

**PB# 02-200**

**First Columbia (Parcel H)  
(2-Lot Commercial Sub.)**

**3-1-50**

FIRST COLUMBIA SUBDIVISION (BETTE)

2-LOT COMMERCIAL SUBDIVISION

PARCEL "H"

02-200

02-200

FIRST COLUMBIA

Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: The purpose of this meeting appearance is to adopt a Findings Statement under SEQRA and to consider final approval of the subdivision. Mark, do you want to just bring us up to date with this?

MR. EDSALL: The last action the board took was on July 23 at which time you adopted the or accepted the FEIS and caused a circulation of the document. The last step in SEQRA for this action is to adopt a Findings Statement which effectively is the conclusion and explains what you considered and what your conclusions were. Attached to the comments is a resolution issuing a Findings Statement, it's quite long, I worked with the applicant, basically Chris and his attorney in getting this put together. I believe it's in good final form and this is basically what you need to adopt to conclude this process before you can proceed with the review of any other applications, including the subdivision that's before you.

MR. PETRO: So it's a resolution issuing a Findings Statement pursuant to SEQRA dated August 27, 2003, it's approximately--

MR. EDSALL: Twenty-four pages long and again, it's New York International Plaza, and that's the document that we're going to accept a Findings Statement that we're going to accept and I would take a motion to that effect.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board adopt the Findings Statement attached to this copy here that I just explained for First Columbia New York International Plaza Parcel H subdivision. No, it's not Parcel H subdivision, is it?

MR. EDSALL: Well, the application is the Parcel H subdivision but the environmental review as you know encompassed not only Parcel H it encompassed the entire New York International Plaza and its development.

MR. PETRO: That's what I wanted to say. Okay, we have a motion that's been seconded. Any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. EDSALL: Now that the environmental review is concluded, obviously, the proper circulations will be made, but I believe you're in a position at this point to move forward on the original application that was brought forth which is a minor two lot subdivision which is the Parcel H subdivision. That's the cause of this entire process and what my recommendation is that you approve it subject to a final review by myself and Henry.

MR. PETRO: Okay, motion to that effect?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the

August 27, 2003

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Parcel H subdivision subject to the Highway Superintendent and Mr. Edsall signing off on it. Any further discussion from the board members? If not, roll call.

ROLL CALL:

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



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

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

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

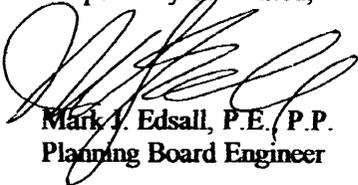
**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 27 AUGUST 2003

1. At the 23 July 2003 Planning Board meeting, the Board adopted a resolution accepting as complete the FEIS for the NYIP Project, including the subdivision.

The purpose of this meeting appearance is to adopt a Findings Statement under SEQRA, and to consider final approval of the subdivision.

2. The proposed Resolution issuing a Findings Statement is attached hereto. **It is my recommendation that the Board adopt the resolution as proposed, and authorized circulation as appropriate.**
3. With regard to the subdivision, the applicant has submitted a subdivision plat for the proposed 2-lot minor subdivision. It is my recommendation that the Board grant final approval to the minor subdivision, subject to final review of the plan by this engineer and the Highway Supt.

Respectfully Submitted,



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

MJE/st  
NW02-200-27Aug03.doc

**REGIONAL OFFICES**

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

SHANLEY, SWEENEY, REILLY & ALLEN, P.C.

ATTORNEYS AND COUNSELLORS AT LAW  
THE CASTLE AT TEN THURLOW TERRACE  
ALBANY, NEW YORK 12203

MICHAEL P. SHANLEY  
ROBERT L. SWEENEY\*  
J. STEPHEN REILLY  
JOHN L. ALLEN\*  
GREGORY D. FAUCHER†  
J. MICHAEL NAUGHTON  
DAVID C. KURACINA  
THOMAS A. SHEPARDSON  
MARK T. SWEENEY  
CHRISTOPHER E. BUCKEY  
JENNIFER L. TAYLOR  
LISA A. SCHRYER  
ANDREW A. BARNA, JR.  
DOUGLAS R. KEMP\*

(518) 463-1415  
FAX (518) 463-3210

WEB SITE: [WWW.SHANLEYSWEENEY.COM](http://WWW.SHANLEYSWEENEY.COM)

[Tshepardson@shanleysweeney.com](mailto:Tshepardson@shanleysweeney.com)

\*ALSO ADMITTED IN MASSACHUSETTS  
†ALSO ADMITTED IN FLORIDA

August 29, 2003

TO THE AGENCIES ON THE ATTACHED SCHEDULE A

Re: New York International Plaza - Resolution Issuing a Findings  
Statement Pursuant to the New York State Environmental  
Quality Review Act ("SEQRA")

Dear Sir/Madam:

On behalf of the SEQRA lead agency, Town of New Windsor Planning Board ("Planning Board"), enclosed please find a copy of a resolution adopted by the Planning Board on August 27, 2003 issuing its SEQRA Findings Statement for the above project.

Very truly yours,

SHANLEY, SWEENEY, REILLY  
& ALLEN, P.C.

*Thomas A. Shepardson /Tms*

Thomas A. Shepardson

Enclosure

fcbl307 082903 letter to agencies

**SCHEDULE A**

Ms. Carolyn Bashon  
Empire State Development  
33 Airport Center Dr., Suite 201  
New Windsor, NY 12553

Mr. Charles Seliga  
National Express Corp.  
1035 First St.  
New Windsor, NY 12553

Mr. David Church, AICP  
County of Orange, Dept. of Planning  
124 Main St.  
Goshen, NY 10924

Ms. Debbie Green  
Town Clerk, Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

New York State Dept. of Conservation  
Division of Regulatory Services  
625 Broadway  
Albany, NY 12233-3505

Planning & Program Management  
New York State Dept. of Transportation  
Region 8  
4 Burnett Blvd.  
Poughkeepsie, NY 12601

Honorable George Meyers  
Supervisor, Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

Mr. Mark Edsall, P.E.  
Planning Board Engineer, Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

**SCHEDULE A (Cont.)**

Ms. Myra Mason  
Planning Board Secretary, Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

Orange County Dept. of Health  
124 Main St.  
Goshen, NY 10924

Mr. Scott Sheeley  
New York State Dept. of Conservation  
Region 3  
21 South Putt Corners Rd.  
New Paltz, NY 12561

Mr. Stuart Turner, FAICP, PP  
Stuart Turner & Associates  
2 Executive Blvd., Suite 401  
Suffern, NY 10901

New York State Office of Parks,  
Recreation and Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, NY 12188-0189

Ms. Tamara Girard  
The Chazen Companies  
20 Gurley Ave.  
Troy, NY 12182



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### NEW YORK INTERNATIONAL PLAZA

### RESOLUTION ISSUING A FINDINGS STATEMENT PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA")

**AUGUST 27, 2003**

The TOWN OF NEW WINDSOR PLANNING BOARD, in the County of Orange, State of New York, met in a regular meeting session at Town Hall in the Town of New Windsor, located at 555 Union Avenue, New Windsor, New York on the 27<sup>th</sup> day of August, 2003, at 7:30 p.m.

James Petro, Chairman, called the meeting to order and the following were present:

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The following was moved, seconded and adopted:

**WHEREAS**, First Columbia International Group, LLC. (the "Applicant") submitted an application to the Town of New Windsor Planning Board seeking subdivision approval of Parcel "H". The request included subdividing the existing Parcel "H" (128+/- acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue; and

**WHEREAS**, the Applicant has entered into a 99-year lease with the Town of New Windsor, as the exclusive developer after a competitive review process, for the express purpose of promoting, accommodating and enhancing economic development on the former Stewart Army Subpost property (“STAS”) lands; and

**WHEREAS**, the 15-year redevelopment plan of the STAS lands contemplates the construction of approximately 2,000,000 square feet of modern facilities, replacing approximately 923,900 square feet of existing obsolete facilities and creating a premier corporate mixed-use development to be known as New York International Plaza (“NYIP”). The mix of uses include: high-tech offices; convention center; hotels; retail; restaurants; corporate residences; education facilities; and light manufacturing; and

**WHEREAS**, on May 31, 2002, the Planning Board, as lead agency, declared its intent to act as lead agency pursuant to the New York State Environmental Quality Review Act and the regulations promulgated thereunder at 6 NYCRR Part 617 (“SEQRA”), and all involved agencies have agreed to the Planning Board acting as lead agency; and

**WHEREAS**, on November 18, 2002, the Planning Board determined that the overall redevelopment plan may have a significant effect on the environment and issued a positive declaration of significance; and

**WHEREAS**, the Applicant voluntarily prepared a proposed outline for the draft environmental impact statement and submitted it to the Planning Board; and

**WHEREAS**, the Planning Board determined to provide the public an opportunity to comment on the scope of the draft EIS and established a draft scope and made it available for public comment; and

**WHEREAS**, the Planning Board considered all comments received on the draft scope, and incorporated those which it determined substantive and relevant; and

**WHEREAS**, a final scope was adopted by the Planning Board on or about February 26, 2003; and

**WHEREAS**, the Planning Board received draft DEIS documents prepared by the Applicant in December 2002 and later revised April 10, 2003; and

**WHEREAS**, the Planning Board, based upon its own independent judgment and consideration of the DEIS, the recommendation of the McGoey, Hauser and Edsall Consulting Engineers, PC, the Town Engineers and Planning Board Engineers, and the recommendation of Stuart Turner and Associates, the Planning Board’s special consultant, found and determined that the DEIS was satisfactory with respect to its scope, content and adequacy for purposes of commencing public review and caused the DEIS, supporting documents, the Notice of Completion of the DEIS and the Notice of Joint Public Hearing to be filed, circulated, published and made available for copying in accordance with SEQRA and other applicable law; and

**WHEREAS**, pursuant to SEQRA and the Subdivision Regulations, a joint public hearing was conducted on May 14, 2003 at which all members of the public were given an opportunity to submit oral and written comments on the project and, thereafter, the public hearing was closed; and

**WHEREAS**, the Planning Board accepted the submission of additional written comments on the DEIS through May 27, 2003, which comments, together with the oral public hearing comments, were incorporated into the FEIS (as defined below); and

**WHEREAS**, detailed comments were received from the Town Engineer and Planning Board Engineer on the DEIS; and

**WHEREAS**, detailed comments were received from the special consultant to the Planning Board on the DEIS; and

**WHEREAS**, no involved agency provided oral or written comments; and

**WHEREAS**, pursuant to SEQRA the Planning Board caused a proposed Final Environmental Impact Statement with Appendices, which incorporated the DEIS (collectively, the "FEIS") to be prepared and each individual Planning Board member received and reviewed the proposed FEIS; and

**WHEREAS**, on July 23, 2003 the Planning Board adopted the proposed FEIS as the FEIS; and

**WHEREAS**, certain information and analyses relating to issues examined in the DEIS were amplified and further discussed in the FEIS as a result of comments received from the public and other parties, and

**WHEREAS**, the Planning Board determined, in connection with its acceptance of the FEIS, and after carefully considering and applying the criteria required pursuant to SEQRA, that the FEIS identified and examined all relevant potential environmental impacts which have been identified and that no supplemental environmental impact statement was required or warranted; and

**WHEREAS**, the Planning Board determined that the FEIS identified and examined all relevant potential environmental impacts which are reasonably anticipated as a result of the project; and

**WHEREAS**, the Planning Board thoroughly and objectively considered the substantive and relevant information provided in the proposed FEIS and sought the advice of the Town and Planning Board Engineers and the special consultant; and

**WHEREAS**, more than 10 days have passed since the acceptance and filing of the FEIS; and

**WHEREAS**, all procedures required by SEQRA, the Subdivision Regulations and other applicable law have been completed.

**NOW, THEREFORE, BE IT RESOLVED THAT** at each stage of the SEQRA proceedings, the Planning Board has encouraged comment from all of those interested and involved, and has provided sufficient time for preparation and consideration of and comment on the DEIS and the FEIS, as required by SEQRA in order to permit such comment and to develop a full and complete understanding of the project. As a result of its independent examination, and careful review, the Planning Board finds, on balance, after due consideration of all relevant documentation and comments, it has more than adequate, and accurate information with which to evaluate all of the relevant benefits and potential impacts of the overall redevelopment plan.

**NOW, THEREFORE, BE IT FURTHER RESOLVED THAT:**

**I. SEQRA FINDINGS**

1. The Planning Board has considered the relevant environmental impacts, facts and conclusions disclosed in the FEIS.
2. The Planning Board certifies that the requirements of 6 NYCRR Part 617 have been met.
3. The Planning Board has weighed and balanced relevant environmental impacts with social, economic and other considerations.
4. The Planning Board affirms that consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that have been identified as practicable. See Section VI - Mitigation Measures of this Findings Statement.

**II. SUPPORTING FACTS/CONCLUSIONS**

The following facts and conclusions are derived from the FEIS, other documents, reports, submittals and testimony, and other relevant information, including the personal knowledge and familiarity of the Planning Board members with the overall redevelopment plan, its location and its surrounding areas, comprising the record of these deliberations. They are set forth herein as the basis of the Planning Board's decision and document the environmental, social, economic and other factors and standards used by the Planning Board in making this decision.

## **A. BACKGROUND/SCOPE OF REVIEW**

1. At the height of its use, existing army subpost facilities included approximately 158 structures totaling approximately 923,900 square feet of gross floor area, approximately 5.8 miles of asphalt paved roadways with its own storm sewer system, water treatment and distribution system, wastewater treatment plant and sanitary sewer system, low pressure natural gas distribution system and overhead electric, telecommunication and cable TV wires.

2. In the 1970's the USMA took control of the STAS lands and operated the facility for housing and support facilities for West Point. In the 1990's USMA decided to consolidate their facilities to West Point. Disposal of the STAS lands became a main focus. Through special legislation passed by the United States Congress, the STAS lands were transferred to the Town of New Windsor to redevelop the lands for economic purposes.

3. Pursuant to such legislation, the Town of New Windsor leased the STAS lands to the Applicant to promote, accommodate and enhance economic development. The redevelopment plan will spur both local and regional economies, re-establish a major employment center and generate employment opportunities and increased revenues throughout the region.

4. The Applicant has prepared a plan for redevelopment of STAS representing its current vision for redevelopment. The redevelopment plan generally utilizes the existing roadways, underground gas, water, sanitary and storm sewers and contemplates renovating approximately ten existing buildings.

5. The overall redevelopment plan will be a dynamic mix of approximately 2,000,000 square feet of modern facilities replacing the existing 923,900 square feet of existing, obsolete buildings. Over the estimated 15 year build-out, the mix of uses are contemplated to include: high tech offices, convention center, hotels, retail restaurants, corporate residences, education facilities, light manufacturing and service station.

6. Implementation of the redevelopment plan will be on a site-by-site or project-by-project basis, over the expected 15-year build-out. Any required permits and approvals for individual projects will be obtained as and when required. The Planning Board will review the individual plans taking into account the determinations of the SEQRA findings.

7. The FEIS was prepared to identify an overall mix of development within the confines of the STAS lands, as permitted by and in reliance upon the Town's Zoning Law and as obligated by the ground lease. The Planning Board recognizes the Applicant's need to be flexible in locating and mixing uses so that this redevelopment plan can proceed in light of then-existing market forces.

8. The FEIS evaluated environmental impacts based on a  $\pm 2.5$  million square foot mixed use build-out, a size 25% larger than actually currently contemplated. This adjustment factor provides a cushion in the analysis of impacts to account for the fact that certain mixes may result in greater (or lesser) individual environmental impacts than other mixes at the same size. The adjustment factor allows flexibility in the mix of uses that enables the redevelopment to react to current and future market demands.

9. That need has been reasonably balanced against the Planning Board's need to have a level of detail sufficient to permit it to identify, evaluate, and mitigate likely environmental impacts.

10. The overall redevelopment plan establishes specific site development envelopes for certain sizes and types of uses, in conformity with the Town's Zoning Law. The site development envelopes were located to establish the Applicant's current vision for the appropriate long-term redevelopment of the STAS lands. Because the size and type of use have been identified in each development envelope, the environmental impacts associated with such development can be and were generally identified and evaluated in the DEIS, such as cultural resources, vegetation and wildlife, water resources, demographic characteristics, soils, geology, and topography. Identifying size, site location and type of use permits identification and consideration of projected impacts such as water usage, sewer usage, stormwater management, traffic, wetlands, air quality, noise, infrastructure needs, community services, and economic impacts. Establishment of design guidelines and application of land use, and zoning requirements permit the Planning Board to monitor visual impacts, land use, and zoning.

11. Because the Planning Board must approve site plans for each individual project and future subdivisions for the individual projects, the Planning Board will have the opportunity to examine an individual project, its layout, and the extent to which the resulting impacts are already covered by this Findings Statement. If the Planning Board determines that a further (or supplemental) EIS is warranted because an actual individual project differs significantly from that considered in this review, the Planning Board will require such supplemental EIS at that time.

12. The Planning Board has established performance criteria derived from the information contained in the FEIS to assure that the impacts remain within the scope of impacts analyzed. In furtherance thereof, the Planning Board has created a New York International Plaza Individual Project Checklist ("Checklist"), a draft of which is attached to this Findings Statement as Schedule A (final versions of the checklist may be updated as projects are reviewed in the future). The Checklist will enable the Planning Board to: 1) track future redevelopment projects; 2) identify when certain development thresholds have been reached, necessitating construction of the identified traffic and other improvements, and 3) ensure parameters identified in the FEIS are met. As a result, to the extent actual development within the mix of uses changes, the Planning Board has established a mechanism to determine that the overall environmental impacts remain within the range examined in the FEIS or to undertake any necessary further SEQRA review.

13. In accordance with the requirements of SEQRA, the FEIS provides an exhaustive examination of relevant potential environmental impacts, including potential secondary and cumulative impacts, which may result from the redevelopment plan.

14. The record upon which this Findings Statement is based is the result of approximately 16 months of studies and analyses by the Planning Board.

15. Professional studies were completed by qualified experts identifying and analyzing traffic impacts, wetland impacts, stormwater impacts, cultural resources impacts, sanitary sewer impacts, aesthetic impacts and others. The FEIS contains hundreds of pages of material.

16. The FEIS contains reasonably detailed information concerning the redevelopment plan, a reasonable description of the methodology used to undertake the environmental impact review, and detailed plans and expert reports which specifically describe and analyze in greater detail a variety of potential environmental areas.

17. The Town and Planning Board Engineers are licensed professional engineers and are highly respected in the Town and Region. The Engineers have been actively involved in the environmental impact review and analysis, which has been completed for this project. The input of the Planning Board Engineer has been sought and received by the members of the Planning Board at each stage of the Planning Board's review and consideration of the project.

18. The Planning Board also retained the services of a special consultant, a recognized expert in environmental planning, to assist the Planning Board in its effort to fully evaluate all potential environmental impacts of the overall redevelopment plan. The special consultant has provided detailed comments to the Planning Board regarding the scoping document, the DEIS and FEIS to assist the Planning Board in its obligation to take a hard look at the potential impacts of the overall redevelopment project.

19. No involved agency provided written comments to the Planning Board regarding the DEIS and only one person spoke at the public hearing and submitted comments to the Planning Board. That person generally supported the overall redevelopment plan concept.

20. The Planning Board is also aware of other separate projects, including roadway improvement projects that have been completed. Those projects are in the same general area within the Town, have been planned separately, have their own unique funding sources, are not interdependent and are not part of a larger integrated plan. They include the Interstate 84/Drury Lane connection to Stewart Airport, Tenant Housing Redevelopment and an expansion to the airport. Nevertheless, they were all considered in the FEIS.

21. The traffic review and analyses assumed completion of the Interstate 84/Drury Lane connection to Stewart Airport and construction of Terrace Housing. The traffic volumes and other traffic-related impacts studied for those projects were incorporated as appropriate into the background/no build conditions for the redevelopment plan. Therefore, the FEIS identified and evaluated traffic and related impacts of the redevelopment plan cumulatively to those arising from the Interstate 84/Drury Lane connection and Terrace Housing.

22. The above scope of review has provided the Planning Board with a comprehensive basis to evaluate reasonably foreseeable environmental impacts associated with the overall redevelopment plan. The scope of review identifies and analyzes potential environmental impacts of development, which has not even been definitively proposed, allowing the Planning Board to consider those potential impacts in reaching its decision with respect to the overall redevelopment plan.

## **B. PROJECT IMPACTS**

### **1. LAND USE AND ZONING**

a. Generally, the STAS lands are situated along the northern side of Route 207 (Little Britain Road) and the western side of Breunig Road, with the Stewart International Airport bordering the site to the east and to the north.

b. The STAS lands are located in an Airport-1 (AP-1) zoning district. The proposed mix of uses are all permitted uses within this zoning classification.

c. The currently contemplated and the examined alternative mix of uses is based upon, and was prepared in furtherance of the Applicant's obligations under the ground lease and upon the existing zoning for the project site.

d. The overall redevelopment plan is consistent with the Town's long-range plans. The Planning Board supports the proposed mix of uses for the overall redevelopment as an appropriate use for these lands. The Planning Board recognizes that the Applicant has already made a substantial financial investment including construction toward reaching the goal of the overall redevelopment plan. The Applicant has relied on the mix of existing permitted uses in establishing the overall redevelopment plan. Such proposed and permitted uses are consistent with the Town's long range plans, a goal the Planning Board seeks to implement. Unless otherwise agreed to by the Applicant, the Planning Board will support the continuation of the currently permitted uses and will not act contrary to such continuation.

e. The existing, obsolete buildings within the site will be redeveloped or demolished consistent with the requirements of the Zoning Law.

f. In connection with future site plan applications for individual redevelopment projects, future subdivision applications may be made either concurrently or individually.

g. No adverse impacts have been identified regarding land use and zoning.

## **2. PROJECT BENEFITS**

a. Since the Town is the owner of the land, no property tax revenue is currently derived therefrom. Consistent with the Town's ground lease with the Applicant, the Town's goal (and the purpose of the Federal legislation) of economic development for the STAS Lands will be realized.

b. Redevelopment of the STAS lands will spur both local and regional economies, re-establish a major employment center and generate employment opportunities and increased revenues throughout the region.

c. Redevelopment will create approximately 5,300 jobs, generate over \$500 million in new construction and equipment purchases, create over \$72 million in property taxes [PILOT payments] and produce over \$79 million in sales tax revenues.

d. Any private funding of certain public improvements (*i.e.* traffic, water, and sewer) is a significant benefit for the Town and districts in the form of current and future cost savings.

e. The Washingtonville School District will experience a significant net annual increase in school tax revenues.

f. Based on the analyses which have been completed regarding projected tax revenues, the overall redevelopment plan will result in a net increase in tax revenues to the Town.

g. The overall redevelopment plan will also likely result in other beneficial impacts to the Town such as multiplier effects experienced through job creation.

h. The substantial increase in municipal revenues derived from the redevelopment will far outweigh any increased costs to the Town to provide services for NYIP, even if the full build-out is not ultimately achieved.

## **3. WATER AND SEWER RESOURCES**

### **• Groundwater**

a. The overall redevelopment plan is not anticipated to have any significant impact on groundwater, significantly sized water bodies, floodplains, navigable waterways or coastal zones located on or adjacent to the Site. No primary, principal or sole source aquifers exist under the STAS lands.

• **Stormwater**

a. The STAS lands are located within the Moodna Creek sub-basin of the Lower Hudson River Basin, which is located within the North Atlantic Slope Basin. Stormwater runoff from the eastern half of STAS lands typically follows a path from Silver Stream to Moodna Creek before entering the Hudson River. Alternatively, the western half of STAS lands drains into Beaver Dam Lake.

b. Implementation of the redevelopment plan will increase the impervious area with the construction of paved parking areas and new buildings. Stormwater management measures will be required to address surface water flow. The proposed stormwater management plan model controls the increase in stormwater run-off from future redevelopment projects without adversely affecting down gradient conditions.

c. The Storm Water Management Plan (SWMP) addresses stormwater management for the overall redevelopment plan. It specifically addresses anticipated maximum runoff based on the full build out for specific storm intervals. It conceptually identifies and establishes those stormwater management features and practices that will achieve required stormwater quality and quantity goals.

d. The existing stormwater management system was modeled in accordance with Town of New Windsor requirements and NYSDEC regulations.

e. Four regional detention facilities have been designed to accommodate full build-out. They will be constructed in stages to accommodate per project flows. The individual project design will permit, to the extent necessary, future expansion of the detention facilities by the creation of additional "cells". In other words, the detention facilities will be expanded by adding onto the existing facility.

f. In addition to the regional detention facilities, local on-site facilities (temporary and/ or permanent) within an individual project may be utilized to accommodate runoff and quality. Any local on-site facilities will be designed to achieve the same quantity and quality control goals as the regional system.

g. As initial building sites are developed, temporary facilities may be constructed within or within close proximity of the proposed development.

h. In connection with individual project layouts, water quantity and quality requirements of the NYSDEC's Phase II Stormwater Regulations must be addressed as may be required for such projects.

i. Storage of chemicals and petroleum will be done in conformance with State and Federal regulations so as to minimize potential impacts to stormwater facilities.

j. No significant adverse impacts were identified as a result of the stormwater management plan.

- **Water Distribution System**

a. The STAS lands and facilities are currently serviced by the Town's Riley Road Water Filtration Plant.

b. Implementation of the redevelopment plan will generate a maximum daily demand for water of approximately 333,296 gpd. Previously, the STAS facilities generated an average daily demand of approximately 455,400 gpd as a military facility.

c. The current water distribution system provides adequate service with daily usage of 455,400 gpd. The existing system should adequately distribute potable water for the redevelopment projects. Distribution pipe sizes may be increased or other measures implemented to improve fire flow conditions in connection with individual project developments, as appropriate. Any such improvements may be performed by the water district and all related costs of such improvements will be assessed against benefited properties.

d. The overall redevelopment plan will be sequenced or scheduled, such that available capacity of the Riley Road Plant will not be exceeded until such time that the plant capacity has been increased or such additional development is otherwise approved by the Town.

e. No significant adverse impacts have been identified regarding water distribution services as a result of the overall redevelopment plan.

- **Sewer Resources**

a. The current sewer collection system facilities adequately provides service.

b. Implementation of the redevelopment plan will generate a maximum daily wastewater flow of approximately 333,296 gpd. The former uses generated an average daily demand of approximately 455,400 gpd as a military facility.

c. Caesars Lane treatment facility has a current permitted capacity of 5.0 MGD, with future plans to expand to 10.2 MGD. It has excess capacity of 250,000 GPD.

d. The Applicant also acquired 200,000 GPD capacity from the Moodna Basin Development (MBD). As stated above, the estimated demand at full build out of the overall redevelopment project will be approximately 333,296 GPD, which will provide sufficient capacity for the overall redevelopment plan. To the extent required at that time, available additional capacity may be obtained from the MBD. Construction will be sequenced or scheduled such that available capacity at that time will not be exceeded or development has been otherwise approved by the Town.

e. The system has experienced Inflow and Infiltration (I&I) problems over the years due to a function of the of the age of the existing sewer system, construction materials used and construction practices at that time.

f. Any I & I problems will be addressed by replacing and/or repairing the existing sanitary sewer facilities (piping and manholes) or implementing other measures within the STAS lands, as deemed acceptable by the Town, as individual projects are constructed. Any such measures will benefit the sewer system by removing or repairing the lines which allow unwanted inflow into the system. Such work may be performed by the sewer district, in which case all related costs of such improvements will be assessed against benefited properties.

g. No significant adverse impacts have been identified regarding sewer resources as a result of the overall redevelopment plan.

#### **4. UTILITIES**

a. Implementation of the redevelopment plan will eventually replace the overhead utility lines with electric/ telecommunication duct bank system.

b. Central Hudson Electric and Gas (Central Hudson) provides electric and gas service to the Site. Central Hudson has indicated that sufficient capacity to service the individual projects from the existing facilities is available.

c. No significant adverse impacts are anticipated for electric and gas.

d. Telecommunication services are provided by Verizon and Frontier Communications. Service to the Site is available and no significant adverse impacts are anticipated for telecommunications.

e. No significant adverse impacts have been identified regarding utilities as a result of the overall redevelopment plan.

#### **5. WETLANDS**

a. There are no New York State regulated wetlands on the STAS lands.

b. There are 5 discrete small federally protected wetlands identified totaling  $\pm 0.6$  acres. They are shown in Figure 2.8.1-1 in the DEIS.

c. Future development proposals will be designed to avoid or minimize any impact to these areas. Given the shape, size and relationship of the federally regulated wetlands to the contemplated overall redevelopment, it is likely that disturbance will be avoided. If this is not possible, the Applicant will be required to obtain any necessary permits from the USACOE. Conformance to such permitting requirements will avoid or minimize any environmental impacts likely to occur as a result of such disturbance.

## **6. GEOLOGY**

a. According to mapping provided in the USDA Soil Conservation Survey for Orange County, New York (1981), six general soil types exist across the site.

b. The majority of the soils are classified as Mardin soils - MdB, MdC and MdD. The MdB and MdC soils are the dominant soil types and are generally located across the central portion of the site. The Madalin soils (Ma) are located across the southeast corner of the site. The Bath-Nassau soils (BnB) cover a very small portion near the southeast corner of the site near Breunig Road. The Erie soils (ESB) cover a small portion of the site to the south, near NYS Route 207. The Swartswood and Mardin (SXC) soils are located in a small pocket on the southwest portion of the site. The Udorthents soils (UH) are located in the northern portion of the site near the existing Wastewater Treatment Facility.

c. Topography will not be significantly altered by the individual projects by taking a balanced cut-fill approach during redevelopment. Potential impacts during construction relate to the potential for erosion, generation of dust, removal of rock and possible occurrence of seasonal high ground water table.

d. Specific erosion control plans will be prepared as required prior to construction to control runoff and dust generation for each individual site during construction. The plans will be designed to retain soil and remove it from stormwater reaching water bodies or adjoining properties. Construction of each site may include a number of temporary erosion control measures, as required by the NYSDEC and/or sound construction practices. Following construction, the erosion control measures will be managed and maintained consistent with the recommendations in the *New York Guidelines for Urban Erosion and Sediment Control*.

e. Blasting may be used to excavate bedrock. However, the depth to bedrock is greater than four feet. Therefore, it is unlikely that bedrock will be encountered.

f. Potential impacts associated with any blasting which may occur are addressed in the DEIS by establishment of detailed guidelines and mitigation measures to address such impacts. Adherence to these guidelines and measures will assure that there will be no significant adverse environmental impacts (such as noise, vibration, damage to nearby buildings and structures or debris) resulting from any blasting which may be required.

g. Blasting will not be used to demolish aboveground buildings or structures.

h. No significant adverse impacts have been identified regarding geology as a result of the overall redevelopment plan that have not been adequately mitigated to the maximum extent practicable.

## **7. TRANSPORTATION**

a. A traffic impact analysis was conducted by the BL Companies to evaluate the potential traffic impacts of the overall redevelopment project on the area highway system.

b. Such analysis considered proposed roadway improvements (including ones under construction), as well as roadways within the NYIP. All such proposed improvements were assumed to be in place for the full build out of the overall redevelopment project. Such planned improvements to be constructed were evaluated in the following traffic reports: 1) New York State Thruway Authority Contract D211816, Reconstruction of C Street, 2) Stewart Airport Access Improvement Project and 3) Stewart International Airport, Airport Master Plan Update.

c. The improvements include the relocation of Sue Kelly Avenue, extension of Hudson Valley Avenue, removal of the eastern section of Airport Center Drive and the removal of the northern section of Hudson Valley Avenue.

d. The traffic impact study completed roadway capacity analyses to determine roadway improvements, if any, required to maintain acceptable traffic flow and safety.

e. Primary access to NYIP will be from I-84 via the Stewart Airport Access Improvement Project (Drury Lane Connector) with secondary access to be from NYS Route 207 via Breunig Road and Hudson Valley Avenue. Each access point will be signalized.

f. Capacity and level of service analysis were performed for the following intersections:

*Signalized*

- Route 207 at Drury Lane
- Route 207 at Hudson Valley Avenue
- Route 207 at Breunig Road
- Route 207 at Route 300 (Westerly Junction)
- International Boulevard at World Trade Way
- International Boulevard at Aviation Avenue
- International Boulevard at Breunig Road

*Unsignalized*

- Breunig Road at Sue Kelly
- World Trade Way at Airport Center Drive
- Airport Center Drive at Hudson Valley Avenue/Aviation Avenue
- Airport Center Drive at Bill Larkin Drive/Tozzoli Avenue

g. The results of the analyses indicates that at certain stages of the overall redevelopment build-out, roadway improvements are required to maintain acceptable traffic flow and traffic safety with improvements to the following intersections:

h. Transportation improvements to accommodate the traffic generated by the overall redevelopment include the following:

- *Route 207 at Route 300 (westerly junction)* – Increase traffic signal cycle lengths for both the morning and afternoon peak hours and modify signal timings. It is anticipated that these improvements will be implemented immediately as the redevelopment initially proceeds.
- *International Boulevard/Connector Road at World Trade Way* – Widen along the southerly side of the east-west Connector Road to provide an exclusive eastbound right turn lane. Re-stripe the northbound Airport Center Drive approach to provide an exclusive left turn lane and a shared left/through/right turn lane. Widen the northerly side of the Connector Road to provide the proper acceptance width for the dual left turn movement. The improvements required for the dual left-turn-only lane are anticipated to be needed after approximately 70% (1,735,000 SF) of the redevelopment is complete.
- *International Boulevard at Aviation Avenue (formerly 4<sup>th</sup> Street)* – Re-stripe the Aviation Avenue northbound approach to provide a left turn lane and a shared left/through/right turn lane. Widen the northerly side of the International Boulevard west of Aviation Avenue for the dual left turn movement. The improvements required for the dual left-turn-only lane are anticipated to be needed after approximately 80% (approximately 2,012,000 SF) of the redevelopment is complete.
- *Airport Center Drive (formerly D Street) at Aviation Avenue (formerly 4<sup>th</sup> Street)/Hudson Valley Avenue (formerly Aviation Avenue* – Reconstruct the northeasterly corner of the intersection to provide a channelized right turn lane. Modify the traffic control by removing the existing stop signs from the Hudson Valley Avenue and Aviation Avenue approaches and installing stop signs on the World Trade Way approaches. The improvements required for the channelized right-turn-only lane are anticipated to be needed after approximately 90% (2,264,00 SF) of the redevelopment is complete.
- *Airport Center Drive at Bill Larkin Drive/Tozzoli Avenue* – Modify the traffic control to provide stop signs on both the Bill Larkin Drive and Tozzoli Avenue approaches. These improvements are anticipated to be required upon completion of the Stewart Airport and I-84 Connection.

i. The traffic study concluded that completion of these improvements will enable each intersections to function efficiently and safely with the additional vehicular traffic resulting from the full build out with resulting acceptable LOS and volume to capacity ratios.

j. Taking into account the identified improvements, and their timing, the potential adverse traffic impacts are mitigated to the maximum extent practicable.

k. In summary, taking into account the identified mitigation measures, traffic flow conditions at each of the above-referenced intersections will be maintained or improved for the overall redevelopment plan.

