

PB# 03-31

**Sawyer
(Sub.)**

57-1-23.24

PB.03-31 SAWYER SUBDIV. (10 LOTS)
BETHLEHEM & JACKSON AVE (SAWYER)



**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

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FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

28 August 2008

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

ATTENTION: GEORGE A. GREEN, TOWN SUPERVISOR

SUBJECT: **SAWYER MAJOR SUBDIVISION (VALLEY FIELDS ESTATE)
RECOMMENDATION FOR BOND REDUCTION
Planning Board Application 03-31**

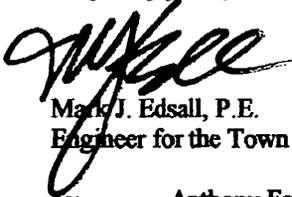
Dear Supervisor Green:

Marjorie and Chet Sawyer previously submitted a public improvement cost estimate for all the work of the subject project. The original approved bond amount was \$859,289.50. Since that time, the Developer has caused the completion of a substantial amount of the public improvement work of this section of the project. We previously recommended a reduction down to \$242,747.00 (December 2006 letter).

The developer and their consultant submitted a breakdown for remaining work, and have requested a reduction in the bond. We have reviewed this estimate and hereby recommend that the Town Board authorize a reduction in the performance security to a (revised) amount of \$ 110,952.00 for the remaining work. A copy of the breakdown is attached hereto.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,



Mark J. Edsall, P.E.
Engineer for the Town

cc: Anthony Fayo, Town Highway Supt. (via email)
Michael Blythe, Esq., Attorney for the Town (via email)

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3301 •

Project Name: Valley Field Estates
 Planning Board No.:

Municipality: Town of New Windsor
 Date: 11-Aug-08

PUBLIC IMPROVEMENT UNIT PRICES

(Updated August 2007)

Asphalt cost only updated August 2008

Description	Unit	Unit Cost	Total Quantity	Total Cost	Completed Quantity	Completed Cost	Re
<u>Roadway and Parking Lot</u>							
Clear and Grade ROW	SF	\$ 0.80		\$ -		\$ -	\$
Cut and Chip Trees	AC	\$ 6,500.00		\$ -		\$ -	\$
Stump removal and disposal	AC	\$ 4,500.00		\$ -		\$ -	\$
Erosion Control	AC	\$ 3,200.00		\$ -		\$ -	\$
Roadway Subbase	CY	\$ 46.00		\$ -		\$ -	\$
Roadway Subbase (8" Course)	SY	\$ 10.50		\$ -		\$ -	\$
Roadway Subbase (12" Course)	SY	\$ 15.50		\$ -		\$ -	\$
Roadway Subbase (15" Course)	SY	\$ 19.00		\$ -		\$ -	\$
Asphalt Pavement	TN	\$ 120.00		\$ -		\$ -	\$
Asphalt Pavement (1.5" top)	SY	\$ 10.50	7870	\$ 82,635.00	0	\$ -	\$
Asphalt Pavement (2" top)	SY	\$ 13.50		\$ -		\$ -	\$
Asphalt Pavement (3" course)	SY	\$ 20.50		\$ -		\$ -	\$
Asphalt Pavement (3.5" course)	SY	\$ 23.75		\$ -		\$ -	\$
Asphalt Pavement (4" course)	SY	\$ 27.50		\$ -		\$ -	\$
Asphalt Pavement (5" course)	SY	\$ 33.75		\$ -		\$ -	\$
Tack Coat	SY	\$ 0.60	7870	\$ 4,722.00	\$0.00	\$ -	\$
Double Surface Treatment	SY	\$ 7.50		\$ -		\$ -	\$
Roadway ROW Topsoil (6") & Seeding	SY	\$ 13.00		\$ -		\$ -	\$
Concrete Monuments	EA	\$ 145.00	9	\$ 1,305.00	0	\$ -	\$
Roadway As-Builts (50' Wide)	LF	\$ 1.10	2200	\$ 2,420.00	0	\$ -	\$
Street Signs (Traffic Control)	EA	\$ 225.00		\$ -		\$ -	\$
Street ID	EA	\$ 250.00		\$ -		\$ -	\$
Concrete Curbing	LF	\$ 30.00		\$ -		\$ -	\$
Concrete Sidewalk	SY	\$ 77.00		\$ -		\$ -	\$
Concrete Sidewalk (4' Wide)	LF	\$ 34.00		\$ -		\$ -	\$

**RETAKE
OF
PREVIOUS
DOCUMENT**

Project Name: Valley Field Estates
 Planning Board No.:

Municipality: Town of New Windsor
 Date: 11-Aug-08

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(Updated August 2007)

Asphalt cost only updated August 2008

Description	Unit	Unit Cost	Total Quantity	Total Cost	Completed Quantity	Completed Cost	Remaining Cost
<u>Roadway and Parking Lot</u>							
Clear and Grade ROW	SF	\$ 0.80		\$ -		\$ -	\$ -
Cut and Chip Trees	AC	\$ 6,500.00		\$ -		\$ -	\$ -
Stump removal and disposal	AC	\$ 4,500.00		\$ -		\$ -	\$ -
Erosion Control	AC	\$ 3,200.00		\$ -		\$ -	\$ -
Roadway Subbase	CY	\$ 46.00		\$ -		\$ -	\$ -
Roadway Subbase (8" Course)	SY	\$ 10.50		\$ -		\$ -	\$ -
Roadway Subbase (12" Course)	SY	\$ 15.50		\$ -		\$ -	\$ -
Roadway Subbase (15" Course)	SY	\$ 19.00		\$ -		\$ -	\$ -
Asphalt Pavement	TN	\$ 120.00		\$ -		\$ -	\$ -
Asphalt Pavement (1.5" top)	SY	\$ 10.50	7870	\$ 82,635.00	0	\$ -	\$ 82,635.00
Asphalt Pavement (2" top)	SY	\$ 13.50		\$ -		\$ -	\$ -
Asphalt Pavement (3" course)	SY	\$ 20.50		\$ -		\$ -	\$ -
Asphalt Pavement (3.5" course)	SY	\$ 23.75		\$ -		\$ -	\$ -
Asphalt Pavement (4" course)	SY	\$ 27.50		\$ -		\$ -	\$ -
Asphalt Pavement (5" course)	SY	\$ 33.75		\$ -		\$ -	\$ -
Tack Coat	SY	\$ 0.60	7870	\$ 4,722.00	\$0.00	\$ -	\$ 4,722.00
Double Surface Treatment	SY	\$ 7.50		\$ -		\$ -	\$ -
Roadway ROW Topsoil (6") & Seeding	SY	\$ 13.00		\$ -		\$ -	\$ -
Concrete Monuments	EA	\$ 145.00	9	\$ 1,305.00	0	\$ -	\$ 1,305.00
Roadway As-Builts (50' Wide)	LF	\$ 1.10	2200	\$ 2,420.00	0	\$ -	\$ 2,420.00
Street Signs (Traffic Control)	EA	\$ 225.00		\$ -		\$ -	\$ -
Street ID	EA	\$ 250.00		\$ -		\$ -	\$ -
Concrete Curbing	LF	\$ 30.00		\$ -		\$ -	\$ -
Concrete Sidewalk	SY	\$ 77.00		\$ -		\$ -	\$ -
Concrete Sidewalk (4' Wide)	LF	\$ 34.00		\$ -		\$ -	\$ -

Project Name: Valley Field Estates
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Municipality: Town of New Windsor
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PUBLIC IMPROVEMENT UNIT PRICES

(Updated August 2007)

Asphalt cost only updated August 2008

Description	Unit	Unit Cost	Total Quantity	Total Cost	Completed Quantity	Completed Cost	Remaining Cost
Concrete Sidewalk (5' Wide)	LF	\$ 43.00		\$ -		\$ -	\$ -
Street Trees (2.5" Cal; w/ frame and grate)	EA	\$ 1,100.00		\$ -		\$ -	\$ -
Street Trees (2.5" Cal)	EA	\$ 650.00		\$ -		\$ -	\$ -
Street Lights (std. luminair, u/g feed)	EA	\$ 7,500.00		\$ -		\$ -	\$ -
Guide Rail (W-Beam)	LF	\$ 45.00		\$ -		\$ -	\$ -
Guide Rail (Box Beam)	LF	\$ 70.00	232	\$ 16,240.00		\$ -	\$ 16,240.00
End Section (W-Beam)	EA	\$ 900.00		\$ -		\$ -	\$ -
End Section (Box Beam, Type 1, 9' taper)	EA	\$ 600.00		\$ -		\$ -	\$ -
End Section (Box Beam, Type 2, 18' taper)	EA	\$ 1,200.00		\$ -		\$ -	\$ -
Modular Block Retaining Wall (upto 6' High)	SF	\$ 33.00		\$ -		\$ -	\$ -
Modular Block Retaining Wall (over 6' High)	SF	\$ 38.00		\$ -		\$ -	\$ -
Concrete Retaining Wall (upto 6' High)	CY	\$ 800.00		\$ -		\$ -	\$ -
Concrete Retaining Wall (over 6' High)	CY			\$ -		\$ -	\$ -
<u>Drainage</u>							
Catch Basin	EA	\$ 3,500.00		\$ -		\$ -	\$ -
Stormwater Manhole	EA	\$ 3,600.00		\$ -		\$ -	\$ -
Connection to Existing Catch Basin	EA	\$ 1,000.00		\$ -		\$ -	\$ -
Stormwater Pipe (CMP - 15" coated)	LF	\$ 65.00		\$ -		\$ -	\$ -
Stormwater Pipe (CMP - 18" coated)	LF	\$ 74.00		\$ -		\$ -	\$ -
Stormwater Pipe (CMP - 24" coated)	LF	\$ 90.00		\$ -		\$ -	\$ -
Stormwater Pipe (CMP - 30" coated)	LF	\$ 127.00		\$ -		\$ -	\$ -
Stormwater Pipe (CMP - 36" coated)	LF	\$ 150.00		\$ -		\$ -	\$ -
Stormwater Pipe (CMP - 48" coated)	LF	\$ 190.00		\$ -		\$ -	\$ -
End Section (CMP - coated)	EA	\$ 600.00		\$ -		\$ -	\$ -
Stormwater Pipe (HDPE - 15")	LF	\$ 55.00		\$ -		\$ -	\$ -
Stormwater Pipe (HDPE - 18")	LF	\$ 68.00		\$ -		\$ -	\$ -
Stormwater Pipe (HDPE - 24")	LF	\$ 75.00		\$ -		\$ -	\$ -
Stormwater Pipe (HDPE - 30")	LF	\$ 90.00		\$ -		\$ -	\$ -
Stormwater Pipe (HDPE - 36")	LF	\$ 105.00		\$ -		\$ -	\$ -
Stormwater Pipe (HDPE - 48")	LF	\$ 140.00		\$ -		\$ -	\$ -

Project Name: Valley Field Estates
 Planning Board No.:

Municipality: Town of New Windsor
 Date: 11-Aug-08

PUBLIC IMPROVEMENT UNIT PRICES

(Updated August 2007)

Asphalt cost only updated August 2008

Description	Unit	Unit Cost	Total Quantity	Total Cost	Completed Quantity	Completed Cost	Remaining Cost
End Section (HDPE)	EA	\$ 600.00	0	\$ -	0	\$ -	\$ -
Stormwater Pipe (RCP - 15")	LF	\$ 60.00	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pipe (RCP - 18")	LF	\$ 68.00	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pipe (RCP - 24")	LF	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pipe (RCP - 30")	LF	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pipe (RCP - 36")	LF	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Pipe (RCP - 48")	LF	\$ 215.00	\$ -	\$ -	\$ -	\$ -	\$ -
End Section (RCP)	EA	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Headwall	EA	\$ 6,100.00	\$ -	\$ -	\$ -	\$ -	\$ -
Rip Rap Drainage Channel	LF	\$ 65.00	\$ -	\$ -	\$ -	\$ -	\$ -
Non-lined Drainage Channel	LF	\$ 12.00	\$ -	\$ -	\$ -	\$ -	\$ -
Preformed Pipe/Stone Underdrain	LF	\$ 26.00	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Box Culvert (6'x4') w/wingwalls	LF	\$ 2,300.00	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Box Culvert (3'x3'), w/wingwalls	LF	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Water</u>							
Watermain (DI - 8")	LF	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Valve (8")	EA	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Tapping Sleeve and Valve (8")	EA	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Watermain (DI - 12")	LF	\$ 85.00	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Valve (12")	EA	\$ 2,600.00	\$ -	\$ -	\$ -	\$ -	\$ -
Tapping Sleeve and Valve (12")	EA	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -	\$ -
Hydrant Assembly	EA	\$ 3,300.00	\$ -	\$ -	\$ -	\$ -	\$ -
House service (w/out licensed plumber)	EA	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	\$ -
Air relief Valve & Vault	EA	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Reducing Valve & Vault	EA	\$ 10,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Watermain Offset (8")	EA	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Line Stop and Gate Valve installation (8")	EA	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Insertion Valve (8")	EA	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ -



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

27 February 2008

Mr. Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553

SUBJECT: VALLEY FIELDS MAJOR SUBDIVISION
ELIMINATION OF PROJECT SIDEWALKS
NEW WINDSOR APPLICATION NO. 03-31

Dear Mr. Sawyer

Your proposal to eliminate the public sidewalks within your subdivision and, in lieu of the same, make a contribution to the Town's recreation operations has been considered by the appropriate elected Town officials and other Town representatives.

This letter is intended to advise you that your voluntary contribution of \$ 22,000.00 has been deemed acceptable in lieu of the public sidewalks. Please arrange to make the contribution to the Town at your earliest convenience. We recommend you forward the payment with a cover letter, addressed to the Town Infrastructure Committee, care of the office of the Attorney for the Town.

Thank you for your continued interest in the Town of New Windsor.

Very truly yours,

TOWN OF NEW WINDSOR
PLANNING BOARD

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

MJE/st

CC: Michael Blythe, Attorney for the Town

**Valley Fields Estates, DBA
Chester & Marjorie Sawyer
81 Bethlehem Road
New Windsor, NY 12553
845-564-6545**

August 29, 2007

George Green, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Dear Supervisor Green,

There are two issues outstanding regarding the completion of the fourteen lot Valley Fields Estates subdivision that need to be considered and resolved by the New Windsor Town Council.

We met with Town Highway officials on August 23 to review details of the remaining items to be done:

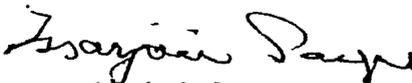
1. Final Planning Board approvals included a sidewalk from the entrance of Pin Oak Drive at Jackson Avenue approximately 2200 linear feet to the cul-de-sac at the end of the property.
 - a. They felt that this would be an expensive luxury item considering the small number of large lots.
 - b. The four homeowners on the sidewalk side of the road as well as the Town controlled drainage areas would all have excessive footage of sidewalk to clear of snow and keep clean.
 - c. This would also add to the maintenance burden for the Town.
2. The approved plan also includes guard rails in the gabion wall area but not in detail on the plan itself.
 - a. They all felt that the guard rails are not needed and would like to see them omitted. The need was questionable from the beginning.
 - b. These will also add to the ongoing maintenance cost to the Town once the roadway is turned over.

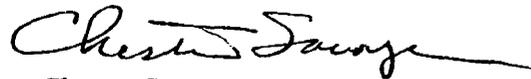
Please review these items and have them withdrawn from the final requirements for this project if you agree with this rationale.

All other items in the approved plans are going forward with an anticipated completion date before year end.

We thank everyone in the Town of New Windsor that worked with us and made it possible to complete this subdivision.

Sincerely yours,


Marjorie Sawyer


Chester Sawyer

Cc: Debra Green, Town Clerk
Genaro Argenio, Chairman, Planning Board
Mark Edsel, Planning Board Engineer
Anthony Fayo, Superintendent of Highways
Spectra Engineering

03-31

Map Number 71-07 City New Windsor
Section 57 Block 1 Lot 9.2 Town Village

Title: SUBDIVISION OF VALLEY FIELDS ESTATES

Dated 2-5-07 Filed 2-27-07

Approved by GENARO ARGENIO

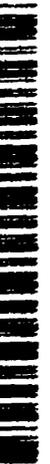
on 2-26-07

Record Owner MARJORIE M. SAWYCE + ANTHONY KROLL

DONNA L. BENSON
Orange County Clerk

8 Sheets	=	80.50
3 Copies		9.50
		<hr/>
		89.50

RECORDED/FILED ORANGE COUNTY
BOOK 02007 PAGE 0071
02/27/2007 13:46:15
FILE NUMBER 20070020031
RECEIPT#698118 patti



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/26/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/15/2007	13 LOTS @2,000.00 EA	CHG	26000.00		
02/26/2007	REC. CK. #314	PAID		26000.00	
		TOTAL:	26000.00	26000.00	0.00

*received
John Furuya
2-26-07*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/26/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/15/2003	REC. CK. #6177	PAID		1500.00	
10/22/2003	P.B. ATTY. FEE	CHG	35.00		
10/22/2003	P.B. MINUTES	CHG	22.50		
01/13/2004	POSTAGE	CHG	4.24		
02/25/2004	P.B. ATTY. FEE	CHG	35.00		
02/25/2004	P.B. MINUTES	CHG	22.00		
04/28/2004	P.B. ATTY. FEE	CHG	35.00		
04/28/2004	P.B. MINUTES	CHG	45.00		
11/10/2004	P.B. ATTY. FEE	CHG	35.00		
11/10/2004	P.B. MINUTES	CHG	148.50		
03/08/2006	P.B. MINUTES	CHG	7.00		
04/26/2006	P.B. ATTY. FEE	CHG	35.00		
04/26/2006	P.B. MINUTES	CHG	77.00		
02/15/2007	P.B. ENGINEER FEE	CHG	3725.20		
02/26/2007	REC. CK. #313	PAID		2726.44	
		TOTAL:	4226.44	4226.44	0.00

To close out Escrow for P.B. # 03-31

*Thank you,
Myra*

*revised
John Lunnar
2-24-07*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/26/2007	PLANS STAMPED	APPROVED
10/25/2006	REQUEST EXT.	GRANTED 2 - 90-DAYS
04/26/2006	P.B. APPEARANCE . CATCH BASINS HAVE BEEN ADDED TO PLAN - ADDRESS MARK'S . COMMENTS - NOTE FOR ARBORVIATES - NEED OFFERS OF DEDICATION . - APPLIC FOR SPDES PERMIT - FEES PAID	WV FIN PH; COND APPR
03/08/2006	REQ FOR EXT OF PRELIM APPR	GRANTED 6 MONS
11/10/2004	P.B. APPEARANCE - PUB HEAR . CLOSED PUBLIC HEARING - DECL. NEG DEC. - PRELIMINARY . APPROVAL GRANTED	ND: CL PH - PREL APP
04/28/2004	P.B. APPEARANCE . WILL BE CHANGED TO A 15 LOT SUBDIVISION DUE TO PROBLEMS WITH . LOT #11 - NEED NEW PLANS FOR PUBLIC HEARING - NEED MORE . DETAILED PLANS FOR PRELIMINARY AND PUBLIC HEARING	REVISE PLAN
02/26/2004	P.B. APPEARANCE	LA:SCHED PH
10/22/2003	P.B. APPEARANCE	RET. TO WS - LA LETR
08/20/2003	WORK SHOP APPEARANCE	SUBMIT
06/05/2003	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

PAGE: 2

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	04/22/2004	MUNICIPAL FIRE . SEE MEMO IN FILE	04/27/2004	DISAPPROVED
REV2	04/22/2004	NYSDOT	09/24/2004	SUPERSEDED BY REV3
REV1	02/19/2004	MUNICIPAL HIGHWAY	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004	MUNICIPAL WATER	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004	MUNICIPAL SEWER	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004	MUNICIPAL FIRE . PLEASE PROVIDE THREE SETS OF SKETCH PLANS FOR E-911 . NUMBERING - SHOW LAYOUT OF DRIVEWAY ON SKETCH PLANS - . INCLUDE E911 NUMBERING ON SKETCH PLANS - SUBMIT STREET NAME . FOR E-911 PURPOSES -	02/24/2004	DISAPPROVED
REV1	02/19/2004	NYSDOT	04/22/2004	SUPERSEDED BY REV2
ORIG	10/15/2003	MUNICIPAL HIGHWAY . CONCERNED ABOUT DRAINAGE. WILL BE CONDUCTING A SIGHT . INSPECTION WITH THE TOWN ENGINEER	10/22/2003	TABLED
ORIG	10/15/2003	MUNICIPAL WATER	02/19/2004	SUPERSEDED BY REV1
ORIG	10/15/2003	MUNICIPAL SEWER	02/19/2004	SUPERSEDED BY REV1
ORIG	10/15/2003	MUNICIPAL FIRE . MUST BE A TOWN ROAD, PROVIDE PLANS WITHOUT TOPOGRAPHIC LINES . FOR E-911 NUMBERING AND PROVIDE PROPOSED STREET NAMES	10/18/2003	DISAPPROVED
ORIG	10/15/2003	NYSDOT	02/19/2004	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1 04/10/2006	MUNICIPAL HIGHWAY . APPLICANT AGREED TO INSTALL TWO CATCH BASINS AND WILL ADDRESS . THE ENTRANCE AS PER DISCUSSION WITH HIGHWAY SUPERINTENDENT	04/06/2006	APPROVED COND
REV1 09/08/2005	E 911 COORDINATOR	04/18/2006	APPROVED
REV4 11/01/2004	MUNICIPAL HIGHWAY .	/ /	
REV4 11/01/2004	MUNICIPAL WATER	/ /	
REV4 11/01/2004	MUNICIPAL SEWER	/ /	
REV4 11/01/2004	MUNICIPAL FIRE	11/05/2004	APPROVED
REV4 11/01/2004	NYSDOT	/ /	
REV4 11/01/2004	E911 COORDINATOR . ASSIGNED E-911 NUMBERS HAVE NOT BEEN INCORPORATED INTO SITE . PLAN	11/05/2004	DISAPPROVED
REV3 09/24/2004	MUNICIPAL HIGHWAY	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	MUNICIPAL WATER	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	MUNICIPAL SEWER	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	MUNICIPAL FIRE	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	NYSDOT	11/01/2004	SUPERSEDED BY REV4
ORIG 06/11/2004	E 911 COORDINATOR . SENT NUMBERED PLAN TO APPLICANT TO BE INCLUDED ON PLAN.	06/11/2004	APPROVED
REV2 04/22/2004	MUNICIPAL HIGHWAY . THIS PLAN IS DISAPPROVED DUE TO THE EXTRA CUL-DE-SAC . SERVICING LOT #11. IT MUST BE REMOVED AND THE PLAN HAS TO . BE REVIEWED AGAIN.	04/27/2004	DISAPPROVED
REV2 04/22/2004	MUNICIPAL WATER	09/24/2004	SUPERSEDED BY REV3
REV2 04/22/2004	MUNICIPAL SEWER	09/24/2004	SUPERSEDED BY REV3

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/28/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/15/2003	EAF SUBMITTED	10/15/2003	WITH APPLIC
ORIG	10/15/2003	CIRCULATE TO INVOLVED AGENCIES	10/22/2003	AUTH LETTER
ORIG	10/15/2003	LEAD AGENCY DECLARED	02/26/2004	TOOK LA
ORIG	10/15/2003	DECLARATION (POS/NEG)	11/10/2004	DECL NEG DEC
ORIG	10/15/2003	SCHEDULE PUBLIC HEARING	02/26/2004	SCHED PH
ORIG	10/15/2003	PUBLIC HEARING HELD	11/10/2004	CLOSED PH
ORIG	10/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	10/15/2003	PRELIMINARY APPROVAL	11/10/2004	GRANTED
ORIG	10/15/2003		/ /	



Town of New Windsor

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

OFFICE OF THE PLANNING BOARD

February 15, 2007

Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553

SUBJECT: P.B. #03-31 VALLEY FIELDS SUBDIVISION

Dear Mr. Sawyer:

Please find attached printouts of fees due for subject project.

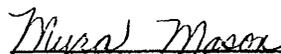
Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	580.00
Check #2 – Amount over escrow posted.....	\$	2,726.44
Check #3 – Recreation Fee13 lots @ \$2,000.00 ea.....	\$	26,000.00

Upon receipt of these checks and ten (10) sets of plans **(with at least five (5) sets being folded)** and a mylar, I will have the plans stamped and signed approved.

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

Very truly yours,



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

MLM

P.B. #03-31

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

RECEIPT
#123-2007

02/26/2007

Sawyer, Chester

Received \$ 580.00 for Planning Board Fees, on 02/26/2007. 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: 02/26/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/15/2007	APPROVAL FEE	CHG	580.00		
02/26/2007	REC. CK. #312	PAID		580.00	
		TOTAL:	580.00	580.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/26/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/15/2007	APPROVAL FEE	CHG	580.00		
02/26/2007	REC. CK. #312	PAID		580.00	
		TOTAL:	580.00	580.00	0.00

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Ms. Majorie M. Sawyer
81 Bethlehem Road
New Windsor, NY 12553

The Orange County Department of Health certifies that a realty subdivision map entitled Valley Fields Estates, dated September 1, 2005, latest revision February 5, 2007, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 36.09 Number of lots: 14

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots, sell other lots without houses.

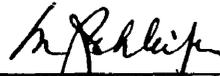
Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. **THAT** the proposed facilities are installed in conformity with said plans.
2. **THAT** no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. **THAT** the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. **THAT** the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.

5. **THAT** the sanitary facilities (water supply, any water treatment, and sewage disposal facilities) on these lots shall be inspected for compliance with the approved plans at the time of construction by a P.E., R.A. or exempt L.L.S. and that written certification to that effect shall be submitted to this Department and the Local Building Code Enforcement Officer within 30 days and prior to occupancy.
6. **THAT** individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.
7. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.
9. **THAT** all local and state agency rules and regulations be complied with.

February 16, 2007

Date



, P.E.

M.J. Schleifer, P.E.

Assistant Commissioner



MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Michael Blythe, Esq.

DATE: February 15, 2007

SUBJECT: Valley Fields Estates Subdivision
a/k/a Sawyer Subdivision (PB #03-31)
Drainage District #12

This memo is to inform you that the public hearing for Drainage District #12 was held and closed on Wednesday, February 7, 2007 and the Town Board of the Town of New Windsor passed a Resolution establishing Drainage District #12 on that date.

In addition, my office is in receipt of a Letter of Credit #2006-4 dated November 6, 2006 from Walden Savings Bank in the sum of \$859,289.50 with an expiration date of October 26, 2007 representing the bond for the public improvements. Said bond amount was reduced by the Town Board at the January 3, 2007 meeting to the sum of \$242,747.00, as recommended by the Town Engineer; however, we have not yet received a new Letter of Credit or Bond for that amount.

Assuming your office has received all outstanding items including any necessary fees, our office does not require anything further and you may sign off on the project.

MDB

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/15/2007	APPROVAL FEE	CHG	580.00		
		TOTAL:	580.00	0.00	580.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/15/2003	REC. CK. #6177	PAID		1500.00	
10/22/2003	P.B. ATTY. FEE	CHG	35.00		
10/22/2003	P.B. MINUTES	CHG	22.50		
01/13/2004	POSTAGE	CHG	4.24		
02/25/2004	P.B. ATTY. FEE	CHG	35.00		
02/25/2004	P.B. MINUTES	CHG	22.00		
04/28/2004	P.B. ATTY. FEE	CHG	35.00		
04/28/2004	P.B. MINUTES	CHG	45.00		
11/10/2004	P.B. ATTY. FEE	CHG	35.00		
11/10/2004	P.B. MINUTES	CHG	148.50		
03/08/2006	P.B. MINUTES	CHG	7.00		
04/26/2006	P.B. ATTY. FEE	CHG	35.00		
04/26/2006	P.B. MINUTES	CHG	77.00		
02/15/2007	P.B. ENGINEER FEE	CHG	3725.20		
		TOTAL:	4226.44	1500.00	2726.44

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/15/2007	13 LOTS @2,000.00 EA	CHG	26000.00		
		TOTAL:	26000.00	0.00	26000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/15/2003	REC. CK. #6177	PAID		1500.00	
10/22/2003	P.B. ATTY. FEE	CHG	35.00		
10/22/2003	P.B. MINUTES	CHG	22.50		
01/13/2004	POSTAGE	CHG	4.24		
02/25/2004	P.B. ATTY. FEE	CHG	35.00		
02/25/2004	P.B. MINUTES	CHG	22.00		
04/28/2004	P.B. ATTY. FEE	CHG	35.00		
04/28/2004	P.B. MINUTES	CHG	45.00		
11/10/2004	P.B. ATTY. FEE	CHG	35.00		
11/10/2004	P.B. MINUTES	CHG	148.50		
03/08/2006	P.B. MINUTES	CHG	7.00		
04/26/2006	P.B. ATTY. FEE	CHG	35.00		
04/26/2006	P.B. MINUTES	CHG	77.00		
02/15/2007	P.B. ENGINEER FEE	CHG	3725.20		
		TOTAL:	4226.44	1500.00	2726.44

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 3- 31

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
3-31	218310	03/15/06	TIME	EDM	MR	V/DEDICATIONS & EST	99.00	2.00	198.00			
3-31	218238	03/30/06	TIME	MJE	MC	KURT S: SAWYER SUB	115.00	0.40	46.00			
3-31	218336	04/05/06	TIME	MJE	MC	MC/AF DISC SAWYER	115.00	0.40	46.00			
3-31	218321	04/06/06	TIME	MJE	FM	MC/AF R/W SAWYER FL	115.00	0.30	34.50			
3-31	218323	04/06/06	TIME	MJE	FM	FLD REV SAWYER ENVR	115.00	1.30	149.50			
3-31	218355	04/14/06	TIME	EDM	MR	VALLEY Flds BOND R/W	99.00	1.50	148.50			
3-31	218630	04/18/06	TIME	MJE	MC	TC/SCHOLMEYER	115.00	0.30	34.50			
3-31	218631	04/19/06	TIME	MJE	MC	TC/CHRY SAWYER	115.00	0.40	46.00			
3-31	218586	04/21/06	TIME	EDM	MR	SAWYER SWPPP R/W	99.00	0.50	49.50			
3-31	218655	04/21/06	TIME	MJE	MC	SAWYER ISSUES W/EDM	115.00	0.30	34.50			
3-31	218658	04/21/06	TIME	MJE	MR	VALLEY FIELDS-SAWYER	115.00	1.40	161.00			
3-31	218662	04/22/06	TIME	MJE	MR	VALLEY FIELDS-SAWYER	115.00	0.50	57.50			
3-31	218664	04/22/06	TIME	MJE	MC	TC/LM X 2 EBHARDT	115.00	0.20	23.00			
3-31	218740	04/24/06	TIME	MJE	MR	VALLEY FIELDS/EDM	115.00	0.30	34.50			
3-31	218743	04/24/06	TIME	MJE	MR	SAWYER PLAN REVIEW	115.00	0.40	46.00			
3-31	218745	04/24/06	TIME	MJE	MC	ECKHART: SAWYER SCREE	115.00	0.20	23.00			
3-31	218784	04/24/06	TIME	EDM	MR	VALLEY Flds DED R/W	99.00	1.00	99.00			
3-31	218717	04/26/06	TIME	MJE	MM	Vly Flds Sawyer FINL	115.00	0.10	11.50			
									1346.00			
3-31	218480	04/13/06				BILL 06-960					-577.50	
											-577.50	
3-31	219166	05/17/06	TIME	MJE	MC	SAWYER FILE R/W-C/O	115.00	0.80	92.00			
3-31	219173	05/18/06	TIME	MJE	MC	SAWYER CLOSEOUT/MM	115.00	0.40	46.00			
									138.00			
3-31	219222	05/24/06				BILL 06-1236					-906.50	
											-906.50	
3-31	221608	10/18/06	TIME	MJE	MC	SAWYER CLOSEOUT/MM	115.00	0.30	34.50			
3-31	222020	10/25/06	TIME	EDM	MC	VALLEY FIELDS/SAWYER	115.00	1.00	115.00			
									149.50			
3-31	222195	11/21/06				BILL 06-2933					-149.50	
											-149.50	
									TASK TOTAL	3725.20	-3725.20	0.00
											0.00	
									GRAND TOTAL	3725.20	-3725.20	0.00
											0.00	

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 3- 31

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	ECP.	DOLLARS-----	
											BILLED	BALANCE
3-31	212175	06/30/04				BILL 04-687						-108.90
												-108.90
3-31	212378	08/18/04	TIME	MJE	WS	SANYER SUB	99.00	0.50	49.50			
3-31	212531	09/01/04	TIME	PJH	MR	SANYER SITE DESIG	99.00	1.00	99.00			
3-31	212691	09/07/04	TIME	PJH	MR	SANYER DRAINAGE	99.00	2.00	198.00			
3-31	212572	09/17/04	TIME	BMM	MR	DRAINAGE REVIEW	99.00	3.50	346.50			
3-31	212699	09/23/04	TIME	PJH	MR	VALLEY FIELDS SANYER	99.00	2.00	198.00			
3-31	212593	09/24/04	TIME	EH	CL	VALLEY FIELD ESTATES	28.00	0.50	14.00			
3-31	212621	09/28/04	TIME	MJE	MC	EMC RE: SANYER	99.00	0.20	19.80			
3-31	212678	10/13/04	TIME	BMM	MR	DRAINAGE REVIEW	99.00	1.50	148.50			
3-31	212781	10/28/04	TIME	MJE	MC	SANYER SUB	99.00	0.30	29.70			
3-31	212825	11/01/04	TIME	MJE	MC	SANYER SUB W/BMM	99.00	0.30	29.70			
3-31	212866	11/09/04	TIME	MJE	MC	VALLEY FIELDS/SANYER	99.00	0.80	79.20			
									1211.90			
3-31	212849	11/10/04				BILL 04-1266						-1132.70
3-31	213115	12/29/04				BILL 04-1410						-79.20
												-1211.90
3-31	213398	02/04/05	TIME	MJE	MC	SANYER REVIEW & TCS	99.00	0.50	49.50			
3-31	214120	04/18/05	TIME	MJE	MC	TC/EM RE SANYER SUB	99.00	0.20	19.80			
3-31	215065	07/27/05	TIME	MJE	MC	SANYER SDS CURCRAIN	99.00	0.30	29.70			
3-31	215484	08/30/05	TIME	MJE	MC	EMC/CURT S: SANYER	99.00	0.40	39.60			
									138.60			
3-31	215429	08/30/05				BILL 05-1154						-99.00
												-99.00
3-31	215516	09/07/05	TIME	MJE	WS	VALLEY FIELDS-SANYER	99.00	0.40	39.60			
									39.60			
3-31	216603	12/16/05				BILL 05-1815						-79.20
												-79.20
3-31	217861	03/08/06	TIME	MJE	MM	prelim ext 3/8 + Gmc	115.00	0.10	11.50			
3-31	217982	03/15/06	TIME	MJE	WS	SANYER	115.00	0.40	46.00			
3-31	217999	03/15/06	TIME	MJE	MC	SANYER W/BMM	115.00	0.40	46.00			

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-86 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 3- 31

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK-NO	REC	DATE	TRAM	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
3-31	210854	05/02/03	TIME	MJE	MC TC/SAWYER RE ROAD OS	95.00	0.30	28.50			
3-31	210968	06/05/03	TIME	MJE	WS CHESTER SAWYER SUB	95.00	0.40	38.00			
3-31	211278	06/20/03	TIME	MJE	WS SAWYER SUB	95.00	0.40	38.00			
3-31	211508	10/21/03	TIME	MJE	MC SAWYER SUBDIV	95.00	0.70	66.50			
3-31	211511	10/22/03	TIME	MJE	MC SAWYER W/KROLL	95.00	0.20	19.00			
3-31	211537	10/29/03	TIME	MJE	MC L/A COORD SAWYER	95.00	0.40	38.00			
								228.00			
3-31	211593	11/26/03			BILL 03-1486						-228.00
											-228.00
3-31	211648	12/03/03	TIME	MJE	WS SAWYER SUB	95.00	0.40	38.00			
								38.00			
3-31	211690	12/30/03			BILL 03-1595						-38.00
											-38.00
3-31	211749	01/05/04	TIME	MJE	MC TC/MCGRATH:SAWYER OS	99.00	0.40	39.60			
3-31	211733	01/12/04	TIME	MJE	MC LA COORD UPDATED	99.00	0.30	29.70			
3-31	211867	02/24/04	TIME	MJE	MC SAWYER	99.00	0.60	59.40			
3-31	211884	03/01/04	TIME	FJE	MR SAWYER SUB DRAINAGE	99.00	1.50	148.50			
3-31	211947	03/31/04	TIME	MJE	WS SAWYER SUB	99.00	0.50	49.50			
								326.70			
3-31	211925	03/26/04			BILL 04-387						-277.20
											-277.20
3-31	212005	04/27/04	TIME	MJE	MC SAWYER SUB	99.00	0.70	69.30			
								69.30			
3-31	211992	04/28/04			BILL 04-459						-49.50
											-49.50
3-31	212049	05/19/04	TIME	MJE	WS SAWYER SUB	99.00	0.40	39.60			
								39.60			

TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 150.00

ESCROW:

RESIDENTIAL:

_____ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ _____

COMMERCIAL:

_____ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ _____

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 200.00

PRELIMINARY PLAT APPROVAL (200.00 OR 20.00/LOT) \$ 280.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 1000.00

FINAL PLAT SECTION FEE \$ 100.00

TOTAL APPROVAL FEES: \$ 580.00 ①

RECREATION FEES:

13 LOTS @ \$2,000.00 / LOT \$ 26,000.00

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ _____

P.B. ENGINEER FEE \$ _____

P.B. ATTY. FEE \$ _____

MINUTES OF MEETING \$ _____

OTHER \$ _____

TOTAL DEDUCTION: \$ _____

REFUND: \$ _____

AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ _____

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____

4% PUBLIC IMPROVEMENTS \$ _____

VALLEY_FIELD_ESTATES

MR. ARGENIO: One final thing here, Mark, I think you're aware of I'll read this letter Valley Field Estates, we respectfully request 90 day extension of conditional approval of Valley Field Estates 14 lot major subdivision, 81 Bethlehem Road on May 4, 2006. Your attention is greatly appreciated. Chester Sawyer and Marjorie Sawyer. Mark, there's no--

MR. EDSALL: You can bulk 90 days because that brings them to the end point, they are working to get a drainage district.

MR. ARGENIO: Both 90 day?

MR. EDSALL: So they don't have to come back.

MR. ARGENIO: I will accept a motion.

MR. MINUTA: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant the Sawyers two 90 day extensions for their conditional approval of Valley Field Estates on Bethlehem Road. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Motion to adjourn.

October 25, 2006

56

MR. SCHLESINGER: So moved.

MR. MINUTA: Second it.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

Respectfully Submitted by:

Frances Roth
Stenographer

#53 ON AGENDA:

**MOTION – AUTHORIZATION TO REDUCE PERFORMANCE BOND -
VALLEY FIELDS ESTATES**

Motion by Councilman Finnegan, seconded by Councilwoman Mullarkey that the Town Board of the Town of New Windsor authorize the reduction of the performance bond for Valley Fields Estates Subdivision a/k/a Sawyer Subdivision (Planning Board # 03-31) from \$859,289.50 to \$242,747.00 as recommended by McGoey, Hauser and Edsall Consulting Engineers, P.C. by letter dated December 27, 2006.

Roll Call: All Ayes

Motion Carried: 4-0

GENERAL

#10 On Agenda: **Receive And File Original Letter Of Credit - Valley Fields Estates a/k/a Sawyer Subdivision**

Hearing no objection, the Town Board of the Town of New Windsor receive and file an original Letter of Credit from Walden Savings Bank, dated November 6, 2006, for Valley Fields Estates a/k/a Sawyer Subdivision, (Planning Board #03-31), in the sum of \$859,289.50 as recommended by McGoey, Hauser and Edsall, P.C., and setting an inspection fee in the amount of \$34,372.00, by letter dated April 21, 2006.

#11 On Agenda: **Receive And File Petition For Map, Plan And Report - Drainage District #12 - Valley Fields Estates**

Hearing no objection, the Town Board of the Town of New Windsor receive and file Petition dated April 26, 2006, and a Map, Plan and Report, last revised November, 2006 for proposed Drainage District #12, Valley Fields Estates a/k/a Sawyer Subdivision, (Planning Board #03-31), as approved by Engineers for the Town in a memo dated November 7, 2006.

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM
KEVIN D. BLOOM*
*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE
P.O. BOX 4323
NEW WINDSOR, NEW YORK 12553
TELEPHONE (845) 561-6920
FAX: (845) 561-0978
E-MAIL: BLOOMBLOOM@hvc.rr.com

November 9, 2006

Town of New Windsor
Michael D. Blythe, Esq., Town Attorney
555 Union Avenue
New Windsor, New York 12553

**RE: VALLEY FIELDS ESTATE (SAWYER SUBDIVISION) –
Planning Board File No.: 03-31
Our File No.: RE-609**

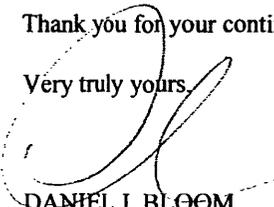
Dear Mike:

Enclosed herewith please find an original "Clean Irrevocable Standby Letter of Credit No. 2006-4", dated November 6, 2006, running from the Walden Savings Bank in favor of the Town of New Windsor in the amount of \$859,289.50, to guarantee performance of the necessary improvements to the subject subdivision by our client. I believe you have received the revised "Engineer's Report for Drainage District" directly from our client's engineer, Spectra, under cover of November 1, 2006.

Kindly advise as to what, if any additional documentation/information you may need prior to my client filing the subdivision map.

Thank you for your continuing cooperation in this matter.

