

PB# 92-20

**Henry VanLeeuwen
(Sub.)**

55-1-65.11,117,116

92-20 VanLeeuwen Sub

(P.B. # 84-60)

Reapplied under P.B. # 92-20

Approved 1-18-95

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

GENERAL RECEIPT

14441

Jan. 18 19 95

Received of Henry Van Leeuwen \$ 400.⁰⁰

Four Hundred ⁰⁰/₁₀₀ DOLLARS

For Planning Board 92-20 Approval Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
ck# 1441		400.00

By Dorothy H. Hansen

Town Clerk

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

GENERAL RECEIPT

14442

Jan. 18 19 95

Received of Henry Van Leeuwen \$ 200.⁵⁰

Two Hundred ⁵⁰/₁₀₀ DOLLARS

For Eng Fees # 92-20

DISTRIBUTION:

FUND	CODE	AMOUNT
ck# 1443		200.50

By Dorothy H. Hansen

Town Clerk

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 92-20

January 18, 19 95

RECEIVED FROM Henry Van Leeuwen

Seven Hundred Ninety - Eight ⁰⁰/₁₀₀ DOLLARS

2% of \$39,900.00 Cost Estimate (Inspector Fee)

Account Total \$ 798.00

Amount Paid \$ 798.00 ck 1444

Balance Due \$ -0-

Jan 1/18/95

Theresa Mason Secy to the P.B.

Planning Board

Town Hall

555 Union Ave.

NO. 92-20

January 18 19 95

84-60

NEW # 92-20

HENRY VAN LEEUWEN SUBDIVISION

Town Clerk

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

GENERAL RECEIPT

14442

Jan. 18 19 95

Received of Henry Van Leeuwen \$ 200.50

Two Hundred 50/100 DOLLARS

For Eng Fees # 92-20

DISTRIBUTION:

FUND	CODE	AMOUNT
ck# 1443		200.50

By Dorothy H. Hansen

Town Clerk

Planning Board
Town Hall

NO. 92-20

555 Union Ave.
New Windsor, N.Y. 12553

January 18, 19 95

RECEIVED FROM Henry Van Leeuwen

Seven Hundred Ninety - Eight 00/100 DOLLARS

2% of \$39,900.00 Cost Estimate (Inspection Fee)

Account Total \$ 798.00

Amount Paid \$ 798.00 CK 1444

Balance Due \$ -0- Three Mason Lic to the P.B.

Min 1/18/95

Planning Board
Town Hall

NO. 92-20

555 Union Ave.
New Windsor, N.Y. 12553

January 18, 19 95

RECEIVED FROM Henry Van Leeuwen

Two Thousand 00/100 DOLLARS

Recreation Fee 4 Lots @ \$500.00 ea.

Account Total \$ 2,000.00

Amount Paid \$ 2,000.00 CK 1442

Balance Due \$ -0- Three Mason Lic to the P.B.

Min 1/18/95

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

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

6124

Dec. 6. 19 84

Received of Clias Sheras \$ 25.00

Twenty Five 00/100 DOLLARS

For Henry Van Leeuwen Major Sub-Division 84-60

DISTRIBUTION:

FUND	CODE	AMOUNT
check #575		25.00

By Pauline G. Townsend

Town Clerk (Seal)

Title

NEW # 92-20
84-60
HENRY VAN LEEUWEN SUBDIVISION

Map Number 23-95

92-20

Section 55 Block 1 Lot 119

City
Town X Village N. Windsor

Title: Van heeuwen, Henry

Dated: 9/2/92 Rev. Filed 2/24/95

Approved by James R. Pedro Jr.
on 1/18/95

Record Owner Henry Van heeuwen

+ Elizabeth Ann
Van heeuwen

JOAN A. MACCHI
Orange County Clerk

January 11, 1995

5

REGULAR ITEMS:

VAN LEEUWEN SUBDIVISION (92-29) BEATTIE ROAD
(REAPPROVAL)

MR. PETRO: Mr. Krieger is now here. This is for a reapproval. Henry, this obviously has something to do with you.

MR. VAN LEEUWEN: Yes, it does, I'll abstain.

MR. LANDER: Mr. Chairman--

MR. PETRO: This was approved on May 13, 1992. Mark, do we have any comments from you?

MR. EDSALL: There were no new applications for tonight's meeting so I don't have any comments but I'm prepared to discuss this.

MR. PETRO: This is just to, in other words, it's expired and we want to update it?

MR. EDSALL: I would suggest that you move to accept the existing application and act on that application and that file to reapprove so we don't have to have a new file and new application. We act on whether or not somebody cares to make a motion, I'd like to see you maintain the existing file since they are not proposing a new plan. It's the identical information, if we can just use the application and file we already have.

MR. PETRO: Has anything happened on the site at all?

MR. EDSALL: I'm not aware of anything changing.

MR. PETRO: Nothing changed.

MR. VAN LEEUWEN: When I get ready to change it, I'll come in and see you guys.

MR. LANDER: Six month extension or a year?

MR. EDSALL: Basically, you have got an expired final approval and you're looking at granting a new final

January 11, 1995

6

approval on all the same information. So it's not like an extension. It's actually a new approval.

MR. PETRO: There's no new requirements? Nothing new that needs to be done?

MR. EDSALL: I'm not aware of any changes that would affect this subdivision.

MR. KRIEGER: No as long as there are no new changes, I don't think there's anything that needs to be added, no.

MR. PETRO: Okay.

MR. LANDER: Make a motion, Mr. Chairman, to reapprove the Van Leeuwen subdivision.

MR. EDSALL: One step at a time because I want to do SEQRA after we accept the application.

MR. PETRO: Motion to accept this application.

MR. LANDER: I make that motion.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the Van Leeuwen subdivision dated May 13, 1992 and we'll act on that as past application and as present application.

MR. EDSALL: Is this an approval motion?

MR. PETRO: No, just to accept the application as it stands.

MR. EDSALL: Okay.

MR. PETRO: Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN ABSTAIN

January 11, 1995

7

MR. DUBALDI AYE
MR. LANDER AYE
MR. PETRO AYE

MR. EDSALL: Now that you have got an application to review and we're not aware of any zoning or planning changes that would affect your previous review and determinations, I would suggest that you affirm your previous negative dec and you'd be merely saying that you are saying that nothing has changed and that your reviews are still valid and you just affirm your previous negative dec.

MR. LANDER: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded before. Any further discussion? My discussion would be Andy, do you have anything to add to that?

MR. KRIEGER: No, I think that I think what Mark said is valid.

MR. PETRO: Motion has been made and seconded to approve the negative dec that was approved on the May 13, 1992 Van Leeuwen subdivision on Beattie Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. EDSALL: Hank mentions that he is considering upgrading what's approved or proposed as a private road to a town road. I merely remind him that the procedure that he can build it any way he wants and have the proper inspections and petition the Town Board to accept the upgrade but this plan as it's currently submitted still reflects a private road and he can always come back or come here or go to the Town Board

January 11, 1995

8

to have it upgraded. Matter of fact, he doesn't have to come to this board. He has to come to the Town Board and say I changed my mind, I want to build a town road.

MR. PETRO: The private road, the width of the private road, will it, if it's changed to 50 feet for a town road, does it represent 50 feet at this time and if it doesn't, would it change any of the setbacks of the houses?

MR. EDSALL: It's a 50 foot right-of-way.

MR. PETRO: Any further discussion? So, if we can make a motion to approve.

MR. LANDER: So moved, Mr. Chairman.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Van Leeuwen subdivision as represented on May 13, 1992. Any further discussion. And again, I'll go to Andy, is there anything you see we should add or delete?

MR. KRIEGER: No.

MR. EDSALL: You want to make that subject to the same conditions of the previous approval?

MR. PETRO: Subject to all the conditions we're accepting the May 13, 1992 application and approval so whatever is valid there is valid at this time. Any further discussion? If not, roll call.

ROLL CALL

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



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553-6196
Telephone: (914) 563-4610
Fax: (914) 563-4693

January 8, 1997

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

ATTN: JAMES PULLAR, HIGHWAY SUPERINTENDENT

RE: ANNE ELIZABETH DRIVE - MAINTENANCE BOND

Dear Mr. Pullar:

Pursuant to the request of Mr. Hank VanLeeuwen, the undersigned of our office performed a review of a letter dated 7 January 1997 from Mr. Joe Pfau, P.E. of Pietrzak & Pfau. The enclosed letter requested that a maintenance bond be established on the basis of an estimated project cost of \$120.00/l.f. of roadway and a total project cost of \$108,000.00. In line with our review of this request we would offer the following comments and recommendations:

Upon review of bond estimates established in the past for Rock Tavern Greens and Fox River Subdivision, we find that the average cost per lineal foot of roadway approximates \$140.00/l.f. We are, therefore, recommending that the maintenance bond be established on this basis with a total project cost of \$140.00/l.f. X 900 l.f. = \$126,000.00. Estimating the maintenance bond at 10% of the cost of the improvement, the maintenance bond should be established in the amount **\$12,600.00.**

In addition to the above, as you may recall, there were concerns raised by the undersigned of our office in our memo of 8 October 1996 with respect to public improvements and the need for drainage easements. In addition, we have enclosed your memo of 11 December 1996 outlining several items of work which require corrective action prior to acceptance by the Town.

Town of New Windsor

Page 2

January 8, 1997

We are hopeful that the above is acceptable, however, if you should have any questions, please contact our office.

Sincerely yours,

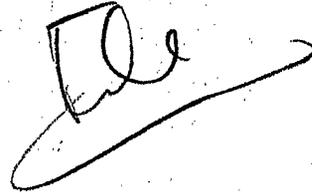
Richard McGoey, P.E.

RICHARD MC GOEY, P.E.,
ENGINEER FOR THE TOWN

RDM/mlm
Enclosure

cc: George J. Meyers, Supervisor - w enc.
James Petro, Jr. - P.B. Chairman - w enc. ✓
Hank VanLeeuwen - w/enc.

MEMO



TO: VAN LEEUWEN SUBDIVISION

FROM: RICHARD MC GOEY, P.E., ENGINEER FOR THE TOWN

SUBJECT: ANNE ELIZABETH DRIVE

DATE: October 8, 1996

On this date, at the request of Mr. VanLeeuwen, the undersigned of our office, along with Jim Pullar, Highway Superintendent, performed a field review of the completed roadway. Mr. VanLeeuwen is requesting that the road be accepted for dedication by the Town of New Windsor. The following is a summary of our findings:

The road width has been increased from 20' to approximately 30' in width and contains a cold mix (Blue Goose) base course with an oil and chip surface treatment. The pavement appears to be satisfactory.

Several problems with the drainage systems were observed which require corrective action, including the following:

1. The cross drain located at approximately 6+75 contains a small catch basin on the upstream side which is ineffective. The catch basin must be increased in size and a stub pipe must lead from the upstream ditch into the catch basin. The pipe should have an end section. The catch basin must be larger as noted previously and the downstream end of the storm drain on the easterly side of the road must contain a flared end section.
2. The storm drain crossing the cul-de-sac is only 12" diameter pipe. This size does not even meet minimum standards. Although the applicant's engineer should size this pipe, a minimum 24" culvert should be installed.
3. The storm drain at the entrance to the cul-de-sac needs a catch basin on the upstream end. In addition, a stub pipe should be installed on both sides of the catch basin to drain the roadway leading to the cul-de-sac and the back side of the cul-de-sac in front of lot #4. In addition, an end section must be placed on the downstream end of the storm drain.
4. Drainage easements must be provided at the outlet end of both culverts onto lot #5.
5. The present subdivision map shows that the roadway is part of lot #5. A revised subdivision map must be prepared which shows the metes and bounds of the roadway as a

VAN LEEUWEN SUBDIVISION

Page 2

October 8, 1996

separate parcel. A narrative description should also be submitted to the Town Attorney's office, along with any other necessary documents of dedication.

