

**PB# 95-24**

**DORI ASSOCIATES**

**32-4-43**

95 - 24 DORI Associates, Inc - Subdivision  
Rt. 9W (Barger) 2 Lots

Approved 12-28-95

---

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

# GENERAL RECEIPT

14941

Aug. 21 19 95

Received of Coloni Funeral Homes, Inc. \$ 50.<sup>00</sup>

Fifty <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board # 95-24

DISTRIBUTION

FUND	CODE	AMOUNT
Cr# 2196		50. <sup>00</sup>

By Dorothy H. Hansen

Town Clerk

Title

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

Wilson Jones - Carbonless - Step 2 4W/CL Duplicate - Step 4 4W/CL Triplicate

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE August 18, 1995 RECEIPT NUMBER 95-24

RECEIVED FROM Coloni Funeral Home, Inc.

Address Rt. 9W - P.O. Box 4097 - New Windsor, N.Y.

One Hundred Fifty <sup>00</sup>/<sub>100</sub> DOLLARS \$150.00

FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	150 00	CASH	
AMOUNT PAID	150 00	CHECK #	2195
BALANCE DUE	- 0 -	MONEY ORDER	

Jan Pen Controller  
BY Mary Mason, Secy to the P.B.

Wilson Jones - Carbonless - Step 2 4W/CL Duplicate - Step 4 4W/CL Triplicate

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE December 28, 1995 RECEIPT NUMBER 95-24

RECEIVED FROM Dori Associates, Inc.

Address P.O. Box 4097 - New Windsor, N.Y. 12553

Five Hundred <sup>00</sup>/<sub>100</sub> DOLLARS \$500.00

FOR Recreation fee - 1 Lot

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500 00	CASH	
AMOUNT PAID	500 00	CHECK #	1064
BALANCE DUE	- 0 -	MONEY ORDER	

A. Zappalo  
BY Mary Mason, Secy to the P.B.

44-W/CL Triplicate

57

DATE December 28, 1995 RECEIPT NUMBER 95-24

RECEIVED FROM Dori Associates, Inc.

FUND	CODE	AMOUNT
CR # 2196		50.00

By Dorothy H Hansen

Town Clerk

Title

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

Wilson Jones - Carbonless - S1642-W/CCL Duplicate - S1644-W/CCL Triplicate

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE August 18, 1995 RECEIPT NUMBER 95-24

RECEIVED FROM Coloni Funeral Home, Inc.

Address Rt. 9W - P.O. Box 4097 - New Windsor, N.Y.

One Hundred Fifty 00/100 DOLLARS \$150.00

FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	150 00	CASH	
AMOUNT PAID	150 00	CHECK #	2195
BALANCE DUE	-0 -	MONEY ORDER	

Jan Pen Controller

BY Mary Mason, Secy to the P.B.

Wilson Jones - Carbonless - S1642-W/CCL Duplicate - S1644-W/CCL Triplicate

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE December 28, 1995 RECEIPT NUMBER 95-24

RECEIVED FROM Dori Associates, Inc.

Address P.O. Box 4097 - New Windsor, N.Y. 12553

Five Hundred 00/100 DOLLARS \$500.00

FOR Recreation fee - 1 Lot

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500 00	CASH	
AMOUNT PAID	500 00	CHECK #	1064
BALANCE DUE	-0 -	MONEY ORDER	

A. Zappolo

BY Mary Mason, Secy to the P.B.

Wilson Jones - Carbonless - S1642-W/CCL Duplicate - S1644-W/CCL Triplicate

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE December 28, 1995 RECEIPT NUMBER 95-24

RECEIVED FROM Dori Associates, Inc.

Address P.O. Box 4097 - New Windsor, N.Y. 12553

One Hundred Sixty-Nine 00/100 DOLLARS \$169.00

FOR Addition to Escrow for Professional Fees

ACCOUNT		HOW PAID	
BEGINNING BALANCE	169 00	CASH	
AMOUNT PAID	169 00	CHECK #	1066
BALANCE DUE	-0 -	MONEY ORDER	

A. Zappolo

BY Mary Mason, Secy to the P.B.

Erny 186.00

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

### GENERAL RECEIPT

1576

Dec. 28 1995

Received of Dori Associates \$ 260.<sup>00</sup>

Two Hundred Sixty 00 DOLLARS

For #95-24 Planning Board Approval Fees 100

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR. 1065</u>	<u>4</u>	<u>260.<sup>00</sup></u>

By Dorothy H. Hansen es

Town Clerk

Title

KT-1111 (Barger) 2-10-11

95-24

Map Number 240-95

City [ ]  
Town [X] New Windsor  
Village [ ]

Section 37 Block 1 Lot 21

Title: Aori Associates Inc.

Dated: November 29, 1995 Filed December 28, 1995

Approved by <sup>Revision</sup> Henry Van Leeuwen

on December 28, 1995

Record Owner Aori Assoc Inc.

JOAN A. MACCHI  
Orange County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/03/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 95-24

NAME: DORI ASSOCIATES, INC. - SUBDIVISION  
APPLICANT: COLONI, RICHARD

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/28/95	PLANS STAMPED	APPROVED
12/13/95	P.B. APPEARANCE . APPROVED SUBJECT TO MARK	LA:ND WVE PH-APPR SB
08/23/95	P.B. APPEARANCE . COMBINE TWO PARCELS BY DEED - LOCATE WATER & SEWER LINES	REVISE: SEE NOTES
08/23/95	P.B. APPEARANCE - CON'T . LIST VARIANCES ON PLAN	REFER TO Z.B.A.
08/16/95	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/13/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-24

NAME: DORI ASSOCIATES, INC. - SUBDIVISION  
APPLICANT: COLONI, RICHARD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	12/01/95	MUNICIPAL HIGHWAY	/ /	
REV1	12/01/95	MUNICIPAL WATER . CALL WATER DEPT. REGARDING WATER SERVICE	12/08/95	APPROVED ✓
REV1	12/01/95	MUNICIPAL SEWER	/ /	
REV1	12/01/95	MUNICIPAL FIRE	12/11/95	APPROVED ✓
ORIG	08/18/95	MUNICIPAL HIGHWAY	12/01/95	SUPERSEDED BY REV1
ORIG	08/18/95	MUNICIPAL WATER	08/23/95	APPROVED
ORIG	08/18/95	MUNICIPAL SEWER	12/01/95	SUPERSEDED BY REV1
ORIG	08/18/95	MUNICIPAL FIRE	08/23/95	APPROVED
ORIG	08/18/95		12/01/95	SUPERSEDED BY REV1
ORIG	08/18/95		12/01/95	SUPERSEDED BY REV1

