

PB# 05-22

**Conklin & Callahan
(LLC)**

57-1-128 & 129

Conklin & Callahan Lot Line Chg. 05-22
Jackson Ave (Hildreth)

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 9-14-05

JULY 27, 2005

CONKLIN/CALLAHAN LOT LINE CHANGE (05-22)

MR. PETRO: Next on tonight's agenda is Conklin/Callahan Lot Line Change on Jackson Avenue represented by Bill Hildreth, proposed residential lot line change. I think this is very minor in nature. The application proposes the conveyance of approximately 2.5 acres from a lot 128 to Lot 129. The proposed lot line change does not create any non-conformity. The existing lot width for Lot 129 is pre-existing non-conforming and is not being affected by this lot line change. Bulk requirements shown are correct for the zone. Very good Bill, very nice. Bulk requirements you got it right.

MR. HILDRETH: Not entirely.

MR. PETRO: Close. With the exception of the side yard setback which should be 48 which you could change tomorrow. Very briefly, because I want to put about three minutes into this application. Show us where the land is coming off and where it's going. We already know its not creating a non-conforming use.

MR. HILDRETH: This is the old line here. Callahan and Conklin. The new line is here. This piece goes to Callahan.

MR. PETRO: Scratch out the one you're removing I think I already know.

MR. HILDRETH: This disappears.

MR. PETRO: Yeah, Okay very simple in nature. No non-conformities you said. No buildings in the way.

MR. ARGENIO: No barns.

MR. HILDRETH: The barn is gone. From back in the Pena Subdivision. What's on there is shown.

MR. PETRO: What's the size of the remaining lot.

MR. HILDRETH: 12.1 and your next item is the subdivision of that 12 acres.

MR. PETRO: Does Planning Board wish to assume lead agency.

MR. ARGENIO: I'll make a motion we assume lead agency of the Conklin/Callahan Lot Line Change.

JULY 27, 2005

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board assume Lead Agency of the Conklin/Callahan Lot Line Change on South Jackson Avenue. Any further discussion from the members, if not roll call.

ROLL CALL:

MR. SCHLESINGER: AYE
MR. KARNAVEZOS: AYE
MR. GALLAGHER: AYE
MR. ARGENIO: AYE
MR. PETRO: AYE

MR. PETRO: The Planning Board should determine if a public hearing will e necessary for this minor subdivision in the form of a lot line change or if same can be wavered by it's discretionary judgment..

MR. ARGENIO: I don't think it's necessary Mr. Chairman.

MR. PETRO: I'll poll the Board.

MR. KARNAVEZOS: NO
MR. GALLAGHER: NO
MR. SCHLESINGER: NO

MR. ARGENIO: I make a motion we waive the public hearing for the Conklin/Callahan Lot Line Change.

MR. SCHLESINGER: Second.

MR. PETRO: Motion has been made and seconded that the Planning Board waive the public hearing under its discretionary judgment for the Conklin/Callahan Lot Line Change on South Jackson Avenue. Any further comments from the Board Members, if not roll call.

ROLL CALL:

MR. SCHLESINGER: AYE
MR. KARNAVEZOS: AYE
MR. GALLAGHER: AYE
MR. ARGENIO: AYE
MR. PETRO: AYE

JULY 27, 2005

MR. ARGENIO: I make a motion we declare this a Negative Declaration on the Conklin/Callahan Lot Line Change.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a Negative Declaration on the Conklin/Callahan Lot Line Change on South Jackson Avenue. Any further discussion from the Board Members, if not roll call.

ROLL CALL:

MR. SCHLESINGER:	AYE
MR. KARNAVEZOS:	AYE
MR. GALLAGHER:	AYE
MR. ARGENIO:	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final approval. You have to make the change in the bulk tables.

MR. ARGENIO: I make the motion to approve the Conklin/Callahan Lot Line Change subject to correction of the bulk tables.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Conklin/Callahan Lot Line Change on South Jackson Avenue subject to the Bulk Table being corrected. Any further discussion from the Board Members, if not roll call.

