

PB# 96-29

BAXTER, HAROLD SD

54-1-22

Approved 12/23/96

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

16007

Nov 7 19 96

Received from Pondside Nursery \$ 50.00

Deputy and _____ 00 DOLLARS

For Planning Board #96-29 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP # 2151</u>		<u>50.00</u>

By Dorothy Hansen
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Wilson Jones - Carbonless - S1642-AWCL Duplicate - S1844-AWCL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1988

DATE November 6, 1996 RECEIPT NUMBER 96-29
RECEIVED FROM Pondside Nursery
Address R.D. #2, Box 380 Mt. Cay Rd. - New Windsor, NY 12553
Three Hundred 00/100 DOLLARS \$300.00
FOR Sub. Escrow (2 Lots)

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>300 00</u>	CASH	
AMOUNT PAID	<u>300 00</u>	CHECK	<u>#2158</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

P. 3 app'ts
BY Margaret Mason, Secy to the P.B.

Wilson Jones - Carbonless - S1642-AWCL Duplicate - S1844-AWCL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1988

DATE December 23, 1996 RECEIPT NUMBER 96-29
RECEIVED FROM Pondside Nursery
Address R.D. 2 Box 380 - New Windsor, N.Y.
Five Hundred 00/100 DOLLARS \$500.00
FOR 1 Lot Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>500 00</u>	CASH	
AMOUNT PAID	<u>500 00</u>	CHECK	<u>#2191</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

J. H. H. 12-27-96
BY Margaret Mason, Secy to the P.B.

FUND	CODE	AMOUNT
CR # 2158		50.00

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

By Dorothy Hansen
Town Clerk
 TITLE

Wilson-Jones - Carbonless - STRIP-W/C - Duplicates - STRIP-W/C - Triplicates

MADE IN U.S.A.
 © Wilson-Jones, 1989

DATE November 6, 1996 RECEIPT NUMBER 96-29
 RECEIVED FROM Pondside Nursery
 Address R.D. #2, Box 380 Mt. Airy Rd. - New Windsor, NY 12553
Three Hundred 00/100 DOLLARS \$300.00
 FOR Sub. Escrow (2 Lots)

ACCOUNT		HOW PAID	
BEGINNING BALANCE	300 00	CASH	
AMOUNT PAID	300 00	CHECK #2158	
BALANCE DUE	-0 -	MONEY ORDER	

A. Jappato
 BY Margal Mason Secy to the P.B.

Wilson-Jones - Carbonless - STRIP-W/C - Duplicates - STRIP-W/C - Triplicates

MADE IN U.S.A.
 © Wilson-Jones, 1989

DATE December 23, 1996 RECEIPT NUMBER 96-29
 RECEIVED FROM Pondside Nursery
 Address R.D. 2 Box 380 New Windsor, N.Y.
Five Hundred 00/100 DOLLARS \$500.00
 FOR 1 Lot Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500 00	CASH	
AMOUNT PAID	500 00	CHECK #2191	
BALANCE DUE	-0 -	MONEY ORDER	

J. J. J. 12-23-96
 BY Margal Mason, Secy to the P.B.

TOWN OF NEW WINDSOR General Receipt 16072

555 Union Avenue
 New Windsor, NY 12553

Received from Pondside Nursery \$260⁰⁰
Two Hundred sixty 00/100 DOLLAR
 For P.B. # 96-29

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 2190		260.00

By Dorothy H. Hansen
Town Clerk
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Minutes
Engineer fee:
165.00

Henry
564-7633

Map Number 280-96 City [] 96-29
Section 54 Block 1 Lot 22 Town [4] Village N Windsor

Title: Baxter, Harold & Margaret

Dated: 12/9/96 Rev. Filed 12-30-96

Approved by Edward Stent

on 12-23-96

Record Owner Baxter, Harold F. & Margaret

JOAN A. MACCHI
Orange County Clerk

(Sheet)

BAXTER, HAROLD SUBDIVISION (96-29) MT. AIRY ROAD

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: This minor subdivision involves my brother-in-law but I have in no connection to this application, therefore I'm going to stay on the board and will vote.

MR. HILDRETH: To follow up on that connection with the brother-in-law who's here tonight, which is Henry Kroll, he lives in this house here.

MR. LUCAS: My uncle's property borders this so same thing.

