

**PB# 93-14**

**Rev. L.A. Sperry**

**4-1-46**

P.B. #93-14

SPERRY, Rev. L.A. - Subdivision  
Union Ave. (Hildreth)

*Approved 8-11-93*



DISTRIBUTION:

FUND	CODE	AMOUNT
Cash		\$600 <sup>00</sup> / <sub>100</sub>

By Pauline D. Townsend  
Town Clerk  
 Title

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**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      13253  
 555 Union Avenue  
 New Windsor, NY 12550

Received of Pauline D. Townsend, Town Clerk \$ 600<sup>00</sup>/<sub>100</sub>  
Six hundred and 00/100 DOLLARS

For P/B #93-14 - Ederow

DISTRIBUTION:

FUND	CODE	AMOUNT
Cash		\$600 <sup>00</sup> / <sub>100</sub>

By [Signature]  
Controller  
 Title

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Planning Board  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12550

NO. 93-14  
August 6, 1993

RECEIVED FROM L. A. Sperry  
Three thousand 00/100 DOLLARS  
3 Lots @ \$1,000.00 / Lot Recreation fee

Account Total \$ 3,000.00  
 Amount Paid \$ 3,000.00  
 Balance Due \$ - 0 -

[Signature]  
Myra Mason, Secretary P.A.

**TOWN OF NEW WINDSOR**      **GENERAL RECEIPT**      13012  
 555 Union Avenue  
 New Windsor, NY 12550

Received of L. A. and Mary B. Sperry \$ 270.00  
Two hundred Seventy and 00/100 DOLLARS

For Planning Board Approval Fee #93-14

DISTRIBUTION:

FUND	CODE	AMOUNT
CB# 2105		\$270.00

By Pauline D. Townsend  
Town Clerk  
 Title

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

Union Ave. (Hildreth)



**universal**  
No. F5-15110

387.00

93-14

Map Number 155-93

Section 4 Block 1 Lot 46

City [ ]  
Town [ ]  
Village [ ] New Windsor

Title: Sperry, L. A., Rev.

Dated: 5-19-93 Rev. Filed 8-12-93

Approved by Carmen R. Dabaldi Jr  
on 8-11-93

Record Owner Sperry, Llewellyn A & Mary B.

MARION S. MURPHY  
Orange County Clerk

(1 Sheet)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/03/93

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 93-14

NAME: REV. L.A. SPERREY - SUBDIVISION  
APPLICANT: SPERREY, LLEWELLYN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/08/93	4 @ 150.00 EA (CASH)	PAID		600.00	
04/28/93	P.B. ATTY. FEE	CHG	35.00		
04/28/93	P.B. MINUTES	CHG	18.00		
06/09/93	P.B. ATTY. FEE	CHG	35.00		
06/09/93	P.B. MINUTES	CHG	9.00		
06/29/93	P.B. ENGINEER FEES	CHG	116.00		
09/03/93	RETURN TO APPLICANT	CHG	387.00		
		TOTAL:	600.00	600.00	0.00

Please issue a check in the  
amount of \$387.00 to:

Llewellyn Sperrey  
503 Union Avenue  
New Windsor, N.Y. 12553

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/03/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 93-14

NAME: REV. L.A. SPERREY - SUBDIVISION  
APPLICANT: SPERREY, LLEWELLYN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/11/93	PLANS STAMPED	APPROVED
06/09/93	P.B. APPEARANCE	ND:APPROVED
04/28/93	P.B. APPEARANCE . SEND TO ORANGE COUNTY	LA:WAIVE P.H. PLANNING DEPT.
04/07/93	WORK SESSION APPEARANCE	SUBMIT

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00

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

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

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

TOTAL ESCROW DUE....\$ 600.00

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

FINAL PLAT SECTION FEE.....\$ 150.00

BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 Pd

\*\*\*\*\*

RECREATION FEES:

3 LOTS @ \$1000.00 PER LOT.....\$ 3,000.00 Pd

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_

PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_

MINUTES OF MEETINGS.....\$ \_\_\_\_\_

OTHER.....\$ \_\_\_\_\_

\*\*\*\*\*

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

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

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

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

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

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

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/09/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-14