ROLL CALL:

MR. SCHLESINGER:	AYE
MR. KARNAVEZOS:	AYE
MR. GALLAGHER:	AYE
MR. ARGENIO:	AYE
MR. PETRO:	AYE

MR. PETRO: I hope we didn't hold you up.



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
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e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

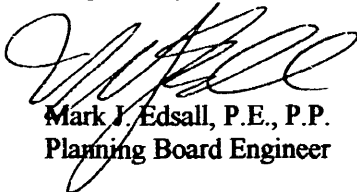
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CONKLIN – CALLAHAN LOT LINE CHANGE
PROJECT LOCATION: SOUTH JACKSON AVENUE
SECTION 57 – BLOCK 1 – LOTS 128 & 129
PROJECT NUMBER: 05-22
DATE: 27 JULY 2005
DESCRIPTION: THE APPLICATION PROPOSES CONVEYANCE OF APPROXIMATELY 2.5 ACRES FROM LOT 128 (CONKLIN) TO LOT 129 (CALLAHAN).

1. The application appears to be a simple lot line change. The properties are located in the R-1 zoning district of the Town. The bulk requirements shown are correct for the zone and SFR (A-5) use, with the exception of side yard setbacks, which should be 40/80.

The proposed lot line change does not create any non-conformity. The existing lot width for lot 129 is pre-existing non-conforming and is not being affected by this lot line change.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
4. The Planning Board may wish to classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
5. I am not aware of any reason why this application should not be approved, if all the procedural issues noted above are taken care of, and a corrected plan is submitted for stamping.

Respectfully Submitted,



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

MJE/st
NW05-22-27July05.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/27/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 5-22

NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/14/2005	PLANS STAMPED	APPROVED
07/27/2005	P.B. APPEARANCE	LA:ND WVE PH APPR

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/27/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-22
NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/20/2005	EAF SUBMITTED	07/20/2005	WITH APPLICAT
ORIG	07/20/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/20/2005	LEAD AGENCY DECLARED	07/27/2005	TOOK LA
ORIG	07/20/2005	DECLARATION (POS/NEG)	07/27/2005	DECL NEG DEC
ORIG	07/20/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	07/20/2005	PUBLIC HEARING HELD	/ /	
ORIG	07/20/2005	WAIVE PUBLIC HEARING	07/27/2005	WAIVE PH
ORIG	07/20/2005	PRELIMINARY APPROVAL	/ /	
ORIG	07/20/2005		/ /	
ORIG	07/20/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/13/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-22
NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2005	REC. CK. #2274	PAID		150.00	
07/27/2005	P.B. ATTY. FEE	CHG	35.00		
07/27/2005	P.B. MINUTES	CHG	16.50		
09/09/2005	P.B. ENGINEER	CHG	158.00		
09/13/2005	REC. CK. #2324	PAID		59.50	
		TOTAL:	209.50	209.50	0.00

[Handwritten signature]
9/13/05

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#878-2005

09/13/2005

Callahan, Andrew J. *P.B. #05-22*

Received \$ 150.00 for Planning Board Fees, on 09/13/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/13/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 5-22
NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/09/2005	APPROVAL FEE	CHG	150.00		
09/13/2005	REC. CK. #2323	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

September 9, 2005

William B. Hildreth, LS
407 South Plank Road - Unit 3
Newburgh, NY 12550

SUBJECT: CONKLIN / CALLAHAN LOT LINE CHANGE (05-22)

Dear Bill:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	150.00
Check #2 - Additional Escrow.....	\$	59.50

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/09/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-22
NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2005	REC. CK. #2274	PAID		150.00	
07/27/2005	P.B. ATTY. FEE	CHG	35.00		
07/27/2005	P.B. MINUTES	CHG	16.50		
09/09/2005	P.B. ENGINEER	CHG	158.40		
		TOTAL:	209.90	150.00	59.90

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/09/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 5-22
NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/09/2005	APPROVAL FEE	CHG	150.00		
		TOTAL:	150.00	0.00	150.00

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 22

PER WORK DONE PRIOR TO: 08/30/2005

TASK-NO	REC	--DATE--	TEAM	EMPL	ACT DESCRIPTION	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
5-22	281167	06/15/05	TIME	MJE	WS CONKLIN/CALLAHAN L/L	99.00	0.40	39.60			
5-22	287132	07/26/05	TIME	MJE	MR CONKLIN CALLAHAN LL	99.00	0.50	49.50			
5-22	286036	07/27/05	TIME	MJE	MM Cook/Callan LL C/APP	99.00	0.10	9.90			
5-22	287113	07/28/05	TIME	MJE	MC TC/NEW:CONKLIN L/L	99.00	0.30	29.70			
5-22	281524	08/30/05	TIME	MJE	MC ck bulk/closeout	99.00	0.30	29.70			
TASK TOTAL								158.40	0.00	0.00	158.40
GRAND TOTAL								158.40	0.00	0.00	158.40

Handwritten: \$ MY RA \$

Handwritten: 05-22
\$ 158.40

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/22/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-22
NAME: CONKLIN & CALLAHAN LOT LINE CHANGE
APPLICANT: IRA CONKLIN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2005	REC. CK. #2274	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

I Mer
7/25/05



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

Regional Office
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

1003

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 15 June 2005 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: NO RESUB. REQ'D: Full App

PROJECT NAME: Callahan / Conklin 4/2

REPRESENTATIVES PRESENT: Bill Mildereth

MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED: _____

Sample 4/2
Ag district issue
ref to COCD?

STND CHECKLIST: PROJECT TYPE

DRAINAGE _____ SITE PLAN _____
DUMPSTER _____ SPEC PERMIT _____
SCREENING _____ L L CHG. _____
LIGHTING _____ SUBDIVISION _____
(Streetlights) LANDSCAPING _____ OTHER _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT STATUS:
ZBA Referral: _____ Y X N

Ready For Meeting X Y _____ N

Recommended Mtg Date next week
JULY

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#682-2006

07/25/2005

Wm. B. Hildreth Land Surveying Pc *P.B. 05-22*

Received \$ 75.00 for Planning Board Fees, on 07/25/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

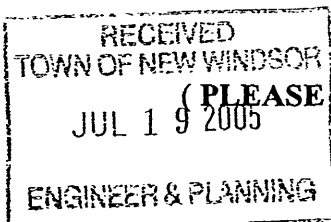
Subdivision _____ Lot Line Change Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lots 128, 129

BUILDING DEPARTMENT PERMIT NUMBER PA 2005 - 490

1. Name of Project IRA DONNA CONKLIN AND DEBORAH CALLAHAN LOTLINE CHANGE
Tax Lot 128: IRA D. CONKLIN, III 497-5008
2. Owner of Record Tax Lot 129: DEBORAH CALLAHAN Phone 566-4315
Tax Lot 128: 443 JACKSON AVENUE, NEW WINDSOR, N.Y. 12553
Address: Tax Lot 129: 433 JACKSON AVENUE, NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant IRA D. CONKLIN, III Phone 497-5008
Address: 443 JACKSON AVENUE NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan WILLIAM B. HILDRETH, L.S. Phone 566-6650
Address: 407 SOUTH PLANK ROAD, UNIT 3 NEWBURGH N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
WILLIAM B. HILDRETH, L.S. 566-6650 566-6693
(Name) (Phone) (fax)
7. Project Location: On the WEST side of SOUTH JACKSON AVENUE
(Direction) (Street)
8. Project Data: Acreage 21.39 Zone R-1 (A-5) School Dist. CORNWALL

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-22

9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No _____

***This information can be verified in the Assessor's Office.**

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) TRANSFER OF 2.5 ACRES FROM TAX LOT 128 (CONKLIN) TO TAX LOT 129 (CALLAHAN).
BOTH LOTS WILL COMPLY WITH ZONING AFTER LOTLINE CHANGE