MR. HILDRETH: In an effort to help this board see where this is, I have this little tax map composite because the map that is up on the board there only shows what's on the east side of Mt. Airy Road. The Baxter farm is on Mt. Airy Road and straddles the road and just south of the Belle's. The tax map outlines the entire farm, this subdivision map deals with what's on the east side of Mt. Airy Road. Total parcel is 75 acres, it's an R-1 zone. The proposal is to create a 12 acre lot in the northern portion of this eastern side of the road which contains Pond Side Nursery and Mr. Kroll's house, that leaves about 6.2 acres, which is still going to remain with the farm, which is the main aspect of the farm is on the west side of the road. So the total acreage remaining on the farm is going to be 63 acres. That is it. It's a two lot subdivision. There's no improvements posed or required as part of this subdivision. There's the existing house, they are, the C.O.s are all in place.

MR. LUCAS: Stays agricultural?

MR. HILDRETH: Yeah, working dairy farm plus working nursery.

MR. PETRO: What about the note that is on the plan you're stating that it has--

MR. EDSALL: Bill and I spoke about when you have a minor subdivision, if there's the potential use of the undeveloped lot for residential, the Orange County Local Law Number One requires that you show a sanitary system so Bill was providing a note which indicates that the subdivision is not for residential purposes and I suggested that be changed to a note that lot one is already a single family residence so that is residential purposes, although it's mixed use with some farming operations and such, really what you're looking to say is lot 2 is not for residential purposes, however I don't think it's, it's a good idea to create it as a deed restriction because you might have some difficulty in the future. I'm suggesting that you just indicate that it is not proposed at this time but subject to a subsequent approval from the planning board, it could be proposed for residential purposes so that you don't get locked in, I'd hate to see that get locked in.

MR. PETRO: What note do we want to have changed?

MR. EDSALL: The note that is above the planning board approval stamp, I'm suggesting if you agree with my concept that Bill and myself and Andy worked up a note that would serve the purpose but not restrict their future abilities.

MR. HILDRETH: Please understand that this is to protect possibly future owners, there are no plans right now for any, they are going to keep this as a farm. But at Mark's suggestion and I think he's right 10, 20, 30, 40, 50 years down the road, who knows some day this may not be a farm anymore, may possibly jeopardize residential development of this property. There are no plans for that at the moment.

MR. EDSALL: But it is important that they say something now otherwise when you go to file the map, it won't succeed because they'll need a sanitary system on this lot.

MR. PETRO: Can you tell us the correct way to handle it, does anybody disagree with this man?

MR. DUBALDI: No.

MR. PETRO: Next subject.

MR. HILDRETH: With respect to the fact that this is a farm, which obviously puts it in an agricultural district, I have made an attempt to fill out the agricultural portion of the planning board application and part of that requires that people be notified. I have asked for my list from the assessor's office and that is as far as I have gotten, I haven't gotten it back.

MR. EDSALL: Andy, where a subdivision is being created but there is no improvements proposed, is that process still necessary?

MR. KRIEGER: Yes because there could be improvements later.

MR. EDSALL: But there would have to be another application.

MR. KRIEGER: So if you decided to, final approval would have to be subject to that or you'd have to wait until that notice is completed. Bear in mind it is a notice provision, it doesn't require any action once the notice goes out, just requires them to have an opportunity to comment. When the time is expired, it's expired.

MR. PETRO: What's the time period? Your notice did go out?

MR. HILDRETH: No, my first step is to get the list of who I have got to notify from the assessor's office which I did a week ago.

MR. KRIEGER: Be honest with you, I don't remember how many days it is.

MR. HILDRETH: There's nothing in the application form with respect to a timeframe.

MR. PETRO: Going through what agency?

MR. KRIEGER: What the state requires is if it is correctly a hundred feet off a county designated agricultural district which this must be that notice must be sent to everybody in that agricultural district who has a working farm. Now, as is often the case with state legislature, they didn't give much guidance as to how you're supposed to determine that. So the only safe way to do that is to notify everybody within a county agricultural district. If there is one that applies which there is here, and whether it's a working farm or not, it's certainly--

MR. PETRO: He will get the list from the Town Clerk.

MR. KRIEGER: Send it out and send out the notice and then if the town, if the planning board hears nothing which is the usual course of events, it's not more than that.

MR. PETRO: Could be 30 days.

MR. HILDRETH: The form of the notice that is in the application comes from the Chairman of the Planning Board, I'll fill it out but, you know, it has to--

MR. PETRO: You'll write it and I'll sign it.

MR. KRIEGER: Has to be signed but because that is where the comments have to come to.

MR. PETRO: So that will be a subject to. The lot number 2 that is remaining which is the bulk of the farm on this side of the road which would be the east side, there's no roadway now connecting that other than crossing Mt. Airy Road, correct?

MR. HILDRETH: That is it.

MR. PETRO: We're not making any other hardship by lopping that off?

