# PB# 86-20

# Joseph A. Romano

# 61-1-18

86-20

Joseph A. Romano Subdivision

Approved Under Goodwin 10-14-87
#87-15

Oxford®

ESSELTE

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

# General Receipt

7442

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

March 26, 1986

Received of Joseph Bonavo $ 25.00

Twenty-five and 00/100 DOLLARS

For Sub-Division Application (#86-20)

DISTRIBUTION

| FUND | CODE | AMOUNT |
|---|---|---|
| Acct # 2017 | | 25.00 |
| | | |
| | | |

By Pauline D. Townsend
Asst

Town Clerk
Title

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

(is a two-sided form) 86-20

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

Date Rec'd 3/21
Preapplication Approval
Preliminary Approval
Final Approval
Fees Paid 25.00

## APPLICATION FOR SUBDIVISION APPROVAL

Date: March 14, 1986

1. Name of subdivision Subdivision of Lands for Joseph A. Lomano

2. Name of applicant Joseph A. Lomano Phone 469-2040

Address Box 131 Blooming Grove New York 10992
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Norma Rossetti Phone

Address RD#1 Ram Rd Salisbury Mills New York 12577
(Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Patrick T. Kennedy, L.S. Phone 564-0906

Address 647 Little Britain Rd New Windsor, New York 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 Lake Road
(Street)

641 feet South of Valley Drive
(direction)

7. Total Acreage 3.395 ac. Zone RA Number of Lots 4 + Lot line Change

8. Tax map designation: Section 61 ~~lot(s)~~ Block 1 Lot 18

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

If yes, when Nov 22, 1939; by whom Anna Johnson.

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**_____ **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, Joseph A. Romano, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Joseph A. Romano

Mailing Address Box 131
Blooming Grove NY 10914

SWORN to before me this
19th day of March, 1986

Augustine J. Christie
NOTARY PUBLIC Expires 3-30-87

# 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: Patrick Kinnell TITLE: Land Surveyor

REPRESENTING: Joseph P. Romano DATE: March 14, 1986

9/1/78

Planning Board
Received 5/28/86
ak

att #1

INTER-OFFICE MEMORANDUM

TO: PLANNING BOARD

FROM: TOWN ENGINEER CUOMO

SUBJECT: JOSEPH A. ROMANO
SUBDIVISION

DATE: MAY 28, 1986

I have reviewed the above subject subdivision particularly in regards to grading and sight distance for the four driveways entering on Lake Road.

A straight rundown to Lake Road for these driveways would result in deep cuts and subsequent sight problems.

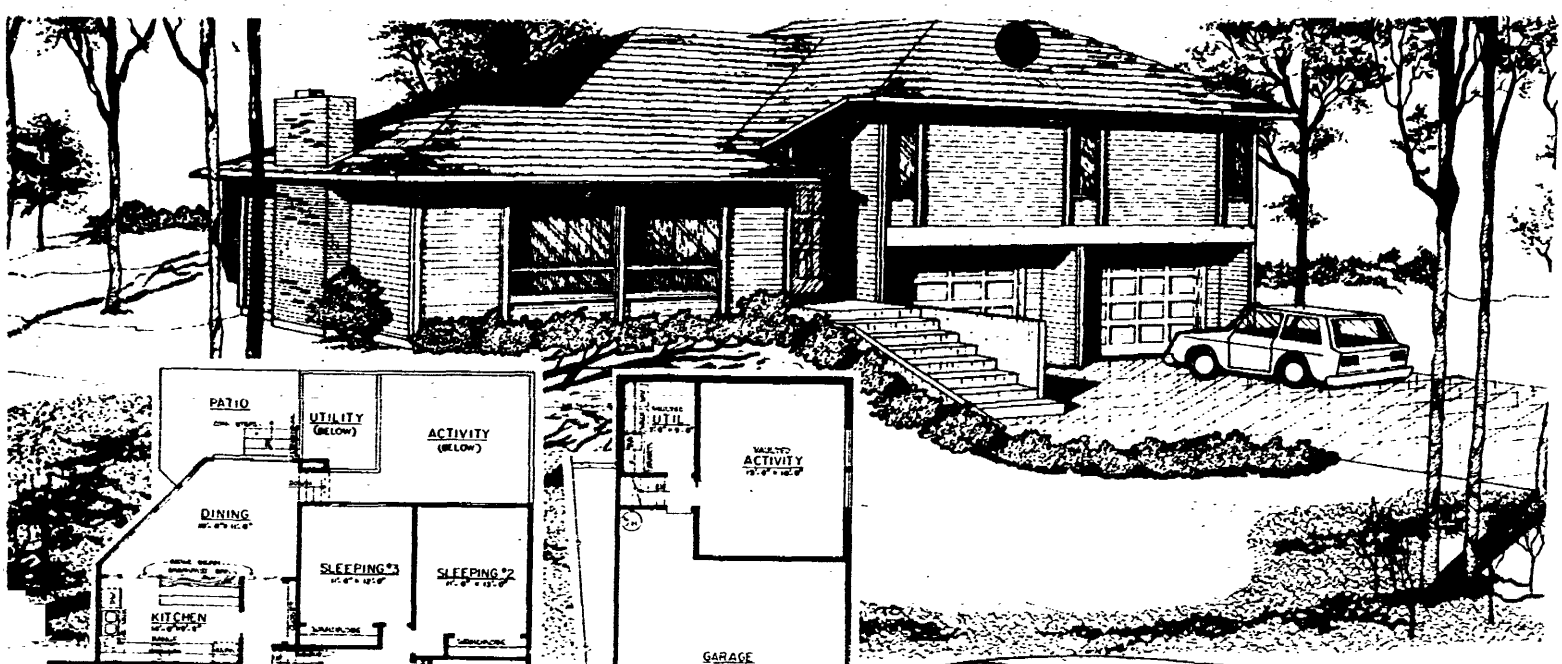
consideration of alternate solutions consisted of removing one lot or extending private Ram Road.