6. Upon acceptance for dedication, a maintenance bond must be established in an amount equal to 10% of the constructed cost of all public improvements. This bond must be posted at the time of dedication and be in place for a period of one year to guarantee that the improvements remain in satisfactory condition for that one year period.

RDM:mlm

cc: George Meyers, Supervisor
Jim Pullar, Highway Superintendent
Henry VanLeeuwen, Applicant

**RETAKE
OF
PREVIOUS
DOCUMENT**

VAN LEEUWEN SUBDIVISION

Page 2

October 8, 1996

separate parcel. A narrative description should also be submitted to the Town Attorney's office, along with any other necessary documents of dedication.

6. Upon acceptance for dedication, a maintenance bond must be established in an amount equal to 10% of the constructed cost of all public improvements. This bond must be posted at the time of dedication and be in place for a period of one year to guarantee that the improvements remain in satisfactory condition for that one year period.

RDM:mlm

**cc: George Meyers, Supervisor
Jim Pullar, Highway Superintendent
Henry VanLeeuwen, Applicant**



1763

TOWN OF NEW WINDSOR HIGHWAY DEPARTMENT

875 Union Avenue
New Windsor, New York 12553

914-564-6660

Fax 914-565-1142

File

W. JAMES PULLAR
SUPERINTENDENT OF HIGHWAYS

TO: Van Leeuwen Subdivision

FROM: James Pullar, Superintendent Of Highways *J.P.*

DATE: December 11, 1996

SUBJECT: Ann Elizabeth Drive

On December 10, 1996, at the request of Mr. Van Leeuwen, myself and Albert Conley, Deputy Highway Supt., performed a field review of corrective measure taken as a result of Richard McGoey P.E. memo of October 8, 1996.

Some drainage problems still exist, but can not be corrected till spring due to weather conditions:

1. Cross drain at 6 + 75 is half full of water on inlet. (Apparently first length of pipe not pitched properly as water is draining from outlet.) Catch basin needs to be mortared up around pipes.
2. Pipe has not been upgraded but stone ditch has been placed around circumference of cul-de-sac.
Note: We will watch this winter and next spring to see if this will be a problem, and if the pipe will handle the flow of water.
3. Catch basin at cul-de-sac needs to be mortared up around pipes.

Also, entire roadway will have to be clear of snow and ice before Town acceptance. The plowing of snow from the December 8, 1996 storm was very marginal, only one eight foot pass was made.

If you have any questions, please do not hesitate to contact me.

WJP/mvz

cc: G. Meyers, Supervisor
R. McGoey, P.E., Town Engineer
H. Van Leeuwen, Applicant
file

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/18/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 92-20

NAME: VAN LEEUWEN MAJOR SUBDIVISION
APPLICANT: VAN LEEUWEN, HENRY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/18/95	PLANS STAMPED	APPROVED
01/11/95	P.B. DISCUSSION	REAPPROVED
05/13/92	P.B. APPEARANCE . APPROVED SUBJECT TO NEW PLANS AND MARK'S APPROVAL	LA/ND:WAV PH:APPRVD
05/06/92	THIS FILE FOR UPDATE ONLY: . FOR ACTION PRIOR TO 5/6/92 SEE FILE 84-60 & 87-74 (CLOSED)	SEE #84-60 & 87-74
05/05/92	WORK SESSION APPEARANCE	READY FOR AGENDA
05/08/91	6 MO. EXTENSION OF APPROVAL	GRANTED
08/23/89	6 MO. EXTENSION OF APPROVAL	GRANTED
03/11/87	6 MO. EXTENSION OF APPROVAL	GRANTED
07/16/86	P.B. PRELIMINARY APPROVAL	GRANTED
06/11/86	SCHEDULED PUB. HER.	HELD: 7/9/86
01/09/85	P.B. CONCEPTUAL APPROVAL	GRANTED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/18/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 92-20

NAME: VAN LEEUWEN MAJOR SUBDIVISION

APPLICANT: VAN LEEUWEN, HENRY

---DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/06/92	PREDATES ESCROW	CHG	0.00		
05/13/92	P.B. ATTY.	CHG	35.00		
05/13/92	P.B. MINUTES	CHG	54.00		
04/19/93	P.B. ENGINEER FEE	CHG	111.50		
01/17/95	REC. CK. #1443	PAID		200.50	
		TOTAL:	200.50	200.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/18/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 92-20

NAME: VAN LEEUWEN MAJOR SUBDIVISION
APPLICANT: VAN LEEUWEN, HENRY

---DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/17/95	2% OF 39,900.00	CHG	798.00		
01/17/95	REC. CK. #1444	PAID		798.00	
		TOTAL:	798.00	798.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/18/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 92-20

NAME: VAN LEEUWEN MAJOR SUBDIVISION
APPLICANT: VAN LEEUWEN, HENRY

---DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/17/95	4 LOTS @500.00 EA	CHG	2000.00		
01/17/95	REC. CK. #1442	PAID		2000.00	
		TOTAL:	2000.00	2000.00	0.00

Planning Board
Town Hall

555 Union Ave.
New Windsor, N.Y. 12553

NO. 92-20

January 18, 1995

RECEIVED FROM Henry Van Lierwen

Two Thousand 00/100 DOLLARS

Recreation Fee 4 Lots @ \$500.00 ea.

Account Total \$ 2,000.00

Amount Paid \$ 2,000.00 CK 1442

Balance Due \$ -0-

Debit 1/18/95
Theresa Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board
Town Hall

555 Union Ave.
New Windsor, N.Y. 12553

NO. 92-20

January 18, 1995

RECEIVED FROM Henry Van Lierwen

Seven Hundred Ninety - Eight 00/100 DOLLARS

2% of \$39,900.00 Cost Estimate (Recreation Fee)

Account Total \$ 798.00

Amount Paid \$ 798.00 CK 1444

Balance Due \$ -0-

Debit 1/18/95
Theresa Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

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

GENERAL RECEIPT

14442

Jan. 18

19 95

Received of Henry Van Leeuwen

\$ 200.50

Two Hundred 50/100

DOLLARS

For Eng Fees # 92-20

DISTRIBUTION:

FUND	CODE	AMOUNT
ck# 1443		200.50

By Dorothy H. Hansen

Town Clerk

Title

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

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

GENERAL RECEIPT

14441

Jan. 18

19 95

Received of Henry Van Leeuwen

\$ 400.00

Four Hundred 00/100

DOLLARS

For Planning Board 92-20 Approval Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
ck# 1441		400.00

By Dorothy H. Hansen

Town Clerk

Title

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

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).....\$ 125.00
 FINAL PLAT SECTION FEE.....\$ 150.00
 BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ _____

275.00
~~425.00~~
~~125.00~~
400.00

RECREATION FEES:

4 LOTS @ ^{500.00}~~1000.00~~ PER LOT.....\$ 2,000.00
~~4,000.00~~

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 111.50
 PLANNING BOARD ATTORNEY FEES.....\$ 35.00
 MINUTES OF MEETINGS.....\$ 54.00
 OTHER.....\$ _____

200.50

PERFORMANCE BOND AMOUNT.....\$ _____

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

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 39,900.00

~~4% OF FIRST \$50,000.00 OF ABOVE:~~.....\$ ~~1,596.00~~
 2% OF REMAINDER OF ABOVE:.....\$ _____

2%
798.00

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



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

15 March 1993

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: VANLEEUVEN SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 92-20
MHE PROJECT NO. 87-56

I have reviewed the cost estimate for the proposed private roadway dated 20 January 1993 from Frank Lander Paving, Inc. My review is based on the roadway being proposed as a private road, as noted on the submitted subdivision plans. On this basis, the cost estimate appears acceptable. It should be noted that this estimate would likely not be acceptable for use as a public improvement estimate, should the roadway be constructed as a road for municipal dedication.

In any case, it is my opinion that the estimate is acceptable for purposes of review as private improvements for the submitted subdivision.

Respectfully submitted,

Mark J. Edsall
Mark J. Edsall, P.E.
Planning Board Engineer

MJEss

a:vanlee.ss

Proposal

FRANK LANDER PAVING, INC.

278 Windsor Highway New Windsor, NY 12553-6908

Mailing Address:

P.O. Box 4269 New Windsor, NY 12553-0106
Phone & Fax (914) 561-2379

PROPOSAL SUBMITTED TO <i>Mr. Henry VanLeeuwen</i>		PHONE	DATE <i>Jan. 20, 1993</i>
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

SCOPE OF WORK: RURAL STREET CONSTRUCTION

This contractor will perform the following:

- A. Fine grade existing base material*
- B. Install three inches (3") of Penetration Macadam*
- C. Double Surface Treatment*

Excavation of R.O.W. and installation of base material to be done by others.

Detail sheet of the Town of New Windsor Rural Street specifications attached.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Thirty-nine thousand nine hundred..... dollars (\$ 39,900.00).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

MAY 8 1992
McGoey, Hauser & E
Consulting Engineers,

SITE VISIT # 2 AND # 4

5-20-92

7:00 PM AT TOWN HALL

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, MAY 13, 1992 - 7:30 P.M.

TENTATIVE AGENDA

Call to order
Roll Call
Approval of Minutes Dated: 4/8/92 APPROVED

T-0489002756
TRAVELERS EXPRESS

- APPROVED a. Simpson Mobile Home Park Annual Review 200⁰⁰/₁₀₀
- APPROVED b. Mason Mobile Home Park Annual Review 200⁰⁰/₁₀₀ CK # 470

- REG. DEC, APPROVED 1. Giacco Subdivision (92-8) Jackson Ave. (Zoutas)
- TO RETURN SITE VISIT 2. Park View Holding Subdivision (92-9) Beattie Rd. (Grevas & Hildreth)
- LEAD AGENCY NEG. DEC. AVE PIH - APPROVED → NEW PLANS SUBJECT TO MARK 3. Van Leeuwen, Henry Subdivision (92-20) Beattie Rd. (Grevas & Hildreth)

Site Visit - New Plans. Mans, Casey Site Plan (92-11) Rt. 207 (Kennedy)
MUST RETURN TO U.S.

Correspondence

Discussion:

- 5. Mobil Oil Site Plan (Additive Storage Tanks) (Foreman) TO RETURN

Adjournment

- 6. EXTREMES RESTAURANT - RT 207 (WEINBRENNER)
(NEED NOTE OR PLAN)
(APPROVED)

(NEXT MEETING - MAY 27, 1992)



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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VANLEEUVEN MAJOR SUBDIVISION
PROJECT LOCATION: BEATTIE ROAD
SECTION 55-BLOCK 1-LOT 119
PROJECT NUMBER: 92-20 (FORMERLY 84-60)
DATE: 13 MAY 1992
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION OF
A 69.16 +/- ACRE PARCEL INTO FIVE (5)
SINGLE-FAMILY RESIDENTIAL LOTS. THIS IS A REVISED
CONFIGURATION OF A 1984 APPLICATION (SEE FIRST
COMMENT).