Very truly yours,

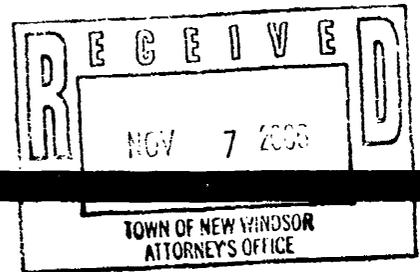

DANIEL J. BLOOM
DJB/et

Enclosure

cc: Mr. & Mrs. Chester Sawyer
81 Bethlehem Road
New Windsor, New York 12553
Enclosure

cc: Spectra Engineering, Architecture & Surveying, P.C.
Attention: Kurt Schollmeyer, P.E.
One Civic Center Plaza, Suite 401
Poughkeepsie, New York 12601
Enclosure
Via Fax: (845) 454-9206 & First Class Mail

cc: Mark Edsall, P.E.
Planning Board Engineer
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
Enclosure



Clean Irrevocable Standby Letter of Credit NO. 2006-4
Date of Issue: November 6, 2006

Town of New Windsor ("Beneficiary")
555 Union Avenue
New Windsor, NY 12553

Attn: Jessica T. Marina, Paralegal

For account of Valley Fields Estates (Town of New Windsor Planning Board #03-31) we hereby establish our Clean Irrevocable Standby Letter of Credit in your favor for drawing up to U.S. \$859,289.50 eight hundred and fifty nine thousand two hundred and eighty nine dollars and fifty cents effective immediately and expiring at Walden Saving Bank, 15 Scott's Corner Drive, Montgomery, NY 12549 with our close of business on October 26, 2007.

The term "Beneficiary" includes any successor by operation of law of the named Beneficiary including, without limitation, any liquidator, rehabilitation, receiver or conservator.

We hereby undertake to promptly honor your sight draft(s) drawn on us indicating our Credit NO. 2006-4, for all or any part of this Credit if presented at 15 Scott's Corner Drive, Montgomery, NY 12549 on or before the expiration date or any automatically extended expiration date indicating that all or part of the work described in paragraph "5" has not been completed as required by the major subdivision approved by the Planning Board on April 26, 2006.

Except as expressly stated herein, this undertaking is not subject to any agreement, condition or qualification. Our obligation under this letter of credit shall be our individual obligation and is in no way contingent upon the reimbursement with respect to thereto, or upon our ability to perfect any lien, security interest or any other reimbursement.

This performance bond in the amount of \$859,289.50 is intended to guarantee the completion of work for the roadway, curbs, sidewalks, street lights and storm water drainage as required by the major sub division approved at the Planning Board meeting on April 26, 2006.

All work is either clearly stated on the plans or referred to as an item to be decided by the town engineers or elected highway official when a decision is required.

It is a condition of this Irrevocable Letter of Credit that it shall be deemed automatically extended without amendment for additional periods of one year from present or each future explanation date hereof, unless at least sixty (60) days prior to such date we shall notify you in writing by registered mail that we elect no to consider the Letter of Credit renewed for any such additional period.

Should you have occasion to communicate with us regarding the credit, kindly direct your communication to the attention of our Letter of Credit Department, making specific reference to our Credit NO. 2006-4.

☐ **Corporate Headquarters**

Crossroads Corporate Park
15 Scott's Corner Drive
P.O. Box 690
Montgomery, NY 12549
845 457 7700
fax 845 457 8277

☐ **Banking Office**

845 457 8272
fax 845 457 8223

☐ **Walden**

(Main Office)
2 Bank Street
P.O. Box 132
Walden, NY 12586
845 776 7505
fax 845 776 5162

☐ **Montgomery**

99 Clinton Street
P.O. Box 7
Montgomery, NY 12540
845 457 3136
fax 845 457 3952

☐ **Washingtonville**

107 E. Main Street
P.O. Box 265
Washingtonville, NY 12587
845 456 9196
fax 845 456 3058

☐ **Cornwall**

321 Hudson Street
P.O. Box 365
Cornwall-on-Hudson, NY
12520
845 534 2564
fax 845 534 3892

☐ **Pine Bush**

53 Benlace Drive
P.O. Box 240
Pine Bush, NY 12560
845 744 9066
fax 845 744 5070

☐ **Gardiner**

2550 State Route 44/85
P.O. Box 94
Gardiner, NY 12525
845 256 9607
fax 845 256 6268

☐ **New Windsor**

217 Westback Avenue
P.O. Box 4077
New Windsor, NY 12553
845 968 3186
fax 845 965 3214

☐ **Milton**

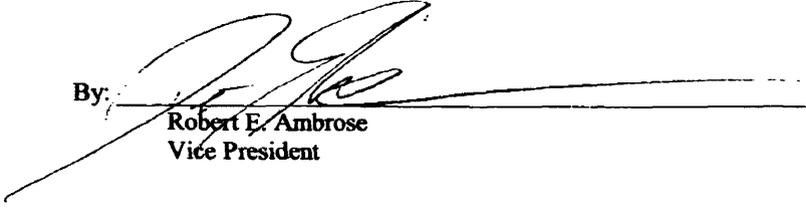
40 Main Street
P.O. Box 510
Milton, NY 12547
845 355 1999
fax 845 355 6425

This Irrevocable Letter of Credit is subject to and governed by the Uniform Customs and Practice for Documentary Credits (1993 revision) of the International Chamber of Commerce (Publication 500). If this Letter of Credit expires during an interruption of business as described in Article 17 of said Publication 500, we hereby specifically agree to effect payment if the Letter of Credit is drawn against within 30 days after resumption of the business.

If you have any questions concerning this Letter of Credit, please call us at [845 457-7700].

Very Truly Yours,
Walden Savings Bank

By:



Robert E. Ambrose
Vice President

**TOWN OF NEW WINDSOR
ENGINEER'S OFFICE
845-563-4615**

MEMO

TO: MICHAEL BLYTHE, ATTORNEY FOR THE TOWN
MARK J. EDSALL, P.E. – MH&E

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

DATE: OCTOBER 5, 2006

SUBJECT: VALLEY FIELD ESTATES – DRAINAGE DISTRICT
MAP, PLAN AND REPORT

Gentlemen:

We have been given a copy of the Map, Plan and Report, revised September 2006, for subject project. Based on our review, we offer the following comments:

1. The report, under section 3.2, Required Maintenance, does not provide for the drainage district to pay for the maintenance of the storm water conveyance system and 36" bypass. It is our opinion that all storm water facilities, including the catch basins and storm drains within the street, should be maintained by the town as part of a district expense. This section should, therefore, be revised.
2. Under Section 3.3.1, the Long -Term Maintenance, represents that the town will mow around the management pond monthly. We feel that this should not be a requirement and should be at the discretion of the town and, therefore, should be eliminated from the report. A similar monthly mowing requirement has been represented under Section 3.3.2.
3. Under Item #5, Restriction of Property Owners, Paragraph C indicates that no one shall construct structures within the drainage easement. We

would request that in addition to structures, there should be a limitation on all improvements to avoid people from constructing fences or other improvements which may impede maintenance by the town.

4. We were unable to find on the subdivision plans, proper access and access roadways to the storm water management facilities for maintenance.
5. Although we did not specifically review the metes and bounds as compared to the subdivision map for completeness, we normally require, as part of sewer districts and water districts that in addition to metes and bounds, angles and distance that the boundary refer to the tax parcels. We should discuss whether this should be a requirement for drainage districts as well.

Please let me know your feelings in regard to the above.

RDM:mlm

E-MAILED 10/10/06

Valley Fields Estates
81 Bethlehem Road
New Windsor, NY 12553

Town of New Windsor
Office of The Town Clerk
555 Union Avenue
New Windsor, NY 12553

October 19, 2006

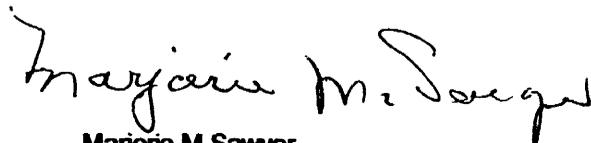
Dear Mrs Green,

Respectfully request a ninety day extension of our Conditional Approval of Valley Fields Estates, a 14 lot Major Sub Division at 81 Bethlehem Road in the Town of New Windsor, on May 4, 2006.

Your attention to this matter will be greatly appreciated.

Sincerely Yours


Chester J Sawyer


Marjorie M Sawyer

Attachment: Clerks Certificate, Dated May 4, 2006

✓ Copy to: Town Planning Board

(M)
m

(S)
scheible

2 - 90-day Ext.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
TELEPHONE: (845) 563-4611
FAX: (845) 563-4670

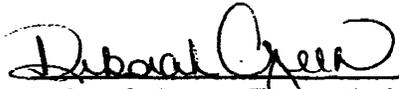
OFFICE OF THE TOWN CLERK
DEBORAH GREEN

CLERK'S CERTIFICATE

I, **DEBORAH GREEN**, Town Clerk of the Town of New Windsor in the County of Orange, State of New York, **Hereby Certify** that the below extract of the Minutes has been compared by me with the Minutes of the Town Board of the Town of New Windsor in the County of Orange, State of New York, held on the 3rd day of May, 2006, and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this 4th day of May 2006.

Town Seal



Deborah Green, Town Clerk
Town of New Windsor

Motion by Councilwoman Biasotti, Seconded by Councilwoman Weyant that the Town Board of the Town of New Windsor establish the amount of the performance bond required for the Sawyer Major Subdivision in the amount of \$859,289.50, as recommended by the Planning Board Engineer and to establish the associated inspection fee at \$34,372.00 representing 4% of the public improvement performance bond.

ROLL CALL: ALL AYES

MOTION CARRIED: 5-0

*4/26/06 Conditional Approval
180 days from 4/26/06 you need
2-90 day extensions.*



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
TELEPHONE: (845) 563-4630
FAX: (845) 563-4692

ATTORNEY FOR THE TOWN
MICHAEL D. BLYTHE, ESQ.

October 27, 2006

Mr. Chester Sawyer
81 Bethlehem Rd.
New Windsor, NY 12553

Re: Valley Fields Estates Subdivision (Sawyer Subdivision)
Planning Board File #03-31
Our File No.: 888

Dear Mr. Sawyer:

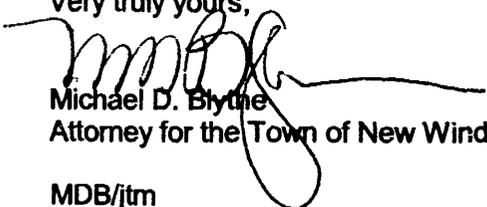
I am in receipt of your draft Letter of Credit for the above referenced subdivision and thank you for same. Please have the following modifications made to the Letter of Credit:

1. Please reference the Planning Board's File #03-31. It can simply appear in the first sentence as "For account of Valley Fields Estates (Town of New Windsor Planning Board #03-31)..."
2. The correct approved dollar amount of the bond is: \$859,289.50. Please correct same.
3. Add to the end of the last sentence of the third paragraph "indicating that all or part of the work described in paragraph "5" has not been completed as required by the major subdivision approved by the Planning Board on April 26, 2006.
4. Please correct paragraph "5" to stated "...major subdivision approved at the *Planning Board* meeting on April 26, 2006.

Once these changes have been made, kindly submit the original Letter of Credit to my office.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


Michael D. Blythe
Attorney for the Town of New Windsor

MDB/jtm

cc: Daniel J. Bloom, Esq.
Myra Mason, Planning Board Secretary

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/25/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/20/2006	PARTIAL INSPECT FEE	CHG	11457.20		
04/21/2006	REC. CK. #267	PAID		11457.20	
08/24/2006	BALANCE INSPECT FEE	CHG	22914.38		
08/24/2006	REC. CK. #7471	PAID		22914.38	
		TOTAL:	34371.58	34371.58	0.00

L. Reis
8/25/06
[Signature]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/21/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/20/2006	PARTIAL INSPECT FEE	CHG	11457.20		
04/21/2006	REC. CK. #267	PAID		11457.20	
		TOTAL:	11457.20	11457.20	0.00

JS
4/21/06

VALLEY_FIELDS_SUBDIVISION_(FORMERLY_SAWYER)_(03-31)

Kurt Schollmeyer, P.E. appeared before the board for this proposal.

MR. ARGENIO: Valley Fields Sawyer subdivision on Jackson Avenue. Their application proposes subdivision of a 33.3 acre parcel into 14 single family residential lots. The application was previously reviewed at the 22 October, 2003, 25 February, 2004, 28 April, 2004 and 10 November, 2004 planning board meetings. Tell us what you're doing here.

MR. SCHOLLMEYER: If anybody would like, I have three sets of drawings, I have three new sets of drawings.

MR. MINUTA: That would be great.

MR. ARGENIO: What do we have here?

MR. SCHOLLMEYER: My name is Kurt Schollmeyer, I'm with Spectra Engineering here representing Marjorie Sawyer and her 14 lot subdivision. We have received Orange County Health Department approval in February, 911 approval back last October, we have revised the plans based on the comments from the preliminary plat and have met with Mark Edsall and Anthony Fayo recently to go over last minute details and submitted those revised plans recently to both the board and to Mr. Edsall and Mr. Fayo. The only other item that was outstanding were the offers of dedication for drainage easements and parcels and those have been delivered over to the Town attorney I believe.

MR. ARGENIO: Sir, are you the engineer or the attorney?

MR. SCHOLLMEYER: I'm the engineer.

MR. ARGENIO: Go ahead. Anything else?

MR. SCHOLLMEYER: The subdivision for those of you that are new to the board is located on almost the intersection of Bethlehem and South Jackson Avenue, it's 36 acres, it's an open pasture right now for the most part except for the Sawyer's homestead, they have been here since '63, raised their four boys, family was raised there, looking to subdivide it, as I said, into 14 lots. They have 2,200 feet worth of Town road that will be dedicated to maintain the storm water, there are three separate storm water parcels that will become part of a storm water district and all that paperwork has been submitted also to the Town. We have been before the board, had a public hearing and gotten through the health department and we're here tonight for consideration for final approval.

MR. SCHLESINGER: You haven't been here about two years?

MR. SCHOLLMEYER: Right.

MR. SCHLESINGER: Health department?

MR. SCHOLLMEYER: Application took about one year.

MR. SCHLESINGER: Were there any major issues?

MR. SCHOLLMEYER: It was some issues with well testing, some with the septic systems, you know, finding the correct areas for them, some lot lines were shifted a little bit to accommodate that, they were submitted and reviewed with Mr. Edsall.

MR. ARGENIO: As we continue with this we're going to come to some bullets here that Mark has, Mark, did your people witness the perc tests?

MR. EDSALL: Yes, actually with the health department they witness them, we worked with them on the review of

the storm water systems.

MR. ARGENIO: Bullet number 4 indentation one, the appropriate signature be included for the files from Kroll relative to the lot line change. Can you point to that lot line change?

MR. SCHOLLMEYER: Actual lot line change is this addition.

MR. ARGENIO: What's that to provide for an easement?

MR. SCHOLLMEYER: Right-of-way access to the north.

MR. ARGENIO: That's to benefit them as well.

MR. SCHOLLMEYER: Further development on that property.

MR. ARGENIO: That's a good idea.

MR. EDSALL: My records show that they had made the proper application but that there was no signature or authorization from the Krolls, I just want to make sure before we close this whole thing out, Myra has a complete file.

MR. ARGENIO: What about the Krolls?

MR. SCHOLLMEYER: They're listed as a co-applicant.

MR. ARGENIO: So you have spoken to them I guess?

MR. SCHOLLMEYER: Yes and I, the application you have does not have Krolls' signature. This whole thing is to benefit the Krolls.

MR. EDSALL: I can't imagine they wouldn't want to sign it.

MR. ARGENIO: I'm dotting my I's and crossing my T's,

tell me about the arborvitae along the north side of the roadway.

MR. SCHOLLMEYER: The issue at the public hearing was Mr. Eckhardt and his concern of screening for his property, very narrow in that area, we have a whole Town road and sidewalk so we offered him a planting of arborvitae, presently it's shown within the right-of-way which may have issue with the highway super that probably can be arranged as private agreement I believe from Mr. Sawyer spoke to Mr. Eckhardt about just planting that for him on his own property so it wouldn't be a Town improvement.

MR. ARGENIO: He's good with that?

MR. SCHOLLMEYER: Yes.

MR. ARGENIO: Procedurally SEQRA was closed on this application 11/10/04, planning board issued a negative dec, public hearing was held on 11/10 of '04, preliminary public hearing held on 11/10 of '04, there's no comment about Orange County Planning because this application pre-exists, referral to the Orange County Planning, the applicant has submitted a public improvement cost estimate which has been reviewed by McGoey, Hauser and Edsall and they recommend acceptance of that estimate. We have fire on 11/5 of '04, we have 911 approved, this on 4/18/06, I do have one question though either for you, sir, or for Mark relative to Anthony Fayo, he has approved this conditional upon the following, applicant agrees to install two catch basins this will address the entrance as per discussion with the highway superintendent. What does that mean address the entrance, is that referring to the catch basins or is there something else out there?

MR. SCHOLLMEYER: The catch basins were an additional pair of catch basins here for the cul-de-sac and the entrance was a treatment of, to handle the drainage

there, kind of with regard to the existing grading of the road there, there's some special notes that Mr. Fayo will be consulted during construction to get his approval.

MR. ARGENIO: Okay, so Anthony saw this, he had some grading issues on the outlet onto what's that, Lake Road?

MR. EDSALL: Jackson.

MR. ARGENIO: Is that right, Mark?

MR. EDSALL: Yes, the plans reflect what was agreed to in the field. My third bullet under comment 4 which was one of the recommended conditions of approval just does a slight rewording of the notes so that there's a little more field flexibility for the highway super but substantially the plans are exactly what we discussed in the field.

MR. ARGENIO: Okay.

MR. SCHOLLMAYER: No problem with that.

MR. ARGENIO: Does anybody have anything else, Howard, Neil, Henry?

MR. SCHLESINGER: I have a question. The issue, we issued negative dec in '04 prior to the additional lot line changes, now since that time there's been lot line changes, is it necessary to address that again?

MR. EDSALL: A good question. If the lot line change application was added into this, you could acknowledge that the application has changed slightly by the addition of the lot line change into the application but then just affirm your negative dec, say that it really didn't affect the decision you made, I would say the record should be clear that that's a very good

suggestion.

MR. ARGENIO: What was that?

MR. EDSALL: You're basically going to--

MR. SCHLESINGER: I said we issued negative dec on '04 prior to lot line change they've had a lot line change, is it necessary to address the negative dec?

MR. ARGENIO: Again, is that consequential enough?

MR. EDSALL: I think what you should do is acknowledge that there was this modification to provide good planning providing access to the back parcel but then just affirm that that slight change between preliminary and final doesn't affect your negative dec, your decision.

MR. ARGENIO: You've said it in the minutes. Does everybody agree with that?

MR. SCHLESINGER: As long as it's on the record, yeah.

MR. ARGENIO: I think it's good.

MR. SCHLESINGER: Only other issue I have is fire is okay?

MR. ARGENIO: Fire's okay.

MR. SCHLESINGER: With the single access?

MR. ARGENIO: Yes. One question that I have before we, looks as though we're going to close this out, there's a letter of September 30, 2005 and again this goes back to the flow of one administration to another, Mark, this is kind of directed at you, a letter dated September 30 of 2005 from Mr. Eckhardt, 430 Jackson Avenue and enunciates the concerns he has about the

entrance, Mark, have you, has this, I assume they have been addressed because of the comment I have about the arborvitae being squared away.

MR. EDSALL: I spoke with Mr. Eckhardt and his concerns seem to focus around the screening issue, he preferred that the plantings be on the Town right-of-way, I explained that they couldn't be on the Town right-of-way and I told him that the applicant as part of their application is offering to provide the screening, if he refuses to allow them to put it along the property line or on his property, there's not much either one of us can do about it.

MR. ARGENIO: Shooting himself in the foot at that point.

MR. EDSALL: We can't make him take the screening, I explained there's nothing in the Town Law that says you have to screen every Town road.

MR. ARGENIO: Understood, very good. That being said, if nobody has anything else.

MR. SCHLESINGER: Let's start with the catch basin.

MR. ARGENIO: There's two catch basins that the applicant, Mr. Sawyer, has agreed to install up near the cul-de-sac at the entrance to the cul-de-sac is to the suggestion of Anthony Fayo.

MR. SCHLESINGER: At the entrance to the cul-de-sac, what does that mean?

MR. ARGENIO: He will show you where on the plan.

MR. EDSALL: Those catch basins are on the plans, they have been added, the two have been added.

MR. SCHOLLMEYER: There's a drainage system going all

the way up the road, the additional catch basins were these two that Mr. Fayo's looking for to catch the water as it comes off the cul-de-sac, they have been experiencing some problems.

MR. SCHLESINGER: Where's the water going to exit?

MR. SCHOLLMAYER: It's collected in the drainage system, comes down here and is taken to a water quality basin.

MR. SCHLESINGER: I got it.

MR. MINUTA: How many catch basins are on the cul-de-sac total?

MR. SCHOLLMAYER: The pair right here, all total there's 18 catch basins.

MR. ARGENIO: That's a lot of drainage. Okay, if nobody has anything further, Mark, item number one, you have a note here conditional final approval.

MR. EDSALL: Yes.

MR. BABCOCK: Because of these conditions.

MR. EDSALL: You've got all the conditions.

MR. ARGENIO: Subject-tos.

MR. BABCOCK: Yes.

MR. ARGENIO: I'll accept a motion that we grant the Valley Fields Sawyer subdivision conditional final approval and I'll read the subject-tos into the minutes.

MR. SCHLESINGER: Jerry, what about waiving the additional public hearing?

MR. EDSALL: Yeah, you've got number 3 to do.

MR. ARGENIO: You're right. This is this new procedure we're going to have to go through gang. I'll accept a motion we waive the final public hearing.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that we waive the final public hearing on the Valley Fields subdivision on Jackson Avenue. If there's no further discussion from the board members I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: That being said, I'll accept a motion for conditional final approval subject to what I'll read into the minutes.

MR. VAN LEEUWEN: I will move it.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board offer conditional final approval to the Valley Fields Sawyer subdivision on Jackson Avenue. If there's no further discussion from the board subject to number 4 and Mark number 4 in Mark's comments and the 7 bullets in there:

That an appropriate signature be included in the files from Kroll, relative to the proposed lot line change.

That the arborvitae along the north side of the roadway (along the lands n/f Eckhardt) be relocated onto the Eckhardt property (these should not be within the Town right-of way).

The entrance detail should be revised to provide a minimum of 10 ft. rip-rap swale on each side of the roadway, note "...grade as directed by Town Highway Supt", and note "...rip-rap swale as deemed necessary by Town Highway Supt".

That the required drainage district is properly established by the Town Board and necessary documents of Offers of Dedication be approved by the attorney for the Town (by memo to the Planning Board) for all parcels and improvements related thereto.

That a performance guarantee for the public improvements (in form acceptable to the attorney for the town) be posted with the Town prior to stamp of approval.

That the Offers of Dedication for all roadways and easements be approved by the attorney for the Town by memorandum to the Planning Board.

That the applicant obtains a SPDES permit for construction related activities prior to start of construction work.

That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE

April 26, 2006

19

MR. ARGENIO

AYE

#4 On Agenda: Motion Establish Performance Bond - Sawyer Major Subdivision

Motion by Councilwoman Biasotti, seconded by Councilwoman Weyant that the Town Board of the Town of New Windsor establish the amount of the performance bond required for the Sawyer Major Subdivision in the amount of \$859,289.50, as recommended by the Planning Board Engineer and to establish the associated inspection fee at \$34,372.00 representing four (4%) percent of the public improvement performance bond.

Roll Call: All Ayes

Motion Carried: 5-0

5/3/06 T. B. Minutes

Ask for 2 - 90day Ext.



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

8 June 2006

MEMORANDUM

TO: MICHAEL BABCOCK, BUILDING AND ZONING INSPECTOR

SUBJECT: EROSION AND SEDIMENT CONTROL
SAWYER SUBDIVISION
TOWN OF NEW WINDSOR PB NO. 03-31

Pursuant to a request made by the Town Engineer, I conducted a site visit on Thursday 8 June 2006 to the abovementioned property with regard to the status of the erosion and sediment control measures in-place and their effectiveness.

At the time of the visit no work was ongoing.

Observed was the lack of any erosion and sediment controls and the resultant erosion and sediment transport as well as the diminished quality of the water body directly adjacent to the projects stormwater management facility.

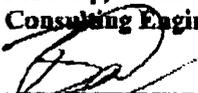
It is highly recommended that the developer immediately install all erosion and sediment controls as called for on the approved subdivision plans including the installation of the temporary sediment pond riser along with the blocking of the permanent outlet structures.

Additionally, it was not evident that the NOI, SPDES permit for construction nor the approved SWPPP and inspection log was on site. All appropriate permits must be obtained by the developer and stormwater regulations of the Town and State must be adhered to.

Please consider this memo notice for the developer being in non-conformance with the Permit for Stormwater Discharges Associated with Construction Activity for not installing practices, maintaining the practices and making reasonable attempts to contain sediment laden waters..

Respectfully submitted,

McGoey, Hauser & Edsall
Consulting Engineers, P.C.


Brendan Masterson, CPESC, CPSWQ
Project Engineer

Co: Mark J. Edsall, P.E.

REGIONAL OFFICES

- 111 Wheatfield Drive • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

**#27 On Agenda: Receive And File Irrevocable Offer Of Dedication - Easement #1
Valley Fields Estates Subdivision**

Hearing no objection, the Town Board of the Town of New Windsor receive and file with the Town Clerk an Irrevocable Letter of Credit dated April 26, 2006, for drainage and grading for easement #1, part of the Valley Fields Estates Subdivision (a/k/a Sawyer Subdivision.)

**#28 On Agenda: Receive And File Irrevocable Offer Of Dedication - Easement #2
Valley Fields Estates Subdivision**

Hearing no objection, the Town Board of the Town of New Windsor receive and file an Irrevocable Offer of Dedication dated April 26, 2006 for a fifteen (15') foot wide drainage Easement #2, a part of Valley Fields Estates Subdivision (a/k/a Sawyer Subdivision).

**#29 On Agenda: Receive And File Irrevocable Offer Of Dedication - Roads And
Rights Of Way - Valley Fields Estates Subdivision**

Hearing no objection, the Town Board of the Town of New Windsor receive and file an Irrevocable Offer of Dedication dated April 26, 2006 for Pin Oak Drive, a part of the Valley Fields Estates Subdivision (a/k/a Sawyer Subdivision).

6/7/06 T.B. Agenda



RESULTS OF P.B. MEETING OF: April 26, 2006

PROJECT: Valley Field (Lawyer) P.B. # 03-31

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 ___

Serial

PUBLIC HEARING: *first* WAIVED: CLOSED: ___

M) Y S) S VOTE: A S 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 ___

Conditional
APPROVAL:

M) Y S) S VOTE: A S N 0 APPROVED: 4/26/06

NEED NEW PLANS: Y N ___

CONDITIONS - NOTES:

<i>Catch basins have been added to plan -</i>
<i>#4 Mark's Comments</i>
<i>Note for Arborwite</i>
<i>Offers of Ded.</i>
<i>applu SPDES Permit</i>
<i>fee</i>



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

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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: MHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VALLEY FIELDS (SAWYER) SUBDIVISION
PROJECT LOCATION: JACKSON AVENUE
SECTION 57 – BLOCK 1 – LOT 23.24
PROJECT NUMBER: 03-31
DATE: 26 APRIL 2006
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF A 33.3 +/-
ACRE PARCEL INTO FOURTEEN (14) SINGLE-FAMILY
RESIDENTIAL LOTS. THE APPLICATION WAS PREVIOUSLY
REVIEWED AT THE 22 OCTOBER 2003, 25 FEBRUARY 2004,
28 APRIL 2004, AND 10 NOVEMBER 2004 PLANNING BOARD
MEETINGS.

1. The application is before the board seeking conditional final approval at this meeting.

The applicant is before the board seeking final approval. The application has been before the board since late 2003, for four meetings and approximately nine worksessions. The applicant received Realty Approval from the OCDOH on 2-27-06.

2. With regard to the procedural items for approval, note the following:
 - SEQRA was closed on 11-10-04 with a “neg dec”.
 - A Preliminary Public Hearing was held on 11-10-04
 - The application pre-existed the referral requirement to the O.C. Dept. of Planning.
 - The applicant has submitted a Public Improvement Cost Estimate which has been reviewed by our office. We have recommended acceptance of an amount of \$859,289.50 for the same to the Town Board.
3. The plans are substantially the same as those considered at Preliminary. As such, I recommend that the Board waive the Final Public Hearing, as per their discretionary judgment under Section 257-14 (B)(2) of the Town Code.

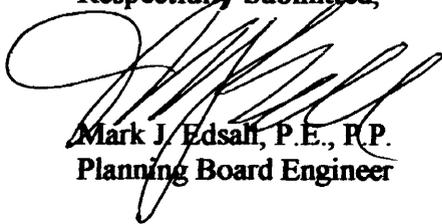
REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

4. If the Board deems it appropriate to grant conditional final approval, I recommend the following conditions, in addition to those outlined by the Planning Board:

- That an appropriate signature be included in the files from Kroll, relative to the proposed lot line change.
- That the arborvitae along the north side of the roadway (along the lands n/f Eckhardt) be relocated onto the Eckhardt property (these should not be within the Town right-of-way).
- The entrance detail should be revised to provide a minimum of 10 ft. rip-rap swale on each side of the roadway, note "...grade as directed by Town Highway Supt.", and note "...rip-rap swale as deemed necessary by Town Highway Supt."
- That the required Drainage District is properly established by the Town Board, and necessary documents of Offers of Dedication be approved by the Attorney for the Town (by memo to the Planning Board) for all parcels and improvements related thereto.
- That a Performance Guarantee for the Public Improvements (in form acceptable to the Attorney for the Town) be posted with the Town prior to stamp of approval.
- That the Offers of Dedication for all roadways and easements be approved by the Attorney for the Town by memorandum to the Planning Board.
- That the applicant obtains a SPDES Permit for Construction Related Activities prior to start of construction work.
- That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

Respectfully Submitted,



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

MJE/st
NW03-31-26Apr06.doc



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: HIGHWAY DEPARTMENT

P.B. FILE #03-31 DATE RECEIVED: 04-10-06 TAX MAP #57-1-23.24

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 04-24-06 TO BE ON AGENDA FOR THE 04-26-06 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

RECEIVED

APR 20 2006

VALLEY FIELDS - (SAWYER)

Applicant or Project Name

N.W. HIGHWAY DEPT.

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: *[Signature]* 4/25/06
Reviewed by date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2006

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1 04/10/2006	MUNICIPAL HIGHWAY . APPLICANT AGREED TO INSTALL TWO CATCH BASINS AND WILL ADDRESS . THE ENTRANCE AS PER DISCUSSION WITH HIGHWAY SUPERINTENDENT	04/06/2006	APPROVED COND
REV1 09/08/2005	E 911 COORDINATOR ✓	04/18/2006	APPROVED
REV4 11/01/2004	MUNICIPAL HIGHWAY .	/ /	
REV4 11/01/2004	MUNICIPAL WATER	/ /	
REV4 11/01/2004	MUNICIPAL SEWER	/ /	
REV4 11/01/2004	MUNICIPAL FIRE ✓	11/05/2004	APPROVED
REV4 11/01/2004	NYSDOT	/ /	
REV4 11/01/2004	E911 COORDINATOR . ASSIGNED E-911 NUMBERS HAVE NOT BEEN INCORPORATED INTO SITE . PLAN	11/05/2004	DISAPPROVED
REV3 09/24/2004	MUNICIPAL HIGHWAY	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	MUNICIPAL WATER	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	MUNICIPAL SEWER	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	MUNICIPAL FIRE	11/01/2004	SUPERSEDED BY REV4
REV3 09/24/2004	NYSDOT	11/01/2004	SUPERSEDED BY REV4
ORIG 06/11/2004	E 911 COORDINATOR . SENT NUMBERED PLAN TO APPLICANT TO BE INCLUDED ON PLAN.	06/11/2004	APPROVED
REV2 04/22/2004	MUNICIPAL HIGHWAY . THIS PLAN IS DISAPPROVED DUE TO THE EXTRA CUL-DE-SAC . SERVICING LOT #11. IT MUST BE REMOVED AND THE PLAN HAS TO . BE REVIEWED AGAIN.	04/27/2004	DISAPPROVED
REV2 04/22/2004	MUNICIPAL WATER	09/24/2004	SUPERSEDED BY REV3
REV2 04/22/2004	MUNICIPAL SEWER	09/24/2004	SUPERSEDED BY REV3

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2006

PAGE: 2

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	04/22/2004	MUNICIPAL FIRE . SEE MEMO IN FILE	04/27/2004	DISAPPROVED
REV2	04/22/2004	NYSDOT	09/24/2004	SUPERSEDED BY REV3
REV1	02/19/2004	MUNICIPAL HIGHWAY	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004	MUNICIPAL WATER	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004	MUNICIPAL SEWER	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004	MUNICIPAL FIRE . PLEASE PROVIDE THREE SETS OF SKETCH PLANS FOR E-911 . NUMBERING - SHOW LAYOUT OF DRIVEWAY ON SKETCH PLANS - . INCLUDE E911 NUMBERING ON SKETCH PLANS - SUBMIT STREET NAME . FOR E-911 PURPOSES -	02/24/2004	DISAPPROVED
REV1	02/19/2004	NYSDOT	04/22/2004	SUPERSEDED BY REV2
ORIG	10/15/2003	MUNICIPAL HIGHWAY . CONCERNED ABOUT DRAINAGE. WILL BE CONDUCTING A SIGHT . INSPECTION WITH THE TOWN ENGINEER	10/22/2003	TABLED
ORIG	10/15/2003	MUNICIPAL WATER	02/19/2004	SUPERSEDED BY REV1
ORIG	10/15/2003	MUNICIPAL SEWER	02/19/2004	SUPERSEDED BY REV1
ORIG	10/15/2003	MUNICIPAL FIRE . MUST BE A TOWN ROAD, PROVIDE PLANS WITHOUT TOPOGRAPHIC LINES . FOR E-911 NUMBERING AND PROVIDE PROPOSED STREET NAMES	10/18/2003	DISAPPROVED
ORIG	10/15/2003	NYSDOT	02/19/2004	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-31

NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/08/2006	REQ FOR EXT OF PRELIM APPR	GRANTED 6 MONS
11/10/2004	P.B. APPEARANCE - PUB HEAR . CLOSED PUBLIC HEARING - DECL. NEG DEC. - PRELIMINARY . APPROVAL GRANTED	ND: CL PH - PREL APP
04/28/2004	P.B. APPEARANCE . WILL BE CHANGED TO A 15 LOT SUBDIVISION DUE TO PROBLEMS WITH . LOT #11 - NEED NEW PLANS FOR PUBLIC HEARING - NEED MORE . DETAILED PLANS FOR PRELIMINARY AND PUBLIC HEARING	REVISE PLAN
02/26/2004	P.B. APPEARANCE	LA:SCHED PH
10/22/2003	P.B. APPEARANCE	RET. TO WS - LA LETR
08/20/2003	WORK SHOP APPEARANCE	SUBMIT
06/05/2003	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/15/2003	EAF SUBMITTED	10/15/2003	WITH APPLIC
ORIG	10/15/2003	CIRCULATE TO INVOLVED AGENCIES	10/22/2003	AUTH LETTER
ORIG	10/15/2003	LEAD AGENCY DECLARED	02/26/2004	TOOK LA
ORIG	10/15/2003	DECLARATION (POS/NEG)	11/10/2004	DECL NEG DEC
ORIG	10/15/2003	SCHEDULE PUBLIC HEARING	02/26/2004	SCHED PH
ORIG	10/15/2003	PUBLIC HEARING HELD	11/10/2004	CLOSED PH
ORIG	10/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	10/15/2003	PRELIMINARY APPROVAL	11/10/2004	GRANTED
ORIG	10/15/2003		/ /	



ENGINEERING, ARCHITECTURE & SURVEYING, P.C.

September 10, 2005

Genero Argenio – Chairman
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

RE: Valley Fields Estates – Marjorie Sawyer
81 Bethlehem Road
Section 57 – Block 1 – Lot 23.24

Dear Chairman Argenio

Spectra Engineering, Architecture and Surveying, P.C., on behalf of the owner Marjorie Sawyer, is pleased to submit the following documents in support of the Final Subdivision Plat:

Subdivision Plat – 8 sheet plan set - dated revised April 7, 2006	-	10 copies
Construction Bond Estimate - dated revised April 7, 2006	-	1 copy
O.C.D.H., Certificate of Approval	-	1 copy
O.C. 911 Approval	-	1 copy

Valley Fields Estate was granted preliminary subdivision approval and the approval of the Orange County Department of Health, copy of Certificate of Approval enclosed.

We have met with the Superintendent of Highways - Anthony Fayo, and Mark Edsall to finalize the plans for the proposed subdivision. As a result we have modified the road entrance and provided additional drainage inlets at the cul-de-sac.

The applicant's attorney, Daniel Bloom, has provided the Town with necessary offers of cessions for highway and drainage dedications. He has also petitioned the Town Board for the creation of a Stormwater district around the subdivision.

As a result of the Public Hearing, held November 10, 2004 the plan provides for landscaping between the new road and lands now or formerly of Eckhardt.

The plan was also reviewed and approved by the Orange County 911 Coordinator, see attached.

CORPORATE OFFICE: 19 BRITISH AMERICAN BLVD. • LATHAM, NY 12110 • 518 782-0882 • FAX: 518 782-0973

POUGHKEEPSIE OFFICE: ONE CIVIC CENTER PLAZA • SUITE 401 • POUGHKEEPSIE, NY 12601 • 845 454-9440 • FAX: 845 454-9206

SYRACUSE OFFICE: 307 S. TOWNSEND STREET • SYRACUSE, NY 13202 • 315 471-2101 • FAX: 315 471-2111

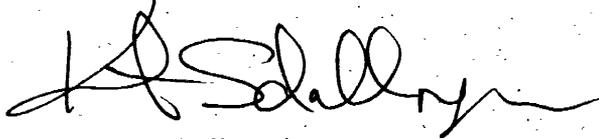
UTICA OFFICE: 100 Lomond Court • UTICA, NY 13502 • 315 266-0129 • FAX: 315 266-0192

WWW.SPECTRAENV.COM

On behalf of the Sawyer's we request the Board consider granting them Final Subdivision Approval at the April 26, 2006 Planning Board Meeting.

Your time and attention to this matter is greatly appreciated.

Sincerely yours,
Spectra Engineering, Architecture & Surveying, P.C.

A handwritten signature in black ink, appearing to read 'K Schollmeyer', written in a cursive style.

Kurt Schollmeyer, P.E.
Manager of Land Development Services

cc w/ encl:

Anthony Fayo
Mark Edsall
Chet Sawyer



333 UNION AVENUE
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

October 20, 2005

**Mr. Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553**

SUBJECT: VALLEY FIELD P.B. #03-31 - 911 NUMBERING

Dear Chester:

Please find enclosed a copy of your subdivision plan as reviewed by the E911 Coordinator. As you will note, the address numbers and street name(s) have been added to the plan.

Please add this information to the plan so they appear on the final submittal for signature and approval.

Thank you for your cooperation in this matter and if you have any questions, please contact our office.

