

PB# 85-40

Wayland Sheafe

29-1-43.1

Sheafe Acres Subdivision

85-~~31~~⁴⁰

1/14

Approved 8/14/85 ph
 filed with T.C. 8/16/85 ph

General Receipt 6550

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

Received of Wayland Sheafe May 17, 19 85
 \$ 25.00

For Seventy - Five and 00/100 85-40 DOLLARS
Sub-Division Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
012#	1347	25.00

By Pauline G. Townsend
 Town Clerk

General Receipt 6807

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

Received of Wayland Sheafe Aug. 16, 19 85
 \$ 100.00

For One Hundred and 00/100 85-2540 DOLLARS
Subd. fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1416		100.00

By Pauline G. Townsend
 Town Clerk

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

(This is a two-sided form)

Date Received 5/14/85
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25.00

5/14/85

85-40

APPLICATION FOR SUBDIVISION APPROVAL

Date: May 3, 1985

1. Name of subdivision Sheafe Acres

2. Name of applicant Wayland H. Sheafe Phone (914) 496-7755

Address Route 207 Box 21 Rock Tavern, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Wayland H. Sheafe Joy C. Sheafe Phone (914) 496-7755

Address Route 207 Box 21 Rock Tavern, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Ronald A. Washburn Phone (914) 561-4171

Address 4452 Route 9W Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney Frank T. McCue Jr. Phone (914) 496-3669

Address 83 East Main Street Washingtonville, N.Y. 10992
(Street No. & Name) (Post Office) (State) (Zip Code)

6. Subdivision location: On the West side of Bull Road
(Street)

800 feet South of Route 207
(direction)

7. Total Acreage 32.215 Zone _____ Number of Lots 4

8. Tax map designation: Section 29 Lot(s) Block 1 Lot 43.1

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

If yes, when June 1982; by whom Wayland H. Sheafe
Map 5935

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 29 Block(s) 1 Lot(s) 43.1

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, Wayland H. Sheafe, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Wayland H. Sheafe
Mailing Address 2421 Ct 2017
Quaker Town N.Y. 12575

SWORN to before me this

3 day of May, 1985
Patricia A. Moore
NOTARY PUBLIC

PATRICIA A. MOORE
Notary Public, State of New York
Qualified in Orange County
No. 4814759
Commission Expires March 30, 1986

Parkland # 85-40

WAYLAND SHEAFE
JOY SHEAFE
BUILDING ACCOUNT
BOX 21, ROUTE 207
ROCK TAVERN, NY 12575

Received 8/16/85 ylm 85-40
WLS

1415

PAY
TO THE
ORDER OF

Amount of New number agent 14
Don Thompson & Co

1985 50-6932
219 2

\$ 1000.00

DOLLARS

Key Bank of Southeastern New York N.A.
VAILS GATE OFFICE
BIG Y PLAZA, ROUTE 22, VAILS GATE, N.Y. 12564

FOR

Wayland R Sheafe

⑈001415⑈ ⑆021906934⑆ 02 13370 92⑈

May 3, 1985

Wayland H. Sheafe and Joy C. Sheafe being duly sworn depose and say:

- 1. We are the owners of certain real property recorded in Orange county Liber 2008 page 94, May 7th 1975 Section 29 Block 1 Lot 43.1
- 2. We are also owners of adjoining property recorded in the Orange County Liber 2222 page 448 May 18, 1982 Section 29 Block 1 Lot 48

Wayland H. Sheafe

X *Wayland H. Sheafe*

Joy C. Sheafe

X *Joy C. Sheafe*

SWORN to before me this
3 day of May, 1985

Patricia A. Moore

NOTARY PUBLIC

PATRICIA A. MOORE
Notary Public, State of New York
Qualified in Orange County
No. 4814759
Commission Expires March 30, 1986

received 6/11/85
ph

COPY	TB
NO 312	
INITIAL md	DATE 6/10/85

INTER-OFFICE CORRESPONDENCE

TO: TOWN SUPERVISOR PETRO
COUNCILWOMAN DONACHIE
COUNCILMAN HEFT
COUNCILMAN ROSSINI
COUNCILWOMAN FIEDELHOLTZ
TOWN PLANNING BOARD

FROM: ATTORNEY FOR THE TOWN SEAMAN

SUBJECT: PROPOSED AMENDMENTS TO LOCAL LAW #5-1967
PRIVATE ROADS

DATE: June 10, 1985

I have reviewed proposed amendments to Local Law #5-1967 concerning conditions under which private roads may be authorized and the other criteria associated with the private road. The following items seem to have an adverse impact on certain property owner:

Paragraph C(5) -

By limiting the lots that can be serviced on a private road to two acres, a hardship is created for the owner of a small parcel of land that desires to subdivide an additional two lots from the parent parcel. In the event the owner of a three acre parcel desires to obtain two additional one acre parcels (assuming it is one acre residential zone) he would be prohibited from doing this according to the proposed statute. Since the private road will only apply to a maximum of four lots, I suggest that the road will not get any more use if there are four-one acre lots rather than four-two acre lots.