## **8. AESTHETIC RESOURCES**

a. As noted above, the STAS land contains 158 buildings/structures that are vacant and/or obsolete, or both. Such property is currently a vacant, former United States Army subpost.

b. The visual character of the site will be altered from the existing military style buildings of the former STAS to a master-planned, mixed-use commercial facility.

c. The proposed buildings along with the elimination of overhead wires and proposed landscaping will provide a positive impact on the visual landscape of the STAS lands.

d. Development guidelines were identified in the DEIS.

e. The development guidelines include:

- curb cuts/driveway access
- parking lots/standards
- site lighting
- landscaping
- fences/walls
- monument signage
- flagpoles
- utilities
- street lighting
- building facade
- building signage

f. The development guidelines are intended to establish and maintain the character of the redevelopment as a state-of-the-art commercial campus.

g. The implementation of the development guidelines and application of land use and zoning requirements permit the Planning Board to monitor visual impacts, land use and zoning.

h. The Planning Board determines that the development guidelines ensure that the impacts remain within the scope of impacts analyzed.

i. No significant adverse visual impacts associated with the redevelopment plan have been identified.

## **9. COMMUNITY SERVICES**

- **Fire, Police and Emergency Services**

a. In order to assess the impacts (or compatibility) of the proposed redevelopment with the community services, the Applicant contacted the providers of those services and requested their input. Those providers responded. Those providers are in the best position to assess the impacts, if any, within the scope of services they provide.

b. The providers (police, fire and emergency) have responded that no significant adverse impacts with respect to such services are anticipated from the overall redevelopment plan.

c. Based on evaluations performed and responses received from emergency services representatives, implementation of the redevelopment plan will not have an adverse impact on emergency services.

- **Recreation and Education**

a. Although the overall redevelopment plan contemplates a minor corporate housing component, it is not expected to generate a significant amount of school-aged children that might impact the school district. Educational facilities will significantly benefit from receipt of school taxes from previously tax-exempt property.

## **10. AIR QUALITY AND NOISE**

a. Implementation of the overall redevelopment plan will not produce any measurable changes in local or regional climate, or result in a significant adverse air impact whether through construction, operation, or related transportation.

b. Odors anticipated with overall redevelopment plan are consistent with those that currently exist both on-site and in the surrounding area.

c. During construction, noise generated by construction equipment can reach high levels. However, it is likely that any on-site construction noise will be short duration and generally overridden by the daily operations of the adjacent airport.

d. There are no potential adverse impacts on air quality as a result of the overall redevelopment plan.

## **11. CULTURAL RESOURCES**

a. The DEIS provided an extensive evaluation of cultural resources.

b. The only resource identified which was screened as potentially significant was the Sayre-McGregor House. It was evaluated in detail in a report dated January 1998 entitled *Cultural Resources Input to the Environmental Baseline Study - Stewart Army Subpost* (prepared by The Greeley-Polhemus Group, Inc. and John Milner Associates, Inc.) in connection with the transfer by the Federal government of the STAS lands.

c. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) by letter dated February 27, 1998, approved the final cultural resources report conclusion that there would be no potential adverse impacts on cultural resources, including the Sayre-McGregor House.

d. A detailed evaluation of the Sayre-McGregor House was completed applying criteria B and C for potential NHRP eligibility. The report included assessment of other similar architecture in the Town of New Windsor and neighboring communities, the extent to which the original structure has been modified, and the quality of the original construction. It concluded that the Sayre-McGregor House was not eligible for inclusion on the National Register of Historic Places because it does not possess the characteristics required for NRHP listing.

e. On May 22, 2003, OPRHP submitted an evaluation form suggesting that the Sayre-McGregor House may meet eligibility criteria for inclusion in the National Register of Historic Places.

f. Based on the more detailed and extensive analysis completed by a professional consultant the Planning Board believes that the Sayre-McGregor house is not eligible for inclusion on the National Register of Historic Places.

g. Even if OPRHP adheres to its current position (May 22, 2003), the Applicant has represented that it will redesign the stormwater detention facilities so that the house can be preserved, thereby avoiding any potential significant adverse environmental impacts to it.

h. In furtherance thereof, the Applicant has shown that sufficient space and capacity exist to modify the facilities as shown without affecting other elements of the redevelopment plan. Taking into account the modifications, stormwater management facilities continue to be sufficient to accommodate expected stormwater volumes and quality in such facilities.

i. Implementation of the redevelopment plan will not have an adverse impact on cultural resources, taking into account the potential modifications to the stormwater facilities.

## **12. VEGETATION AND WILDLIFE**

a. This site has already been developed (a former self-contained military base) and much of the natural vegetation has already been cleared. The remaining vegetative resources on-site are common to the area. The loss or conversion of these types of vegetation is considered a minor impact.

b. Clearing at any individual site will be undertaken in connection with individual projects, taking into account actual construction needs, physical site characteristics, zoning requirements, and other relevant factors.

c. Major plant communities on the site, as defined by Reschke in “Ecological Communities of New York State,” include mowed lawn, successional upland old-field, successional upland shrub, and successional hardwood forest. In addition to these upland plant communities, there are also wetland plant communities.

d. There are no state or federally listed threatened or endangered species of vegetation presently occupy the site, nor is critical habitat present for any animal species.

e. A detailed evaluation of a threatened species, the Upland Sandpiper, was performed by Ecological Solutions, LLC to determine whether there was any evidence of the existence of the Upland Sandpiper, whether suitable Upland Sandpiper is present on the site and if habitat exists, to assess the potential impacts of the redevelopment on the Upland Sandpiper (“Upland Sandpiper Habitat Assessment Study”).

f. The Upland Sandpiper Habitat Assessment Study yielded no evidence of the existence of the Upland Sandpiper and no evidence of nests on the site. Therefore the proposed overall redevelopment plan will not result in any loss of habitat and have no adverse impacts on vegetation and wildlife, including the Upland Sandpiper.

g. Construction and operation of the overall redevelopment plan will not have a significant adverse impact to fish and wildlife. No unique habitats or rare, threatened or endangered species have been identified at this Site. There are no anticipated significant adverse impacts on vegetation and wildlife, including but not limited to the Upland Sandpiper, as a result of the overall redevelopment plan.

### **13. SECONDARY AND CUMULATIVE IMPACTS**

a. Section 4.0 of the DEIS evaluates the potential secondary and cumulative (growth inducing) impacts of the overall redevelopment plan.

b. The Planning Board has carefully considered the secondary and cumulative impacts of the overall redevelopment plan such as construction employment opportunities and non-construction employment. Town and County residents may fill these job opportunities. If the overall redevelopment plan causes an increase in population, it is expected that such increase will be in areas that are properly zoned, possess adequate infrastructure capacity and is not an adverse impact.

c. A potential increase in population growth in the Town is not anticipated to be significant or concentrated, given that the region is already developed/populated. It is expected that any increase in population will be consistent with local land use and is not an adverse impact.

d. The overall redevelopment plan is not opening up new lands for development in the Town or surrounding areas. The overall redevelopment plan is not increasing or extending the reach of utilities and other public services beyond the site. It is redeveloping a previously developed site, and in doing so upgrading the uses therein, and using the land more efficiently.

e. Potential ancillary new business growth is possible, but it is not anticipated to constitute an adverse impact.

f. All induced growth is anticipated to be consistent with applicable local zoning and community's comprehensive planning efforts, and will be subject to any required environmental reviews in accordance with SEQRA. Thus, overall redevelopment project induced growth is not anticipated to have any significant adverse impact.

## V. ALTERNATIVES

a. The FEIS contains a thorough and meaningful analysis of possible reasonable alternatives to the overall redevelopment plan, taking into consideration the objectives and capabilities of the Applicant.

b. Identified reasonable alternatives have been examined at a level of detail sufficient to allow a comparative assessment of their impacts.

c. The alternatives considered demonstrate the flexible nature of the redevelopment plan while achieving the goals set forth by the transfer of property. Analysis of various size redevelopment plans using the same uses studied in this DEIS, but varying the composite of uses demonstrates that uses which create more demand on specific resources (i.e. hotel demand on water is greater than office demand on water or traffic related to retail is greater than traffic related to corporate housing) will identify the maximum demand possible. Using the identified maximum demand values in comparison to the studied values highlights the ability of the redevelopment plan to be flexible and reactive to market demand within the range of impacts being considered.

d. Several redevelopment concepts were considered. The concepts were developed in consideration of marketability, environmental impact and mitigation thresholds. The analysis was sufficient to allow the evaluation of the impacts and highlight the possibilities of varying size redevelopment with varying concentration of uses. The alternatives developed and analyzed assume that the developed area of the STAS lands remains constant and that increased building square footage and increased parking is a function of additional building stories and integration of structured parking.

e. The redevelopment alternatives include: No Action; 2.5 million s.f. of development using four redevelopment land-use scenarios; and 1.5 million s.f. of development using three redevelopment land-use scenarios.

f. The no action alternative would eliminate the potential for adverse environmental impacts. However, it would eliminate the economic and other benefits for the Town. Moreover, the no action alternative is contrary to obligations set forth in the ground lease and would not meet the Town's goal of economic development.

g. The 2.5 million square foot alternative assumed a mix of varying height buildings. The four redevelopment scenarios were analyzed to establish a range of potential impacts from a redevelopment plan of this size. Transportation, water supply and treatment and wastewater collection and treatment were identified as potential impacts. Based on this alternative, the existing water and wastewater facilities can accommodate a redevelopment plan of this size. Additional mitigation measures relative to transportation may be required, however, it is anticipated that these measures would not be cost prohibitive in nature.

h. The 1.5 million square foot alternative assumed that the redevelopment would consist of lower story type structures. Three redevelopment scenarios were analyzed to determine the range of potential impacts. Transportation, water supply and treatment and wastewater collection and treatment were identified as potential impacts. Although a redevelopment of this size may be accommodated by the existing facilities and meet the Presidential goal of the land transfer, a redevelopment plan of this size would only be contemplated if market demand remains weak over an extended period of time.

i. The alternatives considered demonstrate that the redevelopment plan can be flexible while achieving the goals set forth in the ground lease.

## **VI. MITIGATIVE MEASURES**

In order to minimize, to the extent practicable, potential adverse environmental effects identified herein, the following mitigation measures, or other measures which would provide the same or substantively similar mitigative effects, are hereby established and are to be implemented in connection with individual redevelopment projects:

1. Phase II Stormwater Runoff Discharges from Construction Activities permit from NYSDEC will be obtained as applicable. Temporary erosion control measures, as required by the NYSDEC and/ or sound construction practices, that may be implemented include protecting the inlets to and diverting runoff to temporary sediment basins and temporary sediment traps prior to discharge, installation of sediment basins and traps at the beginning of the construction process, and installation of silt fence and hay bale barriers at the toe of all embankments along long slopes to minimize channeling and inlet protection to all existing and proposed drainage structures
2. During construction, contractors will be required to implement dust control measures for each individual site and will include, as appropriate, the following measures:
  - Placement of any removed topsoil into a topsoil storage area and seeded with quick cover vegetation to prevent erosion.
  - Watering all exposed soil and rapidly stabilizing the re-graded areas with topsoil, loam and/or seeding.
  - Rinsing and/or wetting of the roadways with water as needed.
  - Maintenance of a maximum on-site speed limit of 15 mph to minimize pulverization and lifting of surface soil in the air-current wake of heavy equipment.
3. Existing buildings and structures will be investigated for the presence of asbestos in connection with demolition and/or renovation activities. To the extent asbestos is identified, such asbestos will be managed in accordance with applicable state and/or federal requirements.
4. The following measures are to be implemented in connection with site clearing activities:
  - Areas to be relandscaped after construction disturbance will be soil scarified and aerated prior to hydro seeding to manage the effects of soil compaction and to facilitate seed germination.
  - Physical barriers, such as snow fencing will be erected along the tree's drip line near construction activities.
  - Trunk and root systems of trees are to remain at individual sites.
  - Landscape plans will, wherever practicable, reflect species that are compatible with native vegetation found on the site.
5. If regulated wetland disturbance is proposed that requires notification to the ACOE, any required ACOE permitting and NYSDEC certification must be obtained.
6. Contractors will be required, in performing construction work, to comply with applicable Town noise requirements.
7. Existing overhead utility lines will be relocated as development progresses into a below ground manhole conduit system, as necessary.
8. Streetlights and street trees will be installed along dedicated town roads.
9. The Applicant shall require that individual project developments comply, as

appropriate, with design guidelines, described in Section 1.5 of the DEIS.

10. **Water Supply and Treatment - Fire flow pressure enhancing devices or system improvements must be installed, as appropriate. Enhancements may be in the form of individual building booster pumps, other improvements to the distribution system, or otherwise, as determined by the Applicant. Distribution pipe sizes may be increased or other measures implemented to improve fire flow conditions. Any such improvements may be performed by the water district and all related costs of such improvements will be assessed against benefited properties.**

11. **Wastewater Collection and Treatment - To the extent necessary any existing I & I problems may be improved by repairing or replacing the existing sanitary sewer facilities (piping and manholes) or other measures within the STAS lands. Field investigation and monitoring must be performed, as necessary, to identify portions of the facilities which require any such measures. Any such work may be performed by the sewer district, in which case all related costs of such improvements will be assessed against benefited properties.**

12. **Transportation improvements to accommodate the projected traffic generated by the overall redevelopment include the following:**

- ***Route 207 at Route 300 (westerly junction) – Increase traffic signal cycle lengths for both the morning and afternoon peak hours and modify signal timings. It is anticipated that these improvements will be implemented immediately as the redevelopment initially proceeds.***
- ***International Boulevard/Connector Road at World Trade Way – Widen along the southerly side of the east-west Connector Road to provide an exclusive eastbound right turn lane. Re-stripe the northbound Airport Center Drive approach to provide an exclusive left turn lane and a shared left/through/right turn lane. Widen the northerly side of the Connector Road to provide the proper acceptance width for the dual left turn movement. The improvements required for the dual left-turn-only lane are anticipated to be needed after approximately 70% (1,735,000 SF) of the redevelopment is complete.***
- ***International Boulevard at Aviation Avenue (formerly 4<sup>th</sup> Street) – Re-stripe the Aviation Avenue northbound approach to provide a left turn lane and a shared left/through/right turn lane. Widen the northerly side of the International Boulevard west of Aviation Avenue for the dual left turn movement. The improvements required for the dual left-turn-only lane are anticipated to be needed after approximately 80% (approximately 2,012,000 SF) of the redevelopment is complete.***
- ***Airport Center Drive (formerly D Street) at Aviation Avenue (formerly 4<sup>th</sup> Street)/Hudson Valley Avenue (formerly Aviation Avenue – Reconstruct the northeasterly corner of the intersection to provide a canalized right turn lane. Modify the traffic control by removing the existing stop signs from the Hudson Valley Avenue and Aviation Avenue approaches and installing stop signs on the World Trade Way approaches. The improvements required for the channelized right-turn-only lane are anticipated to be needed after approximately 90% (2,264,000 SF) of the redevelopment is complete.***

- *Airport Center Drive at Bill Larkin Drive/Tozzoli Avenue* – Modify the traffic control to provide stop signs on both the Bill Larkin Drive and Tozzoli Avenue approaches. These improvements are anticipated to be required upon completion of the Stewart Airport and I-84 Connection.

13. All blasting operations, if any, will adhere to New York State regulations governing the use of explosives (see 12 NYCRR 39 and Industrial Code Rule 53). Additionally, the detailed procedures identified in Section 3.3.2 of the DEIS will be followed, to the extent practicable.

14. Applicants for site plan approval and/or subdivision approval for individual projects must complete and submit, with their application, a “New York International Plaza Individual Project Checklist” in the form attached hereto.

**NEW YORK INTERNATIONAL PLAZA  
TRACKING CHECKLIST**

(To be completed in connection with individual project development proposals, in conjunction with the standard checklist of the Planning Board for all applications)

**PART I – GENERAL**

1. Applicant:
2. Applicant Address:
  
3. Project Location (attach location map/drawing):
4. Category of Use (use categories identified in the NYIP FEIS):
5. General Description of the Project:

**PART II – SITE DEVELOPMENT DATA**

1. Proposed Use:
2. Size of Parcel:
3. Total gross floor area:

**PART III – CHECKLIST ITEMS**

**1. LAND USE**

Is the proposed use permitted by zoning? \_\_\_\_\_ YES \_\_\_\_\_ NO

Does the proposed use require a special permit? \_\_\_\_\_ YES \_\_\_\_\_ NO

**2. PROJECT DESIGN**

Does project incorporate the established design guidelines? \_\_\_\_\_ YES \_\_\_\_\_ NO

**3. SOILS, TOPOGRAPHY AND GEOLOGY**

Is blasting proposed? \_\_\_\_\_ YES \_\_\_\_\_ NO

If YES, blasting mitigation measures set forth in FEIS must be implemented.

**4. DEMOLITION**

Will any building(s) be demolished for the project? \_\_\_\_\_ YES \_\_\_\_\_ NO

- If YES, has asbestos been identified? \_\_\_\_\_ YES \_\_\_\_\_ NO

- If YES, have (or will) the applicable requirements to remove asbestos been implemented as provided in the FEIS? \_\_\_\_\_ YES \_\_\_\_\_ NO

5. CULTURAL RESOURCES

Does the project impact the Sayre-McGregor House? \_\_\_\_\_ YES \_\_\_\_\_ NO

6. WETLANDS

- Will the project disturb any federal wetlands? \_\_\_\_\_ YES \_\_\_\_\_ NO
- If YES, is a permit required? \_\_\_\_\_ YES \_\_\_\_\_ NO

7. INFRASTRUCTURE

a. Water

- i. Individual projected water usage: \_\_\_\_\_ GPD
- ii. Prior cumulative individual project water usage: \_\_\_\_\_ GPD
- iii. Total water supply projected for full build-out in the FEIS: \_\_\_\_\_ GPD
- iv. Remaining projected water supply [iii - (i + ii)]: \_\_\_\_\_ GPD
- v. Are fire flows adequate for the project? \_\_\_\_\_ YES \_\_\_\_\_ NO

b. Sanitary Sewer

- i. Individual projected sewer usage: \_\_\_\_\_ GPD
- ii. Prior cumulative individual project usage: \_\_\_\_\_ GPD
- iii. Total sewer capacity for full build-out in the FEIS: \_\_\_\_\_ GPD
- iv. Remaining projected sewer capacity [iii - (i + ii)]: \_\_\_\_\_ GPD
- v. Will the project utilize the existing sanitary sewer system? \_\_\_\_\_ YES \_\_\_\_\_ NO

If YES, has I&I been identified in the facilities, within the former STAS system, affected by this project? \_\_\_\_\_ YES \_\_\_\_\_ NO

- vi. Has sewer capacity for this project been acquired? \_\_\_\_\_ YES \_\_\_\_\_ NO

c. Stormwater

Drainage Basin Area (based on Figure 1.0-2A of the FEIS):

[Circle one] A B C D

Method of Management: \_\_\_\_\_ Regional \_\_\_\_\_ Local

- If Regional, do detention facilities have sufficient capacity? \_\_\_\_\_ YES \_\_\_\_\_ NO

- If Local, the stormwater calculations are attached as: \_\_\_\_\_

**8. TRANSPORTATION**

- a. Cumulative square footage constructed to date: \_\_\_\_\_ SF
- b. Individual project square footage: \_\_\_\_\_ SF
- c. Total square footage: \_\_\_\_\_ SF
- d. Next square footage threshold to trigger traffic improvements/mitigation: \_\_\_\_\_ SF
- e. Identify traffic improvements to be constructed, if any, as set forth in the FEIS:

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**9. ATTACHED TRACKING SHEET (to be updated with each submittal of this Checklist)**

## ENB - REGION 3 NOTICES

Completed Applications   Consolidated SPDES Renewals

### Positive Declaration And Public Scoping

**Orange County** - The Planning Board of the Town of New Windsor, as lead agency, has determined that the proposed Stewart Army Subpost (STAS) Redevelopment Plan may have a significant adverse impact on the environment and a Draft Environmental Impact Statement must be prepared. The action involves a redevelopment of the former STAS, a 248+/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. (Part I of the Long Environmental Assessment Form was previously circulated and is available at the Planning Board office for review). A drafted scope has been posted on the bulletin board at the New Windsor Town Hall and is available for review and copying at 555 Union Avenue, New Windsor.

Any involved or interested agency or person may submit written comments thereon to the Town of New Windsor Planning Board Office through noon on January 2, 2003.

Project Location: Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the west.

**Contact:** Mark J. Edsall, 555 Union Avenue, New Windsor, New York 12553, Phone: (845)563-4615.

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### Notice of Acceptance of Final EIS

**Rockland County** - The Rockland County Sewer District No. 1, as lead agency, has accepted a Final Environmental Impact Statement on the proposed construction of a new advanced wastewater treatment plant located in Hillburn, New York and modifications to the sanitary sewer system. The action involves construction of a minimum of a 1.5 million-gallon-per-day (mgd) expandable to a 5.0 mgd advanced wastewater treatment (AWT) plant on a site along the abandoned entry ramp to State Route 17 in the Village of Hillburn. The new 1.5 mgd advanced wastewater treatment plant will serve the Villages of Sloatsburg, Hillburn and a portion of the unincorporated Town of Ramapo, and replace older wastewater treatment plants at the New York State Thruway Ramapo rest area, Mt. Fuji Wastewater Treatment Plant, and the Lincoln Street Wastewater Treatment Plant. The proposed AWT plant will be designed to serve the existing and future needs of Western Ramapo, based on current zoning limitations. The 5.0 mgd AWT plant would include potential service for the Town of Tuxedo, Palisades Interstate Park, and the Town of Ramapo that is currently served by Rockland County Sewer District No. 1.

Modifications to the proposed collection system addresses only alternate routes that were originally accepted in the 1997 Environmental Impact Statement for the extension of the boundaries of Rockland County Sewer District No. 1. The alternate sewer routes are proposed due to final detailed information received during design of the Western Ramapo Sanitary Sewer System. Several of these alternate sewer routes were implemented to avoid the use of pump stations and minimize environmental impacts related to land use. The project is located at the New York State Thruway property near the abandoned entry

State Environmental Quality Review  
**POSITIVE DECLARATION**  
Notice of Intent to Prepare a Draft  
EIS  
Determination of Significance

Name of Action/Project Number: This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of New Windsor Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

SEQRA Status: Type 1

Scoping: Will be conducted

A draft scope has been prepared and reviewed by the Planning Board. A list of the items and topics to be included in the draft EIS, entitled, "New York International Plaza Draft Environmental Impact Statement Final Scope", dated December 11, 2002, has been posted on the bulletin board at the New Windsor Town Hall, and is available for review and copying at 555 Union Avenue, New Windsor. Additionally, copies have been mailed to involved agencies. Any involved or interested agency or person may submit written comments on the Final Scope to the Town of New Windsor Planning Board office thru noon on January 2, 2003.

Description of Action: Redevelopment of the former STAS, a 248+/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street, and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. (Part I of the long Environmental Assessment Form was previously circulated and is available the Planning Board office for review).

Location: Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the west.

Reasons Supporting this Determination: Based on the potential impacts to transportation facilities, infrastructure and utilities, water resources, cultural resources, visual

State of New York

County of Orange, ss:

Michael Smith being duly sworn

disposes and says that he is

Vice President of the E.W. Smith

Publishing Company; Inc. Publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, Town of

Newburgh and City of Newburgh and

that the notice of which the annexed is

a true copy was published once

in said newspaper, commencing on

the 17 day of Dec A.D., 2002

and ending on the 17 day of Dec

A.D. 2002

*Michael E. Smith*

Subscribed and shown to before me

this 6 day of Jan, 2003.

*Mary E. Jordanbacher*

Notary Public of the State of New York

County of Orange.

Mary E. Jordanbacher  
Notary Public, State of NY  
Residing in Orange County  
No. 4718013

My commission expires 2.28.03

and vegetation, community services, and economic/fiscal, the Town Planning Board has determined that a Positive Declaration should be declared and a DEIS prepared.

Contact Person: For further information contact:  
Mark A. Edsall, P.E., P.E.  
Engineer for the Planning Board  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4613

A copy of this notice has been sent to:

- New York State Agencies:
  - Department of Transportation, Poughkeepsie
  - Department of Environmental Conservation, Main Office
  - Department of Environmental Conservation, New Paltz
  - Parks, Recreation and Historic Preservation
  - Department of Economic Development

- County of Orange Agencies:
  - Department of Health
  - Department of Planning

- Town of New Windsor Agencies:
  - George J. ... Supervisor
  - Town Engineer
  - Zoning Board

Other  
ENB

State of New York

County of Orange, ss:

Michael Smith being duly sworn

disposes and says that he is

Vice President of the E.W. Smith

Publishing Company; Inc. Publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, Town of

Newburgh and City of Newburgh and

that the notice of which the annexed is

a true copy was published once

in said newspaper, commencing on

the 17 day of Dec A.D., 2002

and ending on the 17 day of Dec

A.D. 2002

*Michael Smith*

Subscribed and shown to before me

this 6 day of Jan, 2003

*Mary E. Jordanbacher*

Notary Public of the State of New York

County of Orange.

Mary E. Jordanbacher  
Notary Public, State of NY  
Residing in Orange County  
No. 4718013

My commission expires 2-28-03



# FIRST COLUMBIA

October 6, 2003

Ms. Myra Mason  
Planning Board Secretary  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY-12553

*02-200*

Re: **Parcel H Subdivision**

Dear Myra:

Attached find two copies of the proposed subdivision map of parcel H, for Mark Edsall's and Henry Kroll's review, per our approval.

As discussed with Mark at the September 17<sup>th</sup> workshop we have revised the drawing as follows:

- The existing portion of Hudson Valley Ave. R.O.W. was widened to the town standard of 60 feet, matching the R.O.W. width for the realigned and new portions extending to Rte. 207.

Please let me know if the map is acceptable. If acceptable, I will submit the required number of drawings for stamping by the Planning Board. Once Stamped the map can be filed at the Orange County Clerks office.

Sincerely,

Christopher J. Bette  
Project Manager

CJB/at

cc: File

*10/14/03*

*Sent copy of this letter + Plan to Mark + Henry - No plan copy for our file. @*



# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

August 4, 2003

Ms. Myra Mason  
Town of New Windsor Town Hall  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

## INVOICE

Job #: M-02-4 - First Columbia SEQR Review  
Billing Period: July 1, 2003 - August 3, 2003

Services Provided: Coordinate w/Town Engineer; review memo re FEIS.

<u>STAFF</u>	<u>HOURS</u>	<u>RATE</u>	<u>TOTAL</u>
ST	5.00	\$140.00	\$700.00
FD	1.50	\$100.00	\$150.00
<b>TOTAL AMOUNT DUE</b>			<b><u>\$850.00</u></b>

I hereby certify that the above amount is correct to the best of my knowledge and that we are entitled to receive this amount under the terms of the agreement.

Thank you.

STUART TURNER & ASSOCIATES

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall

*Entered in charge ✓*

2 Executive Boulevard, Suite 401, Suffern, New York 10901  
FAX 845-368-1572

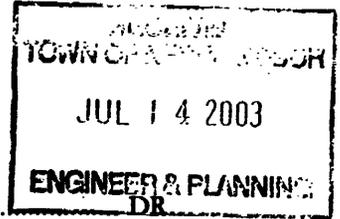
114 Sylvan Way, Tuxedo, New York 10987  
e-mail: TGInc@msn.com

cc:

M.E.

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
 NEW WINDSOR, NEW YORK 12553



TO STUART TURNER & ASSOCIATES.....  
 114 SYLVAN WAY, TUXEDO, NY 10987.....

DATE		CLAIMED	ALLOWED
7/1/03	For professional planning consulting services rendered.		
	RE: First Columbia SEOR Review		
	Job #M-02-4		
	Billing Period: 6/4/03 - 6/30/03		
	TOTAL AMOUNT DUE THIS INVOICE - \$2,650.00		
	SEE ATTACHED INVOICE FOR BREAKDOWN		
	STUART TURNER, FAICP, PP		
	PRINCIPAL		

# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

July 1, 2003

Ms. Myra Mason  
Town of New Windsor Town Hall  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

## INVOICE

Job # : M-02-4 - First Columbia SEQR Review  
Billing Period: June 4, 2003 - June 30, 2003

Services Provided: Coordinate w/Town Engineer - Meet w/applicant & Town Engineer; finalize comment memo's re DEIS.

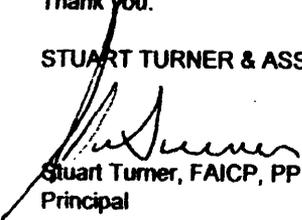
<u>STAFF</u>	<u>HOURS</u>	<u>RATE</u>	<u>TOTAL</u>
ST*	10.00	\$140.00	\$1,400.00
FD	12.50	\$100.00	<u>\$1,250.00</u>
<b>TOTAL AMOUNT DUE</b>			<b><u>\$2,650.00</u></b>

\*Includes 2.00 hours from May 25 not previously billed.

I hereby certify that the above amount is correct to the best of my knowledge and that we are entitled to receive this amount under the terms of the agreement.

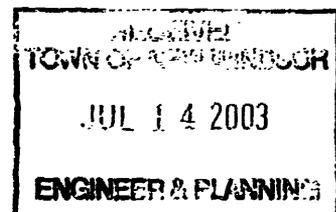
Thank you.

STUART TURNER & ASSOCIATES

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall



# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

June 4, 2003

Ms. Myra Mason  
Town of New Windsor Town Hall  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

## INVOICE

Job #: M-02-4 - First Columbia SEQR Review  
Billing Period: April 28, 2003 - June 3, 2003

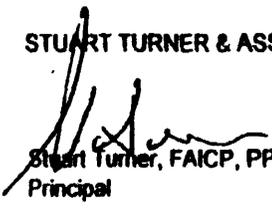
Services Provided: Coordinate w/Town Engineer - substantive review of Draft EIS & appendices; discuss schedule w/Town Engineer; attend Planning Board Hearing; meet w/Town Engineers.

<u>STAFF</u>	<u>HOURS</u>	<u>RATE</u>	<u>TOTAL</u>
ST	5.75	\$140.00	\$805.00
FD	18.25	\$100.00	<u>\$1,825.00</u>
<b>TOTAL AMOUNT DUE</b>			<b><u>\$2,630.00</u></b>

I hereby certify that the above amount is correct to the best of my knowledge and that we are entitled to receive this amount under the terms of the agreement.

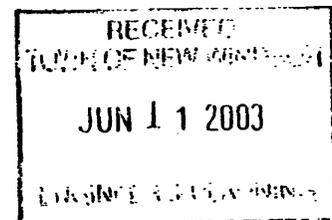
Thank you.

STUART TURNER & ASSOCIATES

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall



Date June 4, 2003

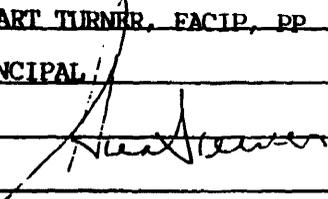
# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

RECEIVED  
TOWN OF NEW WINDSOR  
JUN 11 2003  
ENGINEER & PLANNING  
TO

STUART TURNER & ASSOCIATES..... DR.

114 SYLVAN WAY, TUXEDO, NY 10987.....

DATE	CLAIMED	ALLOWED
6/4/03		
For professional planning consulting services rendered.		
RE: First Columbia SEOR Review		
Job #M-02-4		
Billing Period: 4/28/03 - 6/3/03		
TOTAL AMOUNT DUE THIS INVOICE - \$2,630.00		
SEE ATTACHED INVOICE FOR BREAKDOWN.		
STUART TURNER, FACIP, PP		
PRINCIPAL		
		

02-280

# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

March 31, 2003

Town of New Windsor Town Hall  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

## INVOICE

Job #: M-02-4 - First Columbia SEQR Review  
Billing Period: March 3, 2003 - March 30, 2003

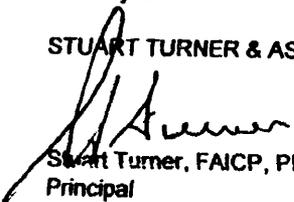
Services Provided: Coordinate w/Town Engineer - phone w/Town Engineer (3); review of Draft EIS & appendices for completeness; draft joint completeness memo; discuss schedule w/Town Engineer; meet w/Town Engineer & applicant.

<u>STAFF</u>	<u>HOURS</u>	<u>RATE</u>	<u>TOTAL</u>
ST	13.75	\$140.00	\$1,925.00
FD	25.00	\$100.00	\$2,500.00
<b>TOTAL AMOUNT DUE</b>			<b><u>\$4,425.00</u></b>

I hereby certify that the above amount is correct to the best of my knowledge and that we are entitled to receive this amount under the terms of the agreement.

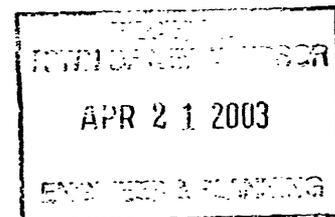
Thank you.

STUART TURNER & ASSOCIATES

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

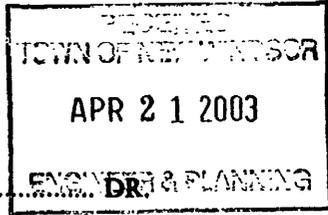
Cc: Mark Edsall



Date ..... **March 31, 2003** ....., 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



TO ..... **STUART TURNER & ASSOCIATES** .....

**114 SYLVAN WAY, TUXEDO, NY 10987** .....

DATE	CLAIMED	ALLOW
3/31/03		
For professional planning consulting services rendered.		
RE: First Columbia SEOR Review		
Job #: M-02-4		
Billing Period: 3/3/03 - 3/30/03		
TOTAL AMOUNT DUE THIS INVOICE		
	\$4,425.00	
SEE ATTACHED INVOICE FOR BREAKDOWN.		
STUART TURNER, FAICP, PP		
PRINCIPAL		

*Posted 4/21/03 @ 02-200*

# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

March 3, 2003

Town of New Windsor Town Hall  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

## INVOICE

Job #: M-02-4 - First Columbia SEQR Review  
Billing Period: February 3, 2003 - March 2, 2003

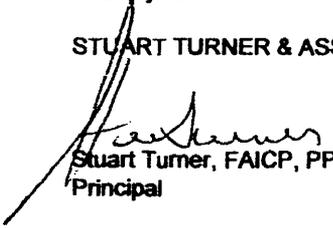
Services Provided: Review revised scope; coordinate w/Town Engineer - phone w/Town Engineer (2); second informal review of Draft EIS & appendices; draft memo; discuss w/applicant on phone (1); discuss schedule w/Town Engineer.