MR. HILDRETH: No, no, correct, the farm always was, if you look at this, straight across the road.

MR. PETRO: I'm just trying to put it in the minutes, I didn't grow up too far from there, I kind of know that area pretty good. There's an encroachment on the north side, looks like it's just gravel. Mark, that has no bearing on anything?

MR. EDSALL: I don't think that would affect this application.

MR. PETRO: Oh, the setbacks on, the setbacks, none of the setbacks are non-conforming?

MR. EDSALL: There are no lot lines being created that would create any need for variances or other activity. There would be existing front yard setbacks that don't comply but those are existing and this application does not make them any worse, two existing roadway boundaries.

MR. PETRO: Motion for lead agency?

MR. DUBALDI: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Baxter minor subdivision on Mt. Airy Road. Any discussion? If not, roll call.

ROLL CALL

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

MR. PETRO: Do we have a proxy here for Mr. Hildreth?

MS. MASON: Yes.

MR. PETRO: Anything that you can add to help make a determination for the SEQRA process, I know you have a

pond on the site, it's a pond that is I think built by the applicant, correct there?

MR. HILDRETH: It was there when I did the survey. I don't know who put it there. I'm sure he, you know, there's a little stream that feeds it, I suspect that--

MR. LUCAS: It's really spring fed and the pond's been there.

MR. HILDRETH: There was always water there.

MR. PETRO: Newburgh water supply is just to the north of the property. My only concern was that the pond--but nothing is being disturbed.

MR. HILDRETH: We're not changing anything.

MR. PETRO: Just creating a new lot line.

MR. HILDRETH: Yes.

MR. PETRO: I don't see how anything on this project or application could affect the water supply or tributaries to it.

MR. HILDRETH: When you drive down the road, you won't know that this happened.

MR. PETRO: Everyone agree with that? Any comments?

MR. LANDER: No.

MR. LUCAS: No.

MR. STENT: No.

MR. PETRO: Motion to declare--

MR. DUBALDI: We have to do something about public hearing first.

MR. PETRO: I'm sorry, public hearings first.

MR. HILDRETH: For the record, I would like the board

to consider waiving it since we have to notify people anyway due to the agricultural requirement. There are no changes that are going to affect anybody.

MR. LUCAS: I know Carmen and I have talked about it but something like this and it's not changing anything, I don't think it's necessary.

MR. DUBALDI: Ron, do you have a problem with it?

MR. LANDER: No problem.

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

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment in the New Windsor Town Law. Is there any further discussion from the board members on the Baxter minor subdivision? If not, roll call.

ROLL CALL

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

MR. PETRO: We can go with the SEQRA process.

MR. LANDER: Do you think that we should send something to City of Newburgh because it's next door? Maybe just a letter stating that this is going to happen or is in the process of happening, do you think we should notify them?

MR. HILDRETH: I'm not trying to talk you out of it, but there's no development.

MR. PETRO: That pond is actually owned by the town of New Windsor so they don't really own the property, they are just using the water in it. If we did send it,

it's not because they own the property next to this site. Normally that is why we'd send something because they own the property. They own the water in the pond, they'd have nothing to do with the land. Mark, do you have anything?

MR. EDSALL: Yeah, I would, if this was a subdivision that had any potential for development, I would absolutely suggest you notify the city since it's within the area and their water shed but this proposes nothing except for to separate two existing uses, so I would think there's no need to send this to anyone.

MR. HILDRETH: The only part of the property that abuts that adjoining property is already developed anyway, it's where Henry lives.

MR. EDSALL: If they come back in with lot number 2 proposing a development then I think you have to send it to the city, but at this point, they are proposing nothing but effectively separating two existing uses.

MR. PETRO: Motion for SEQRA process?

MR. DUBALDI: Make a motion we declare negative dec under SEQRA process.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Baxter minor subdivision on Mt. Airy Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: I have the proxy in front of me, thank you, Myra, and we have highway approval on 11/12/96, water

November 13, 1996

34

and fire I gave you that before.

MR. STENT: We have to wait until the letters are mailed out.

MR. HILDRETH: Yeah, you have to wait, that is as far as we can go. I'll hook up with you, Mark, on that.

MR. EDSALL: Yes Andy, we'll fax a copy of whatever note is come up with to get your input on that, all right?

MR. KRIEGER: Okay.



