

**PB# 86-59**

**Blooming Grove  
Operating Co.**

**52-1-20**

86-59

Blooming Grove Operating Subdivision  
Phase I

1979	235 219	623	8-28	DOLLARS
978	50-193 219		50.00	DOLLARS

71

# General Receipt

8067

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

September 10, 19 86

Received of Blooming Grove Operating Co. \$ 25.00  
Twenty-Five and 00/100 DOLLARS

For Submission Fee 86-59

DISTRIBUTION		
FUND	CODE	AMOUNT
Ch 2198		25.00

By Pauline G. Townsend  
Town Clerk  
Title

# General Receipt

8673

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

Feb. 25 19 87

Received of Gene Jones \$ 100.00  
One Hundred and 00/100 DOLLARS

For Pre-Preliminary 86-59

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 809		100.00

By Pauline G. Townsend  
Town Clerk  
Title

Wilson Jones - Carbonless - Slip/WCL Duplicate - 5104-WCL-Topline  
**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12550  
 MADE IN U.S.A.  
 © Wilson Jones, 1989

DATE January 14, 1997 RECEIPT NUMBER 86-59  
 RECEIVED FROM Blooming Grove Operating Co.  
 Address P.O. Box 479 - Washingtonville, N.Y. 10992  
One Thousand Nine Hundred Thirty Eight DOLLARS \$ 1938.28  
 FOR 40% Inspection fee for P.S. #86-59 - Phase I

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1938.28	CASH	
AMOUNT PAID	1938.28	CHECK	#4979
BALANCE DUE	-0-	MONEY ORDER	

[Signature]  
By Mary Mann, Secy to the P.B.

# General Receipt

8804

TOWN OF NEW WINDSOR  
555 Union Avenue

April 7 1987

FUND	CODE	AMOUNT
CP 2198		25.00

By Pauline J. Townsend  
 Title Town Clerk

**General Receipt** 8673

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Grove Homes \$ 100.00  
One Hundred and 00/100 DOLLARS

For Pre-Preliminary 86-59

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 100.00		
# 809		

By Pauline J. Townsend  
 Title Town Clerk

Wilson Jones - Carbonless - 516-C-NCL Duplicate - 516-4-WCL Tripartite  
 Planning Board  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12555  
 MADE IN U.S.A.  
 © Wilson Jones, 1989

**RECEIPT** NUMBER

DATE January 14, 1997 86-59

RECEIVED FROM Blooming Grove Operating Co.  
 Address P.O. Box 479 - Washingtonville, N.Y. 10992

One Thousand Nine Hundred Thirty Eight DOLLARS \$ 1938.28

FOR 4% Inspector fee for P.S. #86-59 - Phase I

ACCOUNT	HOW PAID
BEGINNING BALANCE 1938.28	CASH
AMOUNT PAID 1938.28	CHECK # 4979
BALANCE DUE - 0 -	MONEY ORDER

By Myra Mason, Secy to the P.B.

**General Receipt** 8804

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N.Y. 12550

Received of Grove Homes Inc. \$ 718.50  
Seven Hundred Eighteen and 50/100 DOLLARS

For Preliminary \$100.00 - Final Plat Fee \$100.00 -  
 Final Plat Fee \$50.00 - 86-59 - Engineering Fee \$68.50

FUND	CODE	AMOUNT
Check # 718.50		
# 977		

By Pauline J. Townsend  
 Title Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

4979

**BLOOMING GROVE OPERATING CO., INC.**  
P.O. BOX 479  
WASHINGTONVILLE, NY 10992

*Jan 6* 19 *97* 50-235  
219 623

PAY TO THE ORDER OF T. of New Windsor \$ 1,938.28  
One thousand nine hundred & thirty eight  $\frac{28}{100}$  DOLLARS

**THE BANK OF NEW YORK**

353 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12553

MEMO Ph fees Sec 1 Vincent Bragone

DATE	AMOUNT
<i>Recreation Fee</i>	<i>86.59</i>
TOTAL OF INVOICES	
ESS % DISCOUNT	
ESS FREIGHT	
ESS	
TOTAL DEDUCTIONS	
AMOUNT OF CHECK	

*1496-3654*  
**GROVE HOMES, INC.** 978  
P.O. BOX 188  
WASHINGTONVILLE, NY 10992

*April 1* 19 *87* 50-193  
218

PAY TO THE ORDER OF Town of New Windsor \$ 750.00  
Seven hundred fifty and  $\frac{00}{100}$  DOLLARS

**BARCLAYS**

BARCLAYS BANK OF NEW YORK, N.A.  
363 WINDSOR HIGHWAY, NEW WINDSOR, NEW YORK 12550

Vincent Bragone

*our*  
JOB # *85-256*  
BG.OPER.CO.