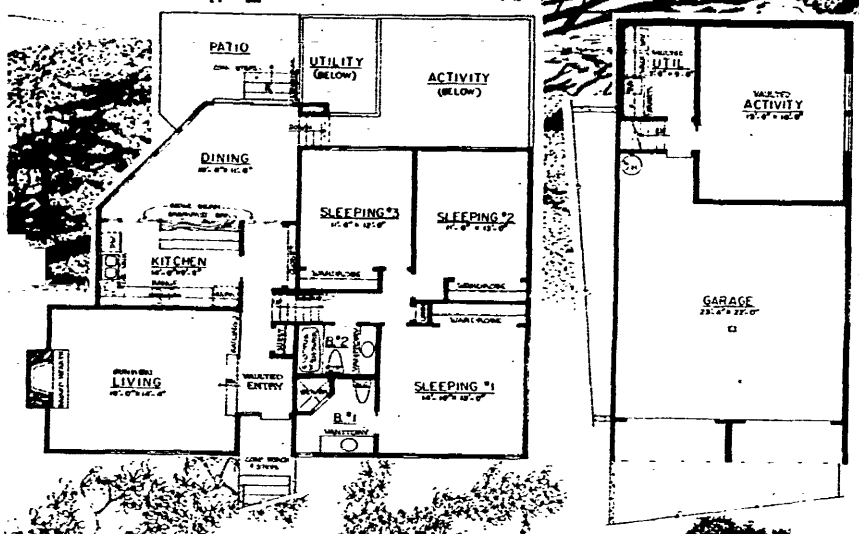
I recommend that the best solution would be to wind the driveways up the lots and follow along the contour lines.

This would minimize the aforementioned lots and keep the sight distance.

