

PB# 95-37

CAREY SD

58-2-11

95 - 37 Carey Subdivision - 2 Lots
Beaver Brook Rd. (Carey)

Approved 3-21-96

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

GENERAL RECEIPT

1519
Dec 19 1995

Received of Mark Carey \$ 50.00
Fifty 00/100 DOLLARS
For Planning Board # 95-37

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 1124		50.00

By Dorothy H. Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson-Jones - Carbonless - S-642-4WCL Duplicate - S-644-4WCL Triplicate

MADE IN U.S.A.
© Wilson-Jones, 1989

DATE December 12, 1995 RECEIPT NUMBER 95-37
RECEIVED FROM Mark G. Carey
Address 27 Beaver Brook Rd - New Windsor
Three Hundred 00/100 DOLLARS \$ 300.00
FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>300.00</u>	CASH	
AMOUNT PAID	<u>300.00</u>	CHECK	<u>#1125</u>
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

Juan Zapata
BY Myna Mason, Secy to the P.B.

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

GENERAL RECEIPT

1530
March 21 1996

Received of Mark G. Carey \$ 260.00
Two Hundred Sixty 00/100 DOLLARS
For Planning Board # 95-37 Approval Fees

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 1191		260.00

By Dorothy H. Hansen
Town Clerk
Title

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1-450 CL Triplicate

DATE March 21, 1996
RECEIVED FROM Mark G. Carey

RECEIPT NUMBER 95-37

CP # 1124		50.00

By _____

 Title

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Wilson Jones - Carbonless - S1542 4WCL Duplicate - S1544 47CL Triplicate
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DATE December 12, 1995 RECEIPT NUMBER 95-37
 RECEIVED FROM Mark G. Carey
 Address 27 Beaver Brook Rd - New Windsor
Three Hundred 00/100 DOLLARS \$ 300.00
 FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	300 00	CASH	
AMOUNT PAID	300 00	CHECK	#1125
BALANCE DUE	- 0 -	MONEY ORDER	

Juan Zapata
 BY Myra Mason, Secy to the P.B.

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

Received of Mark G. Carey \$ 260.00
Two Hundred Sixty DOLLARS
 For Planning Board #95-37 Approval Fees

DISTRIBUTION

FUND	CODE	AMOUNT
CP # 1191		260.00

By Dorothy H. Hansen
 Town Clerk

March 21 19 96
 15 30
 00

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Wilson Jones - Carbonless - S1642 4WCL Duplicate - S1644 47CL Triplicate
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DATE March 21, 1996 RECEIPT NUMBER 95-37
 RECEIVED FROM Mark G. Carey
 Address 27 Beaver Brook Rd - New Windsor, N.Y.
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	#1192
BALANCE DUE	- 0 -	MONEY ORDER	

LDW 3/21/96
 BY Myra Mason, Secy to the P.B.

2/8/96
 Eng 151.00

Map Number 75-94 City 95-37
Section 58 Block 2 Lot 11 Town Village New Windsor

Title: Casey, Mark G., Lands of
(1 sheet)

Dated: Jan. 15, 1996 (REVISION) Filed April 17, 1996

Approved by Edward Stent

on March 21, 1996

Record Owner Casey, Mark G.

JOAN A. MACCHI
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/21/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-37

NAME: CAREY SUBDIVISION - "LAST RESORT"

APPLICANT: CAREY MARK

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
12/12/95	REC. CK. #1125	PAID		300.00	
12/27/95	P.B. ATTY. FEE	CHG	35.00		
12/27/95	P.B. MINUTES	CHG	22.50		
01/24/96	P.B. ATTY. FEE	CHG	35.00		
01/24/96	P.B. MINUTES	CHG	18.00		
02/08/96	P.B. ENGINEER FEE	CHG	151.00		
03/21/96	RET. TO APPLICANT	CHG	<u>38.50</u>		
		TOTAL:	<u>300.00</u>	<u>300.00</u>	<u>0.00</u>

*Please issue a check in
the amount of \$38.50 to:*

*Mark G. Carey,
27 Beaver Brook Rd.
New Windsor, N.Y. 12553*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 95-37
NAME: CAREY SUBDIVISION - "LAST RESORT"
APPLICANT: CAREY MARK

