdivision 84-17

DISTRIBUTION

FUND	CODE	AMOUNT
Check		75.00
# 120		

By Pauline D. Townsend
& Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

CITY OF NEWBURGH
INDUSTRIAL DEVELOPMENT AGENCY
GENERAL ADMINISTRATION ACCOUNT
75 BROADWAY
NEWBURGH, NY 12550

121

May 7, 1984 1984

50-244
219

PAY TO THE ORDER OF TOWN OF NEW WINDSOR PLANNING BOARD $ 250.00

TWO HUNDRED FIFTY and 00/100 DOLLARS

THE BANK OF NEW YORK
MID-HUDSON REGION
280 Broadway
Newburgh, N.Y. 12550

TWO SIGNATURES REQUIRED ON AMOUNTS OF $200.00 OR OVER

Donald R. Preantis Tres

FOR Park Land Fee-A.T. Reynolds
Sub-Division

⑈000121⑈ ⑆021902446⑆ ⑈225023753⑈

Recd 5/10/84
Ruth Laverty

(This is a two-sided form)

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

Date Received April 6, 1984
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid $25.00 application fee pd.

84-17

APPLICATION FOR SUBDIVISION APPROVAL

Date: April 4, 1984

1. Name of subdivision LANDS OF CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY

2. Name of applicant INDUSTRIAL DEVELOPMENT AGENCY Phone (914) 565-4250

   Address 75 Broadway Newburgh, New York 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Industrial Dev. Agency Phone 565-4250

   Address 75 Broadway, Newburgh, New York 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Dennis M. Lowes, L.S Phone 562-4391

   Address 555 Route 94, New Windsor New York 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney Stewart Glenn, Esq. Phone 561-8000

   Address C/o Northrop & Stradar, Esqs., 388 Broadway, Newburgh, N.Y. 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

6. Subdivision location: On the East side of Lake Street (Route 32) and North side of Con Rail.
   (Street)

   _____ feet _____ of _____
   (direction)

7. Total Acreage 1.386 ($0.614^{\pm}$ & $0.772^{\pm}$) Zone PI Number of Lots 2

8. Tax map designation: Section 43 Block / Lot(s) Lot. 36

9. Has this property, or any portion of the property, previously been subdivided Yes.

   If yes, when _____; by whom (SEE ATTACHED SURVEY MAP.).

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 43 Block(s)) Lot(s) 34

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, Joan M. Shapiro, Chairman of I.D.A., hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Joan M. Shapiro

Mailing Address City Hall

Newburgh, New York 12550

SWORN to before me this

5th day of April, 1984

Vera C. Porath

NOTARY PUBLIC

VERA C. PORATH
Commissioner of Deeds
City of Newburgh, N.Y.
Commission Expires Dec. 31, 19 84

LAKE STREET

NORTH

SCALE 1"=40'

CITY OF NEWBURGH / TOWN OF NEW WINDSOR

N.41°30'00"E. 241.69'

N.35°25'00"E. 173.40'

N.35°25'00"E. 163.21'

N.41°30'00"E. 259.78'

N.48°12'50"W. 12.67'(M)

N.48°56'10"W. 97.94'

N.23°20'00"E. 318.50'(d) 318.06'(s)

N.22°33'00"E. 227.00'(d&s)

N.22°25'00"E. 32.32'

N.15°54'10"E. 38.78'

N.32°00'00"E. 161.69'

N.72°40'05"E. 65.41'

N.23°20'00"E 640.64'

S.48°30'00"E. 118.39'

S.41°30'00"W. 45.31'

S.02°13'30"E. 300.07'(d&s)

S.13°43'10"E. 204.03'(s)

S.20°41'23"E. RADIAL

N.20°21'57"W. RADIAL

PARCEL 1
TAX LOT 43-1-38
AREA: 27314± S.F.
0.632± AC.
CONC. BLK. BLDG.