Paul V. Cuomo (PVC)
Paul V. Cuomo, P.E.
Engineer

PVC/nh



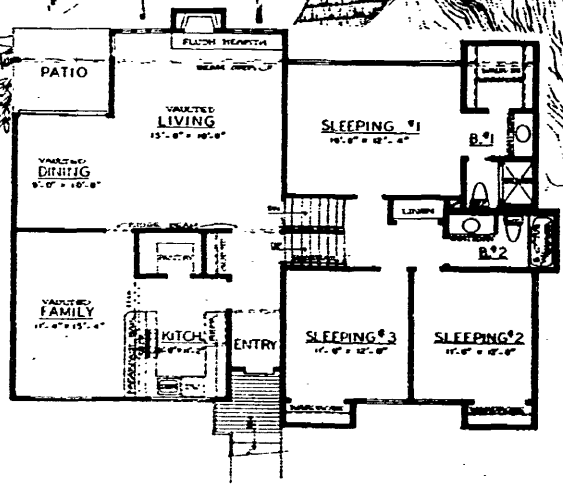


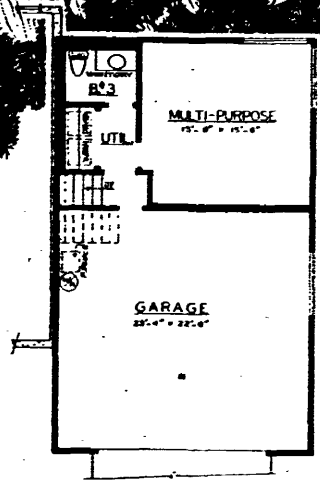




## Plan No. B- 8556

**49'-0" WIDE**
**45'-0" DEEP**
**1889 SQ. FT.**
**(Inc. util. & activity rm.)**



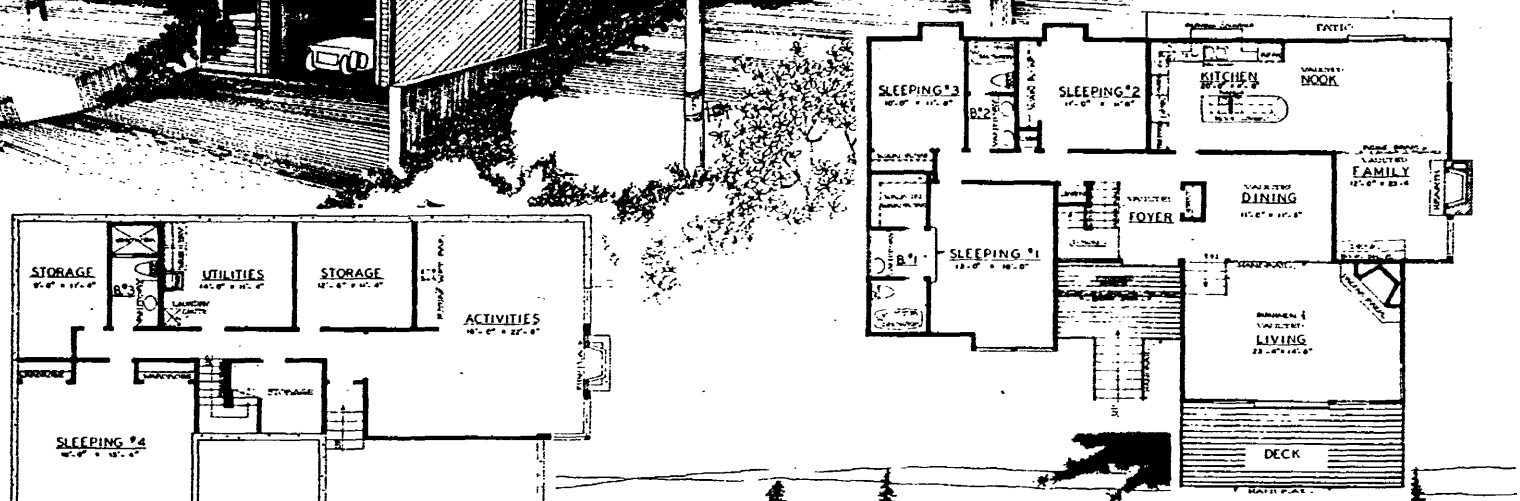

## Plan No. B- 6592

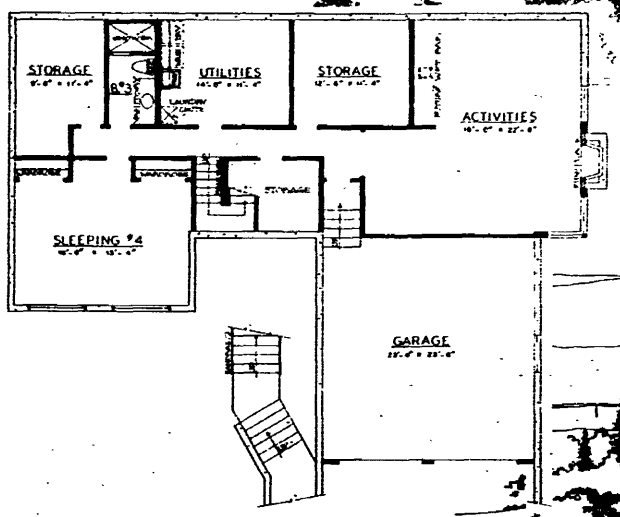
**51'-0" WIDE**
**39'-6" DEEP**
**1628 SQ. FT.**