NAME: REV. L.A. SPERREY - SUBDIVISION  
APPLICANT: SPERREY, LLEWELLYN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/08/93	MUNICIPAL HIGHWAY	04/15/93	APPROVED
ORIG	04/08/93	MUNICIPAL WATER	04/15/93	APPROVED
ORIG	04/08/93	MUNICIPAL SEWER	05/20/93	SUPERSEDED BY REV1
ORIG	04/08/93	MUNICIPAL SANITARY	05/20/93	SUPERSEDED BY REV1
ORIG	04/08/93	MUNICIPAL FIRE	04/13/93	APPROVED
ORIG	04/08/93	PLANNING BOARD ENGINEER	05/20/93	SUPERSEDED BY REV1
ORIG	05/04/93	O.C. PLANNING DEPT. . NO RESPONSE - 30 DAY TIME PERIOD EXPIRED	06/09/93	NO RESPONSE
REV1	05/20/93	MUNICIPAL HIGHWAY	06/04/93	APPROVED
REV1	05/20/93	MUNICIPAL WATER	/ /	
REV1	05/20/93	MUNICIPAL SEWER	/ /	
REV1	05/20/93	MUNICIPAL SANITARY	/ /	
REV1	05/20/93	MUNICIPAL FIRE	05/24/93	APPROVED
REV1	05/20/93	PLANNING BOARD ENGINEER	/ /	

RESULTS OF P.B. MEETING

DATE: June 9, 1993

PROJECT NAME: Rev. Sperry Sub. PROJECT NUMBER 93-14

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:  
\*

M)    S)    VOTE: A    N   

\* M) ✓ S) 5 VOTE: A 5 N 0  
\*

CARRIED: YES    NO   

\* CARRIED: YES: ✓ NO     
\*

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M) ✓ S) 5 VOTE: A 5 N 0 APPROVED: 6-9-93

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:

RESULTS OF P.B. MEETING

DATE: April 28, 1993

PROJECT NAME: Sperry Subdivision PROJECT NUMBER 93-14

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) 0 S) 1 VOTE: A 4 N 0

\* M)    S)    VOTE: A    N   

CARRIED: YES X NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M) 0 S) 1 VOTE: A 4 N 0

WAIVED: YES X NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES ✓ NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:

REV. SPERREY SUBDIVISION (93-14) UNION AVENUE AND NINA STREET

William Hildreth, L.S. of Grevas and Hildreth appeared before the board on this proposal.

MR. PETRO: Municipal fire approved on a 5/24/93 and municipal highway approved on 6/4/93.

MR. HILDRETH: This is a four lot minor subdivision located on the corner of Nina street and Union Avenue. Proposal is for 3 new single family residential lots, the fourth lot will contain the existing house. When we were before the board, there was some comments regarding water and sewer details and some notes, they have been addressed, Mark can speak to that, if he wants. The 30 day waiting period for the Orange County Planning Department submission has passed, it's been submitted and Myra did they send anything back at all?

MR. PETRO: Orange County Planning Department was noticed on 5/4/93, there's been no response, 30 day time period expired. According to them, it's local determination.

MR. HILDRETH: The only other thing I've added is the street numbering per Bobby Rogers. I went over that with him before I put it on and that is it.

MR. PETRO: Mark, why is there status referral seems to me that it is within 500 feet of Union Avenue, why is the status in question?

MR. EDSALL: No, I was looking to see whether or not we've gotten a response and you have answered that.

MR. PETRO: Also for the minutes with regard to the availability of sewer for this project, I have been advised by the Town Supervisor that this application having direct connection and frontage to existing sanitary sewer is not subject to the moratorium. Evidently, there's a sewer line going down Nina Street and there's only going to be laterals into it.

MR. HILDRETH: Planning Board did declare lead agency

and that is where the SEQRA stands at this point.