⑆000978⑆ ⑆021901939⑆ 604600089⑆

86-54  
Blooming Grove Operating Subdiv 96159  
Phase I

## TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO ..McGoey..and..Hauser,..Consulting..Engineers,..P..C..... DR.

45 Quassaick Avenue, New Windsor, NY 12550  
.....

DATE	CLAIMED	ALLOWED
PROFESSIONAL SERVICES		
Planning Board		
Blooming Grove Operating Company		
Minor Subdivision including		
Engineering Cost for Sketch Plan Review		
of Major Subdivision (86-59)		
24 September; 4,6 October 1986;		
10 January, 23,24 February; 9,23 March 1987;		
9.0 hours		\$360 00
Clerical; .50 hour		8 50
AMOUNT DUE:		\$368 50

TOWN OF NEW WINDSOR  
PLANNING BOARD FEES  
JANUARY 1, 1987

Checks payable to:  
TOWN OF NEW WINDSOR

Date to:  
TOWN CLERK

\$ 25.00 APPLICATION FEE	P <u>25.00</u>	<u>9-10-86</u>
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SITE PLAN

\$100.00 (*) SITE PLAN FEE OR AMENDED SITE PLAN	_____	_____
--	-------	-------

Varies ENGINEERING FEE	_____	_____
------------------------	-------	-------

\* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY	\$ <u>100.00</u>	<u>2-25-87</u>
--------------------------	---------------------	----------------

\$100.00 PRELIMINARY	<u>100.00</u>	<u>4-2-87</u>
----------------------	---------------	---------------

\$100.00 FINAL PLAT (MINOR SUB.)	<u>100.00</u>	<u>4-2-87</u>
----------------------------------	---------------	---------------

\$100.00 + \$5.00 per unit (FINAL PLAT MAJOR SUBDIVISION).	_____	_____
--	-------	-------

\$150.00 FINAL PLAT SEC. FEE	<u>150.00</u>	<u>4-2-87</u>
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Varies ENGINEERING FEE	<u>368.50</u>	<u>4-2-87</u>
------------------------	---------------	---------------

718.50

Separate check, payable to:  
TOWN OF NEW WINDSOR

Date to:  
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE	<u>750.00</u>	<u>4-2-87</u>
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\*\* The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

SPECIAL PERMIT

Collect Rec. fees + Approval fees on each phase  
Mark to bill his fees at end - Check escrow each phase

Phase I 3 lots 2 bldg & Remainder Piece

11/12/97 Need offers of Dedication on Complete Road  
Per Mark through all phases. (To be accepted as completed)  
Plus easements

Phase II (Lot #35) No inspect fees due for  
Revised this Phase - No roadway in Phase II  
Has O.C.H.D. Approval

Total Bond Est: 842,459.00

Phase III: (Lots 21-27 + 29-34)  
(13) lots total

8/14/97  
Paid \$11,212.00 Insp. fee

Need breakdown of Cost Estimates for Phases inspect  
fees.

Phase IV <sup>10 lots total</sup> (3-11 + 28) Paid insp. fee 11/12/97 7745.00

Phase V <sup>lots</sup> (12-20) <sup>to be paid</sup>  
14,741.36 = (4% of 368,534.00)

(Need separate files for each phase)

4% of 842,459.00 =  
33,698.36

7-22 Inspection fee

86-59

FAIRVIEW HOMES, INC.  
P.O. BOX 479  
WASHINGTONVILLE, NEW YORK 10992

EXPLANATION	AMOUNT
Inspection Fee	

50-235/219

6193

T Two thousand three hundred & eighteen  $\frac{00}{100}$

DOLLARS

TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
Town of New Windsor		6193

CHECK AMOUNT

\$ 2,318.00

THE BANK OF NEW YORK  
353 WINDSOR HIGHWAY  
NEW WINDSOR, NEW YORK 12550 804

*David August*

⑈006193⑈ ⑆021902352⑆ ⑈6809106436⑈

Planning Board  
Town Hall  
555 Union Ave.  
Windsor, NY

5/6 86-59  
NO. 91-22

November 1, 1994

RECEIVED FROM: Fairview Homes, Inc.

Two thousand Three Hundred Eighteen  $\frac{00}{100}$  DOLLARS

Inspection Fee - 4% of \$57,950.00 Bond Estimate

Amount Total \$ 2,318.00

Amount Paid \$ 2,318.00

Balance Due \$ -0-

Megan Mason, Sec'y to the P.B.

THE EFFICIENCY LINE AN AMPAD PRODUCT

Phase I  
P.B. # 86-59

11/23/94  
Nov 24 1994  
To date on Phase I

P.B. # ~~91-22~~ 5/B 86-59

NAME: Fairview Homes, Inc.

For: Blooming Grove Op. Sub.

FOR: 4% of \$57,950.00 \$2,318.00

TOTAL DEPOSIT: \$2,318.00

AMOUNT OF CHECK: \$2,318.00

#6193

COMPTROLLER

Inspection fee 2318.00  
1930.28

Total Inspection fee for Phase I only: 4248.28

paid: CK #6193 \$2,318.00  
CK 4979 1938.28

\$ 4,256.28 \$3.00 over

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 8/14/86 86-59  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval 3-25-87 (Phase I)  
Fees Paid 25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 8/12/86 ✓

1. Name of subdivision Subdivision for Blooming Grove Operating Company

2. Name of applicant Blooming Grove Operating Co. Phone 496-3654

Address P.O. Box 188, Washingtonville, New York 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)

3. Owner of record Blooming Grove Operating Co. Phone 496-3654

Address P.O. Box 188, Washingtonville, New York 10992  
(Street No. & Name) (Post Office) (State) (Zip Code)

4. Land Surveyor Gerald Zimmerman Phone 782-7976

Address Route 17M, Harriman, New York 10926  
(Street No. & Name) (Post Office) (State) (Zip Code)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)

6. Subdivision location: On the east side of Toleman Road  
(Street)

1200 feet north of Conrail Overpass  
(direction)

7. Total Acreage 76.3 Zone R-1 Number of Lots Phase I = 4  
Phase I & II = 38

8. Tax map designation: Section 52 Lot(s) 30.2 Block -

9. Has this property, or any portion of the property, previously been subdivided No

If yes, when \_\_\_\_\_; by whom \_\_\_\_\_

10. Has the Zoning Board of Appeals granted any variance concerning this property No

If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership. *NONE*

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of \_\_\_\_\_ and were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

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

I, *Ronald Z...*, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

*Ronald Z...*  
Mailing Address \_\_\_\_\_

\_\_\_\_\_  
Agent for Applicant

SWORN to before me this  
*12th* day of *August*, 19 *86*.

