

**PB# 92-16**

**Gary Roberts**

**57-1-58**

ROBERTS, GARY SUBDIVISION #92-16  
STATION ROAD (WEEDEN) 2 LOTS

*Approved 6/4/92*

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12545

Received of

S. Roberts Construction March 24 1992 \$ 50.00

Fifty and 00 DOLLARS

For

Planning Board Application Fee #92-16

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR-0672</u>		<u>50.00</u>

By Pauline G. Townsend  
Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12544

Received of

Town Clerk March 24 1992 \$ 300.00

Three Hundred and 00 DOLLARS

For

Escrow Gary Roberts Construction  
Planning Board #92-16

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR #0703</u>		<u>300.00</u>

By

Jay Pei  
Controller  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12706

Received of

S. Roberts Construction June 22 1992 \$ 260.00

Two Hundred Sixty and 00/100 DOLLARS

For

Planning Board 92-16 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR #0805</u>		<u>\$260.00</u>

By

Pauline G. Townsend  
Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

CR 0672	5000

Dawn Clark  
Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12544

March 24 1992

Received of Dawn Clark \$ 300.00

Three Hundred and 00 DOLLARS

For Planning Board #9216  
Escrow Gary Roberts Construction

DISTRIBUTION:

FUND	CODE	AMOUNT
CR #0703		300.00

By Jarvis

Coytoll  
Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12706

June 22 1992

Received of G. Roberts Construction \$ 260.00

Two Hundred Sixty and 00/100 DOLLARS

For Planning Board 92-16 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 0805		\$260.00

By Pauline G. Townsend

Town Clerk  
Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT

12705

June 22 1992

Received of G. Roberts Construction \$ 1000.00

One Thousand and 00/100 DOLLARS

For Planning Board #92-16 Recreation Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 0804		\$1000.00

By Pauline G. Townsend

Town Clerk  
Title

© WILLIAMSON LAW BOOK Co., VICTOR, N.Y. 14564

92-16

Map Number 131-92

City [ ]  
Town  N. Windsor  
Village [ ]

Section 51 Block 1 Lot 88

Title: Roberts

Dated: 1-13-92 Filed 6-24-92

Approved by Ronald Hande  
on 6-4-92

Record Owner Frances J. Rakowicki

MARION S. MURPHY  
Orange County Clerk

(2 sheets)

County File No. NWT 10 92 N

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Mrs. Stanley Rakowiecki/Mr. Gary Roberts  
for a Subdivision - Station Rd.  
County Action: Local Determination

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

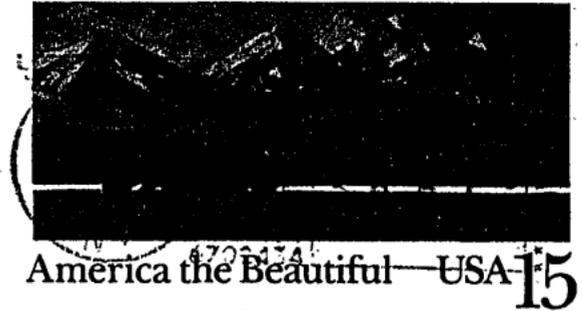
Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street  
Goshen, N.Y. 10924**

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00  
FINAL PLAT SECTION FEE.....\$ 150.00  
BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

\* \* \* \* \*

RECREATION FEES:

1 LOTS @ \$1000.00 PER LOT.....\$ 1,000.00

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
OTHER.....\$ \_\_\_\_\_

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

5% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ \_\_\_\_\_

2% OF REMAINDER OF ABOVE:.....\$ \_\_\_\_\_

TOTAL INSPECTION FEE DUE:.....\$ \_\_\_\_\_

*Have fees to H. Weeden 5/29/92 CW  
6/17/92 Spoke to Mrs. Roberts - informed her of fees due - She said they will be paid in a few days.*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-16  
NAME: ROBERTS, GARY SUBDIVISION  
APPLICANT: ROBERTS, GARY

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
/ /	VOID ENTRY	CHG	0.00		
/ /	VOID ENTRY	PAID		0.00	
03/23/92	2 LOTS ESCROW	PAID		300.00	
04/08/92	P.B. ATTY. FEES	CHG	35.00		
05/20/92	P.B. ENGINEER FEES	CHG	71.00		
04/08/92	P.B. MINUTES	CHG	18.00		
07/10/92	RETURN TO APPLICANT	CHG	176.00		
		TOTAL:	300.00	300.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 92-16