ANDREW S. KRIEGER  
ATTORNEY AT LAW  
219 QUASSAICK AVENUE  
SQUIRE SHOPPING CENTER, SUITE 3  
NEW WINDSOR, NEW YORK 12553  
(914) 562-2333

December 27, 1995

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

Attn: Myra Mason

Re: Dori Associates *P.B.# 95-24*

Dear Ms. Mason:

It is acceptable to me to have the plans for the above  
referenced application signed.

Thank you.

Very truly yours,



ANDREW S. KRIEGER

ASK:mmt

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 2/28/95

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 95-24

NAME: DORI ASSOCIATES, INC. - SUBDIVISION

APPLICANT: COLONI, RICHARD

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/18/95	REC. CK. #2195	PAID		150.00	
09/23/95	P.B. ATTY. FEE	CHG	35.00		
09/23/95	P.B. MINUTES	CHG	31.50		
12/13/95	P.B. ATTY. FEE	CHG	35.00		
12/13/95	P.B. MINUTES	CHG	31.50		
12/13/95	ENGINEER FEE	CHG	186.00		
12/28/95	REC. CK. #1066	PAID		169.00	
	TOTAL:		319.00	319.00	0.00

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

P.B. # 95-24 Recreation fee

<sup>561-0238</sup>  
DORI ASSOCIATES, INC.  
P.O. BOX 4097  
NEW WINDSOR, NY 12553

FLEET BANK  
VAILS GATE 27522  
VAILS GATE, NY 12584  
29-1/213

1064

12/28/1995

PAY TO THE ORDER OF TOWN OF NEW WINDSOR \$ \*\*500.00

Five Hundred and 00/100\*\*\*\*\* DOLLARS

MEMO \_\_\_\_\_



⑈001064⑈ ⑆021300019⑆ 522 1001127⑈

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/28/95

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 95-24

NAME: DORI ASSOCIATES, INC. - SUBDIVISION  
APPLICANT: COLONI, RICHARD

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
08/18/95	REC. CK. #2195	PAID		150.00	
08/23/95	P.B. ATTY. FEE	CHG	35.00		
08/23/95	P.B. MINUTES	CHG	31.50		
12/13/95	P.B. ATTY. FEE	CHG	35.00		
12/13/95	P.B. MINUTES	CHG	31.50		
12/27/95	ENGINEER FEE	CHG	186.00		
		TOTAL:	<u>319.00</u>	<u>150.00</u>	<u>169.00</u>

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

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

COMMERCIAL:

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

TOTAL ESCROW DUE....\$

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

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

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

\*\*\*\*\*

RECREATION FEES:

\_\_\_ LOTS @ \$500.00 PER LOT .....\$ 500.00

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 186.00
PLANNING BOARD ATTORNEY FEES.....\$ 70.00
MINUTES OF MEETINGS.....\$ 63.00
OTHER.....\$

\$169.00 Due

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPCTION FEE)

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

# 1 ZBA 10-23-95  
SET UP FOR P/H  
# 2 ZBA 11-27-95  
APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 95-24

DATE: 14 SEPT 95

APPLICANT: RICHARD COLONI  
ROUTE 9W  
NEW WINDSOR N.Y. 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 18 AUG 1995

FOR (SUBDIVISION - ~~SITE PLAN~~)

LOCATED AT NORTHWEST SIDE RT 9W APPROX 300 FT  
SOUTH BLMG GRV TPK. ZONE NC

DESCRIPTION OF EXISTING SITE: SEC: 37 BLOCK: 1 LOT: 21

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

SINGLE FAMILY RESIDENTIAL USE NOT PERMITTED -  
USE VARIANCE REQUIRED

  
MARK JEPSALL for  
MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <del>ENC</del> NC USE <u>R4 USE</u>		
MIN. LOT AREA		
MIN. LOT WIDTH		
REQ'D FRONT YD		
REQ'D SIDE YD.		
REQ'D TOTAL SIDE YD.		
REQ'D REAR YD.	40' FT	32' FT
REQ'D FRONTAGE	60' FT	25' FT
MAX. BLDG. HT.		
FLOOR AREA RATIO		
MIN. LIVABLE AREA		
DEV. COVERAGE		
O/S PARKING SPACES		

ND USE NOT PERMITTED IN ZONE  
 APPLICABLE VALUES

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
 (914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
 OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

COLONI SUBDIVISION (95-24) RT. 9W

Mr. Richard Barger and Mr. Richard Coloni appeared before the board for this proposal.

MR. PETRO: What do you want to do?

MR. BARGER: Mr. Coloni wants to subdivide a parcel of land off of his property over on 9W. The only problem is it's in an NC zone which doesn't allow for subdivision.

MR. PETRO: Is that this map?

MR. BARGER: Yes.

MR. PETRO: Can you put it up on the board, maybe you can point at what you're doing?

MR. BARGER: Sure.

MR. BARGER: If you are familiar with it, this is Route 9W, this is Coloni Funeral Home. Richie lives up here and right now it's part of the funeral home but what he wants to do is subdivide this parcel off of the funeral home for legal purposes, if he ever sells or mortgages, he doesn't encumber the whole property but it's in a zone that doesn't allow subdivisions so we're going to have to go for a variance

MR. BABCOCK: Doesn't allow a single family home.

MR. PETRO: Will we need a special use permit to have a single family home in an NC zone?

MR. BABCOCK: Yes, it's going to need a zoning variance.

MR. PETRO: Once it has the zoning variance, we don't need the special use permit any longer.

MR. BABCOCK: That is correct, then you just need a subdivision.

MR. PETRO: Right now, this is accessed by a driveway

behind the funeral home?