<u>STAFF</u>	<u>HOURS</u>	<u>RATE</u>	<u>TOTAL</u>
ST	8.50	\$140.00	\$1,190.00
FD	7.50	\$100.00	<u>\$750.00</u>
<b>TOTAL AMOUNT DUE</b>			<b><u>\$1,940.00</u></b>

I hereby certify that the above amount is correct to the best of my knowledge and that we are entitled to receive this amount under the terms of the agreement.

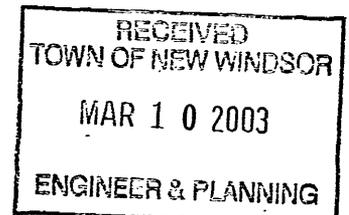
Thank you.

STUART TURNER & ASSOCIATES

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall



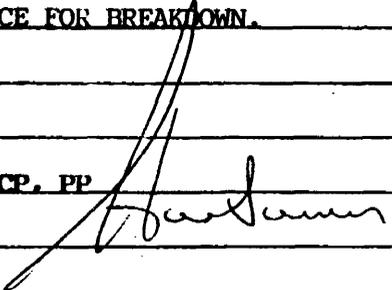
# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO .....STUART TURNER & ASSOCIATES..... DR.

114 SYLVAN WAY, TUXEDO, NY 10987.....

DATE	CLAIMED	ALLOWED
3/3/03		
For professional planning consulting services rendered.		
RE: First Columbia SEOR Review		
Job #: M-02-4		
Billing Period: 2/3/03 - 3/2/03		
TOTAL AMOUNT DUE THIS INVOICE		\$1,940.00
SEE ATTACHED INVOICE FOR BREAKDOWN.		
STUART TURNER, FAICP, PP		
PRINCIPAL		



*✓ Posted*

RECEIVED  
TOWN OF NEW WINDSOR  
MAR 10 2003  
ENGINEER & PLANNING

10 GENERAL FUND  
 1010 GENERAL GOVT SUPPORT  
 101440 ENGINEER

4 CONTRACTUAL EXPENSE

Code	Account	Vendor ID	Vendor Name	PO / Check	Description
			STUART TURNER &	31348	PROFESSIONAL PLANNING
		STUTUR	ASSOCIATES	011348	CONSULTANTS
4133	ENGINEERING				
Total	CONTRACTUAL EXPENSE				
Total					
Total	ENGINEER				
Total	GENERAL GOVT SUPPORT				

Date February 3, 2003, 19.....

TOWN OF NEW WINDSOR  
TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ...STUART TURNER & ASSOCIATES..... DR.

114 SYLVAN WAY, TUXEDO, NY 10987.....

DATE

CLAIMED

ALLOWED

2/3/03 For professional planning consulting services rendered.

RE: First Columbia SEQR Review

Job #: M-02-01

Billing Period: 12/30/02 - 2/2/03

TOTAL AMOUNT DUE THIS INVOICE

\$3,105.00

SEE ATTACHED INVOICE FOR BREAKDOWN.

STUART TURNER, FAICP, PP

PRINCIPAL

*Handwritten signature and initials*  
2/26/03

Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall

# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

December 12, 2002

Ms. Myra Mason  
Town of New Windsor Town Hall  
Planning Board  
555 Union Avenue  
New Windsor, NY 12553

## INVOICE

Job # : M-02-4 - First Columbia SEQR Review  
Billing Period: November 1, 2002 - December 1, 2002

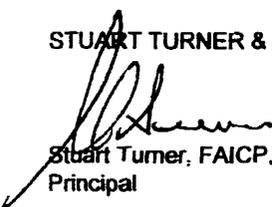
Services Provided: Meet with Town Engineer to discuss proposed development & SEQR Status; visit site; review Scope with Town Engineer; draft two memos regarding Scope.

<u>STAFF</u>	<u>HOURS</u>	<u>RATE</u>	<u>TOTAL</u>
ST	7.25	\$140.00	<u>\$1,015.00</u>
<b>TOTAL AMOUNT DUE</b>			<b><u>\$1,015.00</u></b>

I hereby certify that the above amount is correct to the best of my knowledge and that we are entitled to receive this amount under the terms of the agreement.

Thank you.

STUART TURNER & ASSOCIATES

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall

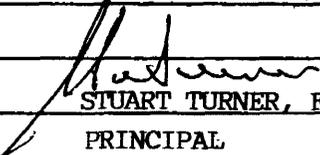
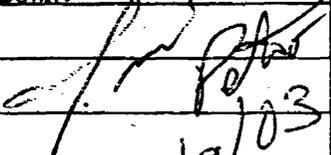
Date December 12, 2002, 19.....

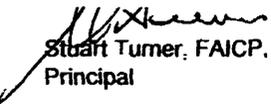
# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO STUART TURNER & ASSOCIATES..... DR.

114 SYLVAN WAY, TUXEDO, NY 10987.....

DATE	CLAIMED	ALLOWED
12/12/02		
For professional planning consulting services rendered.		
RE: First Columbia SEQR Review		
Job #M-02-4		
Billing Period: 11/1/02 - 12/1/02		
TOTAL AMOUNT DUE THIS INVOICE		\$1,015.00
SEE ATTACHED INVOICE FOR BREAKDOWN.		
 STUART TURNER, FAICP, PP PRINCIPAL		
 1/8/03		

  
Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall

*Entered @*

Date .....December...30...2002...019.....

RECEIVED  
TOWN OF NEW WINDSOR  
JAN 15 2003  
ENGINEER & PLANNING

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO STUART TURNER & ASSOCIATES DR.

114 SYLVAN WAY, TUXEDO, NY 10987

DATE

CLAIMED

ALLOWED

DATE		CLAIMED	ALLOWED
12/30/02	For professional planning consulting services rendered.		
	RE: First Columbia SEOR Review		
	Job #: M-02-4		
	Billing Period: 12/2/02 - 12/29/02		
	TOTAL AMOUNT DUE THIS INVOICE	\$420.00	
	SEE ATTACHED INVOICE FOR BREAKDOWN.		
	STUART TURNER, FAICP, PP		
	PRINCIPAL		

Stuart Turner, FAICP, PP  
Principal

Please remit to Tuxedo address

Cc: Mark Edsall

AS OF: 02/19/2004

PAGE: 5

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWJIN - TOWN OF NEW WINDSOR

TASK: 2- 200

FOR WORK DONE PRIOR TO: 02/19/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
2-200	221018	08/24/03	TIME	MJE	MM F/C Adopt FINDINGS	95.00	0.10	9.50					
2-200	221369	08/27/03	TIME	MJE	MC F/C SUBDIV	95.00	0.50	47.50					
2-200	221370	08/27/03	TIME	MJE	MC F/C SEQRA FINDINGS	95.00	2.00	190.00					
								285.00					
2-200	220760	08/26/03			BILL 03-1021					-323.00			
2-200	223720	10/01/03			BILL 03-1187					-285.00			
										-608.00			
2-200	230627	12/03/03	TIME	MJE	WS F/C PARCEL H	95.00	0.40	38.00					
								38.00					
2-200	232144	12/30/03			BILL 03-1595					-38.00			
										-38.00			
2-200	237340	02/13/04	TIME	MJE	MC DISC STATUS W/MM	99.00	0.30	29.70					
								TASK TOTAL	6908.80	0.00	-6879.10	29.70	
								GRAND TOTAL	6908.80	0.00	-6879.10	29.70	

AS OF: 02/19/2004

PAGE: 4

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 200

FOR WORK DONE PRIOR TO: 02/19/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
2-200	210578	04/14/03	TIME	NJE	MC DEIS RERESUBM RVW	95.00	2.00	190.00			
2-200	210579	04/15/03	TIME	NJE	MC EMC/BETTE RE F/C SEQ	95.00	0.30	28.50			
2-200	210580	04/15/03	TIME	NJE	MC TC/BETTE RE MAILINGS	95.00	0.30	28.50			
									-----		
									1719.50		
2-200	210238	04/16/03			BILL 03-483						-674.50
											-----
											-674.50
2-200	212509	05/14/03	TIME	NJE	MC FIRST COLUMBIA	95.00	1.00	95.00			
2-200	212517	05/15/03	TIME	NJE	MC TC/BETTE RE SEQRA	95.00	0.30	28.50			
2-200	212522	05/16/03	TIME	NJE	MC MC/PETRO RE F/C	95.00	0.20	19.00			
2-200	212523	05/16/03	TIME	NJE	MC EMC/BETTE RE DEIS CO	95.00	0.30	28.50			
									-----		
									171.00		
2-200	212955	05/22/03			BILL 03-631						-1282.50
											-----
											-1282.50
2-200	214348	06/05/03	TIME	NJE	WS F/C SEQRA DISC	95.00	0.40	38.00			
2-200	215071	06/10/03	TIME	NJE	MC COORD MTG RE SEQRA	95.00	0.60	57.00			
2-200	217764	06/10/03	TIME	RDH	MR DEIS RVW W/1ST COL	95.00	1.00	95.00			
2-200	215076	06/11/03	TIME	NJE	PM MTG BETTE/TURNER	95.00	2.00	190.00			
2-200	215068	06/13/03	TIME	NJE	MC ENCS RE F/C	95.00	0.30	28.50			
2-200	215819	06/19/03	TIME	NJE	MC EMC/BETTE RE F/C	95.00	0.40	38.00			
2-200	216398	06/25/03	TIME	NJE	MC FC/SEQRA	95.00	0.40	38.00			
2-200	216624	06/30/03	TIME	NJE	MC EMC'S F/C ISSUES	95.00	0.40	38.00			
2-200	216636	07/02/03	TIME	NJE	MC EMC/F/C ISSUES	95.00	0.40	38.00			
2-200	217442	07/09/03	TIME	NJE	MC FIRST COLUMBIA SEQRA	95.00	0.50	47.50			
2-200	217922	07/18/03	TIME	NJE	MC EMC/RE F/C SEQRA	95.00	0.30	28.50			
2-200	217923	07/18/03	TIME	NJE	MC EMC/S RE F/C COUNTY	95.00	0.30	28.50			
2-200	218264	07/21/03	TIME	NJE	MC EMC/S F/C RE CNTRY R	95.00	0.40	38.00			
2-200	218257	07/23/03	TIME	NJE	MC F/C SEQRA REVIEW	95.00	2.00	190.00			
2-200	218920	07/31/03	TIME	NJE	MC EMC/S & DOCS RE NYIP	95.00	0.40	38.00			
									-----		
									931.00		
2-200	218034	07/23/03			BILL 03-899						-608.00
											-----
											-608.00
2-200	220756	08/19/03	TIME	NJE	MC EMC/FIRST COLUMBIA	95.00	0.30	28.50			
2-200	221017	08/24/03	TIME	NJE	MM F/C H sub Cond APPL	95.00	0.10	9.50			

AS OF: 02/19/2004

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 200

FOR WORK DONE PRIOR TO: 02/19/2004

										-----DOLLARS-----		
TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
2-200	203437	01/21/03	TIME	MJE	MC	TC PETRO E F/C	95.00	0.20	19.00			
2-200	203438	01/21/03	TIME	MJE	MC	MJE REVISIONS F/C SC	95.00	0.80	76.00			
2-200	204650	02/05/03	TIME	MJE	MC	FIRST COLUMBIA FILE	95.00	0.70	66.50			
2-200	204651	02/05/03	TIME	MJE	PM	F/C MTG RE DEIS SCOP	95.00	2.50	237.50			
2-200	206220	02/25/03	TIME	MJE	MC	NYOP EMCS RE SCOPE	95.00	0.30	28.50			
2-200	206221	02/25/03	TIME	MJE	MC	NYIP COMMENT SHEET	95.00	0.80	76.00			
2-200	206177	02/26/03	TIME	MJE	MM	NYIP Scope Accepted	95.00	0.10	9.50			
										-----		
										893.00		
2-200	205705	02/24/03				BILL 03-282						-779.00
												-----
												-779.00
2-200	206621	03/05/03	TIME	MJE	MC	TCs RE:FC SEQRA	95.00	0.40	38.00			
2-200	206625	03/05/03	TIME	MJE	WS	F/C NYIP	95.00	0.40	38.00			
2-200	206632	03/07/03	TIME	MJE	MC	TC/BETTE RE:SEQRA	95.00	0.40	38.00			
2-200	206633	03/07/03	TIME	MJE	MC	TC/FRED/STA RE:NYIP	95.00	0.40	38.00			
2-200	207312	03/11/03	TIME	MJE	MC	F/C NYIP	95.00	0.50	47.50			
2-200	208167	03/17/03	TIME	MJE	MC	NYIP DEIS REVIEW	95.00	1.50	142.50			
2-200	208168	03/17/03	TIME	MJE	MC	TC/BETTE RE DEIS	95.00	0.40	38.00			
2-200	208178	03/18/03	TIME	MJE	MC	NYIP DEIS REVIEW	95.00	1.00	95.00			
2-200	208183	03/19/03	TIME	MJE	MC	NYIP DEIS REVIEW	95.00	3.00	285.00			
2-200	208197	03/20/03	TIME	MJE	MC	MTG W/STU/FRED NYIP	95.00	2.50	237.50			
2-200	208505	03/24/03	TIME	MJE	MC	REV TURNER MEMO	95.00	0.70	66.50			
										-----		
										1064.00		
2-200	208653	03/31/03				BILL 03-430						-1111.50
												-----
												-1111.50
2-200	209013	04/01/03	TIME	MJE	MC	DETAILED LIST F/C	95.00	4.50	427.50			
2-200	209019	04/01/03	TIME	MJE	MC	TC/GM RE NYIP	95.00	0.30	28.50			
2-200	209000	04/02/03	TIME	MJE	MC	F/C FILE REVIEW	95.00	0.50	47.50			
2-200	209001	04/02/03	TIME	MJE	MC	F/C MEETING DEIS CMN	95.00	1.00	95.00			
2-200	210074	04/08/03	TIME	MJE	PM	MEET W/BETTE RE DEIS	95.00	1.00	95.00			
2-200	210075	04/08/03	TIME	MJE	MC	RVW RESUBMITTED DEIS	95.00	5.00	475.00			
2-200	210076	04/08/03	TIME	MJE	MC	COMMENT NOTES TO BET	95.00	0.50	47.50			
2-200	209593	04/09/03	TIME	MJE	MM	DEIS Complete	95.00	0.10	9.50			
2-200	210094	04/09/03	TIME	MJE	MC	RVW COMMENT SHEET	95.00	0.50	47.50			
2-200	210095	04/09/03	TIME	MJE	MC	EMC/BETTE RE F/C	95.00	0.30	28.50			
2-200	210096	04/09/03	TIME	MJE	MC	TC/PETRO RE F/C	95.00	0.30	28.50			
2-200	211899	04/13/03	TIME	MJE	MC	RVW RESUBMITTED DEIS	95.00	0.50	47.50			
2-200	210577	04/14/03	TIME	MJE	MC	NOTICES/PROC DOCS	95.00	1.00	95.00			

AS OF: 02/19/2004

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 200

FOR WORK DONE PRIOR TO: 02/19/2004

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
										-----DOLLARS-----	
2-200	197650	10/24/02			BILL 02-1231					-88.00	
										-----	
										-88.00	
2-200	198712	11/05/02	TIME	MJE	MC NYIP W/CROTTY	88.00	0.30	26.40			
2-200	198730	11/08/02	TIME	MJE	MC TC/BEATTE RE DEIS	88.00	0.30	26.40			
2-200	198731	11/08/02	TIME	MJE	MC TC/BEATTE RE SEGRA	88.00	0.30	26.40			
2-200	199285	11/11/02	TIME	MJE	MC F/C SEGRA SCOPE CMNT	88.00	2.00	176.00			
2-200	199303	11/12/02	TIME	MJE	PH DISC SCOPE COMM	88.00	0.50	44.00			
2-200	199306	11/12/02	TIME	MJE	MC DISC F/C SEGRA W/GM	88.00	0.30	26.40			
2-200	199307	11/12/02	TIME	MJE	MC NYIP SEGRA	88.00	0.40	35.20			
2-200	199783	11/18/02	TIME	MJE	MC TC/BETTE RE F/C SSCP	88.00	0.40	35.20			
2-200	199795	11/19/02	TIME	MJE	MC TC/MM RE FC ISSUES	88.00	0.30	26.40			
2-200	199814	11/21/02	TIME	MJE	MC REV SCOPE TO STU T	88.00	0.30	26.40			
2-200	199815	11/21/02	TIME	MJE	MC SEGRA POS DEC NOTICE	88.00	1.00	88.00			
2-200	199816	11/21/02	TIME	MJE	MC EMAILS ETC RE POS DE	88.00	0.40	35.20			
2-200	199817	11/22/02	TIME	MJE	MC EMAILS ETC RE POS DE	88.00	0.50	44.00			
								-----			
								616.00			
2-200	196450	11/20/02			BILL 02-1316					-281.60	
										-----	
										-281.60	
2-200	200677	12/04/02	TIME	MJE	MC ASSIST MM RE F/C SEQ	88.00	0.40	35.20			
2-200	200682	12/06/02	TIME	MJE	MC ASSIST MM RE F/C SEQ	88.00	0.70	61.60			
2-200	201505	12/16/02	TIME	MJE	MC F/C ISSUES W/MM	88.00	0.30	26.40			
2-200	202175	12/31/02	TIME	MJE	MC DISC F/C W/CROTTY	88.00	0.30	26.40			
								-----			
								149.60			
2-200	202705	12/31/02			BILL 03-182 1/15/03					-686.40	
										-----	
										-686.40	
2-200	202816	01/02/03	TIME	MJE	MC NC/GM RE SK & F/C	95.00	0.30	28.50			
2-200	202826	01/08/03	TIME	MJE	MC RVW S/KISSAM LTR	95.00	0.40	38.00			
2-200	202827	01/08/03	TIME	MJE	MC DISC F/C ISSUES W/MM	95.00	0.30	28.50			
2-200	202831	01/10/03	TIME	MJE	MC TC/STU TURNER DISC	95.00	0.50	47.50			
2-200	202832	01/10/03	TIME	MJE	MC EMAIL BETTE RE:SCOPE	95.00	0.30	28.50			
2-200	202908	01/15/03	TIME	MJE	MC FIRST COLUMBIA W/MM	95.00	0.30	28.50			
2-200	202909	01/16/03	TIME	MJE	MC EMC/STU T-FIRST COL	95.00	0.40	38.00			
2-200	202910	01/17/03	TIME	MJE	MC EMC/STU T-FIRST COL	95.00	0.30	28.50			
2-200	203434	01/21/03	TIME	MJE	MC MEET C BETTE RE SCOP	95.00	0.70	66.50			
2-200	203436	01/21/03	TIME	MJE	MC TC/STU TURNER	95.00	0.50	47.50			

AS OF: 02/19/2004

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 200

FOR WORK DONE PRIOR TO: 02/19/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS-----		
										EXP.	BILLED	BALANCE
2-200	183863	03/25/02	TIME	MJE	MC	SEORA W/BETTE RE:EIS	88.00	0.20	17.60			
2-200	183864	03/25/02	TIME	MJE	MC	WM REOTS NYIP W/BETT	88.00	0.20	17.60			
2-200	183865	03/25/02	TIME	MJE	MC	ROAD SLOPE Q9 BETTE	88.00	0.20	17.60			
2-200	183866	03/25/02	TIME	MJE	MC	MEMO-CROTTY-PLD OPTN	88.00	0.40	35.20			
2-200	185198	04/24/02	TIME	MJE	PH	T/B & F/C EIS ISSUES	88.00	0.30	26.40			
2-200	185204	04/25/02	TIME	MJE	PH	FIRST COL SEGR MTG	88.00	1.70	149.60			
2-200	186736	05/07/02	TIME	ROM	NR	FIRST COL ROAD DEDIC	88.00	1.00	88.00			
2-200	185744	05/08/02	TIME	MJE	MC	FIRST COLUMBIA	88.00	0.50	44.00			
2-200	190711	05/23/02	TIME	ROM	MC	FIRST COL-TRAF ISSUE	88.00	0.50	44.00			
2-200	186908	05/30/02	TIME	MJE	MC	TC/RICH DILLMAN	88.00	0.30	26.40			
									466.40			
2-200	186804	05/30/02				BILL 02-663						-308.00
												-308.00
2-200	187958	06/03/02	TIME	MJE	MC	TC/BETTE RE F/C SEGR	88.00	0.30	26.40			
2-200	187959	06/03/02	TIME	MJE	MC	TC/ MYRA RE SEGRA	88.00	0.30	26.40			
2-200	187962	06/03/02	TIME	MJE	MC	F/C L/A COORD	88.00	0.40	35.20			
2-200	187966	06/03/02	TIME	MJE	MC	F/C W/MM	88.00	0.20	17.60			
2-200	189468	06/27/02	TIME	MJE	PH	207 DOT MTG RE F/C	88.00	1.00	88.00			
									193.60			
2-200	188529	06/19/02				BILL 02-706						-220.00
												-220.00
2-200	191046	07/11/02	TIME	MJE	MC	FIRST COLUMBIA SEORA	88.00	0.70	61.60			
									61.60			
2-200	191347	08/01/02				BILL 02-897						-193.60
												-193.60
2-200	195161	09/19/02	TIME	MJE	MC	TC/BEATTE RE 207 SGN	88.00	0.20	17.60			
2-200	195162	09/19/02	TIME	MJE	MC	TC/BEATTE RE SEGRA	88.00	0.20	17.60			
2-200	195608	09/25/02	TIME	MJE	MC	TRAFFIC SIGNAL 207	88.00	0.20	17.60			
2-200	196252	10/03/02	TIME	MJE	MC	F/C SCOPE TO STU TUR	88.00	0.40	35.20			
2-200	197684	10/24/02	TIME	MJE	MC	FIRST COLUMBIA	88.00	0.30	26.40			
2-200	198238	10/29/02	TIME	MJE	MC	RVW SCOPE W/S.TURNER	88.00	2.00	176.00			
									290.40			

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/27/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

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

FOR PROJECT NUMBER: 2-200  
NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/19/2004	PLANS STAMPED	APPROVED
08/27/2003	P.B. APPEARANCE	ISSUE FINDING STATE . ADOPTED RESOLUTION ISSUING A FINDING STATEMENT - APPROVED . MINOR SUBDIVISION SUBJECT TO MARK & HENRY KROLL APPROVING
07/23/2003	P.B. APPEARANCE	ACCEPT FEIS . ACCEPTED FEIS - AUTHORIZED CIRCULATION OF NOTICE OF . COMPLETION AND FEIS
03/12/2003	P.B. APPEARANCE	RECEIVED DEIS . DISTRIBUTED DRAFT NYIP DEIS TO PLANNING BOARD MEMBERS - TO . BE ON NEXT AGENDA 3/26/03
02/26/2003	P.B. APPEARANCE	ADOPTED SCOPE . ADOPTED SCOPE AS WRITTEN
05/08/2002	P.B. APPEARANCE	DECLARE INTENT . DECLARED INTENT TO BECOME LEAD AGENCY



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

February 19, 2004

First Columbia  
26 Century Hill Drive  
Latham, NY 12110

ATTN: CHRIS BETTE

SUBJECT: P.B. #02-200 SUBDIVISION - PARCEL H

Dear Mr. Bette:

Please find attached printouts of fees due for subject project.

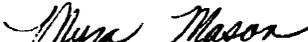
Please submit payments in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 360.00
Check #2 - Recreation Fee (one lot).....	\$ 1,500.00
Check #3 - Charges over Escrow posted.....	\$ 4,219.42

Please be aware, the plans have been signed approved. Upon receipt of the above fees, the plans will be released to you for filing in the County Clerk's Office.

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: 02/19/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H  
APPLICANT: FIRST COLUMBIA, LLC

PA2002-0394

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/19/2004	SUB. APPROVAL FEE	CHG	360.00		
		TOTAL:	360.00	0.00	360.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/19/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/19/2004	ONE LOT REC. FEE	CHG	1500.00		
		TOTAL:	1500.00	0.00	1500.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/19/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/02/2002	REC. CK #2181	PAID		800.00	
05/08/2002	P.B. ATTY. FEE	CHG	35.00		
05/08/2002	P.B. MINUTES	CHG	13.50		
06/06/2002	POSTAGE FOR LEAD AGENCY L	CHG	3.42		
11/13/2002	P.B. MINUTES	CHG	27.00		
12/16/2002	POSTAGE - NEG DEC	CHG	7.20		
01/08/2003	STUART TURNER ASSOCIATES	CHG	1015.00		
01/22/2003	P.B. MINUTES	CHG	4.50		
02/03/2003	STUART TURNER ASSOCIATES	CHG	3305.00		
02/26/2003	P.B. ATTY. FEE	CHG	35.00		
02/26/2003	P.B. MINUTES	CHG	9.00		
03/10/2003	STUART TURNER 3/3/2003	CHG	1940.00		
03/12/2003	P.B. ATTY. FEE	CHG	35.00		
03/12/2003	P.B. MINUTES	CHG	9.00		
04/21/2003	STUART TURNER 3/31/2003	CHG	4425.00		
05/08/2003	STUART TURNER 3/31 - 4/2	CHG	940.00		
05/14/2003	P.B. ATTY. FEE	CHG	35.00		
05/14/2003	P.B. MINUTES	CHG	45.00		
06/04/2003	STUART TURNER	CHG	2630.00		
07/14/2003	STUART TURNER	CHG	2650.00		

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/19/2004

PAGE: 2

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/23/2003	P.B. ATTY. FEE	CHG	35.00		
07/23/2003	P.B. MINUTES	CHG	13.50		
08/13/2003	STUART TURNER	CHG	850.00		
08/18/2003	REC. CK. #260	PAID		20000.00	
08/27/2003	P.B. ATTY. FEE	CHG	35.00		
08/27/2003	P.B. MINUTES	CHG	13.50		
02/19/2004	P.B. ENGINEER FEE	CHG	6908.80		
		TOTAL:	25019.42	20800.00	4219.42



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

February 19, 2004

First Columbia  
26 Century Hill Drive  
Latham, NY 12110

ATTN: CHRIS BETTE

SUBJECT: P.B. FILE #02-200 AND FILE 03-203

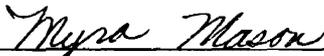
Dear Mr. Bette:

Please find attached your copies of the Subdivision plans as they have been signed and stamped "Approved" by the New Windsor Planning Board.

Please be aware a copy of the **approved plan, a mylar copy of the plan and recordable deeds** for this project must be filed in the County Clerk's Office in Goshen.

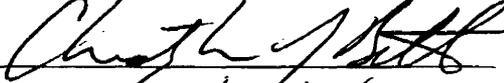
If you have any questions with regard to this project, please feel free to contact me.

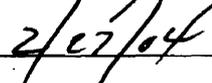
Very truly yours,

  
\_\_\_\_\_  
Myra L. Mason,  
Secretary to the Planning Board

MLM:mlm

PLANS AND LETTER PICKED UP:

BY: 

DATE: 

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/27/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/19/2004	SUB. APPROVAL FEE	CHG	360.00		
02/26/2004	REC. CK. #339	PAID		360.00	
		TOTAL:	360.00	360.00	0.00

B. #02-200 ESCROW

FIRST COLUMBIA INTERNATIONAL GROUP, LLC  
28 CENTURY HILL DRIVE  
SUITE 101 518-213-1000  
LATHAM, NEW YORK 12110-2128

10-4/220

260

EXPLANATION	AMOUNT

BY MOUNT Twenty thousand and 00/100 DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
10/3	Town of New Windsor	FEIS Escrow	260

\$ 20000.00

*V. Bett*



M & T BANK  
MANUFACTURERS AND TRADERS TRUST CO.

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈000260⑈ ⑆022000046⑆ 8890166450⑈

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/18/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/02/2002	REC. CK #2181	PAID		800.00	
05/08/2002	P.B. ATTY. FEE	CHG	35.00		
05/08/2002	P.B. MINUTES	CHG	13.50		
06/06/2002	POSTAGE FOR LEAD AGENCY L	CHG	3.42		
11/13/2002	P.B. MINUTES	CHG	27.00		
12/16/2002	POSTAGE - NEG DEC	CHG	7.20		
01/08/2003	STUART TURNER ASSOCIATES	CHG	1015.00		
01/22/2003	P.B. MINUTES	CHG	4.50		
02/03/2003	STUART TURNER ASSOCIATES	CHG	3305.00		
02/26/2003	P.B. ATTY. FEE	CHG	35.00		
02/26/2003	P.B. MINUTES	CHG	9.00		
03/10/2003	STUART TURNER 3/3/2003	CHG	1940.00		
03/12/2003	P.B. ATTY. FEE	CHG	35.00		
03/12/2003	P.B. MINUTES	CHG	9.00		
04/21/2003	STUART TURNER 3/31/2003	CHG	4425.00		
05/08/2003	STUART TURNER 3/31 - 4/2	CHG	940.00		
05/14/2003	P.B. ATTY. FEE	CHG	35.00		
05/14/2003	P.B. MINUTES	CHG	45.00		
06/04/2003	STUART TURNER	CHG	2630.00		
07/14/2003	STUART TURNER	CHG	2650.00		

*Received  
8/18/03  
J. Plan*



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/18/2003

PAGE: 2

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 2-200

NAME: FIRST COLUMBIA - PARCEL H  
APPLICANT: FIRST COLUMBIA, LLC

PA2002-0394

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/23/2003	P.B. ATTY. FEE	CHG	35.00		
07/23/2003	P.B. MINUTES	CHG	13.50		
08/13/2003	STUART TURNER	CHG	850.00		
08/18/2003	REC. CK. #260	PAID		20000.00	
		TOTAL:	18062.12	20800.00	-2737.88





FIRST COLUMBIA (NEW YORK INTERNATIONAL PLAZA) (02-200)

Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: Parcel H subdivision. On April 9, 2003 planning board meeting, the board determined that the DEIS document was complete and acceptable for a public review. Public hearing was held on 14 May 2003. Subsequently, the applicant was asked to prepare an FEIS for the act. The FEIS was subsequently submitted and has been reviewed by various Town representatives, so that's where we're at. What do you have to say, Mr. Bette?

MR. BETTE: Well, I think we've handled the FEIS pretty well, we have just the Town engineer, McGoey had a couple comments that we've worked out with them.

MR. PETRO: I have a letter from Mr. McGoey saying that he did have indeed a couple comments. Please be advised after conversations with John Aggio we both find that the responses are satisfactory and will be acceptable to be included in the FEIS and used as a basis for the statement of findings. It's ready to go. And that's letter dated 22 July 2003. So you're basically saying you're ready, Mark, I know you've done extensive research on it and gone through quite a bit.

MR. EDSALL: You've got two things before you, 1, and I don't know that it's necessary to read the whole resolution, but the resolution accepting as complete the FEIS and that's the first item attached to my comments. So I, in that memorandum, it outlines all the precedents, occurrences that we've gone through as far as public hearings, reviews, when you took what action and it's effectively indicating that the document now in this board's opinion which is supported by all the reviews from all the different department heads and consultants is complete and acceptable. So I would recommend that you adopt first that resolution.

MR. PETRO: The only thing I want to read out of that, Mark, just for the minutes is other involved and interested agencies, in other words, this has gone through all these, it's all been reviewed, Department of Transportation, Poughkeepsie, Department of Environmental Conservation, Main Office, Department of Environmental Conservation, New Paltz, Office of Parks, Recreation and Historic Preservation, Department of the Economic Development, County of Orange agencies, Department of Health, Department of Planning, Town of New Windsor Agencies are Town Board and Zoning Board of Appeals. So I want to say that everybody has certainly had a chance as far as the involved agencies to make comment.

MR. EDSALL: They've all received it and sewer and water superintendents have reviewed it, Dick McGoey's reviewed it, I've reviewed it, you've had Stu Turner's office as a planning consultant review it and obviously, the public at all your prior meetings.

MR. PETRO: Any comments from any of the members? Motion to accept the FEIS as complete for First Columbia.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Parcel H subdivision, motion has been made and seconded that the New Windsor Planning Board accept it as written. Any further comment from any of the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. EDSALL: Second one is authorization for the applicant, myself and Myra to work on getting this notice of completion circulated with copies of the FEIS so that's the second item attached to my comments and if it's acceptable to the board, we'll go ahead and procedurally go ahead with that.

MR. PETRO: Motion to circulate it as Mark just stated.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize circulation of this statement for First Columbia as Mark has stated earlier. Is there any further comments? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



RESULTS OF P.B. MEETING OF: July 23, 2003  
 PROJECT: First Columbia P.B. # 02-200

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y  N   
 TAKE LEAD AGENCY: Y  N

M)  S)  VOTE: A  N   
 CARRIED: Y  N

M)  S)  VOTE: A  N   
 CARRIED: Y  N

**PUBLIC HEARING:** WAIVED:  CLOSED:

M)  S)  VOTE: A  N  SCHEDULE P.H.: Y  N

SEND TO O.C. PLANNING: Y   
 SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)  S)  VOTE: A  N

RETURN TO WORK SHOP: Y  N

**APPROVAL:**

M)  S)  VOTE: A  N  APPROVED:

NEED NEW PLANS: Y  N

**CONDITIONS - NOTES:**

<i>Accept FEIS</i>			
<i>A</i>	<i>3</i>	<i>L</i>	
<i>5 Ayes 0 Nay</i>			
<i>Notice of Completion -</i>			
<i>A</i>	<i>3</i>	<i>L</i>	<i>5 Ayes</i>
<i>Circulate FEIS</i>			<i>0 Nay</i>



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  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

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

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

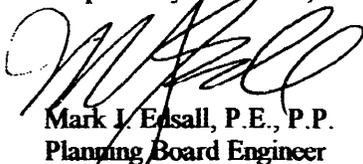
**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 23 JULY 2003

1. At the 9 April 2003 Planning Board meeting, the Board determined that the DEIS document was complete and acceptable for public review. A public hearing was held on 14 May 2003 and subsequently, the applicant was asked to prepare the FEIS for the action. The FEIS was subsequently submitted and has been reviewed by various Town representatives. Comments have been provided to the applicant and the FEIS revised.

The purpose of this meeting appearance is to consider acceptance of the FEIS as complete.

2. It is my recommendation that the Board accept the document as complete and authorize the Planning Board Secretary to file and distribute the Notice of Completion with attachments. I have attached a proposed resolution for the Board, as well as a Notice of Completion.