NAME: ROBERTS, GARY SUBDIVISION  
APPLICANT: ROBERTS, GARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/04/92	PLANS STAMPED & SIGNED	APPROVED
04/08/92	P.B. APPEARANCE . APPROVED SUBJECT TO ORANGE COUNTY PLANNING REVIEW	LA/ND WVE:PH:APPRVD
02/04/92	WORK SESSION APPEARANCE	REVISE & SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-16

NAME: ROBERTS, GARY SUBDIVISION  
APPLICANT: ROBERTS, GARY

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
/ /	VOID ENTRY	CHG	0.00		
/ /	VOID ENTRY	PAID		0.00	
03/23/92	2 LOTS ESCROW	PAID		300.00	
04/08/92	P.B. ATTY. FEES	CHG	35.00		
05/20/92	P.B. ENGINEER FEES	CHG	71.00		
04/08/92	P.B. MINUTES	CHG	18.00		
		TOTAL:	124.00	300.00	-176.00

Please issue a check  
in the amount of \$176.00  
To: Gary Roberts Construction  
436 Station Rd  
Salisbury Mills, N.Y. 12577

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Approval

FOR PROJECT NUMBER: 92-16  
NAME: ROBERTS, GARY SUBDIVISION  
APPLICANT: ROBERTS, GARY

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/16/92	P.B. APPROVAL FEES	CHG	260.00		
06/19/92	P.B. APPROVAL FEES	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/22/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Recreation

FOR PROJECT NUMBER: 92-16  
NAME: ROBERTS, GARY SUBDIVISION  
APPLICANT: ROBERTS, GARY

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/16/92	REC. FEE 1 LOT	CHG	1000.00		
06/19/92	REC. FEE 1 LOT	PAID		1000.00	
		TOTAL:	1000.00	1000.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/08/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-16

NAME: ROBERTS, GARY SUBDIVISION

APPLICANT: ROBERTS, GARY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	03/24/92	MUNICIPAL HIGHWAY	/ /	
ORIG	03/24/92	MUNICIPAL WATER	03/25/92	APPROVED
ORIG	03/24/92	MUNICIPAL SEWER	/ /	
ORIG	03/24/92	MUNICIPAL SANITARY	/ /	
ORIG	03/24/92	MUNICIPAL FIRE	03/25/92	APPROVED
ORIG	03/24/92	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/08/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 92-16

NAME: ROBERTS, GARY SUBDIVISION

APPLICANT: ROBERTS, GARY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/04/92	WORK SESSION APPEARANCE	REVISE & SUBMIT

APRIL 8, 1992

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ROBERTS, GARY SUBDIVISION (92-16) STATION ROAD

MR. PETRO: Minor subdivision of 152 acre parcel into two single family residential lots. It's going to be some nice sized lots. The plan was reviewed on conception basis only.

Mr. Howard Weeden came before the board representing this proposal.

MR. WEEDEN: I'm project surveyor. Mr. Roberts is purchasing one acre lot from Mrs. Racowicki (phonetic) and we're proposing one acre lot on Station Road. There's an existing house and barn on the farm which is shown on the deed plot, plot of the entire parcel. We have taken percs and deeps. We have septic system proposed by Mike Aiello (phonetic), the engineer from Bullville. I've shown proposed dwelling site distances for the driveway and we have gone to a work session and this I have incorporated the work session comments in these latest plans.

MR. VAN LEEUWEN: Mrs. Racowicki is selling off one lot?

MR. WEEDEN: Yes.

MR. VAN LEEUWEN: And it's one acre?

MR. WEEDEN: Exactly one acre.

MR. VAN LEEUWEN: Drain to daylight?

MR. WEEDEN: That's for the footing drain.

MR. VAN LEEUWEN: Okay now I see what you mean. I never heard that term used to daylight.

MR. LANDER: Can you tell me what this line is right here? Looks like it's running up the middle of the road. That's not the property line is it?

MR. WEEDEN: No, that's the property line. This is the road dedication parcel 25 feet from the center line.