Very truly yours,

Myra Mason

**Myra Mason, Secretary
NEW WINDSOR PLANNING BOARD**

MLM

Cc: John McDonald, E911 Coordinator

**ROADWAY
PUBLIC IMPROVEMENT BOND UNIT PRICES
(April 2006)**

DESCRIPTION	UNIT	UNIT COST	QTY	TOTAL COST	MATERIAL PRICE	
					ITEMS INSTALLED*	ITEMS PURCHASED BUT NOT INSTALLED**
Clear & Grade Road ROW	SF	\$ 0.80				
Clear & Grade Road ROW	LF	\$ 17.00	2200	\$ 37,400.00	\$ 35,000.00	\$ -
Erosion Control (vary w/ conditions)	AC	\$ 3,000.00	2	\$ 6,000.00	\$ 2,400.00	\$ -
Roadway Subbase	CY	\$ 37.00	2620	\$ 96,940.00	\$ -	\$ -
Roadway Subbase (8" course)	SY	\$ 8.25				
Roadway Subbase (12" course)	SY	\$ 12.50				
Roadway Subbase (15" course)	SY	\$ 15.50				
Asphalt Pavement	Ton	\$ 75.00				
Asphalt Pavement (1.5" top)	SY	\$ 7.00	7870	\$ 55,090.00	\$ -	\$ -
Asphalt Pavement (2" top)	SY	\$ 8.50				
Asphalt Pavement (3" thick)	SY	\$ 12.50				
Asphalt Pavement (3.5" thick)	SY	\$ 14.50	7870	\$ 114,115.00	\$ -	\$ -
Asphalt Pavement (4" thick)	SY	\$ 16.00				
Asphalt Pavement (5" thick)	SY	\$ 19.00				
Tack Coat	SY	\$ 0.45	7870	\$ 3,541.50	\$ -	\$ -
Double Surface Treatment	SY	\$ 6.50				
Roadway ROW Topsoil & Seeding	SY	\$ 13.00	1800	\$ 23,400.00	\$ -	\$ -
Roadway ROW Topsoil & Seeding	LF	\$ 35.00				
Concrete Monuments	EA	\$ 130.00	9	\$ 1,170.00	\$ -	\$ -
Roadway As-builts ROW	LF	\$ 1.00	2200	\$ 2,200.00	\$ -	\$ -
Street Signs (Traffic Control)	EA	\$ 200.00	1	\$ 200.00	\$ -	\$ -
Street ID Sign	EA	\$ 250.00	1	\$ 250.00	\$ -	\$ -
Concrete Curbing	LF	\$ 28.00	4060	\$ 113,680.00	\$ -	\$ -
Concrete Sidewalk	SY	\$ 75.00				
Concrete Sidewalk (4' wide)	LF	\$ 33.00	1850	\$ 61,050.00	\$ -	\$ -
Concrete Sidewalk (5' wide)	LF	\$ 42.00				
Street Trees (2.5" caliper)	EA	\$ 400.00	21	\$ 8,400.00	\$ -	\$ -
Street Trees w/ frame & grate (2.5" caliper)	EA	\$ 1,000.00				
Street Lights (std. Luminair, U/G feed)	EA	\$ 7,000.00	5	\$ 35,000.00	\$ -	\$ -
Guide Rail (W-Beam)	LF	\$ 45.00				
Guide Rail (Box Beam single rail)	LF	\$ 46.00	232	\$ 10,672.00	\$ -	\$ -
End Section (W-Beam)	EA	\$ 830.00				
End Section (Box Beam Type 1, 9' Tape)	EA	\$ 600.00	4	\$ 2,400.00	\$ -	\$ -
End Section (Box Beam Type 2, 18' Tap)	EA	\$ 1,000.00				
Galvanized Gabion Retaining Wall	LS	\$23,500.00	1	\$ 23,500.00	\$ 18,374.00	\$ 7,415.48
				\$ 595,008.50	\$ 55,774.00	\$ 7,415.48
				Items Constructed	\$ 55,774.00	
				Items Purchased	\$ 7,415.48	
				Remaining Construction	\$ 531,819.02	

* Construction 90% complete as of November 2005
 ** Purchased as of October 24, 2005 but not installed (see sheet 3)

Total Items Constructed	\$ 202,039.40
Total Items Purchased	\$ 28,935.07
Total Remaining Construction	\$ 628,315.03

859,289.50
 x 4 = \$ 3,437,158

DRAINAGE
PUBLIC IMPROVEMENT BOND UNIT PRICES
 (April 2006)

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>QTY</u>	<u>TOTAL COST</u>	<u>MATERIAL PRICE</u>	
					<u>ITEMS INSTALLED*</u>	<u>ITEMS PURCHASED BUT NOT INSTALLED**</u>
Stormwater Catch Basin †	EA	\$ 3,500.00	19	\$ 66,500.00	\$ 18,900.00	\$ 13,360.89
Stormwater Manhole	EA	\$ 3,600.00	3	\$ 10,800.00	\$ 9,720.00	\$ -
Connection to Existing Catch Basin	EA	\$ 1,000.00				
Stormwater Pipe (CMP - 15" coated)	LF	\$ 47.00				
Stormwater Pipe (CMP - 18" coated)	LF	\$ 53.00				
Stormwater Pipe (CMP - 24" coated)	LF	\$ 62.00				
Stormwater Pipe (CMP - 30" coated)	LF	\$ 70.00				
Stormwater Pipe (CMP - 36" coated)	LF	\$ 77.00				
Stormwater Pipe (CMP - 48" coated)	LF	\$ 93.00				
End Section (CMP coated)	EA	\$ 450.00				
Stormwater Pipe (HDPE - 15") ††	LF	\$ 62.00	1211	\$ 75,082.00	\$ 28,234.80	\$ 5,788.06
Stormwater Pipe (HDPE - 18") ††	LF	\$ 65.00	266	\$ 17,290.00	\$ 15,561.00	\$ -
Stormwater Pipe (HDPE - 24") ††	LF	\$ 72.00	212	\$ 15,264.00	\$ 12,441.60	\$ 467.16
Stormwater Pipe (HDPE - 30")	LF	\$ 85.00				
Stormwater Pipe (HDPE - 36") ††	LF	\$ 90.00	533	\$ 47,970.00	\$ 43,173.00	\$ 771.50
End Section (HDPE)	EA	\$ 600.00	6	\$ 3,600.00	\$ -	\$ 754.00
Concrete Headwall	EA	\$ 6,100.00	2	\$ 12,200.00	\$ 12,200.00	\$ -
Rip Rap Drainage Channel	SY	\$ 65.00	30	\$ 1,950.00	\$ -	\$ 377.98
Non-lined Drainage Channel	SY	\$ 11.00	75	\$ 825.00	\$ -	\$ -
Perforated Pipe/Stone Underdrain	LF	\$ 11.00				
Stormwater Quality Basin #1	LS	\$ 4,700.00	1	\$ 4,700.00	\$ 1,175.00	\$ -
Stormwater Quality Basin #2	LS	\$ 8,100.00	1	\$ 8,100.00	\$ 4,860.00	\$ -
				\$ 264,281.00	\$ 146,265.40	\$ 21,519.59
				Items Constructed	\$ 146,265.40	
				Items Purchased	\$ 21,519.59	
				Remaining Construction	\$ 96,496.01	

† Includes stone base

†† Includes pipe bedding

* Construction 90% complete as of November 2005

** Purchased as of October 24, 2005 but not installed (see sheet 3)

Project No. 02150 Sawyer
Items Purchased as of October 24, 2005

<u>Item</u>	<u>Quantity</u>			<u>Unit</u>	<u>Price per Unit</u>	<u>Material Price</u>		
	<u>Items Purchased</u>	<u>Items Installed</u>	<u>Items Purchased But Not Installed</u>			<u>Items Purchased</u>	<u>Items Installed</u>	<u>Items Purchased But Not Installed</u>
Drainage Structures								
Stormwater Quality Basin #2 Outlet Structure	1	1	0	EA	\$ 1,781.90	\$ 1,781.90	\$ 1,781.90	\$ -
Catch Basin (30" x 48")	17	4	13	EA	\$ 477.34	\$ 8,114.78	\$ 1,909.36	\$ 6,205.42
Catch Basin (36" x 48")	2	2	0	EA	\$ 652.80	\$ 1,305.61	\$ 1,305.61	\$ -
Catch Basin Castings (30" x 48")	17	0	17	EA	\$ 318.21	\$ 5,409.60	\$ -	\$ 5,409.60
Catch Basin Castings (36" x 48")	2	0	2	EA	\$ 426.23	\$ 852.46	\$ -	\$ 852.46
Drainage Man Hole 1	1	1	0	EA	\$ 1,151.53	\$ 1,151.53	\$ 1,151.53	\$ -
Drainage Man Hole 2	1	1	0	EA	\$ 2,189.53	\$ 2,189.53	\$ 2,189.53	\$ -
Drainage Man Hole 3	1	1	0	EA	\$ 1,843.53	\$ 1,843.53	\$ 1,843.53	\$ -
Drainage Man Hole Covers	3	3	0	EA	\$ 202.41	\$ 607.23	\$ 607.23	\$ -
Headwall (HW-6, for 36" pipe)	2	2	0	EA	\$ 1,014.97	\$ 2,029.94	\$ 2,029.94	\$ -
HDPE Pipe								
Stormwater Pipe (HDPE - 12") 20LF	80	0	80	LF	\$ 3.90	\$ 312.00	\$ -	\$ 312.00
Stormwater Pipe (HDPE - 15") 20LF	1,100	506	594	LF	\$ 5.66	\$ 6,226.00	\$ 2,863.96	\$ 3,362.04
Stormwater Pipe (HDPE - 18") 20LF	270	266	0	LF	\$ 7.60	\$ 2,052.00	\$ 2,021.60	\$ -
Stormwater Pipe (HDPE - 24") 20LF	220	192	28	LF	\$ 12.60	\$ 2,772.00	\$ 2,419.20	\$ 352.80
Stormwater Pipe (HDPE - 36") 20LF	560	533	27	LF	\$ 24.49	\$ 13,714.40	\$ 13,053.17	\$ 661.23
End Section (HDPE - 15")	4	0	4	EA	\$ 68.00	\$ 272.00	\$ -	\$ 272.00
End Section (HDPE - 18")	4	0	4	EA	\$ 88.00	\$ 352.00	\$ -	\$ 352.00
End Section (HDPE - 24")	1	0	1	EA	\$ 130.00	\$ 130.00	\$ -	\$ 130.00
Gabions								
9' x 3' x 3' Gablon Basket	66	33	33	EA	\$ 79.00	\$ 5,214.00	\$ 2,607.00	\$ 2,607.00
6' x 3' x 3' Gablon Basket	102	46	56	EA	\$ 57.00	\$ 5,814.00	\$ 2,622.00	\$ 3,192.00
Quarry Fill								
Base for Catch Basins and Manholes (3.27 CY per struct	72	29	43	CY	\$ 21.00	\$ 1,511.92	\$ 618.51	\$ 893.41
Bedding for HDPE pipe (.27 CY per LF)	595	399	194	CY	\$ 15.32	\$ 9,107.77	\$ 6,114.05	\$ 2,977.38
Shale Rip Rap (Interior Gablon Baskets)	148	110	38	CY	\$ 19.10	\$ 2,827.47	\$ 2,101.50	\$ 725.97
Limestone Rip Rap (Exterior Gablon Baskets)	119	81	38	CY	\$ 23.43	\$ 2,788.71	\$ 1,898.19	\$ 890.51
Stone for Riprap Drainage Channel	18	0	18	CY	\$ 21.00	\$ 377.98	\$ -	\$ 377.98
						<u>\$ 78,758.35</u>	<u>\$ 49,137.81</u>	<u>\$ 29,573.80</u>



**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

21 April 2006

**Town of New Windsor
555 Union Avenue
New Windsor, New York 12553**

ATT: SUPERVISOR GEORGE A. GREEN and TOWN BOARD MEMBERS

**SUBJECT: SAWYER MAJOR SUBDIVISION – JACKSON AVENUE
RECOMMENDATION OF PUBLIC IMPROVEMENT BOND AMOUNT**

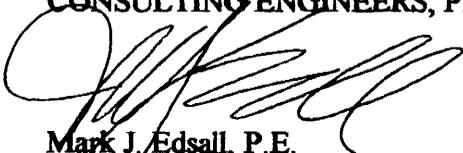
Dear Supervisor Green and Board Members:

The subject subdivision is scheduled for consideration of conditional final approval from the Planning Board at the 26 April 2006 Planning Board meeting. The project involves, in general, the subdivision of approximately 33 Acres into fourteen (14) single-family residential lots.

The project includes related public improvements, for which a performance guarantee is necessary, as per Section 252-24 of the Town Code. The applicants engineer has submitted a cost estimate for the work. *It is our recommendation that the Town Board establish a public improvement performance amount of \$859,289.50 for the project (see attached breakdown).* In accordance with Section 252-24 (C) of the Code, an inspection fee of \$34,372 must be paid to the Town prior to stamping of the plat by the Planning Board.

Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Very truly yours,
McGOEY HAUSER & EDSALL
CONSULTING ENGINEERS, P.C.



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

NW03-31-Bond Rec Ltr 04-21-06.doc
MJE/st

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

Gave to ATTY 4/25/06 @



SPECTRA

ENVIRONMENTAL GROUP, INC.
ENGINEERING, ARCHITECTURE & SURVEYING, P.C.

September 8, 2005

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

RE: Valley Fields Estates – Marjorie Sawyer

Dear Chairman Petro,

As you may recall Valley Fields Estate was granted preliminary subdivision approval November 10, 2004. Since that time we have been working on obtaining the approval of the Orange County Department of Health. We are confident that that will be soon in hand, but any further delays may require the Sawyer's to postpone construction until 2006.

We have met with Mark Edsall, provided him with a copy of the bond estimate and reviewed the Final Plat.

On behalf of the Mr. Sawyer we request the Board consider granting him permission, upon his payment of the inspection fee, to begin construction of the road and utilities.

Your time and attention to this matter is greatly appreciated.

Sincerely yours,
Spectra Engineering, Architecture & Surveying, P.C.

Kurt Schollmeyer, P.E.
Manager of Land Development Services

cc: Chet Sawyer

Jim said OK to start.

(m)

CORPORATE OFFICE: 19 BRITISH AMERICAN BLVD. • LATHAM, NY 12110 • 518 782-0882 • FAX: 518 782-0973

POUGHKEEPSIE OFFICE: 1 CIVIC CENTER, SUITE 401 • POUGHKEEPSIE, NY 12601 • 845 454-9440 • FAX: 845 454-9206

SYRACUSE OFFICE: 307 S. TOWNSEND ST. • SYRACUSE, NY 13202 • 315 471-2101 • FAX: 315 471-2111

WWW.SPECTRAENV.COM



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: E 911 COORDINATOR

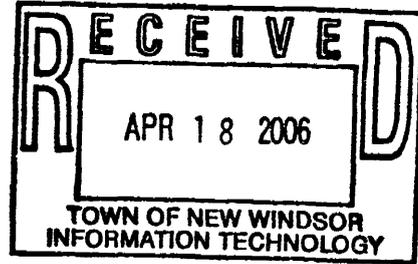
P.B. FILE #03-31 DATE RECEIVED: 04-10-06 TAX MAP #57-1-23.24

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 04-24-06 TO BE ON AGENDA FOR THE 04-26-06 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

VALLEY FIELDS - (SAWYER)

Applicant or Project Name



SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: *J. M. Donnell* 4/18/06
Reviewed by date



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 564-6660
Fax: (845) 564-5102

Superintendent of Highways

Anthony E. Fayo

TO: Myra Mason, Secretary of the Planning Board
FROM: Anthony E. Fayo, Superintendent of Highways
DATE: April 6, 2006
SUBJECT: Sawyer Subdivision

Please be advised that Mark Edsall and I met with Mr. Sawyer today. He will be installing two catch basins and he will address the entrance as per our discussion.

If you have any questions, please do not hesitate to contact me.

AEF/mvz

Handwritten initials 'af' in a cursive script, enclosed within a hand-drawn oval.

Cc: file

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector (KS)

**SUBJECT: PB-03-31
SBL: 57-1-23.24
Valley Fields- (Sawyer)**

DATE: April 19, 2006

Fire Prevention Reference Number: FPS-06-009

A review of the above referenced Subdivision plan has been conducted and is acceptable.



**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**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 03-31
WORK SESSION DATE: 15 MAR 06 PROJECT: NEW OLD
REAPPEARANCE AT W/S REQUESTED: NO RESUB. REQ'D: revised plans
PROJECT NAME: Sawyer
REPRESENTATIVES PRESENT: chut

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

FINAL APP'L

ITEMS DISCUSSED: Still 14 lots
- Cont Ext + Design -> IN REVIEW
- Extended Prelim + Ny Dec done
- Final P/H
- need to ck. Post end of road, drainage, curb, cover need 15"
- -2 vs +2
- street trees outside
- ck street lytAs
- all pond areas should be dedicated

STND CHECKLIST: PROJECT TYPE
DRAINAGE SITE PLAN
DUMPSTER SPEC PERMIT
SCREENING L L CHG.
LIGHTING (Streetlights) SUBDIVISION
LANDSCAPING OTHER
BLACKTOP
ROADWAYS
APPROVAL BOX

PROJECT STATUS:
ZBA Referral: Y N
Ready For Meeting Y N
Recommended Mtg Date 4/12/06

MJE MEET w/ AF!

* Status of District Drainage has District limits been drawn last

CORRESPONDENCE

VALLEY_FIELDS_ESTATES_(SAWYER)_SUBDIVISION_(03-31)

MR. EDSALL: I think Myra received a request for extension of preliminary approval, the note here says for two 6 month extensions but I believe the code is based on one 6 month at a time so I'd give them one 6 month extension, it would be six months from this meeting.

MR. ARGENIO: Anybody have a problem with that? I'll accept a motion.

MR. SCHLESINGER: Make a motion to approve request for one 6 month extension.

MR. EDSALL: Six months from this meeting.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that we grant 6 month extension to the Valley Fields Estates subdivision. No further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

Bloom & Bloom, P.C.
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM
PETER E. BLOOM
KEVIN D. BLOOM*
*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE
(AT THE PROFESSIONAL CIRCLE)
P.O. BOX 4323
NEW WINDSOR, NEW YORK 12553
TELEPHONE (845) 561-6920
FAX: (845) 561-0978
E-MAIL: BLOOMBLOOM@hvc.ny.com

November 14, 2005

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

VIA: FAX AND FIRST CLASS MAIL
Fax # (845) 563-4689

RE: SAWYER, Chester and Marjorie – VALLEY FIELD SUBDIVISION
Our File No: RE-609

Dear Myra:

Your memorandum to our above referenced client of October 18, 2005, has been referred to our office for consideration and reply. In that regard, I submit herewith the following comments:

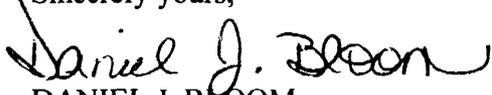
- A.) Under cover of October 26, 2005, I confirmed to Michael J. Matsler, Esq, attorney for Thomas Eckhardt, that my clients fully intend to comply with their agreement as set forth in the minutes of the planning board meeting in this matter dated November 10, 2005, which provides for a “five (5) foot buffer zone” along the right-of-way by Mr. Eckhardt’s property.

- B.) In accordance with that commitment, Spectra Engineering Architecture & Surveying, P.C. (my client’s engineers) specifically delineated on the proposed subdivision map (sheet number 2) the plantings which will be effected along the concrete sidewalk abutting Mr. Eckhardt’s premises so as to provide appropriate screening for his property.

I trust that the aforesaid comments address Mr. Eckhardt's concerns in the premises.

Thank you.

Sincerely yours,


DANIEL J. BLOOM
DJB/jq

**SIGNED IN ABSENCE OF
WRITER TO AVOID DELAY**

cc: Rider, Weiner & Frankel, P.C.
Attention: Michael J. Matsler, Esq
655 Little Britain Road
New Windsor, NY 12553
cc: Mr. & Mrs. Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553

VIA: FAX AND FIRST CLASS MAIL
Fax # (845) 562-9126

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

RECEIPT
#1002-2005

10/20/2005

Sawyer, Chester & Marjorie

Received \$ 75.00 for Planning Board Fees, on 10/20/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR
PLANNING BOARD, ZONING BOARD AND
ENGINEER'S OFFICE**

845-563-4615

FAX: 845-563-4689

MEMO

TO: P.B. FILE #03-31 – SAWYER (VALLEY FIELD SUBDIVISION)

FROM: MYRA MASON, SECRETARY TO THE
ZONING BOARD, PLANNING BOARD & ENGINEER

DATE: October 20, 2005

SUBJECT: LOT LINE CHANGE

During the course of the subdivision application, it was decided a lot line change would be applied for to allow access to the property of Anthony Kroll.

The file 03-31 is now for Subdivision and Lot Line Change. Received check #6823 in the amount of \$75.00 from Chester Sawyer to apply for said Lot Line Change.

MLM

TOWN OF NEW WINDSOR

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

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lot 23.24

BUILDING DEPARTMENT PERMIT NUMBER PA -

1. Name of Project Lot-Line change Sawyer-Kroll

2. Owner of Record Marjorie M Sawyer Phone 845 564 6545

Address: 81 Bethlehem Road, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Marjorie M Sawyer Phone 845 564 6545

Address: 81 Bethlehem Road, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Spectra Engineering Phone 845 454 9440

Address: One Civic Center Plaza, Suite 401, Poughkeepsie, NY 12602
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Daniel Bloom, Esq (Bloom & Bloom, PC) Phone 845 561 6920

Address 530 Blooming Grove Turnpike, PO Box 4323, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Kurt Schollmeyer, PE 845 454 9440 845 454 9206
(Name) (Phone) (fax)

7. Project Location: On the East side of Jackson Avenue, Town of NW
(Direction) (Street)

8. Project Data: Acreage 36 Zone R-4 School Dist. #332401
Cornwall

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

03-31

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

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

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Transfer a 50X175 foot strip from Sawyer to Kroll between lots 5 and 6 of the Valley Fields 14 lot Sub Division for possible future use as a Town Road.

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

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

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

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

13th DAY OF September 2005

Maguire Sawyer
(OWNER'S SIGNATURE)

Chester J Sawyer Sr
(AGENT'S SIGNATURE)

Chester J Sawyer Sr

Annemarie P. Harris

NOTARY PUBLIC

Print Agent's Name as Signed
ANNEMARIE P. HARRIS
Notary Public, State of New York
Certified in Orange County
Reg. No. 01FO4985929
Commission Expires 9/3/07

TOWN USE ONLY:

DATE APPLICATION RECEIVED

03-31
APPLICATION NUMBER

IF APPLICABLE "XX"

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

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Marjorie M Sawyer

81 Bethlehem Road, New Windsor, NY 12553

2. Description of proposed project and its locations:

Lot line change to provide a 50 x 175 foot strip to connect
Pin Oak Drive to the Kroll property to the North for possible
future use as a Town Road.

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

Anthony H Kroll, 155 Bethlehem Road, New Windsor, NY 12553

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

Harold Baxter Jr. 505 Jackson Avenue, New Windsor, NY 12553

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

03-31

AGENT/OWNER PROXY STATEMENT
(or professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Marjorie M Sawyer, deposes and says that he resides
(OWNER)

at 81 Bethlehem Road, New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 23.24)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

Chester J Sawyer Sr, 81 Bethlehem Road, New Windsor, NY 12553
(Agent Name & Address)

Spectra Engineering, PC 1 Civic Center Plaza, Suite 401, Poughkeepsis, NY 12601
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

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

SWORN BEFORE ME THIS:

****** Marjorie M Sawyer
Owner's Signature (MUST BE NOTARIZED)

13th DAY OF September 2005

Chester J Sawyer Sr
Agent's Signature (If Applicable)

Annemarie Forneris
NOTARY PUBLIC

ANNEMARIE FORNERIS
Notary Public, State of New York
Certified in Orange County
Reg. No. 01FO4985929
Commission Expires 9/3/07

SEE FAX SIGNATURE ATTACHED
Professional Representative's Signature ✓

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

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

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR Marjorie M Sawyer	2. PROJECT NAME Valley Fields Estates
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Located off Pin Oak Drive on the West side of Jackson Avenue in proposed Sub Division known as Valley Fields Estates. Approximately 1700 feet from the entrance of Pin Oak Drive on the North side.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Provides a 50 foot wide access from Pin Oak Drive to the Kroll property for possible future access with a Town Road.	
7. AMOUNT OF LAND AFFECTED: Initially <u>7500 sq ft</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Only the Town of New Windsor	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Sub Division approval is connected to this action	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Transfer of this strip of land to Kroll is shown on the Plan	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Marjorie M Sawyer</u> Date: <u>Sept 9, 2005</u>	
Signature: <u><i>Marjorie M Sawyer</i></u>	

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

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

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

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

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

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

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

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

_____ Name of Lead Agency

_____ Print or Type Name of Responsible Officer in Lead Agency _____ Title of Responsible Officer

_____ Signature of Responsible Officer in Lead Agency _____ Signature of Preparer (If different from responsible officer)

_____ Date

James R. Petro, Jr, Chairman
New Windsor Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

September 9, 2005

Dear Mr Petro,

This is in reference to a proposed Lot Line change between Marjorie M Sawyer and Anthony H Kroll, adjacent land owners.

M Sawyer is subdividing a parcel known as Valley Fields Estates on Jackson Avenue, and has been asked by A Kroll to provide access to his adjoining property to the North from Pin Oak Drive, the new Development Roadway.

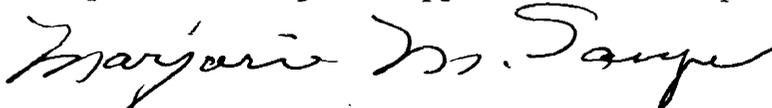
I have agreed to this, and our project Engineer has provided a 50 lf wide access between lots 5 and 6 on the final plans.

Please note that the Orange County Planners encouraged a connection to Bethlehem Road which was not feasible due to excess grade and inadequate site line distance.

This proposal has the potential to make the connection with Bethlehem Road through the Kroll property in the future.

Anthony Kroll has agreed to reimburse Valley Fields Estates for the costs incurred by this transaction at his convenience.

Respectfull request approval of this proposal.



Marjorie M Sawyer

See attached page for Property descriptions.

This is the description of the properties involved in the
Lot Line change request.

Marjorie M Sawyer
81 Bethlehem Road
New Windsor, NY 12553

Anthony H Kroll
155 Bethlehem Road
New Windsor, NY 12553

Tax Map ID number
Sec-57 Block-1 Lot-23.24

Tax Map ID number
Sec-57 Block-1 Lot-9.2

Chester J and Marjorie M Sawyer
81 Bethlehem Road
New Windsor, NY 12553

September 7, 2005

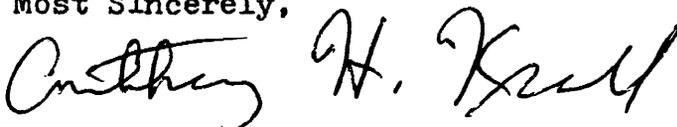
Dear Mr and Mrs Sawyer

During the process of sub-dividing your property known as Valley Fields Estates, will it be possible to provide for a 50 foot access from Pin Oak Drive to my property located to the North of your property.

I understand this can be accomplished with a lot line change, which I will be willing to reimburse you for any expenses you may incur.

Your help in this matter will be greatly appreciated.

Most Sincerely,



Anthony H Kroll
155 Bethlehem Road
New Windsor, NY 12554

LOT 57-1-9
FILED LIBER 2486
PAGE 320
90.285 ACRES

Mr. James R. Petro Jr.
Chairman Planning Board
555 Union Ave
New Windsor NY, 12553

Faxed to: (845) 563-4695 and hand delivered.

September 30, 2005

RE: Valley Fields Subdivision (formerly Sawyer) (03-31)

Dear Mr. Petro,

This letter is a follow up on the Public Hearing on the Valley Fields Subdivision held on November 10, 2004 at the Town Hall. At that meeting, I asked the Planning Board to consider that the applicant provides a five-foot buffer with planted shrubbery as a sound and visual barrier between our property at 430 Jackson Avenue and the proposed right of way for access to the planned subdivision. The Planning Board agreed with us and asked the applicant to come up with a solution addressing our request for a five foot buffer, as reflected in the minutes to the Planning Board Meeting of November 10, 2004.

On September 20, 2005, the right of way was staked out. The location indicated that that the right of way had not moved to accommodate our request for a buffer zone. I checked with the Highway Superintendent, Mr. Henry Kroll to see if he had any interaction with Mr. Chester Sawyer, Sr. regarding the buffer zone as directed by the Planning Board at the Nov 10, 2004 meeting. Mr. Kroll indicated that he did not have any interaction with Mr. Sawyer regarding the development. Mr. Kroll called Mr. Sawyer on the spot to inquire about the buffer zone. Mr. Sawyer denied that there was any discussion about a buffer at the Planning Board meeting. A cross check with the Planning Board meeting minutes on September 22, 2005 showed however that Mr. Sawyers statement was not correct. At the present time, I am not aware that Mr. Sawyer has applied for any variance or sought an easement to accommodate our request; given his response to Mr. Kroll, I have no reason to believe he did.

In the past few days, the construction activities on the site increased, with supplies (for road construction and drainage), heavy machinery moving in, and digging and earth movement started. Hence I believe that construction of the road will begin soon.

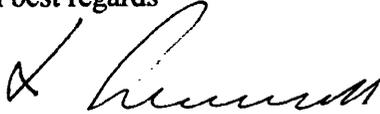
Given that start of a road construction appears imminent and in light of Mr. Sawyers' response to the Highway Superintendent, Mr. Kroll, I respectfully ask that the Planning Board withholds approval of a building permit for the Valley Fields Subdivision until an acceptable buffer zone that satisfies my request, as granted by the Planning Board, is incorporated and shown in the approved final drawings.

If you have any questions, please do not hesitate to contact me at:

home (845) 496 9351 or cell (845) 590 2485.

Thank you for your time.

With best regards

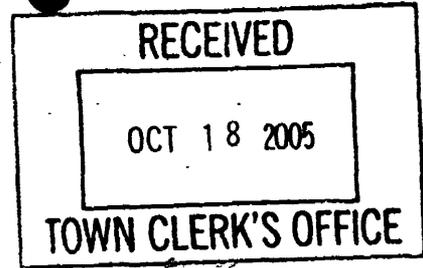
A handwritten signature in black ink, appearing to read 'T. Eckhardt', written in a cursive style.

Thomas Eckhardt, Dr. sc. nat.
430 Jackson Avenue
New Windsor NY 12553



TOWN OF NEW WINDSOR

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



REQUEST FOR PUBLIC RECORDS

Date: 10/18/05
Name: DAVID KOLTZ
Address: 42A CARPENTERS AVE
NOYBUNGA NY 12570
Phone: (845) 565-1036
Representing: SELF - APPRAISAL

Please specify:

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

SAVYOR SUBDIVISION MAP

Documents may not be taken from this office.



**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)

16

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.: 03-31

WORK SESSION DATE: 7 Sept 05 PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: RESUB. REQ'D:

PROJECT NAME: Sample Sub.

REPRESENTATIVES PRESENT: Kurt (Speckra Eng'g) + Chet Sawyer

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

ITEMS DISCUSSED:

- ck reviewed lot. T, B, G, B
- Pin oak checked & 1/2" strip connected to lot 1
- Stormwater District => Atty contact PAC
- verify 11-10-04 reg dec done.
- ODDOH - 2nd review in progress
- E.D. 911 3 cop.
- letter from Kroll asking 1/2
- P.I cost est.
- Dan Bloom -
- Letter re: OK to start road

STND CHECKLIST:

- DRAINAGE
- DUMPSTER
- SCREENING
- LIGHTING
(Streetlights)
- LANDSCAPING
- BLACKTOP
- ROADWAYS
- APPROVAL BOX

PROJECT TYPE

- SITE PLAN
- SPEC PERMIT
- L L CHG.
- SUBDIVISION
- OTHER

PROJECT STATUS:

ZBA Referral: Y N
Ready For Meeting Y N
Recommended Mtg Date 9/14

end of meeting
COPES to...
see me



**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@mhhepc.com

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: VALLEY FIELDS (SAWYER) SUBDIVISION
PROJECT LOCATION: JACKSON AVENUE
SECTION 57 – BLOCK 1 – LOT 23.24
PROJECT NUMBER: 03-31
DATE: 10 NOVEMBER 2004
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF A 33.3 +/-
ACRE PARCEL INTO FOURTEEN (14) SINGLE-FAMILY
RESIDENTIAL LOTS. THE APPLICATION WAS PREVIOUSLY
REVIEWED AT THE 22 OCTOBER 2003, 25 FEBRUARY 2004 AND 28
APRIL 2004 PLANNING BOARD MEETINGS.

1. The property is located in the R-1 zoning district of the Town. The plan layout has been revised to react to design requirements relative to the wetlands. Lot count has been reduced from 16 to 14. The plan has a revised and complete bulk table. The “required” bulk information shown is correct for the zone and use.

The compliance table is complete. Based on my review, each lot appears to comply with the minimum bulk requirements. One remaining problem is the old railroad strip, which is being shown as “Remaining lands of Sawyer”. This is not an acceptable manner of dealing with this strip, either it has to be a complying lot or it must be added to a lot. Also, is the lot line change with Cavaleri part of this application ?

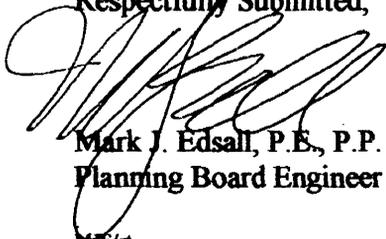
2. The stormwater issues have been resolved in the latest Stormwater Pollution Prevention Plan submitted for the project. All technical issues have been addressed. The applicant should proceed with the formation of the necessary Drainage District (contact Town Attorney’s office for further guidance).
3. I am not aware of any remaining concerns relative to Preliminary review and consideration of Preliminary Approval.

REGIONAL OFFICES

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

4. My records do not indicate a SEQRA determination. In no so done, the Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. As previously noted, this application will require OCDOH approval; therefore, our office will not witness soils testing; that will be done by the County following preliminary approval.
6. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review. This should be coordinated with the Town Fire Inspector's office.

Respectfully Submitted,



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

MJE/st
NW03-31-10Nov04.doc



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

REQUEST FOR PUBLIC RECORDS

Date: 2/21/05

Name: Debra Quattuccio

Address: 340 Chestnut Ave
New Windsor, NY 12553

Phone: (845) 496-6980

Representing: Myself

Please specify:

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

Sawyer Subdivision

Documents may not be taken from this office.



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

December 8, 2004

Mr. Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553

SUBJECT: PRELIMINARY APPROVAL FOR FILE # 03-31
TAX MAP # 57-1-23.24
PROJECT NAME: VALLEY FIELDS SUBDIVISION
LOCATION: JACKSON & BETHLEHEM ROADS

Dear Mr. Sawyer:

This letter is to confirm that at the regularly scheduled Planning Board meeting of November 10, 2004, a Negative Declaration was declared and Preliminary Approval was granted to subject project.

If you have any questions with regard to this matter, please contact our office.

Very truly yours,

Myra Mason, Secretary to the
New Windsor Planning Board

MLM

Cc: Mark J. Edsall, P.E. – P.B. Engineer

PUBLIC HEARINGS:

VALLEY FIELDS SUBDIVISION (FORMERLY SAWYER) (03-31)

Mr. Kurt Schollmeyer, P.E. appeared before the board for this proposal.

MR. PETRO: Valley Fields subdivision formerly Sawyer subdivision on Bethlehem Road, proposed 14 lot residential subdivision. This application proposes subdivision of 33.4 acre parcel into 4 single family residential lots. The application was previously reviewed at the 22 October, 2003, 25 February, 2004, 28 April, 2004 planning board meetings. It's in an R-1 zoning, planned layout has been revised to react with the design requirements relative to the wetlands. The lot count has been reduced from 16 to 14, bulk information shown on the plan is correct for the zone. Why don't you go over briefly what you want to do here, bring us up to date and if there's any changes since the last time you were here and we'll review it.

MR. SCHOLLMEYER: Thank you. I'm Kurt Schollmeyer, I'm an engineer.

MR. PETRO: Sir, address the board, when I open it up to the public, I'll field the questions.

MR. SCHOLLMEYER: Very good. Our subdivision here for Jed and Margery Sawyer has been revised somewhat as you pointed out we're now proposing 14 lot subdivision and this is a 36.09 acre parcel, we have realized that we were omitting the railroad right-of-way previously which comes down from Jackson Avenue down to Bethlehem Road. That land is going to be retained by the Sawyers after the subdivision and our intention is not to have it as a building lot. It will either be converted to an adjoining landowner or maybe used as a trail system, that's still yet to be decided. We had gone through and completed field testing of the property, performed

our deep tests and our perc tests, we haven't gone to the Orange County Health yet but wanted to make sure we were satisfied with the layout, that's one of the reasons we have this configuration with 14 lots. The zoning is R-1 single family 80,000 square foot minimum road lot area and 48,000 minimum square foot net lot area.

MR. PETRO: Before you go further, I want to go back to the railroad strip, it's remaining lands of Sawyer is the way you're currently showing it, correct?

MR. SCHOLLMEYER: Correct.

MR. PETRO: Show me exactly where that is.

MR. SCHOLLMEYER: It's 3 acres of land here, 3.6 acres from here proposed road right-of-way back down to the big fill on Bethlehem Road.

MR. PETRO: At this time you're creating that as a separate lot or is it adjoining contiguous to another lot?

MR. SCHOLLMEYER: Contiguous to another lot.

MR. PETRO: Is it already a tax number?

MR. SCHOLLMEYER: It's already part of this whole parcel.

MR. PETRO: Well, you're creating it by making the subdivision, you're going for creating the 3 acre lot?

MR. SCHOLLMEYER: Right.

MR. PETRO: It's another 3 acres that's being broken off. Where is the road frontage, Mark, how can he be doing that? I don't understand.

MR. EDSALL: He can't, that's one of my comments is just that that zoning compliance wise that seems to be the only problem is that that's being split off as its own, it wouldn't meet the zoning bulk requirements one way or the other, we have to deal with that, the individual lots seem to be fine, we have to deal with that strip.

MR. SCHOLLMEYER: It's a piece of land that could be conveyed over to an adjoining owner but that would require a lot line change and subdivision.

MR. EDSALL: Which would have to be part of this application because we either have to have it merge with another lot or conveyed by lot line change to someone else because we can't create it as its own lot because it's non-complying.

MR. SCHLESINGER: I'm a little confused, can you show me where the access is to this subdivision?

MR. SCHOLLMEYER: The subdivision comes off Jackson Avenue here.

MR. SCHLESINGER: And there's no access to Bethlehem?

MR. SCHOLLMEYER: No.

MR. SCHLESINGER: Lot 1 does not butt up against Bethlehem?

MR. SCHOLLMEYER: Lot 1 does have a flag out to Bethlehem but the new house is not proposed to access.

MR. SCHLESINGER: Because the plan doesn't to me on my plan just doesn't show the access coming off of Jackson and I quite frankly thought that was going to be access to Bethlehem through the right-of-way but obviously I'm not correct.

MR. PETRO: Mark, what's the actual non-conformity on the 3 acre lot, what's he missing there?

MR. EDSALL: He wouldn't meet lot width.

MR. BABCOCK: He'd have to demonstrate that house could fit on here with a septic system.

MR. EDSALL: Not only does he not meet from a bulk standpoint but the new subdivision regulations require that a lot has to be usable and this clearly wouldn't be a house lot.

MR. ARGENIO: We had this same issue with the lot subdivision off 9W, didn't we?

MR. EDSALL: We did exactly, correct, Mr. Argenio, the lot opposite Sloop Hill became an issue on that so although the rest of the lots may be fine we just need to deal with this old railroad strip one way or another.

MR. PETRO: What does the client suggest to you?

MR. SCHOLLMAYER: Mr. Sawyer is suggesting that we make a revision to our map, his intention was in keeping a 60 foot wide right-of-way so that there would be a ten foot strip of land from lot 1 to this railroad right-of-way, I don't know if that, how would that fit, Mark?

MR. EDSALL: That works, it just makes lot 1 has the responsibility for that strip.

MR. BABCOCK: Just becomes part of lot 1.

MR. SCHOLLMAYER: There's enough area on lot 10 and 14 to make that swap.

MR. MASON: Where would that ten foot strip be?

MR. SCHOLLMEYER: Right now the right-of-way is 50 feet at this point but down here it's 60 near Jackson Avenue so we'd take this proposed road, tilt it slightly to the north so that it can maintain the ten foot strip along this property.

MR. MASON: Make that part of lot 1.

MR. SCHOLLMEYER: Correct and then it won't be a freestanding parcel.

MR. MASON: Lot 1 is going to become a five acre parcel?

MR. SCHOLLMEYER: Yes.

MR. ARGENIO: Does that have a value to lot 1, do you think?

MR. SAWYER: Yes, it does, it does have value to lot 1 because we do have a landowner here adjacent to our property who could possibly develop a lot or two down here.

MR. ARGENIO: Maybe he could use that strip from the back.

MR. SAWYER: He could use that, it was my feeling before we even started this project to leave a ten foot strip on the south side of that road so lot number 1 was connected to the railroad property and be a contiguous piece of property.

MR. ARGENIO: Then that strip of railroad may have greater value to those other lots which I understand are not yours that are accessed off Bethlehem Road.

MR. SAWYER: That's true.

MR. PETRO: How are you going to control it if you sell lot number 1, who's going to own lot number 1? It's for sale?

MR. SAWYER: Well, we planned on keeping lot number 1 and addressing that issue at a later date.

MR. PETRO: You may be able to do it with an easement, Dan can do it through easements.

MR. ARGENIO: My only motivation in mentioning it Mr. Chairman was just that that whole lot sickle shaped thing is something that we have always tried to get away from is these freakish shaped lots that extend hither and yond and don't make sense and that's the reason I suggested it.

MR. SAWYER: If I may, I'd like to say that no one would like to do that anymore than us because when we purchased the railroad property, the reason we purchased it was so that we would buy the property facing our property onto Jackson Avenue, up until that time, we really couldn't access Jackson Avenue. Our only entrance was from off Bethlehem Road. When that property became available, we bought it. There's already two or three of the adjoining landowners that have spoken up and they'd like to have a piece of the railroad property, we'd be more than happy to break up.

MR. PETRO: Later on you can break it up and add it to each one of the lots that's made so it might not be a bad idea, so Mark if it works that way that's fine. Storm water issues have been resolved and the storm water pollution prevention plan submitted, all technical issues have been addressed. Formation of the necessary drainage district with the Town attorney's office for further guidance. All right, this is a public hearing, at this time, I'm going to open it up to the public for comment. On the 26th day of October, 2004, 35 addressed envelopes were mailed. If you have

any comment to make for or against, just come up and be recognized by the chair, come forward, state your name and address and your concern.

MR. ECHART: I'm Thomas Echart (phonetic), 430 Jackson Avenue. Three to four cars per house, that's the standard in our area? It seems to be, so 40 to 50 cars daily traffic. We'd like the planning board to recognize that and provide mitigating circumstances to this fact, the egress is just right at our property basically looking at right here. Our property is here. We asked that basically a buffer zone will be provided with planted shrubbery against the road, move the right-of-way further away from our property so it more aligns up with the current road 60 feet wide and the driveway I think is 50 feet, we ask that this at least five foot strip line to build up a sound barrier basically.

MR. PETRO: What's the, while you're here, what's the plan for any buffer zone or anything along that area, landscaping?

MR. SCHOLLMEYER: We have trees shown on the map, there are some significant vegetation already shown one tree in the area, other than that, there's a proposed sidewalk between the road and--

MR. PETRO: And it's on his side the sidewalk?

MR. SCHOLLMEYER: Yes.

MR. PETRO: Any substantial landscaping there at all?

MR. SCHOLLMEYER: There's really no room once we have the 30 foot road and the right-of-way, the 4 foot sidewalk we're left with a 6 foot strip within the right-of-way, I'm not sure if it's the highway super's, whether he'd like vegetation out of the right-of-way or not.

