

PB# 85-25

Carlo & Carmen Gruini

17-4-14

85-25

Carlo & Carmen Gruini
Minor Subdivision

final approval 6/26/85 at
 filed with Town Clerk's office 6/27/85
 PH

General Receipt

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

6548
 May 17, 19 85

Received of Carlo Guini \$ 25.00

Twenty Five and 00/100 DOLLARS

For Sub Division Application

DISTRIBUTION

FUND	CODE	AMOUNT
CE 2035		25.00

By Pauline G. Townsend
 Town Clerk

General Receipt

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

6673
 June 27, 19 85

Received of Carlo Guini \$ 100.00

One Hundred and 00/100 DOLLARS

For Sub division - 85-25

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 2066		100.00

By Pauline G. Townsend
 Town Clerk

Title

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

1st meeting 6/12/85
2nd meeting 6/26/85



**CARLO GRUINI
CARMEN GRUINI**
261 RTE. 9W
NEWBURGH, NY 12550

2067

June 26 1985 50-757/219

Pay to the order of Town of New Windsor \$ 250⁰⁰
Two hundred fifty dollars ⁰⁰/₁₀₀ DOLLARS.



The First Bank
FIRST NATIONAL BANK OF HIGHLAND
Route 9W & Chestnut Lane, Newburgh, New York 12550

Carlo Gruini

AT&T

⑆021907577⑆ ⑆2100062006⑆

Received
6.27.85 *Jany Klein*

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

Date Received 5/7
Preapplication Approval _____
Preliminary Approval _____
Final Approval 6/26/85
Fees Paid 825⁰⁰ + 100 + 250^{refee}

APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

1. Name of subdivision CARLO GRUINI & CARMEN MARY GRUINI, MINOR SUBDIV.

2. Name of applicants Mr. & Mrs. CARLO GRUINI Phone (914) 561-7862

Address 261 Route 9W, New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record (Same as Applicants) Phone _____

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

4. Land Surveyor ELIAS D. GREVAS, L.S. Phone (914) 562-8667

Address 33 QUASSAICK AVENUE, NEW WINDSOR, N.Y. 12550
(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 Route 9W
(Street)

700 ± feet north of Broad Street
(direction)

7. Total Acreage 1.00 ± Zone R-4 Number of Lots 2

8. Tax map designation: Section 17, Block 4 Lot(s) 14

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 YES.

If yes, list case No. and Name Appeal No. 16, CARLO & CARMEN MARY GRUINI

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, CARLO GRUINI, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

x Carlo Gruini

Mailing Address 261 ROUTE 9W
NEW WINDSOR, N.Y. 12550

SWORN to before me this

15th day of May, 1985

Ruth J. Eaton
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1986
Reg. No. 4673512



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

*Planning Board
received 6/12/85 sh -*

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

12 June 1985

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

SUBJECT: CARLO GRUINI AND CARMEN MARY GRUINI MINOR SUBDIVISION,
ROUTE 9W

Dear Mr. Reynolds:

On 16 May 1985, the application, application fee and maps for the Subject subdivision were submitted for placement on the agenda. We note that the project was not placed on the subsequent meeting agenda (22 May 1985) or the agenda for this evening.

Since this subdivision is a relatively simple matter, and will not result in the construction of any new buildings, we request a departure from your normal procedure of "reviewing" the project at one meeting, and considering the project for approval at a subsequent meeting.

This project was also the subject of a Public Hearing before the Zoning Board of Appeals, and Variances were granted for the side-yards shown on this plan. Therefore, adjoining property owners (within 500 feet) are aware of the proposal and no objections were raised at the hearing. Therefore, consideration of a decision for approval at your next meeting (26 June 1985) would seem appropriate.

If you should have any questions concerning this project, I will be available at your meeting this evening to answer them.

Very truly yours

Elias D. Grevas, L.S.

cc: Mr. & Mrs. Carlo Gruini



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Received
5/16/85
sh.

May 14, 1985

1763

ELIAS D. GREVAS, L.S.
33 Quassaick Avenue
New Windsor, N. Y. 12550

RE: APPLICATION OF GRUINI, CARLOS - #85-16

Dear Lou:

This is to confirm that the above application was Granted at the May 13, 1985 public hearing held before the New Windsor ZBA.