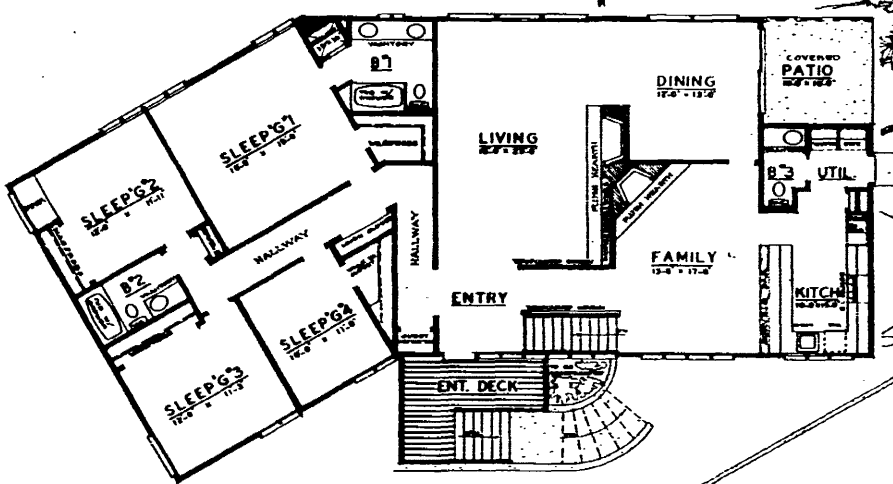
208

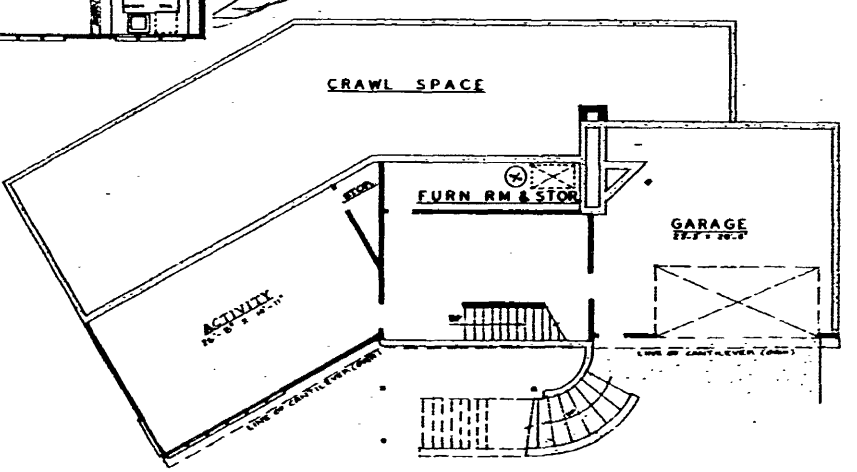
# Plan No. B-9141

**62'-0" WIDE**
**40'-6" DEEP (Exc. Deck)**
**2035 SQ. FT.