MR. BARGER: Through the funeral home off 9W and through the funeral home.

MR. PETRO: Ones it's subdivided, we have to correct that problem.

MR. VAN LEEUWEN: He doesn't have to make it direct access as long as he has access.

MR. BARGER: We're leaving access to 9W and he will maintain a right-of-way for this but he build his own right-of-way.

MR. PETRO: That right-of-way the way you have it drawn on there it looks like the slope is steep.

MR. BARGER: It's steep.

MR. LANDER: It's only for road frontage, Mr. Chairman, that would be the only thing that would be for.

MR. PETRO: Yes, unless the funeral home is sold and he needs to have a driveway.

MR. EDSALL: Jim, one of the items we talked about at length at the workshop was that they had hoped at this particular time to continue the access through the site plan but then reserve the ability to develop a driveway up this strip. So we worked with Rich's son, Rich, and come up with some ideas that they can incorporate into the deed which will allow continued access through the site plan through the developed accessways and at such time that the driveway would be constructed that right to go through the funeral home property would cease unless there's a renegotiation. So we have worked out something that gives them some flexibility as long as the board doesn't object to that type of approach.

MR. PETRO: Not objecting to the approach, how can you build something if it is feasible to build it there?

MR. EDSALL: The indication we had for the slopes through here it could be developed at around less than

15 percent at the maximum 15 percent is the maximum recommended the board has and that was one of the first questions we asked can you do it, would it exceed the 15 and they have indicated based on the survey they can.

MR. DUBALDI: What about the second home, how does that play?

MR. BARGER: No, second home is owned by his son on a separate parcel.

MR. VAN LEEUWEN: Always has been on a separate piece of property.

MR. LANDER: Which number is that?

MR. COLONI: 31.

MR. EDSALL: Jim, just another item we suggested for the deeds because they are creating this strip parallel to the property line and Rich, Jr.'s property has an ability to be an access in the same location, we suggested that they give cross-grading easements so that they could develop all the grading in one spot and develop driveways parallel to each other.

MR. DUBALDI: I don't understand where the lot line is between, I'll use references 32 and 31?

MR. BARGER: Right here, this dark line.

MR. DUBALDI: I mean on the map here?

MR. BARGER: This line right here, stone wall.

MR. DUBALDI: There should be a line going down.

MR. BARGER: This line here is this heavy line right here.

MR. DUBALDI: It's unclear on the map.

MR. PETRO: Your son's house, Richie, Jr.'s house has access through Coloni Funeral Home, I see the driveway

now is going to be going through not only the existing parcel but it's going to be going through the second parcel that we'd be looking to create so he'd need an easement for that.

MR. COLONI: But we're also subdividing the front of that.

MR. BARGER: We're not subdividing, this piece is going to be deeded to Rich to create one lot there so Rich is going to own the whole thing.

MR. COLONI: He will have access in front of his house.

MR. LANDER: How do we get access to, let's just hypothetically say lot 31 is Rich's house, your son, so now unless we, unless they are both, you can't both use 25 feet here?

MR. EDSALL: 25 on the other side.

MR. BABCOCK: Ron, just so you know, it's lot 3.1 and the one in front of it 3.2, they are consolidating, making one lot and the junior is going to own both of those lots is going to be one so he will have road frontage and access to 9W.

MR. LANDER: Because at that point, he didn't have any road frontage.

MR. EDSALL: We suggested.

MR. BABCOCK: The other thing the board should keep in mind in the NC zone road frontage is not a requirement, there's no requirement for road frontage.

MR. LANDER: I know but we have a home here.

MR. BABCOCK: I'm just telling you there's no requirement though.

MR. PETRO: Lot 3.1 and 3.2 are two separate lots?

MR. BABCOCK: Correct.

MR. PETRO: Coming in at another separate time other than this application.

MR. BARGER: No, just by deed because they are two separate parcels and Dori can deed it to Richie Coloni and he owns both parcels.

MR. BABCOCK: They did come to the workshop.

MR. KRIEGER: When you deed it over, are you going to indicate in the deed that it is intended thereafter to be one parcel?

MR. EDSALL: We asked them as part of this application as a followup to combine the two parcels to a single parcel.

MR. KRIEGER: You have to indicate in the deed that is the intent to do it, if you just have two separate descriptions in one deed.

MR. EDSALL: One description.

MR. KRIEGER: Then we get the question that comes up.

MR. EDSALL: Asked them to have one total description and that is when we suggested that they create a 25 foot easement on through the south side of 3.1 and 3.2 that they could use as a shared grading area but then run two separate driveways.

MR. PETRO: Dick, let me ask you this, the existing house as it stands now, how is it serviced by water and sewer?

MR. BARGER: Central water, all this is town water, sewer and so is Rich.

MR. PETRO: My point would be then is the lines that go to that house, what property would they cross? Do we need any easements?

MR. BARGER: That is one question I have to find out, I don't know where the lines are, if they do in fact cross, we'd have to give easements, I don't know where

they are going.

MR. PETRO: Should be written easements, I have had that problem before myself. Again, you might sell this to whoever and then he says well, I don't want that water line on my property and then a house has a problem.

MR. BARGER: That is one thing we have to do, show how this--

MR. COLONI: Water line comes from Blooming Grove Turnpike.

MR. PETRO: Then that is not a problem. What about the sewer?

MR. STENT: Just in the house.

MR COLONI: No, water line comes in the middle. Richie, my son, splits to my house and goes to my son's house.

MR. STENT: From 9W up the hill to the parlor?

MR. COLONI: Yes, sewer line comes down this driveway.

MR. BARGER: So I'll have to locate those but that is--

MR. PETRO: I think that is more important for the, for you than anyone one else.

MR. VAN LEEUWEN: I make a motion to approve.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Dori Associates minor subdivision on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	NO
MR. STENT	NO

MR. DUBALDI                    NO  
MR. LANDER                    NO  
MR. PETRO                    NO

MR. PETRO: You're being sent to the Zoning Board. Once you receive the variances required by this board from the Zoning Board, you'll appear here again and we'll take it from that point.

MR. BARGER: Do you send a letter to the board recommending?