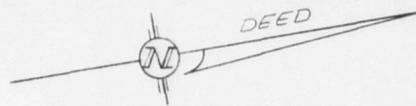
Formal decision will be drafted and acted upon at a later date. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA DELIO, SECRETARY
New Windsor ZBA

/pd

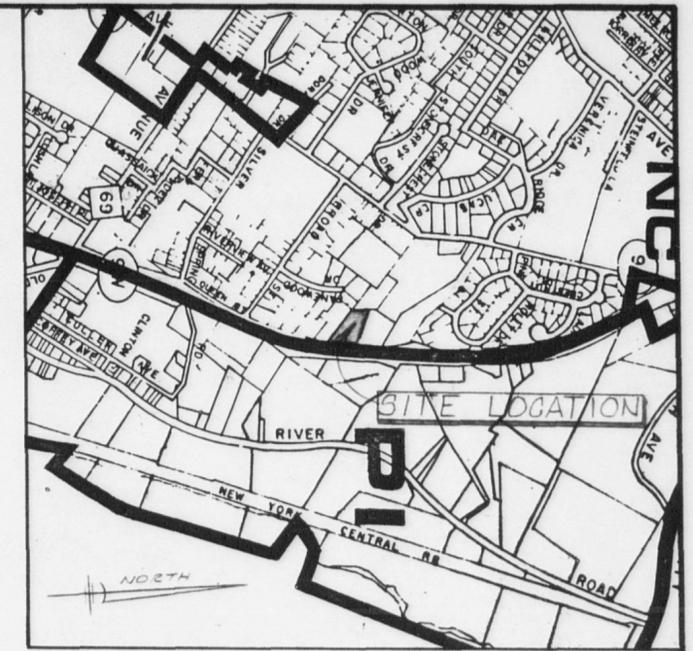
cc: Town Planning Board
Acting Building/Zoning Officer Cuomo



