PB# 85-67

Forge Hill
Country Furniture

65-2-33.2

Forge Hill Country 85-67
Furniture Lot line change

approved 11/27/85 ch.
filed with Town Clerk 1/2/86 ch.

pre. # 85-63

Oxford®

ESSELTE

MADE IN U.S.A. NO. 753 1/3

$25.00 fee paid

General Receipt

7086

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

Dec. 3, 1985

Received of Forge Hill Country Furniture $ 125.00

One Hundred Twenty-five and 00/100 DOLLARS

For $100.00 - Site Plan Fee (#85-63) + $25.00 - Pot Bin Charge Fee (#85-67)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 148		125.00

By Pauline V. Townsend (DH)

Town Clerk
Title

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

(This is a two-sided form)

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

Date Received_____
Preapplication Approval_____
Preliminary Approval_____
Final Approval_____
Fees Paid_____

APPLICATION FOR SUBDIVISION APPROVAL

Date: 12/6/85

1. Name of subdivision_____

2. Name of applicant FORGE HILL COUNTRY FURN. Phone 561-4590

   Address 845 BLOOMINGROVE TPK. NEW WINDSOR, N.Y. 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record JANE A. TANNER Phone 561-4590

   Address ~~SA~~ 16 QUAKER AVE. CORNWALL, N.Y. 12550
   (Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor PATRICK KENNEDY Phone 564-0906

   Address RT. 207 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 SOUTH side of RT. 94
   (Street)

   250 feet FROM of OLD FORGE HILL RD.
   (direction)

7. Total Acreage 20,593 S.F. Zone COM. Number of Lots 1

8. Tax map designation: Section 65 Lot(s) 33.2

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.

Section 65 Block(s) 2 Lot(s) 33.2

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.

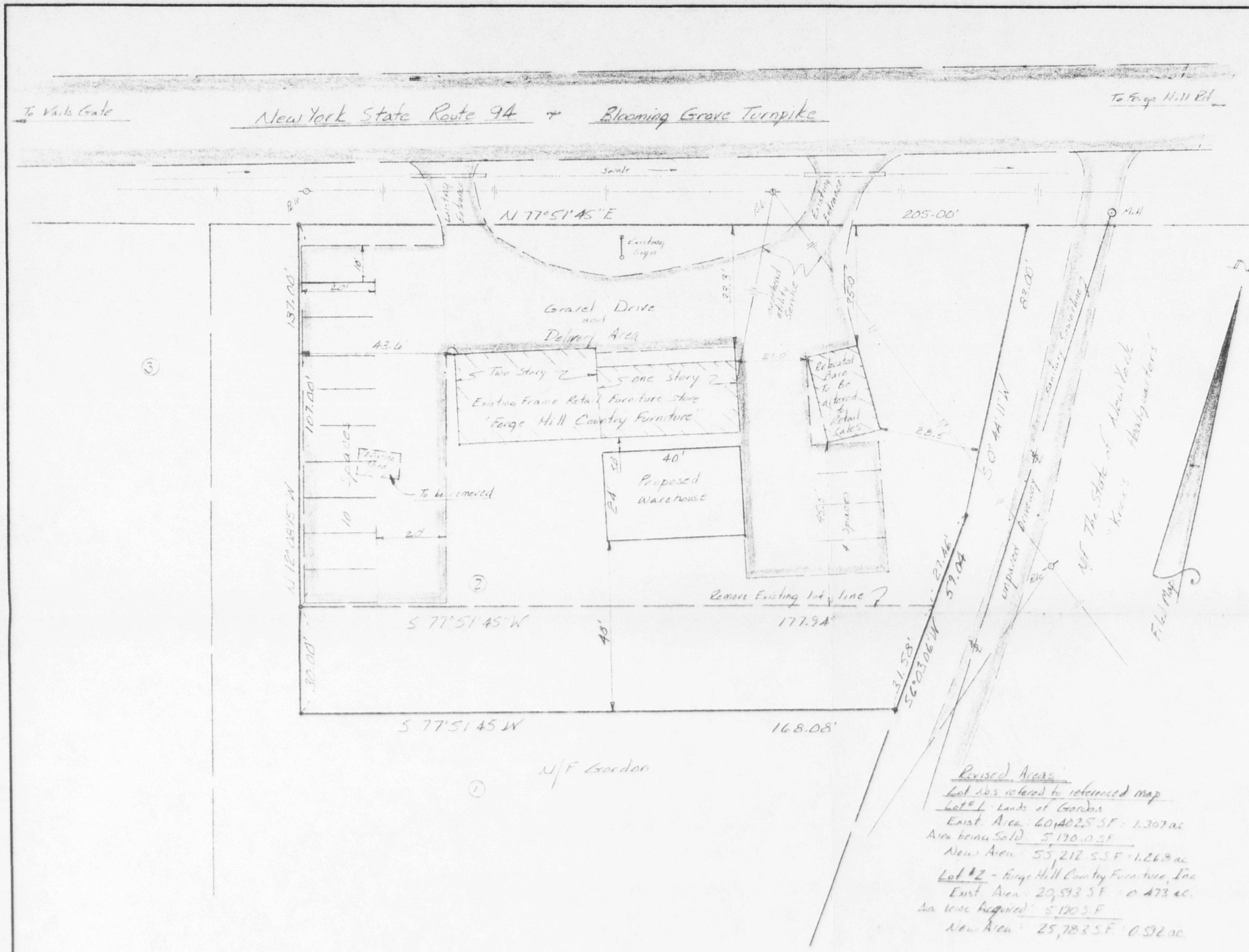
STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, [illegible], hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