MR. PETRO: You have five foot sidewalk, four or five foot?

MR. SCHOLLMEYER: Four foot.

MR. PETRO: How much room does that leave you to the right-of-way line?

MR. SCHOLLMEYER: At present, it leaves about seven or eight feet but that's where we're going to tilt the road a little to the north there so once we're done with that probably be down to five feet.

MR. PETRO: But that seems like sufficient enough to put some shrubbery there and to make it nice little buffer, I think he's got a good point, you do have the entire 14 lots coming out next to his house, you're going to stack there, obviously, to make a left or right, I don't think it's unreasonable to have a little vegetation in there, maybe come up with an idea or plan then.

MR. ARGENIO: Here it is ten foot and if in the ten he has to put the sidewalk.

MR. PETRO: I'm sure the highway superintendent wouldn't mind if it's on the other side of the sidewalk which would be the sidewalk vegetation and then your lot line, so can you come up with an idea and show us what you can put there.

MR. SCHOLLMEYER: Yes.

MR. PETRO: I would suggest some four or five foot pines of some kind or something that would buffer some of the sound and some of the site, in other words, don't put petunias in the strip, something that's substantial.

MR. SCHOLLMEYER: That would be fine.

MR. PETRO: That was one the other one you were talking about.

MR. ECHART: Three more points, basically curbs during building time, I don't think it's an appropriate time to put it in, one is the right-of-way, whether it's going to be topped with one layer of blacktop before the entire construction starts because you have trucks running up and down the road kicking up dust.

MR. PETRO: Why don't you go over that quickly? We have steps that have to be taken.

MR. EDSALL: Yeah, obviously, there's going to be a period of time before the pavement is in but before they can get a building permit, the item would have to be in which is stone surface so it's not as dust generating as it would be if it was a dirt road and before they're able to get a C of O, they have to have the pavement course in. So once the house construction starts, it moves rather quickly with the road. Now the period of time when the utilities are put in on most roads this doesn't have sewer and water is when you usually have a lot of dust generation, this doesn't have that particular case.

MR. ECHART: So it will be not topped till the end of the construction?

MR. EDSALL: It will have pavement before the first house can obtain the C.O.

MR. ECHART: Okay, C.O.

MR. EDSALL: First house.

MR. ECHART: The other relates again to the use of machinery during Saturdays and Sundays and I have had

some bad experience on the other side of the road.

MR. PETRO: We have a code in town.

MR. ECHART: Yes but it was never followed and for some reason construction was resting during the week and all the machinery came in Saturday and Sunday.

MR. PETRO: When was that?

MR. ECHART: Two years ago when they built on the other side.

MR. PETRO: We had a code change approximately at that time, what happens is somebody is doing it, if they don't make a complaint, the police won't act on it. So normally on Sunday the hours, Mike, on the other days, what is it, I think it goes to 7 or 10, one of them is 10 o'clock.

MR. BABCOCK: There's hours on everything.

MR. PETRO: I don't know the exact hours, if you give Mike a call and make a complaint then they'll act but if nobody calls--

MR. ECHART: We called and they said there's nothing you can do.

MR. PETRO: But it was changed approximately two years ago and it has been enforced.

MR. ECHART: The last point I don't know if it's for my information as well, let's assume the town wants to put in water and sewer, if my lot is now adjacent to two public roads, assuming that the road will be public, who is going to carry the cost if it's done?

MR. EDSALL: I don't believe there's any plans or anticipated activity to put sewer or water out here.

MR. ECHART: You're looking 20 years down the road.

MR. EDSALL: I can't predict that far ahead.

MR. ECHART: Exactly, that's why I'd like to have assurance who is picking up the tab now?

MR. EDSALL: There's nothing going in.

MR. ECHART: Assurance now who will be picking up the tab of this because I don't see a reason why I should.

MR. BABCOCK: Right now there's nothing planned but if there was water planned for this development 30 years from now whoever benefits from the water line would pay the tab, very simple.

MR. ECHART: So I wouldn't have to pay back?

MR. BABCOCK: If you want to hook up, you benefit in your, in the district, you can pay.

MR. ECHART: On the Jackson Avenue or the other portion?

MR. EDSALL: Whatever properties are in the district and benefited so all depends where the district lines are.

MR. BABCOCK: Doesn't matter if you have two roads, road frontage or not.

MR. ECHART: Thank you, that's it.

MR. PETRO: We'll work on the landscaping.

MR. PETRO: Anybody else?

MR. STEIDLE: I do appreciate the opportunity to speak

tonight, my name is Bill Steidle, I reside at 575 Jackson Avenue, approximately third to a half mile north of the subdivision site. I did have some questions about the railroad but that's been resolved. I thought overall Kurt did a nice job on the layout of the lots, I thought he did a good job of avoiding the Federal wetlands and in general having an efficient subdivision layout. I do however vehemently oppose certain of the town mandates, the town requirements, the first one of which is requirement for lighting for light poles. I view that as a form of light pollution, I don't think it's necessary, you know, as you know, Jim, the site is really in a bowl surrounded by homes at higher elevations. Basically you're going to look down and see, you know, miniature City of Newburgh lit up, I think that's inappropriate. I will tell you that my brother-in-law owns a lot that adjoins the subdivision site just west of the cul-de-sac, basically out his back door will be a light pole, you'll have the cul-de-sac, the light, and then you have his house so, you know, we don't have a light in front of his house, you walk out the back of his house and you have a light, I think that's--

MR. PETRO: We've been over this and you know the answer, right, you know I can't do anything about it.

MR. STEIDLE: Yeah but that's not, you know, an appropriate answer in that someone has to take the initiative to modify that requirement to use some common sense, lighting is appropriate in certain subdivisions, no question, but it's not appropriate in this subdivision, it was not appropriate in the project on Station Road and it's not appropriate in this one.

MR. PETRO: I don't agree or disagree, so I would suggest this. What are you doing tomorrow? Go to the Town Board.

MR. STEIDLE: I will not go to the Town Board.

MR. PETRO: You're asking me to go. I can't change the law, we're an administrative board.

MR. STEIDLE: But you have the ability to make recommendations from a planning perspective and what I am saying to you is a use of lighting in a rural residential zone 80,000 square foot lots sticking light bulbs is something that the planning board should address and bring about changes. Now at some point in the future I will go to the Town Board but I will not go to the Town Board in this present juncture, I have been that route and I will not.

MR. PETRO: Let's do another subject cause I can't do anything there but I will take it under advisement.

MR. STEIDLE: I'm just saying that again that's rural residential zone, it should not be mandated to have lighting anymore than if I were to subdivide my farm into 10 acre lots, you don't need lighting, I mean, it doesn't make sense. The second town mandate which we'll disagree on as we have in the past is the use of sidewalks in again in a rural residential zone. I'd much rather see the 4 feet of sidewalk used for buffering for shrubs for trees whatever but to use it for a strip of concrete defies my sense of logic. If you look at lot number 11, there's 538 feet of frontage next to it is a parcel which adds another, you have two foot ballfields of length there under one ownership and you're going to require a sidewalk for someone to maintain and for the taxpayers of the Town of New Windsor.

MR. ARGENIO: Mr. Steidle, you do know that the applicant does have the right at his discretion to go to the Town Board and attempt to get relief from that? You're aware of that?

MR. STEIDLE: Well, I will say to Mr. Sawyer I would

hope that he would avail himself of that opportunity.

MR. ARGENIO: He does have the right to do that and in certain instances, let me finish, please, I can't cite you on it, but that's the provision that's in that four foot sidewalk requirement.

MR. STEIDLE: Does he have the same right with respect to streetlights?

MR. PETRO: No. Now, also the sidewalks we're not as lenient with the sidewalks, I absolutely disagree with you and I think it is necessary. If my child lived on lot number 6 and wanted to go over to Jackson Avenue for some reason, damn if he's going to walk in that road, there better be a sidewalk, I'll be pretty pissed. Now, what we do do is let them put it on one side of the road to go along with your saying to have it on both sides of the road as some towns require and as the law's written I think is a little bit much but at least one side of the road so somebody can walk there in safety. Next subject.

MR. STEIDLE: Last subject we also will not agree upon is the requirement for 30 foot wide road. A road is wide as or wider than Route 207 just is not in my mind reasonable or logical for a cul-de-sac which never has any potential to be anything other than a cul-de-sac with 14 lots 30 foot wide road. Now you could say well, you want it for safety purposes, why not make it 50 feet wide or 100 feet wide, but a 30 foot wide road is not, you know, that's wider than Jackson Avenue, considerably wider than Jackson Avenue. It doesn't make sense. Those are my comments. The only thing I will say in closing is I don't, I don't enjoy disagreeing with you but I do think lighting is, lighting will affect many people and it's unfair and unnecessary and unreasonable to adversely affect those nearby residents.

MR. PETRO: All three items are Town Code, in other words, if every one of us agreed with you when you walk back down the aisle there's not a thing we can change other than policy through Town Law which we may be able to get somebody's ear and try to change it.

MR. STEIDLE: You have much more potential to do that than I do.

MR. PETRO: And I don't disagree with that statement but first of all, I got to agree with what you're saying and with the lighting, I can go either way, I'm not so sure the sidewalk, definitely one side, the 30 foot road that's Town Code, we certainly don't have any say in that.

MR. STEIDLE: Well, you have rural residential road designs that are 24 feet right in your code, they're right in your code, your code does not say that the road has to be 30.

MR. PETRO: No, I don't know of this, of any 20 foot.

MR. STEIDLE: Twenty-four foot, you have a rural road design.

MR. SCHLESINGER: That's a private road.

MR. STEIDLE: No, no.

MR. PETRO: In other words, I don't want to disagree with you all the time either, this fella came up, he needed some landscaping, I thought it was a good idea, there's space to do it, it's something that we can accommodate, we can do it. I just don't know what to tell you, it would be like arguing with a cop when you're doing 70 in a 50, what are you going to say to the guy, there's nothing that we can do.

MR. STEIDLE: Well, to use that analogy though if the

speed limit on Jackson Avenue is inappropriate, go set forth to lower the speed limit.

MR. PETRO: I would if I really thought it was wrong.

MR. STEIDLE: Come to my brother-in-law's house, go to a party, sit on his back porch and be subjected to a light from somebody else's property shining in there, that's not good planning and that's not, that's unfair, it's unfair, it's as unfair as when the parcel next to me proposed subdivision wanted the road not near their house because they didn't want to be impacted, they wanted it right across from my house, so the lights would come out and you have a light pole so I'd be subjected with the adverse impacts, that's inappropriate as well.

MR. SCHLESINGER: Points are taken but we're not establishing the codes, we're only enforcing them.

MR. STEIDLE: I realize that I don't establish them either, I have to talk to somebody so I come here and--

MR. SCHLESINGER: We hear you.

MR. STEIDLE: And I aggravate everybody. Thank you.

MR. EDSALL: Just as clarification, the rural street spec there's two, one with curbs, one without curbs. The one without curbs which is what Bill's referring to does have a 24 foot traveled way, but it's got three foot shoulder and three foot swale, the overall finished width is 36 feet so there's no 24 foot road in the Town of New Windsor.

MR. PETRO: Mr. Baxter?

MR. BAXTER: I'm Harold Baxter, 505 Jackson Avenue and I have the same concerns as Bill Steidle. Few years ago you changed it to two acre zoning, to me that's

rural, you don't put lights in rural areas and sidewalks, I'm sorry. And if you're talking about sidewalks, your child walking inside this thing to outside of Jackson, I don't know that you should, you should put a sidewalk up to Jackson to my house.

MR. PETRO: Well, the bus may pick him up at that point.

MR. BAXTER: That makes no sense, I mean, if that's what I thought, the idea of the two acre zoning to keep it rural, now you're making a city, if you're going to make a city, you might as well put a lot of houses there.

MR. PETRO: Again--

MR. BAXTER: I know you can't address it but when did this change? When did this come about? Who brought this on? Why should we be subjected to the same zoning that's in the middle of town, the middle of New Windsor?

MR. PETRO: When was the lighting code changed, Mark, do you have any clue?

MR. EDSALL: Take a look for you.

MR. PETRO: We never really had a lot of problems about lighting usually, it's the reverse of what you and Bill are talking about. You people come in and say we want goddamn lights, you better put some lights up, now this is this one and the one that was prior that he's talking about were the first two, I'm here 13 years that I've heard, ever heard anybody say they don't want lights, so we have never had this brought to our attention.

MR. BAXTER: You're getting out into the country and you're not in the Town of New Windsor, you're out in

the country now.

MR. PETRO: I'm not disagreeing, it just never came up before.

MR. BAXTER: I run a dairy farm, I want lights all up and down the whole thing?

MR. EDSALL: Jim, the lighting was I believe always in the code but the latest amendments were made in March of this year.

MR. BAXTER: Well, I would like to know how you go about amending it so it doesn't go any further?

MR. PETRO: Well, I'm--

MR. BAXTER: Stop sidewalks and stop lighting.

MR. PETRO: Being that we're getting this much attention to it, we'll look into it and like Bill said maybe I'm better off to take a look at it than he is and I will do that.

MR. BAXTER: I think so. Thank you.

MR. PETRO: I've got to do it because at Thanksgiving you'll be pushing me off my chair if I don't.

MR. KROLL: I'm just curious, I just want to see this map, are there any lights over at Mt. Airy Estates?

MR. BABCOCK: Yes.

MR. KROLL: Sidewalks are pretty neat, I've been working there and, I mean, I'm with Junior, I tromp through the mud but after a while, you find out a sidewalk is really pretty good, you walk the road, especially people drive there, they have a cell phone, I didn't think that was a bad idea. Lighting's pretty

good, I just want to see one thing cause I can't see the map, where is my property on here?

MR. GALLAGHER: Very top.

MR. KROLL: I have no complaints but the sidewalk I really didn't think that was bad myself.

MR. PETRO: Thank you.

MR. SHAFTNER: Richard Shaftner, 375 Jackson Avenue. I'm here for my old routine that where is the water going, could someone address this to me?

MR. PETRO: We have a storm water plan.

MR. SHAFTNER: I don't want anymore pipes coming down the road.

MR. PETRO: I thought you wanted the water.

MR. SHAFTNER: I want the water? I'm trying to fight the water.

MR. EDSALL: I would let the applicant explain the storm water management plan.

MR. SCHOLLMEYER: Let me introduce the board to what we were discussing earlier. We undertook a storm water analysis of a 65 acre drainage basin, starts east of Bethlehem Road, just at the, I guess the limit of Mt. Airy Estates up there that drains towards the west, there's a few discharges that exist right now under Bethlehem Road and the northern limit is Mr. Kroll's farm. This all combines into a low swale in the middle of the parcel here where the wetlands are and drain out through to existing ponds. The ponds right now when we modeled them seemed to have, don't have sufficient capacity for the larger storms and the models indicate that it may overflow towards Jackson Avenue, may be

relieving some of your condition, the flood on Jackson which we're trying to avoid here. The proposed condition which is shown over here on this larger scale, I don't know if the board can see it, the proposed road Pin Oak Drive is going to be used as an embankment, water's still going to come down off Bethlehem, we can't change that, we're going to pick it up the water that's not running through the site and convey the directly into the wetland area with an easement here and separate drainage system, the Phase 2 EPA storm water regulations require us to treat our water since this is coming from off-site we're considering that to be already treated and clean water so conveying that through but it is still going to be impounded along with our site water behind a berm of Pin Oak Drive that's three foot higher than the present driveway. Matter of fact, there's a requirement in here to fill lot 10 so that it will create the other side of the embankment so the water does not go down and flow over Jackson Avenue. Treatment to be provided as part of the EPA a requirements, two quality basins, one up here, we have this little drainage discharge at the terminus of the road and it all discharges back in the same drainageway and another quality basin that the rest of this road drainage comes in here. Now the heat thing about these quality basins is something that helps with the storm water quantity, they are, our requirements are now to retain the one year storm for 24 hours that was something that wasn't required two years ago with the previous regulations. Another thing that the new Phase 2 storm water requires us to do is to attenuate all storms up to the 100 year storm event, those are everybody remembers Fred that came through here and caused devastation, well, that storm event cannot overtop our structures and cannot discharge at a faster rate than the existing conditions right now where it's all meadow, we have been reviewed by the town engineer quite thoroughly, he's done an excellent job.

MR. PETRO: Basically what you're saying the water's still going to go where it's going now but it's going to go out at the same rate?

MR. SCHOLLMEYER: Same rate or less for one year storm, it's going to take a while to see the storm.

MR. SHAFTNER: This one pond is going to be a foot deep.

MR. SCHOLLMEYER: That pond is.

MR. SHAFTNER: Cause you've got 413 and the spillway is at 414, you've got this whole pond that's only going to be one foot deep, it's going to be like a swamp.

MR. SCHOLLMEYER: That's the berm to the water surface, the water is still deep.

MR. SHAFTNER: What's this elevation in gray?

MR. SCHOLLMEYER: That's the water surface.

MR. SHAFTNER: What's the depth of the pond?

MR. SCHOLLMEYER: I don't know, I'd have to ask Mr. Sawyer.

MR. SHAFTNER: Should show up.

MR. SAWYER: Five or six feet.

MR. SHAFTNER: And this over here would be, this is going to be dug out also?

MR. SCHOLLMEYER: The pond here.

MR. SHAFTNER: I see the pond here, I don't see the pond over here.

MR. SCHOLLMAYER: The pond's right here, the pond's are Army Corps Federal wetlands so we'd rather not deal with disturbing them.

MR. SHAFTNER: Who made this pond?

MR. SCHOLLMAYER: They're part of the farm.

MR. SHAFTNER: You don't need Corps of Engineers approval for manmade ponds.

MR. ARGENIO: Excuse me, I don't want to be rude but are you, what are you getting at? Are you getting at the design is inappropriate or is it inappropriate or is it incorrect in some fashion because if that's what you're getting at then we should be looking at that too.

MR. SHAFTNER: Right, I feel that I would err on overdesign than underdesign, I would rather have it a little deeper if it can be the same over here, hold the water back so I don't get it all at once right now, I can't handle what I've got.

MR. ARGENIO: You get a double barrel shotgun.

MR. SHAFTNER: I get it from Beaver Dam and I get it from up the other way, you were down there, you know.

MR. ARGENIO: I have been to your house, I can see it.

MR. SHAFTNER: And it's getting worse and worse, we went from a 12 to 24 inch pipe to two 24 inch pipes in the middle of the field, I can't even do anything, it's ridiculous.

MR. ARGENIO: Mark, you guys reviewed this whole water mitigation plan, storm water detention?

MR. EDSALL: Yes, as a matter of fact, Pat Hines from

our office has reviewed it and I believe it had I believe three revisions before Pat found the storm water analysis to be acceptable, so it wasn't a pro forma submit and it's fine, I think they went through three revisions before the final version Pat found acceptable.

MR. ARGENIO: That's all he does.

MR. EDSALL: That's his specialty and he does all the reviews for New Windsor because he does have that familiarity.

MR. ARGENIO: With the storm water?

MR. EDSALL: Yes, exactly.

MR. ARGENIO: We have somebody good looking over this gentleman's shoulder, I think we do at least.

MR. SHAFTNER: I want to make sure that I'm not getting anymore water than has to be, I want to make my, and the other thing I'm against the lights and you can start me with the lights over on Beaver Dam that are shining through on me also. Thank you.

MR. ECHART: You're talking about water going down Jackson Avenue, well, I happen to live on Jackson Avenue, I remember the last time I got a hole in back of my house, it was 3 1/2 half feet below level so any time you're talking about increasing water levels outside we're affected, I'm at ground level, my house, that's a concern, if you talk about it's going towards Jackson Avenue, on which side of the proposed right-of-way is it going towards Jackson Avenue?

MR. PETRO: Do you know where he lives?

MR. SCHOLLMAYER: Can I have the last question?

MR. ECHART: Which side of the proposed driveway is the water going to be diverted, is it going to be outside or is it going to be--

MR. ARGENIO: How does it get to Jackson Avenue point to the flow line?

MR. SCHOLLMEYER: Water is coming straight through here in a southerly direction. You're here I believe?

MR. ECHART: Yes.

MR. SCHOLLMEYER: Right now from about this point water drains from the site towards Jackson Avenue, we're going to be installing these catch basins here and taking this much water back towards the pond so that the water going to Jackson Avenue doesn't increase.

MR. ECHART: I need to see the catch basins here.

MR. SCHOLLMEYER: Basins 3 and 3A.

MR. ECHART: But they're on the far side of the road.

MR. PETRO: They're on your side.

MR. ECHART: So I'm hoping it's very high, it's basically--

MR. SCHOLLMEYER: The water that we're going to be pooling in here will be over the period of a day or two given the types of soils that we've seen out there they're not going to be flowing underground in that kind of time period.

MR. ECHART: Well, it's close to my house, it's pretty much a river, there's a lot of open movement.

MR. SCHOLLMEYER: I'd take a look at your house and after the summer storms that we've had through here

there was evidence of water backing up here and going towards Jackson and that's something that we wanted to change and by filling lot 10 here in order to move instead of towards you to the west to the east.

MR. ECHART: Grading along here so it doesn't go here but it goes out on the driveway, is that it?

MR. SCHOLLMEYER: Instead of going west along the driveway passed your driveway, it's going to be diverted more to the east and into this storm water basin.

MR. ECHART: Thank you.

MR. SHAFTNER: Just one other question before you leave, so you mean to tell me that the water that's going down towards Jackson Avenue towards this gentleman now he's not getting it but I'm going to get it so all the other waters are being diverted into that channel down towards me?

MR. SCHOLLMEYER: It's all been balanced out basically it's a spreadsheet balance and it's an accounting system, all the water's been accounted for.

MR. SHAFTNER: On my expense down to me, right?

MR. SCHOLLMEYER: Negative, negative.

MR. SHAFTNER: Where is that water going? Show me.

MR. SCHOLLMEYER: I'll let you write the analysis next time.

MR. SHAFTNER: Can I step over to the map for a second please? You mean to tell me the water that used to go down this way and cross over Jackson Avenue and go right down across these houses over here are now going to be trapped backed up, go into this pond, work its

way down and down through the double barrel shotgun?

MR. SCHOLLMEYER: That's incorrect.

MR. SHAFTNER: Where is it going then?

MR. SCHOLLMEYER: I demonstrated that.

MR. SHAFTNER: Where did you tell him?

MR. SCHOLLMEYER: Water does not flow across Jackson Avenue, I wish it did.

MR. SHAFTNER: It did.

MR. PETRO: That's enough. Any questions on any other subject that we haven't been going over?

MR. EBERG: Jerry Ebert. How far up Jackson Avenue is the project?

MR. SCHOLLMEYER: Half.

MR. ECHART: Half mile from Bethlehem.

MR. ARGENIO: I think it's about across the street where from Ira Conklin's house is on the hill, is that right?

MR. BABCOCK: A little short of that.

MR. PETRO: I see no other hands, I'll entertain a motion to close the public hearing for Valley Fields.

MRS. ECHART: Irene Echart, 430 Jackson Avenue. I have a question. Is there a time limit on construction since from beginning of the when they first start rolling till they're done with all 14 houses?

MR. BABCOCK: No, not typically.

MR. PETRO: Building permit itself is good for 18 months.

MRS. ECHART: So you're going to try to do this in 18 months?

MR. PETRO: That would be for like the first house 18 months but there's 14 houses.

MR. BABCOCK: They have from subdivision approval there's no other zoning ordinance, it could be 30 years from now before they get a building permit on one of the lots, they could wait as long as they'd like.

MRS. ECHART: Thank you.

MR. SCHOLLMEYER: With building schedules you have to remember that in order to build this road there's a lot of investments that have to be made and interest amounts, so there's always that clock running to make sure at least public improvements are going to be made as quick as possible.

MR. SCHLESINGER: Make a motion that we conclude the public hearing for the Valley Fields subdivision.

MR. ARGENIO: Second it.

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

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. MASON	AYE

MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: I'll open it back up to the board. Mark, first thing I will bring up while the people are here is the lights, what is the, it happened in March, evidently what's the thinking behind the lights, do you, were you privy to any of the--

MR. BABCOCK: Well, there's safety of course but I think it's just that the people that are in these developments are asking for the lights, that's what's happening, I mean, I have it all the time, they want more.

MR. EDSALL: We have cases where subdivisions had minimized light quantity and another subdivision may go in and for some reason because of intersections may have a greater quantity and the town will get calls and ask how come we have less street lights, we want more, I can appreciate the need or the interest in avoiding light pollution, that's why there's some flexibility in the code to increase the spacing so that the normal spacing is 600 feet, but if we can save a whole light fixture by going to 9 or 800 feet, there's that availability so when Mr. Kroll and I normally look at a layout, we don't look to add street lights, if anything, we look to provide the bare amount of what's needed and if possible avoid light pollution.

MR. PETRO: Has that been done on this subdivision?

MR. EDSALL: We haven't made out the lighting plan.

MR. PETRO: Is it possible to lose some of the lights?

MR. EDSALL: I don't see that that subdivision would really warrant that much street lighting at all.

MR. BABCOCK: And Mr. Chairman, one thing for the

public knowledge these are not street lights that's going in these subdivisions, they're the little colonial type lights, they're not little but they're not something that you would have as a homeowner but they're not street lights.

MR. ARGENIO: It's not a masked arm light.

MR. BABCOCK: Possibly at the intersection over on Pin Oak maybe a regular streetlight for the intersection.

MR. MASON: Your style still going to get a big glow out of it.

MR. SCHLESINGER: There's no code as to the type of lighting?

MR. EDSALL: There is, we use--

MR. SCHLESINGER: Well, the thing I think that we're hearing tonight we also heard on Station Road is the guy doesn't want to go out on his back porch at night and sit there and get a light blaring in his face. Mr. Kröll doesn't want a light shining when he's milking the cows, there's a way of maybe controlling the lighting so that it's not big glaring lighting much like commercial if there's a light shining on somebody's sign and it's affecting the traffic that light has to be adjusted.

MR. BABCOCK: The developer lays out the lights, they suggest what it is, the lighting pattern goes to Central Hudson, they approve that lighting pattern, send it to me, Mark, I have to approve it, Mark has to approve it, the highway superintendent has to approve it for layout then it gets signed for it to be installed so this thing goes through quite a process to get this done.

MR. SCHLESINGER: You established that there has to be

a certain distance and maybe a certain amount of wattage for each fixture or whatever it may be but maybe the developer can take into consideration that if the wattage is 100 watts per fixture not to exceed that obviously and not to disturb or as the people are saying to--

MR. BABCOCK: These lights are being installed by Central Hudson, they're not being involved by the--

MR. PETRO: We're talking about five lights, we just counted them.

MR. EDSALL: If that many.

MR. BABCOCK: You have to drive through one of the new developments like Mt. Airy to see the lights, they're colonial type lights, they're smaller than the lights that we have for our parking lot here.

MR. SCHLESINGER: There's a way of having lighting and not flood the area with lighting.

MR. BABCOCK: I'm getting requests right now for more lights in Mt. Airy.

MR. STEIDLE: That's a whole different ballgame, those are quarter acre lots, that's the problem.

MR. BABCOCK: It immaterial, the people drive down the road, they want lights. I get requests throughout the town for lights.

MR. OSTNER: Trouble is you have city people coming up here.

MR. BABCOCK: When somebody requests it, I can't actually ask them where they come from, you know what I mean?

MR. EDSALL: I think the answer, Mr. Chairman, is we try to minimize the number where possible and number 2 is the town has gotten away from the street highway still luminaires which are very high, create a lot of light pollution and have gone with a lower colonial style with cutoff so the effort is being made and we hear everyone.

MR. BABCOCK: And Jim one of the big things is with the town is that if the developer pays to put these lights in the town will not have to pay some day to put them in, that's the other issue.

MR. PETRO: Any of the members have anything else they want to ask the applicant? I'll entertain a motion for a negative dec.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the SEQRA process for Valley Fields subdivision on Jackson Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: As previously noted, this applicant will be required Orange County Department of Health approval therefore we will not witness the soil testing, you're going to have to do it with them, the County will do it, also have to send this to the County at this time

under the new code.

MR. EDSALL: No, this application was active before September 1st so--

MR. PETRO: 911 policy of the town requires assigning of street names which I think he did and 911 address numbering at the preliminary approval stage.

MR. EDSALL: I think there was still a review from the fire inspector that they haven't finished the 911 addresses.

MR. PETRO: It's disapproved so it's under review.

MR. EDSALL: Okay.

MR. BABCOCK: I don't know if the applicant's aware of that. Are you aware that the 911?

MR. SAWYER: Yes.

MR. PETRO: The fire is approved it but E-911 is disapproved so you have to get that straightened out. Mark, do you have anything else?

MR. EDSALL: No, I can say they have been very responsive in addressing the issues we have had so they're probably ready to move on to the health department.

MR. PETRO: Okay, we're going to go ahead and I'm assuming everybody is going to vote to give you preliminary approval so what you need to do is on the front of the plan next to this gentleman's house is come up with a landscaping design and implement it on the plan, I'm not going to hold you up tonight cause you've got to work on E-911 and do something with the plan there for landscaping but when you come back for the final we need to see something.

MR. SCHOLLMAYER: It will be on there.

MR. ARGENIO: Motion for preliminary approval for the Valley Field subdivision on Jackson Avenue preliminary approval.

MR. SCHLESINGER: So moved.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval to the Valley Fields subdivision on Jackson Avenue. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Thank you.

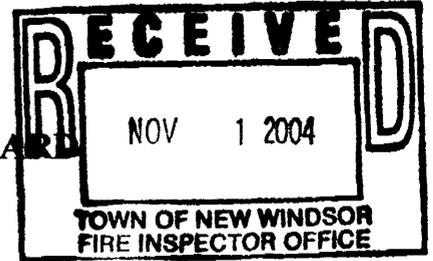


Town of New Windsor

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PROJECT REVIEW SHEET



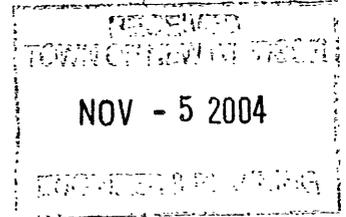
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P.B. FILE #03-31 DATE RECEIVED: 11-01-03 TAX MAP #57-1-23.24

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 11-08-04 TO BE ON AGENDA FOR THE 11-10-04 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

SAWYER SUBDIVISION
Applicant or Project Name



SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: Assigned E-911 Numbers have not
been incorporated into Site plan

Signature: [Handwritten Signature] 11/3/04
Reviewed by date

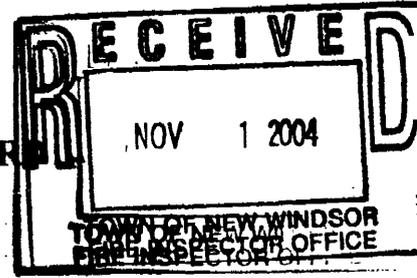


Town of New Windsor

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

P.B. FILE #03-31 DATE RECEIVED: 11-01-03 TAX MAP #57-1-23.24

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 11-08-04 TO BE ON AGENDA FOR THE 11-10-04 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

SAWYER SUBDIVISION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: _____

Signature: *J McDonald* 11/3/04
Reviewed by date

copy

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chaitman

FROM: John McDonald, Fire Inspector

SUBJECT: Sawyer Subdivision Plans
Bethlehem Road

DATE: February 24, 2004

Planning Board Reference Number: PB-03-31
Fire Prevention Reference Number: FPS-04-008

The above referenced subdivision plans were received and found to be unacceptable for the following reasons:

1. Three sets of sketch plans must be provided for E-911 numbering.
2. Layout of driveway must be shown on sketch plans.
3. E-911 Coordinator's assigned E-911 numbers must be included on sketch plan.
4. A street name must be submitted to E-911 Coordinator for approval. Once approval has been received the street name shall be included on the sketch plan.

copy

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: Sawyer Subdivision Plans
Bethlehem Road
PB-03-31

DATE: 4-27-2004

Fire Prevention Reference Number: FPS-04-019

The above referenced subdivision plans were reviewed and found to be unacceptable for the following reasons:

1. Three (3) sets of sketch plans must be provided for E-911 numbering. Scale of plans shall be 1 inch = 50 feet, proposed location of house and driveway.
2. E-911 Coordinator assigned E-911 numbers shall be included on plans.
3. Proposed street name to be submitted for approval and included on plans.

copy

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

**SUBJECT: PB-03-31
Sawyer Subdivision**

DATE: October 6, 2004

Fire Prevention Reference Number: FPS-04-048

A review of the above referenced Subdivision plan has been conducted and found to be acceptable.

Andrew & Linda Gulak
59 Bethlehem Road
New Windsor, NY 12553
Telephone #: 845-564-6531

November 16, 2004

Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

**RE: Planning Board Minutes and all related documents pertaining to
Subdivision of Chester Sawyer, Filed Map # 0331.**

To Whom It May Concern:

Per requirements by the Town of New Windsor to obtain copies of documents,
said request must be in writing, please provide us with copies for all related
documents on the above Subdivision. Thank you.

Sincerely,




Andrew J. Gulak
Linda S. Gulak

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/15/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/15/2003	EAF SUBMITTED	10/15/2003	WITH APPLIC
ORIG	10/15/2003	CIRCULATE TO INVOLVED AGENCIES	10/22/2003	AUTH LETTER
ORIG	10/15/2003	LEAD AGENCY DECLARED	02/26/2004	TOOK LA
ORIG	10/15/2003	DECLARATION (POS/NEG)	11/10/2004	DECL NEG DEC
ORIG	10/15/2003	SCHEDULE PUBLIC HEARING	02/26/2004	SCHED PH
ORIG	10/15/2003	PUBLIC HEARING HELD	11/10/2004	CLOSED PH
ORIG	10/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	10/15/2003	PRELIMINARY APPROVAL	11/10/2004	GRANTED
ORIG	10/15/2003		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-31

NAME: LANDS OF MARJORIE SAWYER

APPLICANT: MARJORIE SAWYER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/10/2004	P.B. APPEARANCE - PUB HEAR . CLOSED PUBLIC HEARING - DECL. NEG DEC. - PRELIMINARY . APPROVAL GRANTED	ND: CL PH - PREL APP
✓04/28/2004	P.B. APPEARANCE . WILL BE CHANGED TO A 15 LOT SUBDIVISION DUE TO PROBLEMS WITH . LOT #11 - NEED NEW PLANS FOR PUBLIC HEARING - NEED MORE . DETAILED PLANS FOR PRELIMINARY AND PUBLIC HEARING	REVISE PLAN
✓02/26/2004	P.B. APPEARANCE	LA:SCHED PH
10/22/2003	P.B. APPEARANCE	RET. TO WS - LA LETR
08/20/2003	WORK SHOP APPEARANCE	SUBMIT
06/05/2003	WORK SHOP APPEARANCE	RET TO WS

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

**SUBJECT: PB-03-31
Sawyer Subdivision**

DATE: October 6, 2004



Fire Prevention Reference Number: FPS-04-048

A review of the above referenced Subdivision plan has been conducted and found to be acceptable.

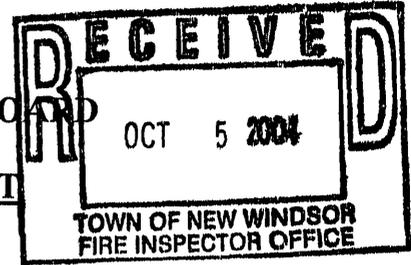


Town of New Windsor

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: E 911 COORDINATOR

P.B. FILE #03-31 DATE RECEIVED: 09-24-04 TAX MAP #57-1-23.24

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 10-11-04 TO BE ON AGENDA FOR THE _____ PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

SAWYER SUBDIVISION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: E-911 Coordinator's Assigned E-911
Numbers must be included on Plan.

Signature: [Signature] 10/5/04
Reviewed by _____ date

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **NOVEMBER 10, 2004** at 7:30 P.M. on the approval of the proposed Subdivision for **VALLEY FIELDS ESTATES (FORMERLY SAWYER)**

Located at **BETHLEHEM ROAD** (Tax Map #Section 57, Block 1, Lot 23.24)

. Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: OCTOBER 25, 2004

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

August 11, 2004
Planning Board
555 Union Avenue
New Windsor, NY 13553

RE: VALLEY FIELDS ESTATES DBA
Lands of Marjorie Sawyer
81 Bethlehem Road
Section 57-Block 1-Lot23.24
Planning Board Project # 03-31

The attached listing reflects the names and the Property Identification of all the Landowners that surround the property above and will be notified of the Public Hearing once it is scheduled by the Planning Board.

There is also a listing of all Public Officials that will be provided with a copy of the notice.

Respectfully Submitted,



Chester J Sawyer Sr.

57-1-7*** & 57-1-8.4***
Baxter, Harold Jr.
505 Jackson Avenue
New Windsor, NY 12553

57-1-9.1**
Kroll, Paul L & Beverly
141 Bethlehem Road
New Windsor, NY 12553

57-1-19.2*
Prokosch, Donald J Jr. & Lisa Ann M.
a/k/a Schatz, Lisa Ann
101 Bethlehem Road
New Windsor, NY 12553

57-1-21.2*
Cavalari, Agnes E
89 Bethlehem Road
New Windsor, NY 12553

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

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

57-1-36.22*
Cardel, Fernando & Annette Garcia-
33 Bethlehem Road
New Windsor, NY 12553

57-1-38.2*
Cirillo, Elvira
400 Jackson Avenue
New Windsor, NY 12553

57-1-128**
Conklin, Ira D III
443 Jackson Avenue
New Windsor, NY 12553

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

57-1-8.21 (now 135)* &
57-1-23.21(now 134)*
Cleeves, James A Jr. & Linda
450 Jackson Avenue
New Windsor, NY 12553

57-1-9.2***
Kroll, Anthony
155 Bethlehem Road
New Windsor, NY 12553

57-1-19.32*
Hoffman, Gary A & Mary D
P.O. Box 4208
New Windsor, NY 12553

57-1-23.1*
Martens, Linda
123 Bethlehem Road
New Windsor, NY 12553

57-1-24*
Benjamin, Fred & Nadine
77 Bethlehem Road
New Windsor, NY 12553

57-1-30.2*
Brandel, William & Amanda
45 Point Mayo Drive
Roxboro, NC 27573-9112

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

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

57-1-129**
Callahan, Deborah
29 Harris Lane
Cornwall, NY 12518

57-1-132***
Wiley, John W Jr.
417 Jackson Avenue
New Windsor, NY 12553

57-1-8.3*
Etruscan Enterprises, Inc.
c/o Meadowbrook Lodge
Rd 2 Route 94
New Windsor, NY 12553

57-1-19.1*
Vestea, Frederick A & Barbara A
105 Bethlehem Road
New Windsor, NY 12553

57-1-21.1*
Collins, James E & Joan
97 Bethlehem Road
New Windsor, NY 12553

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

57-1-28*
Ostner, Richard G et.al
Ostner, Richard A & Christine B – Life Us.
82 Bethlehem Road
New Windsor, NY 12553

57-1-36.12***
Sarno, Donna M
372 Jackson Avenue
New Windsor, NY 12553

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

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

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

57-1-133***
O'Rourke, Timothy S & Roberta
413 Jackson Avenue
New Windsor, NY 12553

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

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

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

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

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

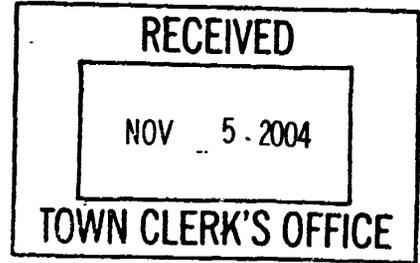
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1763

TOWN OF NEW WINDSOR

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



REQUEST FOR PUBLIC RECORDS

Date: 11/5/04

Name: WILLIAM STEIDLE

Address: 575 JACKSON AVE
N.W. 12553

Phone: (845) 564-4111

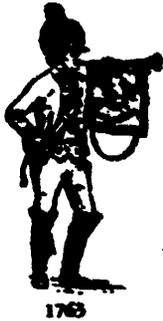
Representing: SELF

Please specify:

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

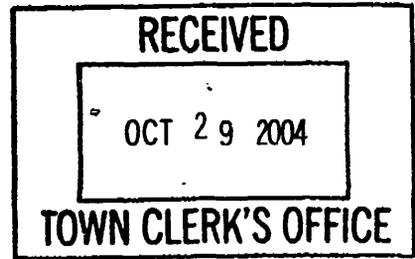
SAWYER SUB. FILE
BETHLEHEM ROAD

Documents may not be taken from this office.



TOWN OF NEW WINDSOR

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



REQUEST FOR PUBLIC RECORDS

Date: 10/29/04

Name: FRENE L. ECKHARDT

Address: 430 JACKSON AVE

NEW WINDSOR NY 12553

Phone: () 496-9351

Representing: SELF

Please specify:

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

partial copy of public use plan - for Saenger plan.

Documents may not be taken from this office.



October 13, 2004

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

RE: VALLEY FIELDS ESTATES – LANDS OF SAWYER
81 Bethlehem Road
Section 57 – Block 1 – Lot 23.24

Dear Chairman & Members of the Board,

Spectra Engineering, Architecture and Surveying, P.C., on behalf of the owner Marjorie and Chet Sawyer, is pleased to submit the following revised documents in support of the Major Subdivision Preliminary Plat Application:

Preliminary Subdivision Plat – 5 sheet plan set - 10 copies

In our last communication, dated September 10, 2004, Spectra provided a detailed reply to the comments offered by Mark Edsall in his 28 April 2004 letter.

On September 17, 2004 we received review comments from Patrick Hines of McGoey, Hauser & Edsall regarding the stormwater management report. In reply Spectra delivered a revised Stormwater Management Report to Mr. Hines on October 6, 2004, a copy of our reply is attached.