Respectfully Submitted,



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

MJE:st  
NW02-200-23Jul03.doc

**REGIONAL OFFICES**

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

**RESOLUTION ACCEPTING AS COMPLETE**  
**THE FINAL ENVIRONMENTAL IMPACT STATEMENT**

**PREPARED BY THE TOWN OF NEW WINDSOR**  
**PLANNING BOARD, AS LEAD AGENCY, WITH RESPECT TO THE**  
**NEW YORK INTERNATIONAL PLAZA PROJECT**

**JULY 23, 2003**

**WHEREAS**, First Columbia International Group, LLC. (the "Applicant") submitted an application to the Town of New Windsor Planning Board (the "Planning Board") requesting subdivision approval to allow the redevelopment of the former Stewart Army Subpost (STAS), a 263 +/- acre parcel, in the Town of New Windsor into the New York International Plaza; and

**WHEREAS**, the action involves the proposed subdivision approval of Parcel H (128 ±acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue; and

**WHEREAS**, the STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street, and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds; and

**WHEREAS**, the location of the project is the former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the East in the Town of New Windsor, New York; and

**WHEREAS**, pursuant to the New York State Environmental Quality Review Act Article 8 of the Environmental Conservation Law, and its implementing regulations (collectively, "SEQRA"), the procedures necessary to coordinate lead agency status have been undertaken and completed and the Planning Board has been duly designated as lead agency; and

**WHEREAS**, on November 18, 2002, the Planning Board determined that the project may have a significant effect on the environment and issued a positive declaration of significance; and

**WHEREAS**, a Draft Environmental Impact Statement ("DEIS") was submitted to the Planning Board which was, after careful review by the Planning Board and its consultants, determined on April 9, 2003 to be complete and adequate for public review; and

**WHEREAS**, on May 14, 2003, the Planning Board conducted a combined public hearing to consider the DEIS and subdivision application at which all members of the public were given an opportunity to submit oral and written comments on the project. The public hearing was closed at the same meeting; and

**WHEREAS**, the SEQRA public comment period closed on May 27, 2003, more than 43 days thereafter; and

**WHEREAS**, pursuant to SEQRA, a draft Final Environmental Impact Statement ("Draft FEIS") was prepared in connection with the project; and

**WHEREAS**, certain written comments were received by the Planning Board after the close of the public comment period, but were, nevertheless included and addressed in the FEIS to provide a full and comprehensive evaluation; and

**WHEREAS**, the Planning Board, the individual members, the Planning Board Engineer, the Town Engineer, special Planning Consultant to the Planning Board and Town Departments have evaluated the Draft FEIS for accuracy and completeness and suggested revisions to the document which have been incorporated into the Final Environmental Impact Statement (the "FEIS"); and

**WHEREAS**, the Planning Board does not consider the information and/or issues raised regarding the DEIS to be new or different from the information and analyses contained in the DEIS, however, to the extent that the information and/or issues may be considered as such, such matters do not result in the identification of new or different significant adverse environmental impacts warranting the need for a supplemental EIS; and

**WHEREAS**, certain information and analyses relating to issues examined in the DEIS were amplified and further discussed in the draft FEIS as a result of comments received from the public and other parties. This material is consistent with information regarding such issues contained in the DEIS. It amplifies and augments information previously considered by the Planning Board and contained in the DEIS and does not identify newly discovered information about significant adverse environmental effects which were not previously addressed. Therefore, the draft FEIS identifies and examines all relevant potential environmental impacts which have been identified; and

**WHEREAS**, the Planning Board and individual Planning Board members and its consultants have thoroughly examined, evaluated and considered the draft FEIS for the purpose of determining completeness, accuracy and substance of the comments and responses contained therein; and

**WHEREAS**, all procedures required by SEQRA and other applicable law which need to be completed through the adoption of this resolution have been completed; and

**WHEREAS**, the Planning Board has determined to accept the Draft FEIS as the FEIS.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board hereby makes the following findings and determinations:

1. The FEIS, which incorporates by reference the DEIS, identifies, includes and responds to all substantive comments, both oral and written, which have been received, and is therefore accepted as complete, adequate and accurate as to form, substance and content.

2. The information and/or issues raised regarding the DEIS are not new or different from the information and analyses contained in the DEIS, however, to the extent that the information and/or issues may be considered as such, such matters do not result in the identification of new or different significant adverse environmental impacts warranting the need for a supplemental EIS and would not aid the Planning Board in analyzing the project and otherwise performing its obligations under SEQRA.

3. To provide comprehensive and thorough responses, the FEIS contains additional information and confirmatory analyses when appropriate to aid the Planning Board in its analytical and decision-making obligations under SEQRA. As more fully discussed in the FEIS, the new information and/or confirmatory analyses contained in the FEIS amplify and further examine issues examined in the DEIS as a result of comments received from the involved agencies and the public. The additional information and analyses are consistent with the examination of issues contained in the DEIS and do not result in the identification of any new or different significant adverse environmental effects. Therefore, a supplemental draft environmental impact statement is not warranted or required and would not aid the Planning Board in analyzing the project and otherwise performing its obligations under SEQRA.

4. The Planning Board hereby authorizes and directs the Secretary to file and distribute, as required by 6 NYCRR §617.12, the Notice of Completion of FEIS attached hereto as Exhibit A and the FEIS.

5. This Resolution shall take effect immediately.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### State Environmental Quality Review Act Notice of Completion of Final EIS

**Lead Agency:** Town of New Windsor Planning Board

**Date:** July 23, 2003

**Address:** 555 Union Avenue  
New Windsor, New York 12553

This notice is issued and has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617, the implementing regulations pertaining thereto ( collectively, "SEQRA").

A Final Environmental Impact Statement ("Final EIS") has been completed and accepted by the Town of New Windsor Planning Board, as lead agency, for the proposed action described below. A copy of the Final EIS is attached.

**SEQRA Classification:** Type I

**Name of Action:** New York International Plaza/STAS Redevelopment

**Description of Action:** Redevelopment of the former Stewart Army Subpost (STAS), a 263 +/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street, and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. The action also involves the proposed subdivision approval of Parcel H (128 ±acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue.

**Location:** Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the East in the Town of New Windsor, New York in the Town of New Windsor, New York.

**A Copy of the Final EIS and Additional Information may be obtained from:**

Contact Person: Mark Edsall, P.E., P.P., Engineer for the Planning Board

Address: c/o Town Hall  
555 Union Avenue  
New Windsor, New York 12553

Telephone Number: (845) 563-4615

**A Copy of this Notice and the Final EIS Sent to:**

(One copy of the Final EIS to be sent to these locations)

- \* Commissioner, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-0001
- \* Appropriate Regional Office of the Department of Environmental Conservation
- \* Office of the Chief Executive Officer of the political subdivision in which the action will be principally located; George J. Meyers, Town Supervisor
- \* All other involved and interested agencies

**New York State Agencies:**

Department of Transportation, Poughkeepsie  
Department of Environmental Conservation, Main Office  
Department of Environmental Conservation, New Paltz  
Parks, Recreation and Historic Preservation  
Department of Economic Development

**County of Orange Agencies:**

Department of Health  
Department of Planning

**Town of New Windsor Agencies:**

Town Board  
Zoning Board of Appeals

- \* Persons requesting Final EIS (subject to copying fees)

# **TOWN OF NEW WINDSOR ENGINEER'S OFFICE**

## **MEMO**

**TO: JAMES R. PETRO, JR. – PLANNING BOARD CHAIRMAN**

**FROM: RICHARD D. MC GOEY, P.E.,  
ENGINEER FOR THE TOWN**

**DATE: 22 JULY 2003**

**SUBJECT: NEW YORK INTERNATIONAL PLAZA – FEIS**

**Dear Jim:**

**As you are aware, our office, as well as Camo, raised several concerns in regard to the DEIS. Over the last week, we have received a draft of responses proposed by First Columbia in regard to our concerns, a copy of which has been attached with a letter of transmittal from Chris Bette dated 21 July 2003.**

**Please be advised that, after conversation with John Egitto, we both find that the responses are satisfactory and would be acceptable to be included in the FEIS and used as a basis for the Statement of Findings.**

**If you should have any additional questions in this matter, please contact our office.**

**RDM:mlm**

**cc: Mark J. Edsall, P.E. – P.B. Engineer – w/enc.**

**INSERT/REPLACEMENT TO FEIS P. 9**

**Comment 6:** Commentor requests discussion of existing average daily flows to the town's existing sewage treatment plant, the reserve capacity of the 5.0 mgd design flow that is allocated to the Magestic Weaving Sewer District and any reserve capacity for the STAS property. Memorandum of Richard McGoey, Town of New Windsor Engineer dated May 22, 2003

**Response 6:** As indicated in Section 3.17.2, the Caesars Lane treatment facility is permitted for 5 MGD which includes the reserved capacity of 1.25 MGD allocated to the Moodna Basin Development. The actual average daily flow at the Caesars Lane facility is approximately 3.5 MGD. Currently the facility has excess capacity of approximately .25 MGD.

The Applicant has required 200,000 GPD from the Moodna Basin Development (MBD). The estimated demand at full build out of the project will be approximately 290,000 GPD. To the extent required at that time, available additional capacity may be obtained from the MBD. Construction will be sequenced or scheduled such that available capacity at that time will not be exceeded or development has been otherwise approved by the Town.

**Comment 7:** The existing water distribution system may not be capable of providing the necessary fire flow pressures. Verbal comment received from Richard McGoey, Town of New Windsor Engineer, July 2003.

**Response 7:** The DEIS recognizes that upgrades to the existing water distribution system, much of which was installed during the 1940's, may be needed to increase flows for fire suppression. The impacts have generally been identified in the DEIS. Fire flow pressures are generally affected by the elevation difference from the reservoir and condition of the mains, due to the age of system.

In connection with individual project development, fire flow pressure enhancing devices or system improvements will be installed, as appropriate. Enhancements may be in the form of individual building booster pumps, other improvements to the distribution system, or otherwise, as determined by the applicant. Any improvements to the distribution system may be performed by the water district (Water District #9), in which case all related costs will be assessed against the benefited properties.



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  
fax: (845) 567-3232  
e-mail: mhenry@mhepc.com

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

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

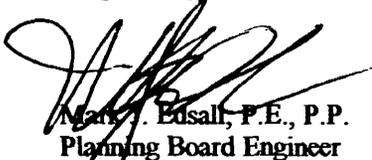
**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 9 JULY 2003

1. At the 9 April 2003 Planning Board meeting, the Board determined that the DEIS document was complete and acceptable for public review. A public hearing was held on 14 May 2003 and subsequently, the applicant was asked to prepare the FEIS for the action.

The sole purpose for the applicant's appearance at this meeting is to formally submit the FEIS for consideration by the Board.

2. It is my recommendation that the Board receives the document, and have the Planning Board secretary circulate the document to all necessary parties. The Board may also wish to discuss a tentative schedule for completion of SEQRA.

Respectfully Submitted,



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

MJE:st  
NW02-200-09Jul03.doc

**REGIONAL OFFICES**

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

FIRST COLUMBIA (NEW YORK INTERNATIONAL PLAZA) (02-200)

Mr. Chris Bette appeared before the board for the board for this proposal.

MR. PETRO: Go ahead there young man.

MR. BETTE: Okay, I'm here tonight to submit to the board a copy of the FEIS for New York International Plaza for the board's review and for purposes of determining its completeness. As you can see, everybody's gotten or should get a copy, there's copies for everybody, it's two volumes, the second volume we have incorporated to include some studies that were part of the property transfer from military that were previously available to the board as reference documents, but we felt that that would be handy for them to have seeing as some of the questions pertain to those issues. The body of the FEIS is in Volume 1, comments we received were rewritten and responses immediately follow it. We received some comments from the Town engineer, the planning board engineer, the special consultants to the planning board, the Office of Parks, Recreation and Historic Preservation and the Stewart Park and Reserve Coalition, no comments were received from the involved agencies. The comments were made primarily regarding issues that were addressed in the DEIS, I think looking for more clarification, amplification on certain issues, storm water, sanitary sewer, traffic, wetlands, building, demolition, rock. No new topics were identified, so I think we have a concise document. If the board has any questions, I will answer them.

MR. PETRO: Mark, how do you want to do this? Should we make a motion to accept and file this?

MR. EDSALL: Well, I would just I guess the record will be clear we acknowledge receipt tonight, I think each board member has a copy, we should make sure that CAMO and Dick McGoey and anyone who generated comments internally within the Town get a copy, maybe you want

to talk about a schedule on when we'd like to get back on this.

MR. ARGENIO: All we're doing is receiving it now, we have the opportunity to review it?

MR. EDSALL: Other than the fact that I told Chris we really needed to talk about a schedule there would probably be not too much to have for a need of a discussion.

MR. PETRO: Tell him what's on your mind.

MR. EDSALL: Well, we've had some schedules proposed, the next step would be that the board accepts the FEIS as complete and responding to all comments and then we have to do findings. I don't know if it's too quick to have that at the next meeting which would be two weeks from tonight, there's no meeting on August 13, so it would either be two weeks from tonight or the second or the fourth Wednesday in August, whatever the board feels comfortable with.

MR. PETRO: I think two weeks is fine, let's get it done, we can do the findings after.

MR. EDSALL: So we'll make sure we circulate copies to the other folks so we'll let you make sure Myra we get copies out and tell everyone they need to get comments back for the board to consider for the meeting two weeks from tonight.

MR. PETRO: Okay, thank you.

MR. ARGENIO: Do you know the status of the interchange right now, half a paragraph or less?

MR. BETTE: Drury Lane, no change.





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

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

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

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 02-200  
WORK SESSION DATE: Thursday June 03 PROJECT: NEW OLD<sup>x</sup>

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: \_\_\_\_\_

PROJECT NAME: P/C SEQRA

REPRESENTATIVES PRESENT: Chris

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

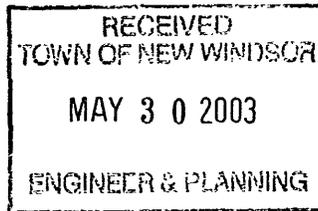
ITEMS DISCUSSED: Disc SEQRA  
status  
ck w/ PJM  
on draft  
get MJE  
for comment

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 \_\_\_\_\_ N  
Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N  
Recommended Mtg Date \_\_\_\_\_



# sparc



**The Stewart Park and Reserve Coalition**  
P.O. Box 90, Blooming Grove NY 10914  
phone/fax: 845.564.3018 . e-mail: sparc@frontiernet.net  
Visit our website at: <http://www.frontiernet.net/~sparc>

May 27, 2003

Mark J. Edsall, P.E., P.P.  
Town Hall  
555 Union Avenue  
New Windsor, N.Y. 12553  
Dear Mr. Edsall:

re: DEIS, New York International Plaza

I am pleased with the opportunity to offer the following comments regarding the DEIS referenced above.

Regarding the DEIS process, timing of the various steps seems confusing. Scope comments were called for during December, 2002 with a deadline of January 2, 2003. However, the Draft EIS was submitted by Chazen Cos. on December 31, 2002. Further, the record shows that a draft outline for the DEIS was submitted last Sept. 25, 2002. This would seem to render public scope comments irrelevant.

At the public hearing for the DEIS, this commenter requested that a copy of the document be made available for borrowing by the public. That request was refused, necessitating that any member of the public would have to be available to go to the Town Hall on a weekday between during business hours, but no later than 4:30 PM. This commenter is a retired person, but any working individual would not be able to read the document, unless they gave up a working day.

This restriction to access severely limited the ability of the public to participate.

Although it is appropriate that the International Plaza project is the subject of this DEIS, it is questionable that the initial structures placed on the site were not the subject of this review and were indeed segmented and given 'Negative Declaration' determinations.

As described in the DEIS (p. 11), "approximately 298,000 SF of the total redevelopment has been approved and constructed. Those individual projects are known as 'Headquarters Building Renovation' (office), LSI/Lightron (production warehouse), and the Medical Center of New Windsor (office)."

Furthermore, substantial highway accommodations on Rt. 207 were built to service these buildings, and a traffic light was installed. Woodlands were cleared and the lands subjected to cut and fill. It is not clear how all of this significant alteration to the lands involved and the highway construction, were considered to have no environmental impacts.

It should be noted that two of these buildings do not represent 'redevelopment', as they are totally new construction on former open space: LSI/Lightron and Medical Center of New Windsor.

At the public hearing on the Draft EIS held at the New Windsor Planning Board meeting of May 14, 2003 (oddly, the agenda for the meeting omitted the date, saying only "Wednesday, 7:30 PM), this commenter specifically asked the Chairman if the subject DEIS was intended to be a generic EIS or a specific DEIS. The response was that it is not a generic EIS. However, in light of this response, it is extraordinarily general in many of its assumptions. Here is a representative statement, regarding permits needed, "Implementation of the redevelopment plan will be permitted on a site by site or project by project basis, over the expected 15 year build-out."

There was no statement concerning the total acreage that would have to be cleared for the project.

There was no statement as to how many existing structures would be demolished versus those that would be renovated. In this connection, there was no discussion of how toxic materials and substances such as asbestos (present in many of the buildings) would be handled and disposed of.

Several of the figures are totally inadequate, with maps missing identifying information or information so small as to be unreadable: Figure 1.0-1 for example shows no legend, does not make clear which sites are option 2 or option 3, does not label many streets, etc. Figure 2.13, "Guide Map of Stewart" is also impossible to read. It was not possible to determine where the development nodes would be.

Although there is discussion of assumed economic impacts of the project and its two options, there is apparently no discussion of the funding sources for the project, or the funding that will be needed for the project.

Referring back to items in my letter (scope comments) of January 2, 2003, the DEIS did not reveal:

- detailed cost studies and sources of funding
- detailed analyses of planned demolition and associated impacts
- location of potential contaminated sites and plans for mitigation

In addition, it was not clear what conditions would trigger blasting and where on the site it would be done.

Finally, there is considerable discussion about the fact that the current project is not dependent on other projects in the vicinity and can be constructed in any event. However, there is also an effort to use the studies that have been done for other projects, such as the I-84/Drury Lane project, to flesh out the subject DEIS.

Thank you for the opportunity to provide these comments.

Sincerely yours,

Sandra Kissam





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

May 22, 2003

Mark J. Edsall, P.E.  
Town of New Windsor Planning Board  
Town Office  
555 Union Avenue  
New Windsor, NY 12553

Re: **SEQRA**  
**International Plaza**  
**Newburgh/New Windsor,**  
**Orange County**  
**03PR020687 (97PR0561)**

Dear Mr. Edsall:

Our office has received the Draft Environmental Impact Statement that was submitted for the subject project. As the state agency responsible for the coordination of the state's historic preservation program, including the encouragement and assistance of local preservation efforts, the Office of Parks, Recreation and Historic Preservation offers the following comment:

Enclosed, please find a Resource Evaluation that identifies the Sayre-McGregor House as being eligible for inclusion in the National Register of Historic Places. An earlier Cultural Resource Report that was developed for the property had considered this resource to not be eligible. We ask that this correction be entered into the project record and that the significance of the property be considered in any project undertaking. We request that our office review any and all project activity that may impact this historic resource.

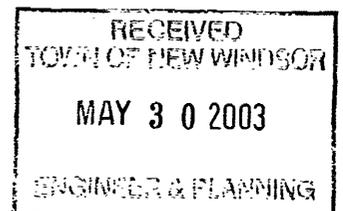
Please forward any requested information as soon as it becomes available so that we can complete our review of the project. If you have any questions, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas  
Historic Sites  
Restoration Coordinator

Stuart Mesinger, AICP, The Chazen Companies (w/attachment)

Attachment: Resource Evaluation



# RESOURCE EVALUATION

DATE: 5/22/03

PROPERTY: Sayre-McGregor House

ADDRESS:

PROJECT REF: N/A

STAFF: Bill Krattinger

USN: 07115.000235

COUNTY: Orange

V/T/C: New Windsor

- I.  Property is individually listed on SR/NR:  
name of listing:
- Property is a contributing component of a SR/NR district:  
name of district:
- II.  Property meets eligibility criteria.
- Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB:  Post SRB:  SRB date

## Criteria for Inclusion in the National Register:

- A.  **Associated** with events that have made a significant contribution to the broad patterns of our history;
- B.  **Associated** with the lives of persons significant in our past;
- C.  Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D.  **Have** yielded, or may be likely to yield information important in prehistory or history.

## STATEMENT OF SIGNIFICANCE:

The former Sayre-McGregor House satisfies National Register of Historic Places Criterion C as an intact and substantial example of Greek Revival-style domestic architecture in the Town of New Windsor. Likely constructed c. 1840, the three-bay gable-ended house was built with walls formed of random range ashlar, likely quarried nearby, with window and door openings keyed with brick. Windows appear to retain original six-over-six double-hung sash, while the primary entrance is highlighted by a trabeated treatment with rectangular-shaped sidelights and transom set within a molded casing that is fitted with a six-paneled door. The interior appears substantially intact, including what appears to be much of the original floor plan, with period details and finishes including the original stairway-- complete with turned newel post and balusters characteristically Greek Revival in profile-- molded architraves, deep window reveals, molded baseboards, six-paneled doors, and wood mantelpieces. Later modifications have failed to grievously alter the house's salient architectural characteristics, and it remains a relatively sophisticated example of the vernacular Greek Revival tradition and an important example of regional building practices at the mid-point of the nineteenth century.

If you have any questions concerning this Determination of Eligibility, please call Bill Krattinger at (518) 237-8643, ext. 3265.

PUBLIC HEARINGS:

FIRST COLUMBIA (N.Y. INTERNATIONAL PLAZA) 02-20

Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: Okay, Chris, address the board first then we'll turn it over the public.

MR. BETTE: Okay, my name is Chris Bette, I'm with First Columbia. With me is Greg Foucher. We're here tonight for the joint public hearing for the subdivision of Parcel H and for SEQRA. I've got two plans here. The plan that we saw probably a year ago May actually for the subdivision of Parcel H, Parcel H was the large parcel that was originally 226 plus or minus acres, we're proposing to resubdivide that to create two lots, one lot 95 acres, the other lot 32 acres. With that request for subdivision we were asked to review the impacts associated with the overall or the redevelopment of the lands so tonight, we're also here for our SEQRA public hearing. Recently, we have submitted the DEIS that was completed in accordance with the scoping document that was approved by this board early this year. Our DEIS reflects the redevelopment of the former STAS lands. We're proposing to develop it for a state of the art facility for primarily commercial business. We have a multi-family component which is residential for the corporate employee that would also support the park. Our focus is office, we think that the market, the need and the location are ripe for that type of use across from the airport. Our DEIS looked at the potential environmental impacts associated with the redevelopment, we looked at everything from soils, geology, visual, water, traffic, vegetation, wildlife, land use, infrastructure, noise and economics. The redevelopment plan is intended to revitalize this dormant piece of property using the existing roads, the existing infrastructure which includes the water lines, the sewer lines, the storm lines, the electric and gas that are at the site are to be reused but to be located underground to enhance the appeal of the property. The redevelopment plan incorporates the uses as permitted

by the Airport 1 zoning. We have created a flexible plan, we're trying to provide a plan that would be attractive to any perspective tenants, clients that meets current and future market demand, we have tried to best guess what the demand will be in 15 years, so we have tried to generate a plan and look at the impacts associated with the various uses. We're trying to remain flexible, things change, market changes, the analysis was based on a 2 1/2 million square foot redevelopment. Our intention is to build 2 million square feet. We analyzed more square footage to further demonstrate that the impacts associated with a 2 1/2 million square foot redevelopment are able to be accommodated by mitigation or what have you. Our DEIS that you have all seen demonstrates that there are some issues that have to be dealt with and I think we have shown that we can deal with them. I guess at this time we're here to hear any comments that you may have.

MR. PETRO: Well, the board's looked at it at the last meeting on April 9, at that time, we had determined it was ready for public input, so that's why we have a public hearing tonight. And we can have input into the, from the public. We're going to open it up to the public for the hearing and also we have the 27th of May to take any written information that may come forward. On the 22nd day of April, 2003, 7 addressed envelopes containing the notice of public hearing were mailed. At this time, I'd open it up to the public for any comment. Please state your name and address, come forward and be recognize by the Chair. Yes, ma'am?

MS. KASSAM: Good evening, my name is Sandra Kassam and I live in the Town of Newburgh, 1261 Union Avenue. I have questions this evening more so than comments but if you just bear with me. My first question is hi, Chris, first of all, I will make a comment, I think that developing this piece of land, redeveloping this piece of land on the airport is a good idea. It seems like an appropriate thing to do and it's in I think the right place for this kind of, you know, a project. I would just like to make that statement for the record. Now, I don't understand from what you have just presented, Parcel H, is that going to be subdivided, is work going to proceed on Parcel H before the EIS is

finished?

MR. BETTE: No.

MS. KASSAM: Almost sounded to me as though you were proceeding with Parcel H and it was somehow or other not part of the EIS process. Not true?

MR. BETTE: Not true.

MS. KASSAM: Parcel H as a subdivision of its own is part of the EIS process and no work will continue on that until you have a record of decision on the EIS?

MR. BETTE: Correct.

MS. KASSAM: Fine. I had a chance to look at the study today very briefly, I would like for the record I have never been in a position before where there wasn't a copy of an EIS to borrow, take out, and have. Often there have been copies that were actually made available to the public in other situations. I think that you might consider having a copy that can be removed and borrowed, people sign for it, it's done a lot. And then that gives the person who wants to make comments in this case myself more of a chance to really look at the material. What do you think about that, Mr. Petro?

MR. PETRO: Well, we had a copy here for review. I know that's not what you're saying. We felt that was sufficient. You're certainly welcome to come here and review it, take all the time you want and you can certainly make a copy of that.

MS. KASSAM: That's very extensive, I don't think you can do that.

MR. PETRO: You can sit here for eight hours a day the time the Town Hall is open and review it. The reason that this particular copy can't be out, if that's the only copy we have, if someone else shows up to review it, obviously, it wouldn't be here, it would be at your home.

MS. KASSAM: Have all the planning board members been operating with just that one copy?

MR. PETRO: We have our copies and they're being reviewed at our own leisure. The copy is left here for review, I mean, if you want to make that as a formal suggestion, I don't see anything wrong with that.

MS. KASSAM: I'd like that comment to be in the record that it's, the public is not able to borrow any copies of this document from the office. There's only one copy available to the public and the public must come in during office hours and review that document. Now, an interesting thing that I noticed as I was looking over the papers is that you called for scope comments in December, it was during the holiday season with a cutoff of January 2 and I did submit scope comments on January 2 but apparently, the draft environmental impact study was already underway and in fact, as I see in the papers, a draft of the draft was being reviewed in December, if not earlier, and it struck me as very odd that you would be calling for scope comments after the document itself was already being basically worked on. Do you have anything you want to say about that?

MR. PETRO: It can always be added.

MS. KASSAM: What would be added?

MR. PETRO: Your comments.

MS. KASSAM: I realize that but the scope of a document is really so to speak the table of contents.

MR. PETRO: But it wasn't complete, so it certainly can be added and taken under consideration.

MS. KASSAM: Okay. Overall, although I do intend to put in written comments, overall, I felt that there was very little detail offered in terms of the development plan itself. The maps in the document are very difficult to read because, and I have seen maps that showed what the current structures are as opposed to the planned structures that the project wants to see built that you want to put in and the maps that I saw

in the EIS didn't provide any kind of detail and were extremely difficult to read. And so as a result, the two build options with the differences in square footage and the no build option, well, the no build option is always, you know, nothing's going to happen type thing, but the two build options that only addressed the issue of total square footage, it was difficult to tell what the impacts on the site would be from one option versus the other. And so that raised a question in my mind and maybe you can answer it, is this a generic draft environmental impact study or a draft environmental impact study?

MR. PETRO: I think the difficulty and I think Chris touched on it earlier is that this is approximately a 15 year buildout and it's not something that could be pinpointed every action, I'm sure you can understand that, as the market would dictate things may change, it's somewhat market driven, and things do change constantly. So it's very hard to pinpoint exactly every item or every building that's going to be built, square footage, the types and every location, we're trying to get a feel for the entire project of a, like you say, what may be built in the one side of what you're talking about, then you go all the way down to zero. We know it's not going to be zero so he's trying to be somewhere in the middle to encompass the idea of what's going to be there. It's very difficult, I don't know how you would do it. I don't know how I could do it. I think it's very hard for anyone to pinpoint every exact use and location of every building with the exact square footage. I think he's doing a fairly good job. Could it be more precise, possibly, but as you become more precise, then certainly you have to stick to that more strictly if you've written it down. I think he's trying to give himself a little leeway. Keep in mind every building and every parcel that's developed is going to go through planning board process so we're going to review it as these buildings come in and as these lands are developed. So this is just an overview of what he thinks is going to be there. It's very hard to pinpoint every use and building.

MS. KASSAM: But Mr. Petro, I will appreciate what you're saying and I will comment on that, but you

didn't answer my question. Is that a generic DEIS or is this simply a DEIS?

MR. PETRO: Mark?

MR. EDSALL: We had those discussions with the applicant, I think it's best that we let them explain the approach they took to the EIS.

MS. KASSAM: Well, it's not a question of approach, it's a question of what you call it because if you call it a generic--

MR. EDSALL: This is submitted as an environmental impact statement, not a generic.

MS. KASSAM: Well, that's different because under a generic EIS, then you do come back in, you basically you create a footprint, as they say, and then you do come back in and you approve projects within the footprint, that's a generic study. However, if you're doing a DEIS, which is an EIS, is a draft EIS, then a certain amount of specificity should be required. Now I'm not talking about the buildings, per se, but certainly some sense of where buildings will be placed, I mean, you really have, if this is totally market driven, then how can we know what the impacts will be in terms of the environment at the site, in terms of traffic, for example, how can you calculate these things if you don't have at least a footprint? Now I didn't see a footprint on those maps, but I haven't studied the document for very long. I looked at it this afternoon, a locational sense of where you--and by the way, I didn't see anything about which buildings would be raised, you know, what you're going to remove. I did see discussion about blasting but it's probably in there but I didn't see where the blasting would occur. I didn't see anything about what would be taken down because the map didn't show current structures versus planned structures.

MR. PETRO: Chris?

MR. BETTE: I think you'll find in the document that we do demonstrate which buildings that we'll be

renovating, which buildings we won't be renovating.

MS. KASSAM: You mean, what's the word, I'm looking for a word?

MR. BETTE: Raising's a good word. I'm not sure I heard the rest of your question but you'll find all that stuff in the document, it's in there.

MS. KASSAM: It's there?

MR. BETTE: Ah-huh.

MR. EDSALL: It may be beneficial just to touch on the fact that you looked at various mixes or as it may be subalternatives of the square footage that you analyzed, so that even if the balance of the use has changed, they did evaluate that impact on sewer, water, storm water, traffic so they did look at that.

MS. KASSAM: I saw tables on water use and sewer use and so on, I did see that.

MR. EDSALL: So it did look at it, one of your questions was not being able to see into the future as far as analyzing what might occur, the point being is they did look at various mixes of those uses should there be a high demand for one versus another and that was one of the requests that we made.

MS. KASSAM: Now, the DEIS said that it assumes the completion of the highway and the construction of the housing at Stewart Terrace, now I put in a request for documents from Stewart Terrace Housing and one of the things I asked for was the lease between the Town and the housing group, it said they couldn't give it to me because it hasn't yet been finalized.

MR. PETRO: That's correct.

MS. KASSAM: What happens if the highway doesn't get built in its current location?

MR. PETRO: Chris?

MR. BETTE: We're obviously optimistic that it will, you know, I think you'll see us back here in the future, we may be reworking our plans but again, I think we're fairly confident that eventually the 84 connection will get built.

MS. KASSAM: Just one or two more comments. Is it indeed stated in the study where the blasting will occur?

MR. BETTE: The blasting was in reference to bedrock, not for the demolition of structures. If we encountered rock in excavations, then there would be blasting. We don't know, we have not found rock in our subsurface investigation, so we don't anticipate it occurring but it was not for demolition of structures.

MS. KASSAM: So you're saying that you do or do not expect to blast?

MR. BETTE: We do not.

MS. KASSAM: So my final comment at this point is the structures that you have already put up, the medical center, I believe there's another building behind that, what's that building?

MR. BETTE: The LSI Lightron facility.

MS. KASSAM: So it's a light industrial facility?

MR. BETTE: Correct.

MS. KASSAM: Those two facilities were put up without benefit of any EIS at all, you had them neg dec'd so it would seem to me that it would make sense and I would hope that you would want to incorporate the impacts of those two structures into this overall EIS. What are you planning to do about that?

MR. BETTE: Greg, do you want to answer that?

MS. KASSAM: Because the map doesn't show them as connected.

May 14, 2003

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MR. FOUCHER: The impacts of those projects are in the overall evaluation of what the impacts are.

MR. BETTE: They're part of the analyzed 2 1/2 million square feet.

MS. KASSAM: You mean the square footage, but what about the traffic impacts and so on and you have already had highway changes there on 207.

MR. BETTE: Everything associated with those facilities has been incorporated into this study.

MS. KASSAM: All right. Final comments are due on the 27th?

MR. PETRO: Correct, May 27th.

MS. KASSAM: I would highly recommend that you provide another copy that can be removed from the office. I think it would be in your best interest to demonstrate that you're willing to meet the public in that regard. That's all I have to say. Thank you.

MR. PETRO: I'll take your comments under advisement. Anybody else? Motion to close the public hearing.

MR. BRESNAN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for First Columbia. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

MR. PETRO: I reopen it up to the board for any further

May 14, 2003

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comment. I would suggest that we have Miss Kassam's comments to go over, Mark certainly made comments, we have it in the minutes. Chris, take everything under advisement, you want to make any changes, you heard some comments here and you're going to work with Mr. Turner and Mr. Edsall to get it more complete and finalized?

MR. BETTE: Yes.

MR. PETRO: We'll move along once you have done that.

MR. BETTE: Thank you.





1763

# TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4670

cc: P/Board

RECEIVED
MAY 13 2003
TOWN CLERK'S OFFICE

## REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

DEIS for International Plaza

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Date Records Requested: 5/13/03

Name: Sam Kim

Address: 1261 Union Ave.  
Newburgh, N.Y.

Phone: (845) 564-3018

Representing: \_\_\_\_\_

***Documents may not be taken from this office.***

## ENB - REGION 3 NOTICES

Page 8 of 10

action involves a residential development consisting of 263 single family housing units, a Hamlet Center area, Community Meetinghouse, Community Retail Center, Village Green and Central Park on approximately 169 acres of a 480-acre site known as the "Moore Property" in East Fishkill, New York. The remaining 311 acres are to be preserved as open space. The project will be served with central water and sewer by transportation corporations to be created. The project is located in the northeastern portion of East Fishkill, Dutchess County, New York, east of the Taconic State Parkway and south of County Route 9/Beekman Road. Phillips Road and Benton Moore Road currently run through the project site. Fishkill Creek runs through and forms a portion of the southern boundary of the site.