*Jammie Lynn Post*  
NOTARY PUBLIC

**EXPIRES 12:00 PM  
JUNE 30, 1987  
COMMISSION EXPIRES MARCH 31, 1987**

APPENDIX A  
EAF  
ENVIRONMENTAL ASSESSMENT - PART I

Project Information

86-59

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF PROJECT:

Subdivision for  
Blooming Grove Operating Co.

NAME AND ADDRESS OF OWNER (if Different)

Blooming Grove Operating Co.  
(Name)  
P.O. Box 188  
(Street)

ADDRESS AND NAME OF APPLICANT:

Blooming Grove Operating Co.  
(Name)  
P.O. Box 188  
(Street)  
Washingtonville, N.Y. 10992  
(P.O.) (State) (Zip)

Washingtonville, New York 10992  
(P.O.) (State) (Zip)

BUSINESS PHONE: \_\_\_\_\_

DESCRIPTION OF PROJECT: (Briefly describe type of project or action) Subdivision of 76 acres  
into 37 new building lots for single family dwelling and one parcel not for  
building purposes at this time.

(PLEASE COMPLETE EACH QUESTION - Indicate N.A. if not applicable)

A. SITE DESCRIPTION

(Physical setting of overall project, both developed and undeveloped areas)

- General character of the land: Generally uniform slope \_\_\_\_\_ Generally uneven and rolling or irregular X.
- Present land use: Urban \_\_\_\_\_, Industrial \_\_\_\_\_, Commercial \_\_\_\_\_, Suburban \_\_\_\_\_, Rural \_\_\_\_\_, Forest X, Agriculture \_\_\_\_\_, Other \_\_\_\_\_
- Total acreage of project area: 76 acres.

Approximate acreage:	Presently		After Completion			Presently		After Completion	
	_____	_____	_____	_____		_____	_____	_____	_____
Meadow or Brushland	<u>6</u> acres	<u>6</u> acres	Water Surface Area	<u>0.5</u> acres	<u>0.5</u> acres				
Forested	<u>54</u> acres	<u>44</u> acres	Unvegetated (rock, earth or fill)	<u>0</u> acres	<u>0</u> acres				
Agricultural	_____ acres	_____ acres	Roads, buildings and other paved surfaces	<u>0</u> acres	<u>5</u> acres				
Wetland (Freshwater or Tidal as per Articles 26, 25 or F.C.L.)	<u>16</u> acres	<u>16</u> acres	Other (indicate type)	_____ acres	_____ acres				

- What is predominant soil type(s) on project site? 0-8" Topsoil 8"-20" Gravelly Silt Loam 20"-60" Channery Silt Loam
- a. Are there bedrock outcroppings on project site? X Yes \_\_\_\_\_ No
- b. What is depth to bedrock? Varies 0-5 ft. (in feet)





26. Approvals: a. Is any Federal permit required?      Yes   x   No  
 b. Does project involve State or Federal funding or financing?      Yes   x   No  
 c. Local and Regional approvals:

	Approval Required (Yes, No)	Approval Required (Type)	Submittal (Date)	Approval (Date)
City, Town, Village Board	<u>No</u>			
City, Town, Village Planning Board	<u>Yes</u>	<u>Subdivision</u>		
City, Town, Zoning Board	<u>No</u>			
City, County Health Department	<u>Yes</u>	<u>Subdivision</u>		
Other local agencies	<u>No</u>			
Other regional agencies	<u>No</u>			
State Agencies	<u>No</u>			
Federal Agencies	<u>No</u>			

**C. INFORMATIONAL DETAILS**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with the proposal, please discuss such impacts and the measures which can be taken to mitigate or avoid them.

PREPARER'S SIGNATURE: *Serald Zim*  
 TITLE: Project Engineer  
 REPRESENTING: Zimmerman Engineering & Surveying  
 DATE: 8/11/86

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

MARCH 25, 1987

BOARD MEMBERS PRESENT: CARL SCHIEFER  
LAWRENCE JONES  
HENRY VAN LEEUWEN  
HENRY MC CARVILLE  
RON LANDER  
HENRY SCHEIBLE

OTHERS PRESENT: JOSEPH RONES, PLANNING BOARD ATTORNEY  
MARK EDALL, PLANNING BOARD ENGINEER  
FRANCES ROTH, SECRETARY

ABSENT: HENRY REYNS

Mr. Schiefer called the regular meeting to order.

Mr. Schiefer asked if there were any additions or corrections to last month's minutes. Being that there were none, a motion was made to accept the minutes as distributed by Mr. Jones, seconded by Mr. McCarville and approved by the Board.

ROLL CALL: MR. JONES AYE  
MR. LANDER AYE  
MR. VAN LEEUWEN AYE  
MR. MC CARVILLE AYE  
MR. SCHIEFER AYE  
MR. SCHEIBLE ABSTAIN

BLOOMING GROVE OPERATING COMPANY - MINOR SUBDIVISION (86-59) AKA "Phase I"

Mr. Schiefer read the list of comments from the Town Engineer.