MR. VAN LEEUWEN: Motion to declare negative dec.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded to declare negative dec on the Sperrey minor subdivision on Union Avenue and Nina Street.

ROLL CALL

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

MR. PETRO: Does anybody have any further discussion on this? Can I have a motion?

MR. VAN LEEUWEN: I make a motion that we approve.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Sperrey minor subdivision on Union Avenue and Nina Street. Any further discussion from the board members? Roll call.

ROLL CALL

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

MR. HILDRETH: Thank you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

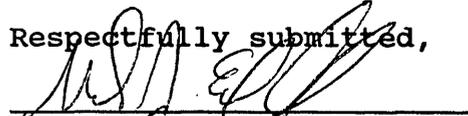
- Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: SPERREY MINOR SUBDIVISION  
PROJECT LOCATION: UNION AVENUE AND NINA STREET  
SECTION 4-BLOCK 1-LOT 46  
PROJECT NUMBER: 93-14  
DATE: 9 JUNE 1993  
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF A  
2.5 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 28 APRIL 1993 PLANNING BOARD  
MEETING.

1. All previous engineering comments with regard to the submitted plan have been addressed by the Applicant's Surveyor.
2. With regard to availability of sewer for the project, I have been advised by the Town Supervisor that this application, having direct connection and frontage to the existing sanitary sewer, is not subject to the sewer moratorium.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. The status of the referral to the Orange County Planning Department should be determined.
5. At this time I am aware of no further engineering concerns with regard to this minor subdivision application.

Respectfully submitted,

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

MJEmk

A:SPERREY2.mk

APRIL 28, 1993

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REV. SPERREY SUBDIVISION 93-14

MR. PETRO: Next Sperrey Minor Subdivision, Union Avenue, Nina Street. Represented by Bill Hildreth.

MR. HILDRETH: This is a brand new proposal before the Board for the first time. It consists of two and a half acres. At the corner of Nina Street and Union Avenue. Most of it is frontage along Nina Street. The proposal is four, F-O-U-R lots. There is an existing house which will be on about nine-tenths of an acre lot. That house fronts on Union Avenue. The three proposed lots all meet or exceed zoning, front on Nina Street which has water and sewer available. As I stated all of the bulk requirements are met and are exceeded. Our four homes are single family residential use. Presubmittal at this point as per procedure. My understanding this has to be referred to the Town Board.

MR. PETRO: Not necessarily. These three single family homes, they're going to be tied in the sewer line with laterals?

MR. HILDRETH: Correct.

MR. PETRO: No sewer line extension?

MR. HILDRETH: No, sir.

MR. PETRO: The moratorium does not cover that, we do not need to go to the Town Board. Also, submittal of this plan to Orange County Planning Department will be required.

MR. HILDRETH: Correct.

MR. PETRO: The water and sewer service connection detail requires some correction. As well a note should be added indicating that the details of the connection are subject to the municipal requirements in effect at the time of the application for a building permit. You can take that up with Mark, number four and five, gentlemen, if anyone can look at that. I will pole the Board public hearing. Anyone have anything?

MR. HILDRETH: For the Board's purposes of discussing this if you would look at the area location plan, you can see dead center in the middle is the lot that's being subdivided and you can see it's pretty much in the middle of an area that has lots of equal or smaller size.

MR. PETRO: Single family houses all around the property, is that correct?

MR. HILDRETH: That's correct. That's what I was trying to say.

MR. DUBALDI: Mr. Chairman, I make the motion the Planning Board take lead agency.

MR. LANDER: Second.

MR. PETRO: Motion made and seconded New Windsor Planning Board take lead agency on the Sperrey minor subdivision. Any further comments from the Board members? If not, roll call.

MR. VAN LEEUWEN: Aye.

MR. DUBALDI: Aye.

MR. LANDER: Aye.

MR. PETRO: Aye.

MR. PETRO: Gentlemen, can anyone address number five for me, please?

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

MR. VAN LEEUWEN: That's not ready for that yet.

MR. DUBALDI: Why?

MR. HILDRETH: Why not, if I may ask?