MR. PETRO: They'll review these minutes and they'll have our standing and what's transpired at tonight's meeting. It does take a couple weeks.

MR. BARGER: That's no problem, take us a couple weeks.

MR. KRIEGER: They'll also have obtained a report from both the building inspector and myself.

MR. PETRO: I would suggest also before you come back to this board to locate the water, sewer and overhead and power lines.

MR. BABCOCK: Also the variances on the map once you receive them.

MR. BARGER: Okay.

MR. BABCOCK: Once you receive the variances.

MR. BARGER: I put down what we're going for.

MR. BABCOCK: Say you received this on such and such a date and what you received.

MR. KRIEGER: Mike, is he going to need both area and use variances?

MR. BABCOCK: Yes.

RESULTS OF P.B. MEETING

DATE: August 23, 1995

PROJECT NAME: Dori Associates, Inc. PROJECT NUMBER 95-24

\*\*\*\*\*

LEAD AGENCY: \_\_\_\_\_ \* NEGATIVE DEC: \_\_\_\_\_  
M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ \* M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

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) (D) VOTE: A 0 N 5 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: \_\_\_\_\_

Combine two parcels by deed (adjoining lot)  
Locate Water + Sewer Lines on plan  
Variances on plan

COLONI SUBDIVISION (95-24) RT. 9W

Mr. Richard Barger and Mr. Richard Coloni appeared before the board for this proposal.

MR. PETRO: What do you want to do?

MR. BARGER: Mr. Coloni wants to subdivide a parcel of land off of his property over on 9W. The only problem is it's in an NC zone which doesn't allow for subdivision.

MR. PETRO: Is that this map?

MR. BARGER: Yes.

MR. PETRO: Can you put it up on the board, maybe you can point at what you're doing?

MR. BARGER: Sure.

MR. BARGER: If you are familiar with it, this is Route 9W, this is Coloni Funeral Home. Richie lives up here and right now it's part of the funeral home but what he wants to do is subdivide this parcel off of the funeral home for legal purposes, if he ever sells or mortgages, he doesn't encumber the whole property but it's in a zone that doesn't allow subdivisions so we're going to have to go for a variance

MR. BABCOCK: Doesn't allow a single family home.

MR. PETRO: Will we need a special use permit to have a single family home in an NC zone?

MR. BABCOCK: Yes, it's going to need a zoning variance.

MR. PETRO: Once it has the zoning variance, we don't need the special use permit any longer.

MR. BABCOCK: That is correct, then you just need a subdivision.

MR. PETRO: Right now, this is accessed by a driveway

behind the funeral home?

MR. BARGER: Through the funeral home off 9W and through the funeral home.

MR. PETRO: Ones it's subdivided, we have to correct that problem.

MR. VAN LEEUWEN: He doesn't have to make it direct access as long as he has access.

MR. BARGER: We're leaving access to 9W and he will maintain a right-of-way for this but he build his own right-of-way.

MR. PETRO: That right-of-way the way you have it drawn on there it looks like the slope is steep.

MR. BARGER: It's steep.

MR. LANDER: It's only for road frontage, Mr. Chairman, that would be the only thing that would be for.

MR. PETRO: Yes, unless the funeral home is sold and he needs to have a driveway.

MR. EDSALL: Jim, one of the items we talked about at length at the workshop was that they had hoped at this particular time to continue the access through the site plan but then reserve the ability to develop a driveway up this strip. So we worked with Rich's son, Rich, and come up with some ideas that they can incorporate into the deed which will allow continued access through the site plan through the developed accessways and at such time that the driveway would be constructed that right to go through the funeral home property would cease unless there's a renegotiation. So we have worked out something that gives them some flexibility as long as the board doesn't object to that type of approach.

MR. PETRO: Not objecting to the approach, how can you build something if it is feasible to build it there?

MR. EDSALL: The indication we had for the slopes through here it could be developed at around less than

15 percent at the maximum 15 percent is the maximum recommended the board has and that was one of the first questions we asked can you do it, would it exceed the 15 and they have indicated based on the survey they can.

MR. DUBALDI: What about the second home, how does that play?

MR. BARGER: No, second home is owned by his son on a separate parcel.

MR. VAN LEEUWEN: Always has been on a separate piece of property.

MR. LANDER: Which number is that?

MR. COLONI: 31.

MR. EDSALL: Jim, just another item we suggested for the deeds because they are creating this strip parallel to the property line and Rich, Jr.'s property has an ability to be an access in the same location, we suggested that they give cross-grading easements so that they could develop all the grading in one spot and develop driveways parallel to each other.

MR. DUBALDI: I don't understand where the lot line is between, I'll use references 32 and 31?

MR. BARGER: Right here, this dark line.

MR. DUBALDI: I mean on the map here?

MR. BARGER: This line right here, stone wall.

MR. DUBALDI: There should be a line going down.

MR. BARGER: This line here is this heavy line right here.

MR. DUBALDI: It's unclear on the map.

MR. PETRO: Your son's house, Richie, Jr.'s house has access through Coloni Funeral Home, I see the driveway

now is going to be going through not only the existing parcel but it's going to be going through the second parcel that we'd be looking to create so he'd need an easement for that.

MR. COLONI: But we're also subdividing the front of that.

MR. BARGER: We're not subdividing, this piece is going to be deeded to Rich to create one lot there so Rich is going to own the whole thing.

MR. COLONI: He will have access in front of his house.

MR. LANDER: How do we get access to, let's just hypothetically say lot 31 is Rich's house, your son, so now unless we, unless they are both, you can't both use 25 feet here?

MR. EDSALL: 25 on the other side.

MR. BABCOCK: Ron, just so you know, it's lot 3.1 and the one in front of it 3.2, they are consolidating, making one lot and the junior is going to own both of those lots is going to be one so he will have road frontage and access to 9W.

MR. LANDER: Because at that point, he didn't have any road frontage.

MR. EDSALL: We suggested.

MR. BABCOCK: The other thing the board should keep in mind in the NC zone road frontage is not a requirement, there's no requirement for road frontage.

MR. LANDER: I know but we have a home here.

MR. BABCOCK: I'm just telling you there's no requirement though.