MR. PETRO: Do you have anything to add to this? Any comments? Pretty straightforward.

MR. EDSALL: Well I venture to say if it didn't have to go to the County Planning because it's next to the

APRIL 8, 1992

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town line or a town line you can probably approve it tonight. You may want to go through some of the procedural items.

MR. VAN LEEUWEN: I'll make a motion for lead agency.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion to take lead agency in the Roberts Minor Subdivision. Any further discussion by the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: Public hearing, what do you think about that?

MR. VAN LEEUWEN: I make a motion to waive public hearing.

MR. SCHIEFER: I'll second that.

MR. PETRO: Motion to waive public hearing on the Roberts Minor Subdivision. Any further discussion by the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I make a motion to declare negative dec.

MR. DUBALDI: Second motion.

MR. PETRO: Motion to declare negative dec on the Roberts Minor Subdivision.

ROLL CALL:

MR. VAN LEEUWEN            AYE  
MR. SCHIEFER                AYE  
MR. DUBALDI                 AYE  
MR. LANDER                  AYE  
MR. PETRO                    AYE

MR. VAN LEEUWEN: Can I ask you what the perc is on this?

MR. WEEDEN: Yes you may, we had two percolation tests performed. One was three minutes, the other was nine minutes. We have designed for 16 minute rate though.

MR. VAN LEEUWEN: I'd like to make a motion to approve this subject to County Planning. The only reason it has to go is on account of the town line.

MR. PETRO: Before we get to that, we'll get a second on your motion as far as going to Blooming Grove, I think this is so minor in nature you think that they should be sent a plan or not?

MR. EDSALL: I only suggested it if you are sending it to County Planning you may want to send it to them as well and if you care to make a condition on receipt of no negative comments, there might be something that's on their side of the town line we're not aware of.

MR. VAN LEEUWEN: I know the properties and it's another big parcel over here.

MR. BABCOCK: There's an adjoining dwelling there, see it on the plan.

MR. WEEDEN: I've shown adjoining septic, dwelling and the wells.

MR. EDSALL; I'm not anticipating any problems as a courtesy we usually try to send it. We have to wait the 30 days so in that case we might as well send it.

MR. VAN LEEUWEN: If we don't hear anything in from Blooming Grove in 30 days as far as I'm concerned--

MR. PETRO: It goes out of our office?

MR. EDSALL: Yes, that way you just send both of them out and when the 30 days is up, you go ahead.

APRIL 8, 1992

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MR. VAN LEEUWEN: Three and 16 minute perc?

MR. PETRO: The well in the back, does that have to be over the property line any specific distance?

MR. VAN LEEUWEN: It's away from the other septic system.

MR. PETRO: But it's so close to the property line.

MR. BABCOCK: Only has to be 15 feet.

MR. WEEDEN: Sixteen in that corner. I designed it for--

MR. PETRO: We have a motion on the floor to approve subject to Orange County Planning. Is there a second?

MR. SCHIEFER: I'll second it and can I ask a question? Can we do that legally? We have no problem with that?

MR. KRIEGER: Subject to, no.

MR. SCHIEFER: I'll second it.

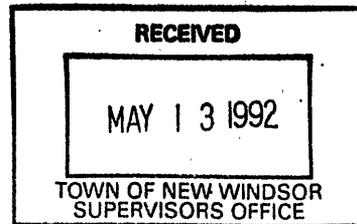
MR. PETRO: Motion to approve the Roberts Minor Subdivision been made and seconded subject to hearing back from Orange County Planning with no problems and local determination. Is there any further discussion?

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE



MARY MCPHILLIPS  
County Executive



**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON *Commissioner*  
VINCENT HAMMOND *Deputy Commissioner*

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 10 92 N

Applicant Mrs. Stanley Rakowiecki/Mr. Gary Roberts County I.D. No. 57 / 1 / 58

Proposed Action: Subdivision - 2 lots

State, County, Inter-Municipal Basis for 239 Review Within 500' of station Rd.

Comments: There are no significant Inter-community or Countywide concerns to bring to your attention.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination  Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5/6/92  
Date  
CC: M.E.