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

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

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

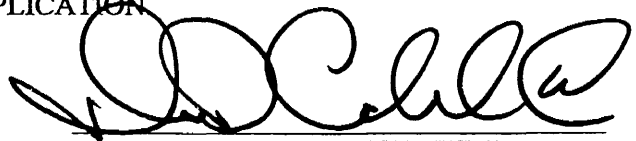
SS.:

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:

17th DAY OF June 2005



(OWNER'S SIGNATURE)

William B. Hildreth, L.S.
(AGENT'S SIGNATURE)

William B. HILDRETH, L.S.
Please Print Agent's Name as Signed



NOTARY PUBLIC
PAULINE G HALL
Notary Public, State of New York
No. 6735952
Qualified in Orange County

TOWN OF ...
JUL 19 2005
DATE APPLICATION RECEIVED

05-22
APPLICATION NUMBER

IF APPLICABLE "XX"

**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:

IRA D. CONKLIN, III

443 JACKSON AVENUE, NEW WINDSOR, N.Y. 12553

2. Description of proposed project and its locations: LOT LINE CHANGE

TRANSFER OF 2.5 ACRES FROM TAX LOT 128 (CONKLIN) TO TAX

LOT 129 (CALLAHAN). WEST SIDE OF JACKSON AVENUE

2000'± NORTH OF BETHLEHEM ROAD

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

SEE ATTACHMENT "A" AND "B"

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

SEE ATTACHMENT "C"

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

05-22



1763

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

June 6, 2005

Re: 57-1-128 & 129

To Whom It May Concern:

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

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning and Zoning Board

05-22

ATTACHMENT "A"

57-1-7
Harold Baxter, Jr.
505 Jackson Avenue
New Windsor, NY 12553

57-1-23.24
Marjorie Sawyer
81 Bethlehem Road
New Windsor, NY 12553

57-1-38.1
Gregory Keller
460 Jackson Avenue
New Windsor, NY 12553

57-1-127
Pennsylvania Lines, LLC
ATT: Norfolk Southern Railway Co
110 Franklin Road SE
Roanoke, VA 24042

57-1-132
Liam & Patricia Foody
417 Jackson Avenue
New Windsor, NY 12553

57-1-135
James Cleeves, Jr.
Linda Cleeves
450 Jackson Avenue
New Windsor, NY 12553

57-1-23.22
Antonio & Gloria Bermo
436 Jackson Avenue
New Windsor, NY 12553

57-1-29
Andrew & Linda Gulak
59 Bethlehem Road
New Windsor, NY 12553

57-1-38.31
William McWilliams
Lynn Centrone
465 Jackson Avenue
New Windsor, NY 12553

57-1-130
Thomas & Patricia Hall
429 Jackson Avenue
New Windsor, NY 12553

57-1-133
Peter & Maureen Sidoti
413 Jackson Avenue
New Windsor, NY 12553

57-1-23.23
Thomas & Irene Eckhardt
430 Jackson Avenue
New Windsor, NY 12553

57-1-37
Richard & Anita Schaffner
375 Jackson Avenue
New Windsor, NY 12553

57-1-38.32
Shawn & Rex Kelly
399 Jackson Avenue
New Windsor, NY 12553

57-1-131
Kevin & Sophia Darcy
423 Jackson Avenue
New Windsor, NY 12553

57-1-134
Barry & Katharine Baloga
448 Jackson Avenue
New Windsor, NY 12553

05-22

ATTACHMENT "B"



Town of New Windsor

555 Union Avenue
New Windsor, N.Y. 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Office of the Assessor

Assessor J. Todd Wiley, IAO

June 6, 2005

Re: Name and address of farm operations located within 500' of the subject property.
Subject property 57-1-128 and 57-1-129.

To whom it may concern,

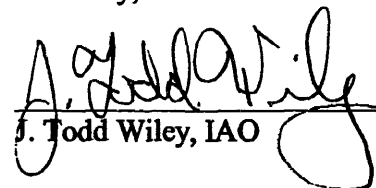
My records indicate that the 2 parcels known as S-B-1 57-1-7 and 57-1-37 meet the criteria listed above.