**



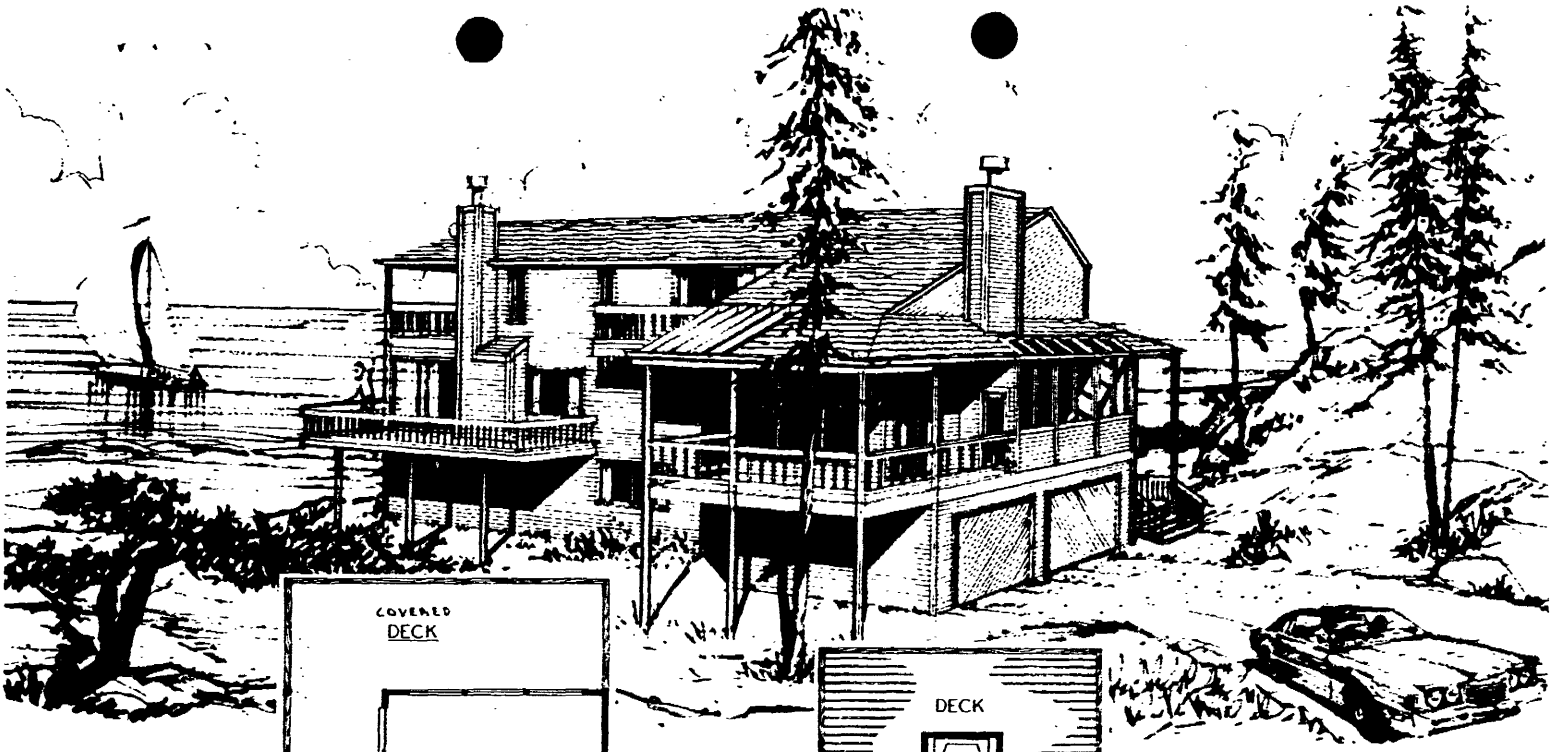



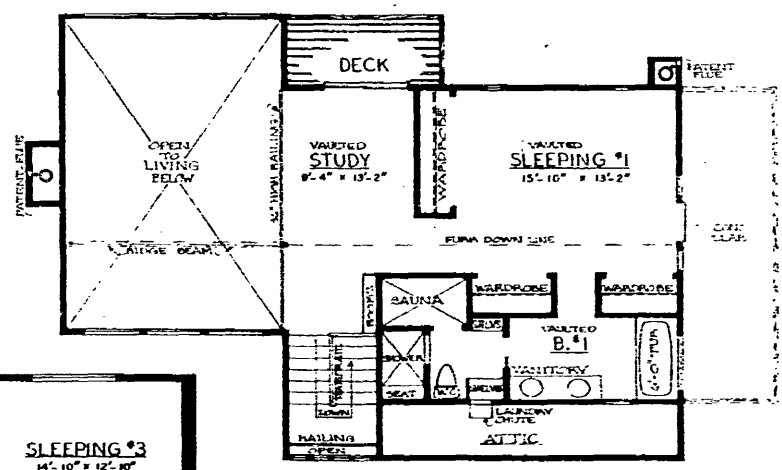

# Plan No. B-9069

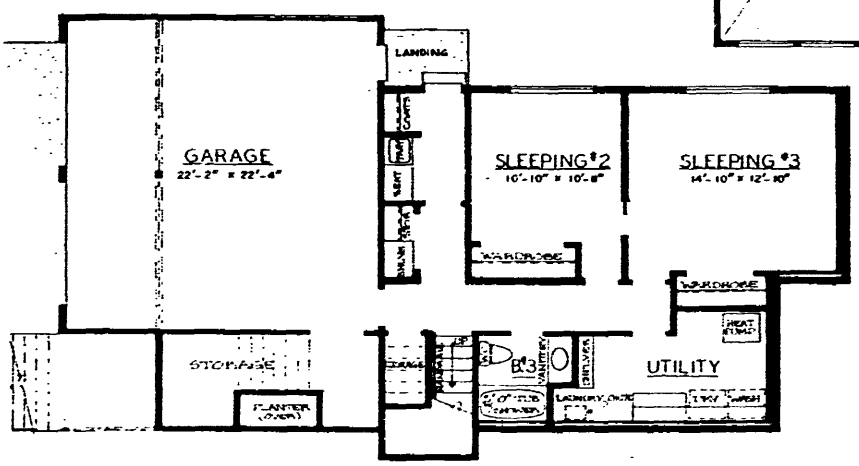
**80'-9" WIDE**
**43'-9" DEEP**
**2348 SQ. FT.**