1. This project has been assigned a new project number, for convenience for filing. The project was formerly identified as project number 84-60, having received preliminary approval as a twelve (12) lot major subdivision on 16 July 1986. Subsequent to same, preliminary extensions have been granted to the subdivision.

Due to site constraints, the project is now proposed as a five (5) lot realty subdivision, with potential for further subdivision, if necessary approvals are received.

2. It should also be noted that Lot 5 (the "balance parcel") is not proposed for residential purposes. As such, this lot has been identified as an agricultural lot, in conformance with the R-1 Bulk Regulations. The status of this lot could be amended, in the future, if so approved by the Planning Board. This restriction should be appropriately noted in the deed of record for Lot 5.
3. The Board's attention is directed to the area north and south of proposed Lot 2. These rectangular areas are part of Lot 5; however, the Applicant is indicating that filling and grading will be performed in these areas, for possible future application to the Orange County Department of Health for alternate type sanitary systems. Obviously, any subsequent proposal for subdivision and development of these areas of Lot 5 would require future subdivision approvals from the Planning Board.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

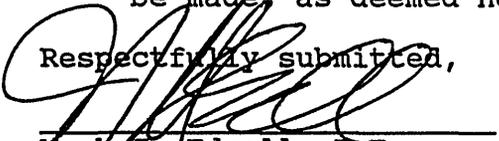
PROJECT NAME: VANLEEUWEN MAJOR SUBDIVISION
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4. The Applicant is proposing the roadway initially as a private road, with the subbase constructed to Town Rural Road Standards. The plan indicates that this is proposed, since it is anticipated that the roadway will be improved to Town Standards, for dedication in the future.

With regard to the detail shown on Sheet 2, it should be noted that this section does not fully comply with the rural road detail of the Town Street Specifications. As such, it should be confirmed with the Superintendent of Public Works that same is acceptable for future conversion to a Town road.

5. The curtain drain detail should be revised to indicate either a minimum depth to the perforated pipe, or the 6" base stone not as a "minimum".
6. Regarding the indicated driveway for Lot 2, same may need to be re-located "downhill", since the current location is just below a maximum cut area. This appears easily correctable, since the "cut" is not for a great distance and sufficient area exists for the driveway placement.
7. The sanitary designs indicated appear acceptable, based on Appendix 75-A requirements. It should be noted that the designs acknowledge lateral movement of surface waters (somewhat below the ground surface), with curtain drains indicated for each sanitary disposal system. It should be noted that the systems must have these curtain drains installed, so as to prevent "groundwater flooding" of the disposal areas.
8. I am unsure if the Planning Board has accepted the position of Lead Agency under the SEQRA process. It may be advisable to affirm this position at this meeting.
9. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEnk
A:VANLEE.mk

May 13, 1992

17

VAN LEEUWEN, HENRY SUBDIVISION (92-20) BEATTIE ROAD

William Hildreth, L.S., of Grevas and Hildreth came before the board representing this proposal.

MR. PETRO: It should be noted that Mr. Van Leeuwen has excused himself from the board, obviously he's the owner of this subdivision.

MR. EDSALL: Maybe it would be worthwhile to put on the record the intent of my first comment. There's an '84 application which was, had a tracking number of 8460 in the past. For convenience, the town since most of the '84 files are dead filed, and since the applicant is downsizing the subdivision somewhat, we've asked that a new file be opened and Myra Mason, the Planning Board secretary, has set up a new file number of 92-20 it's the same caption but for ease of filing and our benefit, we've just created a new number so just for the record, it's not a new application, we're just setting up a new file.

MR. PETRO: That's read into the minutes so Bill proceed.

MR. HILDRETH: That takes care of part of my first comment which was that this received preliminary approval and has since been downsized to five. We're proposing four newer single family residences on a private road with a possibility of two future lots at which time we'd have to become of course a town road. The remaining, the bulk of the property remains as one lot under agricultural use since there's no development planned and since it contains mostly wetlands. As Mark said, this has been around awhile and it's been given a new number as a result. But it did receive preliminary approval, it's had a public hearing, a long EAF has been prepared and submitted on the 12 lot subdivision so this is a downsize from that. It's a change for the less. Other than that, sanitary systems have been designed with curtain drains to take care of some water intrusion. I have a letter that Lou Grevas wrote for the file, it's addressed to the Chairman but it's for

May 13, 1992

18

the file regarding the need for the construction of the curtain drains and also although it doesn't show on the plans, proposal to add a curtain drain in the road parallel to the road on the south side of it or the uphill side in order to keep that groundwater from possibly undermining the road once it's fully constructed. Details are all on the other sheet for the sanitary systems.

MR. PETRO: We have a comment from Mark, Mark you want to go into that and we have one here that he is stating that he is aware of the problem with the curtain drains.

MR. EDSALL: Maybe I'll just go through my comments quickly.

MR. HILDRETH: That's all of them.

MR. PETRO: How much of this Elizabeth Road is there now or is it all going to be constructed?

MR. HILDRETH: There's an existing roadbed that goes in probably as far as the next to the last lot here. There's a bit more than half that has to be extended and it has to be widened a little bit. The cut is there.

MR. VAN LEEUWEN: There's a 12 inch base in that road already. I put that road down back in '85 just the sale is there, nothing else.

MR. HILDRETH: And it doesn't--

MR. PETRO: Basically just needs to be updated and graded a little bit and widened.

MR. HILDRETH: Extended and widened and the proper drainage put in.

MR. PETRO: All the construction I see is 100 feet away from the buffer zone so we're not affecting the wetlands at all.

May 13, 1992

19

MR. LANDER: Now, this lot #5, 64.9 acres, is that all wetlands?

MR. HILDRETH: Not all of it.

MR. VAN LEEUWEN: 48 acres of it is.

MR. HILDRETH: Most of it, yeah. You've got the slopes here but some are a little steep and you have this that isn't but you can't do anything with it.

MR. LANDER: So basically lot 5 will not be built on?

MR. PETRO: In other words, it should be noted as agricultural lot on the plan.

MR. VAN LEEUWEN: Once the 12 lots are out, let me show you, there's only about 5 or 6 acres that's any good that's this piece right in here.

MR. LANDER: Mainly by the road.

MR. VAN LEEUWEN: See this line that goes here, this line here that's a buffer line so this piece actual in here is okay. The other subdivision comes in here like this.

MR. BABCOCK: Mr. Chairman you see where the lot #5 is, there's a note underneath #5.

MR. PETRO: Not for residential purposes at this time.

MR. BABCOCK: Right, that's what you're talking about.

MR. SCHIEFER: Sometime in the future he probably has plans.

MR. HILDRETH: Any subdivision would have to come before the board. I suppose a building permit can be applied for on a single lot basis but there's nothing proposed at this time.

MR. VAN LEEUWEN: I wouldn't do that.

May 13, 1992

20

MR. PETRO: Mark, did you find your comments on the curtain drains that you want to go over?

MR. EDSALL: Well, let me go through a couple of them just so that we--comment 3 is just bringing to your attention that the portions to the north and south of lot two which are part of lot 5 the applicant's indicating that they'll be performing some filling and grading to establish areas that could in the future be considered for alternative sanitary systems and I'm just noting that that would need approval from the County Health Department and as well as if they propose a subdivision they'd be coming back in to this board. Comment 4, I'm just bringing to your attention and for the record that they're proposing a private road with the sub-base constructed to town standards so that there would be potential for future improvements and then dedication of the town as a town road.

MR. HILDRETH: That's also tied into development because of the lot count.

MR. EDSALL: Note 4 also provides comment similar to the last subdivision that the road spec is someplace in between rural and suburban specs, obviously when you look to dedicate it, you'd have to comply with whatever specs are in effect at the time.

MR. HILDRETH: Fill system.

MR. LANDER: Let me get this straight now, we have a not for residential purposes at this time. Is that part of lot 5?

MR. BABCOCK: Yes.

MR. EDSALL: Those two areas that are having filling, yes, the entire private road in those two areas that is as I'm noting here, would all be part of that lot 5 which is the one where I am suggesting you have the restriction that they not be developable until you subsequently approve same, have that included in the deed for lot 5.

May 13, 1992

21

MR. LANDER: Shouldn't all these property lines come to the center of that private road at this time?

MR. HILDRETH: Then you get--

MR. LANDER: It's going to be a problem.

MR. HILDRETH: That would be a problem because of having, if you leave it as a single private road through lot 5 and everybody has access over it that's simply later on.

MR. EDSALL: Ron, just for the record I met with Bill, he had a couple questions on it and I met in his office with him. One of the reasons why I didn't object to the property lines not going to the center is it's obvious that down the road they're going to look to create hopefully these two additional lots. At that point, if the lines went to the center, we'd have to have four lot line changes on top of a subdivision so it would just burden the board with four more applications cause these four lots, if they're approved, will be sold by then and we'll have four more people to deal with, four more applicants. It's just easier to leave it at 50 foot wide all owned by lot 5 so we don't have the problem later.

MR. KRIEGER: If lot 5 is going to be the owner of the private road into the site is it proposed that they're going to be easements in favor of the developed lots to use that road?

MR. HILDRETH: For access yes.

MR. KRIEGER: I would suggest Mr. Chairman that not only should the deeds contain the easements so that we know that it becomes a matter of title in the chain of title, but that this would be an appropriate time to put in place a road maintenance agreement since there's one owner and it's easy to get an agreement now.

MR. EDSALL: Note 13 is our standard note and I required Bill put that on relative to the maintenance agreement being filed and I hope we get as good a one

May 13, 1992

22

as I know you have reviewed in the past.

MR. KRIEGER: I have a copy.

MR. PETRO: It seems like most of this is very technical and can be worked out between Mark and the applicant and Mr. Hildreth. Conceptually does anybody have any problems with this and if not, can I have someone make a motion for lead agency just so we get that cleared up?

MR. LANDER: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. PETRO: Bill, I think most of these comments as far as the board doesn't seem to have a problem, work it out with Mark and get everything straightened out, put it on the map and we'll see you again. Fire has seen it, it's approved 5/11/92.

MR. EDSALL: The only comments I need addressed are the note relative to the curtain drain, it's about it really.

MR. HILDRETH: The rest of them are for informative notes.

MR. PETRO: Curtain drain if you go through this letter, I guess they're aware of it and they want to work it out with you.

MR. EDSALL: I need one dimension changed.

MR. HILDRETH: Detail is what you're speaking of.

May 13, 1992

23

MR. EDSALL: I'm talking about the detail.

MR. HILDRETH: Same detail showed up on the last one and I can correct them both.

MR. EDSALL: That's the only comment I need addressed is one dimensional change and the prior to stamping of the plan, the road name and numbering would have to be straightened out.

MR. HILDRETH: We propose name of Elizabeth Drive.

MR. BABCOCK: That's not going to work, we have an Elizabeth Lane and I don't think--

MR. HILDRETH: Different zip code though.

MR. BABCOCK: It's right off Mt. Airy Road.