**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: BAXTER MINOR SUBDIVISION
PROJECT LOCATION: MOUNT AIRY ROAD
SECTION 54-BLOCK 1-LOT 22
PROJECT NUMBER: 96-29
DATE: 13 NOVEMBER 1996
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION OF THE EXISTING 75 + ACRE PARCEL INTO TWO (2) LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

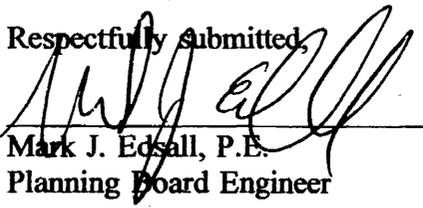
1. Each of the proposed lots easily meets the minimum bulk requirements for the R-1 Zone. The bulk table is prepared based on agricultural use of each lot, although each lot could meet the requirements for both agricultural use or single-family residential use.
2. A note has been added under the certification indicating that this subdivision is "not for residential purposes". I understand the purpose of this note although I would recommend same be revised since Lot 1 already includes a single-family residence. The note would then restrict Lot 2 as being for agricultural purposes, with the note specifically stating that same is not intended to preclude proposed use of the property for residential purposes at some time in the future, with the understanding that such change would require review and approval from the Town Planning Board.
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: BAXTER MINOR SUBDIVISION
PROJECT LOCATION: MOUNT AIRY ROAD
SECTION 54-BLOCK 1-LOT 22
PROJECT NUMBER: 96-29
DATE: 13 NOVEMBER 1996

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. 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:BAXTER.mk



**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.

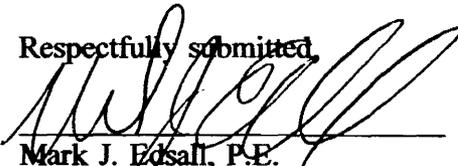
- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

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

REVIEW NAME: BAXTER MINOR SUBDIVISION
PROJECT LOCATION: MOUNT AIRY ROAD
SECTION 54-BLOCK 1-LOT 22
PROJECT NUMBER: 96-29
DATE: 11 DECEMBER 1996
DESCRIPTION: THE APPLICATION PROPOSES THE MINOR SUBDIVISION OF THE EXISTING 75 + ACRE PARCEL INTO TWO (2) LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 NOVEMBER 1996 PLANNING BOARD MEETING.

1. As previously indicated, each of the proposed lots easily meets the minimum bulk requirements for the R-1 Zoning District. As such, I see no problem from a zoning compliance standpoint.
2. Previously, there was some confusion as to the need to show a sanitary system design for the proposed lots. Since then, it has been confirmed that each of the two (2) proposed lots has an existing residence with existing sanitary disposal system and well. As such, it is my opinion that no additional designs are necessary as part of this application. Further, there would appear to be no reason to burden this application with any restrictive notes or restrictive covenants as was previously thought necessary.
3. The Planning Board has already assumed Lead Agency for this application, waived the public hearing and determined a Negative Declaration under SEQRA. As such, I am aware of no additional procedural steps which are necessary. In line with same, I am aware of no reason why this application could not receive final subdivision approval from the Planning board at this meeting.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:BAXTER2.mk

REGULAR ITEMS:

BAXTER SUBDIVISION (96-29) MT. AIRY ROAD

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: I want to say this. This subdivision does involve my brother-in-law. I have no interest in this subdivision whatsoever, therefore I will stay and run the meeting and invoke my voting privileges.

MR. LUCAS: My uncle owns adjoining property also.

MR. PETRO: Okay.

MR. HILDRETH: Okay, this plan was here at the November meeting, it's a two lot subdivision at Baxter's Farm cutting out 12 acres around the Pond Side Nursery. Couple of changes to this map since then, based on conversations I had with Mr. Edsall and comments that the planning board made, one thing I have done is expanded the bulk tables to also include residential requirements because we have clarified the fact through notes that there are existing residences on both lots with their own self-contained septic and well supplies so consequently, I have revised note number one slightly and I have added a little note underneath the certification with respect to Orange County Local Law Number One, those are the changes that have been made. The outstanding item is the agricultural notices, they went out on the 20th of November so our 30 days will be up the end of next week. I have heard nothing. You got anything back?

MS. MASON: No.

MR. PETRO: No, we have confirmation that it did go out November 21, 1996 and there was four addressed envelopes that did go out. Only four?

MS. MASON: Yes.

MR. PETRO: We have highway approval on 11/12/96 and

fire approval on 11/12/96, we assumed lead agency at the last meeting, we declared negative dec at the last meeting and we declared we did not need a public hearing at the last meeting. Is there are any other conceptual problems from any of the members with this layout?

MR. DUBALDI: I think everybody has been taken care of.

MR. PETRO: If you read Mark's comment number 2, he has a couple questions about the sanitary systems but once he addressed them because there's two existing homes on the property and no additional designs are necessary.