*Vincent Hammond*  
Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-16

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date -

City, Town or Village Board  Planning Board  Zoning Board

2. Owner: Name MRS. Stanley Rakowiecki

Address 423 Station Rd. - Salisbury Mills, N.Y.

3. Applicant\*: Name MR. Gary Roberts

Address 436 Station Rd. - Salisbury Mills, N.Y.

\* If Applicant is owner, leave blank

4. Location of Site: Station Road (At Town of Blooming Grove Line)  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 57 Block 1 Lot 58

Present Zoning District R-3 Size of Parcel 151 ± Acres

5. Type of Review:  
Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_  
Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

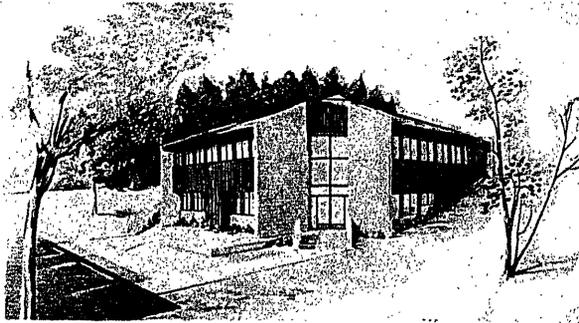
Subdivision: Number of Lots/Units 2 Lots

Site Plan: Use \_\_\_\_\_

4/13/92  
Date

Myra L. Mason, Sec'y for the P.B.  
Signature and Title

# Town of Blooming Grove



*Planning Board*  
Edward T. Brundage, *Chairman*  
Ralph Maffei, *1st Vice Chairman*  
Kenneth Kiernan, *2nd Vice Chairman*  
Xavier Amante, *Secretary*

*Town Engineer*  
E. A. Fares, P.E.  
(914) 496-4177  
*Planning Board Clerk*  
Susan N. Falsetta  
(914) 496-6871  
(FAX) 496-1945

P.O. BOX 358  
HORTON ROAD and ROUTE 94  
BLOOMING GROVE, N.Y. 10914

April 24, 1992

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

ATTN: JAMES R. PETRO, JR.  
PLANNING BOARD CHAIRMAN

Dear Mr. Petro:

Re: Subdivision of Lands  
Gary Roberts

This is to advise you that at a regular meeting of Blooming Grove's Planning Board, held on 4/22/92, on a motion by Mr. Sherman and seconded by Mr. Shute, it was agreed that this Board has no objection to the above proposed subdivision.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

*Edward T. Brundage*  
Edward T. Brundage  
Chairman

ETB:snf

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: TOWN FIRE INSPECTOR  
DATE: 25 MARCH 1992  
SUBJECT: ROBERTS SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: FB-92-016

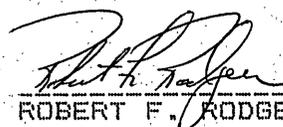
DATED: 23 MARCH 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-020

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS CONDUCTED ON 25 MARCH 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: 14 FEBRUARY 1992



ROBERT F. RODGERS; CCA

✓  
CC: M.E.

3-25-92

92-16

MAR 23 1992  
OR 16

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
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  
Howard W. Weeden for the building or subdivision of  
Roberts \_\_\_\_\_ has been  
reviewed by me and is approved   
~~disapproved~~ \_\_\_\_\_

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

There is no town water in 40's Area.  
\_\_\_\_\_  
\_\_\_\_\_

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

Steve D. Do  
\_\_\_\_\_  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

✓  
CC: M.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

- Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92-16  
 WORK SESSION DATE: 4 FEB 92 APPLICANT RESUB. REQUIRED:  
 REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_  
 PROJECT NAME: Roberts.  
 PROJECT STATUS: NEW  OLD \_\_\_\_\_  
 REPRESENTATIVE PRESENT: Howard Weeden. L.S.  
 MUNIC REPS. PRESENT: BLDG INSP. \_\_\_\_\_  
 FIRE INSP. John  
 ENGINEER X  
 PLANNER \_\_\_\_\_  
 P/B CHMN. \_\_\_\_\_  
 OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

add tax map loc plan  
R-3  
add Rd Frty 70' add Min Liv Area 1200  
add proposed.  
call out vacant lands.  
need OC PD - courtesy to BG.  
need app  
next avail agenda