MR. PETRO: I'm kind of curious myself why aren't we? What else do we want to do here? Motion has been made to waive public hearing. There is single family houses all around the property. All the bulk requirements are met. Mark?

MR. VAN LEEUWEN: Aye.

MR. PETRO: Is there a second?

MR. VAN LEEUWEN: I will second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board waive the public hearing on the Sperrey minor subdivision, Union Avenue and Nina Street. Any further discussion from the Board members?

MR. VAN LEEUWEN: I think we should have a public hearing.

MR. PETRO: If not, roll call.

MR. VAN LEEUWEN: Aye.

MR. DUBALDI: Aye.

MR. LANDER: Mr. Chairman, the motion is to waive the public hearing?

MR. PETRO: Waive the public hearing. Mr. Lander?

MR. LANDER: Aye.

MR. PETRO: Aye.

MR. PETRO: Subject to Orange County Planning, I see no reason to hold this plan up.

MR. DUBALDI: I make a motion we declare a negative dec.

MR. VAN LEEUWEN: No, it's got to go to County first. It needs 30 days, guys. Push this thing too fast, it's not good.

MR. EDSALL: The question has been kind of a basic question that has been asked on is there any reason why this was never subdivided in the past?

MR. HILDRETH: I have no --

MR. EDSALL: Have you checked deeds? There is no restrictions?

MR. HILDRETH: It has been single ownership for a long, long time.

APRIL 28, 1993

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MR. VAN LEEUWEN: There are two elderly ladies that lived there for many, many years. I understand Reverend Sperrey bought it from --

MR. HILDRETH: He now owns it.

MR. EDSALL: There is really no reason it didn't get subdivided other than the fact they wanted a larger piece.

MR. HILDRETH: They just never did it.

MR. BABCOCK: It's not green area for the Nina Street subdivision.

MR. PETRO: No. Bill, what we will do, get it to Orange County Planning and schedule it.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

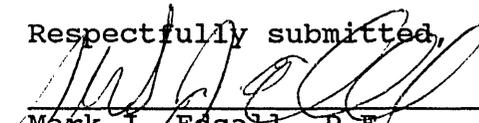
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(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: SPERREY MINOR SUBDIVISION  
PROJECT LOCATION: UNION AVENUE AND NINA STREET  
SECTION 4-BLOCK 1-LOT 46  
PROJECT NUMBER: 93-14  
DATE: 28 APRIL 1993  
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF A  
2.5 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

1. The sketch subdivision plan appears to comply with the minimum bulk requirements for the R-4 Zoning District.
2. If so authorized by the Planning Board, I will confirm with the Town Supervisor that this application is not subject to any restrictions relative to sewer connection.
3. The water and sewer service connection details require some correction. As well, a note should be added indicating that the details of connection are subject to the municipal requirements in affect at the time of application for building permit.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. Submittal of this plan/application to the Orange County Planning Department will be required.
7. 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

MJEmk

A:SPERREY.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 14

DATE PLAN RECEIVED: MAY 1 9 1993

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
REV. L. A. SPERREY has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

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

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

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

[Signature] 6.22.93  
SANITARY SUPERINTENDENT      DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 May 1993

SUBJECT: Rev. L.A. Sperrey Minor Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-93-14  
DATED: 19 May 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-035

A review of the above referenced subject minor subdivision plan was conducted on 29 May 1993.

This minor subdivision plan is acceptable.

PLANS DATED: 19 May 1993; Revision 1.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.



**COUNTY OF ORANGE  
Department of Planning**

124 MAIN STREET, P.O. BOX 968, GOSHEN, NEW YORK 10924  
TEL: (914) 294-5151 FAX: (914) 294-3546

Mary M. McPhillips  
County Executive

Peter Garrison  
Commissioner of Planning

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

R. Vincent Hammond  
Deputy Commissioner

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

**Referred by:**

**OCDP Reference No.:** NWT 6-93-N  
**County I.D. No.:** 4-1-46

Town of New Windsor

**Applicant:**

Rev. Llewellyn A. Sperrey

**Proposed Action:**

Subdivision - 4 lots

**State, County, Inter-Municipal Basis for Review:**

Within 500' of OC Rte. #69

**Comments:**

There are no significant inter-municipal or countywide considerations to bring to your attention.