MR. PETRO: I was in the office with Mark and Chief Koury and it's exactly what they don't want, if it's in the Town of New Windsor, different zip code or not, it's going to cause a problem. You have Garden Street and Garden Road and it's a nightmare. If you can get together with Mr. Van Leeuwen and think of another name that's acceptable to the applicant.

MR. VAN LEEUWEN: How about Ann Elizabeth Drive?

MR. BABCOCK: Whatever.

MR. EDSALL: They have to go through the E 911 coordinator which is Chief Koury, he has the ultimate yes or no.

MR. PETRO: I know he will say no to Elizabeth, same scenario with Garden Street and Garden Avenue, Elizabeth Avenue or Elizabeth Road is just the same thing.

MR. BABCOCK: As far as the plan, if there's only one note we can make sure that that note is on the plan before it gets stamped which we do if there's only one

May 13, 1992

24

note that they have to put on the plan.

MR. HILDRETH: You're speaking of the note regarding the--

MR. BABCOCK: Detail on the curtain drain.

MR. HILDRETH: That's minor, I thought you were talking about the lot 5 discussion there about the deed restriction no further subdivision.

MR. BABCOCK: If there's only one note on the plan what I am saying we can make sure that the note is there before it's stamped.

MR. SCHIEFER: I have a question on the part of the private road that extends out beyond any borders of lot 5 where it comes out to Beattie Road, who owns that?

MR. HILDRETH: That's part of lot 5.

MR. SCHIEFER: Lot 5 is--

MR. HILDRETH: If I may draw on here.

MR. PETRO: Draw around lot 5. Eventually these two will be subdivided.

MR. HILDRETH: And this would become a town road. That's why we didn't want the lot lines to go down the middle of the road because it will become a nightmare.

MR. PETRO: You're telling me that all we have to add with all these comments is one note to the plan and you're going to work that out.

MR. EDSALL: One is just telling you that we're putting a ago new number on it, 2 is just telling you that lot 5 is a balance parcel and it's for agricultural use so you're sure that's what's intended and I'm suggesting that that be in the deed for lot 5 that it is so restricted. Comment 3 is just advising you what the intent of those fill areas are to bring that to your attention and just confirm for the record that that

May 13, 1992

25

would not buy them any approvals, they need to pursue that with the Health Department and this board if they want to use those areas. Four is just telling you that they're intending to construct this as a private road and with the intent for future conversion to a town road and just letting you know that the detail is someplace in between the two but it doesn't matter now because it's still a private road.

MR. LANDER: Same computer.

MR. EDSALL: Comment 5 is the one they got to fix which is purely a dimensional change to the curtain drain detail. Six I'm telling you that where the driveway is shown right now is a problem but if they move it 30 feet down the road it's not a problem so they don't, that's really not a problem. Seven I'm telling you that the sanitary designs appear to meet State requirements and I'm acknowledging that they're putting in curtain drains and eight you took care of and nine is letting you know if you want me to look at anything else, I will.

MR. HILDRETH: Technical items are really not that great.

MR. EDSALL: Because the application was so old, I put a lot of information to put it on record.

MR. PETRO: In other words, this application is here for approval. Do we have any discussion? Members have anything to add or say?

MR. VAN LEEUWEN: The only reason I'm doing this if I have to put down about \$150,000 bond and then I got to put the road in, and I got to put fill in the systems this way I can get some money up front and finish the road and do all the work and don't have to bond anything because it's too expensive today, that's the reason why I am going this route. Otherwise I wouldn't go this route.

MR. PETRO: That's the applicant's problem. We're concerned with moving in the right direction and

May 13, 1992
getting things done.

26

MR. HILDRETH: Other than the technical items, road maintenance agreement, the board could consider conditional approval based on, conditioned upon submitting that.

MR. PETRO: Road maintenance and dimension changed to the detail curtain detail. Any other discussion?

MR. HILDRETH: And the road name.

MR. PETRO: That's going to come naturally when we have something in the packet everybody will be aware of it, until then.

MR. VAN LEEUWEN: By the way, this will have underground electric, not going to have aboveground electric. I already talked to Central Hudson.

MR. LANDER: I make a motion to declare negative dec.

MR. DUBALDI: I'll second it.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. PETRO: This just does not have to go to Orange County Planning.

MR. LANDER: Do we need a public hearing on this?

MR. EDSALL: According to my records, there was a public hearing on July 9, 1986, my files didn't go back this far so I asked Myra.

MR. KRIEGER: That was public hearing on preliminary.

MR. EDSALL: July 9 '86.

May 13, 1992

27

MR. KRIEGER: If you don't require another public hearing you should just say there's been no substantial change.

MR. PETRO: It's just been downsized, there's been no substantial change. I don't think there's any reason to go through another public hearing, it's smaller than it was and there wasn't problem with it then.

MR. KRIEGER: Entertain a motion that a second public hearing is waived.

MR. PETRO: I'll entertain a motion that the second public hearing be waived.

MR. SCHIEFER: I'll make the motion.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion has been made to waive the second public hearing and seconded. Any further discussion? Roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. PETRO: Do I hear anything or I'm going to close this up.

MR. LANDER: I make a motion that we approve the Van Leeuwen Subdivision subject to engineer's comments and notes on the map.

MR. PETRO: Which are?

MR. BABCOCK: We'll make sure of those before we have Ron stamp the plan.

MR. PETRO: Road maintenance agreement and dimensional changes to the detail of the curtain drainage and

May 13, 1992

28

change the name of the road. Is there a second?

MR. DUBALDI: I'll second it.

MR. PETRO: Motion made and seconded by Mr. Lander seconded by Mr. Dubaldi to approve the Van Leeuwen Subdivision on Beattie Road subject to the dimension change to the curtain detail and to the road maintenance agreement and to the change of the road from Elizabeth Road to something other than that. Any further discussion? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. SCHIEFER	AYE
MR. PETRO	AYE

MR. PETRO: We'll take a five minute recess.

(Whereupon, a brief recess was taken.)

5/27/92

PRIVATE ROAD MAINTENANCE DECLARATION

DECLARATION dated the 27 day of May, 1992 is intended to refer to a subdivision entitled "Subdivision Map For Henry & Elizabeth Ann Van Leeuwen" in the Town of New Windsor, County of Orange, State of New York subdivided by Henry & Elizabeth Ann Van Leeuwen (hereinafter referred to as "Van Leeuwen"), said subdivision map being dated June, 1992 by Grevas & Hildreth and last revised on June, 1992

and

WITNESSETH

WHEREAS, Van Leeuwen has heretofore subdivided certain real property on Beattie Rd. in the Town of New Windsor, County of Orange, State of New York into five (5) lots known as "Subdivision Map For Henry & Elizabeth Ann Van Leeuwen" and

WHEREAS, there is a private road shown on said map extending from Beattie Rd. on the west, in an easterly direction and

WHEREAS Lot Nos. 1,2,3,4 and 5 will gain access to their lots by use of right of way over said private road to Beattie Rd.

WHEREAS, it is in the best interest of all parties who will own the aforesaid Lots 1,2,3,4 and 5 to have an agreement that sets forth the intent to maintain the private road in a passable condition and set forth the apportionment of expenses for the repair of said road, and

WHEREAS, Van Leeuwen is the owner in fee simple absolute of all the property shown on the aforesaid map, and

WHEREAS, it is the intention of Van Leeuwen to file this Declaration and make the provisions of this declaration binding upon the lot owners set forth above or any other lot owners that will eventually use the private road.

It is hereby declared as follows:

1. Van Leeuwen will construct a road along said private road right-of-way as shown on the plat and referred to above in accordance with Town of New Windsor private road code.

2. This private road shall extend from Beattie Rd. to a cul de sac as shown on said map.

3. Van Leeuwen will refer to this declaration in the deeds conveying title to all lots on said map and will cause future owners of these lots to assume the obligations under this agreement, the original of which will be filed with the Orange County Clerk and a copy with the New Windsor Town Clerk. Deeds of conveyance shall also except and reserve an easement over that portion of each lot through which said private road passes for use in common for purposes of ingress and access to Beattie Rd. by each lot owner in accordance with the terms and intent of this declaration.

4. The owners of Lots No. 1,2,3,4 and 5 shall meet at least annually to determine what maintenance shall be done on the road for the coming year. The owners shall also agree on a method of determining when contractors shall be requested to perform

maintenance on the right-of-way, remove snow or sand when snow or ice conditions prevail.

5. All decisions for improvement of the right-of-way shall be made with a majority of the lot owners present, and each lot owner shall have an equal vote regardless of the length of road between Beattie Rd. and his respective driveway. A majority of the lot owners that can vote (see Paragraph 7) shall constitute a quorum for any meeting of the lot owners. If a quorum is not present at a duly noticed and scheduled meeting the manager shall decide what improvements, maintenance and repairs are necessary and shall notify the absent members of his decision. Thereafter each lot owner shall be liable for the expense of said improvement, maintenance or repair as if he was present at said meeting.

6. The owner of the first lot obtaining a building permit for a residence or dwelling shall have the responsibility of chairing the first meeting of the lot owners and arranging for the first meeting of the lot owners. This individual shall be referred to as "Manager". Thereafter, the lot owners shall elect an individual to act as the Manager of the road. Each such manager shall serve until a successor is elected.

7. No lot owner shall be responsible for any maintenance and shall not have a vote until such time as a building permit is issued for the construction of a residence or dwelling on the said lot.

8. The Manager of the road shall receive notification of any sums that may be due and owing from the owners of

participating lots for the maintenance of the road. Upon receipt of an invoice for an expense of the road, the Manager shall immediately notify the respective owners of the total amount of the invoice and their proportionate share of the expense. Each lot owner shall pay an equal share of all maintenance expenses regardless of the distance of his lot from Beattie Rd., including snow removal and all other expenses covered by this declaration. Within five days of the receipt of this notification, the respective lot owners shall forthwith deliver a check made payable to the contractor to the Manager who in turn shall contribute his hare of the expense and forward all checks to the contractor in full satisfaction of this obligation.

9. In the event one of the lot owners fails to forward his share of the expense within five days as set forth above, the Manager shall be authorized to forward the portion of the invoice that has been paid to the contractor with a statement setting forth the share that remain unpaid and the lot owner that has not paid his share. The lot owner who has not paid his share shall subject his real property to a mechanics lien of the contractor as if he had executed the contract for the performance of the work. For the purpose of this declaration, each lot owner that is affected by this agreement hereby gives his authorization and by accepting a deed to the respective lot does hereby accept the condition that a majority vote for the performance of work and the acts of the Manager in carrying out the directive of the lot owners, shall be done by the Manager as an Agent of the lot

owner and the lot owner consents to his actions and agrees to be bound by them.

10. Unless otherwise agreed among the lot owners, it is hereby declared that in the event the accumulation of snow exceeds three inches in depth, as the average depth, the Manager is authorized to engage a Contractor to remove the snow from the right-of-way without further authorization from the lot owners.

11. All lot owners agree that the road shall always be maintained so as to be passable by ordinary passenger vehicle and this shall include any "potholes" that exceed four inches in depth and grading the road when the difference in elevation of all portions of the traveled area exceeds six inches.

12. Unless he is owner of one of the lots, Van Leeuwen shall not have any right of way or use of said road as shown on said map, however, shall retain the irrevocable right and license to enter upon said private road for the purpose of improving same at his sole expense so as to meet Town road specifications for a public highway. In that event, each of the lot owners agree and shall be bound to convey to the Town of New Windsor such portion of their respective lots as are within said private road area, for the purpose of having said private road accepted by the Town of New Windsor as a public highway. That the other lands of Van Leeuwen to the West shall have no right to utilize the private road.

