

VILLAGE OF CORNWALL-ON-HUDSON  
APPLICATION PACKAGE  
SITE PLAN

**VILLAGE OF CORNWALL-ON-HUDSON PLANNING DEPARTMENT**  
**Procedures and Requirements Governing Site Plan Application**

**Note:** All applicants to the Planning Board may schedule an informational meeting with the Planning Board **prior to** submitting the application. The purpose of the meeting is for the Planning Board members to see the proposed site plan and to discuss the nature of the proposed uses as they relate to the Zoning Law. This Sketch Plan Review requires three (10) copies of the Proposed Plan and a appropriate fees. Request shall be submitted at least ten (20) days prior to a regularly scheduled meeting.

The Planning Board meets regularly on the 3<sup>rd</sup> Tuesday of each month at 7:30PM. Applications for Site Development Plan approval must be submitted three (3) weeks prior to the scheduled Planning Board Meeting for consideration by the Board at such meeting. The Chair reserves the right to postpone application review.

An application for Site Development Plan approval shall be made as required by Section 172-28 and 29 of the Zoning Law, by submitting the following by mail or in person to the Planning Board:

- A. The site plan submitted to the Planning Board shall be prepared by a legally qualified engineer, architect, landscape architect or surveyor and shall contain the following information:
- (1) A detailed development plan showing the applicant's entire property and adjacent properties and streets at a convenient scale.
  - (2) Location, width and purpose of all existing and proposed easements, restrictions, covenants, reservations and setbacks.
  - (3) The proposed location, use and exterior design of all buildings and structures.
  - (4) Any proposed division of buildings or structures into units of separate occupancy.
  - (5) Existing topography and proposed grade elevations, watercourses, marshes, areas subject to flooding, wooded areas, rock outcrops and other existing features.
  - (6) Location of all parking and truck loading areas, with access and egress drives thereto.
  - (7) Location of outdoor storage areas, if any.
  - (8) Location of all existing or proposed site improvements, including drains, culverts, retaining walls, fences and sidewalks.
  - (9) Description of method of sewage disposal and water supply and the location of such facilities.
  - (10) Location and size of all signs.
  - (11) Location and proposed development of landscaping, screening and buffer areas.

(12) Location and design of lighting facilities.

(13) If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.

(14) Any other pertinent information as may be necessary to determine conformity of the site plan with the intent and regulations of this chapter.

(15) Current Photographs of property and all structures

The application package will be reviewed by the Planning Board and Building Inspector for conformance with requirements of the Zoning Code and all other applicable regulations and/or standards of the Village of Cornwall-on-Hudson.

#### **APPLICATION REQUIREMENTS:**

1. Title, giving name(s) and address(es) of the Applicant and the person responsible for the drawings, with date of issue.
2. Area Map Inset at a scale of 1"=200', showing all properties and property owners' names within 300' of subject premises. A Tabular Index must be shown indicating the property owners' names, addresses and Tax Map Parcel Numbers of adjacent property owners as aforesaid.
3. Existing and proposed contours at two (2) foot intervals. These may be submitted on separate sheets, if deemed appropriate by the Planning Board Chairman
4. A plot at a scale 1"-20' and no larger than 34" x 44" shall include:
  - a. All metes and bounds descriptions, zoning designation, north arrow and abutting property owners, purpose of proposed development (including uses, tenants and other pertinent information).
  - b. All main and accessory structure locations and setbacks from the property lines.
  - c. Location and types of all pertinent features such as shrubbery, trees, lighting, screening, curbing, refuse storage, recycle bins, storm drainage, well and/or water supply lines, sewage disposal system, fire hydrants, etc.
  - d. Location and dimensions of parking and loading areas showing individual parking spaces and numbers.
  - e. Typical cross sections and details of curbing, sidewalks, catch basins, parking areas, roadways, etc.
  - f. Building elevations including actual color samples for all exterior building finishes material and sign details.
  - g. Any division(s) of building(s) into units of separate occupancy.
5. The Data Table Inset shall include:
  - a. Property area to nearest 100 square feet.
  - b. Building coverage - square footage and percentage of total area.
  - c. Pavement coverage - square footage and percentage of total area.
  - d. Total impervious coverage percentage.
  - e. Open space - square footage and percentage of total area.
  - f. Parking requirements in accordance with the Village of Cornwall-on-Hudson Zoning Law.

All complete application packages will be scheduled for Planning Board review by placing the proposal on the Planning Board's next available agenda. Within sixty [per §172-31] (60) days of receipt of the completed application package, the Planning Board will schedule a public hearing on the proposal. Within sixty-two (62) days of the closing of the public hearing, the Planning Board shall notify the applicant whether the proposal has been approved, disapproved or

approved with modifications. Within seven (7) days, the Planning Board shall also file a copy of its findings in the Office of the Village Clerk. The Planning Board's findings regarding a preliminary application shall expire six (6) months from the date of approval if no application for final approval is submitted within such period, except where such time limit is extended by consent of the Planning Board.

# Village of Cornwall-on-Hudson Planning Board

## Site Plan Application Checklist

Checklist (as may be applicable)

Hearing Date \_\_\_\_\_

Applicant's Name: William and Stacey Patterson

Site Plan Title: Lands of William and Stacey Patterson

Items:

1.	<input checked="" type="checkbox"/> Site/Plan (2 sets) for BI	22	<input type="checkbox"/> Storm Drainage
2.	<input checked="" type="checkbox"/> Applicant's Name(s)	.	<input type="checkbox"/> Refuse Storage
3.	<input checked="" type="checkbox"/> Applicant's Address	23	<input type="checkbox"/> Other outdoor Storage
4.	<input checked="" type="checkbox"/> Site Plan Preparer's Name	.	<input checked="" type="checkbox"/> Water Supply
5.	<input checked="" type="checkbox"/> Site Plan Preparer's Address	24	<input checked="" type="checkbox"/> Sanitary Disposal System
6.	<input checked="" type="checkbox"/> Drawing Date	.	<input type="checkbox"/> Fire Hydrants
7.	<input checked="" type="checkbox"/> Revision Date(s)	25	<input checked="" type="checkbox"/> Building Locations
8.	<input checked="" type="checkbox"/> Area Map Inset	.	<input checked="" type="checkbox"/> Building Setbacks
9.	<input checked="" type="checkbox"/> Site Designation	26	<input checked="" type="checkbox"/> Building Elevations
10.	<input type="checkbox"/> Property owners within 300'	.	<input checked="" type="checkbox"/> Divisions of occupancy
11.	of site	27	<input type="checkbox"/> Sign Details (color &
12.	<input checked="" type="checkbox"/> Property owners (item #10)	.	samples)
13.	<input checked="" type="checkbox"/> Plot Plan	28	<input checked="" type="checkbox"/> Data Table Inset
14.	<input checked="" type="checkbox"/> Scale	.	<input checked="" type="checkbox"/> Property Area (nearest 100')
15.	<input checked="" type="checkbox"/> Metes and Bounds	29	<input checked="" type="checkbox"/> Building coverage (sq. ft.)
16.	<input checked="" type="checkbox"/> Zoning Designation	.	<input checked="" type="checkbox"/> Building coverage (% of total
17.	<input checked="" type="checkbox"/> North Arrow	30	area)
18.	<input checked="" type="checkbox"/> Abutting Property Owners	.	<input checked="" type="checkbox"/> Pavement coverage (sq. ft.)
18.	(item #10)	31	<input checked="" type="checkbox"/> Pavement coverage
19.	<input checked="" type="checkbox"/> Existing Building Locations	.	(% of total area)
20.	<input checked="" type="checkbox"/> Existing Paved Area	32	<input type="checkbox"/> Open Space (sq. ft.)
21.	Existing Vegetation	.	<input type="checkbox"/> Open Space (% of total area)
	<input checked="" type="checkbox"/> Existing Access and Egress	33	<input type="checkbox"/> Number of Parking Spaces
		.	Required
		34	<input type="checkbox"/> Number of Parking Spaces
		.	Proposed
		35	
		.	
		36	
		.	
		37	
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		38	
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		39	
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		41	
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		42	
		.	

PROPOSED IMPROVEMENTS		OTHERS	
43.	<input type="checkbox"/> Landscaping	54	<input checked="" type="checkbox"/> <u>Environmental Assessment Form</u>
44.	<input type="checkbox"/> Exterior Lighting	.	<input type="checkbox"/>
45.	<input type="checkbox"/> Screening	55	<input type="checkbox"/>
46.	<input checked="" type="checkbox"/> Existing Access and Egress	.	<input checked="" type="checkbox"/> <u>Steep Slopes Compliance</u>
47.	<input checked="" type="checkbox"/> Parking Areas	56	<input type="checkbox"/>
48.	<input checked="" type="checkbox"/> Loading Areas	.	<input type="checkbox"/> Copies of any easements
49.	<input type="checkbox"/> Paving Details	57	<input type="checkbox"/>
50.	<input type="checkbox"/> Curbing Locations	.	<input type="checkbox"/>
51.	<input type="checkbox"/> Curbing through Section	58	<input type="checkbox"/>
52.	<input type="checkbox"/> Catch Basin Locations	.	<u>Architectural/Visual Site Plan</u>
53.	<input type="checkbox"/> Catch Basin through section	59	<u>Compliance, if</u>
		.	<u>applicable (Chapter 172-74)</u>
		60	
		.	
		61	
		.	

**VILLAGE OF CORNWALL-ON-HUDSON PLANNING BOARD**  
**APPLICATION FOR PLANNING BOARD APPROVAL**

DATE 9-21-2020 APPLICATION NO. \_\_\_\_\_

Hearing Date: 10/20/2020

**B. GENERAL INFORMATION**

(1) Category of approval requested (indicate which):

- 1. Site plan approval ✓
- 2. Preliminary Sketch Plan Informational meeting ✓

(2) Name and address of applicant:

William and Stacey Patterson  
6 Hidden Glen  
Highland Mills, NY 10930

1. The applicant is the Owner of Record of the land under application  
(circle one) Yes No  
If no, complete owner's endorsement form and attach hereto.

(3) Name and address of Owner of Record:

William and Stacey Patterson  
6 Hidden Glen  
Highland Mills, NY 10930

(4) Property location. Street Address:  
Tax Map ID No. Section 105, Block 9, Lot 7

(5) Zoning District(s):

Conservation Residential (Rural)	(CR-3)	_____
Conservation Residential	(CR-2)	_____
Suburban Residential	(CR-1)	<u>✓</u>
Central Business and Shopping	(SR)	<u>✓</u>
Waterfront Recreation	(CBS)	_____
Industrial	(WR)	_____
	(I)	_____

(6) What, if any, extension of municipal services and/or utilities would be required?  
Water NO Sewer ✓ Streets NO

(7) Is property within 500' of a municipal boundary, State park or State or County highway or watercourse? (circle one) Yes No

- (8) Describe any easements or other restrictions on property. (Attach additional sheet, if necessary) *None*

Name and address of licensed Land Surveyor or Engineer.

*Vincent J. Doce Associates  
242 South Plank Road  
Newburgh, NY 12550*

- o Has property received any approval from Village Planning Board or Zoning of Appeals within three (3) years? (circle one) Yes  No

### C. SITE PLAN INFORMATION

- (1) Present use of premises: *Residence*
- (2) Proposed use of premises: *Residence*
- (3) Dimensions of parcel: *+/- 98' x +/- 309'*  
(Attach copy of deed)
- (4) Off street parking provided? (circle one)  Yes  No
- (5) Do premises adjoin residential uses? (circle one)  Yes  No
- (6) Are any waivers requested? (If yes, describe) Yes  No

### (7) STATEMENT OF COMPLIANCE

I/we, the undersigned, verify that the information herein is true. I/we, do hereby consent to Village zoning and planning officials and/or consultants of the Village of Cornwall-on-Hudson to enter the property described herein upon reasonable notice to facilitate the evaluation and processing of this application.

Applicant's Signature *William J. Patten*

Date *8-19-2020*

Property Owner's Signature *William J. Patten*

Date *8-19-2020*

Applicant's Representative's Signature *[Signature]*

Date *8-19-2020*

I/we the undersigned, in making an application to the Village of Cornwall-on-Hudson for approval for the activity stated and described in this application have read the applicable laws of the Village of Cornwall-on-Hudson for approval for the activity stated and described in this application and understand that:

- 1) No building construction or alteration may be started prior to issuance of a building permit;



- 2) No building permit may be issued, no site development work may be commenced, and no use may be established until Final Site Plan Approval has been granted;
- 3) No building construction or site development work may proceed until each previous stage of work, as specified by the building department has been inspected;
- 4) No building or premises or part thereof may be used or occupied until a Certificate of Occupancy has been issued by the Building Inspector; and
- 5) All building construction and all site development must conform to the plans and specifications approved by the Village of Cornwall-on-Hudson. No deviation from or revision to an approved plan may occur without prior approval of the Building Inspector.

Applicant's Signature William F Patterson

Date 8-19-2020

Owner's Signature William F Patterson

Date 8-19-2020

William Patterson  
 NAME OF APPLICANT  
 BY: \_\_\_\_\_  
 Address 6 Hidden Glen  
Highland Mills, NY

William Patterson, being duly sworn, deposes and says that (s)he resides at 6 Hidden Glen (No. and street), Highland Mills NY, State of New York. That (s)he signed the foregoing application as owner or the duly authorized officer/agent of the owner; that the statements contained in said application are true.

William F Patterson

Sworn to before me this 19 day of August, 2020

Arlene Veronica Ruggiero  
 Notary Public of the State of New York  
Ruggiero



**OWNER'S ENDORSEMENT**

STATE OF NEW YORK )  
 )SS:  
COUNTY OF )

William Patterson, being duly sworn, deposes and says that (s)he resides at  
6 Hidden Glen Highland Mills, NY 10930 in the County of Orange and  
(Owner's Address)

State of New York and that (s)he is (the owner in fee) or  
N/A of the N/A Corporation which  
(Official Title)

is the owner in fee of the premises described in the foregoing application and that (s)he has  
authorized John Till Architect to make the foregoing application as described herein  
and that (s)he agrees to be bound by all statements, conditions and representations contained  
therein as if (s)he had so petitioned.

Owner's Signature  
William Patterson

Sworn to before me this 19  
day of August, 2020

**ARLENE VERONICA RUGGIERO**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 01RU6150551  
Qualified in Orange County  
Commission Expires July 31, 2022

Notary Public of the State of New York  
Arlene Veronica  
Ruggiero

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

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

Local File No. \_\_\_\_\_

1. Municipality Village of Cornwall-on-Hudson Planning Board Public Hearing Date 10/20/2020
2. Owner: Name: William and Stacey Patterson  
Address: 6 Hidden Glen  
Highland Mills, NY 10930
3. Applicant\*: Name:  
Address:

\*\*If applicant is owner, leave blank

4. Location of Site: 25 Grandview Avenue, Cornwall-on-Hudson  
(Street or highway, plus nearest intersection)
- Tax Map Identification: Section 105, Block 9, Lot 7
- Present Zoning District: SR/CR-1, Size of Parcel ± 27,919 Sq. Ft.
5. Type of Review:
- Site Plan:  Use: Residential

8-19-2020  
Date

William S. Patterson - owner  
Signature and Title

**AFFIDAVIT OF REGULARITY**

STATE OF NEW YORK  
COUNTY OF ORANGE  
VILLAGE OF CORNWALL-ON-HUDSON

William Patterson, being duly sworn, deposes and says:

I. That William and Stacey Patterson the owner of real property in the Village of Cornwall-on-Hudson, Orange County, State of New York, who has made an application to the Planning Board for a SITE PLAN AND /OR SUBDIVISION and a public hearing on said application which has been scheduled for: \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock.

II. That on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the deponent served a notice of public hearing regarding this application for a SITE PLAN and/or SUBDIVISION to the persons at the addresses listed below by Certified Mail with Return Receipt Requested by depositing said Notices in an official US Postal Service receptacle or by delivery of said mailings to a Clerk for the US Postal Service.

1. Note: The mailing must be postmarked at least fifteen (15) days before the date of the Public Hearing
2. Public Hearing Notice must be published in the Village authorized newspaper no less than 15 days prior to the public hearing

NAME OF ADDRESSEE

ADDRESS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

*See attached*

(IF MORE THAN TEN NOTICES MAILED, ATTACH LIST OF NAMES AND ADDRESSES MARKED AS "SEE ATTACHED")

3. That the persons named in Paragraph II above constitute all of the owners of real property abutting the property of the applicant and all persons owning real property within 300 feet of the applicant's property as is required by the Code of the Village of Cornwall-on-Hudson.
4. That attached hereto is an exact copy of the notice that was mailed to the above named persons and also attached hereto is a mailing receipt, and if received a return receipt for each Notice mailed.

5. Additionally, a Notice of pendency of the applications and the date, time and place of Public Hearing has been posted on the property near the street or sidewalk in accordance with the requirements of the Zoning Law of the Village of Cornwall-on-Hudson, New York.

Arden J. Patton  
Applicant or Agent

ARLENE VERONICA RUGGIERO  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01RU6150551  
Qualified in Orange County  
Commission Expires July 31, 2022

Sworn to before me this 19  
day of August, 2020.  
Notary Public of the State of New York

*Arlene Veronica Ruggiero*

**DISCLOSURE STATEMENT**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Village of Cornwall-on-Hudson, or of the Town or County of which it is a part, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

- (  ) None
- (  ) Names: Address: Relationship or interest (financial or otherwise)

Dated: 8-19-2020



Applicant

\_\_\_\_\_  
Corporate or Partnership Applicant

BY: \_\_\_\_\_

(Pres.) (Partner) (Vice-Pres.)

**GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK**

Section 809. Disclosure in certain applications:

6. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
  
7. For the purpose of this section an officer or employee shall be deemed to have an interest in the application when (s)he, their spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
  - a. is applicant, or
  - b. is an officer, director, partner or employee of the applicant, or
  - c. legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
  - d. is a party to an agreement with such an applicant, express or implied, whereby he may

receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

8. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
9. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

**IMPORTANT INFORMATION FOR APPLICANTS**

**VILLAGE OF CORNWALL-ON-HUDSON  
ZONING BOARD OF APPEALS & PLANNING BOARD APPLICANTS**

Applicants to the Zoning Board of Appeals and the Planning Board of the Village of Cornwall-on-Hudson are advised that in addition to application fees, all Applicants will be assessed the actual cost incurred by the Village for the legal and engineering review of the application by the Village's consultants. Once the consultants' charges have been approved by the Village, the charges will be sent to the applicant for payment.

The attorney and engineer are employed by the Village to assist the ZBA and Planning Board to fully evaluate each application. These consultants are not the applicant's consultants, although they may work with your consultants. All applicants are encouraged to retain private consultants as appropriate for the nature of the application. Applicants are further advised that the amount and description of technical assistance to the respective Boards may differ substantially for different applications as a result of a variety of factors.

This form should be signed by the Applicant/Owner of the premises that is the subject of the application for the purpose of acknowledging that this information has been communicated, and this form will remain in the application file maintained by the Village.

Dated: 8-19-2020



Applicant/Owner

Property Tax Map No.: SBL: 105-9-7



617.20  
Appendix C  
State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**Part 1 - PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: <u>William Patterson</u>	2. PROJECT NAME: <u>site Plan Lands of William and Stacey Patterson</u>
3. PROJECT LOCATION: Municipality <u>Village of Cornwall-on-Hudson</u> County <u>Orange</u>	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) <u>25 Grandview Avenue Cornwall-on-Hudson, NY</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Relocating Garage and Expanding First Floor +/- 12' in Rear.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.64</u> acres Ultimately <u>.64</u> 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"/> Agricultural <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) name 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(s) 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: <u>William Patterson</u> Date: <u>8-19-2020</u>	
Signature: <u>William J. Patterson</u>	

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

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

A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: <p style="margin-left: 40px;">No</p>
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <p style="margin-left: 40px;">No</p>
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <p style="margin-left: 40px;">No</p>
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: <p style="margin-left: 40px;">No</p>
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <p style="margin-left: 40px;">No</p>
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <p style="margin-left: 40px;">No</p>
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <p style="margin-left: 40px;">No</p>
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly:
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
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)



ORANGE COUNTY - STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
265 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 13988 / 1313  
INSTRUMENT #: 20150080682