300 Escrow

4MJ91 pbwform

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 ROBERTS
2. Name of Applicant GARY ROBERTS Phone 496-8403  
Address 436 STATION ROAD SALISBURY MILLS, N.Y. 12577  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record MRS. STANLEY RAKOWIECKI Phone 496-4908  
Address RD 4 BOX 200, STATION ROAD, SALISBURY MILLS, N.Y. 12577  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan HOWARD WEEDEN, L.S. Phone 778-7643  
Address 66 HARVARD DRIVE WALDEN, N.Y. 12586  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney GARY GALATI, ESQ Phone 561-6400  
Address 27 WEST STREET, NEWBURGH N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting HOWARD WEEDEN, L.S. Phone 778-7643  
(Name)
7. Location: On the EAST side of STATION ROAD  
(Street)  
feet AT THE TOWN LINE OF BLOOMING GROVE  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 1.51 ± 9. Zoning District R-3
10. Tax Map Designation: Section 57 Block 1 Lot 58
11. This application is for 2 lot subdivision of 1 acre lot  
out of an existing farm parcel.

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 \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section 57 Block 1 Lot(s) 58

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

FRANCIS RAKOWIECKI <sup>423 Station Rd</sup> being duly sworn, deposes and says that he resides at Rd #1 Box 200 SALISBURY MILLS, N.Y. 12577 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 HOWARD WOODEN, L.S. / GARY ROBERTS 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

X Francis Rakowiecki  
(Owner's Signature)

25 day of February 1982

X Gary Robert  
(Applicant's Signature)

James Casazza  
Notary Public

(Title)

JAMES CASAZZA  
NOTARY PUBLIC, State of New York  
No. 4674675  
Qualified in Orange County  
Commission Expires March 30, 1992

*gr*

PROJECT I.D. NUMBER

617.21

SEQR

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>HOWARD WEBER FOR GARY ROBERTS</i>		2. PROJECT NAME <i>SUBDIVISION FOR ROBERTS</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>TOWN OF NEW WINDSOR SECTION - 57 Block - 1 Lot - 88</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>1 acre lot subdivided from 151 acre parent parcel</i>			
7. AMOUNT OF LAND AFFECTED: Initially <u>1</u> acres    Ultimately <u>1</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 <i>TOWN OF NEW WINDSOR PLANNING BOARD</i>			
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 type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>HOWARD WEBER</i>		Date: <i>3/1/92</i>	
Signature: <i>X [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 617.12? 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 617.6? 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:

\_\_\_\_\_  
 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

FRANCES RAKOWIECKI, deposes and says that he  
 resides at ~~RD 4 BOX 200~~ <sup>423</sup> STATION ROAD, SALISBURY MILLS, N.Y. 12577  
 (Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of SECTION 57 BLOCK 1 LOT 58

which is the premises described in the foregoing application and  
 that he has authorized HOWARD WEDDEN, L.S. AND GARY ROBERTS  
 to make the foregoing application as described therein.

Date: 2/5/92

x Frances J. Rakowiecki  
 (Owner's Signature)

x James Casage  
 (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.  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.

MAR 23 1992

13. ✓ 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. ✓ 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. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A 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. N/A 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. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A 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.

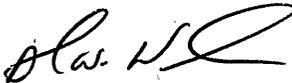
MAR 23 1992

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. 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:   
Licensed Professional

Date: 3/9/92

**NOTES:**  
 SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.  
 SUBJECT to any written and/or unwritten easements, restrictions, rights-of-ways, and/or agreements.

**RECORD OWNER:**

Stanley Rakowiecki  
 R.D. #1, Box 200  
 Station Road  
 Salisbury Mills, N.Y. 12577