If the information we have provided to the board's consultant is satisfactory we would ask the Board to consider this application complete and schedule a public hearing at their earliest convenience.

If you should have any question please do not hesitate to contact this office.

Sincerely,

SPECTRA ENGINEERING, ARCHITECTURE AND SURVEYING, P.C.

Kurt Schollmeyer, P.E.

Associate Engineer

Enclosures

cc: M. Edsall
C. Sawyer

N:\2002\02150 Sawyer\Correspondence\planning Board 10-14-4.doc

CORPORATE OFFICE: 19 BRITISH AMERICAN BLVD. • LATHAM, NY 12110 • 518 782-0882 • FAX: 518 782-0973

POUGHKEEPSIE OFFICE: ONE CIVIC CENTER PLAZA • SUITE 401 • POUGHKEEPSIE, NY 12601 • 845 454-9440 • FAX: 845 454-9206

SYRACUSE OFFICE: 307 S. TOWNSEND STREET • SYRACUSE, NY 13202 • 315 471-2101 • FAX: 315 471-2111

UTICA OFFICE: 100 Lomond Court • UTICA, NY 13502 • 315 266-0129 • FAX: 315 266-0192

WWW.SPECTRAENV.COM



August 11, 2004

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

RE: VALLEY FIELDS ESTATES – LANDS OF SAWYER
81 Bethlehem Road
Section 57 – Block 1 – Lot 23.24

Dear Chairman & Members of the Board,

Spectra Engineering, Architecture and Surveying, P.C., on behalf of the owner Marjorie Sawyer, is pleased to submit the following documents in support of the Major Subdivision Preliminary Plat Application:

Preliminary Subdivision Plat – 5 sheet plan set- 10 copies
Preliminary Stormwater Management Plan- 1 copy

This application has changed significantly since it was last before the Board in April of this year. The road layout has been reconfigured. The lot layout has been revised. The lot count has been reduced two lots to the present 14 lots. These changes are a result of comments received by the applicant and field data recently obtained of the sewage disposal areas.

The applicant requests the Board to support the use of the “Alternative Rural Street” section in place of the “Rural Street” section. The alternative section reduces the traveled way from 30 feet to 24 feet and replaces the concrete curb with a three foot wide paved swale.

The applicant also requests permission to seek from the Town Board a waiver to the requirement for sidewalks. Local subdivision roads in the Hudson Valley are typically 22-24 wide, (equivalent to that used for two lane county and state highways). The Town’s standard 30 wide road section is ample for pedestrian and vehicular traffic, given limited traffic volume of a cul-de-sac. The Town’s alternative road section provided a 3 foot paved shoulder opposite the paved swale from the traffic lane suitable for pedestrian use. Decreasing impervious surfaces is an important stormwater management tool. The size and frequency of stormwater structures is proportional to the area covered by impervious surfaces in the watershed.

CORPORATE OFFICE: 19 BRITISH AMERICAN BLVD. • LATHAM, NY 12110 • 518 782-0882 • FAX: 518 782-0973

POUGHKEEPSIE OFFICE: ONE CIVIC CENTER PLAZA • SUITE 401 • POUGHKEEPSIE, NY 12601 • 845 454-9440 • FAX: 845 454-9206

SYRACUSE OFFICE: 307 S. TOWNSEND STREET • SYRACUSE, NY 13202 • 315 471-2101 • FAX: 315 471-2111

UTICA OFFICE: 100 Lomond Court • UTICA, NY 13502 • 315 266-0129 • FAX: 315 266-0192

WWW.SPECTRAENV.COM



**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**

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** 03-31

WORK SESSION DATE: 19 MAY 2004 **PROJECT:** NEW OLD X

REAPPEARANCE AT W/S REQUESTED: Yes **RESUB. REQ'D:** late

PROJECT NAME: Sawye S. Div

REPRESENTATIVES PRESENT: Chet Sawya

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

ITEMS DISCUSSED: Plan not complete for Prelim - **STND CHECKLIST:** **PROJECT TYPE**

Code list
257:36
257:37
257:38
257:39
NOT READY

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

checklist in app pkg. ←

drainage study - need

full EAP - need
(no SDS/well that's OCSOH)

PROJECT STATUS:
ZBA Referral: Y N
Ready For Meeting Y N
Recommended Mtg Date



**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) 587-3100
e-mail: mhany@mhepc.com

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

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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

03 31

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

WORK SESSION DATE: 18 Aug 2004 PROJECT: NEW _____ OLD X

REAPPEARANCE AT W/S REQUESTED: Not now RESUB. REQ'D: new plans

PROJECT NAME: Samper Rd.

REPRESENTATIVES PRESENT: Lyle Sawyer /
Chet

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

ITEMS DISCUSSED:

- now 14 lots
- need storm drainage dist
- need deed parcels to bar for stormwater
- finalize stormwater v PSM
- need complete bulk table
- try drive details
- fill bulk.

STND CHECKLIST: PROJECT TYPE

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

PROJECT STATUS:
ZBA Referral: _____ Y X N
Ready For Meeting X Y _____ N
Recommended Mtg Date after plan,

August 11, 2004

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553
Attn: Myra Mason, Secretary

RE: Lands of Marjorie M Sawyer
Jackson Avenue, Town of New Windsor

Dear Mrs Mason,

This is to advise that we have filed a DBA Certificate under the name of "VALLEY FIELDS ESTATES" to carry out the buisness of sub-dividing the Lands of Marjorie Sawyer now listed in Town of New Windsor Planning Board Project # 03-31.

The name of the road, Pin Oak Drive, is already on record with your office and 911 numbers have been assigned.

Respectfull Submitted,


Chester J Sawyer Sr.

BUSINESS CERTIFICATE

VALLEY FIELDS ESTATES

**Chester J. Sawyer, Sr.
Marjorie M. Sawyer**

Prepared By:

**Bloom & Bloom, P.C.
530 Blooming Grove Tpke.
P.O. Box 4323
New Windsor, NY 12553
Tel. (845) 561-6920
Fax. (845) 561-0978
E-mail: Bloombloom@hvc.rr.com**

BUSINESS CERTIFICATE

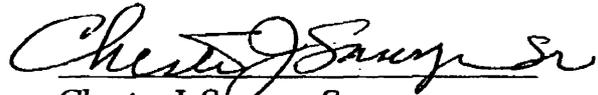
WE HEREBY CERTIFY that we are conducting or transacting business (the sale of investment property) under the name or designation of Valley Fields Estates at 81 Bethlehem Road in the Town of New Windsor, County of Orange, State of New York.

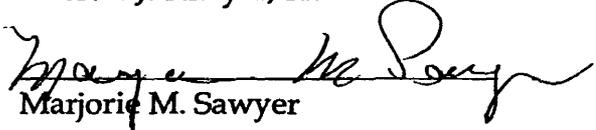
Our full names and addresses are as follows:

Chester J. Sawyer, Sr., 81 Bethlehem Road, New Windsor, New York 12553
Marjorie M. Sawyer, 81 Bethlehem Road, New Windsor, New York 12553

WE FURTHER CERTIFY that we are successors in interest to no other person(s) or entity(ies) and that we are conducting business as partners under the provisions of the Partnership Law of the State of New York.

IN WITNESS WHEREOF, we have on the 6th day of August, 2004, made and signed this Certificate.


Chester J. Sawyer, Sr.


Marjorie M. Sawyer

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 10th day of August, in the year 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Chester J. Sawyer, Sr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

KERRY A. MCGORMAN
NOTARY PUBLIC-STATE OF NY
Residing in Orange County
#01MC6100982
Commission Expires 11/23, 2007

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 10th day of August, in the year 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Marjorie M. Sawyer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

KERRY A. MCGORMAN
NOTARY PUBLIC-STATE OF NY
Residing in Orange County
#01MC6100982
Commission Expires 11/23, 2007

Planning Board
Town of New Windsor
New Windsor, NY 12553

April 28, 2004

Dear Mr Chairman and Board Members,

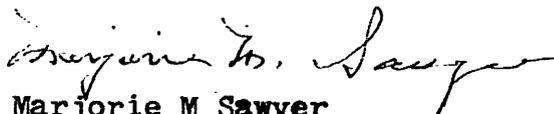
- o We are before you tonite regarding consideration of a Major Sub Division Request for the Lands of Marjorie Sawyer located between Bethlehem Road and Jackson Ave, in the Town of New Windsor.
- o Our Professional Engineer, Tom McGrath, from Spectra Engineering is unable to be with us tonite, as he is recuperating from a very recent surgical procedure to remove a malignant colon cancer. He sends his thanks and appreciation for all your past courtesies and kind considerations. He intends to be back soon, and is completely on board with this presentation to you tonite.
- o The access road in the North West corner of the property has been redesigned and relocated to limit disturbance of the delineated wetland to .08727 acres. Maximum allowable under Wetlands regulations is .10 which we have met.
- o The road and culdesack frontages and all other setbacks are in compliance with the Town of New Windsor Bulk Tables with the exception of Lot #11. The limitations we met with delineated wet land crossings left us with the choice shown on the sketch plan before you.
- o Lot #11 is shown being accessed from a culdesack designed to service this lot only, and although it is a possible solution with in the bulk tables, it would detract from the overall Project, add to our expense, and create extra work and maintenance for our Town Highway Department, especially for snow remaval.

a. We propose a private road off the Town Road to be constructed, that would run along the East property line of lot #10, and the West property line of lot #16 for some 200 feet.

b. This would also result in less water run-off as the ground absorbtion will be greater.

c. The lenght of the private access will be less than some of the other lots with normal access roads.

- o Once Sketch Plan / Preliminary Approval is given, we will petition the New Windsor Zoning Board of Appeals to allow the Private Road previously discussed, and Planning Board approval regarding Lot # 11 would be considered once the Town Engineer and Highway Superintendent are satisfied with the results.
- o It is obvious that there are other alternative solutions to both the culdesack or private road, however our goal is to maximize the land use to its fullest, and attempting to preserve lot #11 as a viable and useful property.
- o It is our hope to develop this property in a manner that ... provide a safe and comfortable environment for future home owners, and be a lasting credit to the New Windsor Community and reflect good planning by our Governmental Officials.
- o Your favorable consideration of this request for Preliminary Approval and scheduling for the required Public Hearing will be greatly appreciated. We are ready to go forward with the Storm Water runoff control plan, work with the Orange County Health Department and begin Road Construction once our approval process with your Planning Board is done.
- o Thank You for your kind consideration,



Marjorie M Sawyer
81 Bethlehem Road
New Windsor, N. Y.
845 564 6545



Chester J Sawyer



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

June 11, 2004

Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553

SUBJECT: SAWYER SUBDIVISION P.B. #03-31 ✓

Dear Mr. Sawyer:

Please find enclosed a copy of your subdivision plan as reviewed by the E911 Coordinator. As you will note, the address numbers and street name(s) have been added to the plan.

Please add this information to the plan so they appear on the final submittal for signature and approval.

Thank you for your cooperation in this matter and if you have any questions, please contact our office.

Very truly yours,

Myra Mason, Secretary
NEW WINDSOR PLANNING BOARD

MLM

Cc: John McDonald, E911 Coordinator

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/28/2004

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	04/22/2004 MUNICIPAL HIGHWAY . THIS PLAN IS DISAPPROVED DUE TO THE EXTRA CUL-DE-SAC . SERVICING LOT #11. IT MUST BE REMOVED AND THE PLAN HAS TO . BE REVIEWED AGAIN.	04/27/2004	DISAPPROVED
REV2	04/22/2004 MUNICIPAL WATER	/ /	
REV2	04/22/2004 MUNICIPAL SEWER	/ /	
REV2	04/22/2004 MUNICIPAL FIRE . SEE MEMO IN FILE	04/27/2004	DISAPPROVED
REV2	04/22/2004 NYSDOT	/ /	
REV1	02/19/2004 MUNICIPAL HIGHWAY	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004 MUNICIPAL WATER	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004 MUNICIPAL SEWER	04/22/2004	SUPERSEDED BY REV2
REV1	02/19/2004 MUNICIPAL FIRE . PLEASE PROVIDE THREE SETS OF SKETCH PLANS FOR E-911 . NUMBERING - SHOW LAYOUT OF DRIVEWAY ON SKETCH PLANS - . INCLUDE E911 NUMBERING ON SKETCH PLANS - SUBMIT STREET NAME . FOR E-911 PURPOSES -	02/24/2004	DISAPPROVED
REV1	02/19/2004 NYSDOT	04/22/2004	SUPERSEDED BY REV2
ORIG	10/15/2003 MUNICIPAL HIGHWAY . CONCERNED ABOUT DRAINAGE. WILL BE CONDUCTING A SIGHT . INSPECTION WITH THE TOWN ENGINEER	10/22/2003	TABLED
ORIG	10/15/2003 MUNICIPAL WATER	02/19/2004	SUPERSEDED BY REV1
ORIG	10/15/2003 MUNICIPAL SEWER	02/19/2004	SUPERSEDED BY REV1
ORIG	10/15/2003 MUNICIPAL FIRE . MUST BE A TOWN ROAD, PROVIDE PLANS WITHOUT TOPOGRAPHIC LINES . FOR E-911 NUMBERING AND PROVIDE PROPOSED STREET NAMES	10/18/2003	DISAPPROVED
ORIG	10/15/2003 NYSDOT	02/19/2004	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/28/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 3-31

NAME: LANDS OF MARJORIE SAWYER

APPLICANT: MARJORIE SAWYER

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/26/2004	P.B. APPEARANCE	LA:SCHED PH
10/22/2003	P.B. APPEARANCE	RET. TO WS - LA LETR
08/20/2003	WORK SHOP APPEARANCE	SUBMIT
06/05/2003	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/28/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/15/2003	EAF SUBMITTED	10/15/2003	WITH APPLIC
ORIG	10/15/2003	CIRCULATE TO INVOLVED AGENCIES	10/22/2003	AUTH LETTER
ORIG	10/15/2003	LEAD AGENCY DECLARED	02/26/2004	TOOK LA
ORIG	10/15/2003	DECLARATION (POS/NEG)	/ /	
ORIG	10/15/2003	SCHEDULE PUBLIC HEARING	02/26/2004	SCHED PH
ORIG	10/15/2003	PUBLIC HEARING HELD	/ /	
ORIG	10/15/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	10/15/2003	PRELIMINARY APPROVAL	/ /	
ORIG	10/15/2003		/ /	

TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 02-26-04 PROJECT NUMBER: ZBA# _____ P.B. # 03-31

APPLICANT NAME: CHESTER SAWYER

PERSON TO NOTIFY TO PICK UP LIST:

CHESTER SAWYER
81 BETHLEHEM ROAD
NEW WINDSOR, NY

TELEPHONE: 564-6545

TAX MAP NUMBER: SEC. 57 BLOCK 1 LOT 23.24
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: BETHLEHEM & JACKSON
NEW WINDSOR

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) XXX



NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 6318

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 4, 2004

Chester Sawyer
81 Bethlehem Road
New Windsor, NY 12553

Re: 57-1-23.24

PBA# 03-31

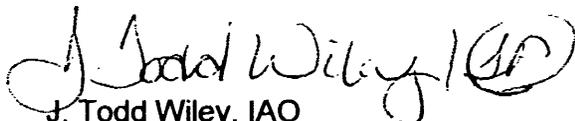
Dear Mr. Sawyer,

According to our records, the attached list of property owners marked with one * are abutting or across the street from the above referenced properties. Properties marked with two ** are in an agricultural district, and properties marked with three *** are both abutting or across the street **and** within an agricultural district.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,


J. Todd Wiley, IAO
Assessor

JTW/tmp
Attachments

CC: Myra Mason, ZBA

57-1-7*** & 57-1-8.4***
Baxter, Harold Jr.
505 Jackson Avenue
New Windsor, NY 12553

57-1-9.1**
Kroll, Paul L & Beverly
141 Bethlehem Road
New Windsor, NY 12553

57-1-19.2*
Prokosch, Donald J Jr. & Lisa Ann M.
a/k/a Schatz, Lisa Ann
101 Bethlehem Road
New Windsor, NY 12553

57-1-21.2*
Cavalari, Agnes E
89 Bethlehem Road
New Windsor, NY 12553

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

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

57-1-36.22*
Cardel, Fernando & Annette Garcia-
33 Bethlehem Road
New Windsor, NY 12553

57-1-38.2*
Cirillo, Elvira
400 Jackson Avenue
New Windsor, NY 12553

57-1-128**
Conklin, Ira D III
443 Jackson Avenue
New Windsor, NY 12553

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

57-1-8.21 (now 135)* &
57-1-23.21(now 134)*
Cleeves, James A Jr. & Linda
450 Jackson Avenue
New Windsor, NY 12553

57-1-9.2***
Kroll, Anthony
155 Bethlehem Road
New Windsor, NY 12553

57-1-19.32*
Hoffman, Gary A & Mary D
P.O. Box 4208
New Windsor, NY 12553

57-1-23.1*
Martens, Linda
123 Bethlehem Road
New Windsor, NY 12553

57-1-24*
Benjamin, Fred & Nadine
77 Bethlehem Road
New Windsor, NY 12553

57-1-30.2*
Brandel, William & Amanda
45 Point Mayo Drive
Roxboro, NC 27573-9112

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

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

57-1-129**
Callahan, Deborah
29 Harris Lane
Cornwall, NY 12518

57-1-132***
Wiley, John W Jr.
417 Jackson Avenue
New Windsor, NY 12553

57-1-8.3*
Etruscan Enterprises, Inc.
c/o Meadowbrook Lodge
Rd 2 Route 94
New Windsor, NY 12553

57-1-19.1*
Vestea, Frederick A & Barbara A
105 Bethlehem Road
New Windsor, NY 12553

57-1-21.1*
Collins, James E & Joan
97 Bethlehem Road
New Windsor, NY 12553

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

57-1-28*
Ostner, Richard G et.al
Ostner, Richard A & Christine B – Life Use
82 Bethlehem Road
New Windsor, NY 12553

57-1-36.12***
Sarno, Donna M
372 Jackson Avenue
New Windsor, NY 12553

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

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

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

57-1-133***
O'Rourke, Timothy S & Roberta
413 Jackson Avenue
New Windsor, NY 12553

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

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

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

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

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

I
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9
8

cc: M: Edsall



Erin M. Crotty
Commissioner

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, New York 12561-1696
Phone: (845) 256-3054 FAX: (845) 255-3042
Website: www.dec.state.ny.us

January 28, 2013

T. New Windsor Planning Board
555 Union Ave.
New Windsor NY 12553

Re: Sawyer Subdivision

Dear Mrs. Mason:

We have reviewed the SEQR lead agency coordination request for the above referenced project which our office received on Jan. 16th, 2013.

Based upon our review of the circulated documents, it appears that the project will require the following Department permits:

SPDES General Permit for Stormwater Discharges from
Construction Activity, Permit NO. GP-02-01

By copy of this letter, we are advising project representatives of the potential need for these permits. It is possible that the New York State Department of Environmental Conservation permit requirements noted above may change based upon additional information received or as project modifications occur.

This letter also serves to confirm that we have no objection to your board/agency assuming lead agency status for this project.

Questions pertaining to the Department's jurisdiction or related matters should be directed to the undersigned analyst assigned to the project. Please refer to the DEC project number identified above in all correspondence to the Department. Thank you.

RECEIVED
TOWN OF NEW WINDSOR
FEB 18 2004
ENGINEER & PLANNING

Sincerely,

Lee Kassir

Division of Environmental Permits
(845) 256-3184

cc: Marjorie Sawyer
c/o Spectra Engineering
324 Main St.
Poughkeepsie NY 12601



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- 04N*

Applicant: *Marjorie Sawyer*

County I.D. No: *57-1-23.24*

Proposed Action: *SEQRA Lead Agency Coordination: Major Subdivision: 16 single-family lots.*

State, County, Inter-municipal Basis for Review: *SEQRA Lead Agency Notice*

Comments: *We are in receipt of the notice declaring your intent to become Lead Agency under SEQRA for the project referenced above and have no objection to you assuming this designation.*

- *A review of the sketch plan submitted indicates that there is potential for construction of a road connecting Jackson and Bethlehem Roads through the referenced subdivision. Every attempt should be made to secure such a road connection as part of the subdivision review process. Interconnecting roads rather than cul-de-sacs are important to safety and help preserve the capacity of existing roads by giving motorists alternative routes to their destinations.*
- *OC Health Department review is required.*

Related Reviews and Permits:

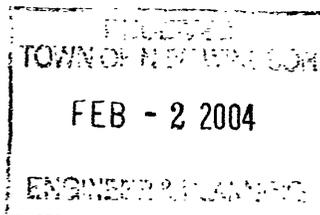
County Action: Local Determination

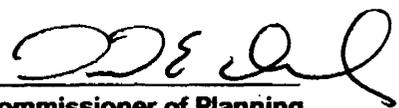
Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: *January 21, 2004*




Commissioner of Planning

2/2/04
CC: M.E.
T. McGRATH

New York State Department of Environmental Conservation

Division of Environmental Permits, Region 3

21 South Platt Corners Road, New Paltz, New York 12561-1696

Phone: (845) 256-3054 FAX: (845) 255-3042

Website: www.dec.state.ny.us



Erin M. Crotty
Commissioner

January 22, 2004

T. New Windsor
Mark Edsall, P.E.
Planning Board Engineer

555 Union Ave.

New Windsor NY 12553

via fax
845-563-4693

Re: SEQR Lead Agency Designation
Project Sawyer Subdivision
Date Communication Received by DEC Jan. 15, 2004

We received the communication noted above. However, we are unable to determine a position on lead agency until we receive the following information:

- Completed Part I of the Full/Short Environmental Assessment Form
- Project location map (USGS or equivalent) which clearly shows the project location with respect to identifiable roads and other notable features
- Project plans/Engineering report if available

Other _____

Consequently, be advised that DEC is unable to agree to a Lead Agency designation for this project until we have reviewed the requested information. If you have any questions, I may be reached at (845) 256-3184. We appreciate your cooperation.

Respectfully,

Lee Kassir

Division of Environmental Permits
Region 3

DCS\SEQR\SEQR.COM.LTR 4/01



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

To The Applicant: *Sawyer Subdivision #03-31*

The Planning Board has just authorized the circulation of a Lead Agency Letter for your project.

Please submit ten (10) copies of a "Single Sheet" plan of the project, with a location map of the area. Also please submit ten (10) copies of a USGS or other quad map locating the exact location of the project area within the Town of New Windsor. **The Outside Agencies will not review the project without this USGS map.**

When the above is received, we will circulate the Lead Agency Letter.

Thank you for your cooperation and if you have any questions, please contact our office.

*Thanks,
Myra Mason*



October 6, 2004

Mr. Patrick J. Hines
Associate
McGoey, Hauser & Edsall Consulting Engineers, PC
33 Airport Center Drive
Suite 202
New Windsor, NY 12553

Subject: Response to Town of New Windsor Planning Board Comments
Project Location: Section 57, Block 1, Lot 23.24
SPECTRA File #02150

Dear Mr. Hines,

Spectra Engineering, Architecture and Surveying P.C. (SPECTRA) is re-submitting the attached plans and stormwater pollution prevention plan (SWPPP) for review and comment. Modifications have been made as necessary to the plans and SWPPP based on the comment letter dated September 17, 2004 from McGoey, Hauser and Edsall Consulting Engineers, PC (MH&E). Listed below is an itemized response to each comment in the aforementioned comment letter.

1. Details of all outlet structures modeled in the SWPPP have been provided. This includes the riser type outlet structure for Stormwater Quality Basin 2 (SQB 2) and all weir type structures for the remaining Stormwater Quality Basins.
2. Catch basins have been provided along the proposed town roadway with a maximum spacing of 300 feet. This required the addition of three new catch basins located at station 2 + 80 and 3 + 80 which drain to Stormwater Quality Basin 3 (SQB 3). The Drainage Plan – Proposed Conditions (See Appendix A of SWPPP) has been modified to represent the new drainage area boundaries resulting from the addition of these catch basins. The hydraulic model of each affected drainage area has been updated. Proposed peak discharge rates at Design Point 2 continue to be less than existing peak discharge rates.
3. Tributary drainage areas have been better defined on the drainage plan mapping. Drainage area boundaries were clarified by increasing the thickness of boundary lines and by improving the legibility of drainage area labels. Drainage area boundaries were adjusted for accuracy, resulting in an increase in the size of Drainage Area 2 and 3. Drainage Plan – Proposed Conditions and Drainage Plan – Existing Conditions can be found in Appendix A of the SWPPP.

CORPORATE OFFICE: 19 BRITISH AMERICAN BLVD. • LATHAM, NY 12110 • 518 782-0882 • FAX: 518 782-0973

POUGHKEEPSIE OFFICE: ONE CIVIC CENTER PLAZA • SUITE 401 • POUGHKEEPSIE, NY 12601 • 845 454-9440 • FAX: 845 454-9206

SYRACUSE OFFICE: 307 S. TOWNSEND STREET • SYRACUSE, NY 13202 • 315 471-2101 • FAX: 315 471-2111

UTICA OFFICE: 100 Lombard Court • UTICA, NY 13502 • 315 266-0129 • FAX: 315 266-0192

WWW.SPECTRAENV.COM

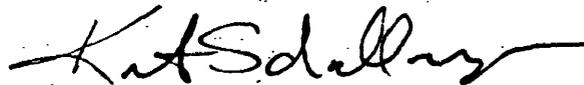
4. Pipe sizing calculations for the area "tributary from the east" have been provided in Appendix C of the SWPPP. Sizing calculations for this area have been titled, "Culvert at Station 11 + 30." The area "tributary from the east" is labeled Subcatchment 2U in the SWPPP and the total area is identified as 22.4 acres on page 5. Further details on the size, types of surface cover, and time of concentration for each drainage area can be found in Appendix B of the SWPPP.
5. Stormwater Quality Basin (SQB) design has been coordinated on all plan sheets by making the labels for each SQB consistent on all plan sheets. No other inconsistencies were noted regarding SQB design.
6. Stormwater modeling of the road crossing at Station 4 + 30 has been provided in Appendix B and C. The existing 30 inch diameter CMP will be replaced by a 36 inch HDPE pipe between SQB 2 and SQB 3. Stormwater modeling provided in Appendix B-5 was used initially to size this pipe based on the conditions necessary to meet the requirements of the New York State Stormwater Management Design Manual. Appendix C provides additional detail on the sizing of this pipe and details the use of a second stormwater modeling program to check the specified size of the pipe between SQB 2 and 3. The proposed town roadway will be constructed at an elevation above the 100 year flood elevation of SQB 2. Therefore, water surface elevations calculated in Appendix B-5 for SQB 2 are the water surface elevations that will be encountered on the north side of the roadway. The same reasoning applies to the water surface elevations calculated for SQB 3 and the water surface elevations that will result on the south side of the roadway.
7. A drywell detail design drawing has been provided as figure 11 on sheet 5. Drywell locations were accidentally indicated on the Erosion Control drawing in the previous submission. Drywell locations have been removed from the Erosion Control drawing and added to the Grading and Utility Plan.
8. The outlet structure for SQB 2 has been redesigned to accommodate the channel protection volume (Cpv) and release rate requirements. Cpv calculations indicate the need for 3.4 inch orifice to release the Cpv over 24 hours. A 3 inch orifice has been specified to ensure release of the Cpv occurs over a period of at least 24 hours. Further details on the outlet structure have been provided in the SWPPP (See pages 7 - 8, and Appendix B-5).
9. In preparing the revised stormwater management plan the request to further mitigate the discharges from Drainage Areas (DA) 1 & 2 has been evaluated. DA-1 does not form a concentrated discharge of stormwater runoff. The proposed lot layout maintains the woodlands in the lower reaches of the drainage basin. Placement of a detention basin in this location would form a concentrated discharge where none exists, cause the elimination of trees and would be inaccessible for maintenance. Concentrated discharge from DA-2 has been observed, by the owner, overflowing in the direction of Jackson Ave. The

stormwater plan has addressed this by increasing the height and length of the impoundment at pond 2. The large low area downstream of the existing pond (pond 3) is better suited to handle runoff than Jackson Ave. However, our hydraulic modeling indicates that the existing pond's berm is insufficient and overtopped during large storm events. To counter this, an auxiliary spillway is proposed and the berm will be raised to provide one foot of free board during a one hundred year storm event. This will protect downstream properties from a catastrophic dam failure. The plan has been revised to add a small diameter cross culvert at station 13+60.

If the modifications described above are satisfactory to MH&E, please place this project on the schedule to appear before the Town of New Windsor Planning Board. If any further questions arise or any further information is necessary regarding this submittal, please feel free to contact SPECTRA at (845) 454-9440.

Sincerely,

SPECTRA ENGINEERING, P.C.



Kurt Schollmeyer, PE
Associate Civil Engineer

KS/all
First Class Mail
Enclosures
cc: 02150
C. Sawyer

MARJORIE SAWYER SUBDIVISION (03-31)

Mr. Tom McGrath appeared before the board for this proposal.

MR. PETRO: Proposed 16 lot residential subdivision. Application proposes subdivision of 33.3 acre parcel into 16 single family residential lots. The application was previously reviewed at the 22 October, 2003 planning board meeting, R-1 zone, bulk information shown is correct for the zone and use the plan still does not reflect the maximum permitted height 35 feet, so you have a little bit to do on the bulk table. You can get together with Mark and take care of that. Did you get a copy of Mark's comments?

MR. EDSALL: Here you go. This other one's from the fire inspector's office.

MR. PETRO: We don't have to do them now, some housekeeping on the plan, so we don't have to go over that. The plan now includes wetlands delineations and the areas have been taken into account for the lot areas, SPDES permit for storm water discharge, construction activity will be required, verify if any additional permits are needed. Department of Planning, I'm just going over this to bring you up to date, lead agency coordination letter, I recommend that the board assume position of lead agency. Did we get any response from anybody? 911 policy for the Town, you have to go through that.

MS. MASON: Just what's in Mark's comments.

MR. PETRO: So before I even get started, I'll entertain a motion for lead agency.

MR. ARGENIO: So moved.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take the position of lead agency for the Sawyer subdivision on Jackson Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. PETRO	AYE

MR. PETRO: Now, we had, the fire approval was disapproved I see, please provide three sets of the sketch plans for 911 numbering, so you're going to have to do that and get that to the fire department, if you haven't done it, but that was--

MR. BABCOCK: We gave him a copy of that.

MR. PETRO: He has that now?

MR. EDSALL: Yes.

MR. PETRO: Highway, there's nothing passed, the last one was tabled concerning about the drainage conducting a site inspection, is there anything further from him on this?

MS. MASON: No.

MR. PETRO: Why don't you give us a quick presentation.

MR. MC GRATH: Since we were here, we had the wetlands marked at the time, but we didn't have time to get them on the map, since then, we've mapped them, we've modified the alignment of the road very slightly, made

a slight improvement in the road alignment in here as we discussed with Mark in the workshop and we have prepared a separate set of the drawings. We have a road profile and typical cross-section, we know that there has to be sidewalks, we haven't delineated the sidewalk at this time but we will as the grading progresses and the design finalizes.

MR. PETRO: You've got to do the sidewalk on one side.

MR. MC GRATH: One side is what Mark has requested.

MR. PETRO: You're crossing the wetlands, is that why he's going to need the SPDES permit?

MR. EDSALL: Yes, just the amount of disturbance on the site requires a permit.

MR. MC GRATH: We expect to have less than a half acre and we'll need a SPDES permit for storm drainage.

MR. PETRO: 1.84 acres, I'm going to assume that's 80,000 feet?

MR. MC GRATH: Yes.

MR. EDSALL: A little over.

MR. PETRO: Mark, I'm not going to sit here and just keep going over and over it, you're going to review it and it's 16 lots, he's meeting the codes, if the houses are set properly and everything is met, then when this sheet is cleaned up we'll look at it and give you final approval, not going to sit here and design it.

MR. MC GRATH: We'd like a preliminary approval tonight and we'd like to proceed with our storm drainage and get together with Mark and arrange for a public hearing.

MR. EDSALL: You can't have the preliminary approval until you have the preliminary public hearing, so given the very minor nature of the comments, I would suggest that you authorize the public hearing at this time.

MR. PETRO: We're going to hear back from Orange County also, the DEC, you have outside agencies.

MR. EDSALL: They can't go to those until they finish the public hearing and get the preliminary approval.

MR. PETRO: That's why he's all right so let's schedule a public hearing, why not, the plan looks like it's in pretty good shape, actually, the plan looks pretty good.

MR. EDSALL: There's two minor comments and we just discussed how they can resolve both of them.

MR. PETRO: Motion to have a public hearing.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board have a public hearing for the Marjorie Sawyer subdivision on Jackson Avenue.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. PETRO	AYE

MR. PETRO: Coordinate with Myra, set up a public hearing and get preliminary and get the stuff out to the other agencies.

REGULAR ITEMS:

MARJORIE SAWYER SUBDIVISION (03-31)

Mr. Chet Sawyer appeared before the board for this proposal.

MR. PETRO: I guess Mr. Sawyer you're going to represent yourself tonight, correct? I have a letter here that you have--

MR. SAWYER: Yes, in accordance with the information I gave you on the letter, my regular representatives, Tom McGrath is recuperating from a recent surgery but he will be back, he sends regards to you all and he appreciates the past reception that he's received. One of the things that I wanted to mention tonight was that we're looking to get a preliminary approval on this so we can move forward in our, get our storm water program in place and get everything ready for the public hearing that I'd like to have scheduled as soon as possible. Since we talked last, we have done some work on the road and on the northeast corner of the property as you can see we had the road coming down across the wetlands here and you can see the amount of wetlands that we really should have been exceeding. Right now, we have rerouted the road up to the north with the cul-de-sac up here and we disturb .08727 as it shows in the letter of wetlands which is within the allowable amount of wetland that you can disturb. All of the roads and the cul-de-sac frontages and all the other setbacks are in compliance with the Town of New Windsor bulk tables as you have them now with the exception of lot number 11. Lot number 11 seems to be sitting there now with not very much of a place to go with the exception of an access road in here. Now, one of the suggestions was to put a cul-de-sac in there immediately, of course I looked at that cul-de-sac and I said this kind of spoils the whole thing so I went to see the road superintendent, Henry Kroll, we sat down

and we talked and of course Henry would be the first one to disagree on putting the cul-de-sac anyplace, he really doesn't even want that one which I don't blame him for, if I had his job, I would feel the same way, so I left his office and we had agreed at that time that we would not pursue this cul-de-sac any further than we had.

MR. PETRO: On lot 11?

MR. SAWYER: It provides access to lot 11 and it borders on lot number 10 which is this one here so assume we just cut this right off for the consideration that we're making at the present time.

MR. PETRO: That would change the lot width, that would correct that problem also, right?

MR. EDSALL: What are you doing with lot 11, eliminating it?

MR. SAWYER: No, no, what we want to do is we want to leave lot number 11 as it is and as we're suggesting we propose that we get approval for this, let us go then to the Zoning Board of Appeals and let us go for a private road into this area here. I can show you what that private road would look like, this would be the private road access to it here, can you see this over there?

MR. BABCOCK: Yes.

MR. SAWYER: This would be the private road off the cul-de-sac would be 50 foot road, it would give more room to this lot, it would give more room to this lot, actually more to this because this would be dedicated to this particular piece of property.

MR. PETRO: How many lots would the private road service?

MR. SAWYER: Just one.

MR. PETRO: Never to be resubdivided either, just one lot?

MR. SAWYER: Just one lot.

MR. PETRO: Why not just make a driveway in there?

MR. EDSALL: Then he doesn't meet the lot width property frontage.

MR. SAWYER: The bulk table.

MR. PETRO: You're going to have a private road service one lot which allows you to get around the other headaches, what do you think about that, Mark?

MR. EDSALL: The other way is to take lot 16 and lot 10 I guess it is if I can read the numbers here and make those access off the private road so that you've got less curb cuts to the county road so you'd have three lots served by the private road.

MR. ARGENIO: Would you do that?

MR. EDSALL: Lot 16 is a driveway coming out, well, it's kind of a, it's a large radius so I don't think it's a real concern but we don't have the profiles so I don't know what the road vertical curve is in that area, it would just limit the number of curb cuts to the Town road, that's the only advantage, Jerry, you're having a private road, you might as well get the driveways off the Town road.

MR. PETRO: Why would he go to the zoning board?

MR. BABCOCK: He doesn't have to the way he's got it designed the private road is going to have to be

configured as the same size as the Town road, he shows it possibly a little smaller, I'm not sure he's showing the cul-de-sac which he'd have to have even on the private road.

MR. EDSALL: Or a T turnaround if the board accepts that.

MR. BABCOCK: If he's not complying with that then he may be needing Zoning Board which the ZBA has already made a determination, they will not vary that private road spec.

MR. ARGENIO: In what fashion, Mike?

MR. BABCOCK: They wouldn't eliminate the cul-de-sac and basically what the Town wants is the private road in case some day it needs to become a Town road it can be done.

MR. ARGENIO: Relatively easily improved.

MR. BABCOCK: At least the size.

MR. SAWYER: Would it have to meet the full standards of a Town road?

MR. EDSALL: Just in configuration as far as just the 50 foot and the ability to install a turnaround.

MR. SAWYER: Well, the other alternative is to cut this lot up, add a little bit to the lots surrounding it and just have a 15 lot subdivision.

MR. PETRO: That would make it better for us, make it worse for you but easier for you.

MR. SAWYER: Economics is why we're going for the 16 lots, that's simple to see.

MR. BABCOCK: If you talk to your people, your engineering group, the cost of what it's going to be to put in a private road or Town road for one lot you may find out that it's not going to be worth that.

MR. PETRO: And your time, Mr. Sawyer, your time especially if you go to the ZBA just for that one problem.

MR. BABCOCK: Well, right.

MR. PETRO: I think you're right. All right, let's set aside that problem just for a moment. What about the request from Orange County to make a cross street or cross connection to both roads, what happened with that?

MR. EDSALL: I'm not sure if Henry has responded relative to the safety issue of the access out to Bethlehem, I believe we have discussed it in the past that it's a very difficult location, I would think that if any of the board members are familiar with it, I'm not particularly familiar with that point of access.

MR. ARGENIO: Where would you pick up Bethlehem?

MR. SAWYER: I can describe what the problem is if we use this, here's the access up here, Bethlehem Road for all of you that know that road, Ostner's driveway is right across the street from me, the sight distance here is lacking really to have an access or egress for more than one or two families, in fact, I've gone out that road numerous times and if somebody's speeding on that road and they're coming from Stewart down towards 94, you have to really hustle to get out of their way, it's not conducive to being a major entrance and exit.

MR. PETRO: Maybe entrance only.

MR. SAWYER: Entrance it wouldn't do much harm, you

have to have it as an entrance but when you're coming out of there you also have a problem with grade.

MR. EDSALL: I don't think if it was a site plan for some type of project and you're looking for an emergency access it would be a different story, this was a recommendation from the County Planning because they're always recommending cross connections between roads that can't function as a full use Town road then I think the record now is clear that it's--

MR. PETRO: Fifteen or sixteen lots, I don't think you need to have it.

MR. EDSALL: Not necessarily for subdivision but again benefit of cross-sections, clearly in the discussion we've got it documented that that's not a place to have heavy traffic or volume of traffic.

MR. PETRO: Okay, so we've got that problem taken care of, back to this other 16th lot, I'm not sure that you're sure what you want to do there.

MR. SAWYER: The economics of it now that I find the cost of putting a private road in and evidently a cul-de-sac which you would need first off we're getting rid of a cul-de-sac to put the private road in.

MR. PETRO: You're going to add it back.

MR. SAWYER: Now we're right back where we started from, so I think that probably what I would say now in order to cut the losses this is really what it amounts to, let's go back to a 15 lot subdivision and take these lots that surround lot number 11 and parcel number 11 up and give each lot a piece of it.

MR. PETRO: Well, I always like that idea, the less lots for the way I look at it is the better, of course it's not my property, I'm not subdividing it, so I like

that idea but that doesn't mean that you don't have a right to put the 16th lot there if you can do it, now if you shorten up any of the other lots and do any other configurations you can't get your 16th lot.

MR. SAWYER: We've tried just about everything, in fact, we're real proud of ourselves that we were able to go up and around the corner of the wetland and stay under the .10 wetland disturbance that was a feat in itself. I don't think you could squeeze anymore out of the sponge, I think we've got everything out of it that we can.

MR. PETRO: It won't hurt to break one up and add a little bit around so if you're down to the 15 lots, what's next on the list, Mark?

MR. EDSALL: Well, the board previously authorized a public hearing subject to the preliminary plans being submitted. They decided to change the layout because of the wetlands so you have pretty much narrowed down on the layout, they still need to get a preliminary set of plans prepared, they need to have details of construction, road profile, everything else that goes with preliminary plans so your authorization is already in place for the public hearing, they just can't schedule it until they've got that set submitted.

MR. PETRO: There's a few technical things too Mr. Sawyer that needs to be fixed on the required bulk information, if you get a copy of Mark's comments under number 1 second paragraph maximum permitted height needs to be corrected and the net lot area needs to be added and lot number 10 has a lot width problem, is that going to be corrected now with taking this out?

MR. EDSALL: This is for the bulk table additions?

MR. PETRO: No, for lot number 10 which I believe has a lot width problem.

MR. EDSALL: That would just have to be adjusted, I'm sure they'll be moving lot lines around they'll have to fix that obviously with this cul-de-sac being out if they move that line over that may fix it.

MR. PETRO: I think you need to reconfigure your plan adjusting the areas from that lot, the 16th lot into your other lots, make these few corrections that Mark has on the sheet he just gave you, you can contact or who is going to to contact Orange County to let them know we don't think it's a good idea?

MR. EDSALL: I don't know that we have to respond back to them, it was just a recommendation from the review, it's on the record now.