Receipt#: 2057608  
Clerk: LM  
Rec Date: 12/29/2015 02:07:52 PM  
DOC Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: DOMINIQUE MANPEL

Party1: HORNMAN SIMON  
Party2: PATTERSON WILLIAM  
Town: CORNWALL (VLG)  
105-9-7

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax	
Transfer Tax - State	980.00

Sub Total: 980.00

Total: 1170.00  
\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 3802  
Transfer Tax  
Consideration: 245000.00

Transfer Tax - State 980.00

Total: 980.00

Payment Type: Check   
Cash   
Charge   
No Fee

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Record and Return To:

SAFFIOTI & ANDERSON  
5031 ROUTE 9W  
NEWBURGH, NY 12550

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the <sup>17<sup>th</sup></sup> day of ~~September~~ <sup>December</sup>, 2015,

<sup>Hornman</sup>  
BETWEEN SIMON & HENNY HORNMAN, residing at of 23 Grandview Avenue, Cornwall-on-Hudson, New York 1250,

party of the first part, and

WILLIAM PATTERSON, and STACY PATTERSON, residing at 6 Hidden Glen, Cornwall-on-Hudson, New York 12520 and of Cornwall-on-Hudson, New York 12520, <sup>as husband and wife</sup>

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Cornwall, Village of Cornwall-on-Hudson, County of Orange, State of New York, more particularly described in Schedule "A" attached hereto and made a part hereof.

BEING and intended to be the same premises conveyed in a certain Deed made by John Dally and Irma Dally to Simon Hornman and Henny Hornman dated 1/25/1968 which was recorded in the Orange County Clerk's Office on 1/26/1968 in Liber 1786 Page 986.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Section 105 Block 9 Lot 7

**Schedule A Description**Title Number **GA-153110-0**Page **1**

**ALL that certain plot, piece or parcel of land situate lying and being in the Village of Cornwall-on-Hudson, Town of Cornwall, County of Orange and State of New York, said parcel including the easterly portion of Lot No. 106 as shown on a map entitled "Map of Cliff Side Park, Cornwall-on-Hudson, Dayton Hedges, Owner," filed in the Orange County Clerk's office on September 14, 1910 as Map No. 405, being bounded and described as follows:**

**BEGINNING at a point in the northerly line of the existing Grandview Avenue, said point also being on the division line between the lands now or formerly of Moulton (Liber 6162 page 64) on the west and the parcel herein described on the East;**

**THENCE, along the last mentioned division line, North 20 degrees 35 minutes 20 seconds East 304.76 feet to a point in the southerly line of the existing Shore Road;**

**THENCE, along the southerly line of Shore Road, South 65 degrees 14 minutes 44 seconds East 85.11 feet to a point on the division line between the lands now or formerly of Kelly (Liber 4583 page 139) on the east and the parcel herein described on the West;**

**THENCE, along the last mentioned division line, South 17 degrees 49 minutes 55 seconds West 302.25 feet to a point in the aforementioned northerly line of Grandview Avenue;**

**THENCE, along the northerly line of Grandview Avenue, North 67 degrees 30 minutes 00 seconds West 99.48 feet to the point or place of BEGINNING.**

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

  
\_\_\_\_\_  
**SIMON HORNMAN**

  
\_\_\_\_\_  
**HENNY HORNMAN**

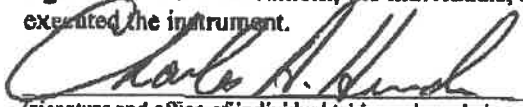
**IN PRESENCE OF:**

XXX  
\_\_\_\_\_

**COUNTRY OF** Kingdom of the Netherlands }  
Province of North Holland (Noord Holland) }  
City of Amsterdam }  
Consulate General of the United States of America } as

**October**

On the 22nd day of ~~September~~ **October** in the year 2015, before me, the undersigned, personally appeared **SIMON HORNMAN** and **HENNY HORNMAN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
(signature and office of individual taking acknowledgment)

**Charles A. Hendrix**  
Vice Consul of the  
United States of America

Record and Return To  
Saffioti and Anderson  
5031 Route 9W  
Newburgh, NY 12550