MR. PETRO: Lot 3.1 and 3.2 are two separate lots?

MR. BABCOCK: Correct.

MR. PETRO: Coming in at another separate time other than this application.

MR. BARGER: No, just by deed because they are two separate parcels and Dori can deed it to Richie Coloni and he owns both parcels.

MR. BABCOCK: They did come to the workshop.

MR. KRIEGER: When you deed it over, are you going to indicate in the deed that it is intended thereafter to be one parcel?

MR. EDSALL: We asked them as part of this application as a followup to combine the two parcels to a single parcel.

MR. KRIEGER: You have to indicate in the deed that is the intent to do it, if you just have two separate descriptions in one deed.

MR. EDSALL: One description.

MR. KRIEGER: Then we get the question that comes up.

MR. EDSALL: Asked them to have one total description and that is when we suggested that they create a 25 foot easement on through the south side of 3.1 and 3.2 that they could use as a shared grading area but then run two separate driveways.

MR. PETRO: Dick, let me ask you this, the existing house as it stands now, how is it serviced by water and sewer?

MR. BARGER: Central water, all this is town water, sewer and so is Rich.

MR. PETRO: My point would be then is the lines that go to that house, what property would they cross? Do we need any easements?

MR. BARGER: That is one question I have to find out, I don't know where the lines are, if they do in fact cross, we'd have to give easements, I don't know where

they are going.

MR. PETRO: Should be written easements, I have had that problem before myself. Again, you might sell this to whoever and then he says well, I don't want that water line on my property and then a house has a problem.

MR. BARGER: That is one thing we have to do, show how this--

MR. COLONI: Water line comes from Blooming Grove Turnpike.

MR. PETRO: Then that is not a problem. What about the sewer?

MR. STENT: Just in the house.

MR COLONI: No, water line comes in the middle. Richie, my son, splits to my house and goes to my son's house.

MR. STENT: From 9W up the hill to the parlor?

MR. COLONI: Yes, sewer line comes down this driveway.

MR. BARGER: So I'll have to locate those but that is--

MR. PETRO: I think that is more important for the, for you than anyone one else.

MR. VAN LEEUWEN: I make a motion to approve.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Dori Associates minor subdivision on Route 9W. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN        NO  
MR. STENT                NO

MR. DUBALDI                    NO  
MR. LANDER                    NO  
MR. PETRO                    NO

MR. PETRO: You're being sent to the Zoning Board. Once you receive the variances required by this board from the Zoning Board, you'll appear here again and we'll take it from that point.

MR. BARGER: Do you send a letter to the board recommending?

MR. PETRO: They'll review these minutes and they'll have our standing and what's transpired at tonight's meeting. It does take a couple weeks.

MR. BARGER: That's no problem, take us a couple weeks.

MR. KRIEGER: They'll also have obtained a report from both the building inspector and myself.

MR. PETRO: I would suggest also before you come back to this board to locate the water, sewer and overhead and power lines.

MR. BABCOCK: Also the variances on the map once you receive them.

MR. BARGER: Okay.

MR. BABCOCK: Once you receive the variances.

MR. BARGER: I put down what we're going for.

MR. BABCOCK: Say you received this on such and such a date and what you received.

MR. KRIEGER: Mike, is he going to need both area and use variances?

MR. BABCOCK: Yes.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

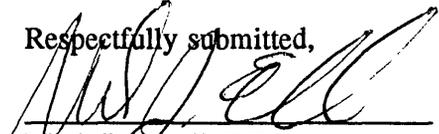
RICHARD D. McGOEY, P.E.  
 WILLIAM J. HAUSER, P.E.  
 MARK J. EDSALL, P.E.  
 JAMES M. FARR, P.E.

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

**TOWN OF NEW WINDSOR  
 PLANNING BOARD  
 REVIEW COMMENTS**

**REVIEW NAME:** DORI ASSOCIATES (COLONI) MINOR SUBDIVISION  
**PROJECT LOCATION:** NYS ROUTE 9W (WEST SIDE)  
 SECTION 37-BLOCK 1-LOT 21  
**PROJECT NUMBER:** 95-24  
**DATE:** 23 AUGUST 1995  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE COLONI FUNERAL HOME PROPERTY TO CREATE A NEW SINGLE-FAMILY RESIDENTIAL LOT TO THE NORTH. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the Neighborhood Commercial (NC) Zoning District. Creation of the single-family residential lot would necessitate the receipt of a use variance from the Zoning Board of Appeals.
2. Based on use of the R-4 Zoning requirements for a single-family, the proposed lot would have insufficient street frontage and rear yard setback. This would also require the consideration of the Zoning Board of Appeals.
3. The Planning Board should review this proposed subdivision in concept and discuss any concerns they may have with the Applicant. Following same, a referral to the Zoning Board of Appeals would to be the next appropriate step.
4. Once the Applicant returns from the Zoning Board of Appeals, I will perform the necessary detailed reviews, as deemed appropriate by the Planning Board.

Respectfully submitted,  
  
 Mark J. Edsall, P.E.  
 Planning Board Engineer  
 MJEmk  
 A:DORI.mk

P.B. #95-24 Application Fee

COLONI FUNERAL HOMES, INC.  
ROUTE 9W, P.O. BOX 4097  
NEW WINDSOR, NY 12553  
561-0238

FLEET BANK  
VAILS GATE 27522  
VAILS GATE, NY 12584  
29-1/213

2195

8/18/95

Pay to the Order of Town of New Windsor  
One Hundred Fifty and 00/100

\$ 150.00

Dollars

RBCal

memo \_\_\_\_\_

⑈002195⑈ ⑆021300019⑆ 52210 01135⑈

P.B. #95-24 Application Fee

COLONI FUNERAL HOMES, INC.  
ROUTE 9W, P.O. BOX 4097  
NEW WINDSOR, NY 12553  
561-0238

FLEET BANK  
VAILS GATE 27522  
VAILS GATE, NY 12584  
29-1/213

2196

8/18/95

Pay to the Order of Town of New Windsor  
Fifty and 00/100

\$ 50.00

Dollars

RBCal

memo \_\_\_\_\_

⑈002196⑈ ⑆021300019⑆ 52210 01135⑈

# 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: 95 - 24

DATE PLAN RECEIVED: RECEIVED DEC - 1 1995

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Dori Assoc. Colvat funeral - has been

reviewed by me and is approved

disapproved \_\_\_\_\_

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

Call water dept. regarding water  
service -

HIGHWAY SUPERINTENDENT DATE

Steve D. D. - CAMO - 12-8-95  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 11 December 1995  
**SUBJECT:** Dori Assoc., Inc.