**Contact:** Pat Twomey, Town of East Fishkill, 330 Route 376, Hopewell Junction, NY 12533, phone: (845) 221-2428.

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The Planning Board of the Town of New Windsor, as lead agency, has accepted a Draft Environmental Impact Statement on the proposed New York International Plaza/Stewart Army Subpost (STAS) Redevelopment Plan. A public hearing will be held on **May 14, 2003 at 7:30 p.m.** at the Town of New Windsor Town Hall, 555 Union Avenue, New Windsor, NY. The public comment period ends May 27, 2003. The action involves redevelopment of the former Stewart Army Subpost (STAS), a 263+/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. The action also involves the proposed subdivision approval of Parcel H (128 ± acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue. The project is located at the former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the west within the Town of New Windsor, New York.

**Contact:** Mark J. Edsall, Town Hall, 555 Union Avenue, New Windsor, NY 12553, phone: (845) 563-4615.

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**Westchester County** - The Common Council of the City of Peekskill, as lead agency, has accepted a Environmental Impact Statement on the proposed redevelopment of 9-11 Corporate Drive. A public hearing on the Draft EIS will be held on **May 5, 2003 at 7:30 p.m.** at the Peekskill City Hall, Peekskill, NY. The Public Comment Period ends May 15, 2003. The action involves relocation of an existing laundry facility owned by White Plains Linen located at 411 Highland



## NOTICE OF JOINT SEQRA/SUBDIVISION PUBLIC HEARING

In accordance with Section 4(B)(2) of the Town of New Windsor Subdivision Regulations (Subdivision Regulations), the New York Town Law, and the New York State Environmental Quality Review Act (Environmental Conservation Law Article 8), and its implementing regulations (6 NYCRR Part 617) (collectively "SEQRA"), a joint public hearing will be held by the Town of New Windsor Planning Board, the SEQRA lead agency, at the Town Hall, 555 Union Avenue, New Windsor, New York on May 14, 2003 at 7:30 p.m. to consider the application of First Columbia International Group, LLC (the "Applicant") for subdivision approval and the Draft EIS for the project described below.

Description of the action/project: The Applicant proposes to develop a project consisting of construction of redevelopment of the former Stewart Army Subpost (STAS), a 263 +/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street, and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds (the "Project"). The action also involves the proposed subdivision approval of Parcel H (128 ± acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue.

Location of the action/project: Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the East in the Town of New Windsor, New York.

The Project has been classified as a Type I action pursuant to SEQRA.

Anyone wishing to be heard regarding the Project will be given an opportunity to speak or present comments concerning the Project at the above time and place. The Project application, plat and/or Draft EIS may be viewed and information obtained at the Town of New Windsor Town Hall. Contact Mark Edsall, P.E., P.P. Engineer for the Planning Board, Town Hall, 555 Union Avenue, New Windsor, New York 12553, (845) 563-4615.

**State Environmental Quality Review Act**

**Notice of Completion of Draft EIS  
and  
Notice of Joint SEQRA and Subdivision Plat Public Hearing**

**Lead Agency:** Town of New Windsor Planning Board

**Date:** April 11, 2003

**Address:** 555 Union Avenue  
New Windsor, New York 12553

This notice has been prepared in accordance with Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and 6 NYCRR Part 617 of the implementing regulations pertaining thereto.

A Draft Environmental Impact Statement ("Draft EIS") has been completed and accepted as adequate for public review for the proposed action described below. A copy of the Draft EIS is attached. Comments on the Draft EIS are requested and will be accepted by the contact person at the address provided below until May 27, 2003. A joint public hearing to consider the Draft EIS and Subdivision Plat will be conducted by the SEQRA Lead Agency, the Planning Board, and held on May 14, 2003 at 7:30 p.m. at Town Hall, 555 Union Avenue, New Windsor, New York.

**SEQRA Classification:** Type I

**Name of Action:** New York International Plaza/STAS Redevelopment

**Description of Action:** Redevelopment of the former Stewart Army Subpost (STAS), a 263 +/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street, and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. The action also involves the proposed subdivision approval of Parcel H (128 ± acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue.

**Location:** Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the East in the Town of New Windsor, New York in the Town of New Windsor, New York.

**A Copy of the Draft EIS and Additional Information may be obtained from:**

Contact Person: Mark Edsall, P.E., P.P., Engineer for the Planning Board

Address: C/O Town Hall  
555 Union Avenue  
New Windsor, New York 12553

Telephone Number: (845) 563-4615

**A Copy of this Notice and the Draft EIS Sent to:**

- \* Commissioner, Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-0001
- \* Appropriate Regional Office of the Department of Environmental Conservation
- \* Office of the Chief Executive Officer of the political subdivision in which the action will be principally located; George J. Meyers, Town Supervisor
- \* All other involved and interested agencies

**New York State Agencies:**

- Department of Transportation, Poughkeepsie
- Department of Environmental Conservation, Main Office
- Department of Environmental Conservation, New Paltz
- Parks, Recreation and Historic Preservation
- Department of Economic Development

**County of Orange Agencies:**

- Department of Health
- Department of Planning

**Town of New Windsor Agencies:**

- Town Board
- Zoning Board of Appeals

- \* Persons requesting Draft EIS (subject to copying fees)

041103 NOC.wpd

\* One copy of the Draft EIS must be sent to these locations

The ENB SEQRA Notice Publication Form - *Please check all that apply.*

**Deadline: Notices must be received by 6 p.m. Wednesday** to appear in the following Wednesday's ENB.

<input type="checkbox"/> Negative Declaration - Type I	<input checked="" type="checkbox"/> Draft EIS
<input type="checkbox"/> Conditioned Negative Declaration	<input checked="" type="checkbox"/> with Public Hearing
<input type="checkbox"/> Draft Negative Declaration	<input type="checkbox"/> Generic
<input type="checkbox"/> Positive Declaration	<input type="checkbox"/> Supplemental
<input type="checkbox"/> with Public Scoping Session	<input type="checkbox"/> Final EIS
	<input type="checkbox"/> Generic
	<input type="checkbox"/> Supplemental

DEC Region # 3

County: Orange County

Lead Agency: Town of New Windsor Planning Board

Project Title: Stewart Army Subpost (STAS) Redevelopment Plan

**Brief Project Description:** The action involves redevelopment of the former Stewart Army Subpost (STAS), a 263+/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. The action also involves the proposed subdivision approval of Parcel H (128 ± acres) into two lots with a portion of land to be used for the extension of Hudson Valley Avenue.

**Project Location (include street address/municipality):**

Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the west within the Town of New Windsor, New York.

**CONTACT:**

Name: Mark J. Edsall, P.E., P.P.  
Engineer for the Town of New Windsor Planning Board

Address: 555 Union Avenue

Town: New Windsor

State: New York

Zip: 12553

Phone: 845-563-4615

Fax: N/A

For Draft EIS: Public Comment Period ends: May 27, 2003

For Public Hearing: Date: May 14, 2003; Time 7:30 P.M.

Location: Town of New Windsor Town Hall, 555 Union Avenue, New Windsor, New York 12553



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

April 17, 2003

Chris Bette – First Columbia  
26 Century Hill Drive  
Latham, NY 12110

Re: 3-1-50.3 P.B.#XX

Dear Mr. Bette,

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$25.00, minus your deposit of \$25.00.

There is no further balance due.

Sincerely

*J. Todd Wiley* *BHW*

J. Todd Wiley  
Sole Assessor

JTW/baw  
Attachments

CC:Myra Mason, ZBA

2-1-15.22 ; 3-1-60 & 3-1-61  
NYS DOT c/o Carlton Boorn  
Accounting Bureau  
Department of Transportation  
Bldg 5, Room 401, State Campus  
Albany, NY 12232-0745

2-1-32  
New York City Dept. of E P  
C/o City of New York Dep. Bur. Of Water  
Supply OWSL, Suite 350  
465 Columbus Ave  
Valhalla, NY 10595

George J. Meyers, Supervisor  
Town of New Windsor  
555 Union Ave  
New Windsor, NY 12553

Deborah Green, Town Clerk  
Town of New Windsor  
555 Union Ave  
New Windsor, NY 12553

Andrew Krieger, ESQ  
219 Quassaick Ave  
New Windsor, NY 12553

James Petro, Chairman  
Planning Board  
555 Union Ave  
New Windsor, NY 12553

Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, NY 12553

FIRST COLUMBIA (03-200) DEIS

MR. PETRO: Determination of completeness represented by Chris Bette, I guess Mark Edsall's going to fill us in?

MR. EDSALL: Very quickly at the previous appearance, we had some difficulties and questions on the DEIS. We suggested that you defer accepting it so that some revisions could be made. We have had several meetings, Chris and I have been working getting what we believe is some additional information into the EIS to make it more complete. Attached I have a list of bulleted items that were from a larger list that we boiled down to things we concur jointly need to be modified. My suggestion would be that you hear from Chris if it's his agreement to make these modifications, if that's the case, my suggestion would be that you vote to deem the document complete and acceptable for public review and make it available for circulation once these corrections are incorporated.

MR. PETRO: You're going to make that determination?

MR. EDSALL: Yeah. I would suggest that when Chris gets it done we get together again, maybe get one set, I will go through, doublecheck it and he can go to publication and get it out so as long as Chris is in agreement.

MR. PETRO: You are in agreement, Mr. Bette?

MR. BETTE: All the changes have already been made so we're ready to go.

MR. PETRO: So once Mark agrees with you and it can go right directly to publication if we vote that night.

MR. BETTE: Yes.

MR. PETRO: Do any of the members have any objections or additions?

MR. ARGENIO: No.

MR. PETRO: So I'll entertain a motion to accept the DEIS for the First Columbia once Mark has signed off on it that it's ready for publication and circulation.

MR. LANDER: For its completeness.

MR. PETRO: For completeness only.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board accept the DEIS for First Columbia with the subject-to's that I just read in. Are there any further comments from the board? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Chris, before you go, the town attorney asked me to ask you the headquarters building, this is on another matter that you're in the process of making a lease with there's a bar in there, I guess that bar seems to have some significance to historic things that have taken place in the area, is it possibility that that will not be destroyed and that you can take it out and donate it to the town if they can use it and maybe store it somewhere for us in one of the buildings?

MR. BETTE: I can ask the tenant. I don't know what their plans are for the inside of the facility but it's not for bar use so--

MR. PETRO: With the stipulation that the tenant was not going to use it just it if was going to be destroyed or removed that the town would like to hold onto it for a while.

MR. BETTE: Okay. Can I go back to--that's not a problem, can we just go back to the completeness issue and if it's agreeable to the board, can we do the necessary things that need to be done for the next step, I guess by the action we just passed the board has authorized us to send out the notices for completion, with those notices, I'd like to send out a notice of public hearing and schedule a public hearing, if agreeable.

MR. PETRO: I think the board can authorize the public hearing once we get to that point, in other words, if all the ducks fall in a row, if Mark agrees that it's ready for publication, ready for circulation.

MR. EDSALL: I think what Chris and I kind of neglected to bring this up because Chris and I did talk about it, the way the code reads once you circulate I believe you have to from the notice have at least 15 days before you can have a public hearing and I had suggested that by the time this is published in the environmental news bulletin it's circulated and copied and everything else the next recommend date that we can probably go with is May 14 for the public hearing. So I think maybe the record could reflect that that's our goal and then as long as the board authorizes public hearing once everything's ready if we can meet that date, fine.

MR. PETRO: We can authorize the public hearing once you find that it's ready to be done.

MR. EDSALL: And we'll work toward that goal. Well, the hard part is we're going to have to send out notices so we're going to have to get this resolved and send out a different type of notice for SEQRA.

MR. BABCOCK: Notice has to have the date on it.

MR. PETRO: You can resolve it as long as we authorize the public hearing for the DEIS. Motion to that effect.

MR. EDSALL: It would be a joint public hearing both to deal with SEQRA which is the big picture for the entire as you know you incorporated all the buildout but also

deal with the minor subdivision just to get that out of the way.

MR. BETTE: The action that we originally came in for subdivision of Parcel H.

MR. PETRO: We're going to, I'll entertain a motion to authorize public hearing for the DEIS for First Columbia.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize a public hearing for the DEIS review and public hearing for such whenever Mark says it's ready to go and that all legal avenues have been fulfilled. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



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

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

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

**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 9 APRIL 2003

1. At the 9 April 2003 Planning Board meeting, the Board determined that the DEIS document was complete and acceptable for public review. A public hearing has been scheduled for this meeting to obtain input from the public.

As per the notice circulated with the completed document, comments will be received from the public at this meeting and in writing thru May 27<sup>th</sup> (written comments to be sent via Planning Board office).

I suggest the Board limit the review of this application at this meeting to Public Hearing input.

2. Following this meeting, I will begin to collect any written comments and other input from the board members and consultants, and will present all such information at the meeting on June 11<sup>th</sup>, for review and comment of the Board. All such comments will be forwarded to the applicant for incorporation into the FEIS.

Based on same, I suggest the Board ask the applicant to acknowledge and accept this time sequence.

Respectfully Submitted,

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

MJE/st  
NW02-200-14May03.doc

**REGIONAL OFFICES**

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



RESULTS OF P.B. MEETING OF: April 9, 2003

PROJECT: First Columbia P.B. # 02-200



**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y \_\_\_ N \_\_\_  
TAKE LEAD AGENCY: Y \_\_\_ N \_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_  
CARRIED: Y \_\_\_ N \_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_  
CARRIED: Y \_\_\_ N \_\_\_

**PUBLIC HEARING:** WAIVED: No CLOSED: \_\_\_

*See Below*  
↓

M) K S) L VOTE: A 5 N 0 SCHEDULE P.H.: Y  N \_\_\_

SEND TO O.C. PLANNING: Y \_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y \_\_\_

REFER TO Z.B.A.: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

RETURN TO WORK SHOP: Y \_\_\_ N \_\_\_

**APPROVAL:**

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED: \_\_\_

NEED NEW PLANS: Y \_\_\_ N \_\_\_

**CONDITIONS - NOTES:**

Accept DEIS conditional	(K)	(L)
for Completeness		
	5 days	
Notice of Completeness	(15 days)	0 days
Notice of P.H.		
Joint Possible P.H. May 14th		
Sub + SEORA		



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  
fax: (845) 567-3232  
e-mail: mhenry@mhepc.com

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

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

**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 9 APRIL 2003

1. At the 25 February 2003 Planning Board meeting, the Board adopted/accepted the scope prepared by the applicant for the DEIS. At that time, the Board directed the applicant to complete a Draft Environmental Impact Statement, for subsequent review by the Board. The applicant has prepared a draft and it is submitted at this meeting for consideration of the Board.

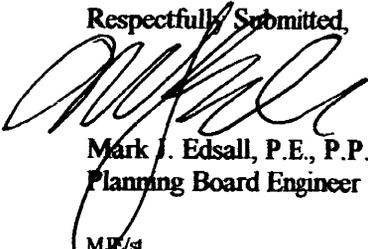
*The next step is to determine if the document is complete and acceptable for public review.*

2. At the 26 March 2003 meeting, the Board determined corrections were required to the document, and a comment list was adopted. We have received a revised DEIS and have completed a review.

*It is our recommendation that the Board determine that "The document is complete and acceptable for public review, once corrections are made per the list prepared by the Engineer".* The list is as attached hereto.

3. The Board may also wish to discuss a schedule for the Public Hearing.

Respectfully Submitted,

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

MJE/st  
NW02-200-09Apr03.doc

**REGIONAL OFFICES**

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

## EXECUTIVE SUMMARY

- In Section VI – c (p V), revise wording.
- In Section VI – e (p V), reference the studies, by preparer and date (note if they are in appendix)
- In Section VI – i (p VI), add text regarding consistency of uses to adjoining and nearby areas.
- In Section VI – l (p IX), rewrite section to provide more realistic (less arbitrary) maximum demand, properly describe water system infrastructure.
- In Section VI – l (p IX), rewrite section similar to comment #4 (above).
- In Section VI – m (p X), rewrite as previously requested.
- In Section VIII (p X), rewrite last sentence, or delete.
- In Section IX (p VII), delete 3.5 million sf alternative, or provide full analysis in DEIS including appendices.

## DESCRIPTION OF PROPOSED ACTION

- Figure 1.0-2 (Redevelopment Plan), fix conflict with Table 1.5 (718 rooms vs. 748).
- Sec 1.5.1 (p 13) Site Lighting, provide heights of 20-35 feet, to be reviewed during site plan review.
- Section 1.5.1 (p 15) Street Lighting, revise to 300 – 600 ft spacing, at all intersections, at turns, etc. and to meet town standards in effect.
- Section 1.6 (p 16) Project Schedule, add paragraph dealing with phasing and sequence of development.
- Section 1.8 (p 17) para 3, last sentence, rewrite sentence or eliminate.

## EXISTING ENVIRONMENTAL SETTING

- Section 2.17.2 (p 59), revise third sentence of fourth paragraph as requested.

## POTENTIAL ENVIRO IMPACTS & MITIGATION MEASURES

- Figure 3.16.1-1, revise to reflect current traffic condition, or add note indicating that approved projects at NYIP are considered in buildout, but NOT shown on background.
- Section 3.16 – add note to Table 3.16.1-2 and Figure 3.16.1-2 to say what alternative the data is based on.
- Section 3.17.1.1 (p 90), revise or replace two paragraphs following Table 3.17-1 to be more accurate. Also use more realistic maximum demand value.
- Figure 3.17.1 (follows p 92), update plate and correct
- Section 3.17.2.1 (p 94), use more realistic maximum flow value and revise text.
- Section 3.17.3, clarify location of the three design points.
- Section 6.1 (p 111), second paragraph, remove all references to 3.5 M s.f. alternative (typ for entire document), unless this alternative is fully evaluated



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

March 27, 2003

George J. Meyers, Supervisor  
555 Union Avenue  
New Windsor, NY 12553

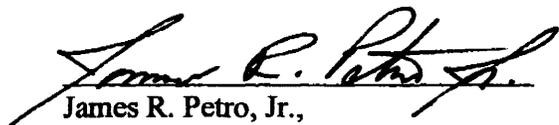
SUBJECT: N Y INTERNATIONAL PLAZA – DEIS REVIEW

Dear Supervisor Meyers:

It has been brought to my attention at last night's Planning Board meeting that there appears to be ten pages of comments prepared by Stuart Turner's office as a result of their joint review of the above document with Mark Edsall, P.E. These comments are much more extensive than the Board had anticipated and it is unclear to me how this number of significant comments could have been overlooked when preparing the DEIS for submittal. Several of these items will have an adverse affect on future development of the Stewart Airport properties.

It is my intention at this time, not to review any Planning Board Applications from First Columbia unless otherwise directed by your office. Please review the attached review comments and advise.

Very truly yours,

  
James R. Petro, Jr.,  
Chairman

JRP:mlm

cc: Philip Crotty, Attorney for the Town  
Mark Edsall, P.E. – P.B. Engineer

# **Stuart Turner & Associates**

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472

Stuart Turner, F.A.I.C.P., P.P.  
*Principal*

## **MEMORANDUM**

**TO: TOWN OF NEW WINDSOR PLANNING BOARD**

**FROM: MARK J. EDSALL, P.E.**  
**STUART TURNER, FAICP, PP**  
**FRED W. DONEIT**

**SUBJECT: NEW YORK INTERNATIONAL PLAZA SEQRA REVIEW**

**DATE: MARCH 21, 2003**

\*\*\*\*\*

As requested, we have reviewed the DEIS dated December 31, 2002 and revised March 11, 2003 for completeness. The document was evaluated as to whether we believe that it reflects each of the requirements of the Scope and is ready for public review.

It is the opinion of the reviewers that the document will require additional revision before it can be accepted as complete. Acceptance of a Draft EIS does not reflect agreement with conclusions, but does indicate that the issues have been addressed in an accurate and complete manner.

We suggest the following: As a general note, all information referenced in the text of the document, including figures and tables, should include the specific page number on which the referenced material can be found. Each of the figures and tables located in the document should include a source.

We feel that in several instances the main body of the DEIS should include more of the substantive information from the appendices. Reviewers will most likely request this information in the next phase of review. Merely referring to the appendices in which information related to what is being discussed will frustrate reviewers. Many of those reviewing the DEIS will not have access to the appendices or will find continuously referring to the appendix to be cumbersome. As such, relevant material as required by the scope should be incorporated into the main text of the document.

Affirmative statements throughout the DEIS that indicate "there will be no adverse impacts" should be modified to read "the applicant's studies conclude that..." or something along those lines.

We offer the following comments for your review and consideration in determining the documents completeness:

### **Executive Summary**

The Executive Summary should include an area map to give readers a clear understanding of the location and context of the proposed action.

### **V. PERMITS AND APPROVALS**

The Orange County Department of Health should be added to the list of agencies the applicant will be required to get permits and approvals from.

### **VI. POTENTIAL ENVIRONMENTAL IMPACTS & MITIGATION MEASURES**

#### **c. WATER RESOURCES**

The applicant should address water source and treatment including the status of the Stewart Plant, operating conditions to supply Stewart, and the moratorium currently in effect.

#### **k. TRANSPORTATION FACILITIES**

The traffic section should include a map indicating the intersections studied.

### **VIII. GROWTH INDUCING ASPECTS**

Delete the last sentence.

### **IX. ALTERNATIVES CONSIDERED**

The applicant should clarify why a 3.5-million square foot redevelopment plan was evaluated. What is this number based on? The mix of land uses for each of the discussed alternatives should be described. Also, the list of uses should use the same terms as the main proposal. Is there a distinction between the 2.5 million and the 2,515,450 square foot proposal?

#### **1.0. Description of the Proposed Action**

All figures and tables throughout the Introduction should include a source. Figures and tables referenced in the text of the document should include the location in which they can be found. The project description in the third paragraph should be consistent with the total buildout being analyzed in the Executive Summary.

## 1.2. PROJECT LOCATION

Figure 1.2.2 "Aerial Site Location Map" should be modified to clearly identify Rt. 207 and Bruenig Rd. making it easier for readers to orient themselves.

## 1.5. FACILITY DESIGN AND LAYOUT

Performance and development standards are identified but they are not described and should be discussed in greater detail as they relate to the specific project.

The second paragraph of this section should be modified to indicate that existing facilities are being upgraded and replaced and that new electric and telecommunication lines will be installed in the ground.

The third paragraph of Section 1.5 indicates that the redevelopment plan comes to a total of 2,515,450 square feet. However, when the square footages of the various uses located on Figure 1.5 are added we get over 2,643,000 square feet, not including the hotel with no square footage indicated. The applicant should be sure that these numbers are in accordance with each other throughout the document.

Figure 1.5 "Redevelopment Plan" should be modified to include the square footage of the hotel with 110 rooms on the northern portion of the site.

### 1.5.1. GENERAL SITE PLANNING AND ARCHITECTURAL GUIDELINES

#### Parking Lots

The text should be modified to read "all parking lots will be curbed unless waved by the Planning Board".

#### Fences and Walls

The text should be modified to include fences constructed with finished wood, vinyl coated chain link, split rail, or as otherwise approved by the Planning Board.

#### Street Lighting

The text should be modified to read that lighting levels for streets shall be in accordance with Town highway specifications.

## 1.6. PROJECT SCHEDULE

A discussion of "pods" and the phasing/scheduling of infrastructure improvements should be included in this section.

Though information related to project need and benefit is included in the DEIS, we strongly recommend that the Applicant expand upon this narrative. A more detailed explanation including the specific needs of New Windsor and Orange County and a summary of benefits will be helpful. This can include likely revenue, jobs, resources to attract conventions and business, etc.

#### **1.7. PERMITS AND APPROVALS**

The fifth paragraph of this section indicates that a permit for improvements to the existing sanitary sewer and/or water distribution facilities may be required. This permit would be issued by the Orange County Department of Health not the New York State Department of Environmental Conservation.

#### **1.8. SCOPE OF REVIEW**

The applicant should clarify the third paragraph of this section. The last paragraph of this Section located on page 18 should be deleted.

#### **2.0. Existing Environmental Setting**

#### **2.2, 2.3. SOILS AND GEOLOGY**

The DEIS should include a reference to environmental site assessment documents in the appendix.

#### **2.9. CULTURAL RESOURCES**

We suggest moving more discussion from Appendix E to this section.

#### **2.12. VISUAL RESOURCES**

The DEIS should include a visual impact analysis and a lighting and landscape plan for the roadways as required by the Scope. Compatibility with the surrounding area should be discussed. This section should include a discussion of design guidelines (materials, color, etc.).

#### **2.15. DEMOGRAPHICS**

The applicant should modify Table 2.15-2 "Town of New Windsor Income Data". The Table presently shows numbers of households and families but the numbers are expressed in dollar amounts?

## 2.16. TRANSPORTATION FACILITIES

We suggest moving more discussion from Appendix F to this section. The body of the traffic study minus the computer printouts should be in the main text. A "roadway map" and "intersections studied map" should be included in this section.

## 2.17. INFRASTRUCTURE AND UTILITIES

We suggest that material from the appendix be summarized in the main body of the document. The text in this Section should be modified to reflect the current situation regarding water supply. Since the basic information is not reflective of what actually exists reader will be misled.

### Water Supply and Treatment

This section of the DEIS should incorporate text from Appendix G related to provisions for water supply, impacts to local supply and distribution facilities.

Figure 2.17.1 should include Water District 9 improvements as well as sources of water.

### Wastewater Collection and Treatment

This section of the DEIS should incorporate text from Appendix H related to provisions for sewage disposal, impacts to local collection lines, trunk sewer lines, and treatment facilities, including available capacity analysis and sewer reallocation.

### Stormwater Collection and Treatment

This section of the DEIS should incorporate text from Appendix I related to impacts to local collection lines, trunk sewer lines, detention facilities, including available capacity analysis. Proposed stormwater and drainage plans as well as any necessary mitigation measures should be included in this section as well.

### Electric, Gas, and Telephone Facilities

This section of the DEIS should discuss the proposed underground electric/telecommunication duct bank system.

## **3.0. Potential Environmental Impacts and Mitigation Measures**

In general, these sections address performance criteria, but do not cover the likely impacts from the development itself, even if the development is conceptual. To the extent that the questions below can be addressed they should be.

## **3.2. SOILS**

### **3.2.1. POTENTIAL IMPACTS**

This section should include more detail related to site specifics. Based on the projected uses of the redevelopment are limitations anticipated based on soils? Discuss the relative costs of corrective measures that may be necessary. How can identified limitations be overcome? Have any soil engineering studies been conducted? If so what have they shown in relation to this project? Have alternatives been identified? Is there a ground modification program proposed to stabilize soils for construction? What are the specific construction related impacts? Are there issues related to contamination?

## **3.3. GEOLOGY**

### **3.3.1. POTENTIAL IMPACTS**

This section should include more detail related to site specifics. Based on the projected uses of the redevelopment are limitations anticipated? Where is it likely that blasting and rock removal will occur on-site? How will this effect the project particularly in terms of noise with truck traffic?

### **3.3.2. MITIGATION MEASURES**

How is the determination of the maximum blast velocity for charges used determined from the factors discussed? What are the criteria for the notification of surrounding landowners? Will landowners be contacted only if they are within 500 feet of the site? What are the criteria for the storage of explosive materials? Discuss the criteria for the delivery and transport of explosives from the powder magazines to the blast area. How will areas where explosives are being used be clearly marked? Who will maintain the daily tally of all explosives delivered? Where will it be stored? What are the appropriate signs that will be erected in the areas of blasting activities? Give details regarding notification of blasting in newspapers.

## **3.4. TOPOGRAPHY**

### **3.4.1. POTENTIAL IMPACTS**

This section should include additional detail related to the site. Based on the projected uses of the redevelopment project are limitations anticipated? Based on the projected uses of the redevelopment will it be necessary to grade existing slopes? Will any disturbances require the use of erosion and sediment control measures to minimize the risk of impacts resulting from exposed soil conditions? How many acres of the site are anticipated to be disturbed? Where will the majority of any disturbance occur on-site? Will the export of fill take place? If so, how many cubic yards? (may affect traffic) What factors will effect the amount of fill exported off-site?

### **3.4.2. MITIGATION MEASURES**

Mitigation measures for erosion control should be included here as well as in section 3.2 of the DEIS. This section should be modified to include a discussion indicating that there is not going to be any significant re-grading of the site due to the fact that the existing road infrastructure and utilities will be used as part of the proposed redevelopment.

The applicant should include a brief discussion indicating that any re-grading of the site will occur on a site-by-site basis to ensure an appropriate balance between cuts and fills.

### **3.5. WILDLIFE**

More of Appendix D should be moved to this section describing the wildlife and the procedure used and mitigation measures if necessary.

### **3.6. VEGETATION**

#### **3.6.2. MITIGATION MEASURES**

Provide a list of landscape plants, expected to be used, that are compatible with the native vegetation found on the site.

### **3.7. WATER RESOURCES**

A surface water resources map should be incorporated showing streams, waterbodies, and FEMA 100-year flood zones.

### **3.8. WETLANDS**

A wetlands map should be incorporated showing NYSDEC and NWI wetlands on and adjacent to the site.

#### **3.8.2. MITIGATION MEASURES**

Identify the mitigation measures that will be utilized to minimize disturbance to wetlands.

### **3.9. CULTURAL RESOURCES**

The DEIS should refer to Appendix E and include a brief description.

### **3.11. NOISE**

Is there any Town ordinance limiting the hours of construction? The applicant should indicate whether or not any proposed commercial uses or construction vehicles exceed the ordinance.

### **3.12. VISUAL RESOURCES**

The Scope assumes this section will evaluate the visual impacts of this project from a number of different vantage points surrounding the project area. Once built-out will surrounding property owners have a different view into the site? These should be evaluated from areas identified in the Scope. This section should include the earlier referenced discussion of guidelines.

### **3.13. LAND USE**

There should be a discussion of how will this development will affect the overall land use pattern in the Town or in the immediate area? What type of impacts might this type of development have on the Town? Specific land uses should be discussed including office development, hotel, and conference space regarding why it is consistent with the surrounding area.

### **3.14. ZONING**

Is 2.5 million square feet permitted in this Zone? If not why analyze? A Zoning map should be included.

### **3.16. TRANSPORTATION FACILITIES**

This Section should include development standards as well as a typical road cross-section and plan.

#### **3.16.2. MITIGATION MEASURES**

The 2015 no build scenario indicates that there is no traffic on the site ignoring the fact there are several buildings on-site currently in use. The applicant should include all occupied projects for analyzing traffic for the no build scenario.

#### **International Boulevard/Connector Road & World Trade Way**

The applicant should clarify what the east/west Connector Road is.

### **3.17. INFRASTRUCTURE AND UTILITIES**

#### **3.17.1.1. IMPACTS**

The applicant should modify the text to include a reasonable GPD figure, applying a percentage over 290,000-GPD. 500,000-GPD is unrealistic.

Figure 3.17.1 "Proposed Water Distribution System Improvements" should be modified to be more readable. The underground conduit runs should be deleted. **Color overlays should be used.**

### 3.17.2.2. MITIGATION MEASURES

The applicant should modify this Section to include water filtration.

### 3.17.4. ELECTRIC, GAS & TELEPHONE FACILITIES

The applicant should justify full buildout capacity analysis with the direction of feeds.

Figure 3.17.4-1 "Town Road Lighting & Landscape Improvements" should be modified to include improvements on all roads.

### 3.18.3. COMMUNITY SERVICES

This section should be expanded to describe why there is not an impact and what mitigation measures are provided. Cross-reference to documentation, letters, etc. should be included. Each of the subtopics discussed in Section 2.18 should discuss the compatibility of the project with these community services.

### 3.19. ECONOMIC CONDITIONS

This section of the DEIS should explain in more detail the impacts and necessary mitigation measures resulting from the fiscal impact analysis. This section of the DEIS should incorporate text from Appendix J related to the economic impact, public costs, revenues, taxes, and the regional economy as a result of implementation of this project. A discussion of the local economy should be included as required by the Scope.

The fiscal analysis and a discussion of the basis for Appendix J numbers needs to be included. What is the basis for gross revenues, net revenues; how are public costs calculated, etc.

## **4.0. Growth Inducing Aspects**

This section should discuss the expected population increase that might be induced as a result of this project. How will the overall effect of the redevelopment affect the Town as a whole? Will this development generate the need for different types of housing, retail development, or other business? Where might this development occur? What are the impacts to utilities (water/sewer), roads, etc

## **5.0. Unavoidable Adverse Impacts**

Long-term impacts should be discussed in greater detail, providing an overview of site specifics.

## **6.0. Alternatives Considered**

The applicant should consider eliminating Alternative 2 from the DEIS. What is the purpose in looking at a larger plan than is proposed?

Each of the alternative land use tables should be consistent with Table 1.5 located on page 10 of the DEIS in terms of the description of land uses. It is hard to compare one to the others if they are not consistent with each other.

## **Appendices**

Please review all of the appendices to make sure that they are complete. In the Traffic Appendix whole sections are missing and there are only separation pages.

FIRST COLUMBIA (02-200)

MR. EDSALL: Your comments have a sheet which outlines our procedural next requirement for the Draft Environmental Impact Statement, which is to determine if the submitted document is complete and acceptable for public review. As you recall, you authorized Stu Turner Associates to be retained to review the DEIS with our office. We spent a bit of time looking at it and it's our joint opinion that there are a number of areas where the document is deficient and in fact has some information that's incorrect. And it's our opinion that it should not be accepted as complete and acceptable for public review at this time. Attached to my comment is a memorandum that reflects our joint conclusions. Stu's office prepared the memo, it's ten pages long and it lists all the issues that need to be resolved. We have provided at the chairman's authorization we have provided a copy to First Columbia, they're aware of it, so tonight could you just accept or adopt comments and effectively say no, it's not acceptable at this time, resubmit it.

MR. PETRO: Okay, do we need to have that in the form of a motion to accept these comments from Stu Turner Associates?

MR. EDSALL: Yes, a motion.

MR. PETRO: Motion to do that. Is there a motion to do that?

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board adopt the Stuart Turner and Associates' comments which is approximately ten pages under First Columbia DEIS. We're not going to accept it as being ready for circulation or public comment at this time. Any further comments from any of the board members?

MR. BRESNAN: No.

March 26, 2003

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MR. PETRO: If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I would inform First Columbia to get working on these, Mark, and pay attention to them and get it done a little bit more precisely this time according to Mr. Turner's and your comments so we can move forward in the future.



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  
fax: (845) 567-3232  
e-mail: mhenry@mhepc.com

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

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

**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 26 MARCH 2003

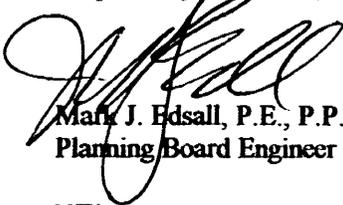
1. At the 25 February 2003 Planning Board meeting, the Board adopted/accepted the scope prepared by the applicant for the DEIS. At that time, the Board directed the applicant to complete a Draft Environmental Impact Statement, for subsequent review by the Board. The applicant has prepared a draft and it is submitted at this meeting for consideration of the Board.

*The next step is to determine if the document is complete and acceptable for public review.*

2. Attached is a memorandum dated March 21, 2003 from Stu Turner Associates, prepared pursuant to a joint review held with our office. Based on our joint review, and as noted in the attached memorandum, it is our opinion that the document is not in acceptable form to be determined complete and acceptable for public review.

*As such, it is our recommendation that the Board adopt the attached comments, and make a determination that the document is not currently complete or acceptable. The applicant will be directed to revise and resubmit the DEIS for further review.*

Respectfully Submitted,



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

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NW02-200-26Mar03.doc

**REGIONAL OFFICES**

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



REGULAR ITEMS:

FIRST COLUMBIA SUBDIVISION (02-200)

MR. PETRO: This is a submittal of the DEIS.

MR. EDSALL: Mr. Chairman, they're on tonight just for a procedural item. I advised them there was not much that would happen so I suggested they need not attend for this meeting. On February 25, you accepted the scope for the DEIS and directed that they proceed in preparation of the document. They have submitted it tonight. At best tonight, you can acknowledge that you have received it. I would request as I note in my comments that the board review it for completeness, if possible, get comments back to us, to Myra next Wednesday. I have a meeting scheduled with Stu Turner, we're going to be reviewing it in detail and what we're hoping to do is have a list of any items that may not be included or in reverse case advise you that it's complete at the next meeting. At this point, you're not commenting if you agree or disagree with any conclusions. That detailed review happens following public review and public hearing. Right now, all you're saying is yes are no, it's complete, it's got all the information asked for in the scope and yes or no, you think it's adequate for public review. If there's something blatantly wrong and grossly inaccurate, it's not a bad time to say it now. But generally, you're just saying it's complete or not so that's where we stand. I suggest everyone take a copy home for easy reading and we'll hope to hear from you by next Wednesday via Myra.

MR. PETRO: March 26 will be the next planning board meeting, I think we can have the public review and we can move on at that meeting. That will give us a full two weeks to digest it and look at it including you and Mr. Turner is what you're saying, correct?

MR. EDSALL: Correct.

MR. PETRO: Anybody have any objection as to that?

MR. LANDER: No.

March 12, 2003

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MR. PETRO: Okay.

MR. LANDER: Motion for that?

MR. PETRO: No, there's no motion, I don't think so.



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  
fax: (845) 567-3232  
e-mail: mhenry@mhepc.com

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

**TOWN OF NEW WINDSOR**  
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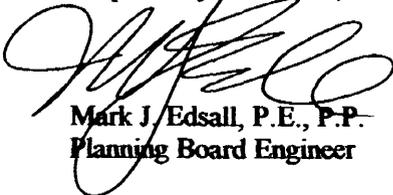
**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 12 MARCH 2003

1. At the 25 February 2003 Planning Board meeting, the Board adopted/accepted the scope prepared by the applicant for the DEIS. At that time, the Board directed the applicant to complete a Draft Environmental Impact Statement, for subsequent review by the Board. The applicant has prepared a draft and it is submitted at this meeting for consideration of the Board.

*The next step is to determine if the document is complete and acceptable for public review.*

2. *It is our recommendation that the Board review the document content for that purpose. We request that any comments regarding completeness be forwarded to Myra by next Wednesday, March 19<sup>th</sup>. Stu Turner and I will also review the document and meet following March 19<sup>th</sup> to gather any and all comments.*
3. Stu and I will present our recommendation regarding completeness and adequacy for public review at the March 26<sup>th</sup> Planning Board meeting.

Respectfully Submitted,



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

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**REGIONAL OFFICES**

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



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

RICHARD D. McGOEY, P.E. (NY & PA)  
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Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

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

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

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 02-200  
WORK SESSION DATE: 5 MAR 03 PROJECT: NEW OLD X  
REAPPEARANCE AT W/S REQUESTED: — RESUB. REQ'D: —  
PROJECT NAME: First Columbia  
REPRESENTATIVES PRESENT: Chris B

MUNICIPAL REPS PRESENT: BLDG INSP. — FIRE INSP. Bo #48  
ENGINEER X PLANNER —  
P/B CHMN — OTHER —

ITEMS DISCUSSED:  
1) receipt 3/12  
2) comment Mfg - STA  
3) accept as complete 3/12 or 3/26  
Mfg call / STA  
(Petro)

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 — N  
Ready For Meeting — Y — N

Recommended Mitg Date 3/12

Mon/Tue mtg. ysto?  
\*need on agenda for next week / I will advise on description



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

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

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

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

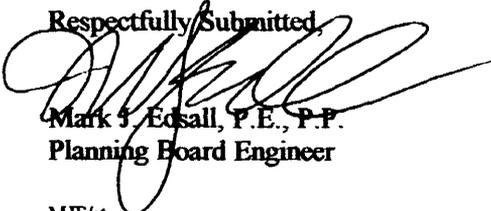
**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
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**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 26 FEBRUARY 2003 (Reissued from 22 JANUARY 2003)

1. The application proposes a subdivision of the property located in the AP-1 zoning district of the Town. Notwithstanding the fact that the subdivision application is minor in nature, the Planning Board determined that this application is part of a much larger action, the overall "STAS Redevelopment Plan". In line with same, the Board declared a "positive declaration" under SEQRA and requested that the applicant prepare a proposed scope for the EIS. The scope was submitted on September 23, 2002 and was circulated to the Board for comment.
2. The Board has already declared themselves Lead Agency and declared a "positive declaration" under SEQRA. The Board requested the preparation of an EIS for the overall "action". A proposed scope for the EIS was prepared and made available for public review. A public notice was made requesting input on the scope. Comments were received.

The Board has authorized Stuart Turner & Associates, Planning and Development Consultants, to assist in the review of the EIS. Pursuant to the receipt of comments and the Board's review of the scope, our office has worked with Stu Turner and have modified the scope to address input. Attached hereto, please find a proposed scope as recommend by Stu Turner and myself, pursuant to several reviews and meetings.

*It is our recommendation that the Board formally adopt the attached scope, and direct the applicant to prepare and submit a DEIS for review by the Board.*

Respectfully Submitted,

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

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NW02-200-26Feb03.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### NEW YORK INTERNATIONAL PLAZA DRAFT ENVIRONMENTAL IMPACT STATEMENT

#### FINAL SCOPE

25 February 2003

This document identifies the issues to be addressed in the Draft Environmental Impact Statement for the proposed redevelopment of the entire 263± acres of the former Stewart Army Subpost (STAS) located in the Town of New Windsor, Orange County, New York. The 263± acres represents the entire area transferred to the Town of New Windsor. The proposed development, a mixed-use corporate park, is known as New York International Plaza.

This Scoping Document contains the items described in 6NYCRR Part 617.8(f)(1) through (5) and items provided by the Town of New Windsor.

1. **Cover Sheet.** The EIS shall have a cover sheet that includes the following information:
  - a) That the document is a “draft”.
  - b) The title of the project.
  - c) The location of the project.
  - d) The name and address of the lead agency and name and telephone number of a contact at the lead agency.
  - e) The name, addresses, telephone numbers and contact persons for the consultants who prepared the statement.
  - f) Date of acceptance of the draft EIS.
  - g) Deadline for review of comments and any public hearing date.
2. **Table of Contents and Executive Summary.** A Table of Contents will be included, as well as an Executive Summary that provides:
  - h) A brief description of the action including any phasing.
  - i) Overview of significant beneficial/adverse impacts and areas of controversy.

j) A description of practicable mitigation measures.

k) A discussion of alternatives.

### **3. Description of the Proposed Action**

l) *Purpose and Need for Project.* This section will identify the need for, including benefits from, a multi-use project at the former Stewart Army Subpost (STAS).

m) *Facility Design and Site Layout.* This section will generally discuss the layout of the proposed project. It will discuss land-use "pods" and maximum development size. The Applicant will identify the Performance and Development Standards. This section will include an estimate of project timing and phasing.

n) *Permits and Approvals.* This section will discuss involved agencies and their roles in the review of the project, including timing.

4. **Environmental Setting/Impacts.** This section of the DEIS will discuss the environmental setting, potential impacts to and mitigation measures for each of the areas of the environment listed below.

o) *Soils and Geology.* These sections of the DEIS will describe site soils and geological characteristics based on available record data. It will include environmental site assessment documents, which will identify areas of existing or suspected subsurface contamination. It will describe potential impacts from previous development, items such as erosion, dust generation and the possible need for blasting. Mitigation measures will be proposed, as appropriate.

p) *Topography.* This section of the DEIS will describe and map site topography. It will discuss the general grading plan for the site and propose mitigation measures as appropriate.

q) *Wildlife and Vegetation.* These sections will describe plant and animal resources on the site. It will present the results of searches for rare, endangered and threatened species conducted in the files of the NYSDEC and the US Fish and Wildlife Service. It will describe potential impacts and propose mitigation measures as appropriate.

r) *Water Resources and Wetlands.* These sections of the DEIS will describe any water resources, including wetlands, on or around the site. It will describe potential impacts to such resources, if present, and propose mitigation measures, as appropriate.

s) *Cultural Resources.* This section of the DEIS will present the results of a Cultural Resources Survey of the project site, including an Archeological Phase 1B Study. Mitigation Measures will be proposed, as appropriate.

- t) *Climate and Air Quality.* This section of the DEIS will describe local pollution levels. It will also generally characterize the odor environment around the project site. It will discuss the types of air pollution and odor impacts likely to result from the project. Mitigation measures will be proposed, if required.
- u) *Noise.* This section of the DEIS will generally characterize the noise environment around the project site. It will discuss the types of noise impacts likely to result from the project. Mitigation Measures will be proposed, if required.
- v) *Visual Resources.* This section of the DEIS will describe the visual character of the site and surrounding neighborhood. A visual impact analysis will be completed. Breunig Rd. and NYS Rte 207 have been identified as appropriate vantage points. A lighting and landscape plan will be included for the roadways. Compatibility with the surrounding neighborhood discussed. Mitigation measures will be proposed, as appropriate. Reference and identify any development performance standards for project and discuss how these will be incorporated into project development.
- w) *Planning, Zoning and Land Use.* These sections of the DEIS will describe the land uses surrounding and nearby the site. It will discuss the existing buildings, uses, buildings to remain and site zoning. It will describe consistency with surrounding land use and zoning and propose mitigation measures as appropriate. Consistency with local and regional planning objectives will be addressed.
- x) *Infrastructure and Utilities.* This section of the DEIS will discuss and evaluate the availability and capacity of existing utilities to service the proposed project, including short-term and long-term distribution needs.
- This section of the DEIS will discuss provisions for sewage disposal. It will discuss impacts to and capacity of local collection lines, trunk sewer lines, treatment facilities, including available capacity analysis and sewer reallocation. It will propose mitigation measures, if required.
  - This section of the DEIS will discuss provisions for water supply. Impacts to local supply and distribution facilities will be discussed and mitigation measures proposed, if required.
  - This section of the DEIS will describe existing patterns of stormwater runoff and drainage. It will discuss impacts to local collection lines, trunk sewer lines, detention facilities, including available capacity analysis. Proposed stormwater and drainage plans will be discussed and mitigation measures proposed, if required.
  - This section of the DEIS will discuss internal roadways within the project. Current standards for public roadways will be discussed and an analysis of the modifications which will be necessary to upgrade/modify the existing roadways to meet current standards will be made.

- This section of the DEIS will discuss the proposed underground electric/telecommunication ductbank system. Include an evaluation of the utility requirements for the site, a capacity and distribution analysis, and means in which adequate capacity will be developed to meet both short term and long term needs (prepare phasing plan if appropriate). Establish uniform and standard street lighting standards for both roadways and site plans.
- y) *Transportation Facilities.* This section of the DEIS will summarize the results of a traffic study prepared for the project. The traffic study will take into account traffic distribution assumptions, based on ITE trip generations, the new I-84/ Drury Lane access, Terrace Housing, Airport Traffic and growth in the area as it affects the road system to be studied. Intersections along NYS Rte 207, Breunig Rd. International Blvd. and within NYIP will be analyzed and modifications which will be necessary to upgrade existing roadways to mitigate adverse traffic impacts identified.
- z) *Community Service Characteristics.* This section of the DEIS will discuss the compatibility of the project with community service characteristics such as emergency medical services, police protection, fire protection, recreation and educational services. Potential impacts will be summarized and mitigation measures proposed, as required.
- aa) *Economic/Fiscal Impacts.* This section of the DEIS will discuss the fiscal impact, public costs, revenues, taxes and the local and regional economies. Included will be a general discussion of the benefits to both the local and regional economies as a result of implementation of the project.
- 5. Alternatives Analysis.** This section will present a comparative analysis of alternatives to the action. The following alternatives will be evaluated:
- bb) *The No-Action Alternative.*
- cc) This section will discuss three different redevelopment sizes (including the maximum potential buildout) using three redevelopment land-use scenarios per each size. An evaluation of each scenarios demand will be compared to the established thresholds to identify potential impacts. One redevelopment scenario will be analyzed without the corporate housing use.
- 6. Irreversible and Irretrievable Commitment of Resources.** This section of the DEIS will discuss resources, both man-made and natural, that will be committed to the project.
- 7. Significant Adverse Environmental Impacts That Cannot Be Avoided.** This section of the DEIS will discuss significant adverse environmental effects that cannot be avoided if the proposed project is implemented

- 8. Growth Inducing Aspects of the Proposed Action.** This section of the DEIS will discuss foreseeable secondary or cumulative growth impacts from the project.
- 9. Effect of the Proposed Project on the Use and Conservation of Energy.** This section of the DEIS will discuss effects of the project on the use and conservation of energy.
- 10. Appendices:** It is likely that the following appendices will be used as supporting documents to the Environmental Impact Statement:

<b>Appendix A:</b>	<b>Mapping</b>
<b>Appendix B:</b>	<b>Correspondence</b>
<b>Appendix C:</b>	<b>ACOE Jurisdictional Determination</b>
<b>Appendix D:</b>	<b>Cultural Resource Investigation</b>
<b>Appendix E:</b>	<b>New York International Plaza – Traffic Impact Study</b>
<b>Appendix F:</b>	<b>New York International Plaza – Water Supply Report</b>
<b>Appendix G:</b>	<b>New York International Plaza – Sanitary Sewer Report</b>
<b>Appendix H:</b>	<b>New York International Plaza Stormwater Management Report</b>
<b>Appendix I:</b>	<b>New York International Plaza Economic Impact Study</b>



The following documentation was analyzed in making this negative declaration:

- X   Full EAF dated June 26, 2002 with addendum.
- X   Staff analysis and Engineer's reports, decision of the Town of New Windsor Zoning Board of Appeals, public comments.
- x   Traffic Study dated January, 2003 with supplemental information dated 24 February 2003
- X   Infrastructure capacity study for water and sewer and review as performed by CAMO Pollution Control, the system operators for water and sewer in the Town.
- X   Storm water management report dated 29 Jan 2003

Name and Description of Action/Project

Stewart Terrace Military Housing LLC, the Project Sponsor, has applied to the Planning Board for a subdivision of a parcel of land into two lots and for site plan approval for residential development on each of the two lots. The property is presently owned by the United States of America and is located at 1104 Clark Street in the Town of New Windsor and consists of 69.809 acres. As more fully set forth below, the property is presently improved by 299 family housing units of various types presently occupied by Marine Air Group 49 Detachment B and other military units including the Air National Guard.

The property was acquired by the United States of America on January 7, 1957. In 1960, the United States of America commenced constructing the military housing on the property. The oldest units are now more than 40 years old and have been continuously occupied by various military units.

In 1996 the Defense Authorization Act established a program under the terms of which each of our military departments, in this case The Department of the Navy, was permitted to work with the private sector to replace existing military housing with new quarters. A portion of the entire 69.809 acres and all improvements is to be transferred via a 50-year ground lease for the 171 military homes with the balance being conveyed fee simple for the 263 market rate apartments and one office space . As a result GMH has presented a two lot subdivision to the Planning Board. The subdivision resulted in a need to seek area variances and an application was made to the Zoning Board of Appeals for the variances. All of the variances sought were granted by the Zoning Board of Appeals on November 9, 2002.

The present proposal is for the construction of 171 military homes by GMH on Lot 2 and at the end of the 50 year lease period those homes and all improvements will revert to the sole ownership by the United States of America. During the 50 year lease period The Department of the Navy will be a partner of GMH in the military housing units to be constructed on Lot 2.

This property is in the R-5 zone which permits the construction of the type of housing the applicant seeks subject, to site plan approval by the Planning Board. All of the necessary area variances have been secured from the Zoning Board of Appeals and GMH is seeking subdivision approval to create Lot 1 and Lot 2 and site plan approval for the market rate units proposed for Lot 1 and the military housing units proposed for Lot 2.

### Typing of the Action

The proposed subdivision and the two site plans constitute a Type I action under SEQRA.

The Planning Board recognizes that Type I actions are considered more likely to require preparation of an Environmental Impact Statement ("EIS") than Unlisted actions. The Planning Board also acknowledges that characterization of an action as being a Type I action carries with it the presumption that it is likely to have a significant adverse impact on the environment and may require an EIS. 6 NYCRR section 617.4 (a) (1). Because the action is Type I, the Planning Board has conducted its review under Type I standards, with coordinated review and a full EAF. In doing so, the Planning Board has formally considered the action at various public meetings and a public hearing related to the proposed action, held on December 9, 2002. In addition, the Zoning Board of Appeals of the Town of New Windsor held a public hearing on the area variance requests on December 11, 2002. The Planning Board has also considered all public comments made on the project. A major element in the Planning Board decision not to require an EIS is that this is not a new development on vacant land. Although the total number of units which will be constructed, 434 plus 1 office exceeds the Type 1 threshold, there will be only 135 new residential units and 1 new office unit constructed. The Board remains mindful of the fact that there are at present 299 residential units on the property which are going to be replaced with the new units. The Planning Board considered not designating this action a Type 1 Action because the total of the new units being constructed, 135 residential units and 1 office is below the Type 1 threshold. The Planning Board determined to take a more cautious route and to classify it a Type 1 Action. The Planning Board as Lead Agency is fully satisfied that there was a hard look taken at all of the environmental impacts, that the full EAF with the addendum when coupled with the other materials presented to the Planning Board including the staff analysis, the traffic study, the infrastructure capacity study for water and sewer and the storm water management report constitute a sufficient basis for the Planning Board to make a determination of non-significance.

Location of Action

Municipality: Town of New Windsor

County: Orange

Street address: 1104 Clark Street, New Windsor, New York.

Tax Map Parcel: 2-1-34.2

Property size: The size of the parcel is 69.809 acres.

For further information:

Contact Person: James Petro, Chairman

Address: New Windsor Planning Board  
New Windsor Town Hall  
55555 Union Avenue  
New Windsor, New York 12550

Tel. No.: (845) 563-4615

Reasons Supporting This Determination

**(A) Environmental Issues Identified As Relevant:**

The PLANNING BOARD, having reviewed with due care and diligence the EAF, all pertinent documentation, the comments of consultants and all public comments pertaining to the action herein, including the decision of the Zoning Board of Appeals on the area variances requested, makes the following findings in regard to identifying the relevant environmental issues:

(a) The action presents no potential impacts to air quality nor does it present any substantial increase in solid waste production. In this regard the Planning Board notes that the property has been the site of 299 military housing units which will be replaced by the military housing and market rate rental units proposed to be constructed.

(b) In regard to ground or surface water quality, or quantity, the Planning Board's consultants have examined the plans presented by GMH and have advised the Planning Board that those issues have been dealt with in a satisfactory fashion.

At present there is no provision for storm water management. At present all storm water discharges off-site. The project incorporates storm water management facilities designed to improve the quality of storm water leaving the site, particularly first flush storm water. The project includes a flow control facility insuring that there will be no increase in the rate of runoff.

(c) Potential traffic or noise level impacts have been identified and based upon the review of the plans presented the Planning Board determines that there will not be a substantial increase in either of those two elements over the activities which presently exist and have existed on the site for more than forty (40) years. The traffic study provided addresses the traffic anticipated from the project as well as the cumulative effect when the project traffic is combined with the traffic anticipated from the New York International Plaza.

(d) Because this site has been developed for military housing since 1960, the action proposed by GMH will not cause or result in the removal or destruction of large quantities of vegetation or fauna nor will it substantially interfere with the movement of any resident or migratory fish or wildlife species and will not have any other significant adverse impact to natural resources. Particular attention will be paid to the protection of well established trees during the construction of the project. No construction will take place within the heavily wooded area surrounding the project site. All significant trees are identified on the plan. Those trees will be tagged and identified in the field in order to protect and preserve them to the extent possible.

(e) The action will not result in the impairment of the environmental characteristics of a critical environmental area.

(f) In regard to the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character, the Planning Board notes that the site is the location of 299 existing military housing units which have been built and occupied since 1960. The site has therefore been disturbed for more than 40 years. The existing buildings are in need of replacement and this project proposes to replace the existing buildings and to increase the housing stock in the Town of New Windsor with new buildings.

(g) The action will not attract large numbers of people to a place or places for more than a few days compared to the number of people who would come to such place without such action. This finding is based upon the fact that this site has been and continues to be the location of military houses and has been such since 1960.

(h) The action will not create changes in two or more elements of the environment, no one of which has significant effect but when considered together results in a substantial adverse impact on the environment.

(i) The action will not result in two or more related actions undertaken, funded or approved by an agency, none of which have or would have a significant impact on the environment, though when considered cumulatively would meet one or more of the criteria set forth in 6 N.Y.C.R.R. part 617.7(II) or (III).

(j) In making the foregoing determinations, the Planning Board, as lead agency, has considered the reasonably related long-term, short-term, direct, indirect and cumulative impact of the action as set forth in 6 N.Y.C.R.R. part 617.7(II or (III).

**(B) and (C): Analysis Of The Relevant Environmental Issues Identified In Section (A), And An Elaboration Of The Basis Of The Board's Conclusion That The Action Presents No Potential For Significant Adverse Environmental Impacts.**

1. POTENTIAL VISUAL IMPACTS.

The property before the Planning Board is set back a considerable distance from its neighbors on the east consisting of lands now are formerly of the Metropolitan Transportation Authority and Washingtonville Central School District and lands on the north, south and west consisting of lands of the Metropolitan Transportation Authority. At present this site is developed for military housing and has been so developed for more than the past forty (40) years. The Planning Board believes that the proposal before it to replace the existing military housing with modern units of military housing together with the construction of market rate rental units because of the location of the improvements and because they are replacing existing buildings will not have any visual impacts on the community and in particular the surrounding properties.

2. POTENTIAL IMPACTS TO SURFACE WATER QUANTITY & QUALITY AND DRAINAGE.

The Planning Board's consultants have analyzed the Storm Water Management Report and related plans and documents submitted in connection with the subdivision and the two site plans. The Planning Board's consultants have determined that the plans as presented are sufficient for the Planning Board to determine that there are no potential adverse impacts to surface water quantity and quality and drainage which have not been addressed by the applicant.

3. POTENTIAL IMPACTS TO NEIGHBORHOOD CHARACTER, TRAFFIC AND NOISE LEVELS.

**(i) Potential Impacts To Neighborhood Character.**

The Planning Board finds that this site has been the location of military housing constructed in 1960 and thereafter and occupied by military families since that date. The present military housing is in need of repair and replacement. This project proposes to replace the existing military housing with new units and to supplement the housing stock of the Town with market rate units. The property has developed a residential character over the past forty (40) years. The property is zoned R-5 and the project presented is residential in nature. The project meets the requirements of R-5 zoning and the Planning Board determines that it will reemphasize the residential character of the neighborhood.

**(ii) Potential Traffic Impacts:**

The Planning Board determines that the traffic impacts from the project will not cause any adverse environmental impacts. The Planning Board notes in particular that the project accesses directly New York State Route 207 without traversing any other local roads. New York State Route 207 is a major state highway which has been upgraded because of its proximity to Stewart Airport. Clark Street Extension will be widened, but only within the existing right-of-way. The widening will not disturb any of the existing wetlands. The only people affected by Level of Service F reported in the traffic study will be residents of the project. Those residents will have a secondary means of ingress and egress over Clark Street Extension. Clark Street Extension will connect to the New York International Plaza and residents of the project will access New York State Route 207 at a signalized intersection. The site has been used by occupants

of the military housing since 1960 and the Planning Board determines that the housing proposed in the site plans for Lot 1 and Lot 2 will not create any adverse impacts on the existing traffic.

**(iii) Potential Noise Impacts:**

This site has been the location of military housing since 1960. The Planning Board determines that the replacement of the existing military housing units with new military housing and new market rate housing units will not create an adverse noise impact on the neighborhood. There will be noise impacts during construction but the Planning Board determines that those impacts will be confined to the site itself, consisting of 69.809 acres and those impacts will of course exist only during the construction period. The hours of construction are regulated by the provisions of the Town Code.

**(iv) Erosion and Sediment Control:**

The project has been designed to meet the provisions of all applicable federal, state and town requirements. The project will be constructed in accordance with the design with particular attention given to air quality and soil disturbance during construction.

**(v) Government Services:**

The project site has been the location of military housing since 1960. The Planning Board determines that the project will not adversely affect the existing government services presently supplied to the military housing and that all government services are adequate to supply both the new military housing and the new market rate housing units.

For all the reasons discussed, the Planning Board has concluded that the proposed action, consisting of the subdivision of the 69.809 acre parcel into two lots: Lot 1 - 25.750 acres as shown on the subdivision plan dated October 2, 2002, last revised February 5, 2003, and Lot 2 - 44.059 acres as shown on the subdivision plan dated October 2, 2002, last revised February 5, 2003, and the construction of 263 market rate rental units and one office space on Lot 1 as shown on the last revised Site Plan dated October 2, 2002, last revised February 5, 2003, and 171 military housing units on Lot 2 as shown on the last revised Site Plan dated October 2, 2002, last revised February 5, 2003,

will not result in a significant adverse impact on the community and neighborhood character.

+++++

A copy of this determination shall be kept on file in the Town of New Windsor Planning Board office located at Town Hall, 555 Union Avenue, New Windsor, New York 12553, and shall be also filed with:

NYS Department of Environmental Conservation, Division of Regulatory Services, 50 Wolf Road, Albany, NY 12233-0001

NYS DEC Region 3 office, South Putt Corners Road, New Paltz, NY  
Office of the Supervisor, Town of New Windsor

Applicant: GMH Military Housing LLC

All Involved Agencies (see attached list)

---

James Petro, Planning Board Chairman

Date: February 26, 2003  
Planning Board Chairman

TO:



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  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

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

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

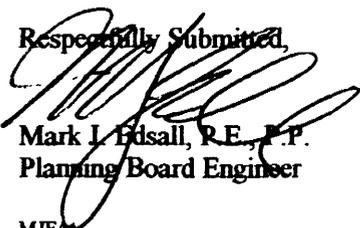
**PROJECT NAME:** GMH-STEWART TERRACE MINOR SUBDIVISION  
**PROJECT LOCATION:** CLARK STREET (OFF NYS RT. 207)  
SECTION 2 - BLOCK 1 - LOT 34.2  
**PROJECT NUMBER:** 02-16  
**DATE:** 26 FEBRUARY 2003  
**DESCRIPTION:** THE PROJECT INVOLVES THE SUBDIVISION OF THE 69.8 +/- ACRE PARCEL INTO TWO LOTS ASSOCIATED WITH THE PROPOSED MULTI-FAMILY DEVELOPMENTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 26 JUNE 2002, 9 OCTOBER 2002 AND 11 DECEMBER 2002 PLANNING BOARD MEETINGS.

1. The plan has been revised per the aforementioned regular meetings, and numerous worksessions.
2. As the Board may recall, the subdivision and site plans are being considered a single action under SEQRA. A full EAF and studies were required and have been completed. Studies include a Traffic Study and Stormwater Management Report. These have been reviewed and have been found acceptable to the Planning Board's consultants.

Attached hereto please find a proposed Negative Declaration, which the Board should review and consider for adoption prior to any further action.

3. With regard to subdivision plan approval, a number of corrections have been accomplished. The bulk table has been corrected and is complete. We would recommend that any approval resolution be conditional on a final review by the Planning Board Engineer to determine that all prior comments have been addressed on the final plans submitted for stamp of approval.

Respectfully Submitted,



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

MJE/s  
NW02-16-26Feb03.doc

**REGIONAL OFFICES**

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

REGULAR ITEMS:

FIRST COLUMBIA SUBDIVISION (02-200)

MR. PETRO: Someone here to represent this?

MR. EDSALL: No, I told them this was just a procedural item, saved them a little travel.

MR. PETRO: Bring us up to date.

MR. EDSALL: The board pos dec'd the subdivision application in recognition that was part of a major action involving the redevelopment of New York International Plaza, the First Columbia leased parcel. The board worked with First Columbia in preparation of a scope, you noticed the public that it was prepared, received public comment, we've gone through I think three revisions since trying to address the concerns of both our office, Stu Turner, who's a planning consultant that the board authorized to be brought on board to assist in the review and as well comments from the public and the board that we received. What you have attached to my comments are a final version of the scope that we believe addresses all the issues and it's my recommendation that the board adopt the scope and direct the applicant to prepare a DEIS for the board's review.

MR. PETRO: Basically we're just going to make a motion to adopt the scope as written.

MR. EDSALL: As attached, yes.

MR. PETRO: No further discussion or additions or subtractions to it, it's as written?

MR. EDSALL: As written, this includes all the comments I'm aware of from both the board members, Stu Turner, the public as we received any correspondence, so I think this will do it. We should all recognize that once the DEIS is submitted, there's an opportunity to comment on that then even if the FEIS when it gets to a point it's submitted, there's an opportunity to comment, so there's an opportunity for a lot of public

comment beyond this point.

MR. PETRO: Motion to accept, to approve the scope as written and as Mark just discussed?

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the scope for First Columbia New York International Plaza Parcel H subdivision as written. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE





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

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

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

**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL "H" SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 22 JANUARY 2003

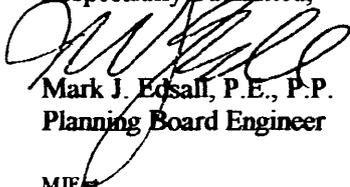
1. The application proposes a subdivision of the property located in the AP-1 zoning district of the Town. Notwithstanding the fact that the subdivision application is minor in nature, the Planning Board determined that this application is part of a much larger action, the overall "STAS Redevelopment Plan". In line with same, the Board declared a "positive declaration" under SEQRA and requested that the applicant prepare a proposed scope for the EIS. The scope was submitted on September 23, 2002 and was circulated to the Board for comment.

The Board has authorized Stuart Turner & Associates, Planning and Development Consultants, to assist in the review of the EIS. Attached hereto, please find Mr. Turner's review letter of the proposed DEIS scope, prepared pursuant to my meeting on 10/29 with him at the site.

2. The Board has already declared themselves Lead Agency and declared a "positive declaration" under SEQRA. The Board requested the preparation of an EIS for the overall "action". A proposed scope for the EIS was prepared and made available for public review. A public notice was made requesting input on the scope. Comments were received.

Pursuant to the receipt of comments and the Board's review of the scope, our office has worked with Stu Turner and have modified the scope to address input. *It is our recommendation that the Board formally adopt the attached scope, and direct the applicant to prepare and submit a DEIS for review by the Board.*

Respectfully Submitted,



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

MJE/et  
NW02-200-22Jan03.doc

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- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

**NEW YORK INTERNATIONAL PLAZA  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
FINAL SCOPE  
January 22, 2003**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement for the proposed redevelopment of the entire 248± acres of the former Stewart Army Subpost (STAS) located in the Town of New Windsor, Orange County, New York. The 248± acres represents the entire area transferred to the Town of New Windsor. The proposed development, a mixed-use corporate park, is known as New York International Plaza.

This Scoping Document contains the items described in 6NYCRR Part 617.8(f)(1) through (5) and items provided by the Town of New Windsor.

1. **Cover Sheet.** The EIS shall have a cover sheet that includes the following information:
  - a) That the document is a “draft”.
  - b) The title of the project.
  - c) The location of the project.
  - d) The name and address of the lead agency and name and telephone number of a contact at the lead agency.
  - e) The name, addresses, telephone numbers and contact persons for the consultants who prepared the statement.
  - f) Date of acceptance of the draft EIS.
  - g) Deadline for review of comments and any public hearing date.
2. **Table of Contents and Executive Summary.** A Table of Contents will be included, as well as an Executive Summary that provides:
  - a) A brief description of the action including any phasing.
  - b) Overview of significant beneficial/adverse impacts and areas of controversy.
  - c) A description of practicable mitigation measures.

d) A discussion of alternatives.

### **3. Description of the Proposed Action**

a) *Purpose and Need for Project.* This section will identify the need for, including benefits from, a multi-use project at the former Stewart Army Subpost (STAS).

b) *Facility Design and Site Layout.* This section will generally discuss the layout of the proposed project. It will discuss land-use “pods” and maximum development size. The Applicant will identify the Performance and Development Standards. This section will include an estimate of project timing and phasing.

c) *Permits and Approvals.* This section will discuss involved agencies and their roles in the review of the project, including timing.

### **4. Environmental Setting/Impacts.** This section of the DEIS will discuss the environmental setting, potential impacts to and mitigation measures for each of the areas of the environment listed below.

a) *Soils and Geology.* These sections of the DEIS will describe site soils and geological characteristics based on available record data. It will include environmental site assessment documents, which will identify areas of existing or suspected subsurface contamination. It will describe potential impacts from previous development, items such as erosion, dust generation and the possible need for blasting. Mitigation measures will be proposed, as appropriate.

b) *Topography.* This section of the DEIS will describe and map site topography. It will discuss the general grading plan for the site and propose mitigation measures as appropriate.

c) *Wildlife and Vegetation.* These sections will describe plant and animal resources on the site. It will present the results of searches for rare, endangered and threatened species conducted in the files of the NYSDEC and the US Fish and Wildlife Service. It will describe potential impacts and propose mitigation measures as appropriate.

d) *Water Resources and Wetlands.* These sections of the DEIS will describe any water resources, including wetlands, on or around the site. It will describe potential impacts to such resources, if present, and propose mitigation measures, as appropriate.