Mr. Zimmerman: What I have submitted, these sheets 1 and 2 are for a minor subdivision, we are proposing three lots, two building lots, lots 1 and 2 lot number 1 as I have indicated previously has a structure on it. Number two is proposed for a new house and three is the entire remaining parcel. And this is what we would like the Board to take action on and that is this is a minor subdivision. What we have showed you and have discussed at the previous meetings is the overall subdivision plan which had shown a development of possible development for the balance of the property. As Mr. Edsall indicated we are not looking for any kind of approval at this time but what we had shown to you and to Mr. Edsall is an overall plan with the road layout. What had been the subject of several discussions was the grade of the road coming in and associated cuts and paving with it, the side slopes and the grade. What we have done is reviewed the plan and the road layout to accomodate 6% grade which is

less than the 7% that was required. That was at some of the suggestions of the Board and that was to follow these contours that come up, not the balance of the property. So this road in its entirety no where exceeds 7%. The main road coming in is at 6%, the other portion of the loop is at 7% and less. And that is shown on the road profile which is the second sheet of the plan. As I have indicated on the overall plan we are phase 1 which would be these two lots for development. Lots 1 and 2 and the balance we would come back in the future. So again what we are looking for is approval for the minor subdivision which is sheets 1 and 2 and this is for the Board's information for the future.

Mr. Scheible: For future reference when you do come in here we would like to see another word in this whole development there would be a one entrance one exit situation and that we are trying to avoid and another thing we are trying to avoid is ending this in a cul-de-sac as you have it here. When we have Station Road which is a stone's throw hopefully there is an idea we can possible connect Toleman with Station, that is our hope some day.

Mr. Zimmerman: We could provide a future plan, the right of way. But also another exit.

Mr. McCarville: Make it 50 feet.

Mr. Zimmerman: That would be in the second phase and what we'd do is talk to the DEC about an exit road and see if we can work something out with them.

Mr. Schiefer: This is the proposed house here and this is a ten percent grade to the drive?

Mr. Zimmerman: Yes, that is the driveway, it is however the road is at 6%.

Mr. McCarville: Do you want to bring up the idea of a cement swale verses or do you want to leave it as we go down the road?

Mr. Scheible: As we go down the road.

Mr. McCarville: I have no problem with this, the way it is layed out.

Mr. Jones: The cul-de-sac will be no good you have to be 110 feet.

Mr. Zimmerman: Temporarily.

Mr. McCarville: "That the Planning Board of the Town of New Windsor approve Phase 1 of the three lot subdivision of Blooming Grove Operating Company." Seconded by Mr. Scheible and approved by the Board.

ROLL CALL:	MR. MC CARVILLE	AYE
	MR. JONES	AYE
	MR. SCHEIBLE	AYE
	MR. LANDER	AYE
	MR. SCHIEFER	AYE
	MR. VAN LEEUWEN	AYE

MORASSE LOT LINE CHANGE (86-68)

**ZIMMERMAN**  
**ENGINEERING & SURVEYING, P.C.**

---

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

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GERALD ZIMMERMAN P.E., L.S.

February 12, 1987

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Subdivision for Blooming Grove Operating Company  
NW # 86-59  
Toleman Road

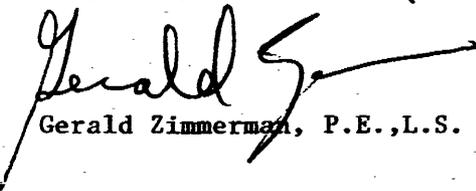
Dear Gentlemen:

We are submitting six (6) sets of revised plans which we would like reviewed at your next meeting scheduled for February 25, 1987.

We have revised our plans in accordance with Mr. Mark Edsall, P.E. comments of January 14, 1987.

3. a. We have moved the septic system to provide the required 35' separation.
- b,c,d. In response to these comments, we have added sheet 4 of 4 which shows Phase I at a scale of 1" = 50' and provides sections perpendicular to the road centerline. As the cross-sections and grading plan indicate, the septic systems for lots 2 and 3 will be in areas not requiring regrading. However, the septic system on lot no. 4 will be in a cut section. Therefore, we have retested all the lots and particularly tested lot no. 4 at a five (5) foot depth so that the results are indicative of where the system will actually be placed.
4. With regard to Phase II, we fully intend to comply with all requirements. Our purpose at this time is to have Phase I approved and then to work out the details associated with the balance of the property.
5. We have revised the roadway section on sheet 3 of 3.

Very truly yours,

  
Gerald Zimmerman, P.E., L.S.

GZ/jl  
Enc.

cc: Mr. Mark J. Edsall, P.E.



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Blooming Grove Operating Company  
PROJECT LOCATION: Toleman/Station Roads  
NW #: 86-59  
8 October 1986

1). The Applicant proposes a five (5) lot subdivision of a 76.264+/- acre parcel. Future development (Phase II) involves the ultimate development of thirty-eight (38) lots with access from Toleman Road.

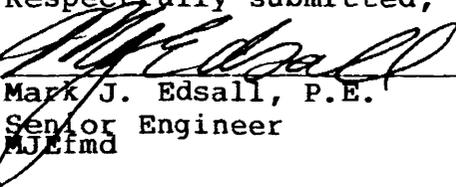
2). It is unclear from this submission if the proposed roadway will be private or will be dedicated to the Town. If the road is to be private, conformance with the Town requirements for private roads should be verified. Our office would not recommend the use of a private road in light of the ultimate development proposed. (Also see next comment)

3). It must be noted that the ultimate subdivision development involves the construction of a total of approximately 4600 L.F. of roadway which should be constructed in such a manner that it can be dedicated as a Town Road. As such, the roadways as laid out do not conform with the grade requirements of the Town Code. Grades within the initial Phase I subdivision exceed the code 10% limit in nearly 50% of the roadway; grades up to 20% have been shown.