**Related Reviews and Permits:**

**County Action:** Local Determination X Disapproved Approved

**Approved subject to the following modifications and/or conditions:**

**Date:**  
6/15/93

  
Deputy Commissioner

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

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

Local File No. 93-14

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

City, Town or Village Board  Planning Board  Zoning Board

2. Owner: Name Rev. Llewellyn A. Sperry

Address 503 Union Ave. - New Windsor, N.Y.

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Corner of Union Ave. & Nina Street  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 1 Lot 46

Present Zoning District R-4 Size of Parcel 2.51 Acres

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

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

Area \_\_\_\_\_

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

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

Subdivision: Number of Lots/Units Four Lots

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

5/4/93  
Date

Myna Mason, Secy to the P.B.  
Signature and Title



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 14

DATE PLAN RECEIVED: MAY 1 9 1993

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

Subdivision Rev. La Spiney as submitted by

Hildreth for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been

reviewed by me and is approved

disapproved

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

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

J. Sample 6/4/93  
HIGHWAY SUPERINTENDENT DATE

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

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



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 14

DATE PLAN RECEIVED: APR - 8 1993

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

Subdivision Rev. L.A. Sperry as submitted by  
Hildreth for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved

disapproved

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

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

[Signature] 4/15/93  
HIGHWAY SUPERINTENDENT DATE

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

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

INTER OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 13 April 1993  
**SUBJECT:** Rev. L. A. Sperrey

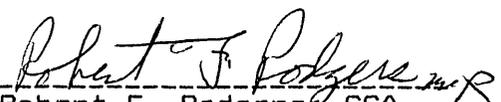
**PLANNING BOARD REFERENCE NUMBER:** PB-93-14  
**DATED:** 8 april 1993

**FIRE PREVENTION REFERENCE NUMBER:** FPS-93-018

A review of the above referenced subject minor subdivision plan was completed on 13 April 1993.

This minor subdivision plan is acceptable.

**PLANS DATED:** 26 March 1993.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

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

(This is a two-sided form)

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

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

1. Name of Project REV. L.A. SPERREY MINOR SUBDIVISION
2. Name of Applicant LLEWELLYN A. SPERREY Phone 565-5686  
Address 503 UNION AVENUE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record LLEWELLYN A. SPERREY Phone (SAME)  
Address (SAME)  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667  
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667  
(Name)
7. Location: ~~At or~~ the INTERSECTION ~~side~~ of UNION AVENUE &  
NINA STREET. feet  
(Street)  
(Direction)  
SE  
(Street)
8. Acreage of Parcel 2.51 ACRES 9. Zoning District R-4
10. Tax Map Designation: Section 4 Block 1 Lot 46
11. This application is for MINOR SUBDIVISION OF 5 BUR LOTS

MEMPHIS PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, NY 12550  
PHONE 565-5686

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

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership NONE  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

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

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

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

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

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

[Signature]  
(Owner's Signature)

2nd day of April 1993  
198

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

Patricia E. O'Brien  
Notary Public

OWNER / APPLICANT  
(Title)

PATRICIA E. O'BRIEN  
Notary Public, State of New York  
Residing in County of Orange  
No. 4841408  
Commission Expires Feb. 28, 1994

PROJECT I.D. NUMBER

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM  
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR <b>LLEWELLYN A. SPERREY</b>		2. PROJECT NAME <b>REV. L.A. SPERREY MINOR SUBDIVISION</b>	
3. PROJECT LOCATION: Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>INTERSECTION OF UNION AVENUE (Co. Rd. 69) AND NINA STREET TAX MAP SECTION 4 BLOCK 1 LOT 46</b>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <b>FOUR LOT SUBDIVISION CREATING THREE NEW RESIDENTIAL BUILDING LOTS WITH AN EXISTING RESIDENCE ON THE FOURTH LOT.</b>			
7. AMOUNT OF LAND AFFECTED: Initially <b>2.51</b> acres    Ultimately <b>2.51</b> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>			

