

**PB# 90-17**

**TRI-FAM ASSOCIATES**

**37-1-31 & 47-1-87**

TRI-FAM ASSOC. (2 LOT SUB.) #90-17  
(KENNEDY) (CEASAR'S LANE)



*Approved*  
*6/8/90*

**General Receipt** 11309

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

Received of Trifan Associates April 12 1990  
\$ 25.00

Twenty-five and 00 DOLLARS

For Planning Board Application Fee # 90-17

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 321		25.00

By Pauline H. Townsend  
Town Clerk  
Title

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

**General Receipt** 11310

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

Received of Town Clerk April 12 1990  
\$ 800.00

Eight Hundred and 00 DOLLARS

For P.B. # 90-17 Escrow Trifan Associates

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 320		800.00

By [Signature]  
[Signature]  
Title

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

**General Receipt** 11421

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

Received of Trifan Associates June 1, 1990  
\$ 460.00

Four Hundred Sixty and 00 DOLLARS

For Planning Board Approval Fee (# 90-17)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 325		460.00

By Pauline H. Townsend  
Town Clerk  
Title

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

FUND	CODE	AMOUNT
CP# 321		35.00

By Pauline N. Townsend  
Town Clerk  
 Title

**General Receipt** 11310

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

Received of Town Clerk April 12 1990  
 \$ 800.00

Eight Hundred and 00 DOLLARS

For P.B. # 90-17 Escrow Tripura Associates

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 320		800.00

By [Signature]  
[Signature]  
 Title

**General Receipt** 11421

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

Received of Tripura Associates June 1, 1990  
 \$ 460.00

Four Hundred Sixty and 00/100 DOLLARS

For Planning Board Approval Fee (#90-17)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 325		460.00

By Pauline N. Townsend  
Town Clerk  
 Title

No. 90-17 6-1 1990

Received from Tripura Associates

Five Hundred 00/100 Dollars

Recreation fee (2 lots)

\$ 500.00  
[Signature]

[Signature]  
 Town of New Windsor

# 9933

90-17

Map Number \_\_\_\_\_

City [ ]

Section 31 Block 1 Lot 31

Town [H] N

Village [ ]

- Windsor

Title: Infam Assoc

Rev. 4-27-90 Filed 6-19-90

Approved by Daniel McCasville

on 6-8-90

Record Owner Infam Assoc

MARION S. MURPHY  
Orange County Clerk

Pd CK 325

TRI-FAM # 90-17

SUBDIVISION FEES:

PRE-PRELIMINARY PLAT:	\$100.00
PRELIMINARY PLAT:	100.00
FINAL PLAT: (\$100.00 + \$5.00/LOT)	110.00
FINAL PLAT SECTION FEE:	<u>150.00</u>
TOTAL:	<u>\$460.00</u>

ENGINEER FEE: TO BE DEDUCTED FROM ESCROW

RECREATION FEE:

2 LOTS @ \$250.00 PER LOT: \$500.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/31/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-17

NAME: TRI-FAM ASSOCIATES SUBDIVISION

APPLICANT: TRI-FAM ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/11/90	2COMMERCIAL LOTS	PAID		800.00	
05/29/90	P.B. ENGINEER FEE	CHG	181.00		
		TOTAL:	181.00	800.00	-619.00

Please issue a check  
in the amount of \$619.00 to:

Trifam Associates  
270 Main Street  
Cornwall, N.Y. 12518

Gave to Susan 6/1/90 fm

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/23/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-17

NAME: TRI-FAM ASSOCIATES SUBDIVISION  
APPLICANT: TRI-FAM ASSOCIATES

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	04/12/90	MUNICIPAL HIGHWAY	/ /	
ORIG	04/12/90	MUNICIPAL WATER	04/17/90	APPROVED
ORIG	04/12/90	MUNICIPAL SEWER	/ /	
ORIG	04/12/90	MUNICIPAL SANITARY	04/17/90	APPROVED
ORIG	04/12/90	MUNICIPAL FIRE	04/19/90	APPROVED
ORIG	04/12/90	PLANNING BOARD ENGINEER	/ /	
REV1	05/21/90	P.B. ENGINEER - FROM MEETING	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-17