MR. PETRO: So we don't have to do anything there. And the cul-de-sac is going to be eliminated so that's done, you can get back together with Mr. Kroll after you reconfigure those lots and it seems like you have an approval from him.

MR. SAWYER: Well, he's approved everything verbally, that's separate for this cul-de-sac.

MR. PETRO: That's what I mean, once that's out and reconfigures those lots, I think you'll be on good footing with him.

MR. EDSALL: Keep in mind that we need the profile, we need storm drainage, all those other things that Henry would look at as well that's not on this plan.

MR. PETRO: And fire department too, just says please provide three sets of sketch plans for the E-911, so they want to get their 911 numbering but he has that now.

MR. BABCOCK: Yes.

MR. SAWYER: I have already been there, I was there maybe a month ago but I couldn't give him anything because until we get things firmed up I can't tell him where the driveways are going to be until we know where the driveways are going to be, he can't assign 911 numbers.

MR. PETRO: What does he need to finish up the preliminary approval at the next meeting?

MR. EDSALL: He needs to--

MR. PETRO: New plan, fix the--

MR. EDSALL: All this plan shows is the 50 foot boundary of the right-of-way, it's got no road design, it's got no drainage, it's got no road details, no other construction information, it's not a preliminary set, it's a layout plan so he needs to get his engineer then to get the preliminary plan ready and then he can come in for the public hearing at the same time, once he shows the driveways now that he knows how many lots he has and how they're going to fit, he can go back to John McDonald so it's not a lot of work.

MR. PETRO: Do you have any other questions for him?

MR. SAWYER: No, I have no questions. I think it's quite clear what we need. My problem of course has been exceeding the .10 acre of wetlands. Now that we have that down now we know where we can go and this is one of the reasons why we wanted to discuss this and this entrance here to this lot but it's one of those things where now that everything is out and we have discussed it and we know the feelings and what is authorized and what's not we'll have to drop back to 15 lots and I think 15 lots you'll accept with what we have here, the wetland disturbance with everything that the engineer said we need and then the next time we

April 28, 2004

26

come in, that's what we'll have.

MR. PETRO: I think that's as far as we can go.



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

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WILLIAM J. HAUSER, P.E. (NY & NJ)
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SAWYER SUBDIVISION
PROJECT LOCATION: JACKSON AVENUE
SECTION 57 – BLOCK 1 – LOT 23.24
PROJECT NUMBER: 03-31
DATE: 28 APRIL 2004
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF A 33.3 +/-
ACRE PARCEL INTO SIXTEEN (16) SINGLE-FAMILY RESIDENTIAL
LOTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE
22 OCTOBER 2003 AND 25 FEBRUARY 2004 PLANNING BOARD
MEETINGS.

1. The property is located in the R-1 zoning district of the Town. The plan layout has been revised to react to design requirements relative to the wetlands.

The plan has a revised bulk table. The “required” bulk information shown is correct for the zone and use. The plan still does not reflect the maximum permitted height (35’) and “Net Lot Area” (48,000 s.f.), as was requested to be added in October 2003 and February 2004.

The compliance table is complete. Based on my review, each lot appears to comply with the minimum bulk requirements, with the exception of Lot # 10, which I believe has a lot width problem. I am also aware of the Highway Superintendent’s concern regarding the cul-de-sac serving only Lot #11. If that road is eliminated, the lot width problem may be eliminated.

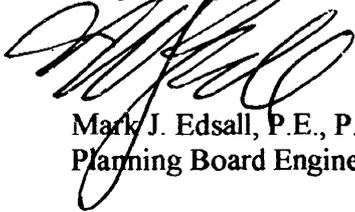
2. As previously noted, the Orange County Department of Planning is recommending that a cross connection between Jackson and Bethlehem Roads be considered. It is my recollection that some sight distance problems may exist on Bethlehem. If this cross-connection is not advisable, a recommendation from the Highway Superintendent should be on record to address the issue.
3. This is a revised sketch submittal. The plan set does not include details of construction, etc. Also, the subsequent plans should include all other information consistent with the preliminary submittals. The plan drafting should also be revised to more clearly delineate the property lines.

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- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

4. As previously noted, this application will require OCDOH approval; therefore, our office will not witness soils testing; that will be done by the County following preliminary approval.
5. Until a complete set of plans are available, and the layout has been approved by the Highway Superintendent, I do not recommend the Public Hearing be scheduled (one was authorized on 2/25/04, but the plans have changed and the Highway Superintendent still has problems with the layout).
6. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review. This should be coordinated with the Town Fire Inspector's office.

Respectfully Submitted,



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

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MARJORIE SAWYER SUBDIVISION (03-31)

Mr. Thomas McGrath appeared before the board for this proposal.

MR. PETRO: Application proposes subdivision of 33.3 acre parcel into 16 single family residential lots. Property is in R-1 zone of the Town. Plan includes bulk table. What's happening, Mark, you can't read it? Bulk information is correct, although table should include maximum permitted height 35 feet, the compliance table is incomplete, you can get together with Mark, see what he wants. Plan is very difficult to follow, he says.

MR. EDSALL: I think if they just used a different pen weight on the property lines, we can probably see. Yours are much darker than the ones we had submitted. I highlighted them so I can follow them but have your draftsman darken them up.

MR. MCGRATH: What we have is a submission here for a sketch plan approval for a 16 lot subdivision lands of Marjorie Sawyer located between Jackson Avenue and Bethlehem Road. There are 16 lots, one of which is the residence of Mr. and Mrs. Sawyer right now. We have given the information regarding lot sizes and net based on our best assumption of the wetlands conditions. At the time, we just had an idea from field observations, we've since had the wetlands flagged and surveyed and we'll be getting it on one of the next submissions.

MR. PETRO: Where is this coming off Jackson? Your location map up there, what's that off? Is that a Town map?

MR. MCGRATH: Yeah, this map in fact is--

MR. PETRO: Looks like a picture taken from the moon it's so small.

MR. MCGRATH: This was a map we got over in the, in Myra's office in the zoning area, we're northerly of where Jackson and Bethlehem come together, not very far northerly, if you can get a feel for that.

MR. PETRO: I know where this is, I just can't seem to place the--all right, the zoning I guess here is 80,000 feet, Mark, that's what we're doing, what's the size of your lots? What's your average lots?

MR. MCGRATH: They're all 80,000 just 80,100.

MR. PETRO: Serviced by well and septic?

MR. MCGRATH: On-site water and septic disposal.

MR. PETRO: You have an envelope for each lot, is that what the lines are, you made an envelope so the houses are going to be somewhere in the envelope?

MR. MCGRATH: Yes, we've indicated the setback lines per the bulk regulations.

MR. PETRO: Mark, do you have anything that sticks out you want to go over first?

MR. EDSALL: No, other than maybe we just touch on the bulk table just so everyone understands that the net lot area has to be that percentage of the gross number, so you should really show the required, I believe it's 48,000 in net with a gross being 80, you want to show the required net and the table should be expanded to include lot width and frontage and that way we'll know from a zoning standpoint each of the lots works. So maybe have that for the next round.

MR. PETRO: We have a note from the Highway Superintendent says he's concerned about drainage so we'll have to go over that in a little more detail.

MR. MCGRATH: As we advance that will be our next consideration is the drainage.

MR. PETRO: Cul-de-sac I guess meets requirements, I didn't look at it. Mark? And you're taking frontage off the cul-de-sac for the lots in the corner, looks like a big triangle?

MR. MCGRATH: Yes.

MR. PETRO: That's a very odd sized lot, you can put a house in the lot in the corner?

MR. MCGRATH: This one, yes, it can fit in here, septic would be here.

MR. PETRO: Where is the wetlands?

MR. MCGRATH: Wetlands we don't have identified yet but right now, it appears that the road is going to cross in two locations and there's some other areas throughout the lots but we don't have them plotted yet, we just got the information in.

MR. PETRO: Basically, you're here with a preliminary design.

MR. MCGRATH: Just a sketch plan approval type thing.

MR. PETRO: Mark, you don't think it's too early to authorize lead agency coordination letter? They don't have the wetlands plotted, you want to do it, we'll do it.

MR. EDSALL: We can either do it now or on the next plan when the wetlands are shown, either way, DEC's going to know there's wetlands here for sure.

MR. PETRO: Lot of stone walls in here. What's that

little spot, I can't--

MR. ARGENIO: Station 1250, just above the road, what's going on in there?

MR. MCGRATH: There's just drainage, that's just drainage.

MR. ARGENIO: What are the two lines going through the stone wall, a culvert of some sort?

MR. MCGRATH: I think this must be an existing passageway where the stone wall has over the years been busted out and it's been a passageway through the wall area.

MR. PETRO: It's pretty flat this whole piece, isn't it?

MR. MCGRATH: Yeah, it gently rises as you go to the east.

MR. PETRO: Do you have anything else you want to discuss tonight? I think you should get back together with Mark and start all your processes. Motion for lead agency coordination letter.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize a lead agency coordination letter for the Sawyer subdivision on Jackson Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. SCHLESINGER : AYE

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

MR. PETRO: We need more for the Fire and Highway both, they need more information so you have to get together with them and it would appear on the plan that sight distance on the point of impact is substantial, so I don't see a problem there. Okay? Thank you.



McGOEY, HAUSER and EDSALL
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SAWYER SUBDIVISION
PROJECT LOCATION: JACKSON AVENUE
SECTION 57 – BLOCK 1 – LOT 23.24
PROJECT NUMBER: 03-31
DATE: 22 OCTOBER 2003
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF A 33.3 +/- ACRE PARCEL INTO SIXTEEN (16) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 zoning district of the Town. The plan includes a bulk table (left side of sheet 1, partially under the border). The bulk information shown is correct for the zone and use, although the table should also include maximum permitted height (35').

The compliance table is incomplete. The plan should include a bulk table indicating "proposed" values for gross lot area, net lot area, lot width and lot frontage for each lot. This plan includes lot areas only.

2. The plan is very difficult to follow. The property lines (proposed and existing), and roadway boundary should be of heavier weight pen lines. In addition, the area/location plan should be more readable.
3. Subsequent plans should include all information consistent with the preliminary submittals. The applicant is reminded that this application will require OCDOH approval; therefore, our office *will not* witness soils testing, that will be done by the County following preliminary approval.
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings and the environmental form for this purpose.

Respectfully Submitted,



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

MJE/st
NW03-31-22Oct03.doc

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**RECEIPT
#972-2003**

10/16/2003

Sawyer, Chester J. #03-31

**Received \$ 100.00 for Planning Board Fees, on 10/16/2003. 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: 10/15/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-31
NAME: LANDS OF MARJORIE SAWYER
APPLICANT: MARJORIE SAWYER

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/15/2003	REC. CK. #6177	PAID		1500.00	
		TOTAL:	0.00	1500.00	-1500.00


10/16/03

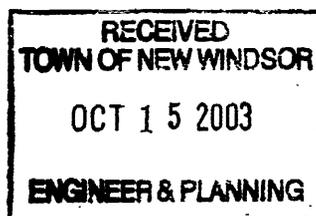
LANDS OF MARJORIE SAWYER

PROJECT DESCRIPTION

This proposed subdivision is on a 33.32-acre parcel of land located between Bethlehem Road and Jackson Avenue and approximately 1500 feet northerly of their intersection. The property was formerly farmland, has a gentle slope from east to west and consists of meadow and wooded areas. There are two small ponds on the property, which will be included in the storm water management for the site. There are no known covenants on the property. Presently the property is accessible from both Bethlehem Road and Jackson Avenue. There are no known municipal utilities in the immediate area.

The proposed subdivision will consist of sixteen (16) lots, including the existing residence. All lots will be residential lots having a minimum area of 80,000 square feet. The proposed lots are irregular in shape and will have the minimum lot widths as required by the Town's Bulk Regulations for Rural Residential (R-1). Water supply and sanitary sewage disposal is proposed via individual wells and septic systems on each lot. A storm drainage collection system will be constructed and turned over to the Town for ownership.

The developer intends that the erected living structures of this subdivision will be a minimum of 2300 square feet with a price range of \$325,000 to \$350,000.

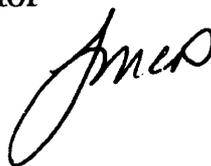


**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: Sawyer Subdivision Plans
Bethlehem Road
PB-03-31



DATE: 4-27-2004

Fire Prevention Reference Number: FPS-04-019

The above referenced subdivision plans were reviewed and found to be unacceptable for the following reasons:

1. Three (3) sets of sketch plans must be provided for E-911 numbering. Scale of plans shall be 1 inch = 50 feet, proposed location of house and driveway.
2. E-911 Coordinator assigned E-911 numbers shall be included on plans.
3. Proposed street name to be submitted for approval and included on plans.



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: **HIGHWAY DEPARTMENT**

P.B. FILE #03-31 DATE RECEIVED: 04-22-04

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 04-26-04 TO BE ON AGENDA FOR THE 04-28-04 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

SAWYER SUBDIVISION

Applicant or Project Name

RECEIVED

APR 23 2004

N.W. HIGHWAY DEPT.

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: This plan is disapproved due to the extra cul-de-sac servicing Lot #11.
It must be removed and the plan has to be reviewed again.

Signature: Sean J. Hall 4/27/04
Reviewed by date



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

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

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Regional Office
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(570) 296-2765
e-mail: mhempa@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.:** 03-31

WORK SESSION DATE: 31 MAR 04 **PROJECT:** NEW OLD X

REAPPEARANCE AT W/S REQUESTED: later **RESUB. REQ'D:** new plans

PROJECT NAME: Sawyer sub-

REPRESENTATIVES PRESENT: Chet Sawyer ; Tom McCork

MUNICIPAL REPS PRESENT:

BLDG INSP.	<u>X</u>	FIRE INSP.	<u> </u>
ENGINEER	<u> </u>	PLANNER	<u> </u>
P/B CHMN	<u> </u>	OTHER	<u> </u>

ITEMS DISCUSSED:

- they met w/ P/H-
- disc alternatives to cut back off or phase.
- want to revise.
- come back one more time before P/H-
- road, stormwater complete
- SDS, wells - show in concept but no design

STND CHECKLIST:

DRAINAGE	<u> </u>	PROJECT TYPE
DUMPSTER	<u> </u>	SITE PLAN
SCREENING	<u> </u>	SPEC PERMIT
LIGHTING	<u> </u>	L L CHG.
(Streetlights)		SUBDIVISION
LANDSCAPING	<u> </u>	OTHER
BLACKTOP	<u> </u>	
ROADWAYS	<u> </u>	
APPROVAL BOX	<u> </u>	

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date next avail

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: Sawyer Subdivision Plans
Bethlehem Road



DATE: February 24, 2004

Fire Prevention Reference Number: FPS-04-008

The above referenced subdivision plans were reviewed and found to be unacceptable for the following reasons:

1. Three sets of sketch plans must be provided for E-911 numbering.
2. Layout of driveway must be shown on sketch plans
3. E-911 Coordinator's assigned E-911 numbers must be included
On sketch plan.
4. A street name must be submitted to E-911 Coordinator for approval.
Once approval has been received the street name shall be included on the
sketch plan.



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□ **Regional Office**
507 Broad Street
Millford, 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.: _____

WORK SESSION DATE: 3 Dec 2003 PROJECT: NEW _____ OLD X

REAPPEARANCE AT W/S REQUESTED: later RESUB. REQ'D: replans

PROJECT NAME: Sawyer Sub.

REPRESENTATIVES PRESENT: Tom McGrath / Jim Green

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

ITEMS DISCUSSED:

Slight road retirement - better

Will come into P/B
in January to
update P/B

STND CHECKLIST:

<u>DRAINAGE</u> _____	<u>PROJECT TYPE</u>
<u>DUMPSTER</u> _____	<u>SITE PLAN</u>
<u>SCREENING</u> _____	<u>SPEC PERMIT</u>
<u>LIGHTING</u> _____	<u>L L CHG.</u>
<u>(Streetlights)</u>	<u>SUBDIVISION</u>
<u>LANDSCAPING</u> _____	<u>OTHER</u>
<u>BLACKTOP</u> _____	
<u>ROADWAYS</u> _____	
<u>APPROVAL BOX</u> _____	

PROJECT STATUS:
ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____



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: HIGHWAY DEPARTMENT

P.B. FILE #03-31

DATE RECEIVED: 10-15-03

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 10-20-03 TO BE ON AGENDA FOR THE 10-22-03 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

MARJORIE SAWYER SUBDIVISION

Applicant or Project Name

RECEIVED
OCT 15 2003
N.W. HIGHWAY DEPT.

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: Concern about drainage - will be
conducting a sight inspection with mark label

DISAPPROVED:

Notes: _____

Signature: [Signature] 10/22/03
Reviewed by _____ date



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

P.B. FILE #03-31

DATE RECEIVED: 10-15-03

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 10-20-03 TO BE ON AGENDA FOR THE 10-22-03 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

MARJORIE SAWYER SUBDIVISION *Bethlehem Road*
Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: MUST BE A TOWN ROAD, provide plans
without topographical lines, for E-911 numbering
and provide proposed STREET NAME

Signature: *J. M. Donnell* 10/18/03
Reviewed by _____ date



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

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e-mail: mhapa@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.: 03¹⁻³-31

WORK SESSION DATE: 20 Aug 2003

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: Not now

RESUB. REQ'D: Yes - full App

PROJECT NAME: Sawyer Scholm

REPRESENTATIVES PRESENT: Tom McGrath - Cdet Sawyer

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	_____
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED: 16

3 culdesacs - Kroll-
Pool front yard - variance or remove.
= full bulk table Lot A spec width
Lot A set frontage.
- they are being dumped on by Bethlehem
- to submit app for
sketch review 7 P/S

STND CHECKLIST:

<u>DRAINAGE</u>	_____	<u>PROJECT TYPE</u>
<u>DUMPSTER</u>	_____	<u>SITE PLAN</u>
<u>SCREENING</u>	_____	<u>SPEC PERMIT</u>
<u>LIGHTING</u>	_____	<u>L L CHG.</u>
<small>(Streetlights)</small>	_____	<u>SUBDIVISION</u>
<u>LANDSCAPING</u>	_____	<u>OTHER</u>
<u>BLACKTOP</u>	_____	
<u>ROADWAYS</u>	_____	
<u>APPROVAL BOX</u>	_____	

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y _____ N
Recommended Mtg Date _____



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

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e-mail: mhapa@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.: 03-31
WORK SESSION DATE: Thursday June 03 PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: later RESUB. REQ'D: Full App

PROJECT NAME: Sawyer Majo-rutter

REPRESENTATIVES PRESENT: Tom McGrath ; Chet Sawyer

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

ITEMS DISCUSSED:
- Bethlehem + Jackson
- bulk complia-c folder
- exist lot - does it meet
width
selfcreated
- poss driving to new road for
exit house

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 next week

TOWN OF NEW WINDSOR

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

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 57 Block 1 Lot 23 . 24

BUILDING DEPARTMENT REFERRAL NUMBER _____ - _____

1. Name of Project Lands of Marjorie Sawyer

2. Owner of Record Marjorie Sawyer Phone (845) 564-6545

Address: 81 Bethlehem Road, New Windsor, NY 12553-8970
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Marjorie Sawyer Phone (845) 564-6545

Address: 81 Bethlehem Road, New Windsor, NY 12553-8970
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Spectra Engineering, Architecture & Surveying, P.C. Phone (518) 782-0882

Address: 19 British American Blvd., Latham, NY 12110
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

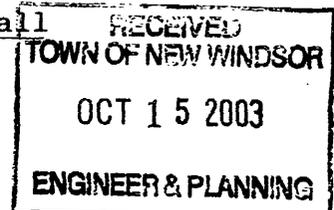
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Mr. Chester Sawyer (845) 564-6545 (845) 564-6545
(Name) (Phone) (fax)

7. Project Location: On the Easterly side of Jackson Avenue
(Direction) (Street)

8. Project Data: Acreage 33.32 Zone R-1 School Dist. Cornwall



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 X No _____

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

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

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Residential Subdivision With 16 lots on 33.32 acres. All lots having and area of 80,000 Sq. ft. Min. with 175' frontage Per Bulk Table. Entrance to project is from Jackson Ave. Project is located between Jackson and Bethlehem.

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

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

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

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

7th DAY OF OCT. 2003

LINDA GRAHAM
Notary Public, State of New York
Registration #01GR6032708
Qualified in Orange County
Commission Expires November 8, 2005

Linda Graham
NOTARY PUBLIC

Margaine M Sawyer
(OWNER'S SIGNATURE)

Chester J Sawyer
(AGENT'S SIGNATURE)

CHESTER J SAWYER
Please Print Agent's Name as Signed

TOWN USE RECEIVED
TOWN OF NEW WINDSOR
OCT 15 2003

DATE RECEIVED
ENGINEERING

03-31
APPLICATION NUMBER

IF APPLICABLE "XX"

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

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Marjorie Sawyer - 81 Bethlehem Road

Town of New Windsor NY 12553

2. Description of proposed project and its locations:

16 Lot Subdivision Located between Jackson

Avenue and Bethlehem Road Approximately

1500' Northerly of their Intersection

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

Anthony Kroll Bethlehem Road

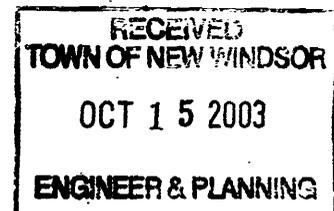
Town of New Windsor NY 12553

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

Harold Baxter Jr. - 505 Jackson Avenue

Town of New Windsor NY 12553

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



03-31

ECC/BSA
"XX"

ATTACHMENTS

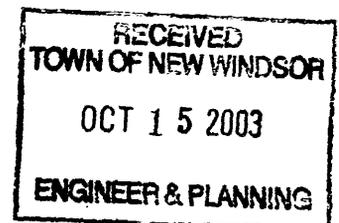
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Property is Not in A
Flood Zone

Thomas J. McShane



03-31

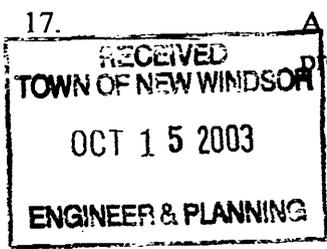
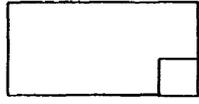
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

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 (IN THE LOWEST RIGHT CORNER OF THE PLAN) 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. _____ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. _____ Flood land boundaries.

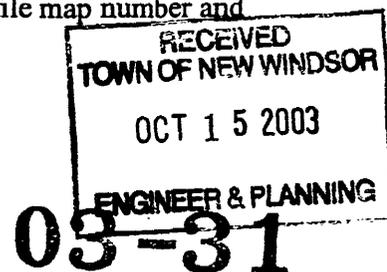
Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE:



17. _____ 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.
19. _____ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. _____ Include existing or proposed easements.
21. _____ Right-of-way widths.
22. _____ 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. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerks Office.
27. _____ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. _____ 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. _____ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. _____ Provide A 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. _____ 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. _____ Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

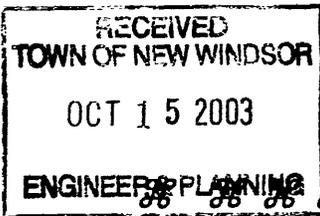
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

Spectra Engineering, Architecture & Surveying, P.C.



BY: Thomas J. McBeth PE 10/2/03
Licensed Professional Date

PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

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

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR: Mrs. Marjorie Sawyer	2. PROJECT NAME: Lands of Marjorie Sawyer
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange County	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) Project site is located between Bethlehem Road and Jackson Avenue approximately 1500 feet northerly of their Intersection.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration Permit Renewal	
6. DESCRIBE PROJECT BRIEFLY: Sixteen (16) lot subdivision including an existing residence. Minimum lot area will be 80,000 square feet. Water supply and sanitary sewage disposal will be via individual wells and septic systems on each lot.	
7. AMOUNT OF LAND AFFECTED: Initially 33.32 acres Ultimately 33.32 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approvals Orange County Dept. of Health-Subdivision Plan Approval for water supply and septic systems. Town of New Windsor-Planning Board Approval.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) name and permit/approval NYSDEC Permit 2-6007-00046/1	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/Sponsor name: _____

Date: 10/7/03

Signature: _____

Christy Sawyer

RECEIVED
 TOWN OF NEW WINDSOR
 OCT 15 2003
 ENGINEER & PLANNING

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

03-31

PROJECT I.D. NUMBER

617.20
Appendix C

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR: Mrs. Marjorie Sawyer	2. PROJECT NAME: Lands of Marjorie Sawyer
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange County	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) Project site is located between Bethlehem Road and Jackson Avenue approximately 1500 feet northerly of their Intersection.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration Permit Renewal	
6. DESCRIBE PROJECT BRIEFLY: Sixteen (16) lot subdivision including an existing residence. Minimum lot area will be 80,000 square feet. Water supply and sanitary sewage disposal will be via individual wells and septic systems on each lot.	
7. AMOUNT OF LAND AFFECTED: Initially 33.32 acres Ultimately 33.32 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approvals Orange County Dept. of Health-Subdivision Plan Approval for water supply and septic systems. Town of New Windsor-Planning Board Approval.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) name and permit/approval NYSDEC Permit 2-6007-00046/1	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/Sponsor name: _____ Date: _____ Signature: _____	

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

**AGENT/OWNER PROXY STATEMENT
(for professional representation)**

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Marjorie Sawyer
_____, deposits and says that he resides
(OWNER)

at 81 Bethlehem Road, _____ in the County of Orange
(OWNER'S ADDRESS)

and State of New York _____ and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 57 Block 1 Lot 23, 24) which is the premises described in
the foregoing application and that he designates:

Chester Sawyer 81 Bethlehem Road

(Agent Name & Address)

Thomas J. McGrath, P.E.

Spectra Engineering, Architecture & Surveying P.C. 19 British American
(Name & Address of Professional Representative of Owner and/or Agent) Blvd., Latham, NY
12110

as his agent to make the attached application.

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

SWORN BEFORE ME THIS:

** Marjorie M Sawyer
Owner's Signature (MUST BE NOTARIZED)

7th DAY OF OCT. 2003

LINDA GRAHAM
Notary Public, State of New York
Registration #01GR6032708
Qualified in Orange County
Commission Expires November 8, 2005
Linda Graham
NOTARY PUBLIC

Christy J Sawyer
Agent's Signature (If Applicable)

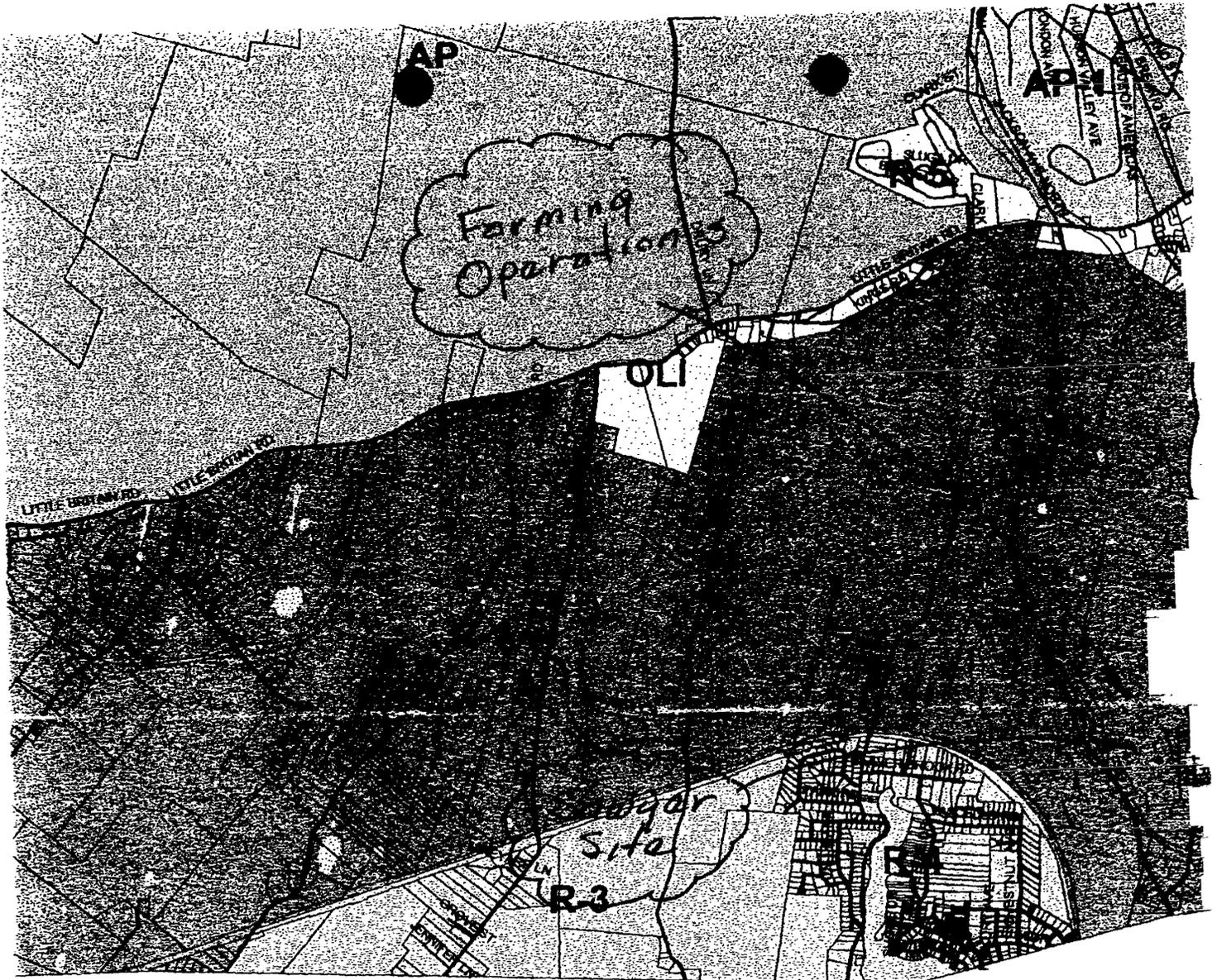
Thomas J McGrath
Professional Representative's Signature

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

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

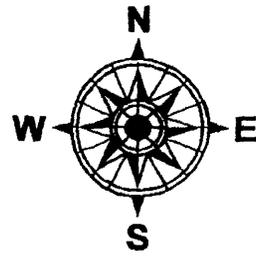
RECEIVED
TOWN OF NEW WINDSOR
OCT 15 2003
ENGINEER & PLANNING

03-31

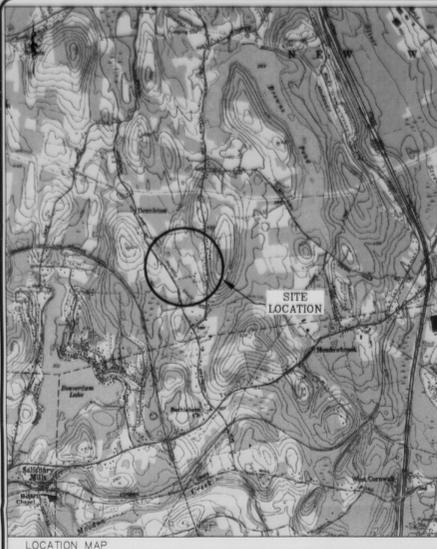


Elected Officials

Meyers, Town Supervisor
Innegan, Councilperson
Mullarkey, Councilperson
eyant, Councilperson
asotti, Councilperson
h Green, Town Clerk
Highway Superintendent
staling, Receiver of Taxes



- Revisions
- 03 March
 - 02 May 8
 - 04 May 8
 - 21 March
 - 11 July 90
 - 16 July 91
 - 06 Oct 92
 - 30 Aug 93
 - 14 March
 - 04 Novem
 - 05 April 96
 - 05 April 97
 - 07 June 00
 - 07 June 00
 - 07 June 01
 - 03 July 02
 - 03 July 02
 - 03 July 02



SITE LOCATION

LOCATION MAP

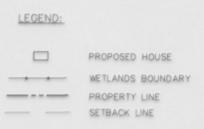
NOTE:
 R-1 USE: SIGNAL FAMILY, 1 DWELLING PER LOT
 MIN. LOT AREA: 80,000 SQ. FT.
 MIN. LOT WIDTH: 175' (PER BULK TABLE)
 REQUIRED FRONT YARD DEPTH: 45'
 REQUIRED SIDE YARD/TOTAL BOTH YARDS: 40'/80'
 REQUIRED REAR DEPTH: 50'
 REQUIRED STREET FRONTAGE: 70'
 MINIMUM LIVABLE FLOOR AREA: 1,200 SQ. FT.
 DEVELOPMENTAL COVERAGE: 20%

LOT NO.	LOT AREA (SF)		LOT WIDTH (FT.)	LOT FRONTAGE (FT.)
	GROSS	NET*		
1	80,150.4	65,962.4	213.23	501.44
2	80,150.4	61,982.4	187.56	187.56
3	80,150.4	77,991.4	183.32	183.85
4	80,150.4	62,823.4	245.96	465.06
5	80,150.4	69,739.4	300.7	272.8
6	80,150.4	80,150.4	236.47	252.47
7	80,150.4	80,150.4	188.75	227.55
8	80,150.4	80,150.4	164.46	100.58
9	80,150.4	73,804.4	382.42	414.94
10	80,150.4	58,019.4	220.13	232.21
11	80,150.4	70,785.4	304.93	335.17
12	80,150.4	77,004.4	181.64	127.17
13	80,150.4	78,884.4	244.15	188.91
14	107,462.52	105,902.52	283.8	265.47
15	86,815.03	86,729.03	179.36	155.75
16	89,646.48	66,236.48	287.82	263.71

* BASED ON WETLAND AREAS DEDUCTED



NAME OF OWNER AND APPLICANT:
 MARJORIE SAWYER
 81 BETHLEHEM ROAD
 TOWN OF NEW WINDSOR N.Y.
 TAX MAP DESIGNATION: SEC.57, BLOCK 1, LOT 23.24



NO.	DATE	REVISIONS	DRN	APPR
1	9/24/03	inserted new layout	PH	TM
2	11/21/03	inserted new layout	LI	TM
3	01/08/04	revised lots	LI	TM

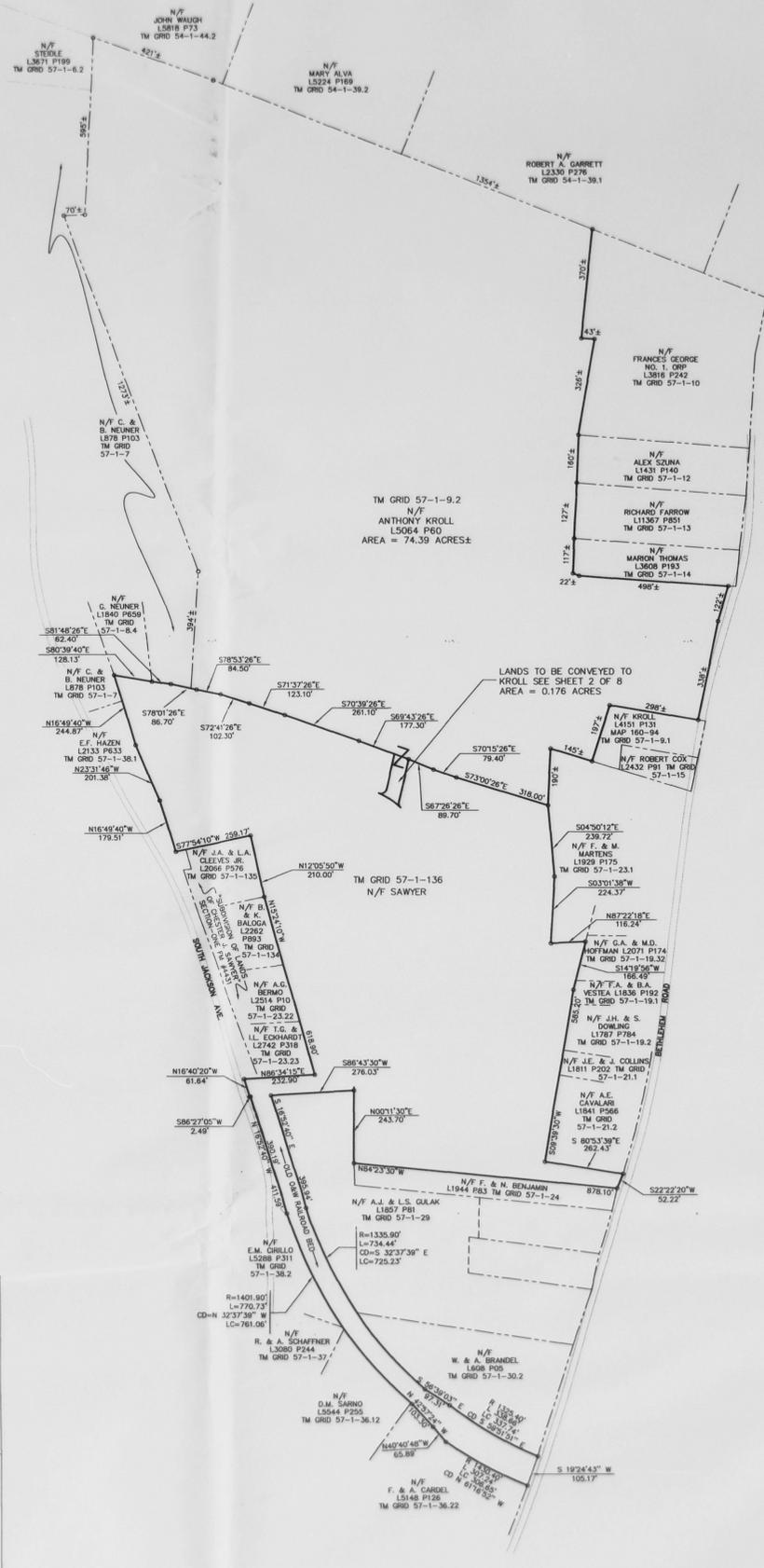
PROJECT	
PROJ. ENGR.	PH TM
DESIGNED BY:	AM/JJ
DRAWN BY:	RAM
CHECKED BY:	RAM
APPROVED BY:	
CONTOUR INTERVAL:	2 FT
DATUM SOURCE:	

SKETCH PLAN
LANDS OF MARJORIE SAWYER
 BETHLEHEM ROAD
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE, & SURVEYING, P.C.
 321 Main Street, Poughkeepsie, NY 12601
 TEL: (845) 454-1440 FAX: (845) 454-8208

DATE: 08-10-03 SCALE: 1"=50' SHEET 1 OF 2

03-31



LEGEND
 ——— EXISTING PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE

OWNER'S CONSENT
 THE UNDERSIGNED, OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON, STATES THAT HE HAS REVIEWED THIS PLAT, THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAT IN THE ORANGE COUNTY CLERK'S OFFICE.
 Anthony Krull 2/7/07
 Marjorie M. Sawyer 2/7/07

SURVEYOR'S CERTIFICATION:
 I, CARNEY RHINEVAULT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY COMPLETED BY SPECTRA ENGINEERING P.C. ON JULY 22, 2004.
 THE SURVEYOR'S CERTIFICATION ON THIS MAP ONLY COVERS LANDS OWNED BY SAWYER AND LANDS CONVEYED BY SAWYER TO KRULL.
 KRULL'S REMAINING LANDS HAVE BEEN MAPPED BY USING DEED CALLS AND OTHER MEANS.
 Carney Rhinevault
 CARNEY RHINEVAULT N.Y.S.S. No. 49007
 DATE 2-5-07



ORANGE COUNTY DEPT. OF HEALTH REQUIREMENTS

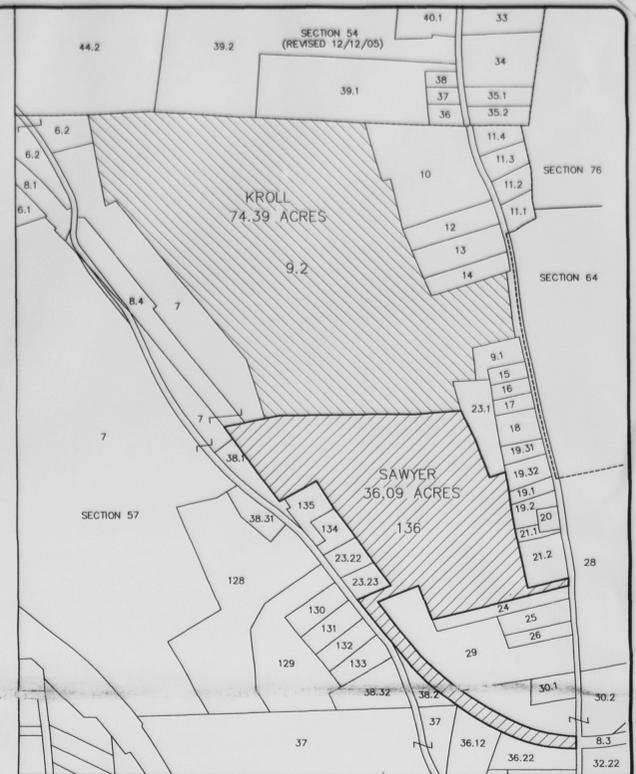
- APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING ONLY WHEN THIS SHEET IS INCLUDED AS ONE SHEET WITHIN THE EIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.