4). It is recommended that the Applicant re-evaluate the configuration of the subdivision such that roadways can comply with the 10% grade limitation. In addition, subsequent sketch plan submittals should include grade data by station to verify compliance.

5). Submittals following acceptable roadway placement should include sanitary system designs and details, driveway locations, well locations, roadway construction details, and all such information as required by the Subdivision regulations.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Senior Engineer  
MJE:md

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
 Subdivision Blowing Rock Operating as submitted by  
Zimmerman for the building or subdivision of  
 \_\_\_\_\_ has been  
 reviewed by me and is approved  \_\_\_\_\_,  
 disapproved \_\_\_\_\_.

If disapproved, please list reason.

Fred Kaye  
 HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

10/1/86  
 DATE



Louis Heimbech  
County Executive

Received  
Planning Board  
10/29/86  
ph.

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTork, Deputy Commissioner

October 24, 1986

Mr. Henry Reynolds, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Re: Subdivision, Blooming Grove Operating Company  
Tolman Road  
Our file No. NWT 31-86N

Dear Mr. Reynolds:

The referenced plan was reviewed in accordance with Section 239, paragraphs 1 and n of the General Municipal Law. Although the R-1 permits one acre minimum sized parcels, the topography at the site is too steep, ranging from 15-20%, to support the 38 lots proposed. Not only is the density too high given the steep slopes, but also because of the poor percolation rates of the Mardin/Erie soils. Additionally, the septic tile fields for Lots 13-19 are within the 100 foot buffer area of the DEC protected wetland, a violation of such law. According to the Freshwater Wetlands Law, no septic tank or field is permitted within 100 feet of a protected wetland.

Therefore, we recommend a substantial redesign of the subdivision incorporating minimum lot areas of 2-4 acres dependent upon slope and percolation rates. The additional lot areas will reduce the onsite impact of development, improve safety aspects and allow for septic field relocation in case of failure. Secondly, percolation tests should be performed and deep test pits dug to ensure that septic systems can be implemented in the area, and if so, that they are properly designed. Thirdly, the erosion control methods which will be used during and after construction should be stipulated on the plan. Lastly, as many trees and low lying vegetation as possible should be preserved. Well vegetated developments not only enhance aesthetic amenities, but also increase economic value of homes.

If there are any questions, please don't hesitate to call.

Very truly yours,

*Peter Garrison*  
Peter Garrison, Commissioner

Reviewed by Fred H. Budde  
Fred H. Budde

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ ✓ \_\_\_\_\_ as submitted by  
Gerald Zimmerman for the building or subdivision of  
Bloomington Grove Operating Co. has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_ ✓ \_\_\_\_\_.

If disapproved, please list reason.

No information regarding waste disposal system.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

✓ Juan D. Mastern  
SANITARY SUPERINTENDENT

September 16, 1986  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Eng. for the building or subdivision of  
Bloomington Operating Co has been  
reviewed by me and is approved  \_\_\_\_\_,  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

*The is no town water in that area.*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

*Steve Bidlo*  
✓ WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

1763

BLOOMING GROVE OPERATING CO.

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 17 February 19 87.

       The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

This subdivision is located in two (2) fire districts. If at all possible, the roadway should be continued to Station Road for access by Salisbury Mills Fire Department.

Multiple horizontal lines for additional text or notes.

SIGNED: Richard A. [Signature]  
CHAIRMAN

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Zimmerman Engineer for the building or subdivision of  
Blooming Grove Operating Co. has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

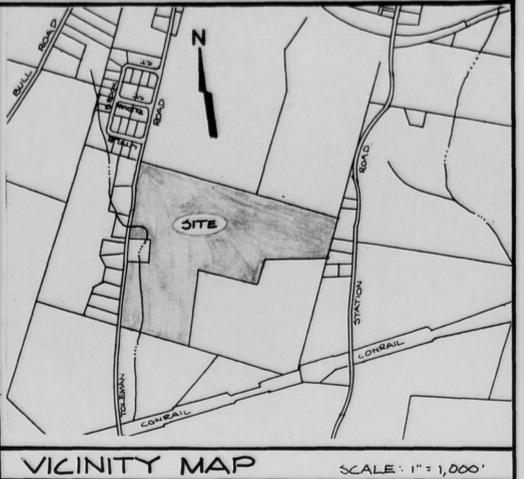
\_\_\_\_\_  
WATER SUPERINTENDENT

Sumner D. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

January 2, 1987  
\_\_\_\_\_  
DATE

SEPTIC DESIGN TABLE						
LOT NO.	PERL. RATE MIN./INCH			NO. OF B'DRMS	SEPTIC TANK SIZE (GAL.)	L.F. REQ'D
	A	B	C			
1	26			3	1,000	375
				4	1,200	500
2	42			2	1,000	450

BEARING & CURVE TABLE	
COURSE NO.	
1	N19°30'00"E - 236.70'
2	S84°30'00"E - 84.94'
3	S20°36'31"W - 282.81'
4	N74°07'36"W - 140.00'
5	N36°17'55"W - 287.05'
6	R=375.00' L=118.44'
7	S05°15'44"W - 185.00'
8	R=300.00' L=284.39'
9	R=300.00' L=71.66'
10	N13°01'00"E - 80.00'
11	N19°30'00"E - 50.00'
12	S19°30'00"W - 19.73'
13	S84°30'00"E - 90.00'
14	R=350.00' L=415.39'
15	S84°41'16"E - 50.00'



NOTE:  
 1. SEPTIC DESIGNS SHOWN ARE FOR MAX. NO. OF BEDROOMS  
 2. SOIL TESTS TAKEN ON JAN. 30, 1987 ON LOT #2  
 3. PERL. TEST ON LOT NO. 1 TAKEN 6-20-86

052-B-1-L-18  
 L 1885 P 432  
 L 1726 P 235  
 L 1671 P 201

LOT AREAS  
 LOT NO. 1 = 1.05 ACS.  
 LOT NO. 2 = 1.44 ACS.  
 LOT NO. 3 = 73.23 ACS.

