PB# 85-9

Blooming Grove Oper. Co.

29-1-21

Blooming Grove Operating Co. 2 lot Subdivision

85-9

approved May 8, 1985
restamped July 10, 1985
filed with Town Clerk 7/17/85
ph.

General Receipt

6269

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

February 25, 19 85

Received of Zimmerman Engineering & Surveying $ 25.00

Twenty-five and 00/100 DOLLARS

For Subdivision 85-9 Bloomingrove Operating Co. 2

DISTRIBUTION

FUND	CODE	AMOUNT
[redacted]	2276	
Check		

By Pauline G. Townsend

Town Clerk
Title

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

General Receipt

6269

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

February 25, 19 85

Received of Zimmerman Engineering & Surveying $ 25.00

Twenty-five and 00/100 DOLLARS

For Subdivision 85-9 Bloomingrove Operating Co.

DISTRIBUTION

FUND	CODE	AMOUNT
~~[illegible]~~	2276	
Check		

By Pauline G. Townsend

Town Clerk
Title

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

General Receipt

6692

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

July 3, 19 85

Received of Bloomingrove Operating Co. $ 100.00

One Hundred and 00/100 DOLLARS

For Sub-Division Fee (85-9)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 881		100.00

By Pauline G. Townsend

Town Clerk
Title

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

Received for Rec
7-3-85

880

BLOOMING GROVE OPERATING CO., INC.
P.O. BOX 188
WASHINGTONVILLE, NY 10992

June 21 19 85

60-193/210

$ 500.00

PAY TO THE ORDER OF Town of New Windsor

Five hundred and no/100 DOLLARS

Barclays Bank of New York, N.A.
353 Windsor Highway
New Windsor, N.Y. 12550

Gen Sherman

FOR V. Biagini Park fees

⑈000880⑈ ⑆021901939⑆ 604001592⑈

(This [redacted] a two-sided form) 85-9

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

Date Received 2/22
Preapplication Approval
Preliminary Approval
Final Approval
Fees Paid 25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 2-22-85

1. Name of subdivision MINOR SUBDIVISION FOR BLOOMING GROVE OPER. CO.

2. Name of applicant VINCENT BIAGINI Phone 928-2361

   Address P.O. BOX 188 WASHINGTONVILLE N.Y.
   (Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record BLOOMING GROVE OPER CO. Phone

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

4. Land Surveyor GERALD ZIMMERMAN Phone 782-7976

   Address ROUTE 17M BOX 313 HARRIMAN, N.Y. 10926
   (Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney Phone

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

6. Subdivision location: On the WEST side of STATION ROAD
   (Street)

   feet SOUTH of N.Y.S. ROUTE 207
   (direction)

7. Total Acreage 3.4± Ac. Zone R-1 Number of Lots 2

8. Tax map designation: Section 29-B1 Lot(s) 21

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. NONE

Section_____ 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, Gerald Zimmer, Agent for Applicant, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address Box 313
Harriman, N.Y. 10926

SWORN to before me this
22nd day of February, 1985

Elayne Wolfenhaut
NOTARY PUBLIC

ELAYNE WOLFENHAUT
NOTARY PUBLIC, State of N.Y.
No. 9725330
Resident of Orange County
Commission Expires 3/30/86

MINOR SUBD FOR BLOOMING GROVE OPER CO.

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF is is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ___ Yes ✓ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ___ Yes ✓ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ___ Yes ✓ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ___ Yes ✓ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ___ Yes ✓ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ___ Yes ✓ No
7. Will project result in a major adverse effect on air quality? . . . . . ___ Yes ✓ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ___ Yes ✓ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ___ Yes ✓ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ___ Yes ✓ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ___ Yes ✓ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ___ Yes ✓ No
13. Will project have any impact on public health or safety? . . . . . ___ Yes ✓ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ___ Yes ✓ No
15. Is there public controversy concerning the project? ___ Yes ✓ No

PREPARER'S SIGNATURE: Gerald Zim TITLE: Project Engineer

REPRESENTING: ZIMMERMAN ENGINEERING DATE: 2-22-85

9/1/78

Sanitary

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ____ Z ____

Subdivision Minor ✓ as submitted by Zimmerman, Eng.

for the ~~building or~~ subdivision of Bloomingrove Operating Co.

has been reviewed by me and is approved ____ disapproved ✓

If disapproved, please list reason.