---DATE---	DESCRIPTION-----	TRANS	---AMT---CHG	-AMT-PAID	---BAL---DUE
02/08/96	APPROVAL FEES	CHG	260.00		
03/21/96	REC. CK. #1191	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 95-37

NAME: CAREY SUBDIVISION - "LAST RESORT"
APPLICANT: CAREY MARK

---DATE---	DESCRIPTION-----	TRANS	---AMT---CHG	-AMT-PAID	---BAL---DUE
02/08/96	1 LOT @ 500.00	CHG	500.00		
03/21/96	REC. CK. #1192	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

Entered in Comp. Co of

2/16/96

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

Pd 12/19/95

ESCROW:

RESIDENTIAL:

2 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 300.00

Pd 12/19/95

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).....\$ 100.00

FINAL PLAT SECTION FEE.....\$ 100.00

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

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

Pd

RECREATION FEES:

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

Pd

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 151.00

PLANNING BOARD ATTORNEY FEES.....\$ 70.00

MINUTES OF MEETINGS.....\$ 40.50

OTHER.....\$

261.50 (387.50) 38.50 To be Returned to applicant

PERFORMANCE BOND AMOUNT.....\$

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

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 95-37

NAME: CAREY SUBDIVISION - "LAST RESORT"

APPLICANT: CAREY MARK

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/21/96	PLANS STAMPED	APPROVED
01/24/96	P.B. APPEARANCE	ND: APPROVED
01/24/96	P.B. APPEARANCE	ND: APPROVED
01/17/96	WORK SESSION APPEARANCE	READY: NEXT AGENDA
12/27/95	P.B. APPEARANCE	LA: WAIVE P.H. RETN . NEED CONTOUR SPOTS FOR TOPO. SPOT ELEVATION UP DRIVEWAY. . COORDINATE 911 NUMBERING - NEED HIGHWAY REVIEW
12/06/95	WORK SESSION APPEARANCE	REVISE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-37

NAME: CAREY SUBDIVISION - "LAST RESORT"
APPLICANT: CAREY MARK

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/17/96	MUNICIPAL HIGHWAY	/ /	
REV1	07/17/96	MUNICIPAL WATER	01/17/96	APPROVED
REV1	07/17/96	MUNICIPAL SEWER	/ /	
REV1	07/17/96	MUNICIPAL FIRE	01/23/96	APPROVED
ORIG	12/12/95	MUNICIPAL HIGHWAY	07/17/96	SUPERSEDED BY REV1
ORIG	12/12/95	MUNICIPAL WATER	12/20/95	APPROVED
ORIG	12/12/95	MUNICIPAL SEWER	07/17/96	SUPERSEDED BY REV1
ORIG	12/12/95	MUNICIPAL FIRE	12/28/95	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/11/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 95-37

NAME: CAREY SUBDIVISION - "LAST RESORT"

APPLICANT: CAREY MARK

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/27/95	EAF SUBMITTED	12/19/95	WITH APPLICATION
ORIG	12/27/95	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/27/95	LEAD AGENCY DECLARED	12/27/95	TOOK LEAD AGENCY
ORIG	12/27/95	REQUEST FOR INFORMATION	/ /	
ORIG	12/27/95	DECLARATION (POS/NEG)	01/24/96	DECLARE NEG DEC



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: 95 - 37

DATE PLAN RECEIVED: RECEIVED JAN 17 1996 *Rev1*

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

W. James Ruller
HIGHWAY SUPERINTENDENT 1/18/96 DATE

WATER SUPERINTENDENT _____ DATE

SANITARY SUPERINTENDENT _____ DATE

CAREY SUBDIVISION (95-37) BEAVER BROOK ROAD

Mr. Carey appeared before the board for this proposal.

MR. PETRO: All right, do you want to explain to the board? You have been here before.

MR. CAREY: Yes, in the end of last month, just a little, I have a two lot subdivision, actually a one lot subdivision, the board asked me to, you wanted a couple points with elevation up the driveway from Beaver Brook Road and because I'm proposing to hook up to the sewer which is about a 250, 260 foot run from the proposed site for the house and I put about I believe there's 8 on there, the engineer did it and Mr. Edsall did that, come out to 11 percent, I believe you said it was?

MR. BABCOCK: It was 8.3.

MR. PETRO: He's well within the guidelines.

