

PB# 85-15

**New Windsor
Power Equipment**

3-1-31.1

New Windsor Power Equipment 85-15
Site Plan

Approved
 fee paid
 given to Town Clerk

5/8/85 ah
 5/23/85 ah
 5/23/85 ah

General Receipt 6360

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

March 29, 19 85

Received of New Windsor Power Equipment Corp \$ 25.00
Twenty Five and 00/100 DOLLARS

For Site Plan Application 85-18

DISTRIBUTION

FUND	CODE	AMOUNT
Ch. # 5562		25.00

By Pauline St. Townsend
 Town Clerk

General Receipt 6570

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

May 23, 19 85

Received of New Windsor Power Equip. Corp \$ 100.00
One hundred and 00/100 DOLLARS

For #85-15 - Site Plan Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Ch. # 5611		

By Pauline St. Townsend
 Town Clerk

Title

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

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

85-15

54th yr. of Month

Date Received 3/29/85
Meeting Date _____
Public Hearing _____
Action Date approved 5/8/85
Fees Paid 25⁰⁰ appl. 5.00 of ch.

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Building Addition (to New Windsor Power Equipment)
2. Name of applicant Angelo Sakadelis Phone _____
Address 36 Ambassador Lane Newburgh, New York
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record - Same - Phone 914-564-6960
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code) Home 564-1569
4. Name of person preparing plan Thermotechnic Design Associates
Address P.O. Box 274 Campbell Hall, New York 10916
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the NORTH side of ROUTE 207
(Street)
166 feet NORTH
(direction)
of ROUTE 207
(Street)
7. Acreage of parcel _____
8. Zoning district NEIGHBORHOOD COMMERCIAL
9. Tax map designation: Section 3 Block 1 Lot(s) 31,1
10. This application is for the use and construction of 2 STORY BLDG. ADDITION
TO EXISTING BUSINESS STRUCTURE
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? N/A If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section 3 Block 1 Lot(s) 32.2

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

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.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

29th day of March, 1985

Angel S. Sabadell
Applicant's Signature

Shirley B. Chaudentzfel

Owner
Title

SHIRLEY B. CHAUDENTZFEL
Notary Public, State of New York
No. 4764798
Qualified in Orange County
Commission Expires March 30, 1986

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

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

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____

and that he is (the owner in fee) of _____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the foregoing application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1985

(Owner's Signature)

Notary Public

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it 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: Angelo J. Adella TITLE: Owner + Operator
REPRESENTING: New Windsor Power Equipment DATE: 3-19-85

THIS INDENTURE, made the 15th day of November, nineteen hundred and seventy-five.

BETWEEN

NICHOLAS EDRAOS and MALAMA EDRAOS, husband and wife, both residing at Md 36, New Windsor, Orange County, State of New York

part ies of the first part, and

MICHELINE R. SAKADELIS and ANGELO N. SAKADELIS, husband and wife, both residing at 448 Broadway, Newburgh, Orange County, State of New York

part ies of the second part,

WITNESSETH, that the part ies of the first part, in consideration of TEN (\$10.00)

..... Dollars,
lawful money of the United States, and other good and valuable consideration

paid by the part ies of the second part do hereby grant and release unto the part ies of the second part,
their heirs and assigns, forever,

ALL that piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of the existing Route 207, said point being on the division line between the lands now or formerly of Tremarco Corp. (reputed owner) on the east and the parcel herein described on the west; thence, from said point of beginning and along the aforementioned Route 207, N 84° - 38' - 00" 100.00 feet to a point; thence, through the lands of the grantor herein the following two (2) courses, N 14° - 10' - 14" E 190.00 feet, N 63° - 25' - 43" W 79.60 feet to a

point on the division line between the lands of Metropolitan Transportation Authority (reputed owner) on the northwest and the parcel herein described on the southeast; thence, along the last mentioned division line, N 28° - 25' - 08" E 266.36 feet to point; thence, through the lands of the grantor herein the following two (2) courses: S 26° - 45' - 08" E 181.90 feet, S 05° - 31' - 46" E 265.00 feet to a point on the division line between the lands now or formerly of the aforementioned Tremarco Corp (reputed owner) on the southwest and the east and the parcel herein described on the northeast and the west; thence, along the last mentioned division line the following two (2) courses N 68° - 41' - 00" W 106.90 feet, S 07° - 44' - 18" W 76.81 feet to place of beginning, containing 28,847 square feet more or less.

Being a portion of the premises heretofore conveyed by William J. Mott and Nicholas and Malama Edraos, by deed dated May 20, 1965 and recorded in the Orange County Clerk's office on May 21, 1965 in Liber 1713 of Deeds at page 114. also,

Being a portion of the premises heretofore conveyed by James J. Bardin, to Nicholas and Malama Edraos, by deed dated July 1, 1946 and recorded in the Orange County Clerk's office on July 3, 1946 in Liber 1005 of Deeds at page 409.

Subject to easements and restrictions of record if any.

TOGETHER with all right, title and interest of the parties of the first part of, in and to the land lying on the streets and roads in front of and adjoining said premises.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor 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 that the grantor 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.

AND the said grantors covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In presence of:

Bryant Fischer

Nicholas Edraos

L. S.

Nicholas Edraos

Malama Edraos

L. S.

Malama Edraos

STATE OF NEW YORK

COUNTY OF ORANGE

ss.:

On the 15th day of November, nineteen hundred and seventy-five before me came

Nicholas Edraos and Malama Edraos

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that they executed the same.

Bryant Fischer

BRYANT FISCHLER
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1977

Reserve this space for use of Recording Office.

ORANGE
COUNTY

0 5 9 1 1 4

REAL ESTATE
TRANSFER TAX

Dept of
Taxation NOV 17 '75
& Finance



STATE OF
NEW YORK

18.70

28. 11. 55

★ ★ ★ ★ ★

Orange County Clerk's Office, N.Y.

Recorded on the 17th day of

Nov 19 75 at 11:15
clock in Liber 2022
at page 633

and Examined.

C. N. Whittiers

NICHOLAS EDRAOS
MALAMA EDRAOS

TO

MICHELINE R. SAKADELIS
ANGELO N. SAKADELIS

DEED

BARGAIN AND SALE

Dated, November 15, 1975

The land affected by the within instrument
lies in Town of New Windsor

RECORD AND RETURN TO

BRYANT FISCHLER
P.O. Box 184
Washingtonville, N.Y.
10992

187
4