- e) *Cultural Resources*. This section of the DEIS will present the results of a Cultural Resources Survey of the project site, including an Archeological Phase 1B Study. Mitigation Measures will be proposed, as appropriate.
- f) *Climate and Air Quality*. This section of the DEIS will describe local pollution levels. It will also generally characterize the odor environment around the project site. It will discuss the types of air pollution and odor impacts likely to result from the project. Mitigation measures will be proposed, if required.
- g) *Noise*. This section of the DEIS will generally characterize the noise environment around the project site. It will discuss the types of noise impacts likely to result from the project. Mitigation Measures will be proposed, if required.
- h) *Visual Resources*. This section of the DEIS will describe the visual character of the site and surrounding neighborhood. A visual impact analysis will be completed. Breunig Rd. and NYS Rte 207 have been identified as appropriate vantage points. A lighting and landscape plan will be included for the roadways. Compatibility with the surrounding neighborhood discussed. Mitigation measures will be proposed, as appropriate. Reference and identify any development performance standards for project and discuss how these will be incorporated into project development.
- i) *Planning, Zoning and Land Use*. These sections of the DEIS will describe the land uses surrounding and nearby the site. It will discuss the existing buildings, uses, buildings to remain and site zoning. It will describe consistency with surrounding land use and zoning and propose mitigation measures as appropriate. Consistency with local and regional planning objectives, including the Stewart Airport plan, will be addressed.
- j) *Infrastructure and Utilities*. This section of the DEIS will discuss and evaluate the availability and capacity of existing utilities to service the proposed project, including short-term and long-term distribution needs.
- This section of the DEIS will discuss provisions for sewage disposal. It will discuss impacts to and capacity of local collection lines, trunk sewer lines, treatment facilities, including available capacity analysis and sewer reallocation. It will propose mitigation measures, if required.
  - This section of the DEIS will discuss provisions for water supply. Impacts to local supply and distribution facilities will be discussed and mitigation measures proposed, if required.

- This section of the DEIS will describe existing patterns of stormwater runoff and drainage. It will discuss impacts to local collection lines, trunk sewer lines, detention facilities, including available capacity analysis. Proposed stormwater and drainage plans will be discussed and mitigation measures proposed, if required.
- This section of the DEIS will discuss internal roadways within the project. Current standards for public roadways will be discussed and an analysis of the modifications which will be necessary to upgrade/modify the existing roadways to meet current standards will be made.
- This section of the DEIS will discuss the proposed underground electric/telecommunication ductbank system. Include an evaluation of the utility requirements for the site, a capacity and distribution analysis, and means in which adequate capacity will be developed to meet both short term and long term needs (prepare phasing plan if appropriate). Establish uniform and standard street lighting standards for both roadways and site plans.

*k) Transportation Facilities.* This section of the DEIS will summarize the results of a traffic study prepared for the project. The traffic study will take into account traffic distribution assumptions, based on ITE trip generations, the new I-84/ Drury Lane access, Terrace Housing. Stewart Airport Plan and growth in the area as it affects the road system to be studied. Intersections along NYS Rte 207, Breunig Rd. International Blvd. and within NYIP will be analyzed and modifications which will be necessary to upgrade existing roadways to mitigate adverse traffic impacts identified.

*l) Community Service Characteristics.* This section of the DEIS will discuss the compatibility of the project with community service characteristics such as emergency medical services, police protection, fire protection, recreation and educational services. Potential impacts will be summarized and mitigation measures proposed, as required.

*m) Economic/Fiscal Impacts.* This section of the DEIS will discuss the fiscal impact, public costs, revenues, taxes and the local and regional economies. Included will be a general discussion of the benefits to both the local and regional economies as a result of implementation of the project.

**5. Alternatives Analysis.** This section will present a comparative analysis of alternatives to the action. The following alternatives will be evaluated:

a) The No-Action Alternative.

b) This section will discuss three different redevelopment sizes (including the maximum potential buildout) using three redevelopment land-use scenarios per each size. An evaluation of each scenarios demand will be compared to the established thresholds to identify potential impacts. One redevelopment scenario will be analyzed without the corporate housing use.

**6. Irreversible and Irretrievable Commitment of Resources.** This section of the DEIS will discuss resources, both man-made and natural, that will be committed to the project.

**7. Significant Adverse Environmental Impacts That Cannot Be Avoided.** This section of the DEIS will discuss significant adverse environmental effects that cannot be avoided if the proposed project is implemented

**8. Growth Inducing Aspects of the Proposed Action.** This section of the DEIS will discuss foreseeable secondary or cumulative growth impacts from the project.

**9. Effect of the Proposed Project on the Use and Conservation of Energy.** This section of the DEIS will discuss effects of the project on the use and conservation of energy.

**10. Appendices:** It is likely that the following appendices will be used as supporting documents to the Environmental Impact Statement:

- Appendix A: Mapping
- Appendix B: Correspondence
- Appendix C: ACOE Jurisdictional Determination
- Appendix D: Cultural Resource Investigation
- Appendix E: New York International Plaza – Traffic Impact Study
- Appendix F: New York International Plaza – Water Supply Report
- Appendix G: New York International Plaza – Sanitary Sewer Report
- Appendix H: New York International Plaza Stormwater Management Report
- Appendix I: New York International Plaza Economic Impact Study

NEW YORK INTERNATIONAL PLAZA DEIS

MR. EDSALL: We only received one response for comments relative to the scope for the New York International Plaza for the DEIS, and those comments were from a Sandra Kassam of SPARC, S-P-A-R-C so with your permission, I will coordinate with the planner and try to get any legitimate or at least pertinent comments included into the scope and I'd like to have you vote on it at the next meeting.

MR. PETRO: Okay. Motion to adjourn.

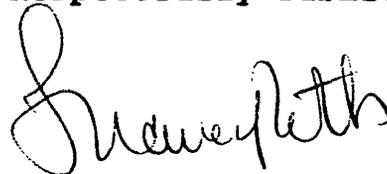
MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth  
Stenographer

1/14/03



# sparc

**The Stewart Park and Reserve Coalition**

**P.O. Box 90, Blooming Grove NY 10914**

phone/fax: 845.564.3018 . e-mail: [sparc@frontiernet.net](mailto:sparc@frontiernet.net)

Visit our website at: <http://www.frontiernet.net/~sparc>

January 2, 2003

Town of New Windsor Planning Board

555 Union Avenue

New Windsor, N.Y. 12553

Attention: Mark J. Edsall, P.E., P.P.

Dear Mr. Edsall:

re: Scope Comments for New York

International Plaza DEIS

(sent via FAX and cert. mail)

I submit the following comments regarding the Scope of the planned DEIS for the above referenced site, having reviewed the documents provided me by the Planning Department of New Windsor.

There is a substantial question regarding acreage of the planned study. In the review comments of the New Windsor Planning Board on November 13, 2002, the Board notes that a proposed subdivision of a 126 +/- acre parcel known as Parcel "H" subdivision is "part of a much larger action, the overall "STAS Redevelopment Plan". However the comments do not provide the acreage to be addressed by the study.

The 'Final Scope', dated December 11, 2002, does not mention acreage to be studied on any of its four pages. However the 'Positive Declaration', an *undated* two-page document, references the STAS as "a 248 +/- acres parcel in the Town of New Windsor".

This is in contrast to the total acreage of the STAS that was transferred to the Town of New Windsor (as distinct from the lands transferred to the Marine Corps and the Army) of 263.86 acres, or 261 acres according to the FOST document dated October 1999.

Then, a review of the minutes of the Planning Board meeting of November 13, 2002 records the passing of a motion by Chairman Mr. Petro which says, "Motion to declare ourselves lead agency for the First Columbia New York International Plaza, Parcel H subdivision.

Question: Is the DEIS going to address the impacts of only the Parcel H subdivision? According to a map copied and provided, dated May 2, 2002, the acreage of that parcel totals 128.121 acres.

Accordingly, it is critical that the Scope state exactly what and which acreage will be part of the study. Further, please inform me, in writing, that acreage figure. If we are looking at yet another segmentation in the review of these lands, compliance with SEQR is questionable. That could be a major problem with the EIS.

Another comment after reading the minutes of the November 13<sup>th</sup> meeting is provoked by Mr. Petro referring to the study as a 'DGEIS'. Is this study intended to be a 'Generic Environmental Impact Study' or a more specific 'EIS'? Please clarify this distinction. It is quite important in terms of phasing in actions in the future.

Regarding the scope document dated December 11, 2002, in general it is not adequately specific as to the following:

- traffic studies, including the study of cumulative impacts from associated projects
- highway improvements, with cumulative impacts from nearby projects
- location of contaminated sites and plans for mitigation
- detailed cost studies, including sources of funding
- any and all potential zoning changes
- impacts from the previously approved development sites, considered cumulatively with the proposed action
- the proposed time frame for development of the entire site, and potential increases in future costs.
- detailed analyses of planned demolition of buildings and associated impacts

Thank you for the opportunity to comment on the proposed study. Kindly respond to my queries about the acreage and the type of EIS v. GEIS this is planned to be.

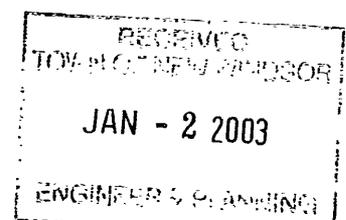
Finally, kindly provide me with written notification of milestones in the SEQR process, since I wish to be considered an 'Interested Party'.

Sincerely,

Sandra Kissam

cc: NYS DEC, Region 3  
Congressman Maurice Hinchey

(Memo: In conjunction with these comments I contacted Mark Edsall with my questions concerning the acreage to be studied. A staff person in his office contacted him this morning (1/2/02) and transmitted the message back to me that he said I should just check the documents at the Planning Department, because he "doesn't know the acreage".)



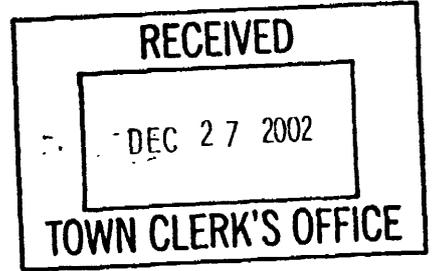


1763

# TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4670

cc: M. Masore ✓



## REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

*Draft Scope -  
International Plaza*

Date Records Requested: 12/27/02

Name: Sandra Kiss

Address: 1261 Union Ave

Phone: (845) 564-3018

Representing: \_\_\_\_\_

***Documents may not be taken from this office.***



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553-6196  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## *Office of the Planning Board*

**State Environmental Quality Review**  
**POSITIVE DECLARATION**  
**Notice of Intent to Prepare a Draft EIS**  
**Determination of Significance**

**Name of Action / Project Number:**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of New Windsor Planning Board, as Lead Agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Environmental Impact Statement will be prepared.

**SEQRA Status:** Type 1

**Scoping:** Will be Conducted

A draft scope has been prepared and reviewed by the Planning Board. A list of the items and topics to be included in the draft EIS, entitled "New York International Plaza – Draft Environmental Impact Statement – Final Scope", dated December 11, 2002, has been posted on the bulletin board at the New Windsor Town Hall and is available for review and copying at 555 Union Avenue, New Windsor. Additionally, copies have been mailed to involved agencies. Any involved or interested agency or person may submit written comments on the Final Scope to the Town of New Windsor Planning Board office through noon on January 2, 2003.

**Description of Action:**

Redevelopment of the former STAS, a 248+/- acre parcel in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan contemplates redevelopment in multiple phases to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds. (Part I of the Long Environmental Assessment Form was previously circulated and is available at the Planning Board office for review).

**Location:**

Former Stewart Army Subpost property, generally bounded by Stewart International Airport to the north and east, Route 207 to the south, and Jackson Avenue to the west.

**State Environmental Quality Review**  
**POSITIVE DECLARATION**  
**Notice of Intent to Prepare a Draft EIS**  
**Determination of Significance**

Page 2 of 2

**Reasons Supporting this Determination:**

Based on the potential impacts to transportation facilities, infrastructure and utilities, water resources, cultural resources, visual resources, noise and air quality, wildlife and vegetation, community services, and economic/fiscal, the Town Planning Board has determined that a Positive Declaration should be declared and a DEIS prepared.

**Contact Person:**

For further information contact:      Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4615

**A copy of this notice has been sent to:**

**New York State Agencies:**

- Department of Transportation, Poughkeepsie
- Department of Environmental Conservation, Main Office
- Department of Environmental Conservation, New Paltz
- Parks, Recreation and Historic Preservation
- Department of Economic Development

**County of Orange Agencies:**

- Department of Health
- Department of Planning

**Town of New Windsor Agencies:**

- George J. Meyers, Town Supervisor
- Town Board
- Zoning Board of Appeals

**Other**

- ENB



# CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

*Dutchess County Office*  
Phone: (845) 454-3980

*New England Office*  
Phone: (781) 556-1037

*20 Gurley Avenue, Troy, New York 12182*  
*Phone: (518) 235-8050 Fax: (518) 235-8051*  
*Email: albany@chazencompanies.com*

*Orange County Office*  
Phone: (845) 567-1133

*North Country Office*  
Phone: (518) 812-0513

## **NEW YORK INTERNATIONAL PLAZA DRAFT ENVIRONMENTAL IMPACT STATEMENT FINAL SCOPE December 11, 2002**

The following is a list of items and topics to be included and discussed in the Draft Environmental Impact Statement for the New York International Plaza.

- 1. Cover Sheet.** The EIS shall have a cover sheet that includes the following information:
  - a) That the document is a "draft".
  - b) The title of the project.
  - c) The location of the project.
  - d) The name and address of the lead agency and name and telephone number of a contact at the lead agency.
  - e) The name, addresses, telephone numbers and contact persons for the consultants who prepared the statement.
  - f) Date of acceptance of the draft EIS.
  - g) Deadline for review of comments and any public hearing date.
- 2. Table of Contents and Executive Summary.** A Table of Contents will be included, as well as an Executive Summary that provides:
  - a) A brief description of the action including any phasing.
  - b) Overview of significant beneficial/adverse impacts and areas of controversy.
  - c) A description of practicable mitigation measures.
  - d) A discussion of alternatives.

### **3. Description of the Proposed Action**

- a) *Purpose and Need for Project.* This section will identify the need for, including benefits from, a multi-use project at the former Stewart Army Subpost (STAS).
- b) *Facility Design and Site Layout.* This section will generally discuss the layout of the proposed project. It will discuss land-use "pods" and maximum development size. The Applicant will identify the Performance and Development Standards.
- c) *Permits and Approvals.* This section will discuss involved agencies and their roles in the review of the project, including timing.

### **4. Environmental Setting/ Impacts.** This section of the DEIS will discuss the environmental setting, potential impacts to and mitigation measures for each of the areas of the environment listed below.

- a) *Soils and Geology.* These sections of the DEIS will describe site soils and geological characteristics based on available record data. It will include environmental site assessment documents. It will describe potential impacts from previous development, items such as erosion, dust generation and the possible need for blasting. Mitigation measures will be proposed, as appropriate.
- b) *Topography.* This section of the DEIS will describe and map site topography. It will discuss the general grading plan for the site and propose mitigation measures as appropriate.
- c) *Wildlife and Vegetation.* These sections will describe plant and animal resources on the site. It will present the results of searches for rare, endangered and threatened species conducted in the files of the NYSDEC and the US Fish and Wildlife Service. It will describe potential impacts and propose mitigation measures as appropriate.
- d) *Water Resources and Wetlands.* These sections of the DEIS will describe any water resources, including wetlands, on or around the site. It will describe potential impacts to such resources, if present, and propose mitigation measures, as appropriate.
- e) *Cultural Resources.* This section of the DEIS will present the results of a Cultural Resources Survey of the project site, including an Archeological Phase 1B Study. Mitigation Measures will be proposed, as appropriate.

- f) *Climate and Air Quality.* This section of the DEIS will describe local pollution levels. It will also generally characterize the odor environment around the project site. It will discuss the types of odor impacts likely to result from the project. Mitigation measures will be proposed, if required.
- g) *Noise.* This section of the DEIS will generally characterize the noise environment around the project site. It will discuss the types of noise impacts likely to result from the project. Mitigation Measures will be proposed, if required.
- h) *Visual Resources.* This section of the DEIS will describe the visual character of the site and surrounding neighborhood. A visual impact analysis will be completed. Breunig Rd. and NYS Rte 207 have been identified as appropriate vantage points. A lighting and landscape plan will be included for the roadways. Compatibility with the surrounding neighborhood discussed. Mitigation measures will be proposed, as appropriate.
- i) *Planning, Zoning and Land Use.* These sections of the DEIS will describe the land uses surrounding and nearby the site. It will discuss the existing buildings, uses, buildings to remain and site zoning. It will describe consistency with surrounding land use and zoning and propose mitigation measures as appropriate.
- j) *Infrastructure and Utilities.* This section of the DEIS will discuss and evaluate the availability and capacity of existing utilities to service the proposed project, including short-term and long-term distribution needs.
- This section of the DEIS will discuss provisions for sewage disposal. It will discuss impacts to local collection lines, trunk sewer lines, treatment facilities, including available capacity analysis and sewer reallocation. It will propose mitigation measures, if required.
  - This section of the DEIS will discuss provisions for water supply. Impacts to local supply and distribution facilities will be discussed and mitigation measures proposed, if required.
  - This section of the DEIS will describe existing patterns of stormwater runoff and drainage. It will discuss impacts to local collection lines, trunk sewer lines, detention facilities, including available capacity analysis. Proposed stormwater and drainage plans will be discussed and mitigation measures proposed, if required.

- This section of the DEIS will discuss the proposed underground electric/ telecommunication ductbank system.
- k) *Transportation Facilities.* This section of the DEIS will summarize the results of a traffic study prepared for the project. The traffic study will take into account traffic distribution assumptions, based on ITE trip generations, the new I-84/ Drury Lane access and Terrace Housing. Intersections along NYS Rte 207, Breunig Rd. International Blvd. and within NYIP will be analyzed and modifications which will be necessary to upgrade existing roadways to mitigate adverse traffic impacts identified.
- l) *Community Service Characteristics.* This section of the DEIS will discuss the compatibility of the project with community service characteristics such as emergency medical services, police protection, fire protection, recreation and educational services. Potential impacts will be summarized and mitigation measures proposed, as required.
- m) *Economic/ Fiscal Impacts.* This section of the DEIS will discuss the fiscal impact, public costs, revenues, taxes and the local and regional economies. Included will be a general discussion of the benefits to both the local and regional economies as a result of implementation of the project.
- 5. Alternatives Analysis.** This section will present a comparative analysis of alternatives to the action. The following alternatives will be evaluated:
- a) The No-Action Alternative.
  - b) This section will discuss three different redevelopment sizes (including the maximum potential buildout) using three redevelopment land-use scenarios per each size. An evaluation of each scenarios demand will be compared to the established thresholds to identify potential impacts. One redevelopment scenario will be analyzed without the corporate housing use.
- 6. Irreversible and Irretrievable Commitment of Resources.** This section of the DEIS will discuss resources, both man-made and natural, that will be committed to the project.
- 7. Significant Adverse Environmental Impacts That Cannot Be Avoided.** This section of the DEIS will discuss significant adverse environmental effects that cannot be avoided if the proposed project is implemented

**8. Growth Inducing Aspects of the Proposed Action.** This section of the DEIS will discuss foreseeable secondary or cumulative impacts from the project.

**9. Effect of the Proposed Project on the Use and Conservation of Energy.** This section of the DEIS will discuss effects of the project on the use and conservation of energy.

10. **Appendices:** It is likely that the following appendices will be used as supporting documents to the Environmental Impact Statement:

- Appendix A: Mapping
- Appendix B: Correspondence
- Appendix C: ACOE Jurisdictional Determination
- Appendix D: Cultural Resource Investigation
- Appendix E: New York International Plaza – Traffic Impact Study
- Appendix F: New York International Plaza – Water Supply Report
- Appendix G: New York International Plaza – Sanitary Sewer Report
- Appendix H: New York International Plaza Stormwater Management Report
- Appendix I: New York International Plaza Economic Impact Study



**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  
e-mail: mheny@mhepc.com

Regional Office  
507 Broad Street  
Milford, 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**

1-3

**TOWN/VILLAGE OF:** NEW WINDSOR **P/B APP. NO.:** \_\_\_\_\_

**WORK SESSION DATE:** 4 Dec 2002 **PROJECT:** NEW  OLD \_\_\_\_\_

**REAPPEARANCE AT W/S REQUESTED:** Yes **RESUB. REQ'D:** Yes

**PROJECT NAME:** First Columbia 4<sup>th</sup> change

**REPRESENTATIVES PRESENT:** None

**MUNICIPAL REPS PRESENT:**

BLDG INSP. ENGINEER	<input checked="" type="checkbox"/>	FIRE INSP. PLANNER	<u>Bob</u>
P/B CHMN	_____	OTHER	_____

**ITEMS DISCUSSED:**  
\_\_\_\_\_  
N/S

<b>STND CHECKLIST:</b>	<b>PROJECT TYPE</b>
DRAINAGE _____	SITE PLAN _____
DUMPSTER _____	SPEC PERM _____
SCREENING _____	L L CHG. _____
LIGHTING _____	SUBDIVISIC _____
(Streetlights)	OTHER _____
LANDSCAPING _____	
BLACKTOP _____	
ROADWAYS _____	
APPROVAL BOX _____	

**PROJECT STATUS:**

ZBA Referral:  Y  N

Ready For Meeting:  Y  N

Recommended Mtg Date: \_\_\_\_\_

**RE EIS** ↓

— Myra advised met w/so paper and ENB, but was not circulated -

— need to talk to Betty & his attorney

FIRST COLUMBIA SUBDIVISION (02-200)

Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: Mark, I think you're going to give us a lot of information about this applicant, correct?

MR. EDSALL: I will try to make this as brief as possible. As the board may recall, we circulated a copy of their proposed scope for the E.I.S., but before we go over the scope, I think we should get two procedural items out of the way which would be the first two items on comment 2, so why don't we do that and then I'll discuss the scope. We did circulate lead agency letter, we have received no one who wants to be lead agency, so I think it's all yours.

MR. PETRO: Motion to declare ourselves lead agency for the First Columbia New York International Plaza, Parcel H subdivision.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the lead agency for the First Columbia International Plaza Parcel H subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: That the board declare positive declaration under the SEQRA and request preparation of the EIS for action. Form of a motion.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the board firmly declare a positive declaration on the First Columbia New York International Plaza Parcel H subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Just so the record is clear, notwithstanding the fact that this is a minor subdivision, the board had determined that at this point, it's appropriate and necessary that the board look at the total development of the New York International Plaza and get a comprehensive SEQRA review completed so that you can consider all the other parcels on the New York International Plaza site. Now that you're lead agency, you have already in discussions indicated a feeling that an EIS should include certain information. The applicant submitted a draft scope, it's been circulated to the members of the board as well you indicated an interest that we retain the services of a planning consultant to also review it and then his, through the review of the actual EIS itself. With the board's approval, Mr. Stuart Turner of Stuart Turner Associates has been retained, he's performed a review of the proposed scope. Attached to my comments are his suggestions to be included in the scope, I have included six items, comment number 3 I think what you need to do is discuss if there's any additional items this board wants, if not, you may just want to adopt Stu's list and my list and then ask the applicant to include that into their scope as proposed.

MR. PETRO: What's exactly on that list, Mark?

MR. EDSALL: In our list?

MR. PETRO: Our list and Stu's list, just further, what

further comments?

MR. EDSALL: Additional clarification of alternatives, just some re-orientation of some of the sections that they listed ensuring that the traffic study includes both traffic considerations for New York International Plaza but as well the Stewart Terrace Housing Projects, GMH that you're already reviewing, also any background data that's already reflected in DOT's analysis with the Drury Road interconnect to the airport, just so that we have coordinated all the overall development patterns that will occur, we have identified certain intersections that we wanted evaluated, we want to evaluate utilities to make sure that we consider at this point in what direction utilities will be brought in and that there's adequate capacity so we don't have to go back and re-excavate and re-feed later on and have it haphazard. So those kind of things we just went through and added some points to their, list their list was very comprehensive to start off with, these are just some additions. One key item that I added in was as you know, the Town Board has leased this property, the Town of New Windsor via the Town Board has leased this property to First Columbia, there are performance and development standards that were agreed to as part of the lease and what I am suggesting is that those be listed into this EIS, so that that, that quality of development can be recognized so that we ensure that occurs during the individual approvals so those kinds of things.

MR. PETRO: Okay, resolution requiring preparation of the DGEIS, that's number ten with Stu.

MR. EDSALL: Why don't we not, that was the one that requires the EIS you just did as my second bullet item so that's a repeat comment procedurally.

MR. PETRO: Okay.

MR. EDSALL: I think the next step would be if the board has any additions to note them for the record, if not, just adopt Stu and my comments and ask First Columbia to take care of them.

MR. PETRO: The light that's going up I guess as we speak now on 207 in front of the medical building, is that part of this EIS?

MR. EDSALL: It will be recognized in here, that was a unique case where before the traffic warrants were met which would have been documented in the EIS, you're asking for, it was recognized by the State that the sight lines are such that that intersection warranted a light based on its geometric conditions, rather than the traffic flow, so the State authorized that traffic signal in advance. Normally, it would have been called for in this study, but it's kind of the cart in front of the horse but a good cart in this case.

MR. PETRO: Any of the members have anything else that they would like to have put into the scoping here to add to Stu or add to our own findings or to First Columbia's findings? Mark, are we going to entertain a motion to accept these findings tonight?

MR. EDSALL: Well, they are not findings, I would just by resolution adopt our comments and direct the applicant to include them in the scope.

MR. ARGENIO: So we're adopting our comments plus the comments from Stuart Turner?

MR. EDSALL: Right.

MR. PETRO: To add to their scope.

MR. ARGENIO: Understood, he's got things in here that I would never have thought of, this was a good thing.

MR. EDSALL: That's why I really think it's a good idea that Stu is helping us out. I had a lengthy meeting with him to go over the whole project and I think it's going to work out fine.

MR. PETRO: Entertain a motion from the board to add our findings or our comments and Stu Turner's comments and add them to the preparation of the First Columbia EIS. Is there any further comments? I'll take a motion.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board accept the comments from Stu Turner and the comments from Mark Edsall and add those to the First Columbia New York International Plaza EIS. Is there any further discussion from the board members or Mark? Anything else? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Last but not least, the SEQRA regulations are written, it's necessary that the board allow for public input and input from involved agencies relative to the scope. There's two ways of doing it, one to have an actual public scoping session and the other way is to publish a notice that you have pos dec'd this application and the scope is available and if anyone wants to review it and comment on it, they can.

MR. PETRO: We'll do it the second way.

MR. EDSALL: I was just going to suggest the second way.

MR. PETRO: Can you take care of that?

MR. EDSALL: And what I would do is just have the, unless we hear an objection, allow, as long as we have you authorize us to make the notice and then if we do not receive any comments or if the comments can be readily added because they make sense and the applicant agrees, that we go ahead and release that new scope, if there's a new scope. If not, they'll work on this one to the applicant and allow them to proceed in preparation of the document. So I will work with Myra and the applicant to get the notice out.

MR. PETRO: How long a period of time once you make the--

MR. EDSALL: That's the next discussion. If we can get the scope out in a very quick form early next week that we notice it and allow comments up until the fourth of December, keep in mind that this is not, doesn't need to be a lengthy period because you're not asking for anybody to review a document, just asking them to comment, things they want added to the document, so should be pretty efficient for them to come in and look at it. The idea of having it the fourth is the day of the workshop which allows us to meet with them, if they care to have something to submit for the meeting on the 11th, it's available for them, but I would want to have the notice in so that there's at least a two week period which would be at least by the 20th next Wednesday.

MR. PETRO: Is anyone opposed to that? Then I guess we're authorizing you to do so.

MR. EDSALL: Okay, thank you.

MR. PETRO: We being the board.

MR. EDSALL: That's it for First Columbia, unless the applicant has something I missed.

MR. BETTE: I just want to clarify that my intention was to revise the scope and have that public notice in place and be on the board for the December meeting. Hopefully, we'll have our document tweaked to respond to the comments and ready to roll.

MR. PETRO: Your name, sir, for the minutes?

MR. BETTE: My name is Chris Bette, I'm with First Columbia.

MR. PETRO: I assume we're speaking the same language.

MR. EDSALL: Exactly the same thing.



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  
fax: (845) 567-3232  
e-mail: mhenry@mhepc.com

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

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

**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL “H” SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 13 NOVEMBER 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 126 +/-  
ACRE PARCEL INTO TWO (2) LOTS. THE APPLICATION WAS  
PREVIOUSLY REVIEWED AT THE 8 MAY 2002 PLANNING BOARD  
MEETING.

1. The application proposes a subdivision of the property located in the AP-1 zoning district of the Town. Notwithstanding the fact that the subdivision application is minor in nature, the Planning Board determined that this application is part of a much larger action, the overall “STAS Redevelopment Plan”.

In line with same, the Board declared a “positive declaration” under SEQRA and requested that the applicant prepare a proposed scope for the EIS. The scope was submitted on September 23, 2002 and was circulated to the Board for comment.

The Board has authorized Stuart Turner & Associates, Planning and Development Consultants, to assist in the review of the EIS. Attached hereto, please find Mr. Turner’s review letter of the proposed DEIS scope, prepared pursuant to my meeting on 10/29 with him at the site.

2. From a procedural standpoint, I recommend the following:
  - That the Planning Board formally assume the position of Lead Agency for this application.
  - That the Board formally declare a “positive declaration” under SEQRA and request the preparation of an EIS for the action.

**REGIONAL OFFICES**

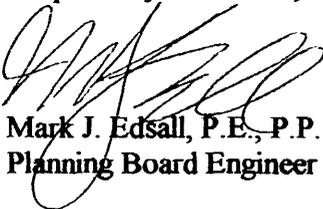
• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •  
• 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

- That the Board require that an appropriate notice be published indicating that a positive declaration has been made, and a proposed scope for the EIS is available at the Planning Board office for review and comment. This notice also to be circulated to all involved agencies.
- That the Board review, and if acceptable, adopt the comments on the scope as prepared by Mr. Turner and the additional comments, as listed below.

3. In addition to the comments in Mr. Turner's review comments, I suggest the following additional items be addressed in the DEIS:

- Include in the EIS a listing of the performance and development standards which are required as part of the lease agreement with the Town. Address the manner in which the overall project and individual sites will comply with these standards.
- Include an evaluation of the utility requirements for the site, a capacity and distribution analysis, and means in which adequate capacity will be developed to meet both short term and long term needs (prepare phasing plan if appropriate). Coordination with all utility companies will be necessary. Identify that all such utility services will be underground improvements.
- As part of the aforementioned utility evaluation, and in conjunction with the proposed roadway development plan, identify a uniform and designed lighting plan (establish standards for both roadway lighting and site lighting).
- The EIS should review the Town's current standards for public roadways and provide an analysis of the modifications which will be necessary to upgrade/modify the existing roadways to meet current standards. A typical modification detail would be appropriate.
- As part of the sewer analysis, verify capacity with both collection and trunk system, and treatment plant facilities. Verify if capacity reallocation is required.
- The alternatives analysis should include an alternative with none or limited residential component.

Respectfully Submitted,

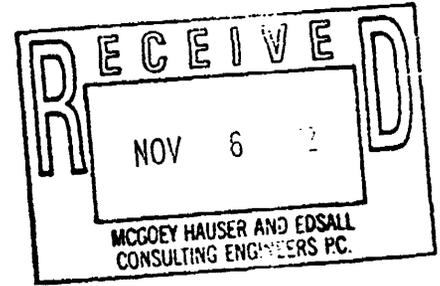


Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW02-200-13Nov02.doc

# Stuart Turner & Associates

PLANNING AND DEVELOPMENT CONSULTANTS 845-368-1472



## MEMORANDUM

TO: MARK EDSALL, P.E.  
FROM: STUART TURNER, FAICP, PP  
SUBJECT: SCOPE FOR FIRST COLUMBIA DRAFT GENERIC EIS  
FOR STEWART LANDS  
DATE: NOVEMBER 4, 2002

\*\*\*\*\*

At your request we have performed a preliminary review of the draft Scope for the preparation of a Draft Generic Environmental Impact Statement EIS for the overall development of approximately 300 acres of Stewart Airport lands owned by the Town of New Windsor and leased to First Columbia. The draft that we reviewed is dated July 3, 2002, but was transmitted to the Town on September 23, 2002.

We discussed a number of these items in your office on October 29, 2002, so this memo is a follow-up to that discussion and includes the items that we discussed. Procedurally, you agreed to transmit our joint comments to the Planning Board for use in preparing a Final Scope.

1. **Alternatives Analysis** – There can be any number of alternatives, but it is not necessarily productive to have an extensive list. Multiple alternatives with minimal variation will not provide the Board with useful data and it is unfair to an applicant to ask for analysis of multiple alternatives. We suggest that in addition to the proposed project and the “no action” alternatives, a third alternative including a residential element should be included since multiple dwellings are a special permit use and a fourth alternative that includes maximum build-out under the zoning will provide useful information.

The alternatives should be compared in the form of a matrix where possible.

The Alternative Analysis is usually placed after the body of the Environmental Analysis. We suggest that this be reflected in the Final Scope.

2. The Executive Summary and Project Description should include a list of approvals and permits required. Since this is a Generic DEIS, the timing of these approvals and permits should be addressed.

3. The Soils and Geology sections should include a discussion of possible existing site contamination. A Phase I Environmental Assessment and/or several borings in key spots would be appropriate.
4. The sections on climate and air resources could include the section on "odors" which is now listed as a separate item. This entire section might be better identified as "climate and air quality."
5. The Visual Resources section should be expanded to include identification of locations from which visual analysis should be addressed. This is particularly true along Route 207. More distant views should also be included so that design thresholds can be included in the Findings.

A landscape concept plan should also be included. This does not have to be site specific, but it can include areas of natural vegetation to be retained. Entrance treatment and treatment along road corridors would also be appropriate. Criteria for site specific landscaping can also be included.

Building design criteria or guidelines can be included in this section.

6. Planning, Zoning and Land Use section should also include a description of on site conditions, i.e., buildings to be retained, current uses, etc.
7. The Transportation section needs some expansion, particularly to identify which intersections are to be studied and what projects will be included to assure that cumulative impacts are identified. The letter should include at least:
  - A. The airport plan
  - B. Terrace Housing

The intersections to be addressed should include at least:

1. Breuning Road and Route 207
2. A second access road and Route 207
3. Intersection of site access and Breuning Road
4. New airport access from Drury Lane and Breuning Road
5. Route 207 and Route 300

The study shall include a list of assumptions that are made for traffic distribution.