MR. EDSALL: He's fine.

MR. PETRO: That was one and one other point?

MR. CAREY: I had to put in the bulk table the minimum livable area and I believe the fire inspector.

MR. PETRO: We have fire approval on 1/23/96 and we have fire, that is highway and fire on 1/23/96 both and 7/17/96, highway 7/17/96, '95 it should be, these aren't my mistakes, boys and girls. Mark, this is not the lot there's a body shop or something on we looked at? This is a different application?

MR. EDSALL: No, different application.

MR. PETRO: Ron, do you have anything on there?

MR. LANDER: I wasn't here, no Mr. Chairman, but I assume you have proposed driveway and I would imagine your driveway's 11 percent too.

MR. STENT: That is the 8 percent, I believe.

MR. DUBALDI: 8.3.

MR. LANDER: Where is that now?

MR. EDSALL: I did an average.

MR. PETRO: There was nothing at all, we asked him just to take some spot elevations so we had an idea of contour.

MR. LANDER: Are we going to have at the top of the driveway, are we going to have any type of pulloff so that in the wintertime in case the driveway even at 8.3 percent still rather steep, are we going to have any provisions for them to pull off there? I would imagine that is the way, that is why the property line is in a curve.

MR. CAREY: Yes, there's plenty of room.

MR. LANDER: So we're going to make something there that they can pull off to?

MR. PETRO: If it's needed.

MR. LANDER: Well, just because you're going to come up to the road and unless you keep on going, once you stop, you're not to be able to start again.

MR. PETRO: On 8 percent.

MR. LANDER: Yeah, so there should be some type of stopping area, I would think.

MR. STENT: That is fairly flat, isn't it?

MR. CAREY: Yeah, it's pretty flat down at the bottom.

MR. LANDER: Where is that?

MR. STENT: At the bottom on Beaver Brook Road look at the two shots, you're only looking at one foot difference in those shots that were taken there, fairly flat right there.

MR. PETRO: Anything else, Carmen, do you have anything?

MR. DUBALDI: Yeah, make a motion we declare negative dec under SEQRA.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Carey subdivision or lot line change or subdivision on Beaver Brook Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Just make a motion we approve Carey minor subdivision.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Carey minor subdivision on Beaver Brook Road. Mark, do you have anything to add there?

MR. EDSALL: No, I think you have taken care of everything.

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

MR. LANDER: We have seen this layout once before, not on this lot but on another one.

MR. PETRO: Okay?

MR. LANDER: Yes.

January 24, 1996

20

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



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.

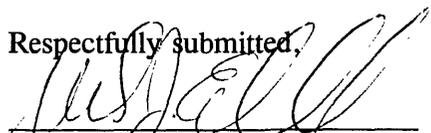
- Main Office**
 45 Quassaick Ave. (Route 9W)
 New Windsor, New York 12553
 (914) 562-8640
- Branch Office**
 507 Broad Street
 Milford, Pennsylvania 18337
 (717) 296-2765

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

REVIEW NAME: CAREY MINOR SUBDIVISION
PROJECT LOCATION: BEAVER BROOK ROAD
 SECTION 58-BLOCK 2-LOT 11
PROJECT NUMBER: 95-37
DATE: 24 JANUARY 1996
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE EXISTING 2.5 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 DECEMBER 1995 PLANNING BOARD MEETING.

1. To my knowledge, the only outstanding item with regard to this application was providing additional information with regard to the slope in the area of the proposed driveway.

 The latest plan submitted includes spot elevations, which indicate an average slope of approximately 8.3% for the run of the driveway. This would appear acceptable.
2. 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.
3. If the Board finds the slope information acceptable and concludes the SEQRA review process, I am aware of no reason why this application could not receive final approval.

Respectfully submitted,

 Mark J. Edsall, P.E.
 Planning Board Engineer
 MJEmk
 A:CAREY2.mk

CAREY SUBDIVISION (95-37) BEAVER BROOK ROAD

Mr. Carey appeared before the board for this proposal.

MR. PETRO: Mr. Carey, what exactly are your plans here?

MR. CAREY: Okay, this is my residence, 2 1/2 acre lot that I have had about 20 years in the R-4 zone. What I am proposing to do is make a 1 1/2 acre lot subdivision, one lot subdivision and what I need to do is the least amount of impact for any of the neighbors around cause I know that is a problem out there in Beaver Dam, new development, because with the current zoning, I could with put a road in, I could put three lots in there. What I need to do, I need to sell a lot. I'm disabled and I have a two story house and I need to put an addition so I can get bedrooms downstairs and that is why I am doing this.

MR. PETRO: The shed on lot one, the 15 feet is good for a setback?

MR. EDSALL: Yeah, that is fine.

MR. VAN LEEUWEN: Show some contours. Does that run downhill or level?

MR. CAREY: It's almost purely level. It runs a little bit it down towards Beaver Brook, that is why I'm going to hook the sewer in cause it's a perfect pitch.

MR. DUBALDI: We're concerned with the slope of the driveway.

MR. CAREY: It would be less than what I have in my house.

MR. DUBALDI: Which is?

MR. CAREY: That I couldn't tell you, in 20 years I have never had a problem.

MR. BABCOCK: It's fairly flat, it does go upgrade very slowly.

MR. EDSALL: I don't know anything about it but if the board feels that they have enough information that you don't need to have a topo survey done on a two lot minor subdivision, I don't see any problem with that.

MR. PETRO: Can't he just take some shots?

MR. EDSALL: As long as the board is comfortable, Mike has personal knowledge and other board members may know the site, you may be able to accept it as personal knowledge, I don't know the topo is even necessary, I don't know anything about the lot.

MR. PETRO: Has the sewer line been there, 170 feet, is that what it says, Mark?

MR. EDSALL: The rear one.

MR. PETRO: Septic line.

MR. EDSALL: The one running to the proposed dwelling?

MR. PETRO: Yes?

MR. EDSALL: I'd say it's at least a couple hundred foot long. That is not a problem. Just have to make sure that he has intermediate cleanouts, looks to be gravity. Mike knows from the slope of the site.

MR. CAREY: Again, it's the least amount of impact for the back piece of property. It's the railroad tracks to the rear of it, I don't believe by putting a road in there and cutting it into three half acre lots, I don't think it's going to make it anymore valuable. Two, it's going to probably upset a lot of the neighbors now that they have had woods all these years and they have three neighbors, this way it would just be one dwelling on an acre and a half.

MR. DUBALDI: Where is the Deyo house roughly on the map?

MR. CAREY: Right even with my house.

MR. DUBALDI: Make a motion we assume lead agency under the SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Carey minor subdivision on Beaver Brook Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: We have water approval on 12/20/95.

MR. VAN LEEUWEN: I think what you should do, I think some contour lines should show and we know that is a rough area and it should be looked at.

MR. PETRO: Maybe some contour spots, three spots along you can do it with a transit, just so you have some idea of the slope and I think the second reason also would be important is for the sewer line you have a 200 foot sewer line, we should find out really how far and deep from the road and if you know from where the house is going to set, how many feet it's going to go, you should know it at this point, you might not even know if you are going to be using pumps or not.

MR. CAREY: I don't believe there would be a pump that would be needed. There's a right-of-way over here, this is Hillview which the town just took over last year, there's a right-of-way over this to this piece of property about where this guy's shed is over on the right which Central Hudson and Highland Telephone have.

MR. VAN LEEUWEN: But you don't own the right-of-way?

MR. CAREY: I don't have the right-of-way, just for utilities so I mean that is another way.

MR. PETRO: I think the way you have it set up is fine but the board would like to see a couple shots of the topo so it's on the file. Mr. Carrol's doing the plan for you, we're not talking about contouring the whole property, I think three shots would be enough.

MR. EDSALL: If you have some spot elevations up the location of the driveway, that will serve two purposes.

MR. CAREY: Just up the driveway, I put the house here as proposed, just to show that it meets all the setback requirements, side yard, et cetera, it could go anywhere in there.

MR. PETRO: Just up the driveway and three would be sufficient.

MR. STENT: Do you think we're going to need a public hearing?

MR. PETRO: To me, it's a minor subdivision, I'm not one for public hearings where nobody shows up. Is there any outstanding problem in the area, Mike, that you know of? I know we had one maybe a month ago, somebody was running a business out of a next door property and that was a problem. Is there anything of that nature here?

MR. BABCOCK: Nope.

MR. DUBALDI: Make a motion we waive the public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Carey minor subdivision on Beaver Brook Road. Is there any further discussion from the board members? If not, not roll.

ROLL CALL

MR. VAN LEEUWEN AYE

MR. STENT AYE
MR. DUBALDI AYE
MR. PETRO AYE

MR. PETRO: The 911 procedures adopted by the town will also be reflected. You have to number both the dwellings at this time, your future home and the front home.

MR. DUBALDI: Mark, any concerns with SEQRA?

MR. VAN LEEUWEN: If there's woods there, the neighbors are going to complain, he has a right to do with his property what he wants.

MR. PETRO: Absolutely, we have not heard back from the highway superintendent and again, we have a changing of the guard there so what we'll do is once Mr. Pullar gets in and he has time to review these, we'll try to expedite these at one time. Get those couple spot elevations, I don't think there's any problems with the plans. Any other members have any comments?

MR. DUBALDI: No.

MR. PETRO: We'll see you at the next meeting.

MR. CAREY: 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.
JAMES M. FARR, P.E.

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

REVIEW NAME: CAREY MINOR SUBDIVISION
PROJECT LOCATION: BEAVER BROOK ROAD
SECTION 58-BLOCK 2-LOT 11
PROJECT NUMBER: 95-37
DATE: 27 DECEMBER 1995
DESCRIPTION: THE APPLICATION PROPOSES A TWO (2) LOT MINOR
SUBDIVISION OF THE EXISTING 2.5 +/- ACRE PARCEL.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The minor subdivision, as depicted, meets the current requirements for the R-4 Zoning District of the Town. To make the bulk table complete, the minimum livable area requirement of 1,000 square foot should be added.
2. The plan does not include topographical information with regard to the property. Two items which would be affected are the resultant driveway slope and the ability to provide sanitary service by gravity or by use of a pumping station.

As long as the Planning Board is familiar enough with the lot so as to conclude that the driveway could be constructed with an acceptable driveway slope, it may not be necessary to include topographical elevation information on the plan.

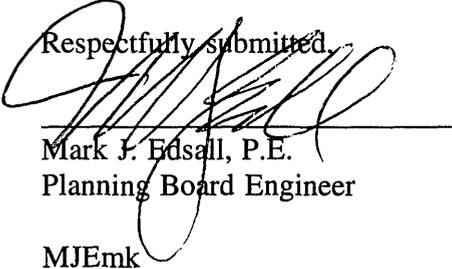
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: CAREY MINOR SUBDIVISION
PROJECT LOCATION: BEAVER BROOK ROAD
SECTION 58-BLOCK 2-LOT 11
PROJECT NUMBER: 95-37
DATE: 27 DECEMBER 1995

5. 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.
6. As per the 911 policy/procedures adopted by the Town, this project will require assignment of street name and numbering during the Planning Board review process.
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:CAREY.mk

Escrow
496-7460
MARK G. CAREY
27 BEAVER BROOK RD.
NEW WINDSOR, NY 12553

50-235 620 1125
219
6800361441
DATE December 12, 1995

PAY TO THE ORDER OF Town of New Windsor \$ 300.00
Three Hundred & XX/100 DOLLARS

THE BANK OF NEW YORK
7 West Main Street
Washington, NY 10992

Johnson / ck # 124

[Signature]

⑆6800361441⑆ 1125

SAFETY PAPER

INTER-OFFICE CORRESPONDENCE

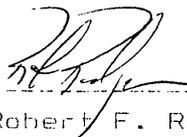
TO: New Windsor Town Planning Board
FROM: Town Fire Inspector Robert F. Rodgers, C.C.A.
DATE: 23 January 1996
SUBJECT: Carey Subdivision

Planning Board Reference Number: PB-95-37
Dated: 17 January 1996
Fire Prevention Reference Number: FPS-96-009

A review of the above referenced subject subdivision plan was conducted on 22 January 1996.

This subdivision plan is acceptable.

Plan Dated: 15 January 1996 Rev.1



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

RFR/dh



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: 95 - 37

DATE PLAN RECEIVED: RECEIVED JAN 17 1996 (rev)

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Mark G. Carey has been

reviewed by me and is approved

disapproved _____.