GENERAL SUBDIVISION NOTES

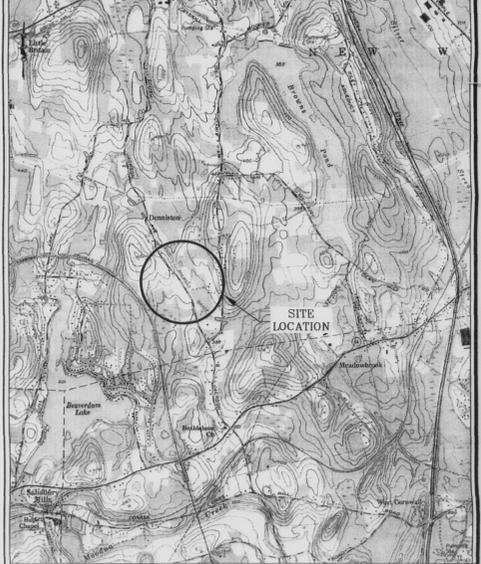
- CURRENT OWNER: MARJORIE M. SAWYER, ANTHONY KRULL. 81 BETHLEHEM ROAD, NEW WINDSOR, NY. 155 BETHLEHEM ROAD, NEW WINDSOR, NY. TOTAL ACRES PRIOR TO LOT LINE CHANGE: 36.09 ACRES (SAWYER). TOTAL ACRES AFTER LOT LINE CHANGE: 35.91 ACRES (SAWYER).
- GRID NO. 57-1-8.2 (KRULL). TOTAL ACRES PRIOR TO LOT LINE CHANGE: 74.39 ACRES (KRULL). TOTAL ACRES AFTER LOT LINE CHANGE: 74.56 ACRES (KRULL).
- TWO FOOT CONTOURS PER AERIAL PHOTOGRAPHY.
- ZONING STANDARDS: R-1 USE SINGLE FAMILY, 1 DWELLING PER LOT. MIN. GROSS LOT AREA: 80,000 SQ. FT. MIN. NET LOT AREA: 40,000 SQ. FT. MIN. LOT WIDTH: 175' (PER BULK TABLE)*. REQUIRED FRONT YARD DEPTH: 45'. REQUIRED SIDE YARD/TOTAL BOTH SIDES: 40'/80'. REQUIRED REAR YARD DEPTH: 50'. REQUIRED STREET FRONTAGE: 70'. MAXIMUM BUILDING HEIGHT: 30'. MINIMUM LIVABLE FLOOR AREA: 1200 SQ. FT. DEVELOPMENTAL COVERAGE: 20%. * 125 FT IF GREATER THAN 50% ROAD FRONTAGE ON CUL-DE-SAC.
- *ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.
 *ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL AND APPROVED BY THE TOWN OF NEW WINDSOR BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WETLANDS DELINEATED BY TERRESTRIAL ENVIRONMENTAL SPECIALISTS INC. USING THE METHODS DESCRIBED IN THE U.S. ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL ON 9/28/04.
- CAVALARI PROPERTY LINE AS PER LAND SWAP ON FM #225-02.

HEALTH DEPARTMENT NOTES:

INDIVIDUAL WELLS AND SEWAGE TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM(S) BECOMING AVAILABLE.
 PLAN APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE ORANGE COUNTY HEALTH DEPARTMENT BASED UPON DEVELOPMENT FACTS AND THE HEALTH SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
 THE APPROVED PLANS MUST BE FILED WITH THE ORANGE COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
 THE DESIGN ENGINEER CERTIFIES THAT PROPOSED SEWAGE AND WATER FACILITIES TO SERVE EACH LOT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. FURTHERMORE, THE DESIGN OF SUCH FACILITIES HAVE BEEN BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.



AREA MAP TAKEN FROM TOWN OF NEW WINDSOR TAX MAPS 57 (REVISED 10/18/05) AND 54 (REVISED 12/12/05) (EXISTING CONDICTION)
 SCALE: 1" = 400'



LOCATION MAP TAKEN FROM USGS CORNWALL PLOT
 SCALE: 1" = 2000'

SHEET SCHEDULE

- TITLE SHEET
- SUBDIVISION PLAT
- GRADING & UTILITY PLAN
- ROAD PROFILE AND DETAILS
- SITE CONSTRUCTION DETAILS
- EROSION CONTROL PLAN
- WATER SUPPLY & SEWAGE DISPOSAL DETAILS
- CROSS SECTIONS

PLANNING BOARD APPROVAL
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR
 FEB 26 2007
 By: [Signature]
 Planning Board Secretary

ORANGE COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 2/16/07
 I have reviewed the proposed arrangements for water supply and sanitary disposal of household waste in accordance with plans on file in the office of the County Health and hereby approve. Consent is hereby given in accordance with the provisions of Section 1117 of the Public Health Law.
 ASSISTANT COMMISSIONER
 [Signature]

RESERVED FOR ORANGE COUNTY DEPARTMENT OF HEALTH APPROVAL



NO.	DATE	REVISIONS	DRN	APPR.
1	10/05/05	LOT TABLE REVISIONS	CH	KS
2	02/22/06	DRAFTING CLEANUP	JE	KS
3	04/07/06	TOWN ENGINEERS COMMENTS	YO	KS
4	05/23/06	UPDATE CERTIFICATION NOTE	YO	KS
5	09/07/06	O.C.C. DRAWING CLEANUP	YO	KS
6	10/30/06	UPDATED TAX MAP GRID NUMBERS	JE	KS
7	02/05/07	O.C.C. DRAWING CLEANUP	JE	KS

TITLE SHEET
SUBDIVISION OF VALLEY FIELDS ESTATES
 BETHLEHEM ROAD
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK
 SPECTRA ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
 One Civic Center Plaza, Suite 401
 Poughkeepsie, NY 12601-3157
 TEL: (845) 454-8440 FAX: (845) 454-8508
 DATE: 2/1/07 SCALE: 1"=200' PROJ. NO. 02150 SHEET 1 OF 8

LOT #	GROSS AREA SQ. FT.	NET AREA SQ. FT.	NET AREA ACRES	LOT FRONTAGE FT.	LOT WIDTH FT.	STREET ADDRESS	
1	274,551	0	274,551	6,303	163	21 PIN OAK DRIVE	
2	91,431	0	91,431	2,098	181	31 PIN OAK DRIVE	
3	83,551	0	83,551	1,918	278	41 PIN OAK DRIVE	
4	90,221	0	90,221	2,030	189	49 PIN OAK DRIVE	
5	81,078	0	81,078	1,881	452	65 PIN OAK DRIVE	
6	80,201	0	80,201	1,841	391	81 PIN OAK DRIVE	
7	94,726	0	94,726	2,174	98	88 PIN OAK DRIVE	
8	90,141	0	90,141	2,069	84	88 PIN OAK DRIVE	
9	81,629	0	81,629	1,873	130	84 PIN OAK DRIVE	
10	85,371	0	85,371	2,022	233	12 PIN OAK DRIVE	
11	83,272	21,849	2,802	58,021	1,350	462	66 PIN OAK DRIVE
12	87,376	16,290	71,086	1,831	205	215	54 PIN OAK DRIVE
13	84,143	10,881	5,045	68,117	1,563	183	42 PIN OAK DRIVE
14	81,443	10,235	0	71,210	1,634	396	28 PIN OAK DRIVE

POND #1 PARCEL AREA 11,888 SQ. FT. 0.271 AC.
 POND #2 PARCEL AREA 18,881 SQ. FT. 0.433 AC.
 POND #3 PARCEL AREA 33,601 SQ. FT. 0.771 AC.
 ROAD TOTAL AREA 118,889 SQ. FT. 2.660 AC.
 LANDS TO BE CONVEYED TO KRULL AREA = 0.176 AC.
 POND #1 AND DRAINAGE EASEMENT #1 ARE TO BE OWNED OR DEDICATED TO, AND MAINTAINED BY VALLEY FIELDS ESTATES SUPERVISION STORM WATER DISTRICT OR AS ESTABLISHED BY THE TOWN OF NEW WINDSOR.
 DRAINAGE EASEMENT #2, #3 TO BE DEDICATED TO AND MAINTAINED BY THE TOWN OF NEW WINDSOR.

GENERAL SUBDIVISION NOTES

- OWNER: MARJORIE M. SAWYER ANTHONY KRULL
155 BETHLEHEM ROAD NEW WINDSOR, NY
- GRID NO.: 57-1-136 (SAWYER)
TOTAL ACREAGE PRIOR TO LOT LINE CHANGE: 36.09 ACRES (SAWYER)
TOTAL ACREAGE AFTER LOT LINE CHANGE: 35.91 ACRES (SAWYER)
- GRID NO.: 57-1-9.2 (KRULL)
TOTAL ACREAGE PRIOR TO LOT LINE CHANGE: 74.39 ACRES (KRULL)
TOTAL ACREAGE AFTER LOT LINE CHANGE: 74.36 ACRES (KRULL)
- TWO FOOT CONTOURS PER AERIAL PHOTOGRAPHY
- ZONING STANDARDS: R-1 USE: SINGLE FAMILY, 1 DWELLING PER LOT
MIN. GROSS LOT AREA: 80,000 SQ. FT.
MIN. NET LOT AREA: 48,000 SQ. FT.
MIN. LOT WIDTH: 175' (PER BULK TABLE)
REQUIRED FRONT YARD DEPTH: 45'
REQUIRED STREET FRONTAGE: 40'
REQUIRED SIDE YARD/TOTAL BOTH YARDS: 40'/80'
REQUIRED REAR YARD DEPTH: 30'
REQUIRED STREET FRONTAGE: 70'
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM LIVABLE FLOOR AREA: 1,200 SQ. FT.
DEVELOPMENTAL COVERAGE: 20%
• 125 FT IF GREATER THAN 50% ROAD FRONTAGE ON CUL-DE-SAC



LINE	BEARING	LENGTH
L1	N86°34'15\"E	404.96'
L2	N05°59'30\"E	112.88'
L3	N05°59'30\"E	46.69'
L4	N47°46'52\"W	335.66'
L5	S87°47'00\"E	268.02'
L6	S87°47'00\"E	17.66'
L7	S87°47'00\"E	113.79'
L8	S87°47'00\"E	136.97'
L9	N47°46'52\"W	279.13'
L10	N47°46'52\"W	88.35'
L11	N05°59'30\"E	149.34'
L12	N05°59'30\"E	10.23'
L13	N86°34'15\"E	38.05'
L14	N74°23'41\"E	15.00'
L15	N86°34'15\"E	179.82'
L16	N05°59'30\"E	30.60'
L17	S84°00'00\"E	58.87'
L18	S05°59'30\"W	30.00'
L19	N84°00'00\"W	58.87'
L20	N02°13'00\"E	30.55'
L21	S76°38'31\"E	44.73'
L22	S48°24'45\"E	60.90'
L23	S41°30'16\"W	30.00'
L24	N49°24'44\"W	52.38'
L25	N76°30'31\"W	31.32'
L26	N03°48'12\"W	15.00'
L27	N86°11'48\"E	337.65'
L28	N47°46'52\"W	11.82'

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR.	LENGTH
C1	45.14	25.00	S34°50'47\"W		39.25
C2	205.68	400.00	N71°06'13\"E		213.35
C3	181.04	400.00	N42°40'12\"E		179.50
C4	165.54	400.00	N17°50'25\"E		164.36
C5	93.93	225.00	N05°58'05\"W		93.25
C6	117.23	225.00	N32°31'16\"W		115.91
C7	79.40	225.00	N77°40'26\"W		78.99
C8	23.55	25.00	S60°47'32\"E		22.69
C9	21.00	60.00	N43°50'24\"W		20.89
C10	98.31	60.00	S79°11'49\"W		87.67
C11	84.46	60.00	S08°04'07\"E		77.60
C12	97.76	60.00	N84°55'34\"E		87.50
C13	23.50	25.00	S60°13'58\"W		22.69
C14	122.18	175.00	N67°46'36\"W		119.71
C15	138.25	175.00	N29°28'33\"W		132.84
C16	27.88	175.00	N01°24'38\"E		27.35
C17	385.97	350.00	N37°35'02\"E		366.71
C18	106.26	350.00	N72°52'44\"E		105.83
C19	34.36	20.00	N62°53'40\"E		30.42
C20	31.36	20.00	S17°19'50\"E		20.36
C21	77.69	225.00	N57°40'22\"W		77.30
C22	10.28	400.00	N85°50'50\"E		10.28'

OWNER'S CONSENT

THE UNDERSIGNED, OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON, STATES THAT HE HAS REVIEWED THIS PLAN, THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS NOTES AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE ORANGE COUNTY CLERK'S OFFICE.

Anthony Krull 2/7/07
Marjorie M. Sawyer 2/2/07

SURVEYOR'S CERTIFICATION:

I, CARNEY RHINEVAULT, CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY COMPLETED BY SPECTRA ENGINEERING P.C. ON JULY 22, 2004.

THE SURVEYOR'S CERTIFICATION ON THIS MAP ONLY COVERS LANDS OWNED BY SAWYER AND LANDS CONVEYED BY SAWYER TO KRULL.

KRULL'S REMAINING LANDS HAVE BEEN MAPPED BY USING DEED CALLS AND OTHER MEANS.



Carney Rhinevault
CARNEY RHINEVAULT N.Y.S.L.S. NO. 49097
DATE: 2-5-07

ORANGE COUNTY DEPT. OF HEALTH REQUIREMENTS

- APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING ONLY WHEN THIS SHEET IS INCLUDED AS ONE SHEET WITHIN THE EIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

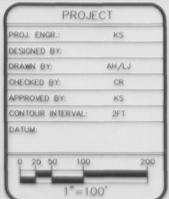
1 FEB 28 2007

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
The Health Commissioner of Health
has hereby approved pursuant to the
Public Health Law, the text sheet for date and

RESERVED FOR ORANGE COUNTY DEPARTMENT OF HEALTH APPROVAL



NO.	DATE	REVISIONS	DRN	APPR
1	10/09/05	ADDED GRADING EASEMENT 1	CH	KS
2	10/09/05	REVISED LOT 14, POND PARCEL 2, DRAINAGE EASEMENT 1	CH	KS
3	10/24/05	ADDED STREET ADDRESSES	JK	KS
4	02/22/06	DRAFTING CLEANUP	JK	KS
5	04/07/06	CREATE POND PARCEL #3	YG	KS
6	05/23/06	UPDATE CERTIFICATION NOTE	YG	KS
7	09/07/06	O.C.C. DRAWING CLEANUP	YG	KS
8	10/30/06	UPDATED TAX MAP GRID NUMBERS	JK	KS
9	02/05/07	O.C.C. DRAWING CLEANUP	JK	KS



**SUBDIVISION PLAT
SUBDIVISION OF VALLEY FIELDS ESTATES**
BETHLEHEM ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE,
& SURVEYING, P.C.
One Civic Center Plaza, Suite 401
Poughkeepsie, NY 12601-3157
TEL: (845) 454-8440 FAX: (845) 454-8008
DATE: 8/20/07 SCALE: 1"=100' PROJ. NO. 02150 SHEET 2 OF 8

NOTES:
 1. GRADING ON LOTS 5 & 11 IS PROVIDED TO DEMONSTRATE THE FEASIBILITY OF DEVELOPMENT ON THESE LOTS.
 2. T&E MAP GRD NO. 57-1-136 (SAWYER)

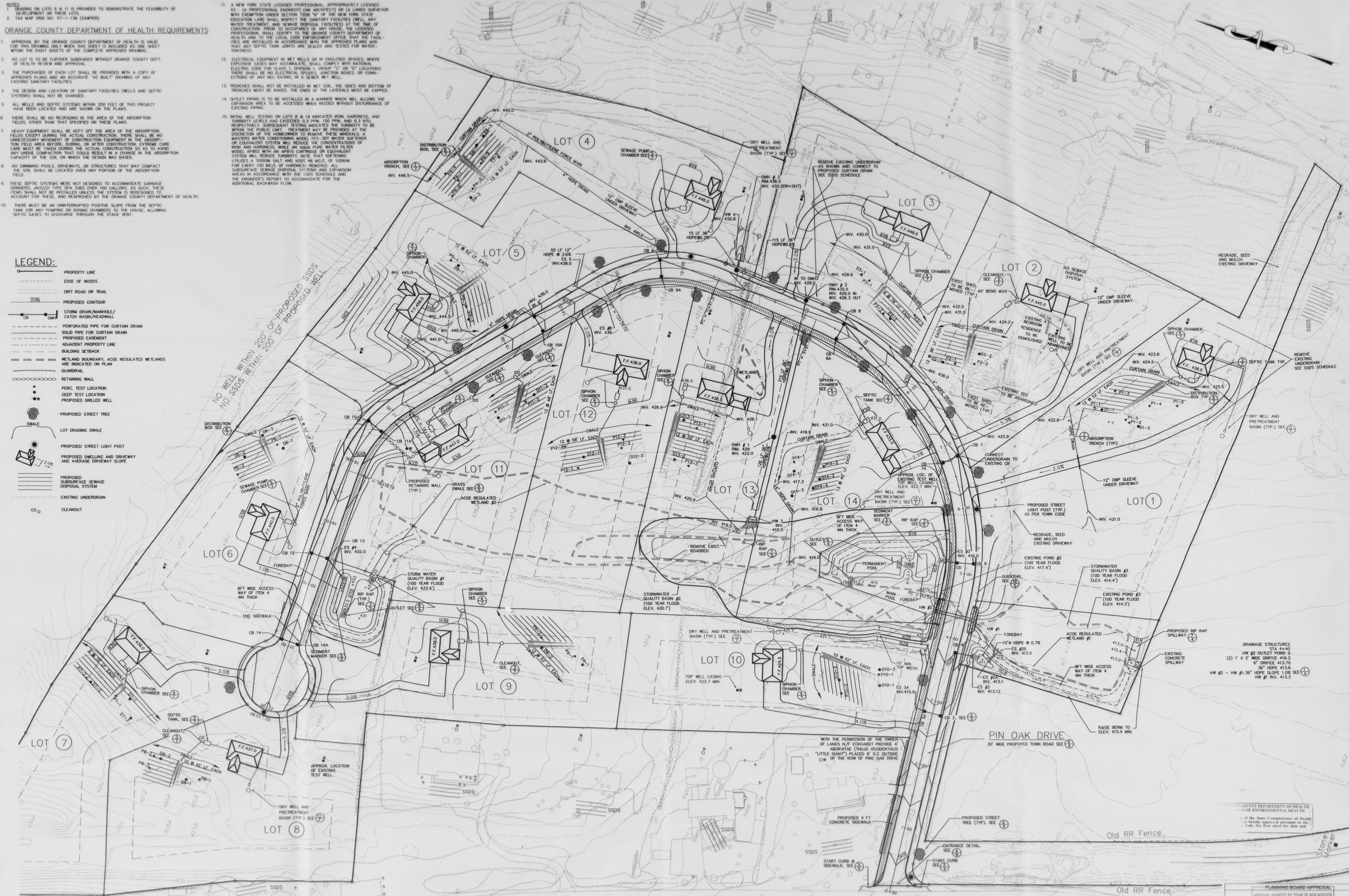
ORANGE COUNTY DEPARTMENT OF HEALTH REQUIREMENTS

- APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING ONLY. WHEN THIS SHEET IS INCLUDED AS ONE SHEET WITHIN THE EIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.
- NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPT. OF HEALTH REVIEW AND APPROVAL.
- THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF APPROVED PLANS AND AN ACCURATE "AS BUILT" DRAWING OF ANY EXISTING SANITARY FACILITIES.
- THE DESIGN AND LOCATION OF SANITARY FACILITIES (WELLS AND SEPTIC SYSTEMS) SHALL NOT BE CHANGED.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 200 FEET OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
- THERE SHALL BE NO REGRADING IN THE AREA OF THE ABSORPTION FIELDS, OTHER THAN THAT SPECIFIED ON THESE PLANS.
- HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE ABSORPTION FIELDS EXCEPT DURING THE ACTUAL CONSTRUCTION. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE ABSORPTION FIELD AREA BEFORE, DURING, OR AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDESIRED COMPACT THAT COULD RESULT IN A CHANGE IN THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
- NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELDS.
- THESE SEPTIC SYSTEMS WERE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, JACOZZI TYPE SPA TUBS OVER 100 GALLONS, AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOMMODATE THESE, AND APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
- THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.

- A NEW YORK STATE LICENSED PROFESSIONAL, APPROPRIATELY LICENSED AS: (A PROFESSIONAL ENGINEER (AN ARCHITECT) OR (A LANDS SURVEYOR WITH EXEMPTION UNDER SECTION 7208 "N" OF THE NEW YORK STATE EDUCATION LAW) SHALL INSPECT THE SANITARY FACILITIES (WELL, ANY WATER TREATMENT, AND SEWAGE DISPOSAL FACILITIES) AT THE TIME OF CONSTRUCTION PRIOR TO OCCUPANCY OF ANY HOUSE. THE LICENSED PROFESSIONAL SHALL CERTIFY TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND TO THE LOCAL ENFORCEMENT OFFICE THAT THE FACILITIES ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT ANY SEPTIC TANK JOINTS ARE SEALED AND TESTED FOR WATER-TIGHTNESS.
- ELECTRICAL EQUIPMENT IN WET WELLS OR IN ENCLOSED SPACES, WHERE EXPLOSIVE GASES MAY ACCUMULATE, SHALL COMPLY WITH NATIONAL ELECTRIC CODE FOR CLASS 1, DIVISION 1, GROUP "C" OR "D" LOCATIONS. THERE SHALL BE NO ELECTRICAL SPICES, JUNCTION BOXES, OR CONNECTIONS OF ANY KIND, INCLUDING IN A SEWER WET WELL.
- TRENCHES SHALL NOT BE INSTALLED IN NET SOIL. THE SIDES AND BOTTOM OF TRENCHES MUST BE RAKED. THE ENDS OF THE LATERALS MUST BE CAPPED.
- OUTLET PIPING IS TO BE INSTALLED IN A MANNER WHICH WILL ALLOW THE EXPANSION AREA TO BE ACCESSED WHEN NEEDED WITHOUT DISTURBANCE OF EXISTING PIPING.
- INITIAL WELL TESTING ON LOTS 8 & 14 INDICATED IRON, HARDNESS, AND TURBIDITY LEVELS HAD EXCEEDED 0.5 PPM, 150 PPM, AND 6.3 NTU, RESPECTIVELY. SUBSEQUENT TESTING INDICATES THE TURBIDITY TO BE WITHIN THE PUBLIC LIMIT. TREATMENT MAY BE PROVIDED AT THE DISCRETION OF THE HOMEOWNER TO REMOVE THESE MINERALS. A MASTERS WATER CONDITIONING MODEL FES-307 WATER SOFTENER OR EQUIVALENT SYSTEM WILL REDUCE THE CONCENTRATIONS OF IRON AND HARDNESS, WHILE AN AQUA PURE WATER FILTER MODEL AP900 WITH AN AP905 CARTRIDGE OR EQUIVALENT SYSTEM WILL REDUCE TURBIDITY. NOTE THAT SOFTENING UTILIZES A 3000M SALT AND ADDS 46 MG/L OF SODIUM FOR EVERY 100 MG/L OF HARDNESS REMOVED. ALL SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND EXPANSION AREAS IN ACCORDANCE WITH THE SSSS SCHEDULE AND THE ENGINEER'S REPORT TO ACCOMMODATE FOR THE ADDITIONAL BACKWASH FLOW.

LEGEND:

- PROPERTY LINE
- EDGE OF WOODS
- DIRT ROAD OR TRAIL
- PROPOSED CONTOUR
- STORM DRAIN/MAIN/OUTLET CATCH BASIN/HEADWALL
- PERFORATED PIPE FOR CURTAIN DRAIN
- SOLID PIPE FOR CURTAIN DRAIN
- PROPOSED CASING
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY, ACOE REGULATED WETLANDS ARE INDICATED ON PLAN
- QUADRANT
- RETAINING WALL
- PERC. TEST LOCATION
- DEEP TEST LOCATION
- PROPOSED DRILLED WELL
- PROPOSED STREET TREE
- SWALE
- LOT GRADING SWALE
- PROPOSED STREET LIGHT POST
- PROPOSED DWELLING AND DRIVEWAY AND AVERAGE DRIVEWAY SLOPE
- PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM
- EXISTING UNDERDRAN
- CLEANOUT



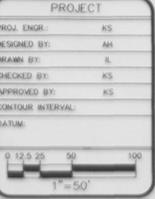
SUBSURFACE SEWAGE DISPOSAL SYSTEM SCHEDULE

LOT #	NO. OF BEDROOMS	DESIGN DAILY SEWAGE FLOW (GPD)	FIELD PERC. RATE (IN/IN)	DESIGN PERC. RATE (IN/IN)	APPLICATION RATE (GPD/SF)	QUANTITY & LENGTH OF LATERALS (MIN. & WATER SOFTENED)	INVERT ELEVATIONS IN (FT.)			REMARKS	
							SEPTIC TANK	DOSING OR PUMP TANK	DISTRIBUTION BOX		
1	4	620	43.02	31-45	0.50	12 @ 52 LF. EACH = 624 LF. TOTAL	430.0	432.0	431.5	428.5	DOSING REQUIRED, ***
2	4	620	11.90	16-20	0.70	12 @ 36 LF. EACH = 432 LF. TOTAL	440.0	437.0	436.7	433.5	ENGINEER REQUIRES THE DESIGN AT A LOWER APPLICATION RATE
3	4	620	34.00	31-45	0.50	8 @ 78 LF. EACH = 624 LF. TOTAL	443.5	440.5	438.5	436.5	DOSING REQUIRED, ***
4	4	620	58.00	46-60	0.45	13 @ 53 LF. EACH = 689 LF. TOTAL	442.5	442.0	451.5	449.5	EFFLUENT PUMP REQUIRED (DESIGN 46-60 RATE)
5	4	620	37.00	31-45	0.50	12 @ 52 LF. EACH = 624 LF. TOTAL	454.0	451.0	449.5	446.5	DOSING REQUIRED
6	4	620	32.00	31-45	0.50	12 @ 52 LF. EACH = 624 LF. TOTAL	436.5	436.0	439.5	437.5	EFFLUENT PUMP REQUIRED
7	4	620	32.00	31-45	0.50	8 @ 70 LF. EACH = 560 LF. TOTAL	434.5	431.5	429.5	425.0	DOSING REQUIRED
8	4	620	16.00	16-20	0.70	10 @ 45 LF. EACH = 450 LF. TOTAL	435.5	425.5	425.3	420.0	DOSING REQUIRED
9	4	620	45.00	31-45	0.50	12 @ 52 LF. EACH = 624 LF. TOTAL	434.5	431.5	429.5	427.5	DOSING REQUIRED
10	4	620	26.00	21-30	0.60	10 @ 52 LF. EACH = 520 LF. TOTAL	421.0	418.0	417.5	416.0	DOSING REQUIRED
11	4	620	32.00	31-45	0.50	13 @ 48 LF. EACH = 624 LF. TOTAL	443.5	440.5	438.5	432.5	DOSING REQUIRED
12	4	620	47.00	46-60	0.45	12 @ 56 LF. EACH = 672 LF. TOTAL	435.5	432.5	430.0	427.0	DOSING REQUIRED
13	4	620	36.00	31-45	0.50	12 @ 52 LF. EACH = 624 LF. TOTAL	435.0	432.0	431.5	428.0	DOSING REQUIRED
14	4	620	22.00	21-30	0.60	13 @ 40 LF. EACH = 520 LF. TOTAL	428.5	425.5	425.2	422.5	DOSING REQUIRED FOR PROVIDE 24" DEEP ABSORPTION TRENCH TO EXTEND INTO COMPACT SAND & SILT LAYER

*** INVERT IN FOR PUMP TANK, INVERT OUT FOR DOSING SIPHON
 *** INVERT AT FOUNDATION
 *** REMOVE EXISTING UNDERDRAN BY COMPLETELY REMOVING ALL PIPING, GRAVEL, AND FABRIC WITHIN 15' OF SSSS SYSTEM AND/OR EXPANSION AREA OR AS SHOWN ON THE ABOVE PLAN. THE TRENCH IS TO BE REILLED WITH NATIVE SOIL, ROUNDED TO ALLOW FOR SETTLING.



NO.	DATE	REVISIONS	DRN	APPR
1	9/30/04	REV. PER TOWN ENGINEER COMMENTS DATED 9/17/04	RL	KS
2	10/11/04	REVISED WETLANDS AND GENERAL DRAFTING CLEAN UP	AH	KS
3	12/14/04	REVISED LOTLINE AND MAIN ROAD	AH	KS
4	2/14/05	REVISED INTEGRATED PLAT PLAN	RL	KS
5	7/27/05	REVISED PER OGDH COMMENTS	AH	KS
6	10/18/05	REVISED PER OGDH COMMENTS	JE	KS
7	12/21/05	REVISED PER OGDH COMMENTS	JE	KS
8	02/09/06	REVISED PER OGDH COMMENTS	JE	KS
9	02/22/06	DRAFTING CLEANUP	JE	KS
10	04/07/06	ENTRY REVISION/ADDED CB 14 AND CB 14A	YG	KS
11	05/23/06	REVISED AS PER TOWN ENGINEER'S MEMO OF 4/25/06	YG	KS

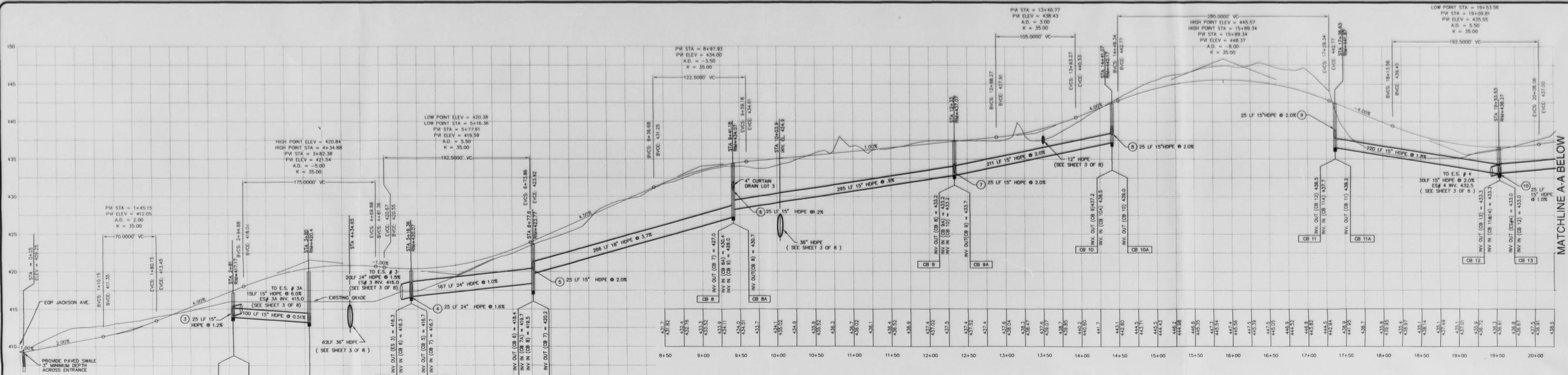


PLANNING BOARD APPROVAL
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR

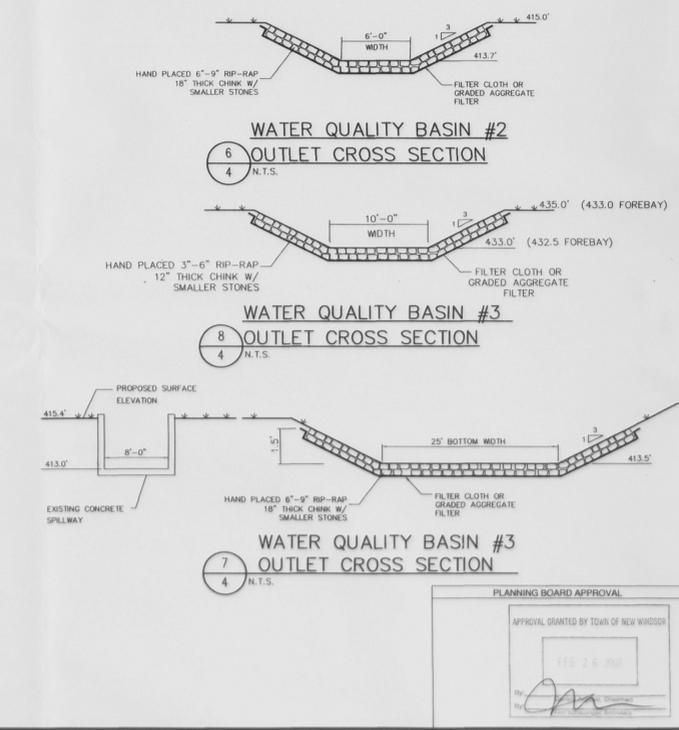
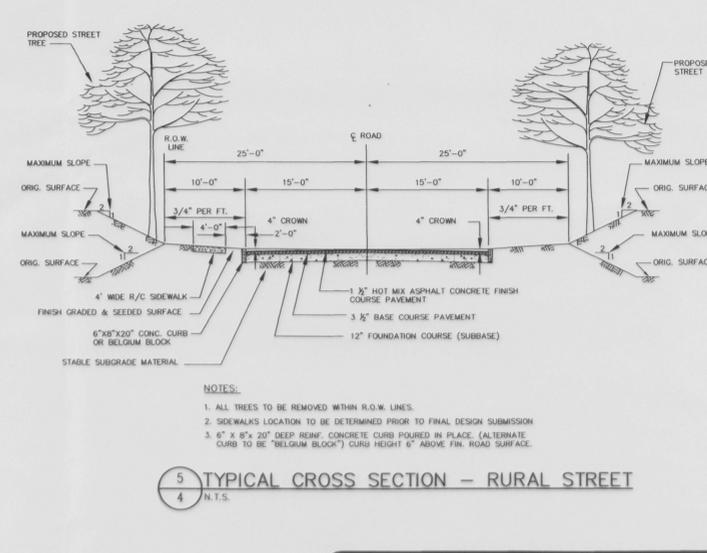
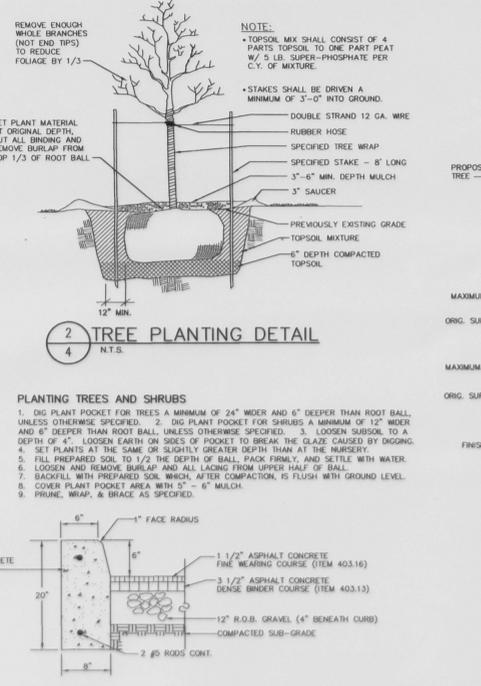
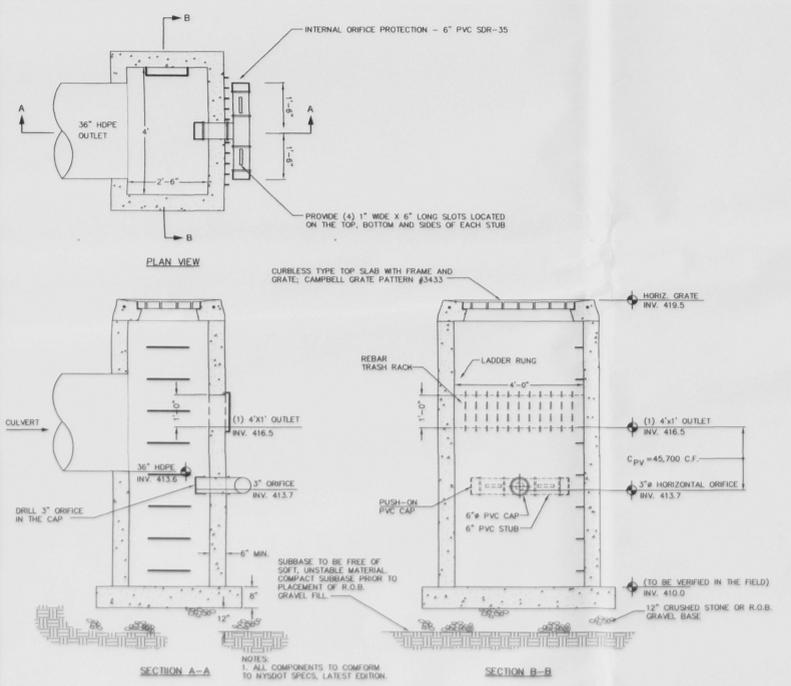
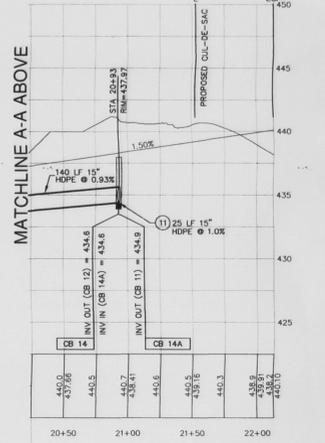
GRADING & UTILITY PLAN
SUBDIVISION OF VALLEY FIELDS ESTATES
 BETHELEHEM ROAD
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
 One Civic Center Plaza, Suite 401
 Poughkeepsie, NY 12601-3157
 TEL: (845) 454-8440 FAX: (845) 454-8208

DATE: 9/01/04 SCALE: 1"=50' PROJ. NO.: 02150 SHEET: 3 OF 8



ROAD PROFILE - PIN OAK DRIVE
SCALE: 1"=50' (HORIZ.) 1"=5' (VERT.)



ORANGE COUNTY DEPT. OF HEALTH REQUIREMENT

APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING ONLY WHEN THIS SHEET IS INCLUDED AS ONE SHEET WITHIN THE RIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.

"NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL"



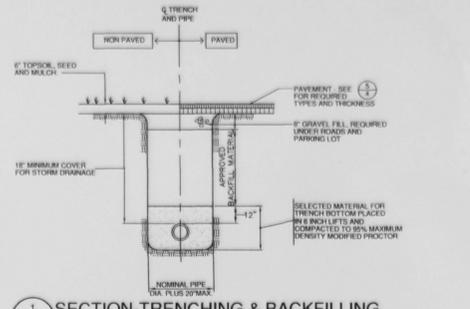
NO.	DATE	REVISIONS	DRN	APPR
1	9/30/04	REV. PER TOWN ENGINEER COMMENTS DATED 9/17/04	E	KS
2	10/11/04	REVISED METLANDS AND GENERAL DRAFTING CLEAN UP	AM	KS
3	12/14/04	REVISED LOTLINE AND MAIN ROAD	AM	KS
4	7/27/05	REVISED PER CDDM COMMENTS	LLN	KS
5	9/14/05	REVISED DETAIL 1	AM	KS
6	10/22/05	DRAFTING CLEANUP	JE	KS
7	04/07/06	REVISED ROAD DRAINAGE	YE	KS
8	09/07/06	D.C.C DRAWING CLEANUP	YE	KS
9	02/05/07	D.C.C DRAWING CLEANUP	JE	KS

PROJECT	
PROJ. ENGR.	KS
DESIGNED BY:	AM
DRAWN BY:	AM
CHECKED BY:	KS
APPROVED BY:	KS
CONTOUR INTERVAL:	KS
DATUM:	YE
SCALE:	0 12.5 25 50 100
SCALE:	1"=50'

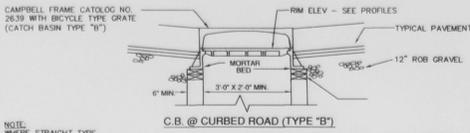
ROAD PROFILE AND DETAILS
SUBDIVISION OF VALLEY FIELDS ESTATES
BETHLEHEM ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
One Civic Center Plaza, Suite 401
Poughkeepsie, NY 12601-3157
TEL (845) 434-2440 FAX (845) 434-9008

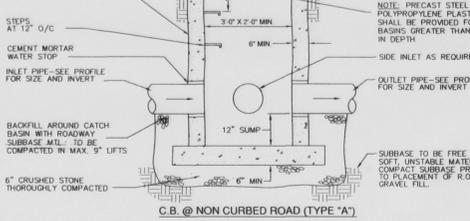
DATE: 9/30/04 SCALE: 1"=50' PROJ. NO. 02150 SHEET: 4 OF 8



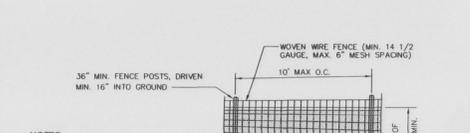
1 SECTION-TRENCHING & BACKFILLING
5 N.T.S.



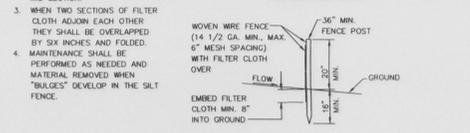
2 C.B. @ CURBED ROAD (TYPE 'B')
5 N.T.S.



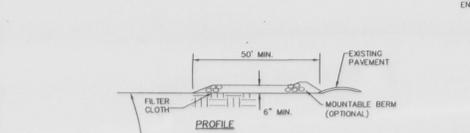
3 C.B. @ NON CURBED ROAD (TYPE 'A')
5 N.T.S.



4 CATCH BASIN DETAIL
5 N.T.S.



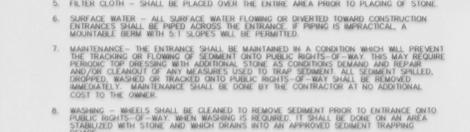
5 PERSPECTIVE VIEW
5 N.T.S.