**SUBDMIDER:**

Gary Roberts  
 436 Station Road  
 Salisbury Mills, N.Y. 12577

**SUBDIVISION NOTES:**

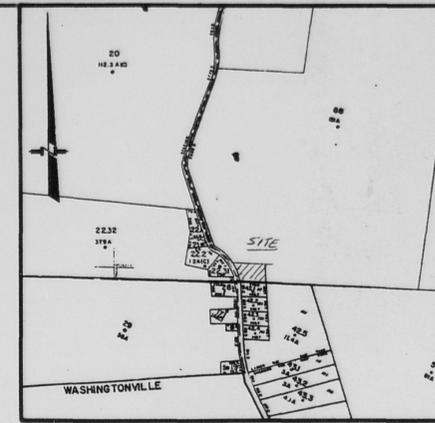
- Subject to an accurate survey.
- Total Number of Lots: 2 (one plus remainder)
- Total Area in Subdivision: 151± acres
- Topography shown hereon compiled from an actual field survey dated: 13 January 1992.
- All on site sanitary disposal systems shall be laid out in the field, supervised during construction, inspected and certified as complete in accordance with the approved plans and New York State Standards by a N.Y.S. licensed engineer.
- These plans are incomplete/invalid without the engineer's and surveyor's signatures and seals and sheets: 1 and 2 of 2.
- There are no other adjoining septic systems and/or wells within 200 feet of the proposed lot lines for Lot 1, except those shown hereon.

**ZONING REGULATIONS:**

R-3 DISTRICT		proposed:	
Lot Area	43,560 S.F.	47,393 S.F.	
Lot Width	125' (at building line)	156'	
Front Yard	45'	180'	
One Side Yard	20'	40.5'	
Both Side Yards	40'	102.5'	
Rear Yard	50'	81.7'	
Road Frontage	70'	150'	
Lot Coverage	10% max.		
Building Height	35' max.		
Min. Livable Area	1200 S.F.		

**REFERENCES:**

TAX MAP DATA:  
 Section: 57  
 Block: 1  
 Lot: p/o 88  
 Deed Liber: 2084, Page: 768  
 A map entitled "Re-Subdivision - Lot 1 of Lasser Subdivision" filed in the Orange County Clerk's office on 28 February 1986 as map number 7499.



**LOCATION MAP**  
 scale: 1" = 800±



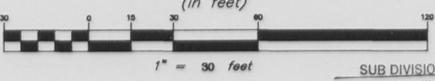
**PLOT OF ENTIRE PARCEL**

scale: 1" = 300'  
 (compiled from deed liber 2084, page 766 and from Orange County tax maps)



**SURVEY DETAIL**

Graphic Scale  
 (in feet)



**LEGEND:**

- ⊙ - prop. well
- — — — — building setback line
- - - - - contour line
- ⊙ - utility pole
- ⊕ - stone wall
- — — — — overhead wires
- ⊙ - deep soils test
- ⊕ - percolation test

SUB DIVISION APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON JUN - 4 1992  
 BY RONALD LANDER  
 SECRETARY

Survey and  
 Subdivision of Property for  
**ROBERTS**  
 Town of New Windsor  
 Orange County - New York

I hereby certify to:  
 -Gary Roberts;  
 -Town of New Windsor;

Unlawful alteration or addition to a survey map having a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

that this is a correct and accurate survey of Lot 1, performed in the field by myself, and that no surface encroachments exist, except those shown hereon.  
 Howard W. Weeden, P.L.S. NYS Lic. No. 049967

NO.	DATE	DESCRIPTION	BY
1	2/14/92	Town Engineer's Comments	HW



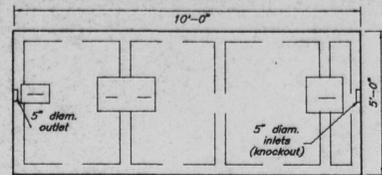
as shown 13 January 1992 91-21  
**HOWARD W. WEEDEN**  
 Professional Land Surveyor  
 16 Harvard Drive  
 Walden, New York 12586  
 tel: (914) 778-7843 fax: (914) 778-7307

The proposed sewage disposal system and water supply system shown is designed in accordance with the standards and requirements established by the New York State Department of Health and the New York State Department of Environmental Conservation for residential lots. The design is based upon actual soil and site conditions found upon the lot at the design location at the time of the design.  
 Michael J. Aiello, P.E.  
 N.Y.S. Lic. No. 60203

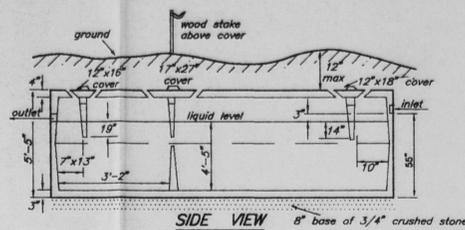


**MICHAEL J. AIELLO, P.E.**  
 Consulting Engineer  
 DICKERSON'S MILL  
 N.Y.S. Route 17K  
 Bullville, New York 10915  
 tel: (914) 361-1211

Certifications indicated herein signify that the survey was prepared in accordance with the existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors. Such certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the owners of the land surveyed. Certifications are not transferable to additional institutions or subsequent owners.