Owner and owner's address

57-1-7 Harold Baxter Jr. 505 Jackson Avenue, New Windsor, NY 12553

57-1-37 Richard & Anita Schaffner 375 Jackson Avenue

Sincerely,


J. Todd Wiley, IAO

05-22

ATTACHMENT "C"

AGENT/OWNER PROXY STATEMENT
(or professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

IRA D. CONKLIN, III, deposes and says that he resides
(OWNER)

at 443 JACKSON AVENUE, NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

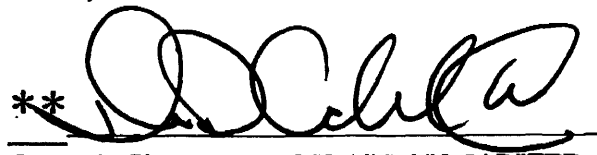
(Sec. 57 Block 1 Lot 128)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)
WILLIAM B. HILDRETH LAND SURVEYING, P.C.
407 SOUTH PLANK ROAD, UNIT 3, NEWBURGH, N.Y. 12550
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

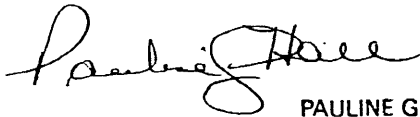
**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

** 
Owner's Signature (MUST BE NOTARIZED)

17th DAY OF June 2005

Agent's Signature (If Applicable)



PAULINE G HALL
Notary Public, State of New York
No 6735953
Qualified in Orange County
Commission Expires 7-30-06


Professional Representative's Signature

** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.


THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

05-22

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

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. Name and address of Applicant.
- * 2. Name and address of Owner.
3. ~~Subdivision~~ ^{Lot Line Change} name and location
4. Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by **Planning Board in affixing Stamp of Approval.** (**ON ALL PAGES OF SUBDIVISION PLAN**)

SAMPLE: 
5. Tax Map Data (Section, Block & Lot).
6. Location Map at a scale of 1" = ¹⁰⁰~~2,000~~ ft.
7. Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. Date of plat preparation and/or date of any plat revisions.
10. Scale the plat is drawn to and North arrow.
11. Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. Surveyor's certificate.
13. Surveyor's seal and signature.
14. Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. 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.

- 18. ✓ Find metes and bounds.
- 19. ✓ 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.
- 20. ✓ Include existing or proposed easements.
- 21. N/A Right-of-way widths.
- 22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
- 23. ✓ Lot area (in square feet for each lot less than 2 acres).
- 24. ✓ Number the lots including residual lot.
- 25. ✓ Show any existing waterways.
- *26. 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.
- 27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
- 28. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
- 29. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
- 30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 31. N/A Provide A septic system design notes as required by the Town of New Windsor.
- 32. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 33. N/A Indicate percentage and direction of grade.
- 34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 35. N/A Indicate location of street or area lighting (if required).

05-22

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. ✓ Referral to Orange County Planning Dept. is 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 ACKNOWLEDGMENT:

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. Dodrill L.S. 6/17/05
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

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 IRA D. CONKLIN, III	2. PROJECT NAME IRA & DONNA CONKLIN AND DEBORAH CALLAHAN - LOT LINE CHANGE
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE OF JACKSON AVENUE, 2000'± NORTH OF BETHLEHEM ROAD TAX MAP SECTION 57 BLOCK 1 LOT 128 - 443 JACKSON AVENUE TAX MAP SECTION 57 BLOCK 1 LOT 129 - 433 JACKSON AVENUE	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: TRANSFER OF 2.5 ACRES FROM TAX LOT 128 (CONKLIN) TO TAX LOT 129 (CALLAHAN)	
7. AMOUNT OF LAND AFFECTED: Initially 21.39 acres Ultimately 21.39 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: IRA D. CONKLIN, III	Date: 6/17/05
Signature: William B. Atkinson, C.S. (PREPARER)	

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

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? 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

200189
"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.

TAX MAP SECTION 57 BLOCK 1 LOTS 128
AND 129 ARE NOT IN A FLOOD ZONE.

William B. Holden, L.S.