NAME: TRI-FAM ASSOCIATES SUBDIVISION

APPLICANT: TRI-FAM ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/11/90	APPLICATION FEE	CHG	25.00		
04/11/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/24/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-17

NAME: TRI-FAM ASSOCIATES SUBDIVISION

APPLICANT: TRI-FAM ASSOCIATES

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/11/90	2COMMERCIAL LOTS	PAID		800.00	
		TOTAL:	0.00	800.00	-800.00

90-17



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #      -     

WORK SESSION DATE: 3 April 1990 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:     

PROJECT NAME: Trifan Muna Sub (previous w/c)

PROJECT STATUS: NEW      OLD     

REPRESENTATIVE PRESENT: Pat K

TOWN REPS PRESENT:	BLDG INSP.	<u>X</u>
	FIRE INSP.	<u>    </u>
	ENGINEER	<u>X</u>
	PLANNER	<u>    </u>
	P/B CHMN.	<u>    </u>
	OTHER (Specify)	<u>    </u>

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- new app -  
- to record w/c app'l  
- to condition Easement Lot as  
being restricted

TRIFAM SUBDIVISION (90-17) CEASAR'S LANE

Patrick Kennedy came before the Board representing this proposal.

MR. KENNEDY: For those who weren't here last time, we originally came in for a lot line change. This lot here was one tax lot and all of this was another tax lot. After this thing got filed in the county, the county says you can't do that because the school district line runs right along this lot and new State ruling says you cannot have a school district line bisecting a lot so this lot had to go back. By doing that and still wanting to have this separate lot here which we had gone on through to get approvals to change all of this over here to NC we wanted to leave this lot so now that created a two lot subdivision. We subdivided this whole other lot into two parcels. However, this by itself back here is really an unbuildable lot so we are calling this lot 2B and lot 2A. This lot by this note on here which is we went over it with Mark and so on we created this note that these two lots here must be developed together. Even though they are separate lots and the only reason this lot line exists is because of the school district line.

MR. SCHIEFER: There is no problem with the legality of that, is there?

MR. MC CARVILLE: So there is two separate lots one person is going to buy both lots, I would assume?

MR. KENNEDY: Well they are all owned by one person now and they plan on developing them that way.

MR. KRIEGER: As long as one person buys them, yes but then you reach the problem down the road suppose they are sold to different persons, would that note stand up?

MR. VAN LEEUWEN: We have to have something that says that has to be sold to one party.

MR. EDSALL: I believe our agreement was you were going to create a single deed referencing two parcels and in there include a restrictive covenant that says that they have to remain as complimentary lots that they have to be developed together.

MR. KENNEDY: This note basically says both parcels A and B must be considered one lot for development purposes and must remain in one ownership and described as parcel A and B in one filed deed.

MR. EDSALL: That was the way we resolved it.

MR. PAGANO: Mark, why would you do it that way, why couldn't two parcels be incorporated into a single parcel.

MR. MC CARVILLE: Because of the school district line.

MR. EDSALL: We can't dissolve the lot line because that lot line is also the school district line. We can never move that line. So, we are doing that to satisfy the State tax people.

MR. PAGANO: So the restrictive covenant would be put in?

MR. SCHIEFER: It's in the deed, it's on the map so we have covered that as well as we can and our legal opinion says we can do it that way.

MR. KRIEGER: As long as it is in the deed and that should be required before any maps are signed, it is deeded in quit-claim deeded into one ownership that has that note on it so it appears on the record on the deed.

MR. KENNEDY: There were two things that we had to put on there the last meeting. We added the map records of the last map that was filed on this and we added a second note here stating to do with the sewer line agreements when service gets added to note #2 and we added the map reference.

MR. SCHIEFER: Any questions gentlemen?

MR. MC CARVILLE: We don't need a SEQRA?

MR. EDSALL: You have already done it. You have already waived the public hearing, it is ready.

MR. MC CARVILLE: I make a motion we approve the Trifam minor subdivision (90-17).

MR. PAGANO: I will second it.

MR. LANDER: We waived the public hearing?

MR. SOUKUP: For purposes of the lot line or subdivision whatever you want to call it.

MR. EDSALL: It is a minor subdivision.