PLAN VIEW

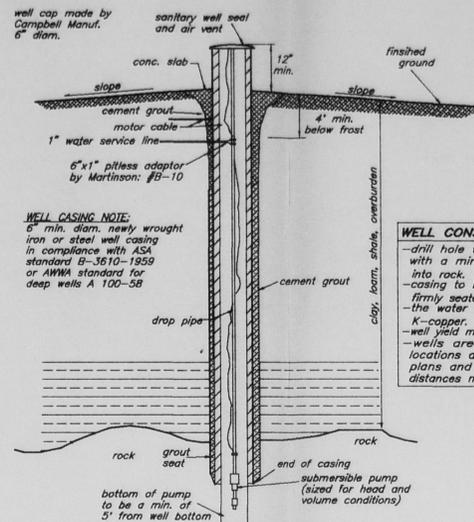


SIDE VIEW

Woodard's Concrete Products pre-cast septic tank model no. ST-1250; 1250 gallons

- SPECIFICATIONS**
- concrete min. strength: 4000 PSI at 28 days
  - steel reinforcement: 6"x6"x10 ga. wire mesh
  - constr. joint: sealed with butyl rubber base cement
  - pipe connection: poly-loc seal (patent pending)

**1250 GALLON SEPTIC TANK DETAIL**  
(not to scale)



**WELL CASING NOTE:**  
6" min. diam. newly wrought iron or steel well casing in compliance with ASA standard B-3610-1959 or AWWA standard for deep wells A 100-58

- WELL CONSTRUCTION STANDARDS**
- drill hole to be casing size plus 4" with a minimum of 20" of grouting into rock.
  - casing to be through overburden and firmly seated into rock.
  - the water service lines shall be type K-copper.
  - well yield must be at least 5 GPM, min.
  - wells are to be installed in the locations as shown on the approved plans and the minimum separation distances must be strictly adhered to.

**TYPICAL WELL DETAIL**  
(not to scale)

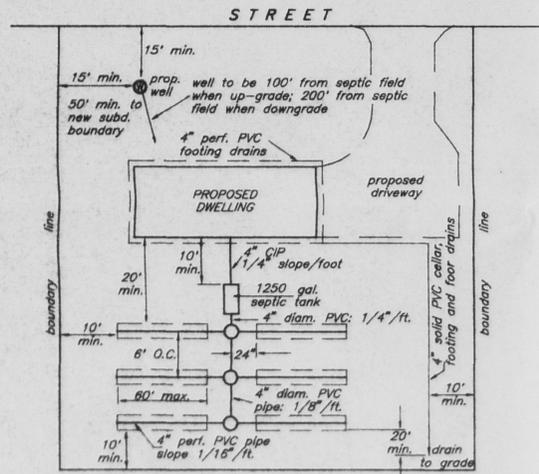
**SEPTIC SYSTEM DESIGN CONSTRUCTION NOTES:**

- all septic systems are to be located at least 100 feet from streams and at least 50 feet from drainage easements and/or courses.
- no more than one single family dwelling per lot.
- no driveways or parking areas will be located over the septic design area.
- all trees in the proposed septic system design area are to cut and their stumps removed in a manner that will not disturb the virgin soil.
- no roof, cellar, or footing drains are to be discharged into the septic area or towards the proposed well.
- water saving devices are to be used on all fixtures.
- sewage disposal systems must be designed by, laid out in the field, supervised and inspected during construction and certified as complete in accordance with the approved plans by a licensed New York State Professional Engineer.
- garbage grinder installations are not permitted.
- no grading cuts are to be made in the area of the proposed septic system.
- proposed sewer laterals are to be laid out and constructed parallel with existing ground contours.

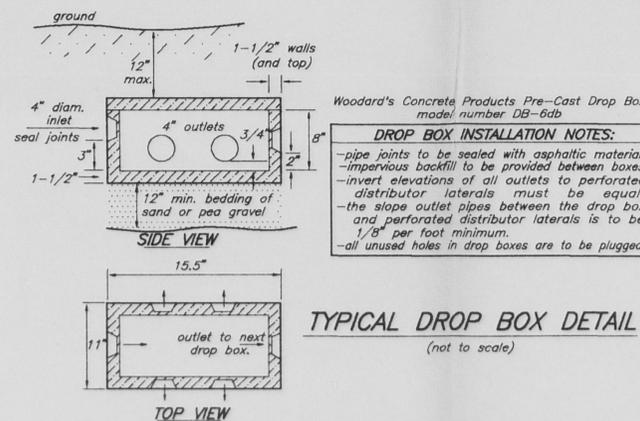
**PROPOSED SEPTIC SYSTEM DESIGN STANDARDS**

depth	recorded rate	design rate	minimum design trench length		
			2 bedrooms	3 bedrooms	4 bedrooms
hole 1-30"	9 minutes	16 minutes			372 L.F. required
hole 2-30"	3 minutes				396 L.F. provided

percolation tests performed 11/91.



**TYPICAL LOT LAYOUT**  
(not to scale)

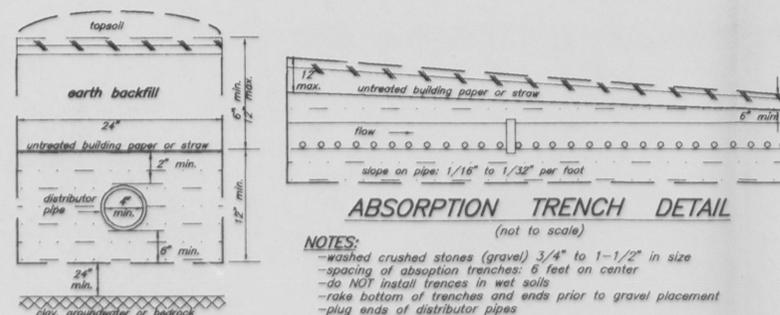


**TYPICAL DROP BOX DETAIL**  
(not to scale)

- DROP BOX INSTALLATION NOTES:**
- pipe joints to be sealed with asphaltic material.
  - impervious backfill to be provided between boxes.
  - invert elevations of all outlets to perforated distributor laterals must be equal.
  - the slope outlet pipes between the drop box and perforated distributor laterals is to be 1/8" per foot minimum.
  - all unused holes in drop boxes are to be plugged.

**DEEP SOILS RESULTS**

hole A	hole B
0 ..... topsoil	0 ..... topsoil
1-.....	1-.....
2-.....	2-.....
3-.....	3-.....
4- clay/sand mixture loam	4- clay/sand mixture loam
5-.....	5-.....
6-.....	6-.....
7-.....	7-.....
8- no groundwater no bedrock	8- no groundwater no bedrock



**ABSORPTION TRENCH DETAIL**  
(not to scale)

- NOTES:**
- washed crushed stones (gravel) 3/4" to 1-1/2" in size
  - spacing of absorption trenches: 6 feet on center
  - do NOT install trenches in wet soils
  - rake bottom of trenches and ends prior to gravel placement
  - plug ends of distributor pipes

SUB DIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON JUN - 4 1992  
BY *Ronald Lander*  
RONALD LANDER  
SECRETARY

The proposed sewage disposal system(s) and water supply system(s) shown hereon are designed in accordance with the standards and requirements established by the New York State Department of Health for residential lots. The design(s) are based upon actual soil and site conditions found upon the lot(s) at the design location at the time of the design.

*Michael J. Aiello*  
MICHAEL J. AIELLO, P.E. N.Y.S. Lic. No. 60203

Construction Details for  
**ROBERTS**  
Town of New Windsor  
Orange County - New York



date: 13 January 1992 sheet: 2 of 2 file no.: 92-03  
**MICHAEL J. AIELLO, P.E.**  
Consulting Engineer  
DICKERSON'S MILL  
N.Y.S. Route 17K  
Bullville, New York 10915  
tel.: (914) 361-1711