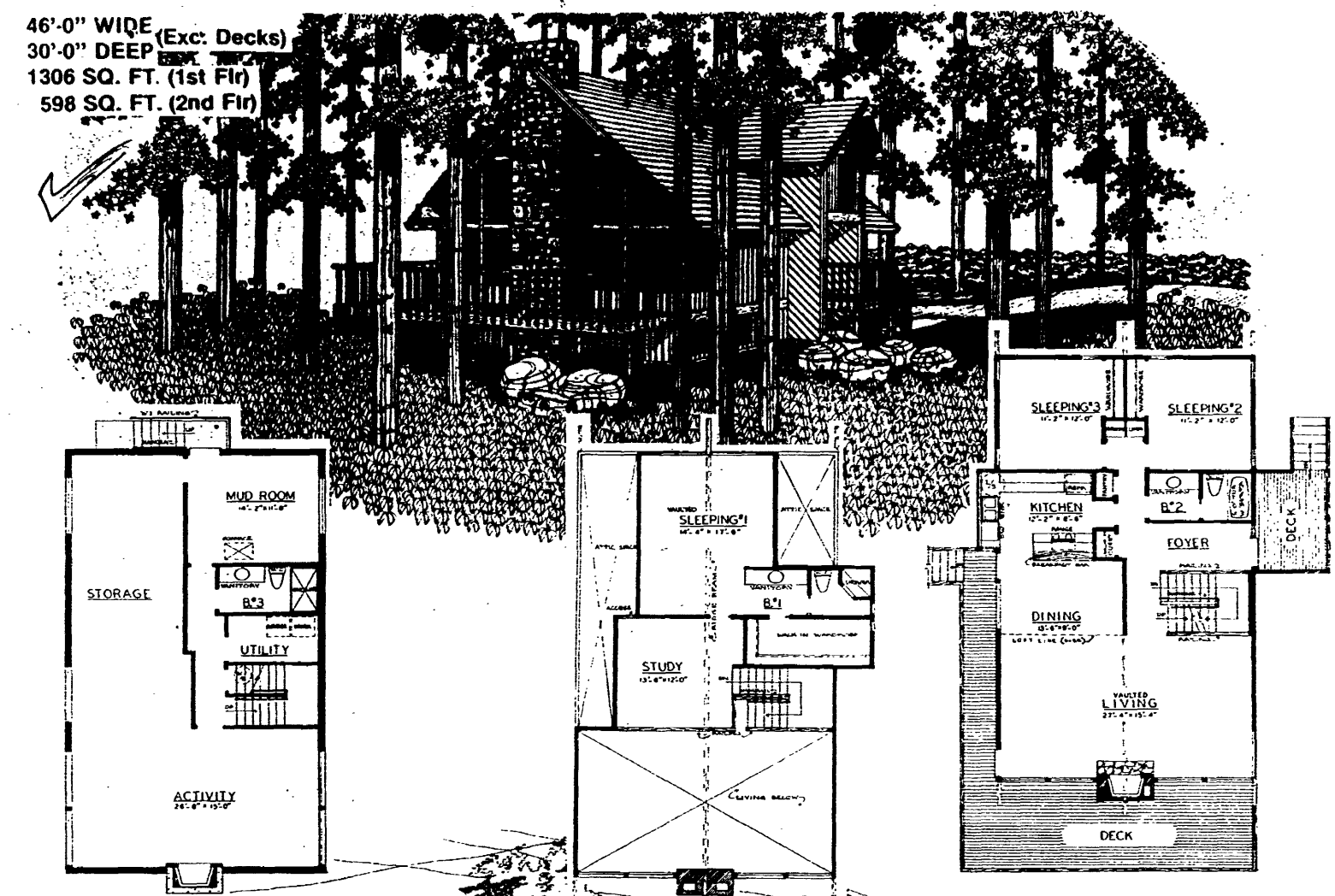

# Plan No. B-2189

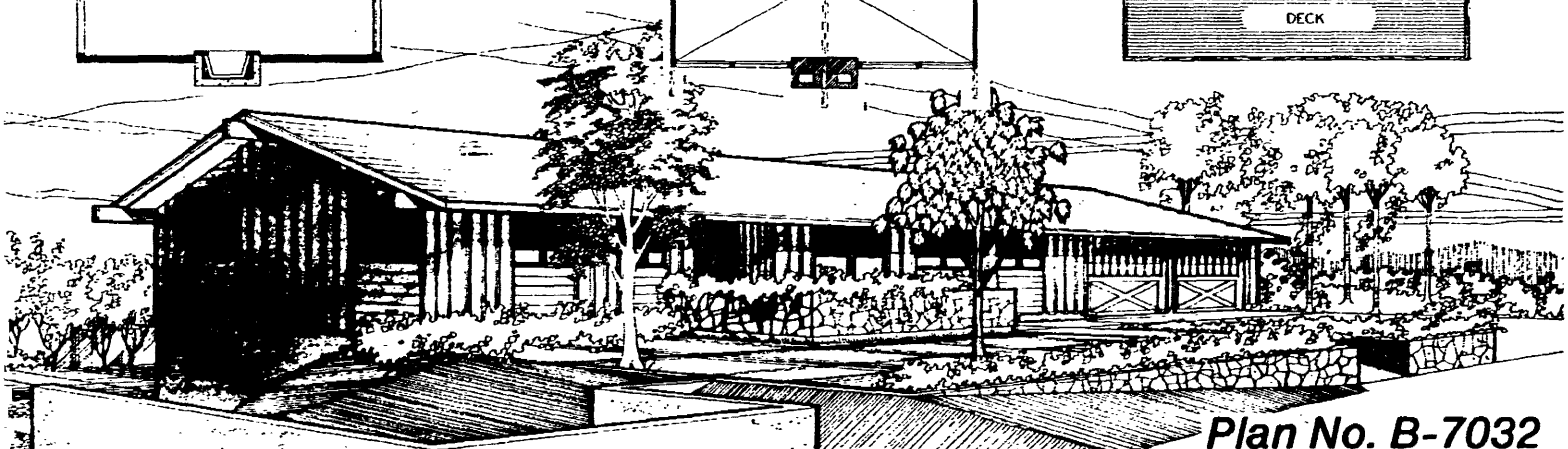
**58'-0" WIDE**
**39'-0" DEEP**
**1292 SQ. FT. 1ST FL.**
**644 SQ. FT. 2ND FL.**
**96 SQ. FT. ATRIUM**