TOTAL AREA OF PHASE I = 2.02 ACS.  
 TOTAL AREA OF ROW TO BE DEDICATED TO THE TOWN OF BLOOMING GROVE IN PHASE I = 0.34 ACS.

REMAINING LANDS AREA = 73.23 ACS.

057-B-1-L-94  
 N/F HIERONYMI  
 L 2592 P 342

057-B-1-L-93  
 N/F KINSLEY  
 L 1745 P 1028

057-B-1-L-92  
 N/F BRADLEY  
 L 1946 P 610

APPROX. LINE OF DE.C. WETLANDS MB-27

052-B-1-L-31  
 N/F WHITE  
 L 1803 P 1133

**ZONING DATA**

DISTRICT: R-1  
 MIN. LOT AREA = 43,560 S.F.  
 MIN. LOT WIDTH = 125'  
 MIN. FRONT YD. = 45'  
 MIN. SIDE YD. = 20'/40'  
 MIN. REAR YD. = 30'

**TAX MAP NO.**

SECTION: 52  
 BLOCK: 1  
 LOT: 30.2

**DEED**

LIBER: 1761  
 PAGE: 529

**RECORD OWNER & SUBDIVIDER**

BLOOMING GROVE OPERATING CO.

**TOTAL TRACT AREA**

76.2643 ACRES

- NOTES:
1. DEC. WETLANDS PLOTTED FROM WETLANDS MAPS
  2. ALL LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC SYSTEMS.
  3. TOPOGRAPHY BASED ON U.S.G.S. DATUM & AERIAL PHOTOGRAPHY

**LEGEND**

- PROPOSED HOUSE
- PROPOSED DRIVEWAY & GRADE
- PROPOSED SEPTIC AREA
- PROPOSED WELL
- STONE WALL
- PROP. DRAINAGE & CATCH BASIN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PERL. TEST LOCATION