MR. SOUKUP: The line that runs through the vertically just to the right of that note that is lot #2 that is just a school district line that is not a lot line of any kind, right?

MR. KENNEDY: That is zoning district line here.

MR. SOUKUP: That is a zoning line but not a lot line?

MR. KENNEDY: No, it is not a lot line. We have no metes and bounds along it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Abstain
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. KENNEDY: On the zoning district line, I believe you made a recommendation for this all to be NC. I haven't changed this zoning line here because I don't know if that's taken effect officially with the town or not.

MR. SCHIEFER: On the back not the front.

MR. HEFT: They were asking for a change.

MR. SOUKUP: There were two separate, one that the up front be zoned NC.

MR. SCHIEFER: We recommended yes on that.

MR. HEFT: We recommended against it.

MR. KENNEDY: No recommended on the R-5 for the back.

MR. HEFT: I was told that they are coming back in with another plan.

MR. SCHIEFER: The Town Board has not taken action on it?

MR. VAN LEEUWEN: Yes, they have, they said no.

MR. HEFT: We had something before where part of it was NC and part of it was R-4 and they wanted to make it all one in that particular lot, correct?

MR. KENNEDY: Yes, this all is NC and then originally looking for R-5 here for multiple dwellings.

MR. SOUKUP: R-5 was turned down, NC was approved.

MR. KENNEDY: Then we talked about making it all NC.

MR. KELLY: They were waiting for your recommendation to that.

MR. SOUKUP: That request never got to us.

MR. EDSALL: The NC change the Town Board is holding off holding the public hearing making any change until they hear from this Board on the rear portion again. They evidently are waiting with their latest alternatives to hear if you have any more information. They have not taken formal action on either change yet at this point. You have made one recommendation and the second one you did subsequently you voted against but the Town Board has not acted on either one yet.

MR. KELLY: Is that the NC also?

MR. EDSALL: They wanted to do the both of them as one change.

MR. KELLY: But has the Town Board, they haven't gotten the recommendation from the Planning Board yet as far as the NC on the back portion, right?

MR. VAN LEEUWEN: They have not asked us for it. When they ask us, we give it to them, not until then.

MR. EDSALL: I believe you gave them both recommendations.

MR. SCHIEFER: Last time they asked for R-5, we recommended against it.

MR. EDSALL: But you had already recommended in previous meetings no objection to the NC portion, the realignment for the NC.

MR. SCHIEFER: But they have taken no action on either one.

MR. EDSALL: They were waiting to do it all as one package but you have never referred both matters, one positively and one negatively. I don't know if the minutes made their way but you have voted here.

MR. KENNEDY: When we were here last time, we talked about the zoning changes and all it was brought up about why can't it be developed on an R-4 and we have created a sketch plan approximately what it could look like if you wanted to see it, I could submit it.

MR. VAN LEEUWEN: No, not until the Town Board asks us.

MR. SCHIEFER: The Town Board has not acted, they have our recommendation. Obviously, they want some more comments on the back part. They have not acted as of now.

MR. KELLY: What was the recommendation from this Board to the Town Board on the back portion?

5-23-90

MR. SCHIEFER: No to R-5 remain R-4, that was the recommendation of the Planning Board.

MR. KELLY: Okay, but there was no discussion as far as the NC for the back portion.

MR. SCHIEFER: No, sir.

MR. EDSALL: You'd have to request that from the Town Board first.

MR. SCHIEFER: I have not heard that request of the entire parcel NC before this evening.

TRIF.PB

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 19 April 1990  
**SUBJECT:** Trifam Associates Subdivision

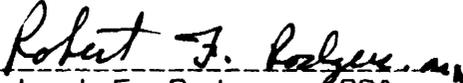
**PLANNING BOARD REFERENCE NUMBER:** PB-90-17  
**DATED:** 11 April 1990

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-031

A review of the above subject subdivision of land was conducted on 19 April 1990.

This subdivision of land is found acceptable.

**PLANS DATED:** 3 May 1988

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC:H.E.

90-17

APR 11 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~PROPERTY TAXES~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision  \_\_\_\_\_ as submitted by  
Patrick T. Kennedy for the building or subdivision of  
TRIFAM \_\_\_\_\_ has been  
reviewed by me and is approved  For Parcel #2 A + B only  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Sewer lines are available for parcels A + B.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman D. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

April 17, 1990  
\_\_\_\_\_  
DATE

C.C.M.E.