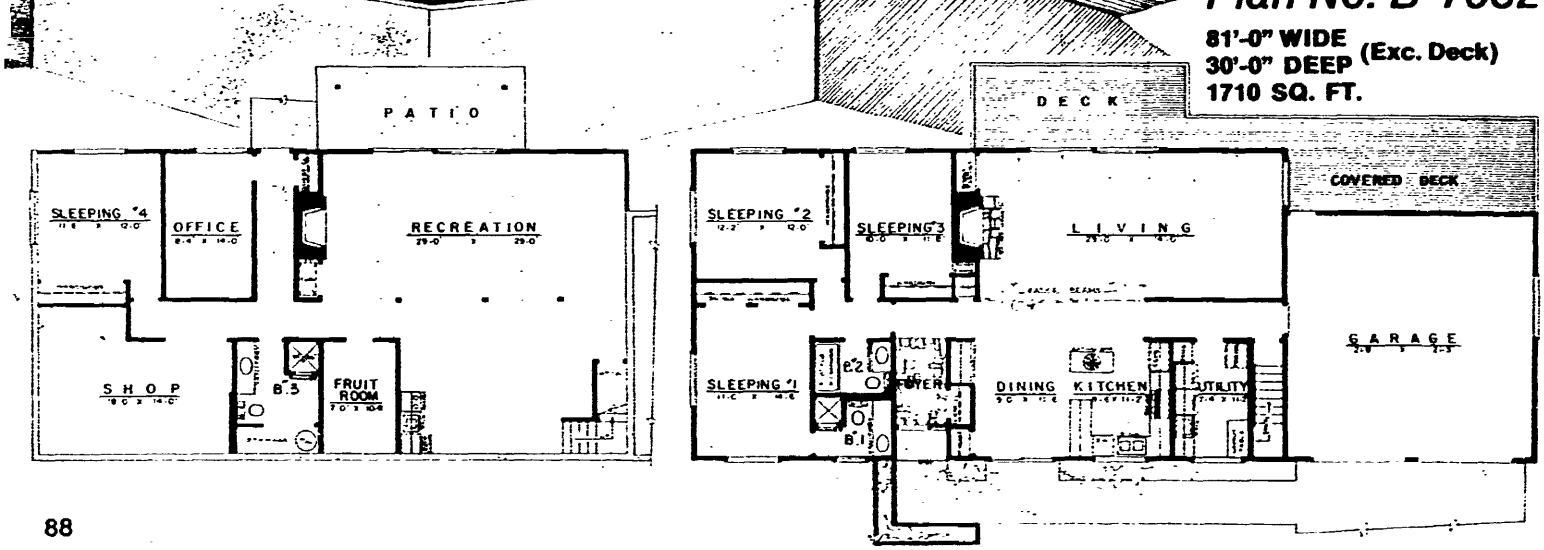
46'-0" WIDE
30'-0" DEEP (Exc. Decks)
1306 SQ. FT. (1st Flr)
598 SQ. FT. (2nd Flr)

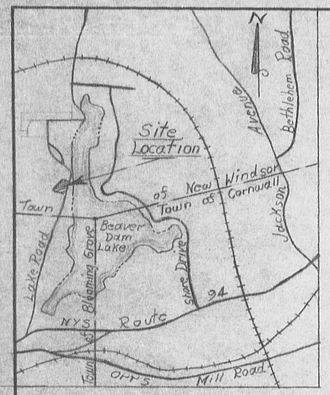


## Plan No. B-7032

81'-0" WIDE
30'-0" DEEP (Exc. Deck)
1710 SQ. FT.