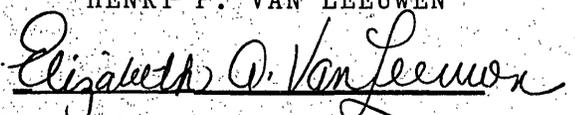
13. Van Leeuwen shall also have the absolute right to grant use of said private road and right of way to one other lot which may be created out of Lot No. 5 of this subdivision or other lands of Van Leeuwen as may be approved by the Town of New Windsor, without

approval or consent of any of the lot owners herein in which case the terms and conditions of this declaration shall automatically apply to said additional lots. This paragraph shall not confer on Van Leeuwen the right to vary or be exempt from the Town of New Windsor Code. A maximum total of six (6) lots can utilize the private road (four (4) internal and an additional two (2) on Beattie Rd.

14. Van Leeuwen shall have the right to grant such utility easements over or under said private road and right of way as necessary for service of the aforesaid lots.

THIS DECLARATION shall be binding upon the heirs, executors and assigns of Van Leeuwen and all lot owners.

Dated: MAY 29, 1992


HENRY P. VAN LEEUWEN

ELIZABETH ANN VAN LEEUWEN

STATE OF NEW YORK)

COUNTY OF ORANGE)

On this 29th day of MAY, 1992 before me personally came Henry & Elizabeth Ann Van Leeuwen, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he executed same.


NOTARY PUBLIC
DONNA McCARTHY
Notary Public, State of New York
No. 4789531
Qualified in Orange County
Commission Expires 8/30/93

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

13 May 1992

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

ATT: Mr. James R. Petro, Jr., Chairman

SUBJECT: VAN LEEUWEN BEATTIE ROAD SUBDIVISION, SANITARY SEWAGE
SYSTEM DESIGN

Dear Mr. Petro:

Reference is made to the conditions found during the soils testing on the Subject property, and the effect of those conditions on design of the Sewage Disposal Systems.

During excavation of the deep test pits, water was observed intruding into the excavations at depths between 18" and 36". This intrusion was apparently a migration of surface waters (and water just below the surface) from the higher elevations of the site toward the wetlands. This was especially apparent as the excavations continued to the depths shown on the plans, where soils were dry (until the intruding water reached the bottom).

Since the percolation rates on the lots to be developed now were acceptable, the design of the disposal systems had to address the surface/subsurface water intrusion. The method chosen was a combination swale and curtain drain on the "uphill" side of the individual disposal systems. We believe this to be an acceptable, proven method of preventing water intrusion in the system areas.

In addition, another curtain drain, acting as a subdrain, is to be installed along the "uphill" side of the roadway, to protect the subbase and pavement.

As in all design applications, proper construction of the curtain drains is extremely important, and will be made a part of the inspection process of the Sewage Disposal System by this office.

Very truly yours,

Elias D. Grevas by *WBH*
Elias D. Grevas, L.S.

EDG/cmg

5-11-92

MAY - 6 1992

92-20

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
Gevas & Hildreth for the building or subdivision of
Henry Van Leeuwen has been
reviewed by me and is approved
disapproved

~~If disapproved, please list reason:~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

[Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
C.C.M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 May 1992

SUBJECT: Henry VanLeeuwen, Major Subdivision

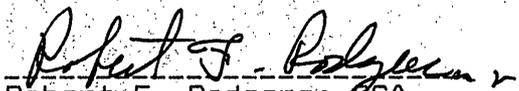
PLANNING BOARD REFERENCE NUMBER: PB-92-20
DATED: 6 May 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-027

A review of the above referenced subject major subdivision plan was conducted on 11 May 1992.

This major subdivision plan is acceptable.

PLANS DATED: 1 May 1992.


Robert F. Rodgers; ECA
Fire Inspector

RFR:mr
Att.

✓
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
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

now # formerly 84-60

TOWN/VILLAGE OF New Windsor P/B # 92-20

WORK SESSION DATE: 5 May 1992 APPLICANT RESUB. REQUIRED: yes

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Van Leuwen

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: _____

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Concept App'l 6-9-85 84-60
P/H held 7-9-86
Prelim App'l 7-16-86 (12 lot)
6 mos 3-11-87
6 mos 8-23-89
6 mos 5-8-91
now 92-

MYRA
~~*MYRA*~~
give me next 92 #

- Add note re Agric → Resid w/ P/B App'l
- Road name - etc. #'g etc.

VAN LEEUWEN - BEATTIE ROAD

MR. VAN LEEUWEN: I will excuse myself on this matter.

MR. GREVAS: I have a request from a client of mine who has a longstanding preliminary subdivision approval on property out on Beattie Road. I think he needs an extension of his approval. This is a preliminary plan. Back in 1986, I don't have the file with me to know when the last extension was. Do you recall?

MR. VAN LEEUWEN: About six months ago.

MR. SCHIEFER: We grant an extension. Is that the first or the second?

MR. MC CARVILLE: That's the third.

MR. EDSALL: Preliminary approvals you can keep rolling.

MR. SCHIEFER: Can't cut him off?

MR. EDSALL: That's your decision.

MR. KRIEGER: You may keep going. He didn't say you have to.

MR. MC CARVILLE: I make a motion we approve extension.

MR. SCHIEFER: Would you identify it for the record?

MR. GREVAS: This is the Henry VanLeeuwen Preliminary Major Subdivision on Beattie Road being a resubdivision of lot 4 shown on the map entitled Plan for Henry VanLeeuwen Amended Minor Subdivision filed map #65596, preliminary extension.

MR. DUBALDI: I'll second it.

ROLL CALL:

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

Mr. Van Leeuwen: We gave them extension on what we thought was right.

Mr. Rones: Mike, has an application for a building permit been made to you?

Mr. Babcock: Yes.

Mr. Rones: Are there any additional permits, engineering studies or anything from any other agency you need to grant the application?

Mr. Babcock: The only other thing I require is the sewer permit.

Mr. Rones: That is something you are waiting for.

Mr. Babcock: And right now the plans are in New York City for review.

Mr. Liverzoni: As you know we had started on the revised plan doing something we thought would be better for the Town and the entire site, however with this new push to turn us into a park and take the land away from us and that seems to be forced and they are holding meetings all over the country getting people together we feel we have to build the old plan that if we come in here for a reapplication and try and improve the plan which as you know is a great improvement from the existing plan but this is the first we've heard of this, nothing has come to us ever.

Mr. McCarville: Has the State approached you for any negotiations?

Mr. Liverzoni: The State has asked for our permission to have an appraisal made prior to making an offer to us.

Mr. Rones: They also have several complaints concerning the original approval. They stated that no environmental review was conducted even though in their view it was clearly a type 1 action.

Mr. Babcock: It was approved in April of 85.

Mr. Rones: No referral was made to the original County Planning Department.

Mr. Liverzoni: No.

Mr. Schiefer: Thank you.

OLD BUSINESS

Van Leeuwen Subdivision

Mr. Jones: "That the Planning Board of the Town of New Windsor grant a six month extension to the 12 lot subdivision of Henry Van Leeuwen on Beattie Road." Seconded by Mr. Mc Carville and approved by the Board.

Roll Call: All Ayes

Being that there was no further business to come before the Board, a motion was made to adjourn the March 11, 1987 meeting of the Town of New Windsor Planning

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes No
2. Will there be a major change to any unique or unusual land form found on the site? Yes No
3. Will project alter or have a large effect on an existing body of water? Yes No
4. Will project have a potentially large impact on groundwater quality? Yes No
5. Will project significantly effect drainage flow on adjacent sites? Yes No
6. Will project affect any threatened or endangered plant or animal species? Yes No
7. Will project result in a major adverse effect on air quality? Yes No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? Yes No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? Yes No
10. Will project have a major effect on existing or future recreational opportunities? Yes No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? Yes No
13. Will project have any impact on public health or safety? Yes No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? Yes No
15. Is there public controversy concerning the project? Yes No

PREPARER'S SIGNATURE:

[Signature]

TITLE:

Land Surveyor

REPRESENTING:

Henry Van Leeuwen

DATE:

30 Nov 1984

PUBLIC NOTICE OF HEARING BEFORE THE
PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 9th day of July, 19 86, at 7:30 o'clock in the evening, to approve, modify and approve, or disapprove the site plan of Washingtonville Soccer Club for proposed Soccer Fields, area approximately 49 acres situated East side of Shaw Road. 1500± feet between Bull and Beattie Road.

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York;

Dated: _____

HENRY J. REYNS
Chairman

by SHIRLEY B. HASSDENTEUFEL
Secretary

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, N.Y. on 9 JULY, 1986 at 7:45 P.M. on the approval of the proposed Major Subdivision for HENRY VAN LEEUWEN located on East Side of Beattie Road 7000² South of Route 207. A Map of the proposed subdivision is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor N.Y. prior to the Public Hearing.

Dated: 24 June 1986

By order of

TOWN OF NEW WINDSOR PLANNING BOARD
Henry Reyns
Chairman





TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

Mulligan Raymond I
& Catherine C
Beattie Rd
Rock Tavern NY 12575

Mowbray Darlene
& John E
Beattie Rd
Rock Tavern NY 12575

Duskin Stephen J
& Diana H
Box 268
Washingtonville NY 10992

Polman Jan
& Alice
Beattie Rd
Rock Tavern NY 12575

Hookey Charles
13581 Alpine Ave
Seminole Fla 33542

Jablonski Dennis W
& Joyce
31 Tower Farm Rd
Billerica Mass 01821

Gamble William L
& Eileen R
Beattie Rd
Rock Tavern NY 12575

Jezik Henry J
& Beth A
Beattie Rd
Washingtonville NY 10992

Gilmartin Brian G
& Linda R
RD1 Box 633
Campbell Hall NY 10916

Bechle Roger P
& Nadine L
11 First St
Cornwall on Hudson NY 12520

Sullivan Raymond
& Loretta T
Beattie Rd
Rock Tavern NY 12575

APPENDIX A

EAF

ENVIRONMENTAL ASSESSMENT - PART I

Project Information

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

<u>NAME OF PROJECT:</u>	<u>NAME AND ADDRESS OF OWNER (if Different)</u>
Henry Van Leeuwen	
Major Subdivision	(Name)
<u>ADDRESS AND NAME OF APPLICANT:</u>	(Street)
Henry Van Leeuwen	
(Name)	(P.O.) (State) (Zip)
Beattie Road	BUSINESS PHONE:
(Street)	
Rock Tavern, N.Y. 12575	
(P.O.) (State) (Zip)	
<u>DESCRIPTION OF PROJECT:</u> (Briefly describe type of project or action)	Residential Subdivision
12 Lots	

(PLEASE COMPLETE EACH QUESTION - Indicate N.A. if not applicable)

A. SITE DESCRIPTION

(Physical setting of overall project, both developed and undeveloped areas)

- General character of the land: Generally uniform slope ___^x Generally uneven and rolling or irregular
- Present land use: Urban ___, Industrial ___, Commercial ___, Suburban ___, Rural ^x Forest ___, Agriculture ___, Other Wet lands to remain undeveloped
- Total acreage of project area: 69.2 acres.