APR 1 1 1900

90 - 17

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Patricia Kennedy for the building or subdivision of  
Tri Farm Assoc. has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~

Water is available in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. Du  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
cc: H.E.

3-28-90

TRIFAM SITE PLAN - CEASAR'S LANE

Mr. Ross Winglovitz from Tectonic Engineering came before the Board representing this proposal.

MR. WINGLOVITZ: I am representing Tectonic Engineering and Trifam Associates for a proposed zone change in the Town of New Windsor or along Ceasar Lane and intersects with U.S. 9W.

MR. SCHIEFER: Let me read a letter we got in references to this. It is dated 2-20-90 from Robert Stiller, Tax Map Supervisor.

"...We have no control, that is the way it is at this stage, it is based on that. They are stating that they cannot comply with a request to move a lot line because of a school district line separating Cornwall and Newburgh..."

MR. VAN LEEUWEN: It is not filed, the County would not accept it.

MR. WINGLOVITZ: It is a filed map, I have a copy of it in my office showing this lot line that is on the plan.

MR. LANDER: Was there a condition on the approval?

MR. SCHIEFER: It was filed on 2-6-90.

MR. KRIEGER: It should have been satisfied before the map--I'd say it is to the extent that this is a problem that is a problem that the developer has with the County, it is out of this Board's hands. The Board approved it and signed the maps so this letter from the County the way I read it is hinting at but not actually asking the Planning Board to do something about it and my advice to the Planning Board is not to do anything about it because there isn't anything to do about it. What they are looking for is somebody to say to pull their fat out of the fire. The problem squarely sits in their lap and isn't going to go anywhere else.

MR. SOUKUP: Do we have a copy of the map in the file, Mr. Chairman, I am just curious if I can take a look at it.

MR. KRIEGER: This could be a title problem that would, might be discovered and crop up when they go to sell the property.

MR. VAN LEEUWEN: I'd suggest that they take care of it because it will become a title problem.

MR. KRIEGER: Later on the buyer buys it then it becomes a lawsuit problem if they don't take care of it now. But they know about it, it is their problem.

3-28-90

MR. VAN LEEUWEN: I suggest they go out and get this thing taken care of before we go any further into this thing.

MR. SCHIEFER: The fact that we have this letter we have been put on notice and you have been told they have made a mistake. You are going to run into problems later on.

MR. MC CARVILLE: I am curious, was that lot line change or the school district thing shown on the map that we approved?

MR. LANDER: There is a map there.

MR. EDSALL: The lot line change plan didn't show that, no.

MR. MC CARVILLE: That was something that one of us would have picked up.

MR. KENNEDY: At this point in time, as far as the applicant is concerned, I am just talking to John here, they are looking now to have this whole parcel changed to NC if it is all going to be one district anyway we were doing that basically separating the two different zoning districts. We were proposing it, it is all going to be one zoning district. It doesn't matter where the lot line change, it can go back to where it was.

MR. VAN LEEUWEN: I'd suggest it should be done.

MR. SCHIEFER: Before you put all this work into this development, we, you know, there is a potential problem, its got to be addressed.

MR. VAN LEEUWEN: I for one am not going to sit here and add to more problems than they already have. I think the letter should be addressed first.

MR. KENNEDY: It is going to be one zone, doesn't matter where the lot line is at this point.

MR. WINGLOVITZ: We'd like to proceed with the assumption that we can solve the problems with the county one way or another and but what we want to get is a recommendation of the Planning Board to have it rezoned.

MR. SOUKUP: Have you petitioned the Town Board?

MR. KELLY: We have talked with the town, had a meeting with George Green and your recommendation to them as far as cluster housing he says there is no way they do not want cluster housing and his recommendation as far as us talking with him was that we'd make the whole are NC down there, considering everything else around it is NC, the boat place down there, you have Perkins, whatever next to it.

MR. WINGLOVITZ: The NC basically cuts the property in pieces.

MR. KELLY: Part of the property, part of the second piece of property is already NC anyway up to this point so the rest of it back there just to get it so that it is all in the basically the same.

MR. WINGLOVITZ: We are betwixt and between two different districts.

MR. SCHIEFER: Do we proceed or just stop? I understand what you are saying, it is not our problem.

MR. KRIEGER: At this point they are looking for some input, you don't have to take any official action. I think Hank's comment is well taken though that before you take an official action that should be cleared up because you are just leaving this problem in your wake and to come back here later and--

MR. VAN LEEUWEN: If something goes wrong, this Planning Board could be sued or named in a lawsuit then we have to go out and get an attorney and defend ourselves.

MR. KRIEGER: Absolutely right but as far as the applicant is concerned is discussion so you can have all the academic discussions you want and that may move the project forward but before you have any official action of any kind that would be in everybody's interest.

MR. WINGLOVITZ: We recognize that fact and take the responsibility upon ourselves to clear up the matter with the county. We'd like some recommendations from the Planning Board as to--

MR. VAN LEEUWEN: We are not going to take any action until it is cleared up.

MR. WINGLOVITZ: It won't be any legal action.

MR. VAN LEEUWEN: We are not going to take any action until this is cleared up as far as I'm concerned and I'm only one Board member and our attorney agrees with that.

MR. EDSALL: I just wanted to note that the reason why we asked to have them on the agenda today because they requested through a letter to us was evidently they have been in contact with the Supervisor about a rezoning to the NC and in talking to George, we agree that it would be better that they come before this Board to get your input on what you thought rather than have him go through the application and come back in here and you say they don't like it in the NC but what George would like is to say a little time and effort and try to get some input from you now. If you like the idea or you don't.

3-28-90

MR. VAN LEEUWEN: I have no problem with the idea. I'd like the other things cleaned up first.

MR. SCHIEFER: If you want an opinion this stage I see no problem at all going for an NC zone down there.

MR. KENNEDY: Theoretically we have to undo what we did, more or less.

MR. KELLY: It is all going to be NC, not going to be a major problem.

MR. SCHIEFER: Any comments?

MR. VAN LEEUWEN: We will make a recommendation to the Town Board.

MR. KRIEGER: When they ask for it.

MR. SOUKUP: I'd like to make two suggestions. One is I think the map that we review for purposes of zoning should not show any proposed use of the property such as buildings or topo which could be quasi site plan. I'd like to see a map of the property outline and I'd like to see the zoning for 4, 500 feet around it so that we know how the proposed zoning fits the existing zoning. There is 4 around, three sides of this property across the street in back of the marina in back of the sewer plant and all of the existing houses up on top of the hill and they are not shown clearly on this map. If you didn't look at the zoning map on the wall, you wouldn't notice it because it is not here. I think that the only other thing that I might suggest that we consider with respect to the NC zoning is a buffer requirement on the back of the property where there is an embankment and an easement and some other restraints anyway but a buffer requirement that might reserve vegetation and have a benefit of separating the two uses in a better manner than just leaving it undone and those are my comments. I really don't have any problem with the front part of the property going in NC but the back part I want some protection for the existing uses.

MR. SCHIEFER: I agree with both your comments. The first one we have to insist upon because we are going to get into an interpretation. We are approving something else.

MR. SOUKUP: The zoning change shouldn't show a site plan and it should show the zoning around so we have a rationale for the new zoning use that it is not spot zoning and nobody could criticise us for that.

MR. EDSALL: One other caution to them although you maybe going NC for the entire property, you are still going to end up with

two lots, each lot would have to come in as a separate site plan unless you go through some gymnastics that procedurally that satisfy the attorney that each of the two independent tax lots are tied together. If you come in independently--

MR. KENNEDY: But the county is saying we can't wipe out the lot line.

MR. EDSALL: You can't eliminate it either, you have to combine the zoning lots zoning wise which I don't know how you do it and Andy will have to tell you how or you will have to point him somewhere or you will just come in with two integrated site plans that may be self standing on their own as far as zoning compliance. I don't know, I don't have an answer for that.

MR. SOUKUP: The only thing that the school district wants to know is which buildings are in their tax district, they want to know which buildings they can tax. You have to work it out with them and get back to us.

MR. KENNEDY: Can we just go through a reapproval of that and bring you in a map at the next meeting, putting it back where they were? The map is on file.

MR. SOUKUP: You have to address the letter and see what you and they have to do and then come back so that both are satisfied.

MR. SCHIEFER: What is the best way for them to undo this?

MR. VAN LEEUWEN: That is for them to find out. They have a copy of the letter.

MR. KRIEGER: I think you have got two possible approaches here. You can take the approach that Pat suggested which I think is a little bit like shooting in the dark or you can go out to the county and see what will satisfy them. First you have to answer the practical problem, not what is theoretically okay but what will actually work without spending a million dollars and taking it to the United States Supreme Court, what will they buy. I don't know, I think the prudent thing is to go out and find out and I don't know.

MR. SCHIEFER: You have been aware of this?

MR. KENNEDY: I had informed the applicant but before that letter came we had a brief phone call or what a kind of a note I got from them originally but they didn't give us any kind of guidance exactly what they wanted that they wouldn't do it or that they just indicated to me originally that it was a problem.

MR. SCHIEFER: Here they said we cannot and it is underlined,

3-28-90

it is more than a problem.

MR. WINGLOVITZ: Thank you.

APR 11 1990

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

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Subdivision for Tri-Fam Associates
2. Name of Applicant Tri-Fam Associates Phone 534-7874  
Address 270 Main St Cornwall N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plans David T. Kennedy, L.S. Phone 562-6444  
Address 219 Quassick Ave New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney - Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting David T. Kennedy, L.S. Phone 562-6444  
(Name)
7. Location: On the Caesars Lane and Rte 9W - Surrounding corner lot side of \_\_\_\_\_  
(Street)  
\_\_\_\_\_ feet \_\_\_\_\_  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 16.158 Acres 9. Zoning District RA EN C.
10. Tax Map Designation: Section 37 Block 1 Lot 31  
47
11. This application is for Two lot Subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NA

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership NA  
Section \_\_\_\_\_ Block \_\_\_\_\_ 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 that five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE  
SS.:  
STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the 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.

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

  
\_\_\_\_\_  
(Owner's Signature)

5<sup>TH</sup> day of APRIL 1990

\_\_\_\_\_  
(Applicant's Signature)

Carol M. Scheer  
Notary Public

\_\_\_\_\_  
(Title)

CAROL M. SCHEER  
Notary Public, State of New York  
Appointed for Orange County  
Commission Expires August 31, 1991

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Tri-Fam Associates</i>	2. PROJECT NAME <i>Subdivision of lands for Tri-Fam Associates</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>No. Side <del>to</del> Caesars Lane, West side Rte 9W surrounding corner lot</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Two lot Subdivision</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>16.158</i> acres    Ultimately <i>16.158</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Tri-Fam Associates, - John Smitchger</i>	Date: <i>April 4, 1990</i>
Signature: <i>[Handwritten Signature]</i>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127** If yes, coordinate the review process and use the FULL EAF.

Yes  No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.87** If No, a negative declaration may be superseded by another involved agency.

Yes  No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

Yes  No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

John Smitchger et al, deposes and says that he  
resides at 270 Main St Cornwall  
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Tax Map Sect 37, Block 1  
Lot 31 & Sect. 47, Block 1, Lot 87

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, L.S.

to make the foregoing application as described therein.

Date: April 4, 1990

[Signature]  
(Owner's Signature)

[Signature]  
(Witness' Signature)

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.  Environmental Assessment Statement
- \*2.  Proxy Statement
3.  Application Fees
4.  Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.  Name and address of Applicant.
- \*2.  Name and address of Owner.
3.  Subdivision name and location.
4.  Tax Map Data (Section-Block-Lot).
5.  Location Map at a scale of 1" = 2,000 ft.
6.  Zoning table showing what is required in the particular zone and what applicant is proposing.
7.  Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.  Date of plat preparation and/or date of any plat revisions.
9.  Scale the plat is drawn to and North Arrow.
10.  Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11.  Surveyor's certification.
12.  Surveyor's seal and signature.

\*If applicable.

13. \_\_\_\_\_ Name of adjoining owners.
14. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. \_\_\_\_\_ Flood land boundaries.
16. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. \_\_\_\_\_ Final metes and bounds.
18. \_\_\_\_\_ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. \_\_\_\_\_ Include existing or proposed easements.
20. \_\_\_\_\_ Right-of-Way widths.
21. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. \_\_\_\_\_ Lot area (in square feet for each lot less than 2 acres).
23. \_\_\_\_\_ Number the lots including residual lot.
24. \_\_\_\_\_ Show any existing waterways.
- \*25. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. \_\_\_\_\_ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. \_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. \_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

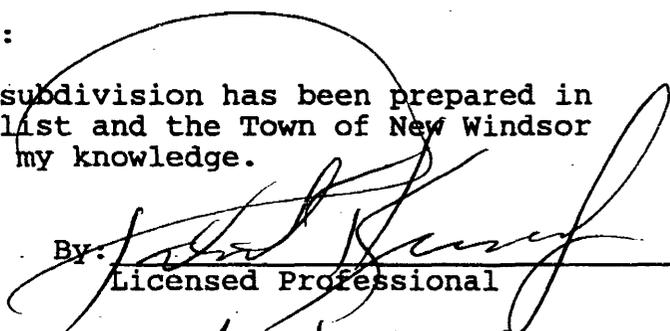
\*If applicable.

29. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
31. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. \_\_\_\_\_ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
\_\_\_\_\_  
Licensed Professional

Date: April 4, 1990

## FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
- B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_ - \_\_\_\_\_.

## 1. Name and Address of Applicant

Tri-Fam Associates

(First Name)

(MI)

(Last Name)

Street Address: Caesars Lane E Rte 9W

Post Office: New Windsor State: New York Zip Code: 12550

Telephone: (914) <sup>534</sup>~~522~~ - 7574

2. Name and Address of Owner (If Different)

Same  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick T Kennedy L.S.  
(First Name) (MI) (Last Name)

Street Address: 219 Quassaick Ave

Post Office: New Windsor State: N.Y. Zip Code: 12550

Telephone: (914) 502-6444

PROJECT LOCATIONStreet Address: Caesars Lane Etc. 9W37-1-31  
Tax Map No. 47-1-67Town of New WindsorName of, distance and direction from nearest intersection or other landmark  
Surrounds N.W. cor lot of intersectionName of Waterway: NonePROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

New Construction  
 Addition  
 Alteration  
 Relocation  
 Demolition  
 Replacement

Structure Type

Residential (1-4 family)  
 Residential (More than 4 family)  
 Commercial  
 Industrial  
 Mobile Home (single lot)  
 Mobile Home (Park)  
 Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities Fill  Excavation  Mining  Drilling  Grading Watercourse alteration  Water System  Sewer System Subdivision (New)  Subdivision (Expansion) Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

4/4/90  
Date

*[Handwritten Signature]*  
Signature of Applicant  
T. R. Egan

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e., encroachment analysis)

\_\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Development in Flood Hazard Areas  
Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

APR 11 1969

90-17

\_\_\_\_\_ of \_\_\_\_\_  
County, N.Y.  
(Applicant shall fill in all pertinent information in Section A  
including 1 or 2

<b>SECTION A</b>	
Premises location _____ _____ _____	Permit No. _____ Variance No. _____ Date _____
Applicant Name & Address _____ _____	CHECK ONE
Telephone No. _____	New Building _____ Existing Building _____ Other (List) _____ _____

1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

2. I certify that I have completed the above project in accordance with conditions of variance number \_\_\_\_\_, dated \_\_\_\_\_ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

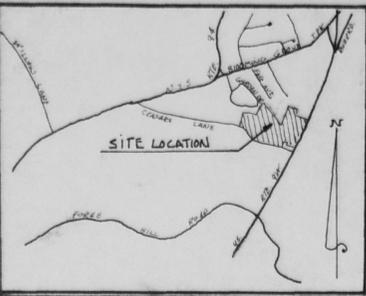
Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_

\_\_\_\_\_



LOCATION MAP  
SCALE 1"=2,000'