N/F
INDZONKA
L 1122 P 57B

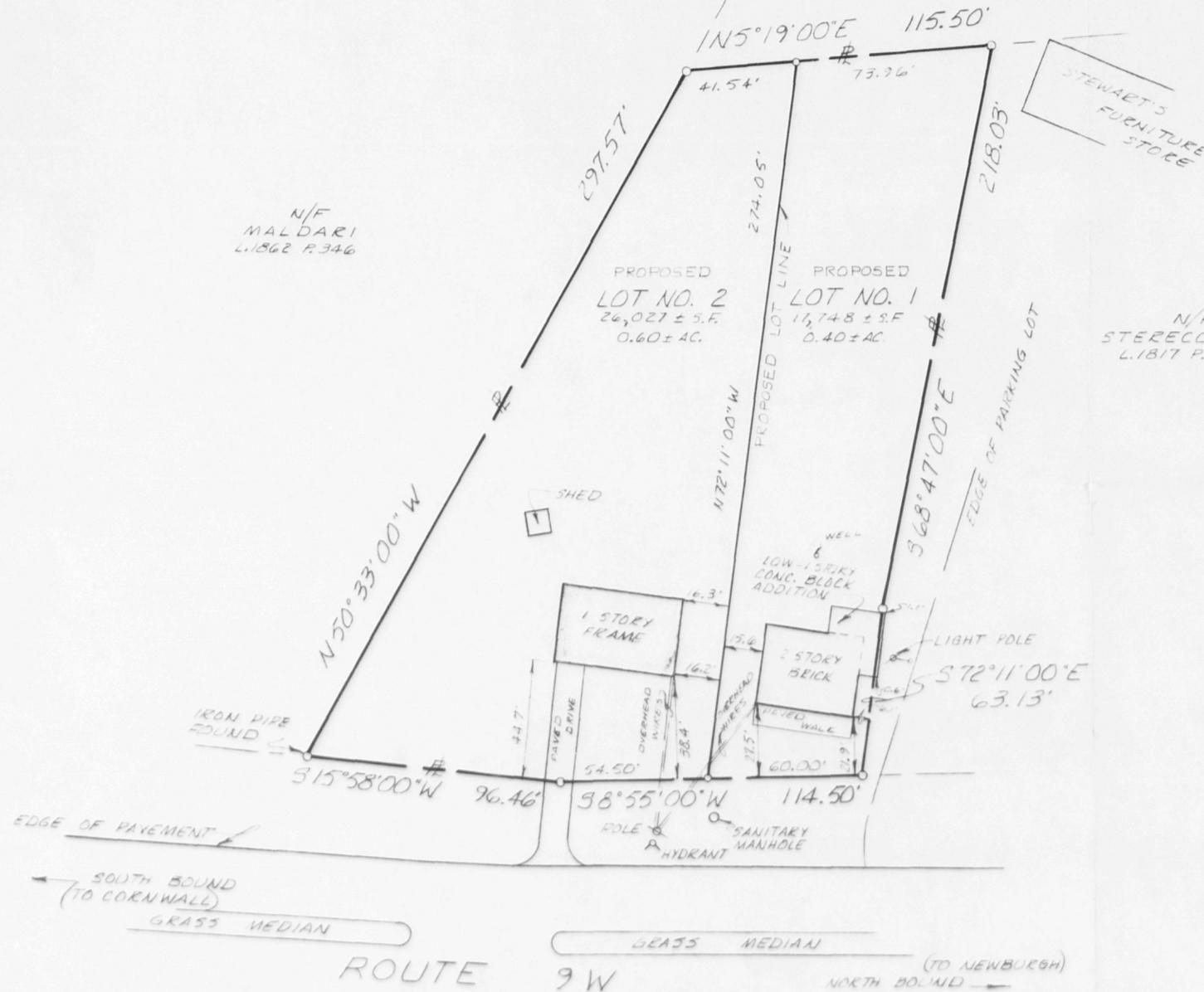
N/F
MALDARI
L 1862 P 346

N/F
STERECO, INC.
L 1817 P 416



AREA LOCATION PLAN

SCALE: 1" = 1000' ±



NOTES

- Being a proposed subdivision of lands known as Lot No. 14 in Block 4, Section 17 of the Town of New Windsor Tax Maps.
- PROPERTY ZONE: R-4
- TOTAL PARCEL AREA: 1.00+ Acres
- TOTAL NO. OF LOTS: 2
- OWNER/SUBDIVIDER: Carlo Gruini
Carmen Mary Gruini
261 Route 9W
New Windsor, N.Y. 12550
561-7862
- Boundary data shown hereon is from a field survey by this office completed on 15 March 1985.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
- The Town of New Windsor Zoning Board of Appeals, following a Public Hearing held on 13 May 1985, granted variances for Lot Width and Side Yard (s) for Lot 1, shown as required in the Table of Bulk Regulations hereon.

Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD

ON 6-26-85

BY *Henry F. Scheible*

HENRY F. SCHEIBLE
SECRETARY



TABLE OF BULK REGULATIONS'
Part 1 Residential Districts

1	2	3	4	5	6	7	8	9	10	11	12	
District	Group	For Uses Listed Below	The Following Bulk Regulations Apply									Development Coverage (percent)
(Uses herein refer in abbreviated form to uses listed in detail in Use Table Cols. A and B.)			Minimum Lot Area (sq. ft. unless otherwise specified)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Side Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage	Maximum Building Height	Minimum Livable Floor Area (sq. ft.)		
R-4	W-2	Single-family dwellings (Group T.2)	15,000	100	35	15/30	40	60	2 1/2 stories or 35 ft.	1,000	30	
PROVIDED: LOT 1			17,748	57.5*	21.9**	15.6/19.6*	21.0	60	2 STORY	2,220 ±	13 ±	
LOT 2			26,027	130 ±	38.4	16.2/46 ±	200 ±	150.9 ±	1 STORY	1,380 ±	5 ±	

* VARIANCE REQUIRED
** EXISTING CONDITION

	PLAN FOR:	CARLO GRUINI & CARMEN MARY GRUINI TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
	REVISIONS: DATE DESCRIPTION 5/14/85 2772 NOTES BY: REMOVED PROPOSED FROM TITLE	
MINOR SUBDIVISION		