~~If disapproved, please list reason~~

There is no town water in this

HIGHWAY SUPERINTENDENT DATE

Seamus J. ... 1-17-96

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 95-37

WORK SESSION DATE: 17 JAN 96 APPLICANT RESUB. REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Carey, Maria Rd

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Mah Carey

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

367 > 12' = 4.6%
345. > 260

all OK

4MJ91 pbwsform

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Assistant Fire Inspector Hotaling

DATE: 28 December 1995

SUBJECT: Mark Carey - Subdivision

Planning Board Reference Number: PB-95-37

Dated: 28 December 1995

Fire Prevention Reference Number: FPS-95-059

A review of the above referenced subject site plan was conducted on 28 December 1995.

This site plan is acceptable.

Plans dated 12 December 1995


Richard R. Hotaling
Assistant Fire Inspector

RRH/dh

RESULTS OF P.B. MEETING

DATE: December 27, 1995

PROJECT NAME: Caney Sub. PROJECT NUMBER 95 37

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) D S) S VOTE: A 4 N 0 M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES NO _____ CARRIED: YES: _____ NO _____

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

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) _____ VOTE: A _____ N _____ APPROVED: _____

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

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Need contour spots for Topo - Spot elevation up the driveway
Coord for 911

Need Hwy review

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:

95-37

DATE PLAN RECEIVED:

RECEIVED DEC 12 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Mark G. Caveny _____ has been

reviewed by me and is approved

disapproved _____

If disapproved, please list reason _____

There is no town water in this

Cven

HIGHWAY SUPERINTENDENT DATE

Steve D. Dio GAW - 12-20-95

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 95-37

WORK SESSION DATE: 6 DEC 95 APPLICANT RESUB. REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Carey main sub

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Mark Carey

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- R-4
- take off septic tank (he is now hooked up)
- both lot will now have
- _____
- _____
- _____
- _____
- _____
- _____
- _____

95-37

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision Lot Line Chg. Site Plan Spec. Permit

1. Name of Project Carey-Subdivision "Last Resort"
2. Name of Applicant MARK CAREY Phone 496-7460
Address 27 Beaver Brook Rd. New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record MARK CAREY Phone same
Address same
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Leo J. Carroll P.E. L.S.
Address RD 6 Box 12A Phillipsburg Rd. Middletown N.Y. 10940
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney None Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Applicant Phone _____
(Name)
7. Project Location: On the Left (North) side of Beaver Brook RD
1000 feet East of Lake RD.
(direction) (street)
8. Project Data: Acreage of Parcel 2.504 Zone R-4
School Dist. Washingtonville
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 X

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

10. Tax Map Designation: Section 58 Block 2 Lot 11

11. General Description of Project: Minor subdivision
one (1) Lot to be 38,047 sq ft the other 70,690 sq ft

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

13th day of December 1995

(Signature)
Applicant's Signature

(Signature)
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

TOWN USE ONLY:

RECEIVED DEC 12 1995

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Date Application Received

Application Number

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

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

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

*If applicable.

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 center line 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. ~~N/A~~ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

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29. m/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. m/a Provide "septic" system design notes as required by the Town of New Windsor.
31. m/a Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. m/a Indicate percentage and direction of grade.
33. m/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. m/a Indicate location of street or area lighting (if required).

RECEIVED DEC 12 1995

"XX"

95-37
SEQR

14-18-4 (2/87) - Text 12

PROJECT I.D. NUMBER

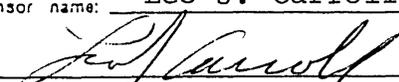
617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR Mark G. Carey		2. PROJECT NAME Subdivision	
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) North side of Beaver Brook Road. (See map.)			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
8. DESCRIBE PROJECT BRIEFLY: 2 lot, single-family, residential subdivision. 1 existing dwelling and 1 proposed.			
7. AMOUNT OF LAND AFFECTED: Initially 2.496 acres Ultimately 2.496 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: Single-Family			
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: Leo J. Carroll, P.E. for Mark Carey		Date: 12/8/95	
Signature: 			

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

OVER

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? 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 8 NYCRR, PART 817.8? If No, a negative declaration may be superseded by another involved agency.
 Yes No

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

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

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

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 _____

2001/02/11

"XX"

RECEIVED DEC 12 1995

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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.

Not in Flood Zone
[Signature]