MR. DUBALDI: I don't see any need to hold it up, I make a motion.

MR. LANDER: I think the only thing would be subject to it, subject to hearing back.

MR. KRIEGER: The Ag notices?

MR. LANDER: Right, yes.

MR. DUBALDI: I make a motion we approve the Baxter minor subdivision with the subject to set by Ron.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Baxter minor subdivision on Mt. Airy Road as subject to the 30 day notice for the Ag district, have its full time elapse before the plans are signed and there's no outstanding problems from those notices. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/23/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-29

NAME: BAXTER SUBDIVISION

APPLICANT: BAXTER, HAROLD & MARGARET

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/06/96	REC. CK. #2158	PAID		300.00	
11/13/96	P.B. ATTY. FEE	CHG	35.00		
11/13/96	P.B. MINUTES	CHG	40.50		
12/11/96	P.B. ATTY. FEE	CHG	35.00		
12/11/96	P.B. MINUTES	CHG	9.00		
12/23/96	P.B. ENGINEER FEE	CHG	165.00		
12/23/96	RET. TO APPLICANT	CHG	15.50		
		TOTAL:	300.00	300.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/23/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 96-29

NAME: BAXTER SUBDIVISION

APPLICANT: BAXTER, HAROLD & MARGARET

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/23/96	PLANS STAMPED	APPROVED
12/11/96	P.B. APPEARANCE . SUBJECT TO WAITING 30 DAYS AFTER AG NOTICES HAVE BEEN SENT . OUT.	APPROVED
11/13/96	P.B. APPEARANCE . SEND AGRICULTURAL NOTICES - RETURN AT THAT TIME	LA:ND WVE PH RETURN
11/06/96	WORK SESSION APPEARANCE	SUBMIT

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd.

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:

 1 LOTS @ \$500.00 PER LOT\$ 500.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ ~~_____~~

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

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ ~~_____~~

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

AS OF: 12/23/96

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96- 29

FOR WORK DONE PRIOR TO: 12/23/96

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
96-29	17818	11/06/96	TIME	MJE	WS BAXTER FARM	70.00	0.40	28.00				
96-29	17312	11/13/96	TIME	MCK	CL BAXTER-COMMENTS	25.00	0.50	12.50				
96-29	18447	11/13/96	TIME	MJE	MC BAXTER	70.00	0.40	28.00				
96-29	19124	11/21/96	TIME	MJE	MC BAXTER SUBD	70.00	0.40	28.00				
								96.50				
96-29	19672	11/30/96			BILL 96-861 12/12/96						-96.50	
											-96.50	
96-29	19738	12/11/96	TIME	MCK	CL BAXTER-RVM COMMENTS	25.00	0.50	12.50				
96-29	20054	12/11/96	TIME	MJE	MC BAXTER REVIEW	70.00	0.80	56.00				
					TASK TOTAL			165.00	0.00		-96.50	68.50
					GRAND TOTAL			165.00	0.00		-96.50	68.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/13/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-29

NAME: BAXTER SUBDIVISION

APPLICANT: BAXTER, HAROLD & MARGARET

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/06/96	MUNICIPAL HIGHWAY	11/12/96	APPROVED
ORIG	11/06/96	MUNICIPAL WATER	11/12/96	APPROVED
ORIG	11/06/96	MUNICIPAL SEWER	/ /	
ORIG	11/06/96	MUNICIPAL FIRE	11/12/96	APPROVED

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----x
In the Matter of Application for Site Plan Subdivision of

Harold Baxter

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

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

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

On November 21, 1996, I compared the 4 addressed envelopes containing the attached Agricultural District Notice with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

21st day of November, 1996

Deborah Green
Notary Public

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



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

November 20, 1996

Grevas & Hildreth
33 Quassaick Ave.
New Windsor, NY 12553

RE: Tax Map Parcel: 54-1-22

Dear Sir:

According to our records, the attached list of property owners are within the agricultural district which is within five hundred (500) feet of the above-referenced property.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,

A handwritten signature in cursive script that reads "L. Cook" with a circled "L" at the end.