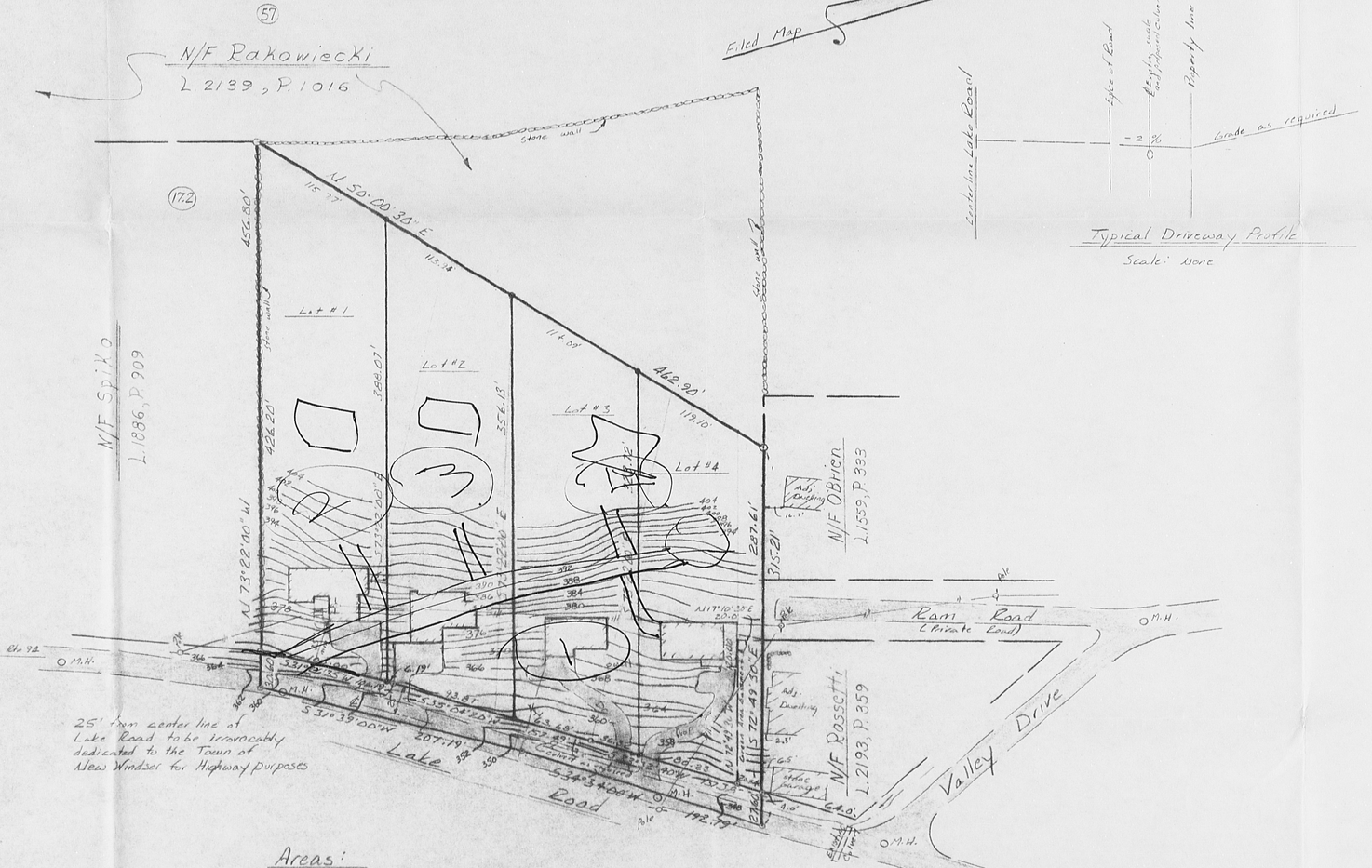

## Location Map:

Scale: 1" = 2,000

## Zoning District: R-3

Minimum Requirements

Lot Area : 21,780 S.F.
Lot Width : 100'
Front Yard: 35'
Side Yard: 15/30'
Rear Yard: 40'
Road Frontage: 60'




## Areas:

Lot #1 : 39,362 S.F. = 0.904 acre
Lot #2 : 35,407 S.F. = 0.813 acre
Lot #3 : 32,386 S.F. = 0.744 acre
Lot #4 : 30,043 S.F. = 0.690 acre

Road dedication : 10,685 S.F. = 0.245 acres

Total Parcel : 147,883 S.F. = 3.394 acres

Lot #4 shall be Subject to a 20 foot wide Green Area Easement along the length of lands now or formerly of Rossetti, as shown. Lands now or formerly of Rossetti shall have rights of entry on the easement for purposes of maintainance and repair of the structures on the Rossetti lands. No structures or fences, permanent or non-permanent, shall be erected within this easement.

To Joseph Romano and The Town of New Windsor certified to be a correct and accurate survey.

## Tax Map Data:

Section : 61
Block : 1
Lot : 18

## Deed Reference:

Liber 1607, Page 262

## Map Reference:

"Map of Lands of Anna Johnson"
dated: Nov. 22, 1939
filed: Jan. 31, 1940
Map # 1170
P/O Lot # 6

## Note:

1. Overhead Utility lines crossing the subdivided lands to be relocated along Lake Road.
2. All proposed lot to be hooked up to town sewers in Lake Road.
3. All proposed lots to have individual private wells.
4. All proposed driveways to have a culvert at the existing drainage swale along Lake Road. The size of said culvert to be as required by the Town Highway Superintendant.
5. Existing overhead utility line to be relocated.

Record Owner:
Norma Rossetti
RD #1 Ram Rd
Salisbury Mills, New York 12577

Subdivider:
Joseph A. Romano
Toleman Rd.
Washingtonville, New York 10992

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 only to him and to the assignees of his lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

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

Patrick T. Kennedy, L.S.
647 Little Britain Rd. • New Windsor • N.Y. 12550

| | | |
|---|---|---|
| SCALE: 1" = 50' | APPROVED BY: | DRAWN BY |
| DATE: Feb 12, 1986 | | REVISED: Apr 15, 1986 |

Subdivision of Lands for
Joseph A. Romano
Town of New Windsor
Orange County • New York

DRAWING NUMBER
85-413

24 X 36 PRINTED ON NO. 1000R CLEARPRINT ®