Approximate acreage:	Presently	After Completion	Presently	After Completion
Meadow or Brushland	<u>29.2</u> acres	<u>17.2</u> acres	Water Surface Area	___ acres ___ acres
Forested	___ acres	___ acres	Unvegetated (rock, earth or fill)	___ acres ___ acres
Agricultural	___ acres	___ acres	Roads, buildings and other paved surfaces	___ acres ___ acres
Wetland (Freshwater or Tidal as per Articles 24, 25 or E.C.L.)	<u>40+</u> acres	<u>40+</u> acres	Other (indicate type)	___ acres ___ acres

- What is predominant soil type(s) on project site? Clays, Silt, Loams (Glacial Till)
- Are there bedrock outcroppings on project site? ___ Yes ^x No
 - What is depth to bedrock? more than 8' (in feet)

6. Approximate percentage of proposed project site with slopes: 0-10% 90 %; 10-15% 5 %; 15% or greater 5 %.
7. Is project contiguous to, or contain a building or site listed on the National Register of Historic Places? Yes No
8. What is the depth to the water table? 8 feet (in area to be developed)
9. Do hunting or fishing opportunities presently exist in the project area? Yes No
10. Does project site contain any species of plant or animal life that is identified as threatened or endangered - Yes No, according to - Identify each species: _____
-
11. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, other geological formations - Yes No. (Describe _____)
12. Is the project site presently used by the community or neighborhood as an open space or recreation area - Yes No.
13. Does the present site offer or include scenic views or vistas known to be important to the community? Yes No
14. Streams within or contiguous to project area:
 a. Name of stream and name of river to which it is tributary _____
-
15. Lakes, Ponds, Wetland areas within or contiguous to project area:
 a. Name _____; b. Size (in acres) _____
16. What is the dominant land use and zoning classification within a 1/4 mile radius of the project (e.g. single family residential, R-2) and the scale of development (e.g. 2 story).
 Single Family residential; 1 & 2 story; R-1 Zone

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned by project sponsor 69.16+ acres.
- b. Project acreage developed: 29.2 acres initially; 29.2 acres ultimately.
- c. Project acreage to remain undeveloped 40+
- d. Length of project, in miles: _____ (if appropriate)
- e. If project is an expansion of existing, indicate percent of expansion proposed: building square footage _____; developed acreage _____
- f. Number of off-street parking spaces existing 0; proposed 24
- g. Maximum vehicular trips generated per hour 2412 (upon completion of project)
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|----------|------------|------------|-----------------|-------------|
| Initial | <u>12</u> | _____ | _____ | _____ |
| Ultimate | <u>12</u> | _____ | _____ | _____ |
- i. If:
- | | Orientation
Neighborhood-City-Regional | Estimated Employment |
|------------|---|----------------------|
| Commercial | _____ | _____ |
| Industrial | _____ | _____ |
- j. Total height of tallest proposed structure 35 feet. (Zoning Maximum)

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site - 0 tons
0 cubic yards.
3. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site - 12+ acres.
4. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
5. Are there any plans for re-vegetation to replace that removed during construction? Yes No
6. If single phase project: Anticipated period of construction 18 months, (including demolition).
7. If multi-phased project: a. Total number of phases anticipated no.
b. Anticipated date of commencement phase 1 month year (including demolition)
c. Approximate completion date final phase month year.
d. Is phase 1 financially dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction 100; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? Yes No. If yes, explain:

12. a. Is surface or subsurface liquid waste disposal involved? Yes No.
b. If yes, indicate type of waste (sewage, industrial, etc.) sewage
c. If surface disposal name of stream into which effluent will be discharged _____
13. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? Yes No.
14. Is project or any portion of project located in the 100 year flood plain? Yes No (undeveloped area)
15. a. Does project involve disposal of solid waste? Yes No
b. If yes, will an existing solid waste disposal facility be used? Yes No
c. If yes, give name: Orange County landfill; location New Hampton, N.Y.
d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
16. Will project use herbicides or pesticides? Yes No
17. Will project routinely produce odors (more than one hour per day)? Yes No
18. Will project produce operating noise exceeding the local ambience noise levels? Yes No
19. Will project result in an increase in energy use? Yes No. If yes, indicate type(s) Fuel Oil, Electricity
20. If water supply is from wells indicate pumping capacity 5 gals/minute.
21. Total anticipated water usage per day 4,800 gals/day.
22. Zoning: a. What is dominant zoning classification of site? R-1
b. Current specific zoning classification of site R-1
c. Is proposed use consistent with present zoning? Yes
d. If no, indicate desired zoning _____

26. Approvals: a. Is any Federal permit required? Yes No
- b. Does project involve State or Federal funding or financing? Yes No
- c. Local and Regional approvals:

	Approval Required (Yes, No)	Approval Required (Type)	Submittal (Date)	Approval (Date)
City, Town, Village Board	<u>yes</u>	<u>Subdivision</u>	<u>6/11/86</u>	<u> </u>
City, Town, Village Planning Board	<u> </u>	<u> </u>	<u> </u>	<u> </u>
City, Town, Zoning Board	<u>yes</u>	<u>San/ Subdiv.</u>	<u> </u>	<u> </u>
City, County Health Department	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other local agencies	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other regional agencies	<u> </u>	<u> </u>	<u> </u>	<u> </u>
State Agencies	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Federal Agencies	<u> </u>	<u> </u>	<u> </u>	<u> </u>

C. INFORMATIONAL DETAILS

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE: 

TITLE: Land Surveyor

REPRESENTING: Henry Van Leeuwen

DATE: 9 July 1986

ENVIRONMENTAL ASSESSMENT - PART II

Project Impacts and Their Magnitude

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my decisions and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an effect will be potentially large (column 2) does not mean that it is also necessarily significant. Any large effect must be evaluated in PART 3 to determine significance. By identifying an effect in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of effects and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be more appropriate for a Potential Large Impact rating.
- Each project, on each site, in each locality, will vary. Therefore, the examples have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.

INSTRUCTIONS (Read Carefully)

- a. Answer each of the 18 questions in PART 2. Answer Yes if there will be any effect.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about the size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact or effect can be reduced by a change in the project to a less than large magnitude, place a Yes in column 3. A No response indicates that such a reduction is not possible.

IMPACT ON LAND

NO YES

1. WILL THERE BE AN EFFECT AS A RESULT OF A PHYSICAL CHANGE TO PROJECT SITE?

Examples that Would Apply to Column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on Land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.
- Construction of any new sanitary landfill.

	1.	2.	3.
	SMALL TO MODERATE IMPACT	POTENTIAL LARGE IMPACT	CAN IMPACT BE REDUCED BY PROJECT CHANGE
	✓	—	—
	—	—	—
	—	—	—
	—	—	—
	—	—	—
	—	—	—
	—	—	—

Other Impacts: _____

6. WILL PROJECT ALTER DRAINAGE FLOW, PATTERNS OR SURFACE WATER NO RUNOFF? NO YES

Example that Would Apply to Column 2

- Project would impede flood water flows.
- Project is likely to cause substantial erosion.
- Project is incompatible with existing drainage patterns.
- Other impacts: _____

IMPACT ON AIR

7. WILL PROJECT AFFECT AIR QUALITY?..... NO YES

Examples that Would Apply to Column 2

- Project will induce 1,000 or more vehicle trips in any given hour.
- Project will result in the incineration of more than 1 ton of refuse per hour.
- Project emission rate of all contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. WILL PROJECT AFFECT ANY THREATENED OR ENDANGERED SPECIES? NO YES

Examples that Would Apply to Column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wild-life habitat.
- Application of Pesticide or herbicide over more than twice a year other than for agricultural purposes.
- Other impacts: _____

9. WILL PROJECT SUBSTANTIALLY AFFECT NON-THREATENED OR ENDANGERED SPECIES? NO YES

Example that Would Apply to Column 2

- Project would substantially interfere with any resident or migratory fish or wildlife species.
- Project requires the removal of more than 10 acres of mature forest (over 100 years in age) or other locally important vegetation.

	1. SMALL TO MODERATE IMPACT	2. POTENTIAL LARGE IMPACT	3. CAN IMPACT BE REDUCED BY PROJECT CHANGE
Other Impacts: _____	_____	_____	_____
6. WILL PROJECT ALTER DRAINAGE FLOW, PATTERNS OR SURFACE WATER NO RUNOFF? <input checked="" type="radio"/> NO <input type="radio"/> YES	_____	_____	_____
Example that Would Apply to Column 2	_____	_____	_____
Project would impede flood water flows.	_____	_____	_____
Project is likely to cause substantial erosion.	_____	_____	_____
Project is incompatible with existing drainage patterns.	_____	_____	_____
Other impacts: _____	_____	_____	_____
<u>IMPACT ON AIR</u>	_____	_____	_____
7. WILL PROJECT AFFECT AIR QUALITY?..... <input checked="" type="radio"/> NO <input type="radio"/> YES	_____	_____	_____
Examples that Would Apply to Column 2	_____	_____	_____
Project will induce 1,000 or more vehicle trips in any given hour.	_____	_____	_____
Project will result in the incineration of more than 1 ton of refuse per hour.	_____	_____	_____
Project emission rate of all contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.	_____	_____	_____
Other impacts: _____	_____	_____	_____
<u>IMPACT ON PLANTS AND ANIMALS</u>	_____	_____	_____
8. WILL PROJECT AFFECT ANY THREATENED OR ENDANGERED SPECIES? <input checked="" type="radio"/> NO <input type="radio"/> YES	_____	_____	_____
Examples that Would Apply to Column 2	_____	_____	_____
Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	_____	_____	_____
Removal of any portion of a critical or significant wild-life habitat.	_____	_____	_____
Application of Pesticide or herbicide over more than twice a year other than for agricultural purposes.	_____	_____	_____
Other impacts: _____	_____	_____	_____
9. WILL PROJECT SUBSTANTIALLY AFFECT NON-THREATENED OR ENDANGERED SPECIES? <input checked="" type="radio"/> NO <input type="radio"/> YES	_____	_____	_____
Example that Would Apply to Column 2	_____	_____	_____
Project would substantially interfere with any resident or migratory fish or wildlife species.	_____	_____	_____
Project requires the removal of more than 10 acres of mature forest (over 100 years in age) or other locally important vegetation.	_____	_____	_____

	1	2	3.
	SMALL TO MODERATE IMPACT	POTENTIAL LARGE IMPACT	CAN IMPACT BE REDUCED BY PROJECT CHANGE
14. WILL PROJECT AFFECT THE COMMUNITIES SOURCES OF FUEL OR ENERGY SUPPLY?			
Examples that Would Apply to Column 2			
Project causing greater than 5% increase in any form of energy used in municipality.			
Project requiring the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences.			
Other impacts: _____			
15. WILL THERE BE OBJECTIONABLE ODORS, NOISE, GLARE, VIBRATION or ELECTRICAL DISTURBANCE AS A RESULT OF THIS PROJECT?			
Examples that Would Apply to Column 2			
Blasting within 1,500 feet of a hospital, school or other sensitive facility.			
Odors will occur routinely (more than one hour per day).			
Project will produce operating noise exceeding the local ambient noise levels for noise outside of structures.			
Project will remove natural barriers that would act as a noise screen.			
Other impacts: _____			
16. WILL PROJECT AFFECT PUBLIC HEALTH AND SAFETY?			
Examples that Would Apply to Column 2			
Project will cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there will be a chronic low level discharge or emission.			
Project that will result in the burial of "hazardous wastes" (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc., including wastes that are solid, semi-solid, liquid or contain gases.)			
Storage facilities for one million or more gallons of liquified natural gas or other liquids.			
Other impacts: _____			

IMPACT ON ENERGY

14. WILL PROJECT AFFECT THE COMMUNITIES SOURCES OF FUEL OR ENERGY SUPPLY? NO YES

Examples that Would Apply to Column 2

- Project causing greater than 5% increase in any form of energy used in municipality.
- Project requiring the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences.
- Other impacts: _____

IMPACT ON NOISE

15. WILL THERE BE OBJECTIONABLE ODORS, NOISE, GLARE, VIBRATION or ELECTRICAL DISTURBANCE AS A RESULT OF THIS PROJECT? NO YES

Examples that Would Apply to Column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Project will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Project will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON HEALTH & HAZARDS

16. WILL PROJECT AFFECT PUBLIC HEALTH AND SAFETY?

Examples that Would Apply to Column 2

- Project will cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there will be a chronic low level discharge or emission.
- Project that will result in the burial of "hazardous wastes" (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc., including wastes that are solid, semi-solid, liquid or contain gases.)
- Storage facilities for one million or more gallons of liquified natural gas or other liquids.
- Other impacts: _____

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

(is is a two-sided form)
Date Received 1/1/83
Preapplication Approval _____
Preliminary Approval _____
Final Approval AS
Fees Paid AS app fee.