LESLIE COOK
Sole Assessor

/cad
Attachments

cc: Myra Mason, Planning Board

Baxter, Harold & Margaret RD2 Mt. Airy Rd. New Windsor, NY 12553 ✓	*Has Agric. Exemption
Baxter, Jr. Harold F. & Chrystal 505 Jackson Ave. New Windsor, NY 12553	*No Agric. Exemption
Miller, Paul & Beverly A. RD2 Jackson Ave. New Windsor, NY 12553 ✓	*No Agric. Exemption
Baxter, Harold F. & Margaret N. RD2 Mt. Airy Rd. New Windsor, NY 12553	*Has Agric. Exemption
Park, Russell & Kathleen RD2 Jackson Ave. New Windsor, NY 12553 ✓	*No Agric. Exemption
Baxter, Harold F. & Margaret N. RD2 Mt. Airy Rd. New Windsor, NY 12553	*Has Agric. Exemption
Waugh, John & Phyllis RD2 Jackson Ave. New Windsor, NY 12553 ✓	* Has Agric. Exemption

APPLICANT
✓
Baxter, Harold & Margaret
RD2 Mt. Airy Rd.
New Windsor, NY 12553

*Has Agric. Exemption

✓
Baxter, Jr. Harold F. & Chrystal
505 Jackson Ave.
New Windsor, NY 12553

*No Agric. Exemption

✓
Miller, Paul & Beverly A.
RD2 Jackson Ave.
New Windsor, NY 12553

*No Agric. Exemption

APPLICANT
✓
Baxter, Harold F. & Margaret N.
RD2 Mt. Airy Rd.
New Windsor, NY 12553

*Has Agric. Exemption

✓
Park, Russell & Kathleen
RD2 Jackson Ave.
New Windsor, NY 12553

*No Agric. Exemption

APPLICANT
✓
Baxter, Harold F. & Margaret N.
RD2 Mt. Airy Rd.
New Windsor, NY 12553

*Has Agric. Exemption

✓
Waugh, John & Phyllis
RD2 Jackson Ave.
New Windsor, NY 12553

* Has Agric. Exemption

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~Site Plan~~

for the proposed TWO LOT MINOR SUBDIVISION CREATING A
(briefly describe project)
12 ACRE PARCEL AND A 64 ACRE PARCEL

As this project is located within 500' of an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners within this Agricultural District.

Owner/Applicant HAROLD & MARGARET BAXTER
Name

Address: 379 MT. AIRY ROAD
NEW WINDSOR, N.Y. 12553

Project Location: 54 1 22
Tax Map # Sec., Block, Lot

Street: MT. AIRY ROAD

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: 20 NOVEMBER 1996

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman

RESULTS OF P.B. MEETING

DATE: November 13, 1996

PROJECT NAME: Baxter Sub. PROJECT NUMBER 96-29

LEAD AGENCY: * NEGATIVE DEC:
*
M) D S) U VOTE: A 5 N 0 * M) D S) S VOTE: A 5 N 0
*

CARRIED: YES NO * CARRIED: YES: NO
*

PUBLIC HEARING: M) D S) U VOTE: A 5 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:

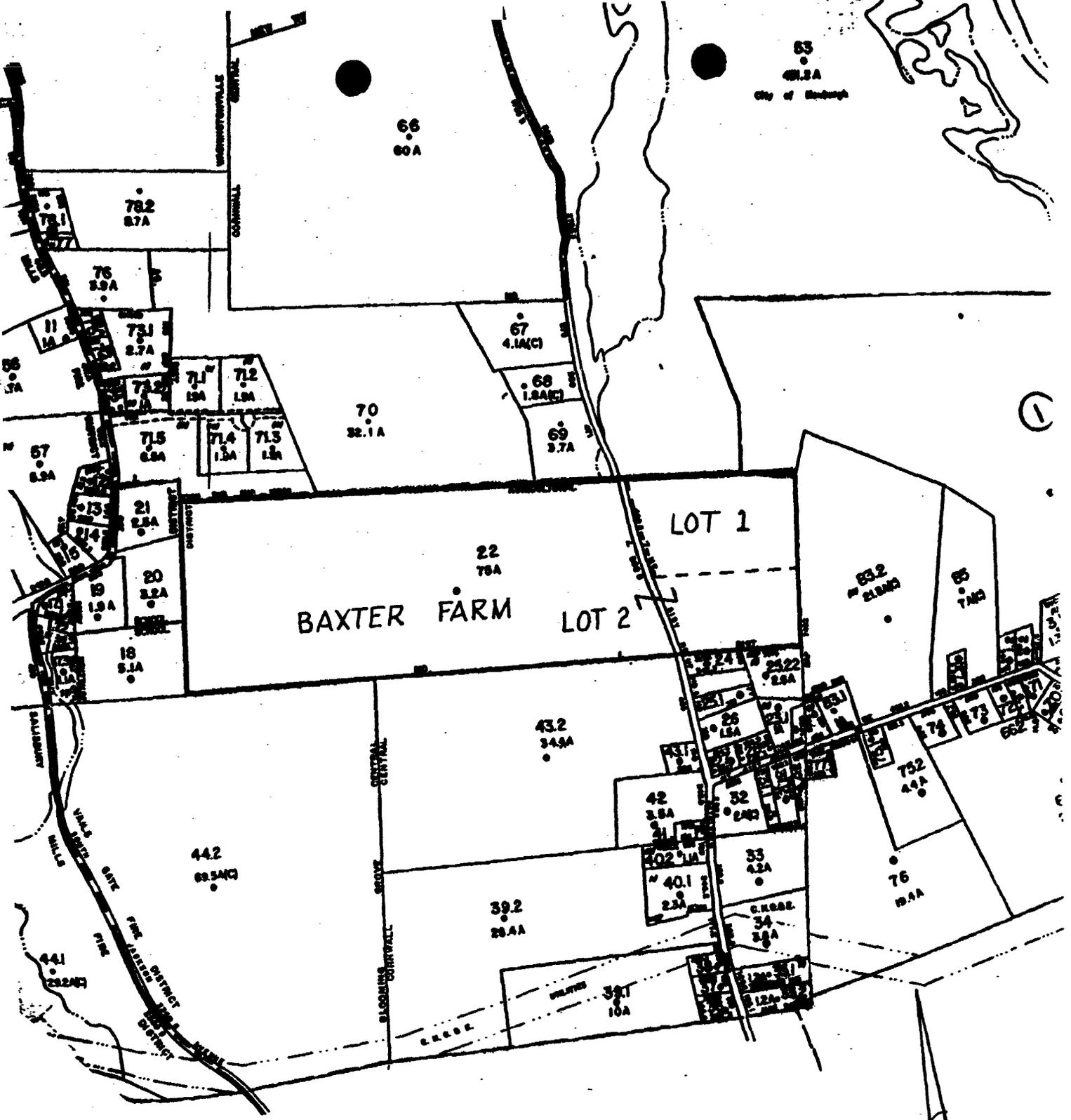
M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Check on Agricultural Notices - Who signs notice?

Return after notices



65
65.2A
City of Edinburgh

66
66A

782
87A

76
8.9A

71
14.8

73J
2.7A

71J
1.9A

71L
1.8A

67
4.1A(C)

68
1.8A(C)

69
3.7A

70
32.1A

71S
6.8A

71A
1.3A

71B
1.8A

67
8.2A

21
2.3A

20
2.2A

18
5.1A

BAXTER FARM

22
78A

LOT 2

LOT 1

432
34.9A

442
68.5A(C)

392
28.4A

42
2.8A

40.1
2.3A

33
4.2A

34
2.8A

752
4.9A

76
19.4A

441
28.2A(C)

39.1
10A

32
2.4A

31
2.1A

30
1.9A

29
1.7A

28
1.5A

27
1.3A

26
1.1A

25
0.9A

24
0.7A

TAX MAP COMPOSITE
NO SCALE





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: 96 - 29

DATE PLAN RECEIVED: RECEIVED NOV - 6 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Harold & Margaret Baxter has been

reviewed by me and is approved

~~disapproved~~ _____

If disapproved, please list reason _____

There is no town water in this area
as yet-

HIGHWAY SUPERINTENDENT DATE

John S. D. O. G. H. W. 11-12-96

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Baxter Minor Subdivision

Date: 12 November 1996

Planning Board Reference Number: PB-96-29

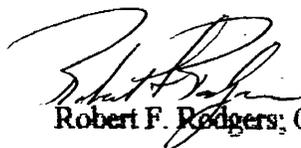
Dated: 6 November 1996

Fire Prevention Reference Number: FPS-96-055

A review of the above referenced subject subdivision plan was conducted on 7 November 1996.

This subdivision plan is acceptable.

Plans Dated: 28 October 1996


Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

NOV 07 1996

N.W. HIGHWAY DEPT.

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: 96 - 29

DATE PLAN RECEIVED: RECEIVED NOV - 6 1996

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 Sullivan 11/2/96
HIGHWAY SUPERINTENDENT DATE

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 1255
(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 # 1-3
 WORK SESSION DATE: 6 Nov 96 APPLICANT RESUB.
 REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App
 PROJECT NAME: Baxter Farm
 PROJECT STATUS: NEW OLD _____
 REPRESENTATIVE PRESENT: WBH
 MUNIC REPS PRESENT: BLDG INSP. VAC
 FIRE INSP.
 ENGINEER
 PLANNER _____
 P/B CHMN. _____
 OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Mt Airy Rd.
Opp side, uphill of Belle's
take 12.0A off Davis Farm.
Maybe change "residential note"
to be less future restrictive.
next avail agenda
after

