

PB# 91-06

EILEEN OSSMAN SD

SBL 51-1-68.1

Approved 6/19/91

General Receipt

12011

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

May 14 19 91

Received of Eileen Ossmann \$ 25.⁰⁰

Twenty-five and ⁰⁰/₁₀₀ DOLLARS

For Planning Board App. Fee #91-6

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 1654		25.00

By Pauline M. Townsend
Town Clerk
Title

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

General Receipt

12012

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

May 14 19 91

Received of Town Clerk \$ 300.⁰⁰

Three Hundred and ⁰⁰/₁₀₀ DOLLARS

For P.B. #91-6 Snow (Eileen Ossmann)

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 1653	#	300.00

By W. H. Cuytall
Title

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

No. 91-6 June 17, 19 91

Received from Eileen Ossmann

Two Hundred Fifty ⁰⁰/₁₀₀ Dollars

Recreation fee (1 Lot) (2 Lot subdivision)

W. H. Cuytall

\$250.00 Myra Masox, Secy for P.B.

Down Clerk
Title

General Receipt 12012

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

Received of Down Clerk May 14 1991
\$ 300.00

Three Hundred and 00 DOLLARS

For P.B. #91-6 (Crow Eileen Ossmann)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CD # 1653</u>	<u>#</u>	<u>300.00</u>

By [Signature]
Captain
Title

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

No. 91-6 June 17, 1991

Received from Eileen Ossmann

Two Hundred Fifty 00/100 Dollars

Recreation fee (1 Lot) (2 Lot Subdivision)

[Signature]

\$250.00 Mary Mason, Secy for P.B.

General Receipt 12059

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

Received of Eileen C. Ossmann June 17 1991
\$ 460.00

Four Hundred Sixty and 00/100 DOLLARS

For Planning Board Approval fees #91-6

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CD # 1658</u>		<u>460.00</u>

By Pauline H. Townsend
[Signature]
Town Clerk
Title

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

91-6

Map Number 10296

City []
Town [X] N. Warden
Village []

Section 51 Block 1 Lot 68.1

Title: Lds of Eileen C. Ossmann

Dated: 2-25-91 Filed 8-7-91

Approved by Ronald Lander

on 6-18-91

Record Owner Eileen C. Ossmann

(2 Sheets)

MARION S. MURPHY
Orange County Clerk

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>

pd

ENGINEER FEE: TO BE DEDUCTED FROM ESCROW

RECREATION FEE:

1 LOTS @ \$250.00 PER LOT: \$250.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 91-6

NAME: OSSMANN, EILEEN SUBDIVISION

APPLICANT: OSSMANN, EILEEN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/13/91	2 LOTS @ 150.00 EA	PAID		300.00	
06/12/91	P.B. ENGINEER FEE	CHG	90.00		
		TOTAL:	90.00	300.00	-210.00

Please issue a check in
the amount of \$210.00 to:

Eileen Ossmann
26 Twin Arch Rd.
Washingtonville, N.Y. 10992

Gave to Larry Reis - 6/17/91 (210)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 91-6

NAME: OSSMANN, EILEEN SUBDIVISION
APPLICANT: OSSMANN, EILEEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/29/91	RECEIVED APPROVAL FROM HIGHWAY	PLANS READY TO STAMP
05/22/91	P.B. APPEARANCE	WAIVE P.H./L.A.
05/22/91	ABOVE CONTINUED	APPR. SUB. TO HWY.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-6

NAME: OSSMANN, EILEEN SUBDIVISION

APPLICANT: OSSMANN, EILEEN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/13/91	MUNICIPAL HIGHWAY	05/29/91	APPROVED
ORIG	05/13/91	MUNICIPAL WATER	05/16/91	APPROVED
ORIG	05/13/91	MUNICIPAL SEWER	05/17/91	APPROVED
ORIG	05/13/91	MUNICIPAL SANITARY	05/15/91	APPROVED
ORIG	05/13/91	MUNICIPAL FIRE	05/15/91	APPROVED
ORIG	05/13/91	PLANNING BOARD ENGINEER	/ /	

OSSMANN, EILEEN SUBDIVISION (91-6) BEATTIE ROAD

Mr. John Nosek of Tectonic Engineering came before the Board representing this proposal.

MR. VAN LEEUWEN: I will not partake in this application.

MR. SCHIEFER: Are you going to ask for final approval on this this evening?

MR. NOSEK: It depends.

MR. SCHIEFER: There are only four members sitting on this Board and if you ask for final approval and you get one disapproval, it's disapproved.

MR. MC CARVILLE: It's going to change in the immediate future.

MR. SCHIEFER: If we do vote on it.

MR. MC CARVILLE: What going to change this meeting versus the next meeting?

MR. SCHIEFER: I hope the Town Board does something about it but that's a situation. I'm just going to warn the applicant unless it gets unanimous approval, we're down to four members. It's got to be unanimous.

MR. MC CARVILLE: And I don't like flag lots so--

MR. NOSEK: My name is John Nosek and I represent Eileen Ossmann for the proposed two lot subdivision on Beattie Road. In reference to the last Planning Board meeting, a number of comments were raised which we revised the drawings, probably the biggest comment was regarding the access off of Beattie Road and the fact that we now have two driveways coming in as opposed to one private road previously. I did speak with Mr. Fayo, the Highway Superintendent, a while ago I contacted him and he told me that he had gone out to the site. He had looked at it and he saw no objections to the two driveways located adjacent to each other. In addition to that, we provided on Sheet 2, a profile for the driveway showing the proposed and existing grades for the single family dwelling. Additional comments on the first sheet here I did provide that information that you requested.

MR. SCHIEFER: Twelve (12) percent slope?

MR. NOSEK: Right.

MR. SCHIEFER: And it's 3.5 where it comes out to the highway or am I misreading that?

MR. NOSEK: This is the center line on Beattie Road. This would be the end of the driveway coming up to 12% and going back at a minus 3.15%, I believe that's what it is.

MR. LANDER: Twelve (12) percent is from the road in?

MR. DUBALDI: Actually, it's backwards.

MR. SCHIEFER: That's why I asked that question. It's just before the road that's a 12% slope right there coming out to the public highway.

MR. LANDER: You couldn't lessen that slope?

MR. NOSEK: No, the problem with lessening is that the cut becomes more substantial as you can see here. This is existing grade by coming in with the 12%, we're already up to probably 8 or 9 foot cut through there.

MR. LANDER: What's existing on that, this driveway?

MR. NOSEK: Existing on this driveway--

MR. LANDER: There's an existing driveway here.

MR. NOSEK: This is the existing driveway that comes in here. This is proposed here so this is the grade higher off the top of the existing driveway.

MR. LANDER: So this driveway at this point here, am I reading that right, at this point here?

MR. NOSEK: The entrance point for that driveway is the identical same entranceway as what's there. This is the one proposed and this is basically rerouted also to improve the condition in coming in and an angle which really isn't the best design.

MR. LANDER: What I'm saying is the banks on that didn't look that high, 9 foot you said.

MR. MC CARVILLE: Where you are showing your, well, on lot--

MR. EDSALL: It runs along the property line above the sanitary system.

MR. SCHIEFER: Yes, this is basically a new plan. Do we apply the other public hearing you had to this or do we ask for another public hearing or do we waive a public hearing because it's only a two lot subdivision.

MR. DUBALDI: I think we need to have another one.

MR. SCHIEFER: I'm just asking the question. Would the input be any different?

MR. LANDER: Probably not. We had a three lot subdivision before.

MR. MC CARVILLE: I don't think it's much different.

MR. SCHIEFER: I personally don't see where it is not much different.

MR. KRIEGER: If it's a new application, it cannot apply to the prior public hearing. You may decide to waive this or not. That's an option.

MR. SCHIEFER: I recognize that but we have some input already.

MR. DUBALDI: If you want to waive it then--

MR. SCHIEFER: Somebody make a motion to that effect then, you really--

MR. DUBALDI: I really don't think it's necessary.

MR. SCHIEFER: That's why I want a vote.

MR. DUBALDI: Get somebody to make a motion for it.

MR. SCHIEFER: All you have to do is vote against what the majority does and it's an automatic no.

MR. MC CARVILLE: I make a motion we waive the public hearing.

MR. LANDER: I'll second it.

MR. SCHIEFER: Motion has been made and seconded we'll waive the public hearing on the two lot subdivision. No discussion, we'll vote on it.

ROLL CALL:

Mr. McCarville Aye
Mr. Lander Aye

ROLL CALL (CONT'D):

Mr. Dubaldi Aye
Mr. Schiefer Aye

MR. SCHIEFER: We waive the public hearing. Vote the way you think. Take lead agency, somebody make that motion.

MR. LANDER: So moved.

MR. MC CARVILLE: I'll second it.

ROLL CALL:

Mr. Lander Aye
Mr. Dubaldi Aye
Mr. Schiefer Aye
Mr. McCarville Aye

MR. SCHIEFER: Mr. McCarville, are you going to make any statement about the shape of that lot?

MR. MC CARVILLE: Just it is no different than anywhere else, we have got these things, I'm not at all in favor of a flag lot set up. Where are your percs? You have those?

MR. NOSEK: Yes, they are here, the results are on Sheet 2.

MR. MC CARVILLE: This well is 26 foot off the back here is for this residence here?

MR. NOSEK: Correct.

MR. SCHIEFER: I personally am not to happy with the slope of that driveway.

MR. DUBALDI: Kind of steep.

MR. SCHIEFER: But I see why there's nothing else you can do. He's already taken quite a cut but I still don't like it.

MR. LANDER: The original driveway has pretty good cut in it too.

MR. SCHIEFER: And you say Mr. Fayo has no problem with those two driveways coming out, one immediately adjacent

to the other?

MR. NOSEK: Yes. As I said before, I did speak to him and he informed me, I believe, it was April 12th on Friday, he said that he'd gone out there and he saw no objection to the two driveways being installed next to each other.

MR. SCHIEFER: As long as Skip has no problem.

MR. EDSALL: Even if you do make a motion for approval, you should condition it on receipt of some acknowledgment from Mr. Fayo since he has taken objection to it in the past.

MR. SCHIEFER: If we do, we shall do that but we are going to leave it up to the applicant. Does he want us to take a vote?

MR. NOSEK: Can you explain that to me again, what you were saying?