1. Information regarding disposal of waste is not included in the submitted sketch plan drawing

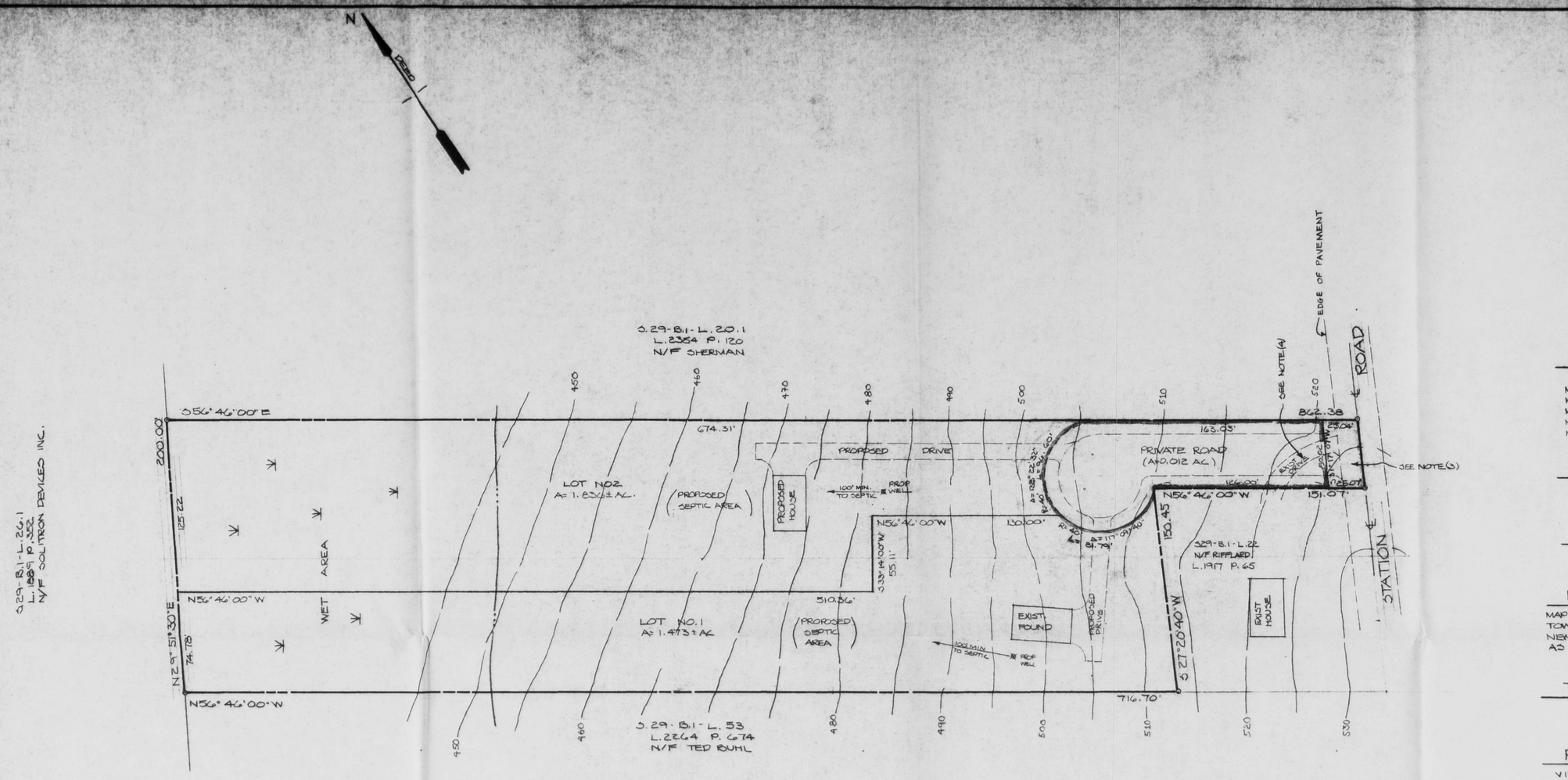
2. Need Percolation in AREA of septic fields.