Paragraph C(3) -

Limiting further subdivision is not necessary since in paragraph C(1) the number of lots has been limited to four. In the event an individual has an eight acre parcel, and creates two additional building lots to be served by a private road, it would seem inconsistent to deny him the right to establish one more building lot since he would still be within the proposed limitation of four lots on a private road. It seems inconsistent also in the respect that if the owner had proposed a four lot subdivision originally instead of a three lot subdivision, it probably would have been granted by the Planning Board.

Paragraph 6(b) -

This paragraph seems inconsistent with the current statute since a rural road could be created for a larger subdivision. This paragraph only provides for upgrading a private road to a suburban road before it is dedicated.

If you would kindly review the proposed amendment in light of the comments above, I would appreciate being advised of your final decision so that I may prepare the amendments for a public hearing.

J. Tad Seaman

JTS:pd

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 X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X 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 X 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 X No
10. Will project have a major effect on existing or future recreational opportunities? Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? Yes X No
13. Will project have any impact on public health or safety? Yes X 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 X No
15. Is there public controversy concerning the project? Yes X No

PREPARER'S SIGNATURE: [Signature] TITLE:
REPRESENTING: DATE: 5/2/1985
V/1/78

2005-913 7

Deed.

RAYMOND ROWELL and
LINDA S. PIKE and
DYNAMIC PLUMBING & HEATING
COMPANY, INC.

TO

WAYLAND H. SHEAFE and
JOY C. SHEAFE

Dated, May 20 19 75

Orange County Clerk's Office
Recorded on the 23rd
of May 19 75 at 3:14
o'clock PM in Liber 2998
at page 99
and Examined.

C. H. Winters

Devitt

LAW OFFICES OF
DEVITT AND DEVITT
248 BROADWAY
NEWBURGH, NEW YORK 12550

E.
7-

055333
RECEIVED
TRANSFER TAX
STATE OF NEW YORK
\$00.00
RECORDING
M. 10151

LIBER 2008 PG 97

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 2222 PG 453

RECEIVED
3,500
REAL ESTATE
MAY 18 1982
TRANSFER TAX
ORANGE
COUNTY

Orange County Clerk's Office, s.s.
Recorded on the 18th day
of May 1982 at 12:54
o'clock P.M. in Liber 2222
Rec'd at page 448

and Examined.
Marian S. Murphy

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~ _____
Subdivision _____ as submitted by
RON WASHBURN for the ~~building~~ or subdivision
of WAYLAND H. SHEAFE has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.

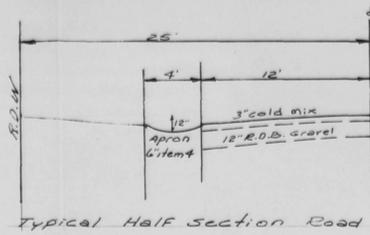


PAUL V. CUOMO, P.E.

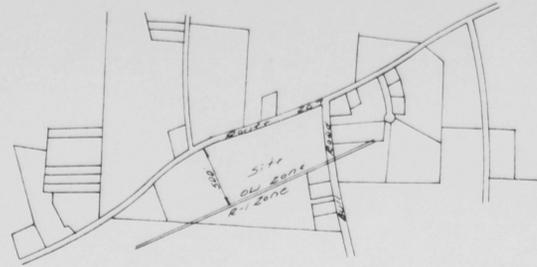
JULY 10, 1985

Date

Area
Lot N°5 46,587 Sq Ft
Lot N°6 74,549 Sq Ft
Lot N°7 80,683 Sq Ft
Lot N°8 68,718 Sq Ft
Lot N°9 25,964 Acres
Total Area 32215 Acres