I HEREBY CERTIFY TO THE BLOOMING GROVE OPERATING CO. THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON

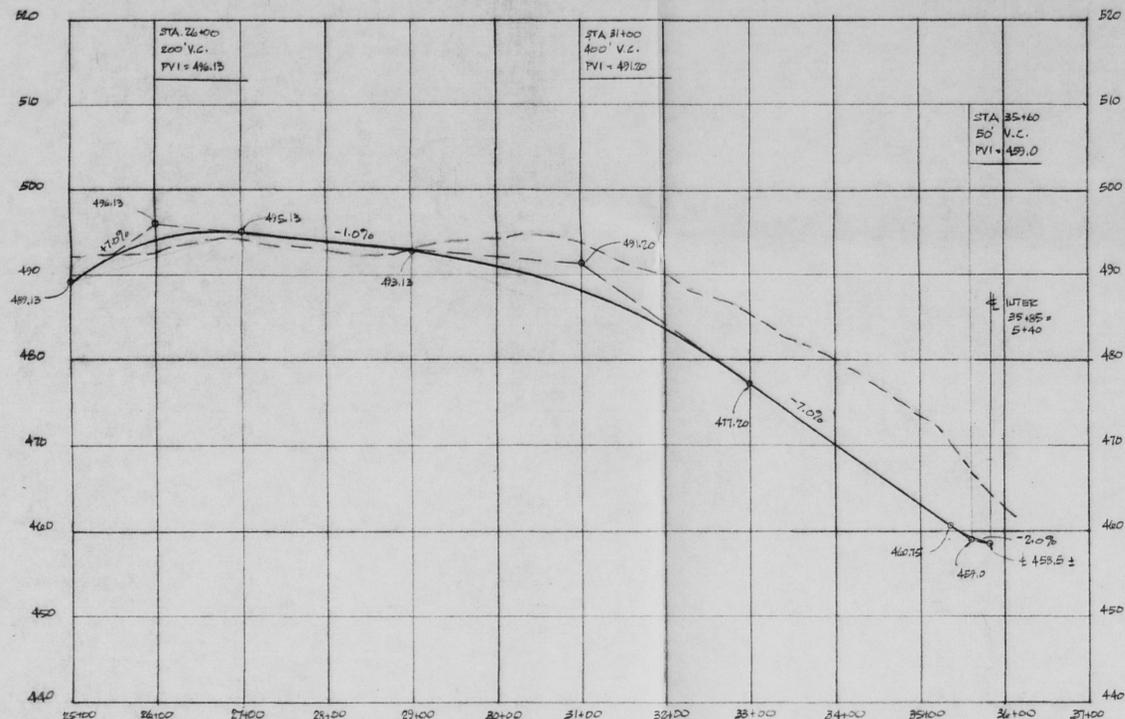


GERALD ZIMMERMAN P.L.S. LIC. NO. 47591  
 RE. LIC. NO. 47591

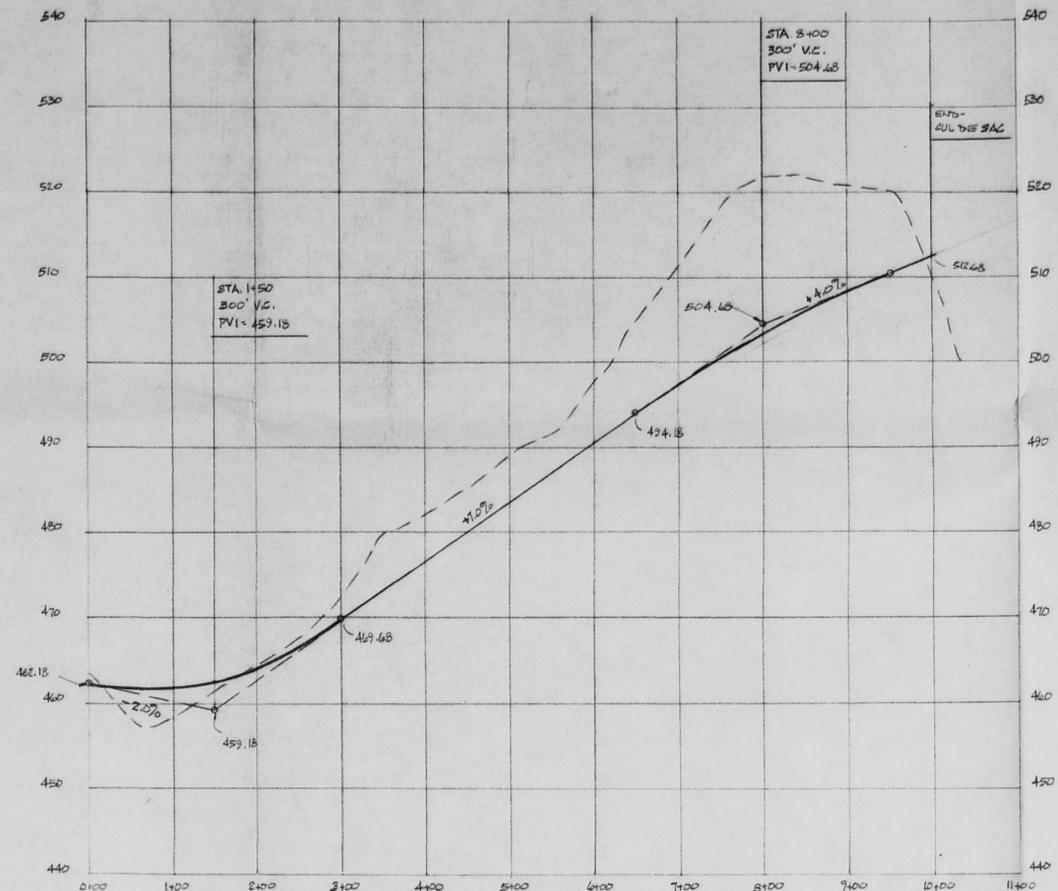
**PHASE I SUBDIVISION**

PHASE I SUBDIVISION FOR BLOOMING GROVE OPERATING CO.			
SHEET 1 OF 2	SCALE: 1" = 100'	JOB NO. 85 256	DRAWN BY: J.F.
REVISIONS	DATE: 8-11-86		
12-22-86			
FEB. 10, 1987			
MAR. 12, 1987			
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK			
ZIMMERMAN ENGINEERING & SURVEYING, P.C. RT. 17M, HARRIMAN, N.Y.			

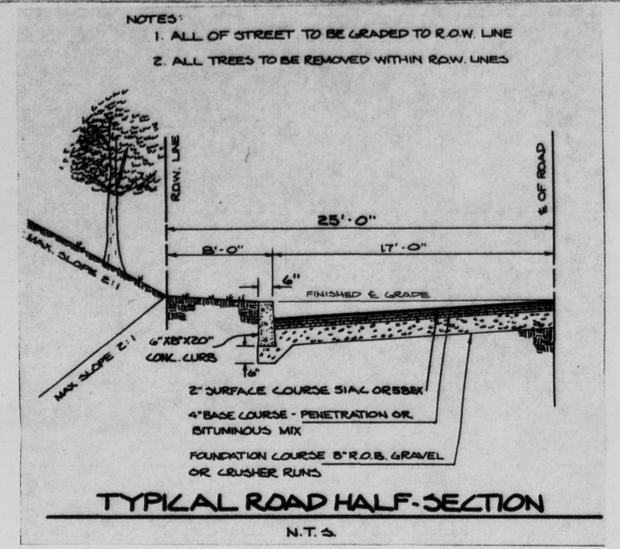
Minor Subdivision APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD JAN. 19, 1987  
 BY Lawrence Jones SECRETARY



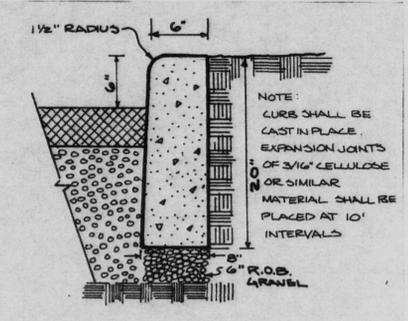
PROFILE - PROPOSED ROAD 'A' (25+00 TO 35+85) SCALE: H-1"=100', V-1"=10'



PROFILE - PROPOSED CUL-DE-SAC ROAD 'B' SCALE: H-1"=100', V-1"=10'