APPLICATION FOR SUBDIVISION APPROVAL

Date: 30 Nov. 1984

1. Name of subdivision PLAN FOR HENRY VAN LEEUWEN - MAJOR SUBDIVISION
2. Name of applicant Henry Van Leeuwen Phone 496-9523
Address BEATTIE ROAD, ROCK TAVERN, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Same as Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone 562-8667
Address 33 Quassaick Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Beattie Road
(Street)
2200'± feet North of Blooming Grove / New Windsor line
(direction)
7. Total Acreage 69.2± Zone R-3 Number of Lots 12
8. Tax map designation: Section 55 Lot(s) Block 1, Lots 65, 11, 117 & 116
9. Has this property, or any portion of the property, previously been subdivided Yes.
If yes, when April 1984; by whom Applicant
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

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

I, ELIAS D. GREVAS, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

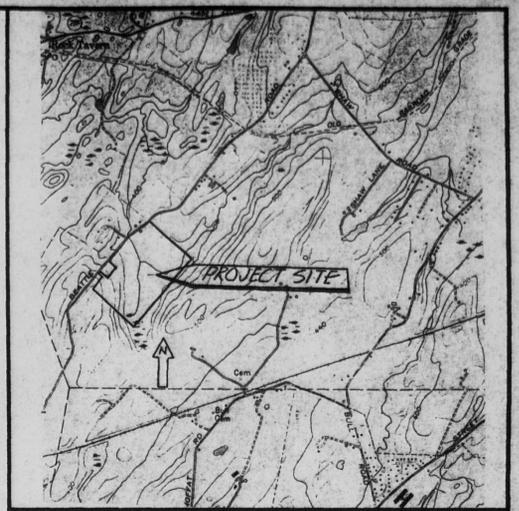
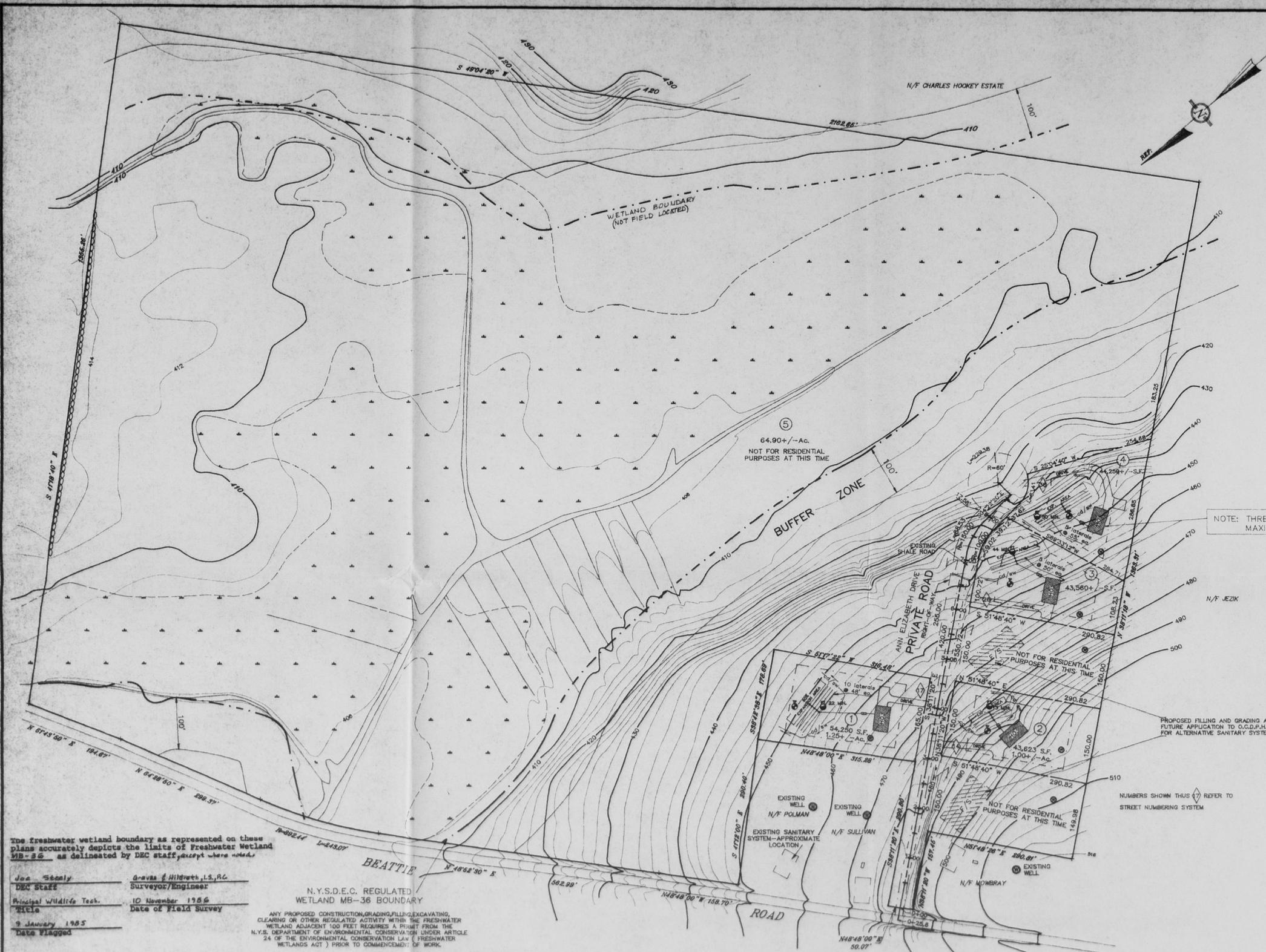
[Signature]
As Agent for Applicant
Mailing Address 33 Quassaick Ave.
New Windsor, N.Y. 12550

SWORN to before me this

3rd day of December, 1984

[Signature]
NOTARY PUBLIC

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1985
Reg. No. 4673512



LOCATION PLAN

NOTES

- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 35, Block 1, Lot 119. Deed of Record: Liber 2224 at Page 924.
- Being a re-subdivision of Lot No. 4 as shown on a map entitled "Plan for Henry VanLeeuwen, Amended Minor Subdivision", said map having been filed in the Orange County Clerk's Office as Map No. 6559.
- Boundary information shown hereon is from the above noted map, other maps and surveys of record and verified by field survey performed under the supervision of the undersigned and completed on 5 February 1992.
- Topographic data shown hereon is from uncontrolled aerial photogrammetric methods and supplemented by field survey completed on 5 February 1992.
- OWNER/APPLICANT: Henry VanLeeuwen
Beattie Road
Rock Tavern, NY 12575
- PROPERTY ZONE: R-1
- TOTAL PROPERTY AREA: 69.16 +/- Acres
- TOTAL NUMBER OF LOTS: Five (5)
- WATER & SEWER FACILITIES: Individual Systems
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
- Prepared pursuant to Section 7208 (c) of the New York State Education Law.
- The sanitary systems and well locations shall be inspected during construction and certified to the Town of New Windsor as to conformance to design by the Design Professional prior to the issuance of a Certificate of Occupancy.
- Provisions for the maintenance of a private road serving more than one lot shall be incorporated in a Maintenance Agreement recorded in the Orange County Clerk's Office prior to the transfer of any Lot. A copy of the Agreement shall also be filed with the Town of New Windsor Planning Board.
- No building permit shall be issued and no Lot shall be sold or conveyed on Lots 1 through 4 unless the purchaser of such Lots shall file a statement with the Town Clerk hereto totally understands that the Lot has frontage on a private road which shall not be maintained by the Town nor will it be accepted by the Town for maintenance as public street unless formally approved by abutting property owners to the minimum width and construction standards required by the Town of New Windsor. Proof of such filing shall be provided to the Building Inspector along with all other necessary materials for an application for a Building permit.
- The deed of conveyance for Lot No. 5 shall contain a restriction that this Lot will maintain its Agricultural Status until such time as the Planning Board may approve further development on this Lot.

NOTE: THREE (3) BEDROOM HOUSES
MAXIMUM ON LOTS 3 & 4

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland MB-36 as delineated by DEC staff, except where noted.

Joe Stealy
DEC Staff
Principal Wildlife Tech.
Title
9 January 1995
Date Plugged

Greva & Hildreth, L.S., P.C.
Surveyor/Engineer
ID Number 1956
Date of Field Survey

N.Y.S.D.E.C. REGULATED
WETLAND MB-36 BOUNDARY

ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY WITHIN THE FRESHWATER WETLAND ADJACENT 100 FEET REQUIRES A PERMIT FROM THE N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.