PARCEL 2
TO BE RETAINED BY REYNOLDS
AREA: 2.000 AC.±

PARCEL II
43-1-38
AREA: 4374± S.F. 0.146± AC.

PARCEL 2
MAP V-G-NY 18

PARCEL 3
MAP V-G-NY 18

PROPOSED DIVISION LINE

NOW OR FORMERLY
A.T. REYNOLDS & SONS, INC.
L 2263 CP 681

TOTAL AREA = 5.310± AC.±
TAX LOT 43-1-36

PARCEL 1
PROPOSED CONVEYANCE
REYNOLDS TO THE CITY OF NEWBURGH
AREA: 3.310 AC.±

NET USEABLE AREA: 3 AC.±

NET USEABLE AREA: 0.5 AC.±

AREA: 2.338 AC.±

AREA: 1.386 Ac.±

AREA: 0.614 Ac.±

AREA: 0.772 AC.±

LOT A
LOT B
LOT C
LOT D

TRACK 41
TRACK 42
TRACK 43
TRACK 40
TRACK 51
TRACK 39
TRACK 37

PLATFORM

OLD G/H CRANE

OLD CONC. FOUND

REMAINS OF OLD STONE FOUND

CONC. BRG. APPUT.

CENTER LINE R/R TRACK

MONUMENT, DESCRIBED AT ANGLE POINT IN THE CITY OF NEWBURGH CHARTER (NOT RECOVERED)

APPROX. CORP. LINE

SET I.P.

SET I.P. @ TOP/BANK

SET I.P. (P.O.L.)

P.O.B. PARCEL 1

C.L. THOMPSON & WM. K. WESTON (R.O.)
L 1951 CP 919
TAX LOT 9-1-43.2

G.W. CORWIN JR SURVEY 21 JUL. '82

CORWIN SURVEY 6 JAN. 1977

A.T. REYNOLDS & SONS, INC. (R.O.)
L 2263 CP 705

M. SPIESER, K. SPIESER & P.J. CARLIN CONSTR. CO., INC. (R.O.)
L 2139 CP 646
43-1-43.2

NEWBURGH HOUSING AUTH (R.O.)
L 1771 CP 708
43-1-39

TAX LOT 43-1-37

TAX LOT 9-1-44

CONSOLIDATED RAIL CORP. (R.O.)
TAX LOT 9-1-44

APPROX. R.O.W.

FACE OF CONC. WALL

EXIST CH LK FN.

EXIST CONC. WALL

EXIST G/H ELECT.

EXIST O/H ELECT.

EXIST TELEPHONE & CONCRETE POLE

EXIST CONC. CURB

EXIST BIT PAVEMENT

EXIST CONC. DRIVE

REMAINS OF CONC. DRIVE

RET. WALL

BIT PAVEMENT

CURB

I.P. FND.

SET I.P.

OLD ABUT.

OUTFALL 18" CMP

OHW

BANK

CREEK

SURVEYED BY H.L. KARTIGANER, P.E./L.S. 21 JAN. '83

Map # Filed
John L. Clement

Joseph Bastian K 1/31/84

NOTES:

TAX LOT DATA SHOWN HEREON IS IN ACCORDANCE WITH THE TAX ASSESSMENT MAPS OF THE CITY OF NEWBURGH AND THE TOWN OF NEW WINDSOR

SECTION - BLOCK - LOT

BEARINGS SHOWN HEREON ARE REFERRED TO ERIE RAILROAD COMPANY, NEW YORK DIVISION, NEWBURGH BRANCH, RIGHT OF WAY AND TRACK MAP V-G-NY / 18 DATED JUNE 30, 1919.

DISTANCES HEREON SHOWN (d) ARE IN ACCORDANCE WITH RECORDED DEEDS AFFECTING THE PREMISES HEREON. DISTANCES SHOWN (S) ARE IN ACCORDANCE WITH FIELD SURVEY MEASUREMENTS COMPLETED IN APRIL 1983.