6 SILT FENCE DETAIL
5 N.T.S.

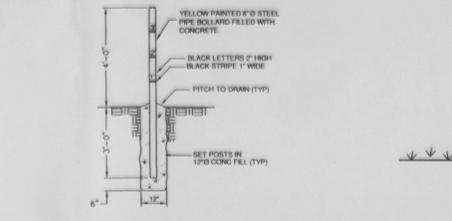


7 CONSTRUCTION SPECIFICATIONS
5 N.T.S.

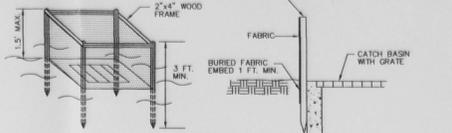


8 STABILIZED CONSTRUCTION ENTRANCE
5 N.T.S.

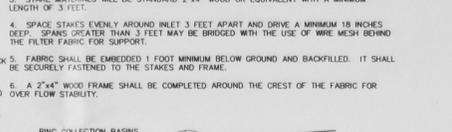
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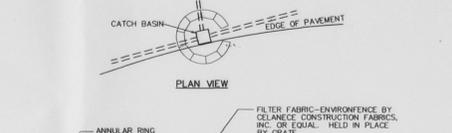
9 SEDIMENT MARKER
5 N.T.S.



10 SILT FENCE
5 N.T.S.



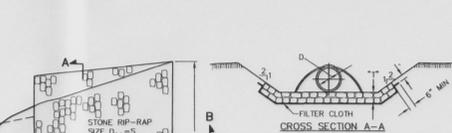
11 CONSTRUCTION SPECIFICATIONS
5 N.T.S.



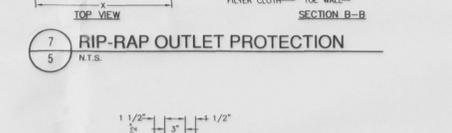
12 HAYBALE CATCH BASIN SEDIMENT TRAPS
5 N.T.S.



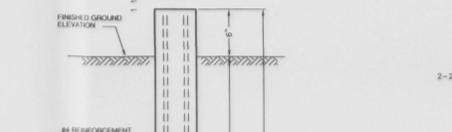
13 RIP-RAP OUTLET PROTECTION SCHEDULE
5 N.T.S.



14 RIP-RAP OUTLET PROTECTION
5 N.T.S.



15 WOODEN ROAD SIGN
5 N.T.S.

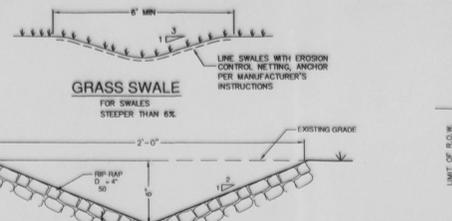


16 STRAW BALE EROSION CHECKS
5 N.T.S.

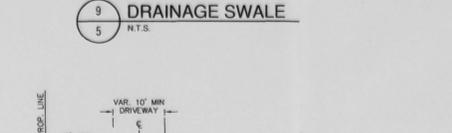


17 CONCRETE MONUMENT
5 N.T.S.

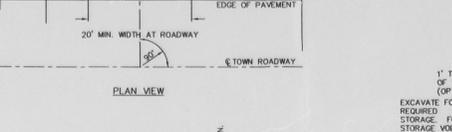
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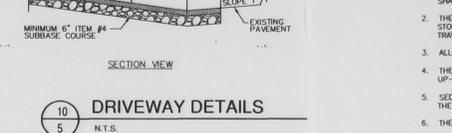
18 GRASS SWALE
5 N.T.S.



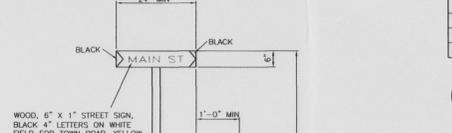
19 RIP-RAP LINED SWALE
5 N.T.S.



20 DRAINAGE SWALE
5 N.T.S.



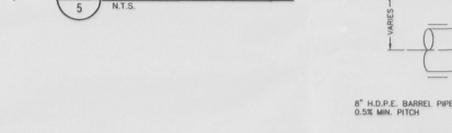
21 DRIVEWAY DETAILS
5 N.T.S.



22 WOODEN ROAD SIGN
5 N.T.S.



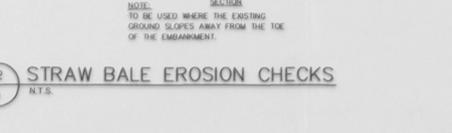
23 STRAW BALE EROSION CHECKS
5 N.T.S.



24 CONCRETE MONUMENT
5 N.T.S.

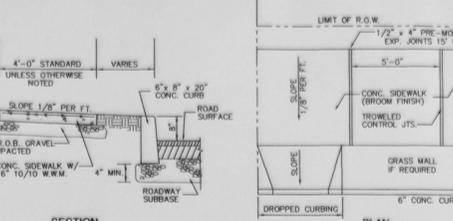


25 CONCRETE MONUMENT
5 N.T.S.



26 CONCRETE MONUMENT
5 N.T.S.

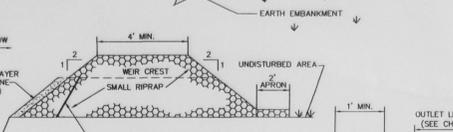
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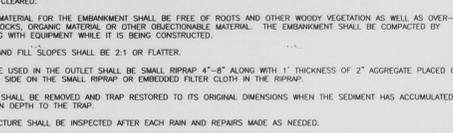
27 SIDEWALK & CURB DETAIL
5 N.T.S.



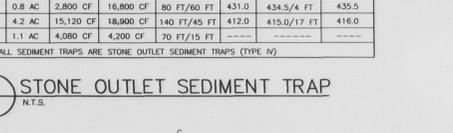
28 SPILLWAY PROFILE
5 N.T.S.



29 CONSTRUCTION SPECIFICATIONS
5 N.T.S.



30 STONE OUTLET SEDIMENT TRAP
5 N.T.S.



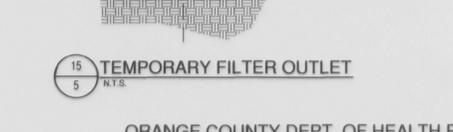
31 TEMPORARY FILTER OUTLET
5 N.T.S.



32 TEMPORARY FILTER OUTLET
5 N.T.S.



33 TEMPORARY FILTER OUTLET
5 N.T.S.

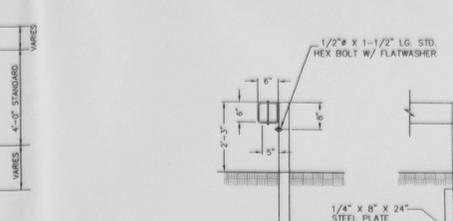


34 TEMPORARY FILTER OUTLET
5 N.T.S.



35 TEMPORARY FILTER OUTLET
5 N.T.S.

NOTE: STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF INGRESS/EGRESS TO UNPAVED LOCATIONS FROM PAVED PUBLIC RIGHT-OF-WAYS.



36 ANCHOR POST DETAIL
5 N.T.S.



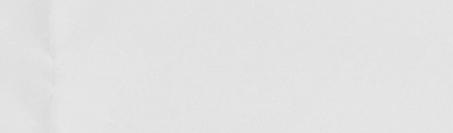
37 GUARDRAIL DETAIL
5 N.T.S.



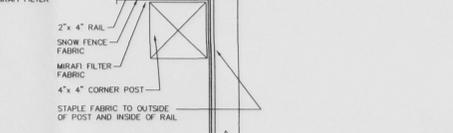
38 GUARDRAIL DETAIL
5 N.T.S.



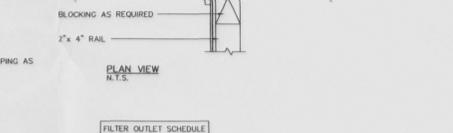
39 GUARDRAIL DETAIL
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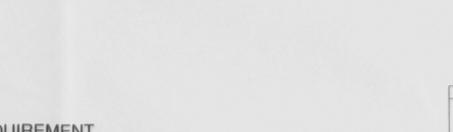
40 GUARDRAIL DETAIL
5 N.T.S.



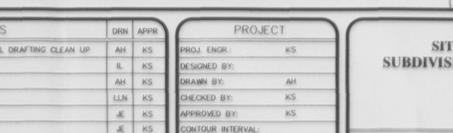
41 GUARDRAIL DETAIL
5 N.T.S.



42 GUARDRAIL DETAIL
5 N.T.S.



43 GUARDRAIL DETAIL
5 N.T.S.



44 GUARDRAIL DETAIL
5 N.T.S.

NOTE: STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF INGRESS/EGRESS TO UNPAVED LOCATIONS FROM PAVED PUBLIC RIGHT-OF-WAYS.

ORANGE COUNTY DEPT. OF HEALTH REQUIREMENT

1. APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING ONLY WHEN THIS SHEET IS INCLUDED AS ONE SHEET WITHIN THE EIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.

"NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL"

NO.	DATE	REVISIONS	DRN	APPR
1	10/11/04	REVISED WETLANDS AND GENERAL DRAFTING CLEAN UP	AH	KS
2	2/14/05	REMOVED DETAILS TO SHEET 6	IL	KS
3	7/27/05	REMOVED PER OGDH COMMENTS	AH	KS
4	9/21/05	RENUMBERED DETAILS	LLN	KS
5	10/18/05	ADDED SEDIMENT TRAP 3	JE	KS
6	02/22/06	DRAFTING CLEANUP	JE	KS
7	02/05/07	D.C.C. DRAWING CLEANUP	JE	KS

PROJECT	PROJ. ENGR.	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	CONTR. INT.:	DATUM:
SITE CONSTRUCTION DETAILS SUBDIVISION OF VALLEY FIELDS ESTATES BETHLEHEM ROAD TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK	KS	AH	AH	KS	KS		

SPECTRA ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
One Civic Center Plaza, Suite 401
Poughkeepsie, NY 12601-3157
TEL: (845) 454-9440 FAX: (845) 454-8008

DATE: 9/01/04 SCALE: AS SHOWN PROJ. NO.: 02150 SHEET: 5 OF 8

LEGEND:

- PROPERTY LINE
- - - - - EDGE OF WOODS
- - - - - TEMPORARY DIVERSION SWALE
- - - - - DIRT ROAD OR TRAIL
- PROPOSED CONTOUR
- - - - - PROPOSED LOT LINE
- STORM DRAIN/MANHOLE/CATCH BASIN/HEADWALL
- - - - - PROPOSED EASEMENT
- - - - - ADJACENT PROPERTY LINE
- - - - - WETLAND BOUNDARY
- - - - - SALT FENCE
- - - - - RETAINING WALL
- PERC TEST LOCATION
- DEEP TEST LOCATION
- PROPOSED DRILLED WELL
- PROPOSED STREET TREE
- PROPOSED STREET LIGHT POST
- PROPOSED DWELLING AND DRIVEWAY AND AVERAGE DRIVEWAY SLOPE
- PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS)
- EXISTING SPECIMEN TREE TO REMAIN
- ✕ EXISTING SPECIMEN TREE TO BE REMOVED

NOTES:

1. BUILDOUT WILL PROCEED IN PHASES NOT TO EXCEED 5 ACRES IN AREA.
2. PHASE 1 WILL BE THE CONSTRUCTION OF PIN OAK DRIVE AND BOTH TEMPORARY SEDIMENT BASINS. SUBSEQUENT PHASES WILL BE DETERMINED BASED UPON PROJECTED HOUSE CONSTRUCTION. NO MORE THAN 4 LOTS WILL BE DISTURBED AT ONCE.
3. NO WORK IS TO PROGRESS IN SUBSEQUENT PHASES UNTIL THE INSPECTING ENGINEER IS SATISFIED THAT ALL CONDITIONS OF THE EROSION CONTROL MEASURES, BOTH TEMPORARY AND PERMANENT, HAVE BEEN MET IN THE CURRENT PHASE.
4. ALL TEMPORARY EROSION CONTROL FEATURES ARE TO REMAIN IN PLACE UNTIL ALL LOTS IN THEIR RESPECTIVE DRAINAGE AREAS ARE CONSTRUCTED AND STABILIZED.
5. NO CHANGES TO THE PHASING PLANS ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER AND ANY GOVERNING AGENCIES.



NO WELL WITHIN 200' OF PROPOSED SSDS
NO SSDS WITHIN 200' OF PROPOSED WELL

12	08/07/06	Q.C.C DRAWING CLEANUP	YD	KS
13	10/30/06	REVISIONS FOR DRAINAGE DISTRICT PER TOWN ENGINEER	J.E.	KS
14	02/05/07	Q.C.C DRAWING CLEANUP	J.E.	KS

NO.	DATE	REVISIONS	DRN	APPR
1	9/30/04	REV. PER TOWN ENGINEER COMMENTS DATED 9/17/04	SL	KS
2	10/11/04	REVISED METLANDS AND GENERAL DRAFTING CLEAN UP	AH	KS
3	12/14/04	REVISED LOTLINE AND MAIN ROAD	AH	KS
4	2/24/05	REVISED SHEET #	SL	KS
5	7/21/05	REVISED PER OGDCH COMMENTS	AH	KS
6	9/21/05	ADDED DETAIL CROSS REFERENCES	LLN	KS
7	10/18/05	REVISED EROSION CONTROL MEASURES	J.E.	KS
8	02/09/06	REVISED PER OGDCH COMMENTS	J.E.	KS
9	02/22/06	DRAFTING CLEANUP	J.E.	KS
10	04/10/06	REVISED PER TOWN ENGINEER COMMENTS	J.E.	KS
11	05/23/06	REVISED AS PER TOWN ENGINEER'S MEMO OF 4/28/06	YD	KS

PROJECT	
PROJ. ENGR.:	KS
DESIGNED BY:	SL
DRAWN BY:	SL
CHECKED BY:	KS
APPROVED BY:	KS
CONTOUR INTERVAL:	2 FT
DATUM:	
0 12.5 25 50 100	
1" = 50'	

PLANNING BOARD APPROVAL
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
FEB 28 2007

"NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL"

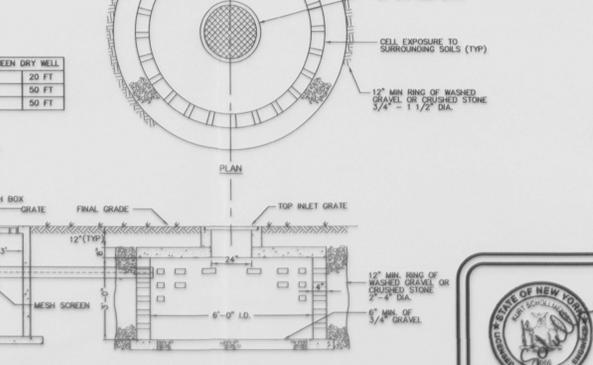
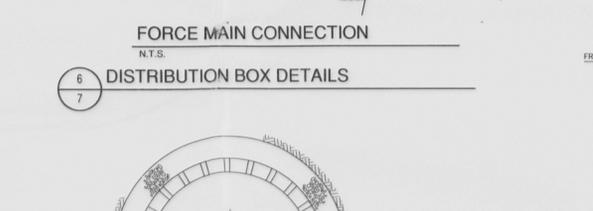
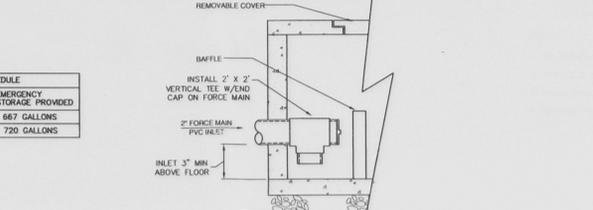
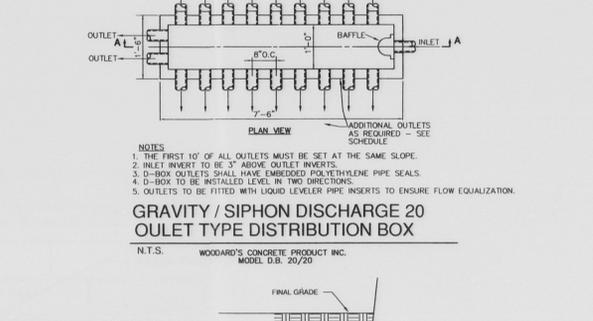
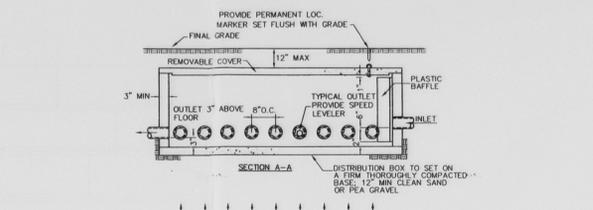
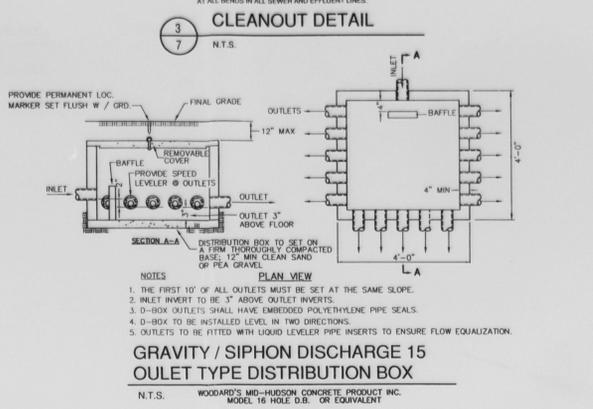
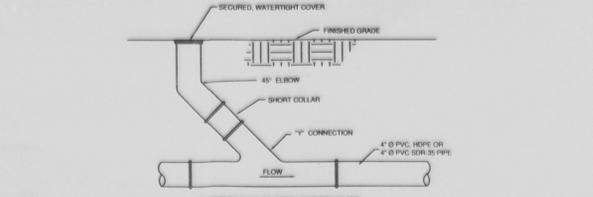
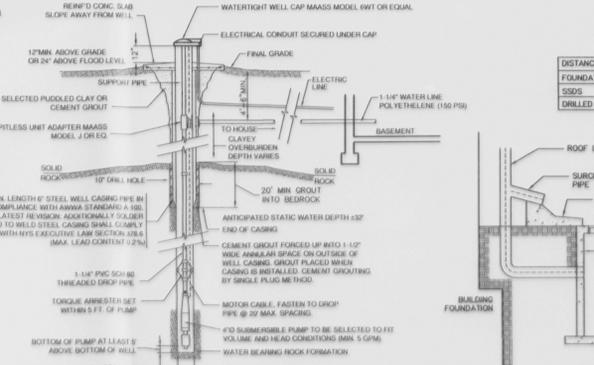
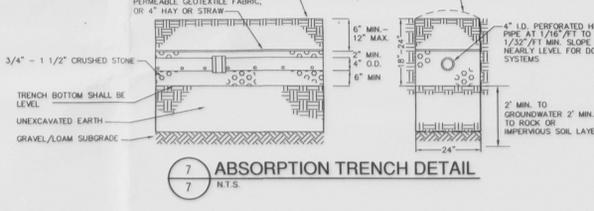
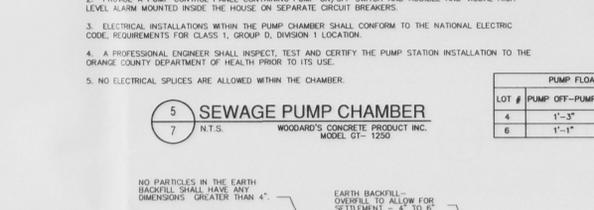
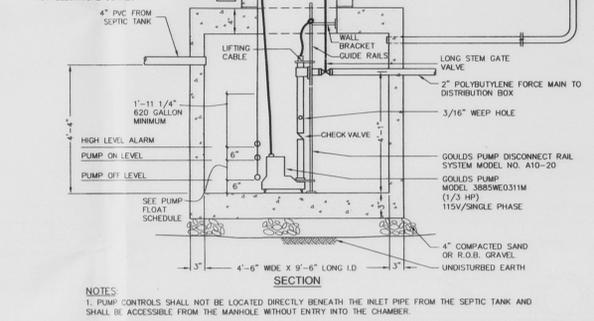
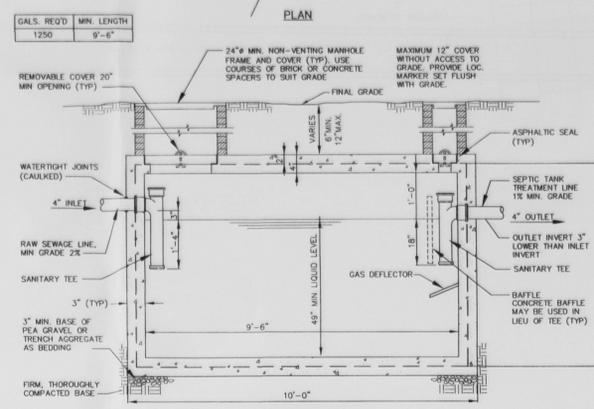
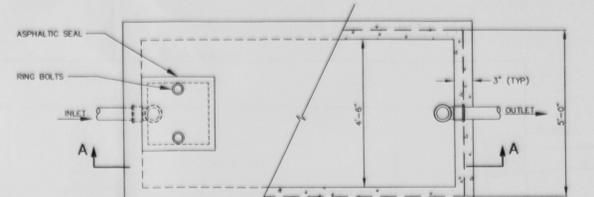
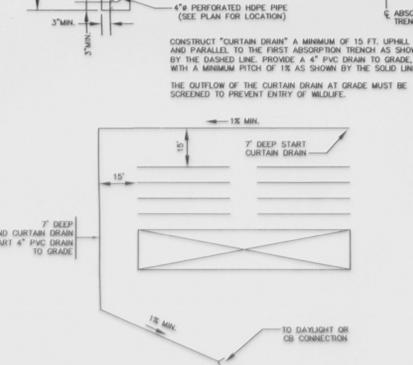
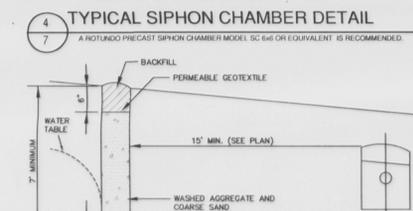
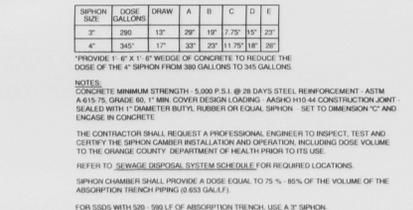
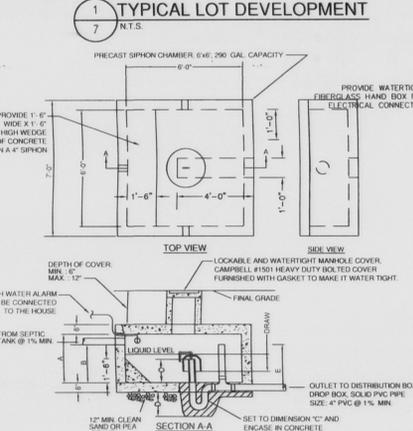
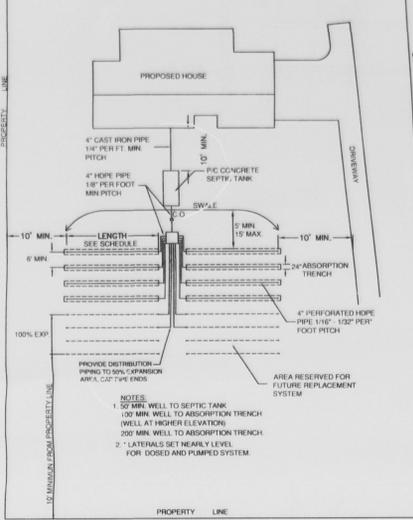
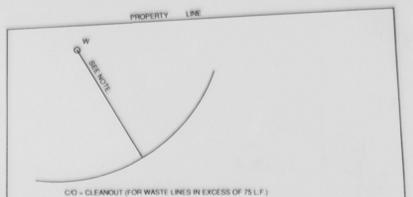
ORANGE COUNTY DEPT. OF HEALTH REQUIREMENT

APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING ONLY WHEN THIS SHEET IS INCLUDED AS ONE SHEET WITHIN THE EIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.



EROSION CONTROL PLAN
SUBDIVISION OF VALLEY FIELDS ESTATES
BETHLEHEM ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
One Civic Center Plaza, Suite 401
Poughkeepsie, NY 12601-3857
TEL (845) 454-9440 FAX (845) 454-9206
DATE: 9/30/04 SCALE: 1"=50' PROJ. NO. 02150 SHEET 6 OF 8



SOIL TEST DATA SUMMARY
ORANGE COUNTY HEALTH DEPARTMENT

LOT #	D.T.H. #	D.T.H. DATE	SOIL DESCRIPTION	IMPERVIOUS LAYER	GROUND WATER	PERC. TEST #	PERC. TEST DATE	PERCOLATION RATE	DEPTH OF TEST HOLE
1	1-1	6/25/04	0-8" TOPSOIL, 8"-36" MEDIUM TO COARSE SAND W/SILT, 36"-84" MEDIUM TO COARSE SAND W/SILT, 84"-120" MEDIUM TO COARSE SAND W/SILT, 120"-180" MEDIUM TO COARSE SAND W/ GRAVEL, LITTLE SILT, MOTTLING AT 48"		60"	1-1	6/26/04	14.00 MIN./IN.	30"
	1-2	6/25/04	0-8" TOPSOIL, 8"-36" MEDIUM TO COARSE SAND W/SILT, 36"-84" MEDIUM TO COARSE SAND W/ GRAVEL, LITTLE SILT, MOTTLING AT 48"		60"	1-2	6/26/04	15.00 MIN./IN.	30"
						1-3	7/6/05	5.00 MIN./IN.	30"
						1-4	7/6/05	8.00 MIN./IN.	30"
2	2-1	10/24/03	0-12" TOPSOIL, 12"-78" GRAVELY LOAM			2-1	10/25/03	11.00 MIN./IN.	30"
	2-2	10/24/03	0-12" TOPSOIL, 12"-78" GRAVELY LOAM W/ SOME STONES.			2-2	10/25/03	11.00 MIN./IN.	31"
3	3-1	6/25/04	0-4" TOPSOIL, 4"-18" LOAM, 18"-48" MOD. COMP. SAND & SILT, 48"-84" CLAY LOAM	84"		3-1	6/26/04	24.00 MIN./IN.	30"
	3-2	6/25/04	0-8" TOPSOIL, 8"-54" MOD. COMPACT FINE SAND W/ SILT, 54"-84" LESS COMPACT SAND, LITTLE SILT, SOME GRAVEL.			3-2	7/6/05	34.00 MIN./IN.	30"
4	4-1	5/17/05	0-8" TOPSOIL, 8"-36" SILTY LOAM, 36"-84" MOD. COMP. SAND & SILT W/ BOULDERS.		84"	4-1	6/26/04	30.00 MIN./IN.	30"
	4-2	5/17/05	0-8" TOPSOIL, 8"-36" SILTY LOAM, 36"-84" MOD. COMP. SILT & SAND W/ BOULDERS.		60"	4-2	6/26/04	58.00 MIN./IN.	30"
	4-3	9/27/05	0-8" TOPSOIL, 8"-18" SILTY LOAM, 18"-60" COMPACT FINE SILT & SAND W/ COBBLES, MOTTLING AT 36", 60"-84" VERY COMPACT SILT & FINE SAND W/ FEW COBBLES.			4-3	7/6/05	26.00 MIN./IN.	30"
						4-4	7/6/05	26.00 MIN./IN.	30"
5	5-2	6/25/04	0-8" TOPSOIL, 8"-36" COMPACT SAND & SILT LOAM, 36"-84" MOD. COMPACT SAND W/ SILT, SOME GRAVEL, MOTTLING AT 48"			5-1	6/25/04	36.00 MIN./IN.	28"
	5-1	6/25/04	0-8" TOPSOIL, 8"-18" LOAM, 18"-54" COMPACT SAND & LOAM, 54"-72" COMPACT CLAYEY SAND			5-2	6/25/04	37.00 MIN./IN.	30"
6	6-1	5/17/05	0-12" TOPSOIL, 12"-24" LOAM, 24"-48" MOD. COMPACT SANDY LOAM W/ COBBLES, 48"-84" MOD. COMPACT SAND W/ COBBLES.		78"	6-1	7/6/05	32.00 MIN./IN.	36"
	6-2	5/17/05	0-12" TOPSOIL, 12"-24" LOAM, 24"-72" MOD. COMPACT SANDY LOAM, 72"-96" SAND & SILT W/ CLAY MODULES.		78"	6-2	7/6/05	29.00 MIN./IN.	36"
7	7-1	6/25/04	0-4" TOPSOIL, 4"-12" MOD. COMPACTED LOAM, 12"-42" RIGHT SAND SOME SILT, LITTLE GRAVEL, 42"-72" COMPACT SAND WITH SILT, BOULDERS.	72"		7-1	6/25/04	23.00 MIN./IN.	28"
	7-2	6/25/04	0-4" TOPSOIL, 4"-12" MOD. COMPACTED LOAM, 12"-42" RIGHT SAND SOME SILT, LITTLE GRAVEL, 42"-72" COMPACT SAND WITH SILT, BOULDERS.	78"	72"	7-2	6/25/04	32.00 MIN./IN.	26"
8	8-1	6/25/04	0-8" TOPSOIL, 8"-18" SANDY LOAM, 18"-72" COMPACT FINE SAND & SILT W/ COBBLES, 72"-84" LESS COMPACT FINE-MEDIUM SAND W/ SOME SILT, GRAVEL.			8-1	6/25/04	18.00 MIN./IN.	30"
	8-2	6/25/04	0-8" TOPSOIL, 8"-18" LOAM, 18"-84" MOD. COMPACT SAND W/ GRAVEL, FEW COBBLES.			8-2	6/25/04	15.00 MIN./IN.	27"
9	9-1	10/24/03	0-12" TOPSOIL, 12"-24" YELLOW LOAM, 24"-72" GRITTY LOAM.		72"	9-1	10/25/03	45.00 MIN./IN.	31"
	9-2	10/24/03	0-12" TOPSOIL, 12"-78" MIXED LOAM W/ STONE.		78"	9-2	10/25/03	26.00 MIN./IN.	30"
10	10-1	10/24/03	0-12" TOPSOIL, 12"-72" LOAM W/ LARGE STONES & BOULDERS.		60"	10-1	10/25/03	26.00 MIN./IN.	31"
	10-2	10/24/03	0-12" TOPSOIL, 12"-24" SILTY LOAM 24"-78" STONEY LOAM.		72"	10-2	10/25/03	3.00 MIN./IN.	30"
11	11-1	6/25/04	0-12" TOPSOIL, 12"-42" SILTY LOAM W/ COBBLES, 42"-84" MOD. COMPACT SAND, SOME MEDIUM-COARSE SAND & LITTLE SILTY W/ SOME FINE GRAVEL, 60"-72" MOTTLING.			11-1	6/25/04	32.00 MIN./IN.	30"
	11-2	6/25/04	0-8" TOPSOIL, 8"-48" COMPACT FINE SAND W/ SILT, 48"-84" MOD. COMPACT SAND W/ SILT, SOME GRAVEL.	84"		11-2	6/25/04	28.00 MIN./IN.	30"
12	12-1	6/25/04	0-8" TOPSOIL, 8"-42" COMPACT SAND, SOME MEDIUM-COARSE SAND & LITTLE SILTY W/ GRAVEL, SOME SILT.		72"	12-1	7/29/04	7.00 MIN./IN.	30"
	12-2	6/25/04	0-8" TOPSOIL, 8"-48" COMPACT SAND W/SILT, 48"-84" MOD. COMPACT SAND, SILT, GRAVEL, MOTTLING AT 60".			12-2	5/16/05	46.00 MIN./IN.	36"
13	13-1	6/25/04	0-8" TOPSOIL, 8"-48" VERY COMPACT FINE SAND, 48"-84" MOD. COMPACT SAND, SOME SILT, GRAVEL, MOTTLING AT 48"			13-1	6/25/04	30.00 MIN./IN.	24"
	13-2	6/25/04	0-8" TOPSOIL, 8"-48" COMPACT SAND W/SILT, 48"-84" COMPACT SAND W/ LITTLE SILT, GRAVEL, MOTTLING AT 60"			13-2	6/25/04	38.00 MIN./IN.	30"
14	14-1	6/25/04	0-12" FILL, 12"-18" TOPSOIL, 18"-72" COMPACT SAND W/SILT, SOME GRAVEL, 72"-84" CLAY.		72"	14-1	6/25/04	22.00 MIN./IN.	28"
	14-2	6/25/04	0-21" FILL, 21"-72" COMPACT SAND W/SILT, SOME GRAVEL, 72"-84" CLAY.		72"	14-2	6/25/04	15.00 MIN./IN.	28"
14	14-3	9/23/05	0-36" FILL, 36"-60" CURTAIN DRAIN, 60"-84" MOD. COMPACT MEDIUM-COARSE SAND & SILT W/ COBBLES & CLAY NOBBLES.						
	14-4	9/23/05	0-18" TOPSOIL, 18"-60" RIGHT SILT & FINE SAND W/ COBBLES, 60"-84" MOD. COMPACT MEDIUM SAND W/ SILT.						

* LOCATED OUTSIDE SDDS SYSTEM AND EXPANSION AREA.



ORANGE COUNTY DEPT. OF HEALTH REQUIREMENT

APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS VALID FOR THIS DRAWING. APPROVAL BY THE ORANGE COUNTY DEPARTMENT OF HEALTH IS INCLUDED AS ONE SHEET WITHIN THE EIGHT SHEETS OF THE COMPLETE APPROVED DRAWING.

NO.	DATE	REVISIONS	DRN	APPR
1	7/27/05	REVISED PER ODDM COMMENTS	AH	KS
2	10/14/05	REVISED PER ODDM COMMENTS	JE	KS
3	12/21/05	REVISED PER ODDM COMMENTS	JE	KS
4	02/09/06	REVISED PER ODDM COMMENTS	JE	KS
5	02/22/06	DRAFTING CLEANUP	JE	KS
6	02/06/07	D.C.C. DRAWING CLEANUP	JE	KS

PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

ORANGE COUNTY DEPT. OF HEALTH REQUIREMENT

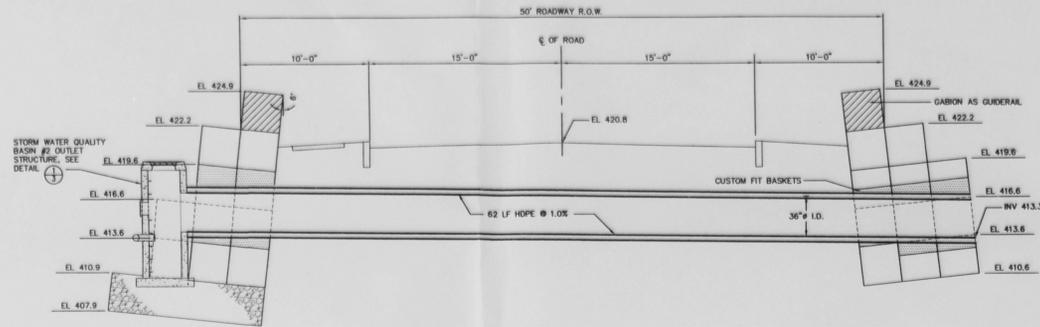
115 2 6 2007

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

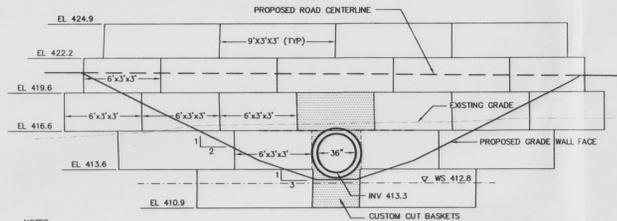
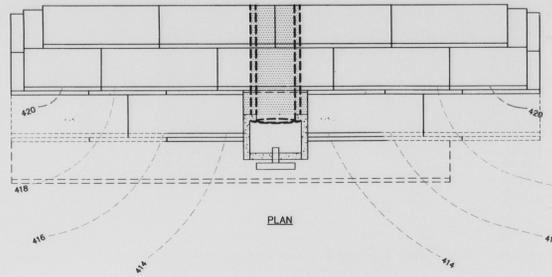
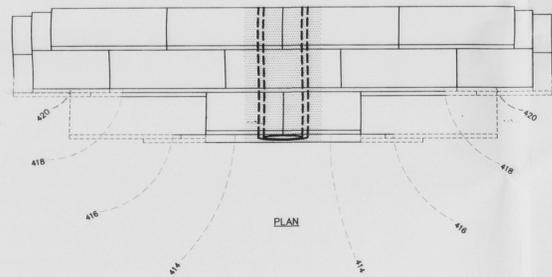
WATER SUPPLY & SEWAGE DISPOSAL DETAILS
SUBDIVISION OF VALLEY FIELDS ESTATES
BETHLEHEM ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

SPECTRA ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
One Olive Center Plaza, Suite 401
Poughkeepsie, NY 12601-3157
TEL (845) 454-8440 FAX (845) 454-9206

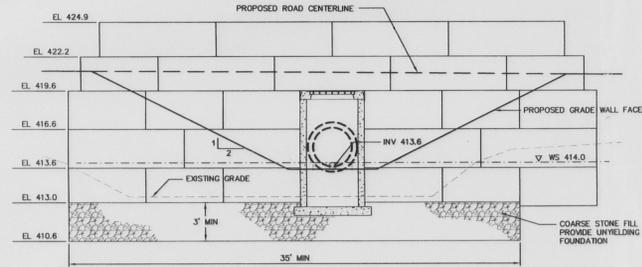
DATE: 2/25/05 SCALE: AS SHOWN PROJ. NO. 02150 SHEET 7 OF 8



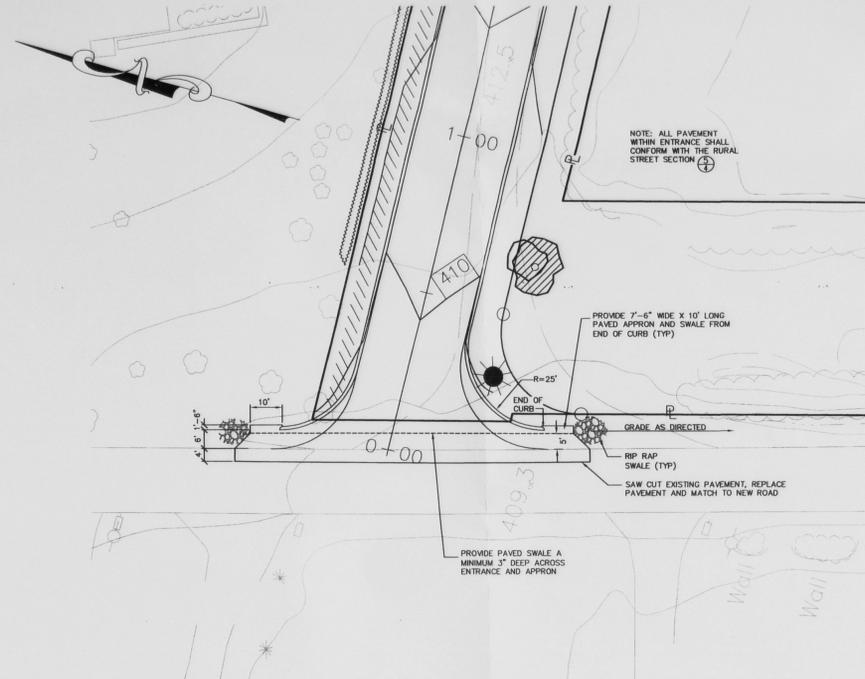
1 SECTION A-A
SCALE: 1"=5'



2 HEADWALL #1
SCALE: 1"=5'



3 HEADWALL #2
SCALE: 1"=5'



- NOTE:
1. THE OWNER/CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE ENTRANCE WITH THE TOWN ENGINEER AND HIGHWAY SUPERINTENDANT.
 2. PROVIDE A MINIMUM OF 10 FT RIP RAP SWALE ON EACH SIDE OF THE PROPOSED ENTRANCE.
 3. GRADE SWALE SOUTH OF ENTRANCE AS DIRECTED BY THE TOWN HIGHWAY SUPERINTENDANT.
 4. PROVIDE RIP RAP SWALE AS DEEMED NECESSARY BY THE TOWN HIGHWAY SUPERINTENDANT.

4 ENTRANCE DETAIL
SCALE: 1"=20'

NOTES:
STANDARD GABION BASKET: 9"X3'X3', GALVANIZED WELDED WIRE MESH JOINED WITH SPIRAL BINDERS @ CORNERS AND CORNER STIFFENERS ON 1' CENTERS. 3 1/2" CLEAN STONE FILL @ 12" LIFTS. FILL IN ADJOINING CELLS SHOULD NOT VARY MORE THAN 1" IN HEIGHT. OVERFILL SLIGHTLY FOR FUTURE SETTLEMENT.

PLANNING BOARD APPROVAL
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
FEB 26 2007
By: [Signature]

"NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL"



NO.	DATE	REVISIONS	DRN	APPR
1	12/21/05	REVISED PER OGDON COMMENTS	JE	KS
2	02/22/06	DRAFTING CLEANUP	JE	KS
3	04/07/06	ADDED ENTRANCE DETAIL	JE	KS
4	05/23/06	REVISED AS PER TOWN ENGINEER'S MEMO OF 4/26/06	YG	KS
5	09/07/06	D.C.C DRAWING CLEANUP	YG	KS
6	02/06/07	D.C.C DRAWING CLEANUP	JE	KS

PROJECT	
PROJ. ENGR.	KS
DESIGNED BY:	JE
DRAWN BY:	JE
CHECKED BY:	KS
APPROVED BY:	KS
CONTOUR INTERVAL:	
DATUM:	

CROSS SECTIONS
SUBDIVISION OF VALLEY FIELDS ESTATES
BETHLEHEM ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

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