

Town of Goshen
Building & Zoning Department
Town Hall, 41 Webster Avenue
Goshen, Orange County, New York 10924
Telephone: (845) 294-6430

APPLICANT:

Name: Pasquale Prozzello - Lauren M. Lutz
Address: 260 Westman Street, Unit 2 Goshen NY
Email: _____
Telephone: (914) 755-0520
Application Date: December 12, 2022

*For billing purposes, please indicate where all bills should be sent.

Owner(s)

Name: same
Address: _____
Email: _____
Telephone: _____

*All owners of the property shall be listed. If there are more than two owners, attach an additional sheet setting forth their contact information to this application.

General Information:

Project Name: Site Plan for Pasquale Prozzello - Lauren M. Lutz
Location: Westerly side of Old Chester Road

Tax Map Number: Section/Block/Lot 110-1-8-12 Section/Block/Lot _____

Total Acreage: 4.5395 Zoning District(s) RU Overlay District(s): SR, FP + SC
acres

Consultants

Engineer: Lanc. Tully
Contact Information: (845) 294-3700 Email: tullyplan@tully.com
Surveyor: James A. Dillon PS
Contact Information: (845) 294-9086 Email: jadpls@frontier.com
Architect: _____
Contact Information: _____ Email: _____
Attorney: Ronald Salvato
Contact Information: (845) 294-4462 Email: _____
Wetlands Delineator: _____
Contact Information: _____ Email: _____
Other: _____
Contact Information: _____ Email: _____

Has the Zoning Board of Appeals granted any variance or special permit concerning this property? no
Specify: _____

Has the Town Board granted any special permit concerning this property? no
Specify: _____

Type of Application:

Subdivision: Sketch Minor Major Number of Lots Proposed _____
Site Plan
Special Permit
Zoning Board of Appeals: Appeal Use Variance Area Variance Interpretation

*For ZBA Application, attach an additional sheet setting forth the specific relief requested.

For Submission

Ag. Data Statement* 1 hard copy & digitally of the current deed(s) Copies of application, plans & EAF as per B&Z Dept.

FOR OFFICE USE ONLY

Date Received: _____ Fees Paid: _____ Date Paid: _____ Copies: _____

TOWN OF GOSHEN
BUILDING AND ZONING DEPARTMENT
TOWN HALL, 41 WEBSTER AVENUE
GOSHEN, ORANGE COUNTY, NEW YORK 10924
TELEPHONE: (845) 294-6430

OWNER'S ENDORSEMENT

STATE OF NEW YORK:

SS:

COUNTY OF ORANGE:

Pasquale Pozzillo being duly sworn, deposes and says that he/she resides at 20 West Main St, Unit 2, Goshen in the County of Orange, State of New York and that he/she is (the owner in fee) or owner (official title) of the _____ corporation which is the owner in fee of the premises described in the foregoing application and that he/she has authorized James A. Dillin to make the foregoing application for subdivision plat approval as described herein and that he/she agrees to be bound by all statements, conditions and representations contained therein as if he/she had so petitioned.

Pasquale Pozzillo
Owner's Signature

Dated: December 22, 2022

Sworn to before me this 22
day of December, 2022

Mary Riso
Notary Public

MARY RISO
Notary Public, State of New York
NYS Reg. No. 01RI6336523
Qualified in Orange County
Commission Expires February 1, 2024

SITE INSPECTION AUTHORIZATION

I hereby give permission for the Town of Goshen's municipal agencies and their agents to come upon and inspect these premises with respect to this application for Pozzillo - Leitz

Section: 110
Block: 1
Lot: 812

Date: 12/22/22

Applicant's Signature: Pasquale Pozzillo



ORANGE COUNTY – STATE OF NEW YORK
 KELLY A. ESKEW, COUNTY CLERK
 255 MAIN STREET
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 15242 / 741
 INSTRUMENT #: 20220040653

Receipt#: 3039023
 Clerk: AV
 Rec Date: 05/31/2022 01:06:42 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: CTI ABSTRACT CORP

Party1: DEMBECK JOSEPH
 Party2: PROZZILLO PASQUALE
 Town: GOSHEN (TN)
 11-1-8.12

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax - State	600.00

Sub Total: 600.00

Total: 915.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 10600
 Commercial Transfer Tax
 Consideration: 150000.00

Transfer Tax - State	600.00
----------------------	--------

Total: 600.00

Payment Type: Check ___
 Cash ___
 Charge ___
 No Fee ___

Comment: _____

Kelly A. Eskew
 Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)
CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND
PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 5th day of May, 2022,

BETWEEN JOSEPH DEMBECK, 6 Knoell Road, Goshen, NY 10924, party of the first part, and
PASQUALE PROZZILLO and LAUREN M. LUTZ, Joint Tenants with Right of Survivorship, 260 West Main
Street, Unit 2, Goshen, NY 10924 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,

11 **ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
1 lying and being in the Town of Goshen, County of Orange and State of New York being more particularly described
8.12 as follows:

BEING known and designated as Lot No. 1 on a map entitled "Lot Line Change and Subdivision of Property
for Windswept Farms" dated May 27, 2003 and filed in the Orange County Clerk's Office on October 8, 2003 as Map
No. 506-13.

SUBJECT TO notes, conditions, easements, rights of way, setbacks and wetlands as shown on Filed Map
No. 506-03.

SUBJECT TO Orange and Rockland Utility right of way as shown on Filed Map No. 506-03.

BEING the same lands and premises described in a deed dated February 9, 2004 from James J. Boylan and
Elizabeth L. Boylan to Joseph Dembeck recorded in the Orange County Clerk's Office in Liber 11396 page 392 on
February 24, 2004.

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.

Fidelity National Title Insurance Company
Schedule A Description

Title Number **2221074**

Page **1**

ALL that certain tract of land lying and being in the Town of Goshen, County of Orange, State of New York, being more particularly described as follows:

Being known and designated as Lot No. 1 on a map entitled "Lot Line Change and Subdivision of Property for Windawept Farms", dated May 27, 2003 and filed in the Orange County Clerk's Office on October 8, 2003 as Map No. 506-03.

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.

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 and party of the second part have duly executed this deed the day and year first above written.



JOSEPH DEMBECK

STATE OF NEW YORK)
COUNTY OF ORANGE) ss.:
)

On the ^{5th} Day of May, 2022, before me, the undersigned, personally appeared JOSEPH DEMBECK personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



PETER G. BOTTI
Notary Public, State of New York
No. 4657365
Qualified in ORANGE County
Commission Expires MARCH 30, 20²³

RECORD & RETURN TO:

RONALD J. SALVATO, ESQ.
301 Main Street
Goshen, New York 10924

Short Environmental Assessment Form

Part 1 - Project Information

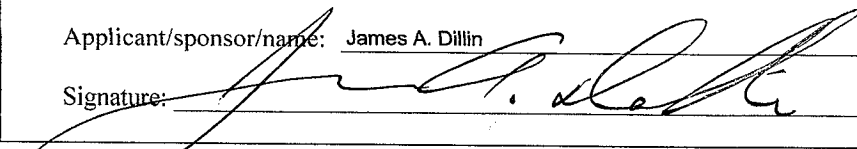
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan for Pasquale Prozzillo & Lauren M. Lutz			
Project Location (describe, and attach a location map): Westerly side of Old Chester Road			
Brief Description of Proposed Action: Proposed construction of a single family house approved on Subdivision Map #506-03			
Name of Applicant or Sponsor: Pasquale Prozzilli & Lauren M. Lutz		Telephone: (914) 755-0520	
Address: 260 West Main Street, Apt. 2		E-Mail: jadpls@frontier.com	
City/PO: Goshen		State: N.Y.	Zip Code: 10924
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permit		NO	YES
		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.5395 acres	
b. Total acreage to be physically disturbed?		> 1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.5395 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>meets State energy code requirements</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ private	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ private	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ existing unnamed drainage channel		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>James A. Dillin</u> Date: <u>December 21, 2022</u>		
Signature: <u></u> Title: <u>Land Surveyor</u>		

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Samin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No