MR. SCHIEFER: The Planning Board is normally composed of seven members. We have two vacancies on the Board right now. One of our members has excused himself for personal reasons on this subdivision. When you get down to four, a majority of four will carry anything. One descending vote and legally--

MR. KRIEGER: No, in order for the Planning Board to act, to take any action whatsoever regardless of how many people are here or what the quorum is, they must have four votes. If they don't have four affirmative votes, it's deemed denied so the fact that there's four members here, the only way that you'd get four votes on anything is if it was unanimous. If one of these persons decides to vote no, it's a veto because you need the minimum of four and you only have the minimum possible.

MR. SCHIEFER: It's only fair to warn you.

MRS. OSSMANN: I'd like you to vote on it.

MR. SCHIEFER: Anyone want to make a motion on approving this?

MR. MC CARVILLE: So moved.

MR. SCHIEFER: Motion has been made to approve the Ossmann Minor Subdivision on Beattie Road.

5-22-91

MR. LANDER: I'll second it.

MR. EDSALL: Subject to receipt of acknowledgement.

MR. SCHIEFER: Subject to receipt of acknowledgement from Skip Fayo, that he has no problem with the two driveways coming out on Beattie Road immediately adjacent to each other.

ROLL CALL:

Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: Not to happy with the flag lot though.

91-6
Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY
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
_____ for the building or subdivision of
E.C. OSSMANN has been
reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT



SANITARY SUPERINTENDENT

5-17-91

DATE

✓
CC: M.E.

91-6
ORIG.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INS:
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 Eileen Ossmann as submitted by
Tectonic for the building or subdivision of

_____ has been
reviewed by me and is approved

disapproved _____

If disapproved, please list reason _____

J. S. [Signature] 5/29/91
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 May 1991
SUBJECT: Eileen C. Ossmann Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-91-6
DATED: 13 May 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-036

A review of the above referenced subject subdivision plan was conducted on 16 May 1991.

This subdivision plan is acceptable.

PLANS DATED: 6 May 1991; Revision 1


Robert F. Rodgers; CA
Fire Inspector

RR:mr
Att.

✓
C.C.M.E.

5-16-91

MAY 13 1991

91-6

Orig.

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

Edonic Eng. for the building or subdivision of

Eiken C. Ossman has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

MAY 13 1991

91-6

Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INST~~
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

Tec Lonic _____ for the building or subdivision of

Eileen C. O'SSMAN _____ has been

reviewed by me and is approved _____

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr

~~SANITARY SUPERINTENDENT~~

May 15, 1991

DATE

✓
CC: M.E.

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 Ossman 2-lot subdivision
2. Name of Applicant Eileen Ossmann Phone 914-496-9258
Address 26 Twin Arch Rd., Washingtonville, N.Y. 10992
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Donald A. Benvie Phone 914-928-6531
Tectonic Engineering
Address 600 Route 32, P.O. Box 447, Highland Mills, NY 10930
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney none at this time Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting John Nosek, Tectonic Engineering Phone 914-928-6531
(Name)
7. Location: On the west side of Beattie Road
(Street)
approx. 300 ft. feet northeast
(Direction)
of Shaw Road
(Street)
8. Acreage of Parcel 3.77 Ac. 9. Zoning District R-1
10. Tax Map Designation: Section 51 Block 1 Lot 68.1
11. This application is for 2-lot single family residential subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? no

If so, list Case No. and Name n/a

13. List all contiguous holdings in the same ownership
Section n/a 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

Eileen C. Ossmann being duly sworn, deposes and says that he resides at 26 Twin Arch Rd., Washingtonville, NY 10992 in the County of Orange and State of New York 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 Tectonic Engineering Consultants, P.C. 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

Eileen C. Ossmann
(Owner's Signature)

7th day of May 1981

Eileen C. Ossmann
(Applicant's Signature)

Irene P. Thomas
Notary Public

(Title)

IRENE P. THOMAS
Notary Public, State of New York
County of Orange
My Commission Expires July 31, 1992

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 Eileen C. Ossmann		2. PROJECT NAME Ossmann 2-Lot Subdivision	
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>of Orange</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Approximately 400' northeast of intersection of Beattie Road and Shaw Road along Beattie Road.</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>Applicant proposes to subdivide existing + 3.7 acre parcel into two single family residential building lots (one of which is existing).</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>3.7+</u> acres Ultimately <u>3.7+</u> 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Preliminary/final subdivision approval from Town of New Windsor Planning Board.</u>			
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: <u>John V. Nosek, Tectonic Engineering Consultants</u>		Date: <u>5/13/91</u>	
Signature: <u>John V. Nosek, Project Engineer</u>			

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 617.12? 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 617.8? 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:
 no

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 no

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 no

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:
 no

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 no

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 no

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 no

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:

Town of New Windsor Planning Board

 Name of Lead Agency

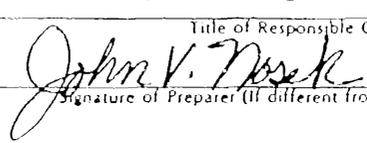
Carl Schiefer

 Print or Type Name of Responsible Officer in Lead Agency

Chairman, Planning Board

 Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)


May 13, 1991

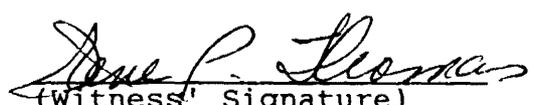
 Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Eileen C. Ossman
_____, deposes and says that he
resides at 26 Twin Arch Road, Washingtonville, NY 10992
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of _____
Section 51, Block 1, Lot 681 - Town of New Windsor
which is the premises described in the foregoing application and
that he has authorized Tectonic Engineering Consultants, P.C.
to make the foregoing application as described therein.

Date: 5/8/91


(Owner's Signature)


(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

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

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

*If applicable.

13. x Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. x 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. x Final metes and bounds.
18. x 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. N/A Include existing or proposed easements.
20. x Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. x Lot area (in square feet for each lot less than 2 acres).
23. x Number the lots including residual lot.
24. x Show any existing waterways.
- *25. N/A 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. x Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. x Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. x Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. x 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. x Provide "septic" system design notes as required by the Town of New Windsor.
31. x Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. x Indicate percentage and direction of grade.
33. x Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. x 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. N/A 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: Wanda A. B...
 Licensed Professional
 P.E. No. 062787-1

Date: May 13, 1991

FOR OFFICIAL USE ONLY
 Permit No. _____
 Fee Received _____ Date _____

 Town _____ of New Windsor
 _____ Orange _____ 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

 Eileen _____ C. _____ Ossmann _____
 (First Name) (MI) (Last Name)

Street Address: 26 Twin Arch Road, Washingtonville _____

Post Office: _____ State: New York Zip Code: 10992

Telephone: () _____ - _____

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)

Donald A. Bervie - Tectonic Engineering Consultants, PC
(First Name) (MI) (Last Name)

Street Address: 600 Rte 32, Highland Mills,

Post Office: P.O. Box 447 State: New York Zip Code: 10930

Telephone: (914) 928 - 6531

PROJECT LOCATION

Street Address: Beattie Road Tax Map No. _____
New Windsor, New York

Name of, distance and direction from nearest intersection or other landmark
400' northeast of intersection of Beattie Road/Shaw Road

Name of Waterway: N/A

PROJECT 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: N/A

Other Development Activities

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

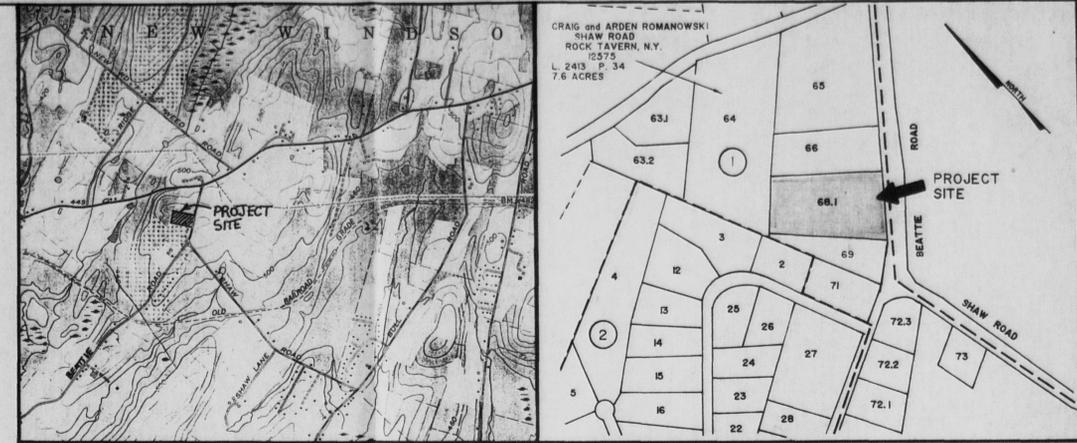
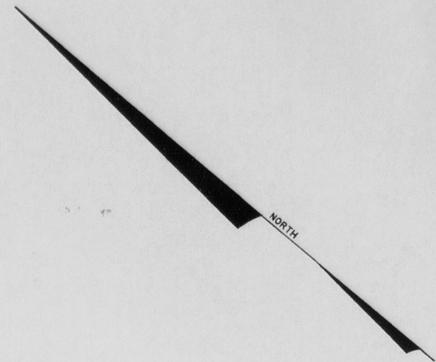
CERTIFICATION

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.

May 13, 1991
Date

John V. Nock
Signature of Applicant
Project Engineer

* Proposed Project not located in any
flood plain or flood way.



VICINITY MAP : SCALE: 1" = 2,000'

LOCATION MAP : SCALE: 1" = 400'

TAX MAP DESIGNATION:

TOWN OF NEW WINDSOR
SECTION 51
BLOCK 1
LOT 66.1



N / F FIRST HUDSON LAND CO., INC.
L. 2816 of P. 285
L. 2816 of P. 292
SEC. 52, BLK. 1, LOT 1

N / F ROMANOWSKI
L. 2413 of P. 34
SEC. 51, BLK. 1, LOT 64

N/F KELLY
L. 2520 of P. 140
SEC. 51, BLK. 2, LOT 3

N/F CORRIGAN
L. 2520 of P. 140
SEC. 51, BLK. 2, LOT 2

N / F DUNN
L. 2107 of P. 945
SEC. 51, BLK. 1, LOT 69

N / F DALIOUS
L. 2983 of P. 89
SEC. 51, BLK. 1, LOT 71

NOTES:

- ALL SANITARY SEWAGE DISPOSAL SYSTEMS ARE DESIGNED AND WILL BE CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISION OF PUBLIC HEALTH LAW.
- LOCATION OF PROPOSED SEWAGE DISPOSAL SYSTEM AND WELL SHOWN HEREON CAN NOT BE RELOCATED WITHOUT PLANNING BOARD APPROVAL.
- TOPOGRAPHY BASED ON U.S.C. & G.S. EST. DATUM.
- TOPOGRAPHIC CONDITIONS TAKEN FROM A MAP ENTITLED, "SKETCH PLAN, SUBDIVISION FOR EILEEN C. OSSMANN," DATED MAY 12, 1989, REVISED THRU 5 - 24 - 90, PREPARED BY EDWARD T. ZABACK L.L.S.
- RECORD OWNER: EILEEN C. OSSMANN
25 TWIN ARCH ROAD
WASHINGTONVILLE, N.Y. 10992

EROSION CONTROL NOTES:

- SITE DISTURBANCES TO BE LIMITED ONLY TO NECESSARY GRADING ON ROADS, HOUSE LOCATIONS, DRIVEWAYS AND IN AREAS AS CALLED FOR ON THE PLAN.
- TEMPORARY SEEDING WITH ANNUAL RYE GRASS OR OTHER RAPID GROWING MIXTURE TO BE PERFORMED ON DISTURBED SOILS REMAINING VACANT FOR MORE THAN ONE (1) MONTH.
- AFTER GRADING, BERMS AND SWALES WILL BE CREATED TO DIVERT RUN-OFF FROM NEWLY GRADED AREAS TO PREVENT EROSION UNTIL GROUND COVER HAS DEVELOPED.
- DURING CONSTRUCTION THE BUILDING INSPECTOR SHALL BE NOTIFIED TO REVIEW ALL DISTURBED AREAS AND RECOMMENDATIONS OF BUILDER OR OWNER FOR EROSION CONTROL TECHNIQUES FOR ACCEPTANCE.
- PROPOSED 24' x 45' EASEMENT ON LOT 2 FOR THE PURPOSE OF INGRESS AND EGRESS OF LOT 1.
- WELLS AND SEPTIC SYSTEMS ARE NOT TO BE RELOCATED.
- CONTRACTOR TO AVOID HEAVY EQUIPMENT IN THE AREA OF THE ABSORPTION FIELD.
- PROPOSED DWELLING FOR LOT 2 TO BE A MAXIMUM 4 BEDROOMS.

ZONING INFORMATION:

DISTRICT: R - 1 (SINGLE FAMILY ONLY)

MINIMUM REQUIREMENTS:	REQ'D	PROV. LOT 1	PROV. LOT 2
LOT SIZE	43,560.00 sq. ft.	52,838 sq. ft.	111,208 sq. ft.
LOT WIDTH	125'	260'	300'
FRONT YARD	45'	62'	48'
SIDE YARD	20'	8'	48'
BOTH YARDS	40'	205'	243'
REAR YARD	50'	99'	720'
LIVABLE FLOOR AREA	1,200 sq. ft.	1,448 sq. ft.	AS REQ'D
STREET FRONTAGE	70'	267'	70'

MAXIMUM PERMITTED:

BUILDING HEIGHT	35'	16's	AS REQ'D
DEVELOPEMENT COVERAGE	10%	2%	AS REQ'D
NUMBER OF LOTS	= 2		

LEGEND:

- DEEP TEST PIT
- PERCOLATION TEST
- DIVERSION SWALE
- CELLAR / ROOF / FOOTING DRAIN
- STONEWALL
- 500' CONTOUR
- 2' CONTOUR
- UTILITY POLE
- TREE
- PROPOSED WELL
- EXISTING WELL
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE
- CLEANOUT

I HEREBY CERTIFY THAT SEPTIC SYSTEM(S) INDICATED ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS FURNISHED BY THE N.Y.S.D.E.C. AND N.Y.S. DEPARTMENT OF HEALTH FOR RESIDENTIAL LOTS AND FURTHER THAT THE DESIGN IS BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

I HEREBY CERTIFY TO THE TOWN OF NEW WINDSOR AND TO EILEEN C. OSSMANN, THAT THE SUBDIVISION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED SEPTEMBER 4, 1984 AND IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE: _____ DATE: _____
P.E. LICENSE NO.: _____

PLANNING BOARD APPROVAL STAMP:

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N. Y.
DATE: 6/18/91 SIGNATURE: *[Signature]*
SUB-DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUN 18 1991
BY *[Signature]*
RONALD LANDER
SECRETARY

TECTONIC
ENGINEERING CONSULTANTS P.C.
P.O. Box 447, 600 Route 32
Highland Mills, N.Y. 10930 (914) 928-6531

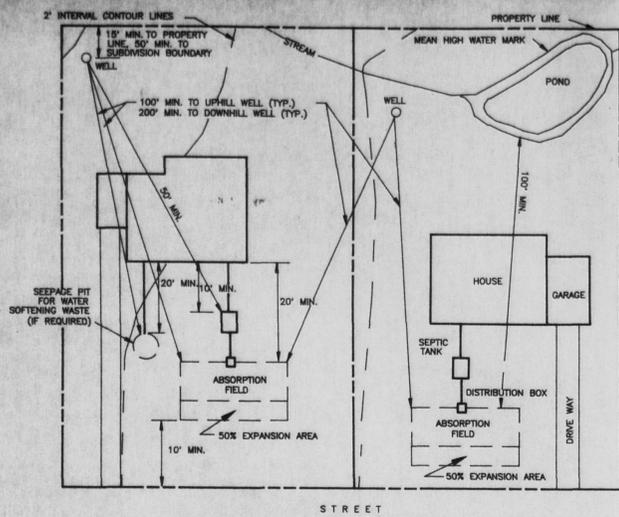
PRELIMINARY PLAN FOR LANDS OF:
EILEEN C. OSSMANN
TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK

Approved for Construction	Date	Work Order	Drawing No	Rev
<i>[Signature]</i>	5/6/91	610.01	C-100	1

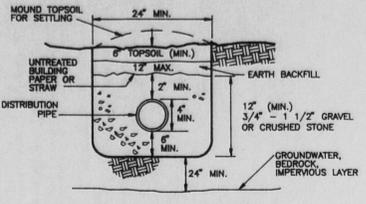
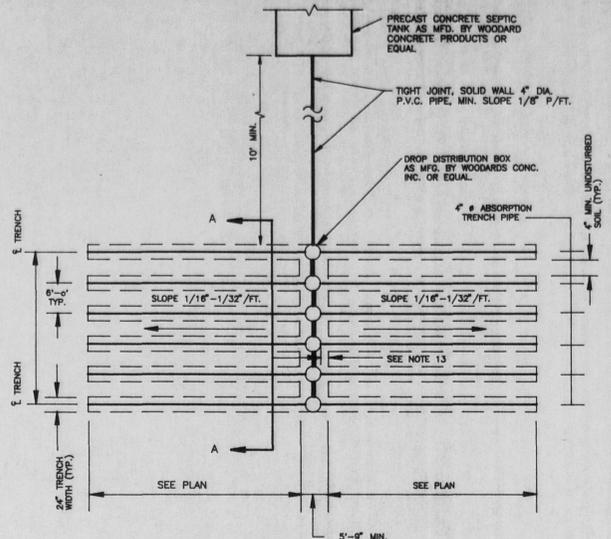
Rev. No.	Revision	Date	Des.	Chkd.	Approved Chf. Engr.	Rev. No.	Revision	Date	Des.	Chkd.	Approved Chf. Engr.
1	CHANGES PER PLANNING BOARD MEETING	5/6/91	SPD								

Drawing Control				
Purpose	Approved By	Date	Released By	Date
For Information				
For Comments				
For Bid				
For Construction				

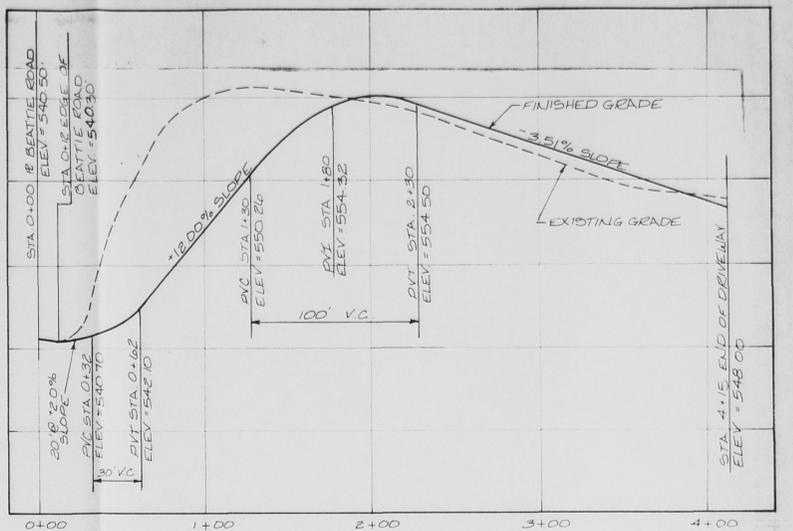




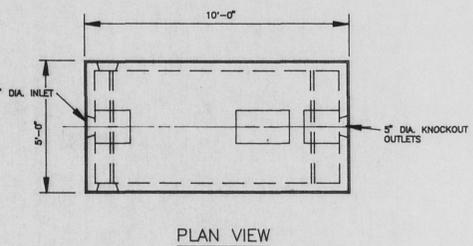
TYPICAL LOT LAYOUT
N.T.S.



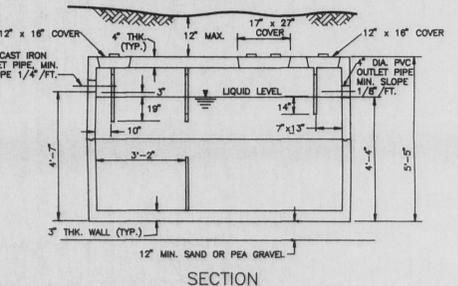
TYPICAL TRENCH SECTION
N.T.S.



DRIVEWAY PROFILE - LOT 2
SCALE = 1" = 5' VERT
1" = 50' HORIZ



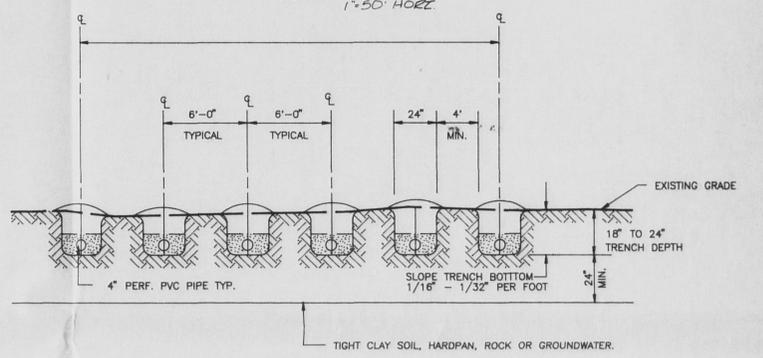
PLAN VIEW



SECTION

NOTE:
PRECAST CONC. SEPTIC TANK AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC.
CONCRETE - 4,000 PSI AT 28 DAYS
REINFORCEMENT - 6" x 6" x 10 ga. WIRE MESH

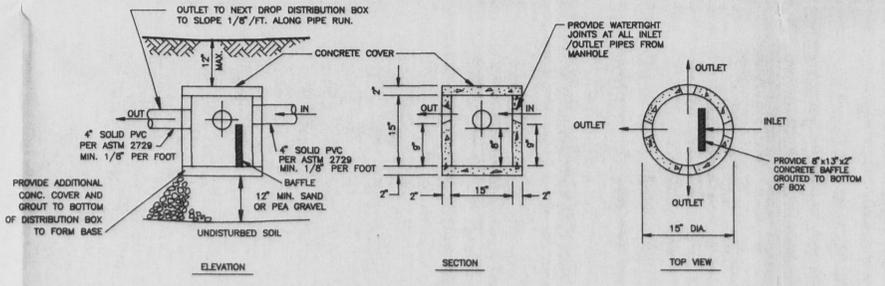
1,250 gal. PRECAST CONCRETE SEPTIC TANK
N.T.S.



CROSS SECTION A-A - TILE FIELD
N.T.S.

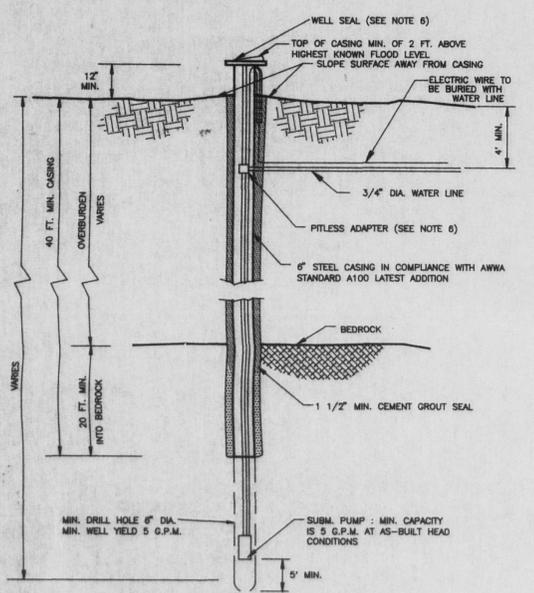
- SEPTIC SYSTEM GENERAL NOTES:
- SEPTIC TANK TO BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE HOUSE
 - NO GRAVING WILL BE PERMITTED IN AREA OF THE TILE FIELD.
 - IF GARAGE DISPOSALS ARE USED, INCREASE SEPTIC TANK SIZE BY 50%.
 - CELLAR DRAINS, ROOF DRAINS OR FOOTING DRAINS SHALL NOT BE DISCHARGED IN THE VICINITY OF THE TILE FIELDS OR WELLS.
 - DRIVEWAYS ARE NOT TO BE CONSTRUCTED OVER TILE FIELDS.
 - ASPHALTIC SEALS SHALL BE MAINTAINED BETWEEN THE SEPTIC TANK, AND ALL PIPES AND COVERS.
 - NO TRENCHES TO BE INSTALLED IN WET SOIL.
 - RAKE SIDES AND BOTTOM OF TRENCH PRIOR TO PLACING GRAVEL IN ABSORPTION TRENCH.
 - GROUT ALL PIPE PENETRATIONS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "WASTE TREATMENT HANDBOOK INDIVIDUAL HOUSEHOLD SYSTEMS" N.Y.S. DEPARTMENT OF HEALTH.
 - ABSORPTION TRENCH PIPE TO BE CAPPED UNLESS INTERCONNECTED.
 - ABSORPTION SYSTEM TO BE LOCATED A MINIMUM DISTANCE OF 20 FEET FROM ANY DWELLING UNIT.
 - INSTALL 2" MIN. SOLID 4" PVC BETWEEN DROP MANHOLE AND START OF TRENCH.

OVERALL PLAN OF ABSORPTION SYSTEM TILE FIELD
N.T.S.



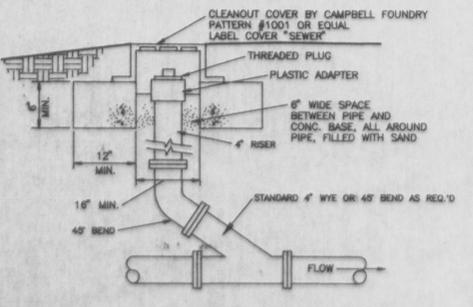
DROP MANHOLE DETAIL
N.T.S.

NOTE:
AS MANUFACTURED BY: WOODARD'S CONCRETE PRODUCTS, INC. CATALOG NO. DBR-4.



TYPICAL DRILLED WELL SECTION
SCALE: N.T.S.

- NOTES:
- WELL IS TO BE CASED AND GROUTED FOR A MIN. OF 40' IN LENGTH.
 - OVERSIZE DRILL HOLE (FOR GROUTING) TO BE 10" DIA. AND 40' MIN. LENGTH.
 - EXPECTED DEPTH OF OVERBURDEN = 15 - 70 FT.
 - EXPECTED DEPTH OF WATER BEARING FORMATION = 260 - 325 FT.
 - WELL CASING TO CONFORM TO ANMA STANDARD A100 (LATEST EDITION).
 - WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD, OR ANY OTHER PART OF A SEWAGE DISPOSAL SYSTEM.
 - DISCHARGE PIPE: 3/4" MIN. OF HEAVY DUTY POLYBUTYLENE 160 # ANMA C902.
 - WATER SERVICE LINES UNDER PRESSURE SHALL NOT PASS CLOSER THAN 10' OF A SEPTIC TANK, TILE FIELD, OR ANY OTHER PART OF A SEWAGE DISPOSAL SYSTEM.
 - CAST IRON PIPES WITH LEAD CAULKED JOINTS ARE REQUIRED FOR SEWAGE LINES WITHIN 50' OF ANY WELL.
 - MIN. WELL YIELD TO BE 5 GAL. PER MINUTE.
 - CEMENT GROUT SHALL BE A MIXTURE OF 1 BAG CEMENT (94 LBS.) AND 5 1/2 GAL. OF CLEAN WATER.
 - ELECTRICAL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
 - CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE PUBLICATION "RURAL WATER SUPPLY", N.Y.S. DEPT. OF HEALTH, LATEST EDITION.



TYPICAL CLEAN-OUT DETAIL
N.T.S.

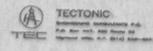
TEST HOLE NO.	TEST HOLE DEPTH	TEST HOLE DIA.	TIME	PERCOLATION TEST RUNS (TIME FOR 1" DROP IN WATER LEVEL)	STABLE RATE	
PP-2A	24"	12"	11:43	11:52	12:04	Stain.
			11:38	11:43	11:55	
			1:05	1:09	1:09	

TEST HOLE NO.	TEST HOLE DEPTH	TEST HOLE DIA.	TIME	PERCOLATION TEST RUNS (TIME FOR 1" DROP IN WATER LEVEL)	STABLE RATE	
PP-2B	24"	12"	12:46	12:52	12:59	7 min.
			12:41	12:46	12:52	
			1:05	1:06	1:07	

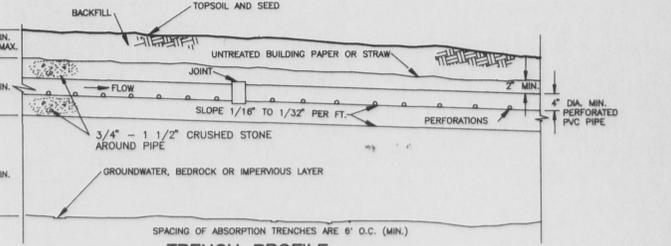
ELEVATION	DEPTH (Feet)	SAMP. NO.	DESCRIPTION	TP-2B
4'-2 1/2"	1		TOPSOIL	
4'-2 1/2"	2		11. brn silt, trace gravel	
4'-2 1/2"	3			
4'-2 1/2"	4		brn silt and f/c GRAVEL, shale pieces	
4'-2 1/2"	5			
4'-2 1/2"	6			
4'-2 1/2"	7		END OF TEST PIT	

ELEVATION	DEPTH (Feet)	SAMP. NO.	DESCRIPTION	TP-2A
4'-1 1/2"	1		TOPSOIL	
4'-1 1/2"	2		brn silt (loose), trace gravel	
4'-1 1/2"	3		tan silt, some f/c gravel, trace clay	
4'-1 1/2"	4			
4'-1 1/2"	5		brn silt and f/c GRAVEL, few nodules	
4'-1 1/2"	6			
4'-1 1/2"	7		END OF TEST PIT	

Scale Requirements
(To Be Completed On Back Of Sheet)
Indicate North
Indicate Nearest Roadway
Indicate Property Lines
Indicate Distances From 2 Adjacent Property Lines



Rev. No.	Revision	Date	Des.	Chk'd	Approved Chief Engr.	Drawing Control				
						Purpose	Approved By	Date	Released By	Date
						For Information				
						For Comment				
						For Bid				
						For Construction				



TRENCH PROFILE
N.T.S.

ABSORPTION FIELD DESIGN TABLE				
LOT No.	ACTUAL PERCOLATION RATE	DESIGN PERCOLATION RATE	MIN. LINEAR FT. ABSORPTION TRENCH 4 BEDROOM HOUSE (REQUIRED)	MIN. LINEAR FT. ABSORPTION TRENCH 4 BEDROOM HOUSE (PROVIDED)
2	PT-2A 9 Min. (24" DEEP) PT-2B 7 Min. (24" DEEP)	8 - 10 Min./in	333 LF.	360 LF.

TECTONIC
ENGINEERING CONSULTANTS P.C.
P.O. Box 447, 600 Route 32
Highland Mills, N.Y. (914) 928-6531

SHEET 2 OF 2

DETAILS AND DRIVEWAY PROFILE

EILEEN C. OSSMANN
TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK

Approved for Construction	Date	Work Order	Drawing No.	Rev.
JVN	5-7-91	610.01	C-101	0

SUB-DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JUN 18 1991
RONALD LANDER
SECRETARY