**LOT #2 - PARCEL 'B'**  
EXIST. TAX PARCEL S. 47-D1-L. B7

**LOT #2 - PARCEL 'A'**  
EXIST. TAX PARCEL S. 37-B. 1-L. B7  
TOTAL AREA LOT #2 - 11.716 ACRES

**NOTE:** BOTH PARCEL 'A' & PARCEL 'B' OF LOT #2 MUST BE CONSIDERED ONE LOT FOR DEVELOPMENT PURPOSES AND MUST REMAIN IN ONE OWNERSHIP AND DESCRIBED AS PARCEL 'A' & PARCEL 'B' IN ONE FILED DEED. PARCEL 'B' IS A SEPARATE TAX MAP LOT DUE TO THE SCHOOL DISTRICT BOUNDARIES BEING SET AROUND THE LOT AND STATE LAW PROHIBITS THE BISECTING OF A LOT BY SCHOOL DISTRICT BOUNDARIES.

**LOT #4**  
4.442 ACRES

**TAX MAP DATA:**

SECTION : 37  
BLOCK : 1  
LOT : 31  
  
SECTION : 47  
BLOCK : 1  
LOT : 87

**DEED REFERENCES:**

LIBER 2537, PAGE 1

PROJECT AREA : 15.6 ACRES

**ZONING DISTRICT : R-4**

**MINIMUM REQUIRED:**  
LOT AREA : 15,000 S.F.  
LOT WIDTH : 100'  
FRONT YARD : 35'  
SIDE YARD : 15'/30'  
REAR YARD : 40'  
ST. FRONTAGE : 60'  
MAX. BLDG. HT. : 35'  
FL. AREA RATIO : N.A.  
LIV. FL. AREA : 1,000 S.F.  
DEVEL. COV. : 30%

**ZONING DISTRICT : N.C.**

**MINIMUM REQUIRED:**  
LOT AREA : 10,000 S.F.  
LOT WIDTH : 100'  
FRONT YARD : 40'  
SIDE YARD : 15'/35'  
REAR YARD : 15'  
ST. FRONTAGE : N.A.  
MAX. BLDG. HT. : 35'  
FL. AREA RATIO : 1  
LIV. FL. AREA : N.A.  
DEVEL. COV. : N.A.

**NOTE:**

- BOTH LOTS 1 & 2 ARE TO BE SERVED BY MUNICIPAL WATER AND SEWER SYSTEMS.
- LOT #1 GRANTS TO LOT #2 A UTILITY EASEMENT FOR INSTALLATION OF A SEWER MAIN (EXACT LOCATION TO BE DETERMINED UPON THE DEVELOPMENT OF LOT #2).

**MAP REFERENCE:**

SURVEY & LOT LINE CHANGE FOR  
TRIFAM ASSOCIATES  
DATED: MAY 3, 1988  
FILED: FEB. 6, 1990  
MAP # 9806

**PLANNING BOARD APPROVAL BOX**

SUBMISSION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON June 8, 1990  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY

**PER OWNER & DEVELOPER:**

TRIFAM ASSOCIATES  
270 WALL STREET  
CORNWALL, NEW YORK 12518  
THE OWNERS OF THIS PROJECT HAVE REVIEWED THIS PLAN AND ARE IN CONCURRENCE WITH THE INFORMATION AND PROPOSALS SHOWN HEREON.

- Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7208, sub-section 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's seal or his embossed seal shall be considered to be valid true copies.
- Contributions indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors, published by the New York State Association of Professional Land Surveyors. Such contributions are made only to the person for whom the survey is prepared, or to his behalf to the same company, governmental agency and similar, and do not extend to the successors of the land surveyor. Contributions are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.

**PATRICK T. KENNEDY L.S.**  
219 QUASSACK AVE. • NEW WINDSOR • NEW YORK • 12550

SCALE: 1"=50' APPROVED BY: DRAWN BY:  
DATE: APR 10, 1990 SUBMITTED BY: TRIFAM ASSOCIATES  
REVISED APRIL 27, 1990  
DRAWING NUMBER: 88-849A  
TOWN OF NEW WINDSOR NEW YORK  
ORANGE COUNTY

TRIFAM ASSOCIATES AND THE TOWN OF NEW WINDSOR CERTIFIED TO BE CORRECT AND ACCURATE SURVEY BASED ON AN ACTUAL FIELD SURVEY BY THIS OFFICE COMPLETED MAY 3, 1988

APRIL 4, 1990