4 CERTIFIED TO:

A.T. REYNOLDS & SONS, INC.
THE CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY
THE CITY OF NEWBURGH
THE TOWN OF NEW WINDSOR
NEWBURGH CITY SCHOOL DISTRICT
MORIN VENEER COMPANY, INC.
YVES MORIN
ANDRE MORIN
DENNIS LOUNDSBERRY BUILDERS
THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THE U.S. SMALL BUSINESS ADMINISTRATION
THE NEW YORK JOB DEVELOPMENT AUTHORITY
NORSTAR BANK OF THE HUDSON VALLEY, N.A.
THE FIRST NATIONAL BANK OF HIGHLAND
HARDENBURGH ABSTRACT COMPANY
AMERICAN TITLE INSURANCE COMPANY

7 APPROVED FOR MINOR SUBDIVISION BY THE CITY OF NEWBURGH PLANNING BOARD

Joseph Bastian K
CHAIRMAN — 1/31/84 DATE

APPROVED FOR MINOR SUBDIVISION BY THE TOWN OF NEW WINDSOR PLANNING BOARD

CHAIRMAN Sec — 2/9/84 DATE

APPROVED FOR MINOR SUBDIVISION BY THE ORANGE COUNTY PLANNING BOARD

CHAIRMAN — DATE

REV.	DR.	CK.	DATE	DESCRIPTION
7	CEL	JL	30 JAN 84	LOT DESIGNATIONS, APPROVAL BOXES, SUBDIVISION NOTES.
6	JL		13 JAN 84	CERTIFICATIONS, RIGHT-OF-WAY, DEFINITION OF TOWN/CITY LINE
5	JL	S.Z.	29 NOV 83	REVISED PROPOSED DIVISION LINE & AREA TO BE RETAINED BY REYNOLDS
4	JL	S.Z.	12 OCT 83	DEED TO A.T. REYNOLDS & SONS, INC. REV. AREA TO BE RETAINED
3	CEL	JL	7 OCT '83	ADD & PER CORWIN SURVEY PARCEL I AND PARCEL II
2	CEL	JL	15 SEP '83	PROPOSED DIVISION LINE
1	AL	JL	17 MAY '83	REVISED SOUTH PROPERTY LINE

3 THE LOCATION OF THE CITY OF NEWBURGH CORPORATION LINE AS SHOWN HEREON IS BASED ON A SURVEY BY G.W. CORWIN, LS, 21 JULY 1982, SUB-PART A, SEC. 1.10 OF THE CHARTER LAWS OF THE CITY OF NEWBURGH, AND THE TAX ASSESSMENT MAPS OF THE CITY OF NEWBURGH AND THE TOWN OF NEW WINDSOR.

5 SUBDIVISION NOTES:

1. LOT A AND LOT B SHOWN HEREON COMPRISE A MINOR SUBDIVISION OF LAND IN THE CITY OF NEWBURGH.
2. LOT C AND LOT D SHOWN HEREON COMPRISE A MINOR SUBDIVISION OF LAND IN THE TOWN OF NEW WINDSOR.

I HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 15 APRIL 1983 AND THAT THIS MAP WAS COMPLETED ON 29 NOVEMBER 1983.

DENNIS M. LOWES
DENNIS M. LOWES, L.S.
NYS LICENSED LAND SURVEYOR
LICENSE NO. 47094

PROPOSED CONVEYANCE
REYNOLDS TO THE CITY OF NEWBURGH
CITY OF NEWBURGH & TOWN OF NEW WINDSOR
ORANGE COUNTY - NEW YORK
DRAWN: AL SCALE: 1"=40'
CHECKED: JL DATE: 29 NOV 1983

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 · NEWBURGH · NEW YORK 12550

BOUNDARY SURVEY
SHEET: 1
OF: 1
JOB NO: 1585-83

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

PRINT SPEED 10