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: LLEWELLYN A. SPERREY      Date: 4/2/93  
Signature: *Llewellyn A. Sperrey*

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

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

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.**

Yes  No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency.**

Yes  No

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

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

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

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

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

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

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

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

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

Yes  No If Yes, explain briefly

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

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

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

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

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

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

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

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

\_\_\_\_\_  
Date

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

LLEWELLYN A. SPERREY, deposes and says that he  
resides at 503 UNION AVENUE NEW WINDSOR  
(Owner's Address)

in the County of ORANGE  
and State of NEW YORK

and that he is the owner in fee of TAX MAP SECTION 4 BLOCK 1 LOT 46

which is the premises described in the foregoing application and  
that he has authorized GREVAS & HILDRETH, L.S., P.C.  
to make the foregoing application as described therein.

Date: April 2, 1993

Llewellyn A. Sperrey  
(Owner's Signature)

Patricia E. Brien  
(Witness' Signature)

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

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

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

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

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

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

\*If applicable.

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

\*If applicable.

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

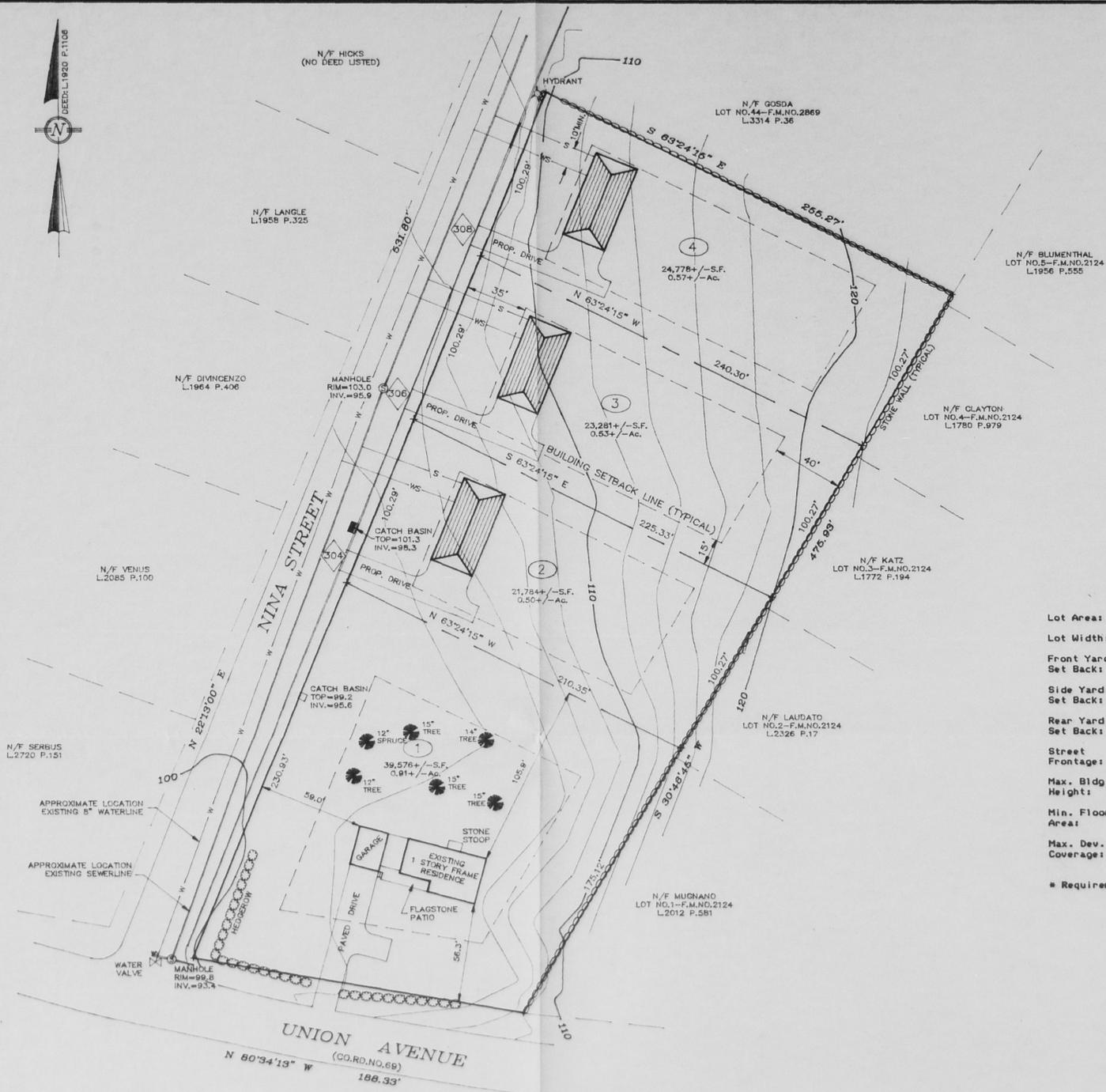
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