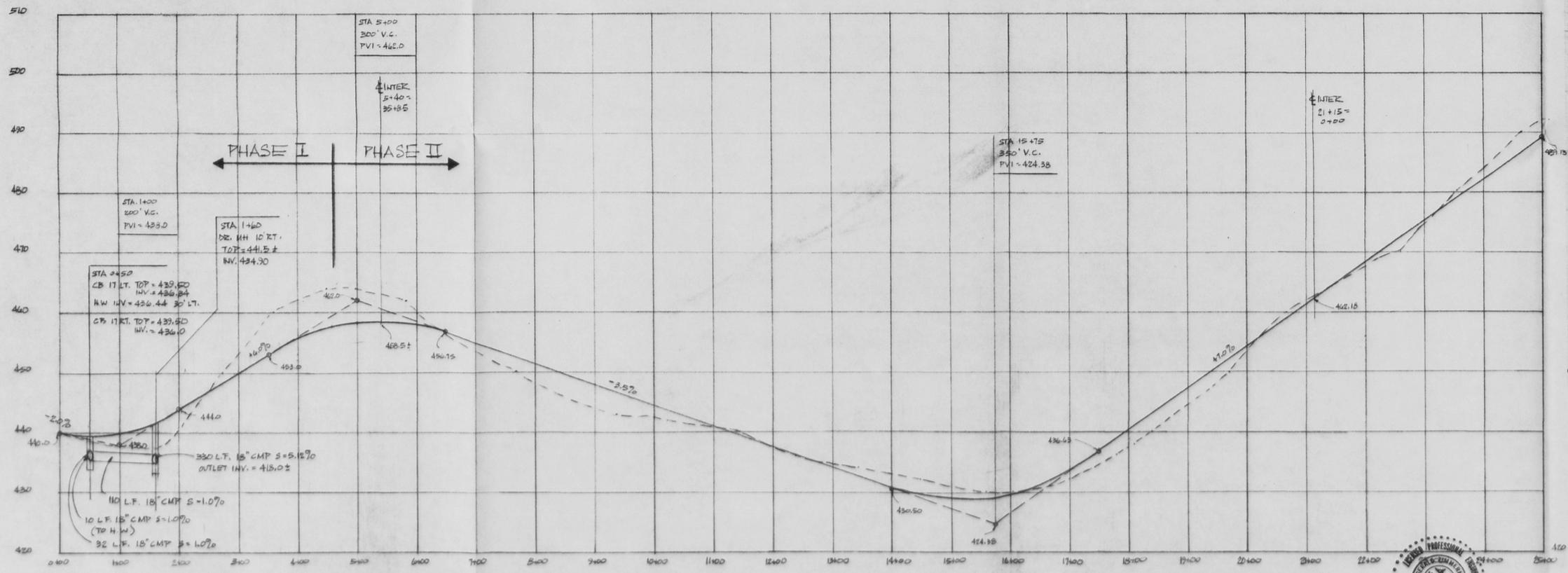


TYPICAL ROAD HALF-SECTION N.T.S.



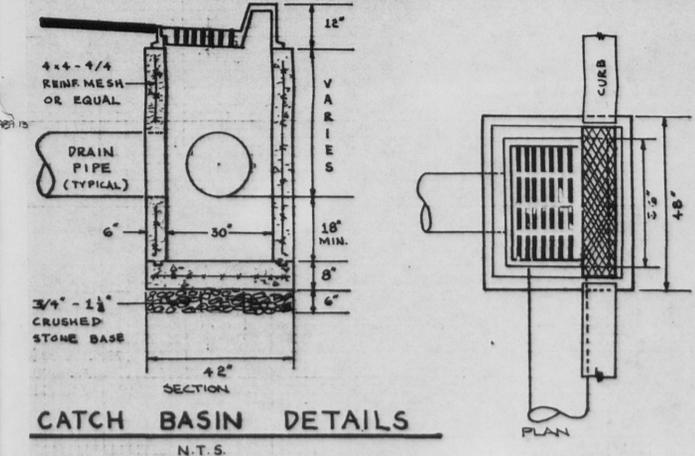
CURB DETAIL N.T.S.

NOTE: CONCRETE TO TEST 3500 P.S.I. AT 28 DAYS



PROFILE - PROPOSED ROAD 'A' (0+00 TO 25+00) SCALE: H-1"=100', V-1"=10'

- NOTES:
- 1) CONCRETE TO TEST 4000 PSI AT 28 DAYS.
  - 2) 30" x 36" WITH 8" CURB PIECE CAST IRON FRAME & GATE MODEL # 2540 BY CAMPBELL FOUNDRY COMP.
  - 3) ALL FRAME & GRATE MATERIALS SHALL CONFORM TO ASTM 48-83-CLASS 308
  - 4) FRAME & GRATE TO ASSURE CLOSE QUIET FIT.
  - 5) CASTINGS SHALL BE DIPPED IN BLACK BITUMINOUS PAINT.
  - 6) FRAME & COVER TO EXCEED A.A.S.W.T.O. H20-516 HIGHWAY LOADING.



CATCH BASIN DETAILS N.T.S.



SHEET 2 OF 2	PROPOSED ROAD PROFILE PREPARED FOR BLOOMING GROVE OPERATING CO.		
REVISIONS:	SCALE: AS NOTED	JOB NO. 85-256	DRAWN: S.J.L.
	DATE: MAR 11, 1987		
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK			
ZIMMERMAN ENGINEERING & SURVEYING, P.C. RT. 17 M. HARRISMAN, N.Y.			