R-1 ZONE BULK TABLES - RESIDENTIAL USE				
	Required	Provided Lot 1	Provided Lot 2	Provided Lot 4
Lot Area:	49,540 S.F.	54,259 S.F.	43,423 S.F.	44,259 S.F.
Lot Width:	125'	170' +/-	150.00'	180' +/-
Front Yard Setback:	40'	45' +/-	105' +/-	135' +/-
Side Yard Setback:	20'/40'	50' +/- / 120' +/-	40' +/- / 90' +/-	55' +/- / 195' +/-
Rear Yard Setback:	50'	215' +/-	130' +/-	55' +/-
Street Frontage:	70'	145.00'	150.00'	198.86'
Building Height:	35'	To Meet Code	To Meet Code	To Meet Code
Lot Area:	1,200 S.F.	1,500 +/- S.F.	1,500 +/- S.F.	1,500 +/- S.F.
Development Coverage:	10%	< 10%	< 10%	< 10%

R-1 ZONE BULK TABLE - AGRICULTURAL USE		
	Required	Provided Lot 5
Lot Area:	5 Acres	65.9 +/- Acres
Lot Width:	200'	1,400' +/-
Front Yard Setback:	100'	No Development Planned
Side Yard Setback:	50'/100'	No Development Planned
Rear Yard Setback:	50'	No Development Planned
Street Frontage:	50'	1,458.90'
Building Height:	50'	No Development Planned
Development Coverage:	10%	6%

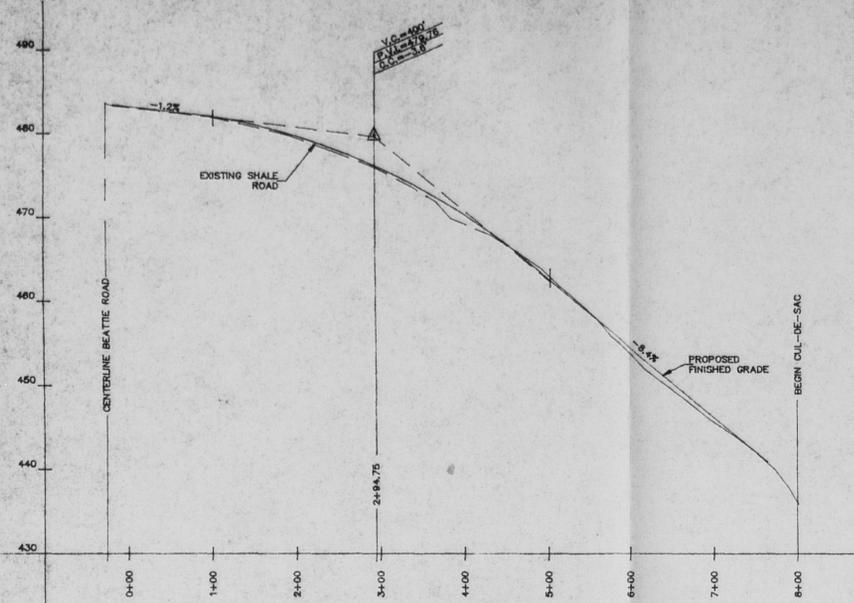
CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 5 February 1992 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL
SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JAN 18 1995
BY James R. Petro, Jr.
Chairman



Greva & Hildreth, L.S., P.C.
LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TEL (518) 962-9987

HENRY VAN LEEUWEN
TOWN OF NEW WINDSOR
ORANGE COUNTY
NEW YORK
BEATTIE ROAD
MAJOR
SUBDIVISION PLAN
SHEET: 1 OF 2

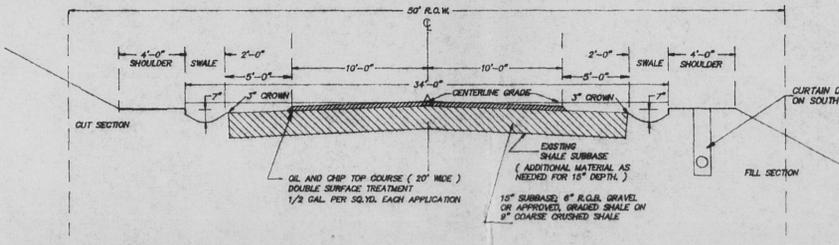


ANN ELIZABETH DRIVE
PRIVATE ROAD PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.

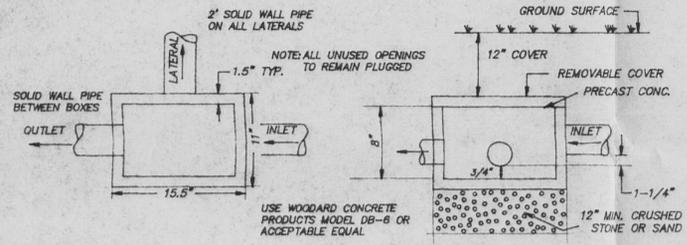
DESIGN CRITERIA LOT NO.	Percolation Test Performed:	Stabilized Percolation Rate:	Number of Bedrooms:	Design Flow Rate:	Absorptive Rate:	Absorptive Trench Required:	Absorptive Trench Provided:	Deep Test Pit Observation:
DESIGN CRITERIA LOT NO. 1	4 June 1987	22 Minutes	4	340 GPD	0.40 GPD/Sq.Ft.	433 L.F.	480 L.F.	5 February 1992
DESIGN CRITERIA LOT NO. 2	3 June 1987	13 Minutes	4	320 GPD	0.80 GPD/Sq.Ft.	328 L.F.	328 L.F.	5 February 1992
DESIGN CRITERIA LOT NO. 3	3 June 1987	44 Minutes	3	370 GPD	0.50 GPD/Sq.Ft.	390 L.F.	450 L.F.	5 February 1992
DESIGN CRITERIA LOT NO. 4	3 June 1987	50 Minutes	3	390 GPD	0.45 GPD/Sq.Ft.	438 L.F.	460 L.F.	5 February 1992

SANITARY SEWAGE DISPOSAL SYSTEM NOTES

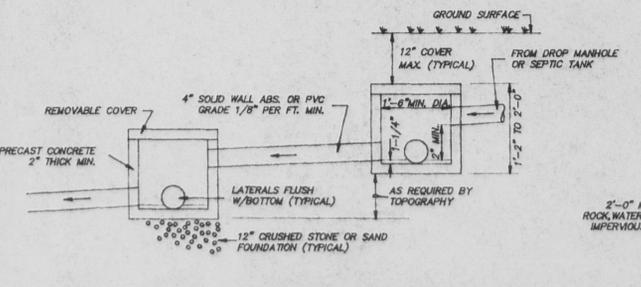
- Sanitary Sewage Disposal Systems must be constructed in the locations shown, unless additional satisfactory soils tests are performed by a N.Y.S. LICENSED DESIGN PROFESSIONAL.
- There are no existing wells or sanitary systems on adjoining properties within the N.Y.S. DEPARTMENT OF HEALTH SEPARATION REQUIREMENTS.
- All equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and Governmental Agencies having jurisdiction including the following:
NEW YORK STATE DEPARTMENT OF HEALTH
TOWN OF NEW WINDSOR SEWER DEPARTMENT
- Precast concrete septic tank capacity shown herein is minimum.
- Lateral outlets from Distribution Boxes shall be solid-wall pipe for a distance of two (2) feet from the distribution boxes.
- Minimum separations required from septic disposal system:
Property line: 10'
Wells: Upgrade from San. Syst.: 100'
Downgrade from San. Syst.: 20'
House to absorp. syst.: 20'
House to septic tank: 10'
Surf. water to absorp. syst.: 100'
Septic tank to well: 50'
- Precast concrete structures as manufactured by:
Woodard Concrete Products, Inc. Fairview Block Supply Corp.
Bullville, New York 48 Violet Avenue
Poughkeepsie, NY
or approved equal.
- Cellar, roof, footing drains to be diverted from sanitary system areas.
- Surface water shall be diverted from sanitary system areas and wells.
- Water softener recharge waste shall not be discharged to the sewage disposal system. A separate disposal system for that waste is required.



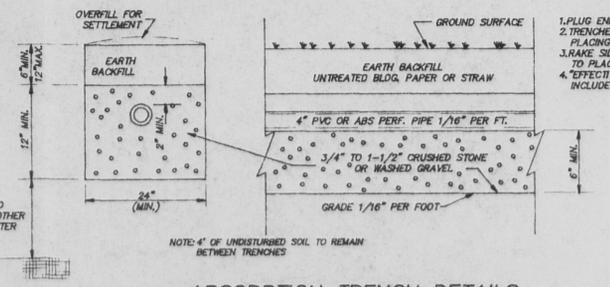
TYPICAL ROAD SECTION
NO SCALE
NOTE: PRIVATE ROAD SUBBASE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN RURAL ROAD SPECIFICATIONS FOR POSSIBLE CONVERSION TO TOWN ROAD SOME TIME IN FUTURE. CONTRACTOR SHALL CONTACT HIGHWAY SUPERINTENDANT TO COORDINATE SUBBASE INSPECTIONS.



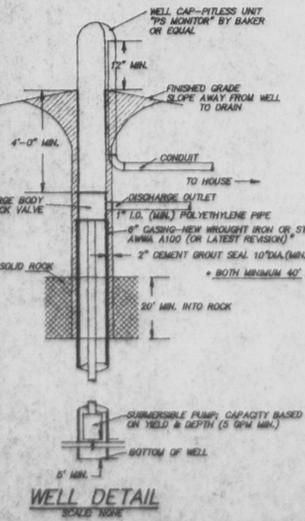
DISTRIBUTION BOX DETAILS
NO SCALE



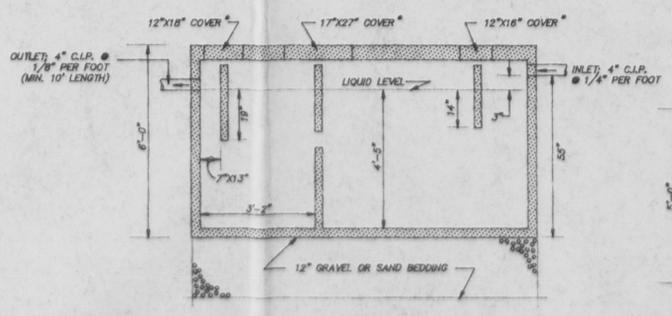
DROP MANHOLE DETAIL
NO SCALE



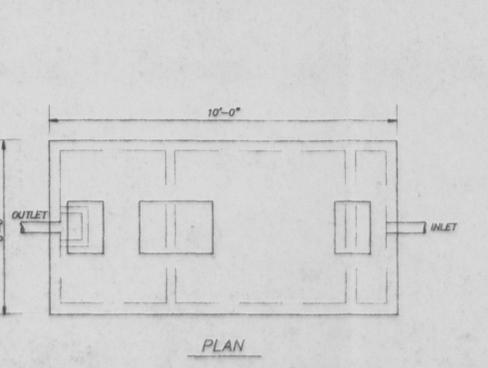
ABSORPTION TRENCH DETAILS
NO SCALE



WELL DETAIL
NO SCALE



SEPTIC TANK DETAILS, 1250 GAL.
NO SCALE



CURTAIN DRAIN DETAIL
NO SCALE

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JAN 18 1995
BY James R. Petro, Jr.
Chairman

CERTIFICATION
COUNTY OF ORANGE Local Law # 1 of 1989
I hereby certify that the Water and Sewer Systems shown on this plan were designed in accordance with the Standards and Requirements promulgated by the N.Y.S. departments of Health and Environmental Conservation for residential lots as amended from time to time, and further that such design is based on actual soil and site conditions found upon such lot in the design location at the time of the survey.



Grevas & Hildreth LAND SURVEYORS P.C. 33 QUARANCE AVENUE, NEW WINDSOR, NEW YORK 12553 TEL. (518) 862-5887		PLAN FOR: HENRY VAN LEEUWEN	
REVISIONS:	ACAD/VAN/2	TOWN OF NEW WINDSOR	ORANGE COUNTY NEW YORK
DATE	DESCRIPTION	DRAWN: EDG/SBG	CHECKED:
9/2/92	REVISION FOR PLANNING BOARD APPROVAL OF 5/13/92		
		SCALE: AS SHOWN	DATE: 4 MAY 1992
		JOB NO: 84-087	

BEATTIE ROAD MAJOR SUBDIVISION CONSTRUCTION DETAILS
SHEET 2 OF 2