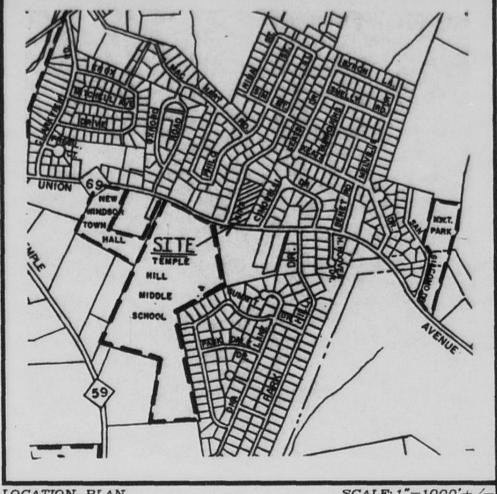
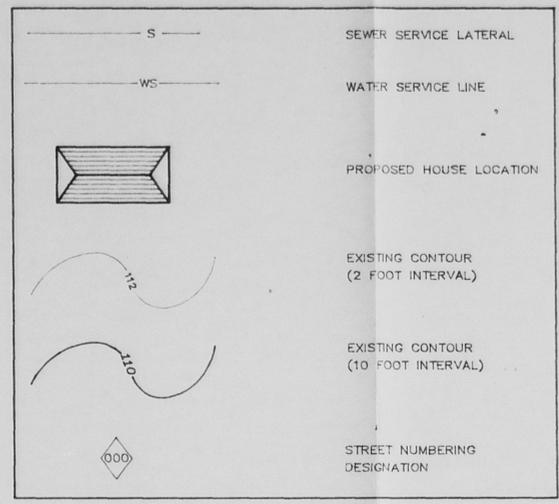
The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Hildred  
Licensed Professional

Date: 2 April 1993



**LEGEND**



**NOTES**

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 4, Block 1, Lot 46. Deed of Record: Liber 3693 Page 12.
- OWNER/APPLICANT: Llewellyn A. Sperrey, 503 Union Avenue, New Windsor, NY 12553
- TOTAL PARCEL AREA: 2.51 Acres
- PROPERTY ZONE: R-4 Single Family Residential Use
- SANITARY SEWAGE DISPOSAL AND WATER SUPPLY: Town of New Windsor Municipal Systems
- TOTAL NUMBER OF LOTS: 4
- Boundary and Topographic information shown hereon resulted from a field survey completed on 26 March 1993 under the supervision of the undersigned.
- Elevations shown hereon are random and are not referenced to any known or established elevation datum. Contour interval: two (2) feet.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.