Planning Board Reference Number: PB-95-24  
Dated: 1 December 1995  
Fire Prevention Reference Number: FPS-95-054

A review of the above referenced subdivision plan was conducted on 11 December 1995.

This subdivision plan is acceptable.

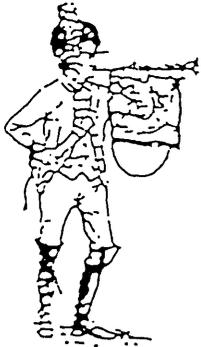
Plans Dated: 15 August 1995 Revision 1

  
Robert F. Rodgers, C.C.A.  
Fire Inspector

RFR/mvz

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1765

## 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: 95 - 24

DATE PLAN RECEIVED: RECEIVED AUG 18 1995

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

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

\_\_\_\_\_ for the building or subdivision of

Dori Assoc. Inc. has been

reviewed by me and is approved

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

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

Notify Water Dept. For locations  
of any water lines if necessary -

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

Steven J. CAMO - 8.23.95  
WATER SUPERINTENDENT DATE

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

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 23 August 1995

**SUBJECT:** Dori Assoc. Inc. Subdivision

Planning Board Reference Number: PB-95-24  
Dated: 18 August 1995  
Fire Prevention Reference Number: FPS-95-043

A review of the above referenced subject subdivision plan was conducted on 22 August 1995.

This subdivision plan is acceptable.

Plans Dated: 15 August 1995.

*Robert F. Rodgers, CCA(mvz)*  
Robert F. Rodgers, C.C.A.  
Fire Inspector

RFR/mvz



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95-24  
 WORK SESSION DATE: 16 Aug 95 APPLICANT RESUB.  
 REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full App & Plan  
 PROJECT NAME: Colani Subdiv  
 PROJECT STATUS: NEW  OLD \_\_\_\_\_  
 REPRESENTATIVE PRESENT: Rich Colani / Dick Bauger  
 MUNIC REPS PRESENT: BLDG INSP.   
 FIRE INSP. Rich  
 ENGINEER   
 PLANNER \_\_\_\_\_  
 P/B CHMN. \_\_\_\_\_  
 OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need use variance (Form in NC)
- see reciprocal easements for grading
- in case driveway made on either side  
(between parallel drives)
- use R-4
- new fenceal line deed include rights  
for ingress/egress for both RFR notes  
driveways made.
- also show bulk rights for fenceal name.

Put on 8/23 agenda for ZBA referall

4MJE91 pbwsform



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision  Lot Line Chg.  Site Plan  Spec. Permit

1. Name of Project SUBDIVISION FOR DORI ASSOC., INC.

2. Name of Applicant RICHARD COLON Phone 561-0238

Address ROUTE 9W NEW WINDSOR, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record DORI ASSOC., INC Phone 561-0238

Address % RICHARD COLON, ROUTE 9W NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan RICHARD G. BARGER

Address 894 J ROUTE 52 BEACON N.Y. 12508  
(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 RICHARD G. BARGER Phone 914-838-1578  
(Name)

7. Project Location: On the NORTHWEST side of ROUTE 9W  
(street)

300 feet SOUTH of ROUTE 94 (GROVE TURNPIKE)  
(direction) (street)

8. Project Data: Acreage of Parcel 5.10<sup>±</sup> AC Zone NC,  
School Dist. CORNWALL

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y  N

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

95 - 24

RECEIVED AUG 1 8 1995

10. Tax Map Designation: Section 37 Block 1 Lot 21

11. General Description of Project: SUBDIVIDE THE EXISTING HOUSE OFF OF FUNERAL HOME PROPERTIES. SUBDIVIDE TO R-4 REQUIREMENTS IN A N.C. ZONE. WILL REQUIRE A USE VARIANCE.

12. Has the Zoning Board of Appeals granted any variances for this property?      yes   X   no.

13. Has a Special Permit previously been granted for this property?      yes   X   no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

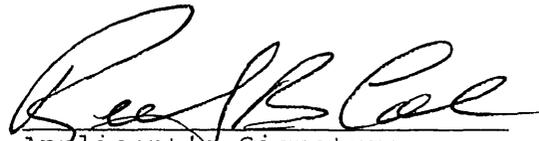
SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

18<sup>th</sup> day of August 1995

  
Applicant's Signature

  
Notary Public

JUNE A. JACKSON  
Notary Public, State of New York  
Appointed in Orange County  
Commission Expires 7-31-97

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED AUG 18 1995

Date Application Received

95- 24

Application Number

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

RICHARD COLONI, deposes and says that he  
(Applicant)

resides at ROUTE 9W NEW WINDSOR, N.Y.  
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the PROPOSED SUBDIVISION  
FOR DORIS ASSOC. INC.  
(Project Name and Description)

which is the premises described in the foregoing application and  
that he has authorized RICHARD G. BARGER  
(Professional Representative)

to make the foregoing application as described therein.

Date: 8/18/95

[Signature]  
(Owner's Signature)

[Signature]  
(Witness' Signature)

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

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

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

1.   X   Environmental Assessment Statement
- \*2.   X   Proxy Statement
3.   50<sup>00</sup>  X   Application Fees
4.   X   Completed Checklist

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

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

\*If applicable.

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

\*If applicable.

29. NA 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. NA Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. NA Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. X Indicate location of street or area lighting (if required).