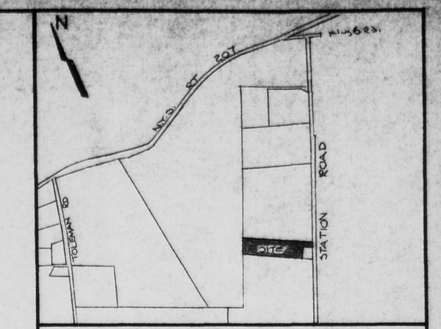
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

✓ Lyman H. Masten Jr.
SANITARY SUPERINTENDENT

February 26, 1985
DATE





VICINITY MAP SCALE: 1"=800'

ZONING DATA

DISTRICT: R-1
MIN. LOT AREA = 43,560 SF.
MIN. LOT WIDTH = 125'
MIN. FRONT YD. = 45
MIN. SIDE YD. = 20'/40'
MIN. REAR YD. = 50'

TAX MAP NO.

SECTION: 29
BLOCK: 1
LOT: 21

DEED

LIBER: 2066
PAGE: 486

MAP REFERENCE

MAP ENTITLED "K. WOLF SUBDIVISION" TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK; FILED IN THE O.C.C.O. AS MAP NO 4801 ON 1-15-75'

TOTAL TRACT AREA

3.44 ± ACRES

RECORD OWNER

VINCENT BIAGINI
P.O. BOX 188
WASHINGTONVILLE, N.Y.

SUBDIVIDER

D/B/A BLOOMING GROVE OPERATING CO.
VINCENT BIAGINI
P.O. BOX 188
WASHINGTONVILLE, N.Y.

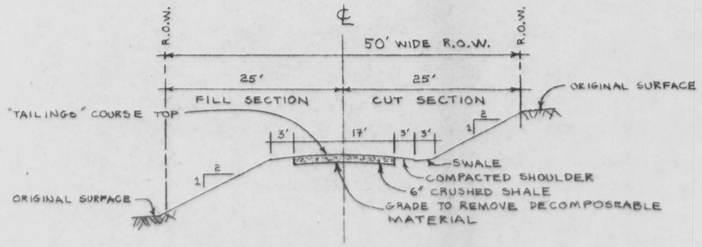
SUMMARY OF AREAS

LOT NO.1 = 1.473 ± AC.
LOT NO.2 = 1.836 ± AC. =
ROAD DEDICATION = .029 ± AC (STATION ROAD)
PRIVATE ROAD = 0.102 ± AC

TOTAL AREA = 3.44 ± AC.

NOTES:

1. LOT NO.1 & LOT NO.2 SHALL EACH OWN ONE HALF (1/2) INTREST IN THE SHADED AREA DESIGNATED PRIVATE ROAD
2. LOT NO.1 & LOT NO.2 SHALL HAVE A RIGHT OF WAY OVER THE SHADED AREA DESIGNATED PRIVATE ROAD FOR INGRESS & EGRESS FROM STATION ROAD
3. 25' WIDE STRIP TO BE DEDICATED TO THE TOWN OF NEW WINDSOR FOR ROAD PURPOSES
4. TAX LOT S.29-B.1-L.22 LAND N/F RIFFLARD SHALL BE GRANTED A RIGHT OF WAY OVER THE EXISTING DRIVEWAY ENCROACHMENT
5. AN AGREEMENT FOR THE MAINTENANCE OF THE PRIVATE ROAD BINDING LOT NO.1 & LOT NO.2 SHALL BE FILED IN THE ORANGE COUNTY CLERKS OFFICE AND THE DEEDS OF CONVEYANCE SHALL REFER TO THIS AGREEMENT



PRIVATE ROAD SECTION

N.T.S.

Final APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 7-10-85
BY Henry Scheible

HENRY F. SCHEIBLE
SECRETARY

Gerald Zimmerman
GERALD ZIMMERMAN P.E. LIC. NO. 49410
P.E. LIC. NO. 47391

REV. 5-10-85

MINOR SUBDIVISION FOR

BLOOMING GROVE OPERATING CO		
SCALE: 1"=40'	JOB NO 85-17	DRAWN BY: J.F
DATE: 2-8-85		REV: 5-8-85
TOWN OF NEW WINDSOR		
ORANGE COUNTY, NEW YORK		
ZIMMERMAN ENGINEERING & SURVEYING RT. 17M HARRIMAN, N.Y.		