**ZONE BULK TABLE**

	Required:	Provided:			
		Lot 1	Lot 2	Lot 3	Lot 4
Lot Area:	15,000 S.F.	39,576 S.F.	21,784 S.F.	23,281 S.F.	24,778 S.F.
Lot Width:	100'	190' +/-	100.0'	100.0'	100.0'
Front Yard Set Back:	35'	56.3'	*	*	*
Side Yard Set Back:	15'/30'	55' +/- / 114' +/-	*	*	*
Rear Yard Set Back:	40'	105.9'	*	*	*
Street Frontage:	60'	419.25'	100.29'	100.29'	100.29'
Max. Bldg. Height:	35'	17' +/-	*	*	*
Min. Floor Area:	1,000 S.F.	1,084 +/-	*	*	*
Max. Dev. Coverage:	30%	8%	*	*	*

\* Requirements to be met at time of Building Permit Application.

SUB DIVISION APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON **AUG 11 1993**  
 BY **CARMEN R. DUBALDI, JR.**  
 SECRETARY

**CERTIFICATION**

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 26 March 1993 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**

APPROVED BY THE  
 BUREAU OF FIRE PREVENTION  
 TOWN OF NEW WINDSOR, N.Y.  
 DATE: **May 23** SIGNATURE: *[Signature]*  
 P.B. NO. 93-14



OWNERS CONSENT:  
 I have reviewed this plan and find it acceptable.  
*[Signature]*  
 OWNER

**CERTIFICATION**

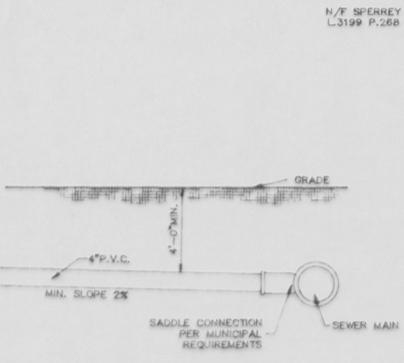
COUNTY OF ORANGE Local Law # 1 of 1989  
 I hereby certify that the Water and Sewer Systems shown on this plan were designed in accordance with the Standards and Requirements promulgated by the N.Y.S. departments of Health and Environmental Conservation for residential lots as amended from time to time, 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 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553  
 TEL: (518) 562-3667

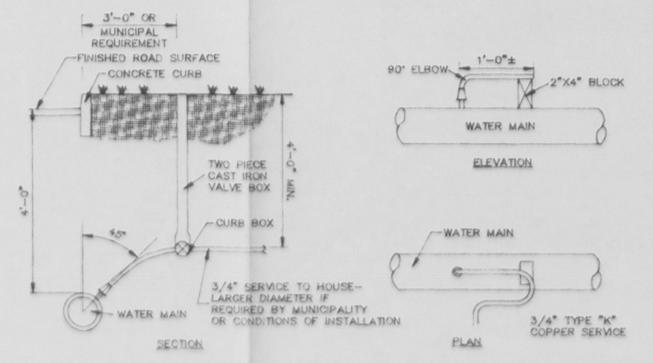
DATE	DESCRIPTION	ACAD:SPERYZ
5/19/93	REV PER PLED. COMMENTS	
	OF 28 APR 1993	

Rev. L.A. SPERREY

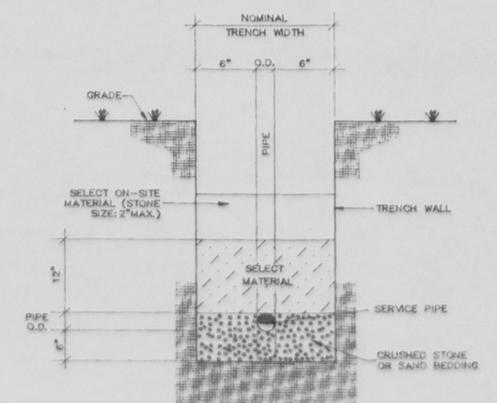
**FINAL PLAN**  
 MINOR SUBDIVISION



**SEWER SERVICE DETAIL**  
 NO SCALE



**TYPICAL WATER SERVICE DETAIL**  
 NO SCALE



**TYPICAL SERVICE EXCAVATION**  
 NO SCALE