RECEIVED AUG 18 1995

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. ~~NA~~ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. ~~X~~ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

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: *Richard G. Barge*  
Licensed Professional

Date: 8/17/95

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

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

1. APPLICANT / SPONSOR <i>DORI ASSOC, INC. 90 RICHARD COLONI</i>	2. PROJECT NAME <i>PROPOSED SUBDIVISION FOR DORI ASSOC., INC.</i>
3. PROJECT LOCATION: Municipality <i>TOWN NEW WINSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>WEST SIDE ROUTE 9W ABOUT 300 FEET SOUTH OF ROUTE 9W &amp; ROUTE 94 INTERSECTION</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>SUBDIVIDE EXISTING HOUSE OFF OF PROPERTY OF DORI ASSOC. INC. EXISTING HOUSE IS PRESENTLY USED WITH OPERATION OF FUNERAL HOME. PROPERTY IS IN NC ZONE AND A VARIANCE MUST BE GIVEN.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>5.10</i> acres    Ultimately <i>5.10</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <i>IN "NC" ZONE YOU ARE NOT ALLOWED TO CONSTRUCT SINGLE FAMILY HOMES UNLESS THEY ARE ASSOCIATED WITH PROPERTY USE. HOME EXISTS AND APPLICANT WISHES TO SEPERATE HOME FROM BUSINESS.</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>RICHARD COLONI</i>	Date: <i>6/14/95</i>
Signature: <i>[Signature]</i>	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127 If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 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:  
*No*

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

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
*No*

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

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

C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly.  
*No*

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
 Date

REC-104

"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

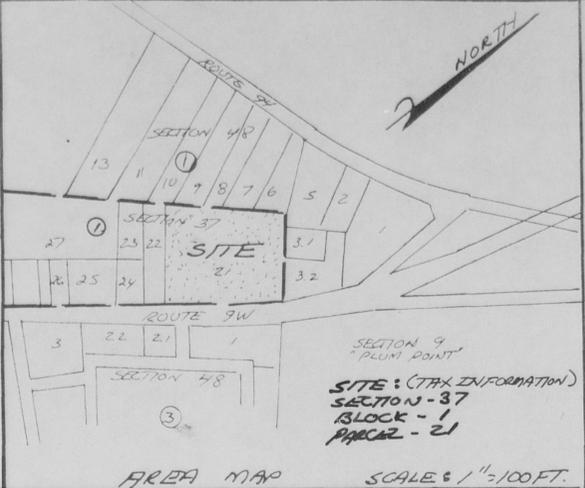
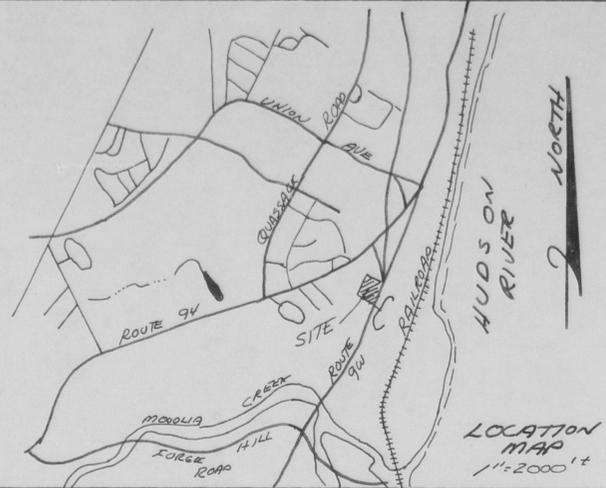
*PROPERTY IS NOT IN A FLOOD ZONE.*



PROPERTY MAP :

PROPOSED SUBDIVISION  
FOR

DORI ASSOC. INC.  
% RICHARD COLON



**BULK TABLE (NC ZONE)**

	REQUIRED	PROVIDED
TOTAL AREA	10,000 SQ. FT.	189,037 SQ. FT.
LOT WIDTH	100 FEET	482 FEET
FRONT YARD	40 FEET	145 FEET
SIDE YARD	15/35 FEET	14/140 FEET
REAR YARD	15 FEET	205 FEET
BUILDING HEIGHT	35 FEET	35 FEET
PARKING	90 SPACES	129 SPACES
BUILDING COVERAGE	N/A	12,318 SQ. FT.
PARKING COVERAGE	N/A	90,800 SQ. FT.
OPEN SPACE	N/A	85,799 SQ. FT.