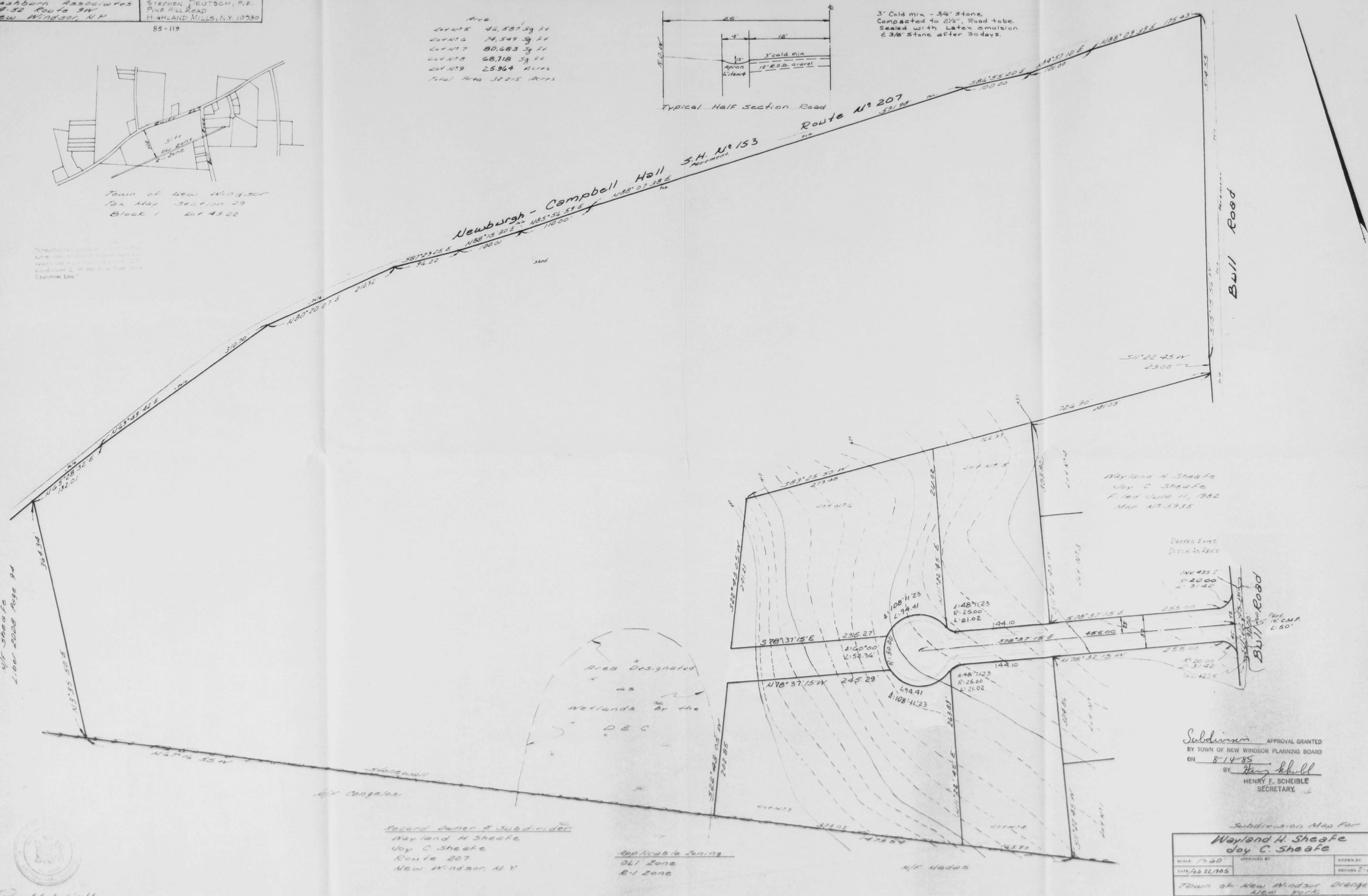


3" Cold mix - 3/4" stone
Compacted with 2 1/2" Road to be
Sealed with Latex emulsion
& 3/8" Stone after 30 days.



"Unauthorized alteration of this survey map, including the addition, deletion or modification of any boundary line, is a violation of the provisions of the New York State Education Law."

Newburgh - Campbell Hall
S.H. N° 153
Route N° 207
S 88° 07' 38" E
110.00'



Record Owner & Subdivider
Wayland H. Sheafe
Joy C. Sheafe
Route 207
New Windsor, N.Y.

Applicable Zoning
OLI Zone
R-1 Zone

Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 8-14-85
BY Henry Scheible
HENRY F. SCHEIBLE
SECRETARY

Subdivision Map For
**Wayland H. Sheafe
Joy C. Sheafe**

SCALE 1"=60'	APPROVED BY	DRAWN BY
DATE 6/22/1985		REVISED 2-4-85
TOWN OF NEW WINDSOR Orange Co., New York		DRAWING NUMBER
Rev. Aug. 19, 1985		2207



Ronald A. Washburn
P.E. N° 48368