8. The Economic Impact section should be expanded to include Fiscal impact. The analysis of public costs and revenues should be included as well as how local taxes will be collected since the site is a publicly owned site leased to a private company. Is this included in the lease agreement or will there be a PILOT?
9. Even though this is a disturbed site, a Phase 1A archaeological study should be included. It is not likely that a 1B will be required, but there could be issues related to historic preservation.
10. I would like to suggest that you and the Planning Board make sure that the initial steps in the SEQR process have been completed. These include:
  - A. Lead Agency Coordination
  - B. Positive Declaration
  - C. Resolution requiring preparation of a DGEIS. If necessary, we can draft any of these documents.

I suggest that the Draft Scope be revised, a comment period provided and then a final scope promulgated. The SEQR Regulations require some mechanism for public and agency input even if there is no formal scoping meeting.

Please call me if we need to discuss and/or if you would like me to be present at the next Planning Board meeting.

FIRST COLUMBIA - DISCUSSION

MR. KARNAVEZOS: Just real quick, have we heard anything more from First Columbia as far as the buildings they plan on putting up?

MR. PETRO: I haven't heard a thing.

MR. KARNAVEZOS: They're out there again saying that they're going to start a hotel and two more office buildings.

MR. PETRO: Once they have that, we accept the, Mark has the private fella, what's his name?

MR. EDSALL: Stu Turner.

MR. PETRO: Reviewing the FEIS.

MR. EDSALL: No, he's actually reviewing the scope for the document at this point. Tom, the other projects they may be referring to are the ones that you have already approved, parcel H was it.

MR. PETRO: 80,000 square foot building.

MR. EDSALL: Where the headquarters building is where we had a couple hotels, a restaurant and flight training center, SEQRA was closed and they have to come back for site specific site plans.

MR. KARNAVEZOS: That was before me then.

MR. EDSALL: There was two office bidding, one that was conversion of an old marine building, one that's a new office building that received approval and that's when the planning board said that's the equivalent of all the occupancy that you did in the past, so effectively slammed the door and said now you have to come in with a SEQRA document.

MR. BABCOCK: But they do have a--

MR. KARNAVEZOS: But they do have approvals for a hotel.

MR. BABCOCK: Yes, they have to come in for the site plan of that hotel.

MR. KARNAVEZOS: Okay.

MR. PETRO: In the meantime we're trying to close out the scoping on the FEIS.

MR. EDSALL: Yeah, for the overall New York International Plaza.

MR. PETRO: Still working on that in case they do get something and want to come back at least we can continue because right now, we can't.

MR. KARNAVEZOS: I didn't know about that.

MR. EDSALL: Just an update for those who aren't involved on a daily basis with the nightmare of 207 and Avenue of the Americas, after a lot of negotiation and discussion and some assistance I think from probably Bill Larkin and some additional push from George, the DOT is working with them to improve that intersection and put the signal in now so that's what the construction that's occurring out there now is actually setting up for the signal, the signal's on order, three month backlog on the pole, so that will probably be in maybe January so--

MR. KARNAVEZOS: That road's not going to open up then, right?

MR. EDSALL: DOT's holding their guns pretty good on this, don't want any traffic exiting, so it may be entrance only at that location near the medical building.

MR. BABCOCK: The road's not open.

MR. PETRO: As long as they had internal use, we didn't care about that.

MR. ARGENIO: DOT held up 850, 900,000 square foot warehouse up in Mamakating that we paved because the

light wasn't up, no C.O. until you get the light operational and I've got news for you, three months they're optimistic.

MR. EDSALL: I don't think the access is going to be operational until the light's in.

MR. ARGENIO: Poles for a signal take 18 weeks.

MR. EDSALL: This is First Columbia who told me it's three months.

MR. ARGENIO: They take me 18 weeks to get.

MR. EDSALL: They must have a good source.

MR. PETRO: Anything else?

**OFFICE OF THE PLANNING BOARD**

**NOTICE OF INTENT TO ACT AS LEAD AGENCY PURSUANT TO SEQRA;  
LEAD AGENCY MUST BE DESIGNATED WITHIN THIRTY CALENDAR (30) DAYS**

**MAY 31, 2002**

This Notice is issued pursuant to 6 NYCRR Part 617 of the regulations implementing Article 8 of the Environmental Conservation Law, together known as the State Environmental Quality Review Act ("SEQRA") for the purpose of designating a Lead Agency for the coordinated review of the following Action:

**NAME OF ACTION:** STAS Redevelopment Plan

**SEQRA STATUS:** Type I

**DESCRIPTION OF ACTION:**

Redevelopment of the former Stewart Army Sub-Post ("STAS"), a ±248-acre parcel located in the Town of New Windsor adjacent to the Stewart International Airport. The STAS lands have been ground-leased by the Town of New Windsor for purposes of economic development. The proposed STAS Redevelopment Plan contemplates redevelopment in multiple phases of the STAS to establish a broad range of commercial, industrial, retail, institutional, residential and/or other uses pursuant to existing zoning requirements, including parking, utilities, street and other improvements and facilities identified as necessary or appropriate as redevelopment proceeds.

**LEAD AGENCY DESIGNATION:**

The Town of New Windsor Planning Board ("Planning Board"), pursuant to 6 NYCRR Part 617, has determined that it should be designated as SEQRA Lead Agency in the coordinated environmental review of the above-described Action. Therefore, this Notice is being sent to all identified potential involved agencies with request for consent in writing, or other means of communication, to the Planning Board serving as SEQRA Lead Agency.

In any case, should you not respond to this Notice within thirty (30) calendar days from the above date, it will be interpreted as consent to the Planning Board serving as SEQRA Lead Agency.

Pursuant to 6 NYCRR Part 617, enclosed please find the completed Part I of the Long Environmental Assessment Form and a copy of the STAS Redevelopment Plan. In the event the Planning Board becomes SEQRA Lead Agency, you will be notified of SEQRA determinations,

related proceedings and public hearings. Copies of all environmental documents will be made available to all involved agencies.

If you do not agree with the Planning Board serving as SEQRA Lead Agency for this Action, please see 6 NYCRR Part 617 for the procedures to be followed.

In addition, after you have reviewed the attached information, you may also indicate any comments that you may have concerning the Action, either in writing or other form of communication, that you believe the Planning Board should consider in its role as lead agency.

**FOR FURTHER INFORMATION:**

Contact Person: Mark J. Edsall, P.E., Planning Board Engineer  
Address:

Thank you for your cooperation.

**AGENCY DISTRIBUTION LIST**

New York State Agencies:

- Department of Transportation, Poughkeepsie ✓
- Department of Environmental Conservation, New Paltz ✓
- Parks, Recreation and Historic Preservation ✓
- Department of Economic Development

County of Orange Agencies:

- Department of Health ✓
- Department of Planning ✓

Town of New Windsor Agencies:

- Town Board ✓
- Zoning Board of Appeals ✓

State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:  Part 1  Part 2  Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. ~~The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.~~
- B. ~~Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.\*~~
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

A Conditioned Negative Declaration is only valid for Unlisted Actions.

*STAS REDEVELOPMENT PLAN*

Name of Action

*TOWN OF NEW WINDSOR PLANNING BOARD*

Name of Lead Agency

*JAMES PETRO CHAIRMAN*

*CHAIRMAN P.B.*

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

*13 NOV 2002*

Date

**PART 1 - PROJECT INFORMATION**  
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <i>Stewart Army Subpost (STAS) Redevelopment Plan</i>		
LOCATION OF ACTION <i>New York International Plaza (former Stewart Army Subpost (STAS) Lands)</i>		
NAME OF APPLICANT/SPONSOR <i>First Columbia International Group, L.L.C.</i>	BUSINESS TELEPHONE <i>(518-213-1000)</i>	
ADDRESS <i>26 Century Hill Dr.</i>		
CITY/PO <i>Latham</i>	STATE <i>NY</i>	ZIP CODE <i>12110</i>
NAME OF OWNER (if different) <i>Town of New Windsor</i>	BUSINESS TELEPHONE <i>(845) 563-4610</i>	
ADDRESS <i>555 Union Ave.</i>		
CITY/PO <i>New Windsor</i>	STATE <i>NY</i>	ZIP CODE <i>12553</i>
DESCRIPTION OF ACTION: <i>Redevelopment of the former STAS, a 248-acre parcel located in the Town of New Windsor. The STAS lands have been ground-leased by the Town of New Windsor for the purposes of economic development. The redevelopment plan includes a broad range of uses constructed over several years.</i>		

Please Complete Each Question - Indicate N.A. if not applicable.

**A. Site Description**

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use:  Urban       Industrial       Commercial       Residential       Rural (non-farm)  
 Forest       Agricultural       Other

2. Total acreage of project area: 248 (+/-) acres

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-Agricultural)	<u>0</u> acres	<u>0</u> acres
Forested	<u>95+/-</u> acres	<u>31+/-</u> acres
Agricultural (includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>0</u> acres
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)	<u>0</u> acres	<u>0</u> acres
Water Surface Area	<u>+/- 1</u> acres	<u>+/- 1</u> acres
Unvegetated (rock, earth fill)	<u>0</u> acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>52(+/-)</u> acres	<u>120(+/-)</u> acres
Other (Indicate type: <u>lawn, landscaped areas</u> )	<u>100</u> acres	<u>96+/-</u> acres

3. What is predominant soil type(s) on project site: Mardin-Erie Series

- a. Soil drainage:  Well drained 0 % of site       Moderately well drained 30 % of site  
 Poorly drained 70 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes       No

a. What is depth to bedrock? +5 feet

5. Approximate percentage of proposed project site with slopes:  0-10% 54 %       10-15% 30 %  
 15% or greater 16 %

6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? +5 (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  Yes  No  
According to
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations)  Yes  No
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain:  Yes  No
14. Does the present site include scenic views known to be important to the community?  Yes  No
15. Streams within or contiguous to the project area: Yes  
a. Name of Stream and name of River to which it is tributary: Gillick Brook, Beaver Dam Lake, Unnamed and Lake Washington
16. Lakes, ponds, wetland areas within or contiguous to project area: Yes  
a. Name: New Windsor Water Treatment Plant (WTP) b. Size (in acres): 1(+/-) acres
17. Is the site served by existing public utilities?  Yes  No  
a. If Yes, does sufficient capacity exist to allow connection?  Yes  No  
b. If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous waste?  Yes  No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor: 248(+/-) acres.
- b. Project acreage to be developed: 216 acres initially; 216 acres ultimately.
- c. Project acreage to remain undeveloped: 37 acres.
- d. Length of project in miles: N.A. (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed: N.A. %.
- f. Number of off-street parking spaces existing: N.A.; proposed: Per code.
- g. Maximum vehicular trips generated per hour: 3039 P.M. peak (upon project completion).
- h. If residential, number and type of housing units:
- |            | One Family  | Two Family  | Multiple Family | Condominium |
|------------|-------------|-------------|-----------------|-------------|
| Initially  | <u>N.A.</u> | <u>N.A.</u> | <u>135</u>      | <u>N.A.</u> |
| Ultimately | <u>N.A.</u> | <u>N.A.</u> | <u>275</u>      | <u>N.A.</u> |
- i. Dimensions (in feet) of largest proposed structure: 95' height; 150' width; 300' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is: 3200(+/-) feet.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cubic yards.
3. Will disturbed areas be reclaimed?  Yes  No  
a. If Yes, for what intended purpose is site being reclaimed? use on site

- b. Will topsoil be stockpiled for reclamation?  Yes  No  
c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 68 acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site?  Yes  No
6. If single-phase project, anticipated period of construction: N.A. months.
7. If multi-phased: 15 years projected  
a. Total number of phases anticipated: unknown (number).  
b. Anticipated date of commencement of phase one: unknown month, \_\_\_\_ year.  
c. Approximate completion date of final phase: unknown month, \_\_\_\_ year.  
d. Is phase one functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated - during construction: 1000; after project is complete: 5300.
10. Number of jobs eliminated by this project: 0.
11. Will project require relocation of any projects or facilities?  Yes  No  
If Yes, explain: May involve relocation of existing projects or facilities.
12. Is surface liquid waste disposal involved?  Yes  No  
a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: Sanitary Sewer – 250,000 gpd  
Name of water body into which effluent will be discharged: Town of New Windsor STP
13. Is subsurface liquid waste disposal involved?  Yes  No
14. Will surface area of an existing body of water increase or decrease by proposal?  Yes  No  
If Yes, explain: \_\_\_\_\_
15. Is project or any portion of project located in a 100-year floodplain?  Yes  No
16. Will project generate solid waste?  Yes  No  
a. If Yes, what is the amount per month? 760 tons  
b. If Yes, will an existing solid waste facility be used?  Yes  No  
c. If Yes, give name: Newburgh Transfer Station location: Newburgh, NY  
d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill?  Yes  No  
If Yes, explain: medical waste will be handled and disposed of by a licensed handler.
17. Will project involve the disposal of solid waste?  Yes  No  
a. If Yes, what is the anticipated rate of disposal? N/A tons/month  
b. If Yes, what is the anticipated site life? N/A Years
18. Will project use herbicides and pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
If Yes, indicate type(s): electricity and fuel for heating, air conditioning, and lighting.
22. If water supply is from wells, indicate pumping capacity: N.A. gallons/minute
23. Total anticipated water usage per day: 200,000 gallons/day
24. Does project involve Local, State or Federal funding? possible Empire Zone, Foreign Trade Zone & IDA Funding  Yes  No

**Approvals Required:**

		Type	Submittal
City, Town, Village, Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Road Alignment, other</u>	_____
City, Town, Village, Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan, Special Use Permit</u>	_____
City, Town, Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Variances (possible but not known)</u>	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Water Supply</u>	_____
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
State Agencies (NYSDEC, NYSDOT)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>various permits</u>	_____
Federal Agencies (FAA)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>flight path approval</u>	_____

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other
2. What is the zoning classification(s) of the site? Airport - 1 (AP-1)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
85% development coverage.
4. What is the proposed zoning of the site? same
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? same
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
7. What are the predominant land uses and zoning classifications within one-quarter mile?  
Airport, Light Manufacturing, Commercial, Residential, Institutional, Undeveloped
8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile?  Yes  No
9. If the proposed action is a subdivision of land, how many lots are proposed? 2  
 What is the minimum lot size proposed? per zoning
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If Yes, is existing capacity sufficient to handle projected demand?  Yes  No
12. Will proposed action result in the generation of traffic significantly above present levels?  Yes  No

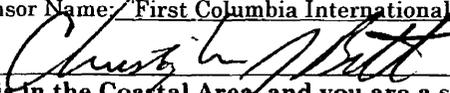
**D. INFORMATION DETAILS**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. VERIFICATION**

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: First Columbia International Group L.L.C. Date: April 30, 2002

Signature:  Title: Project Manager

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

X:\STANDARD\EnviroPlan\SEQR\Eafpart1.doc

RESULTS OF P.B. MEETING OF: November 13, 2002

PROJECT: First Columbia - Parcel H P.B.# 02-200  
subdivision

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y \_\_\_ N \_\_\_  
2. TAKE LEAD AGENCY: Y  N \_\_\_

M) L S) A VOTE: A 4 N 0  
CARRIED: YES  NO \_\_\_

M) L S) A VOTE: A 4 N 0  
CARRIED: YES  NO \_\_\_

WAIVE PUBLIC HEARING: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ WAIVED: Y \_\_\_ N \_\_\_

SCHEDULE P.H. Y \_\_\_ N \_\_\_

SEND TO O.C. PLANNING: Y \_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y \_\_\_

REFER TO Z.B.A.: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

RETURN TO WORK SHOP: YES \_\_\_ NO \_\_\_

APPROVAL:

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED: \_\_\_\_\_

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y \_\_\_ N \_\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Adopt Engineer Comments as part of EIS</u>
<u>@ L @ A 4 Ayes 0 Nays</u>
<u>Have notice of Pos Dec Posted by 20th of Nov.</u>
<u>Rec. Comments until the 4th</u>

P.B.# 02-20  
?



**COUNTY OF ORANGE**

**DEPARTMENT OF PLANNING**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

**Referred by:** *Town of New Windsor Planning Board*

**Reference No.:** *NWT 02M*

**County I.D. No:**

**Applicant:** *Town of New Windsor (Stewart Army Sub-Post (STAS))*

**Proposed Action:** *SEQR Lead Agency Coordination:*

**State, County, Inter-municipal Basis for Review:** *SEQR*

**Comments:** *We are in receipt of the notice declaring your intent to become Lead Agency under SEQR and have no objection to you assuming this designation. We would like to be kept apart of the process and receive the DEIS when such becomes available.*

**Related Reviews and Permits:**

**County Action:** Local Determination

**Disapproved**

**Approved**

**Approved subject to the following modifications and/or conditions:**

**Date:** *June 18, 2002*

  
**Commissioner of Planning**



**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  
e-mail: mhany@mhepc.com

**☐ Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhapa@mhepc.com

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

**MEMORANDUM**

(via fax)

3 June 2002

**TO: MYRA MASON, PLANNING BOARD SECRETARY**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: FIRST COLUMBIA SUBDIVISION**  
**PLANNING BOARD APPLICATION NO. 02-200**

I have received a copy of Chris Bette's letter dated 15 May 2002, with attached "Notice of Intent to Act as Lead Agency" and Part 1 of the Full EAF.

It is my opinion that both documents are acceptable.

These should be circulated as with other Lead Agency requests.

Contact me if you have any questions.

NW02-200-Myra Memo Lead Agency 060302.doc  
MJE/s

REGULAR ITEMS:

FIRST COLUMBIA SUBDIVISION (02-200)

Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: What are we doing today?

MR. BETTE: Route 207 is to the right of your drawing, the airport would be to the left side of the drawing. We're asking this board to allow subdivision of Parcel H, which Parcel H is a roughly 128 acre parcel which is bounded by this green and pink line, you can see the green. We're asking the board to allow us to break that into two lots, lot 1 being 32 acres, lot 2 being 95 acres and we're reserving a small 60 foot wide strip for future connection to the Hudson Valley Avenue down towards Avenue of the Americas. Parcel one, the primary use is going to be commercial offices, parcel two being a large parcel will be a combination of commercial and corporate residents.

MR. BABCOCK: Chris, that's one lot because the extension is not there for the, where the loop road is, right?

MR. BETTE: Correct, when the parcels were, I guess when the lot parcels were created when the town took the property over from the military, there was no connection to these roads and whatever was bounded by the roads was considered the parcel.

MR. BABCOCK: Right, just for the board members' clarification, actually what happens is in between each road section was a lot created.

MR. BETTE: Correct.

MR. BABCOCK: Since there was no connection where the brownish or orangeish loop is that became one lot and that loop part of that loop or most of it is coming out, that's where Lighttron is being built now and then that road will connect and go straight through.

MR. BETTE: Correct.

MR. PETRO: Does anybody have an actual problem with the subdivision? Okay, motion for lead agency.

MR. EDSALL: I don't think at this time you can take lead agency because if you could bear with me a moment, the board had indicated that the next application that was before the board would be an appropriate time to look at the development of the overall parcel and deal with the potential environmental impacts.

Notwithstanding the fact that this is Parcel H of the overall property, this is part of one property which constitutes the New York International Plaza, I think this would be an appropriate time for the board to open the SEQRA process as has been discussed with the applicant and look toward a total evaluation of the impacts such is that all those impacts can be coordinated with the various agencies that are involved and give the applicant the benefit of having findings and conclusions to work off of on all subsequent applications. So, based on that, it's my suggestion that you treat this as an application involving the total New York International Plaza and consider adopting a resolution that would indicate your intent to be lead agency and also your indication that should you become lead agency, you plan on working with the applicant and declaring a pos dec so that you can have an environmental impact statement prepared.

MR. PETRO: You want us to have a motion to show our intent to become lead agency?

MR. EDSALL: Intent to become lead agency and noting that should you become lead agency, you believe that it would be appropriate once you type this action that it is an all likelihood that you would pos dec it and move forward with an environmental impact statement and then I would work with Chris and his attorney to have a circulation to that effect made so that we can properly go through all the steps.

MR. PETRO: You're going to do the circulation once we make the intent?

MR. EDSALL: Yes and we'll note what your belief that it's heading, so the other agencies would understand what's going on.

MR. PETRO: Okay.

MR. ARGENIO: I agree.

MR. PETRO: Motion to have an intent to become lead agency so Mark can circulate the necessary paperwork.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare their intent to become lead agency for the First Columbia New York international Plaza and I guess everything else I had just said so I'm not going to say it again. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I guess Chris once you get together with Mark and get the letter of our intent to become lead agency and do a pos dec and everything else, I guess we'll see you again, right?

MR. BETTE: See me again and again and again.

MR. PETRO: See you again somewhere.

MR. BETTE: Thank you.



**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  
e-mail: mheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@mhepc.com

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

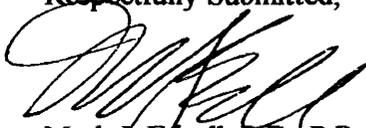
**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** FIRST COLUMBIA – N.Y. INTERNATIONAL PLAZA  
(PARCEL “H” SUBDIVISION)  
**PROJECT LOCATION:** N.Y.I.P. – STEWART INTERNATIONAL AIRPORT  
SECTION 3 – BLOCK 1 – LOT 50  
**PROJECT NUMBER:** 02-200  
**DATE:** 8 MAY 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 126 +/- ACRE  
PARCEL INTO TWO (2) LOTS. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS.

1. The property is located in the AP-1 zoning district of the Town.
2. The subdivision application is clearly minor in nature, although this action is part of a much larger potential action. The subdivision proposed creates a new roadway and divides the existing Parcel H into two lots.

The Board previously advised the applicant of their concern with regard to a full and complete environmental review of the overall development plan. It is my recommendation that the Board determine this the appropriate time to consider the environmental impacts of the overall subdivision, since Parcel “H” is one parcel of the overall NYIP lands, under common ownership. Therefore, it is my recommendation that the Board declare their intent to become Lead Agency under SEQRA, and their intent to declare a “positive declaration”. If so determined by the Board, I will work with the applicant on the preparation of the necessary documents and notices.

Respectfully Submitted,



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



P. B. #02-200  
Application fee

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

**RECEIPT  
#409-2002**

**05/02/2002**

**First Columbia L L C  
26 Century Hill Drive, Suite 101  
Latham, NY 12110**

**Received \$ 50.00 for Planning Board Fees on 05/02/2002. 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: 05/02/2002

PAGE:

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 2-200  
NAME: FIRST COLUMBIA - PARCEL H PA2002-0394  
APPLICANT: FIRST COLUMBIA, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
05/02/2002	REC. CK #2181	PAID		800.00	
		TOTAL:	0.00	800.00	-800.00

*[Handwritten signature]*  
5/2/02  
*[Handwritten flourish]*



# FIRST COLUMBIA

April 30, 2002

Honorable James Petro, Jr.  
Chairman, Town of New Windsor Planning Board  
c/o Myra Mason, Planning Board Secretary  
555 Union Avenue  
New Windsor, NY 12553

Re: Request for Subdivision Approval for Parcel "H"

Honorable Chairman Petro:

First Columbia, L.L.C. is seeking subdivision approval to create two parcels for future development of commercial and corporate residence uses. Parcel "H", Town of New Windsor Tax Map No. 3-1-50, is a 128.12 acre parcel located east of Ave. of the Americas, south of Airport Center Dr. and north of Tech Valley Rd. The entire parcel is situated within the lands of New York International Plaza. New York International Plaza (former Stewart Army Subpost) is located in the Town of New Windsor, Orange County, New York.

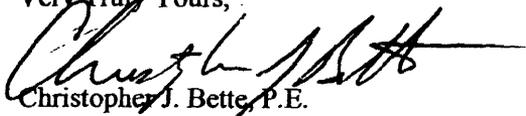
First Columbia, L.L.C. is seeking approval to create two parcels of land by subdividing the existing 128.12 acre parcel into two lots, Lot 1 totaling 32.72 acres and Lot 2 totaling 95.40 acres. The property is located within the Town's Airport -1 (AP-1) zoning district. Both lots have frontage on Town R.O.W. and access from the existing Town roads. Both lots are serviced by all major utilities including gas, electric, telephone, water and sanitary sewer.

As part of our request, please find attached the following information, for use in your review:

- Town of New Windsor Planning Board Application for Subdivision
- SEQR Long Environmental Assessment Form
- Applicant/ Owner Proxy Statement
- Applicant/ Professional Representative Proxy Statement
- Town of New Windsor Planning Board Subdivision Checklist
- Planning Board Application Submittal Checklist
- Checks for required review and application fees

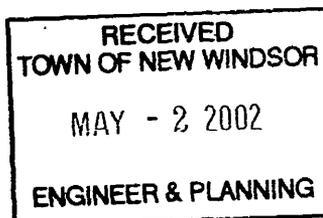
Kindly schedule this item for your next available Planning Board Meeting. If you should have any questions or require any additional information, please do not hesitate to call me.

Very Truly Yours,

  
Christopher J. Bette, P.E.

CJB/at  
Attachment

cc: File



02-200

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: 3 May 2002**

**SUBJECT: First Columbia; Parcel H**

**Planning Board Reference Number: PB-02-200**

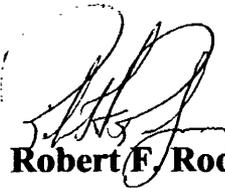
**Dated 2 May 2002**

**Fire Prevention Reference Number: FPS-02-029**

**A review of the above referenced subject subdivision plan was conducted on 3 May 2002.**

**This subdivision plan is acceptable.**

**Plans Dated: 24 April 2002**



**Robert F. Rodgers**

**RFR/dh**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO:  FIRE INSPECTOR,  WATER DEPT.,  
 SEWER DEPT.,  HIGHWAY DEPT.

RECEIVED  
TOWN OF NEW WINDSOR  
MAY - 2 2002  
ENGINEER & PLANNING

P.B. FILE # 02-200 DATE RECEIVED: \_\_\_\_\_

PLEASE RETURN COMPLETED FORM TO MYRA BY: 5-6-02

THE MAPS AND/OR PLANS FOR:

First Columbia - Parcel H  
Applicant or Project Name

SITE PLAN , SUBDIVISION , LOT LINE CHANGE , SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Please notify water dept for discussion -  
\_\_\_\_\_  
\_\_\_\_\_

DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: Steve D. D. 10 Date: 5-3-02  
Reviewed by: \_\_\_\_\_



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

PERMIT Application  
TRACKING #  
2002-0394

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision  Lot Line Change  Site Plan  Special Permit

Tax Map Designation: Sec. 3 Block 1 Lot 50

1. Name of Project Parcel H Subdivision

2. Owner of Record Town of New Windsor Phone (845) 563-4615

Address: 555 Union Avenue, New Windsor New York 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant First Columbia, LLC Phone (518) 213-1000

Address: 26 Century Hill Drive Latham New York 12110  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan The Chazen Companies Phone (518) 235-8050

Address: 20 Gurley Avenue Troy New York 12182  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Shanley, Sweeney, Reilly & Allen, P.C. Phone (518) 463-1415

Address 10 Thurlow Terrace Albany New York 12203  
(Street Name & Number) (Post Office) (State) (Zip)

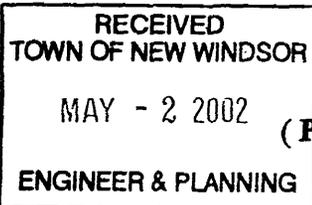
6. Person to be notified to appear at Planning Board meeting:

Christopher Bette (518) 213-1000  
(Name) (Phone)

7. Project Location:

On the East side of Hudson Valley Avenue 0 feet  
(Direction) (Street) (No.)  
South of Airport Center Drive  
(Direction) (Street)

8. Project Data: Acreage 126 Zone Ap-1 School Dist. Washingtonville



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

\*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. Description of Project: (Use, Size, Number of Lots, etc.) Subdivision of parcel H into 2 lots for future Commercial / Residential development

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

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED 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:

30 DAY OF April 2002

*Christopher J. Bette*  
APPLICANT'S SIGNATURE

*Margery A. Sadlemire*

Christopher J. Bette  
Please Print Applicant's Name as Signed

NOTARY PUBLIC  
MARGERY A. SADLEMIRE  
Notary Public, State of New York

\*\*\*\*\* No. 01SAB097524 \*\*\*\*\*  
Qualified in Albany County  
Commission Expires February 22, 2006

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DATE APPLICATION RECEIVED  
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02-200  
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

GEORGE J. MEYERS, deposes and says that he resides  
(OWNER)

at 2 Brandon Court, New Windsor, N. Y. 12553 in the County of Orange  
(OWNER'S ADDRESS)

Supervisor of the TOWN OF NEW WINDSOR, the municipal corporation which is the  
and State of New York and that he is the owner of property ~~located~~  
formerly known as Stewart Army Subpost

(~~Sec~~ Block ~~Lot~~)  
~~designation number~~ (~~Sec~~ Block ~~Lot~~) which is the premises described in

the foregoing application and that he authorizes:

Christopher Berre  
(Applicant Name & Address, if different from owner)

First Columbia, 210 Washington Avenue Extension, Albany, N. Y. 12203  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: December 1, 1999.

Patricia C. Bankart  
Witness' Signature

[Signature]  
Owner's Signature Supervisor  
TOWN OF NEW WINDSOR  
By: George J. Meyers  
Applicant's Signature if different than owner  
[Signature]  
Representative's Signature

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MAY - 2 2002  
ENGINEER & PLANNING

02-200

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.

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

First Columbia International Group, LLC., deposes and says that he resides  
(OWNER) (Applicant)

at 26 Century Hill Drive, Latham, New York 12110 in the County of Albany  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec.          Block          Lot         )  
designation number (Sec. 3 Block 1 Lot 50) which is the premises described in

the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

The Chazen Companies, 20 Gurley Avenue, Troy, New York 12182

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 4/30/02

Margery A. Saddleire  
Witness' Signature

MARGERY A. SADDLEMIRE  
Notary Public, State of New York  
No. 01SA6037524  
Qualified in Albany County  
Commission Expires February 22, 2006

\_\_\_\_\_  
Owner's Signature

Christy L. Beth  
Applicant's Signature if different than owner

[Signature]  
Representative's Signature

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PLANNING

**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.**

02-200

State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:  Part 1    Part 2    Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

A Conditioned Negative Declaration is only valid for Unlisted Actions.

\_\_\_\_\_  
Name of Action

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Date

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6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? +5 (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
According to  Yes  No
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations)  Yes  No
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain:  Yes  No
14. Does the present site include scenic views known to be important to the community?  Yes  No
15. Streams within or contiguous to the project area: Yes  
a. Name of Stream and name of River to which it is tributary: Gillick Brook, Beaver Dam Lake, Unnamed and Lake Washington
16. Lakes, ponds, wetland areas within or contiguous to project area: No  
a. Name: \_\_\_\_\_ b. Size (in acres): (+/-) acres  
\_\_\_\_\_ (+/-) acres
17. Is the site served by existing public utilities?  Yes  No  
a. If Yes, does sufficient capacity exist to allow connection?  Yes  No  
b. If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous waste?  Yes  No

**B. Project Description**

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor: 260(+/-) acres.
- b. Project acreage to be developed: N.A. acres initially; N.A. acres ultimately.
- c. Project acreage to remain undeveloped: N.A. acres.
- d. Length of project in miles: N.A. (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed: N.A. %.
- f. Number of off-street parking spaces existing:    ; proposed:    .
- g. Maximum vehicular trips generated per hour: N.A. P.M. peak (upon project completion).
- h. If residential, number and type of housing units:
- |            | One Family  | Two Family  | Multiple Family | Condominium |
|------------|-------------|-------------|-----------------|-------------|
| Initially  | <u>N.A.</u> | <u>N.A.</u> | <u>   </u>      | <u>   </u>  |
| Ultimately | <u>N.A.</u> | <u>N.A.</u> | <u>   </u>      | <u>   </u>  |
- i. Dimensions (in feet) of largest proposed structure: N.A. height; N.A. ft. width; N.A. ft. length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is: 3200(+/-) feet.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 cubic yards.

3. Will disturbed areas be reclaimed?  Yes  No  
a. If Yes, for what intended purpose is site being reclaimed? use on site  
b. Will topsoil be stockpiled for reuse?  Yes  No

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MAY - 2 2002 Page 3  
ENGINEER & PLANNING

02-200



Approvals Required:  
City, Town, Village, Board

Yes  No

Type  
Zoning amendment, Road  
Alignment, other

Submittal

City, Town, Village, Planning Board  
City, Town, Zoning Board

Yes  No  
 Yes  No

Site Plan, Special Use Permit  
Variations (possible but not  
known)

City, County Health Department  
Other Local Agencies  
Other Regional Agencies  
State Agencies (NYSDEC, NYSDOT)  
Federal Agencies (FAA)

Yes  No  
 Yes  No  
 Yes  No  
 Yes  No  
 Yes  No

Water Supply  
various permits  
flight path approval

**C. Zoning and Planning Information**

1. Does proposed action involve a planning or zoning decision?  Yes  No  
If Yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other
2. What is the zoning classification(s) of the site? Airport - 1 (AP-1)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
85% development coverage.
4. What is the proposed zoning of the site? same
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? same
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
7. What are the predominant land uses and zoning classifications within one-quarter mile?  
Airport, Light Manufacturing, Commercial, Residential, Institutional, Undeveloped
8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile?  Yes  No
9. If the proposed action is a subdivision of land, how many lots are proposed? 2  
What is the minimum lot size proposed? per zoning
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
a. If Yes, is existing capacity sufficient to handle projected demand?  Yes  No
12. Will proposed action result in the generation of traffic significantly above present levels?  Yes  No

**D. INFORMATION DETAILS**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. VERIFICATION**

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: First Columbia International Group L.L.C.

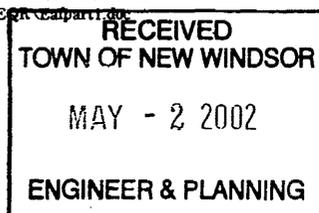
Date: April 30, 2002

Signature: *Christine Smith*

Title: Project Manager

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

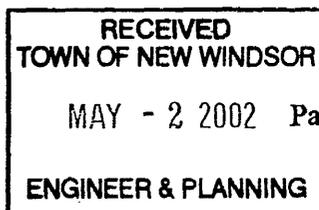
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**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

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 name and location
4.  **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.  
(ON ALL PAGES OF SUBDIVISION PLAN)**
5.  Tax Map Data (Section, Block & Lot).
6.  Location Map at a scale of 1" = 2,000 ft.
7.  Zoning table showing what is required in the particular zone and what applicant is proposing.
8.  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.  Final metes and bounds.



**02-200**

- 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. N/A Include existing or proposed easements.
- 21. ✓ 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. N/A Applicable note pertaining to owners' 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. ✓ 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 "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 "septic" system design notes as required by the Town of New Windsor.
- 32. ✓ 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).

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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. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
- 37. NA 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 leaser 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: [Signature] PLS 4/30/02  
Licensed Professional Date