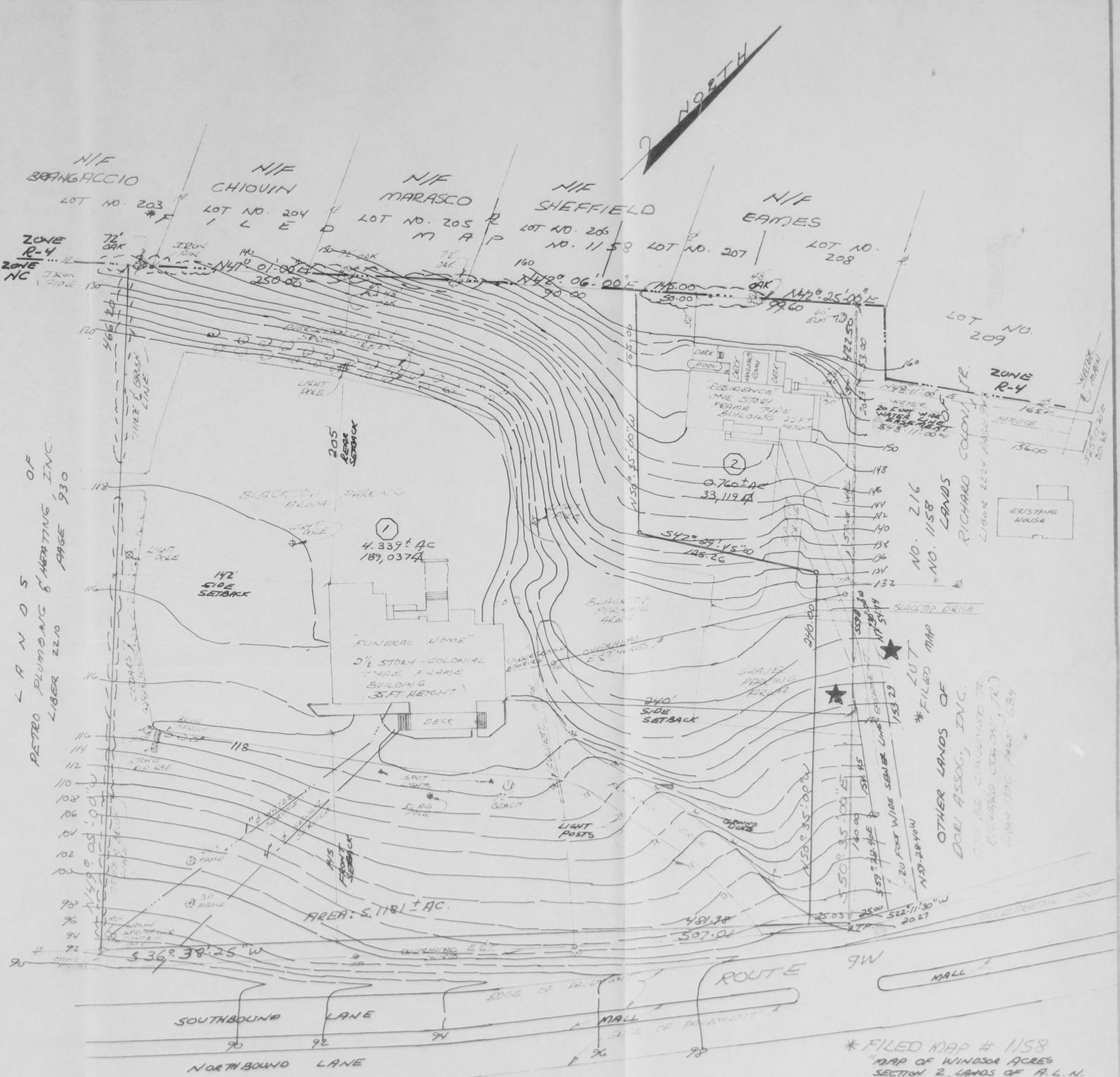
**BULK TABLE (R-4 ZONE)**

	REQUIRED	PROVIDED
TOTAL AREA	15,000 SQ. FT.	33,119 SQ. FT.
LOT WIDTH	100 FEET	150 FEET
FRONT YARD	50 FEET	90 FEET
SIDE YARD	15/30 FEET	30/34 FEET
REAR YARD	40 FEET	32 FEET *
STREET FRONTAGE	60 FEET	25.03 FEET *
BUILDING HEIGHT	35 FEET	22 FEET
LIVABLE AREA	1000 SQ. FT.	2600 SQ. FT.
DEVELOPMENT COVERAGE	30%	19%

\* VARIANCE GRANTED NOV. 27, 1995

**NOTE:**  
 THIS PROPERTY CONTAINS NO:  
 1) FLOOD ZONES  
 2) N.Y.S.D.E.C. DESIGNATED WETLANDS  
 3) FEDERAL WETLANDS

★ LOT NO. 2 HAS A 25 FOOT WIDE GRADING EASEMENT ON LOT NO. 216 AND LOT NO. 216 HAS A 25 FOOT WIDE GRADING EASEMENT ON LOT NO. 2 FROM ROUTE 9W TO THE EXISTING BLACKTOP DRIVE ON LOT NO. 216, APPROXIMATELY 240 FEET. SAID GRADING EASEMENT IS FOR PURPOSE OF CONSTRUCTING DRIVEWAYS TO THE EXISTING DWELLINGS ON LOT NO. 2 AND LOT NO. 216, IF AND WHEN REQUIRED.



LANDS OF  
 PETRO PLUMBING & HEATING, INC.  
 LIBER 2210 PAGE 930

LANDS OF  
 DORI ASSOC., INC.  
 LIBER 176 PAGE 684

**NOTES:**

1. WATER AND SEWER FACILITIES TO BOTH DWELLINGS ON THIS PROPERTY ARE PROVIDED BY THE TOWN OF NEW WINDSOR WATER AND SEWER DEPARTMENTS.
2. IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST OR ODOR.

**ENGINEER/SURVEYOR CERTIFICATION**

I, RICHARD G. BARGER, P.E. & L.S. HEREBY CERTIFY THAT THIS SURVEY AND SUBDIVISION MAP WAS PREPARED BY ME AND INFORMATION WAS TAKEN FROM AN ACTUAL FIELD SURVEY COMPLETED BY ME ON NOVEMBER 18, 1989, UPDATED JULY, 1995.

Richard G. Barger 12/27/95  
 RICHARD G. BARGER PE & LS LIC. NO. 037246

**OWNERS CONSENT**

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON, STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE.

Richard G. Barger 12/27/95  
 RICHARD G. BARGER PE & LS LIC. NO. 037246

**LEGEND:**

- PROPERTY LINE
- TREE LAWN
- FENCE/WALL
- DRIVE/ALLEY
- MANHOLE
- ELECTRIC TELEPHONE
- NEW OR EXISTING
- ACRES
- LIGHT POLE
- PROPERTY CORNER ANGLE
- CENTER POINT
- CHANGE PIPE

**NOTE:**

USE VARIANCE GRANTED 11/27/95 (SUBDIVISION IN A NC ZONE)  
 AREA VARIANCE GRANTED 11/27/95  
 R-4 ZONE  
 REAR YARD FROM 40 FT. TO 32 FT.  
 FRONTAGE - 60 FT TO 25.03 FT.

**SUBDIVISION**

FOR  
**DORI ASSOC., INC.**  
**"COLONI FUNERAL HOME"**

TOWN OF NEW WINDSOR  
 SCALE: 1" = 40 FT.

ORANGE COUNTY, NY  
 NOVEMBER 29, 1995  
 REVISED FROM  
 200 AUG 13, 1995

**OWNER & APPLICANT:**  
**DORI ASSOC., INC.**  
 67 RICHARD COLONY  
 ROUTE 9W  
 NEW WINDSOR, NY 12553

**RICHARD G. BARGER**  
 P.E. & L.S.  
 894 1/2 ROUTE 52  
 BAKEN, NEW YORK 12518  
 TEL # 518-838-4737

SUB DIVISION  
 APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 DEC 28 1995  
 HENRY VAN KEEDELLEN, Secretary