815 BLOOMING GROVE TPK,
Mailing Address NEW WINDSOR,
N.Y. 12550

SWORN to before me this
6th day of December 1985

Shirley B. Hassenteufel
NOTARY PUBLIC
SHIRLEY B. HASSENTEUFEL
State of New York
Qualified in Orange County
Commission Expires March 30, 1986



Tax Map Data:
Section : 65
Block : 2
Lot : 33.2

Map Reference:
"Minor Subdivision of Lands of Donald C. Gordon and Martha A. Gordon"
dated: Aug. 10, 1981
filed: Aug. 21, 1981
Map # 5183
Lot # 2

Zoning District - R-A

Minimum Required	
Lot Area:	15,000 S.F.
Lot Width:	100'
Front Yard:	35'
Side Yard:	15/30
Rear Yard:	40'

85-67

Deed Reference:
Liber 2202, Page 720
Liber 932 Page 291

Revised Areas:
Lot 1 as referred to referenced map
Lot #1 Lands of Gordon
Exist. Area: 60,402.5 S.F. = 1.387 ac
Area being Sold: 5,190.0 S.F.
New Area: 55,212.5 S.F. = 1.268 ac
Lot #2 - Forge Hill Country Furniture, Inc
Exist. Area: 20,593 S.F. = 0.473 ac.
Area being acquired: 5,190 S.F.
New Area: 25,783 S.F. = 0.592 ac.

Parking Requirements
1 space per 200 S.F. of Floor Area used for retail sales
Amount of retail sales floor Area = 1,950 S.F.
required spaces: 10
provided spaces: 14

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

To Donald C. Gordon, Martha A. Gordon, Jane A. Tanner and the Town of New Windsor certified to be correct and accurate

Record Owners:
I. Donald C. & Martha A. Gordon
815 Blooming Grove Tpk
New Windsor, New York 12550
II Forge Hill Country Furniture, Inc.
815 Blooming Grove Tpk
New Windsor, New York 12550

Applicant:
Jane A Tanner
16 Quaker Ave.
Cornwall, New York 12518

Lot Line & Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11-27-85
BY Harry Schubb
HENRY F. SCHEIBLE
SECRETARY

Lic. No. 49219

Patrick T. Kennedy, L.S.
641 Little Britain Rd. New Windsor, New York 12550

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: Aug 28, 1985		REVISED: Nov. 12, 1985

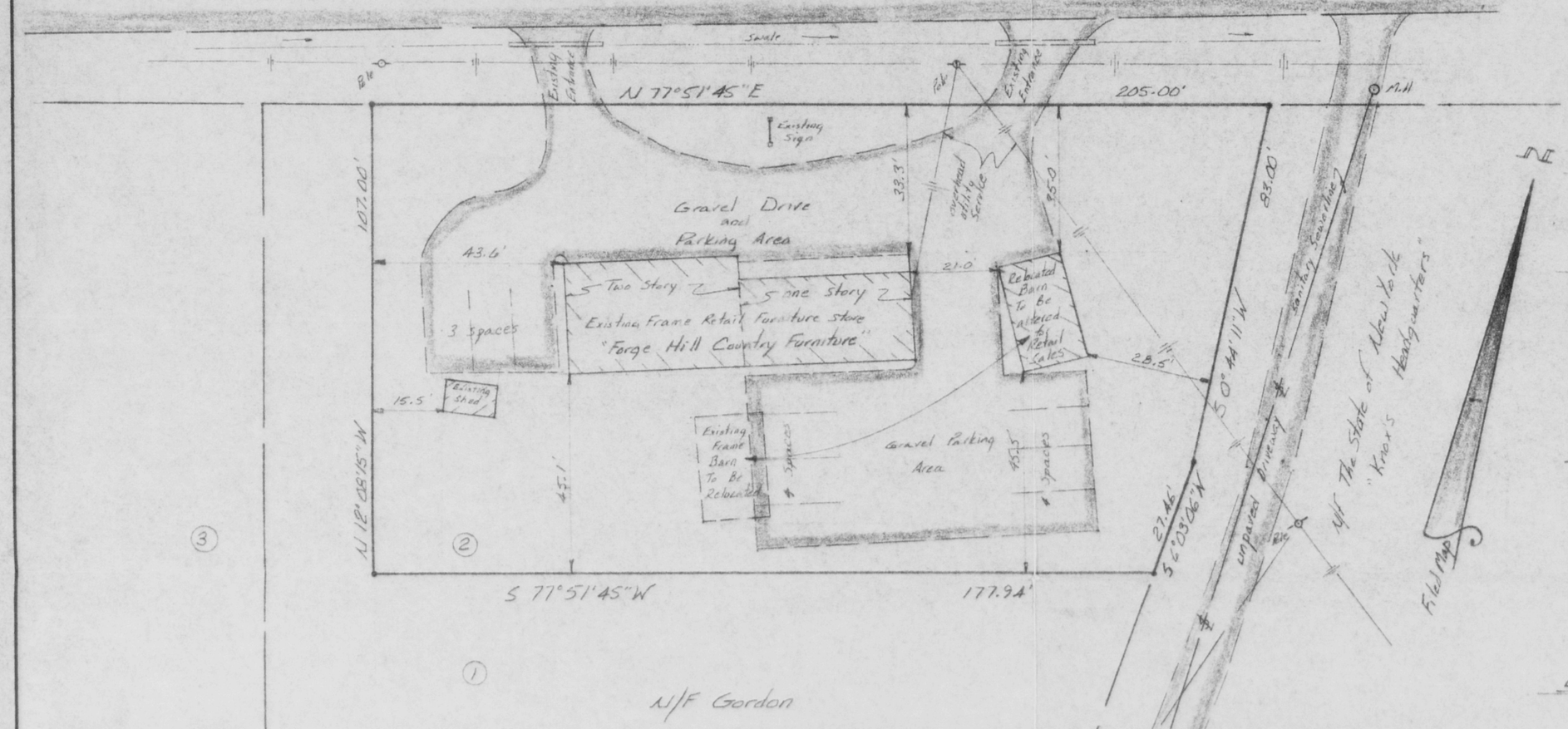
Lot Line Change & Site Plan
Forge Hill Country Furniture, Inc.
Town of New Windsor
Orange County New York
DRAWING NUMBER 85-846

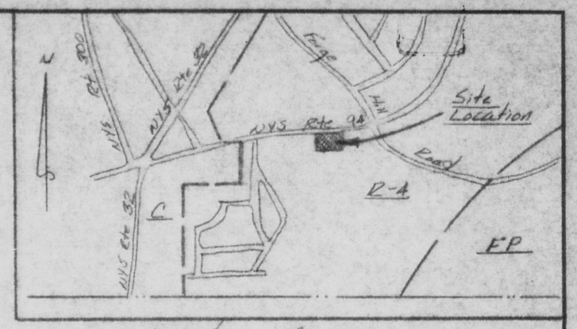
18 X 24 PRINTED ON NO. 1000H CLEARPRINT

To Vails Gate

New York State Route 94 + Blooming Grove Turnpike

To Forge Hill Rd





Location Map
Scale: 1" = 1000'

Tax Map Data:
Section : 65
Block : 2
Lot : 33.2

Map Reference:
"Minor Subdivision of Lands of Donald C. Gordon and Martha A. Gordon"
dated: Aug. 10, 1981
filed: Aug. 21, 1981
Map # 5683
Lot # 2

Zoning District - R-A
Minimum Required
Lot Area: 45,000 S.F.
Lot Width: 100'
Front Yard: 35'
Side Yard: 15/30
Rear Yard: 40'

Lot Area: 20,593 S.F.

Parking Requirements
1 space per 200 S.F. of Floor Area Used for retail sales
Amount of retail sales floor Area: 1,950 S.F
required spaces 10
provided spaces 11

Lot Line & Site Plan APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 11-27-85 BY Henry F. Scheible
HENRY F. SCHEIBLE
SECRETARY

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
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4. Underground improvements or encroachments, if any, are not shown hereon.

To Jane A. Tarver and the Town of New Windsor certified to be correct and accurate

Applicant:
Jane A. Tarver
16 Quaker Ave.
Cornwall, New York 12518

LICENSED LAND SURVEYOR PATRICK T. KENNEDY NO. 49219 STATE OF NEW YORK

Lic No. 49219

Patrick T. Kennedy, L.S.
641 Little Britain Road · New Windsor · New York 12550

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY
DATE: Aug. 28, 1985		REVISED

Site Plan of Lands for
Forge Hill Country Furniture, Inc.
Town of New Windsor
Orange County New York
DRAWING NUMBER 85-846

18 X 24 PRINTED ON NO. 1000H CLEARPRINT