10. Tax Map Designation: Section 54 Block 1 Lot 22

11. General Description of Project: TWO LOT MINOR SUBDIVISION OF
OF 12 ACRES EXISTING
FARM CREATING ONE LOT TO CONTAIN RESIDENCE AND GREEN
HOUSES. ~~REMAINING LANDS~~ ^{BOTH LOTS} TO MAINTAIN AGRICULTURAL STATUS

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

25 day of September 1996

Margaret Baker
Applicant's Signature

[Signature]
Notary Public

NOTARY PUBLIC
Notary Public, State of New York
Qualified in Orange County
Exp. No. 428218
Commission Expires 2-24-96

TOWN USE ONLY:

RECEIVED NOV - 6 1996

Date Application Received

96 - 29

Application Number

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)

<p>1. APPLICANT /SPONSOR MARGARET BAXTER</p>	<p>2. PROJECT NAME HAROLD BAXTER & MARGARET BAXTER MINOR SUBDIVISION</p>
<p>3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE</p>	
<p>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) EAST SIDE OF MT. AIRY ROAD; 1,000'± NORTH OF BETHLEHEM ROAD TAX MAP SECTION 54 BLOCK 1 LOT 22</p>	
<p>5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration</p>	
<p>6. DESCRIBE PROJECT BRIEFLY: TWO LOT MINOR SUBDIVISION OF FARM CREATING ONE 12 ACRE LOT TO CONTAIN EXISTING RESIDENCE AND GREENHOUSES. PLANNING BOTH LOTS ARE TO MAINTAIN AGRICULTURAL STATUS</p>	
<p>7. AMOUNT OF LAND AFFECTED: Initially <u>75</u> acres Ultimately <u>75</u> acres</p>	
<p>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</p>	
<p>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: OTHER: PAR 3 GOLF COURSE; CATERING FACILITY; RESERVOIR</p>	
<p>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</p>	
<p>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</p>	
<p>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</p>	
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/sponsor name: <u>MARGARET BAXTER</u></p>	<p>Date: <u>22 OCT. 1996</u></p>
<p>Signature: <u>William B. Halden, U.S. (PREPAPER)</u></p>	

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

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

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

Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? 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

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

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

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

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

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

RECEIVED NOV - 6 1996

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

MARGARET BAXTER

(Applicant)

, deposes and says that he

resides at 379 MOUNT AIRY ROAD NEW WINDSOR

(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that she is the applicant for the HAROLD BAXTER AND MARGARET BAXTER MINOR SUBDIVISION

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized GREVAS & HILDRETH, L.S., P.C.

(Professional Representative)

to make the foregoing application as described therein.

Date: 10/19/96

X

Margaret Baxter
(Owner's Signature)

X

[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.

96 - 29

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.

96 - 29

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.
(NOT FOR RESIDENTIAL PURPOSES)
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. ✓ 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. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
EAST SIDE OF ROAD ONLY

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data. SPOT ELEVATIONS ONLY WERE SHOWN SINCE NO DEVELOPMENT IS PROPOSED
32. ✓ Indicate percentage and direction of grade.
(SEE #31)
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

96 - 29

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:

- TO BE DONE*
36. IF REQUIRED Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. 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: William B. Hildred, L.S.
Licensed Professional

Date: 28 October 1996

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

HAROLD & MARGARET BAXTER 379 MT. AIRY ROAD
NEW WINDSOR, N.Y. 12553

2. Description of proposed project and its locations:

TWO LOT SUBDIVISION OF 75 ACRE FARM FOR AGRICULTURAL PURPOSES
CREATING A 12 ACRE LOT AND A 63 ACRE LOT LOCATED ON MT.
AIRY ROAD 1000' ± NORTH OF BETHLEHEM ROAD

3. Name and address of any owner of land within the Agricultural District:

TO BE PROVIDED IF REQUIRED

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

TO BE PROVIDED IF REQUIRED

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

96 - 29

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.

THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE

William B. Hildner

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~Site Plan~~

for the proposed TWO LOT MINOR SUBDIVISION CREATING A
(briefly describe project)
12 ACRE PARCEL AND A 64 ACRE PARCEL
NOT FOR RESIDENTIAL PURPOSES

As this project is located within 500' of an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners within this Agricultural District.

Owner/Applicant HAROLD & MARGARET BAXTER
Name

Address: 379 MT. AIRY ROAD
NEW WINDSOR, N.Y. 12553

Project Location: 54 1 22
Tax Map # Sec., Block, Lot

Street: MT. AIRY ROAD

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: _____

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman