

PB# 86-81

**Husted, Townsend, & Purdy
(Never Materialized)**

65-1-16.2

Never Materialized
reapplied under new applicant
Shannon Acres - P.B. # 97-11

8/2/97

General Receipt

8309

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

Oct 23 19 86

Received of Craig D. Mevas, Husted, Townsend, Purdy \$ 25.00

Twenty-five ⁰⁰/₁₀₀ DOLLARS

For Application fee Submission #86-81

FUND	CODE	AMOUNT
<u>Chk # 1637</u>		<u>25.00</u>

By Pauline H. Townsend
Town Clerk

*163 Copies were from
P.B. file #86-81*
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

11524

July 31 19 90

Received of Zyvia Wajnar \$ 48.00

Forty eight and 00/100 DOLLARS

For 192 Zer of copies @ 25¢ each

FUND	CODE	AMOUNT
<u>Check # 4191</u>		<u>48.00</u>

By Pauline H. Townsend
Town Clerk

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

General Receipt

10521

May 1, 19 89

Received of William Mc Donnell \$ 1.75

One and 75/100 DOLLARS

For 6 Zer of Copies \$1.50 Postage .25

FUND	CODE	AMOUNT
<u>Chk # 403</u>		<u>1.75</u>

By Pauline H. Townsend
Town Clerk

General Receipt

0

DISTRIBUTION		
FUND	CODE	AMOUNT
Oct 1637		25.00

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Town Clerk
 Title

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General Receipt

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 New Windsor, N. Y. 12550

11524
July 31 19 90

Received of Zyvia Wajner \$ 48.00
Forty Eight and 00/100 DOLLARS

For 192 Zer of copies @ 25¢ each

DISTRIBUTION:

FUND	CODE	AMOUNT
check # 48.00		
# 4191		

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General Receipt

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DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 403		1.75

By Pauline G. Townsend
 ES
Town Clerk

General Receipt

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

10681
June 30 19 89

Received of Dr. Nardo, Helmartin & Burke \$ 5.00
Five and 00/100 DOLLARS

For 20 Xerox Copies

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 9337		5.00

By Pauline G. Townsend
 ES
Town Clerk
 Title

County File No. ...NWT...42-88 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Husted, Townsend, and Purdy.....

for aMajor Subdivision-...Dean Hill Road.....

County Action: Approved.....

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

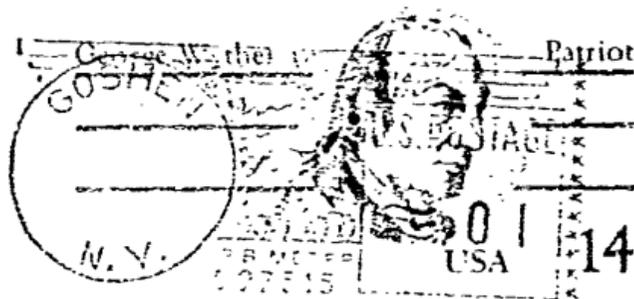
Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

File



**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

Praetorius and Conrad, P. C.

Professional Engineering and Land Surveying
74 Main Street • Saugerties, New York 12477
Phone: (914) 246-3671

Richard J. Praetorius, P.E.

Thomas W. Conrad, L.S.

STORM WATER RUNOFF REPORT

SUBDIVISION OF LANDS OF HUSTED-TOWNSEND-PURDY

RILEY ROAD AT DEAN HILL ROAD

TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

OCTOBER 1989

PREPARED FOR:
HUSTED-TOWNSEND-PURDY
C/O FRANK PURDY
R.D. #2, BOX 108, ROUTE 94
NEWBURGH, NEW YORK 12550

JOB NO. D87-410

INTRODUCTION

The property proposed for development is located off Riley Road in the Town of New Windsor, Orange County, New York. The 79.4 + acre parcel is located on the north side of Dean Hill Road, on the west side of Riley Road, and abutts the southeast corner of Browns Pond, a City of Newburgh reservoir.

The site is presently undeveloped forest with mature growth hardwoods and a high forest canopy. Some areas have been thinned out and a thick underbrush has grown in. The majority of the land is gently sloped between 5-10%, with a few areas at 15% or greater.

The Orange County Soil Survey indicates the following soils are within the site's watershed (hydrologic soil group given): Mardin gravelly silt loam (C), Erie extremely stony soil (C), Swartswood and Mardin very stony soil (C), Alden extremely stony soil (D).

PURPOSE AND SCOPE

The property is proposed to be subdivided into 118 lots of minimum 1/2 acre. Several internal roads will be constructed with an entrance at Riley Road and two entrances on Dean Hill Road. A storm water drainage system will be constructed and discharge storm water to existing outlets under Riley Road and to Browns Pond. Several of these existing outlets will have to be upgraded to handle the increased flow.

The purpose of this report is to estimate the present storm runoff, evaluate the effects of the proposed subdivision on the existing storm runoff patterns, estimate the runoff in the post-development condition and mitigate the impacts on any downstream properties.

Procedures from Technical Release No. 55 (TR-55) by the U.S. Soil Conservation Service (June 1986) are used in this report to estimate the peak runoff during existing and developed conditions. The methodology was developed by the Soil Conservation Service to analyze the effects of urbanization on watersheds less than 2000 acres.

TR-55 INPUT PARAMETERS:

TR-55 uses the Runoff Curve Number method and Module 251. TR-55 Microcomputer Program (S.C.S., 3/87) was used to determine representative CN numbers for each drainage area, as well as calculating the time of concentration for the drainage area. Input parameters are given in the appendix. The hydrologic and detention storage calculations were

performed by the Quick TR-55 and Pond-2 software from Haestad Methods, Inc. Design storm for analysis consisted of the following:

- 25 year, 24 hour rainfall,
- Orange County = 6.0 inches/24 hours (Fig. B-6, TR-55)
- Type II rainfall distribution

The property has 4 separate drainage areas that were analyzed independently due to having different outlet locations and constraints. The outline of each drainage area is shown on the attached drainage area maps. The size of each drainage area is as follows:

<u>Drainage Area</u>	<u>Pre-Develop.</u>	<u>Post-Develop.</u>
1A	24 Ac.	20 Ac.
1B	74 Ac.	61 Ac.
1C	19 Ac.	19 Ac.
2	36 Ac.	12 Ac.
3	23 Ac.	58 Ac.
4	<u>42 Ac.</u>	<u>48 Ac.</u>
	218 Ac.	218 Ac.

In the pre-developed condition drainage Areas 1A, 1B and 1C combine and discharge through a 30" cmp under Riley Road at Dean Hill Road. On the west side of Riley Road a large wet area presently allows ponding to occur during heavy rain storms. This ponding area will be used in the post-developed condition to provide detention storage when needed.

Drainage Area 1A also contains a wet area approximately 6.0 acres in size. This low area is proposed to be partially filled and the natural ponding area will be decreased to approximately 1 acre in size after development. These factors were included in the calculatin of peak flow from Drainage Area 1.

PEAK FLOWS

A summary of the peak flow in cubic feet per second (cfs) for each drainage area in the pre and post-development stages is as follows:

<u>Drainage Area</u>	<u>Pre-Dev. Peak Flow</u>	<u>Post-Dev. Peak Flow</u>
1	131.6	80.8
2	76.0	43.0
3	51.0	157.0
4	113.0	168.0

The elevation of Riley Road at the outlet to Drainage Area 1 is 300.0 feet. As the Pond 1B outlet hydrograph for the pre-developed condition (HTP1BPRE) indicates, water will overflow Riley Road at outlet 1 for this design frequency storm. Note

that the Post Developed Peak Flow for Drainage Area 1 reflects the use of a proposed 36" diameter CMP to replace the existing 30" CMP at outlet 1.

PROPOSED MITIGATION

Storm water runoff from Drainage Areas 1,2 and 3 discharges through existing culverts or drainage ways to the N.Y.S. Thruway property on the east side of Riley Road. The increase in peak flow from the development onto the Thruway property will have a negligible effect on any downstream drainage structures on that property.

The existing 30" CMP at outlet #1 will be increased to 36" diameter and thus eliminate flooding of Riley Road. The Post-Development Peak Flow at outlet #2 is less than the Pre-Development Peak Flow, therefore upgrading the storm drain at that outlet is not necessary.

Outlet #3 will see an increase in Peak Flow due to the development and a 48" RCP will be required to handle the flow. This culvert will replace an existing 18" RCP that discharges to the Thruway property.

The increase in Peak Flow from Drainage Area 4 due to the development will have a negligible effect on Brown's Pond. Catch Basins and storm piping leading to this outlet, as well as the rest of the storm drainage system will be submitted on a separate plan from this report.

If there are any questions regarding any aspects of this report, please feel free to contact this office.

Respectfully submitted,

PRAETORIUS AND CONRAD, P.C.



Richard J. Praetorius, P.E.
President



George R. Collins
Project Engineer

RJP/GRC/jsg



APPENDIX

Praetorius and Conrad, P. C.

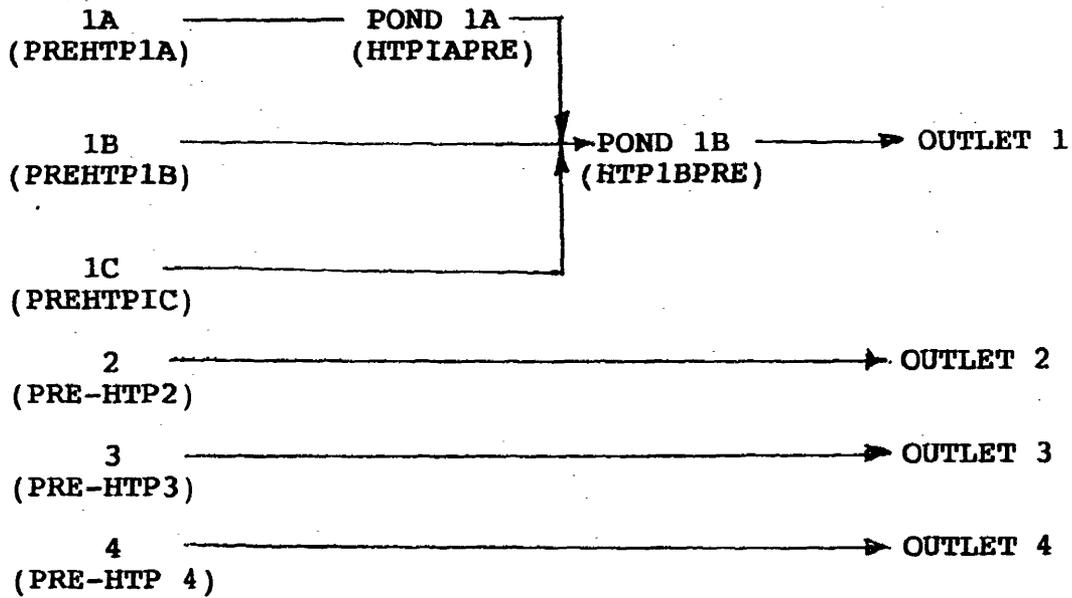
Professional Engineering and Land Surveying
74 Main Street • Saugerties, New York 12477
Phone: (914) 246-3671

Richard J. Praetorius, P.E.

Thomas W. Conrad, L.S.

PRE-DEVELOPMENT FLOW CHART

DRAINAGE AREA



Praetorius and Conrad, P. C.

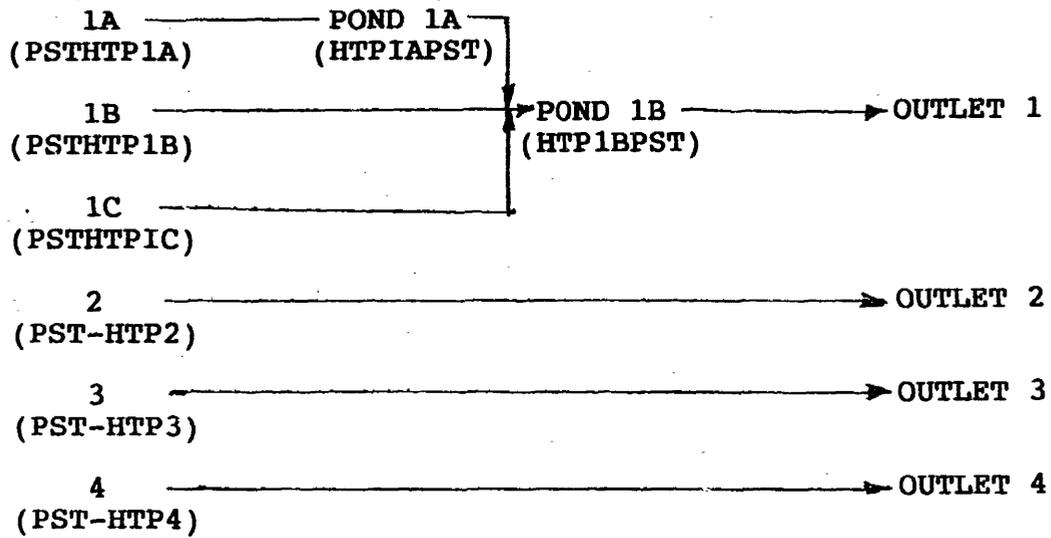
Professional Engineering and Land Surveying
74 Main Street • Saugerties, New York 12477
Phone: (914) 246-3671

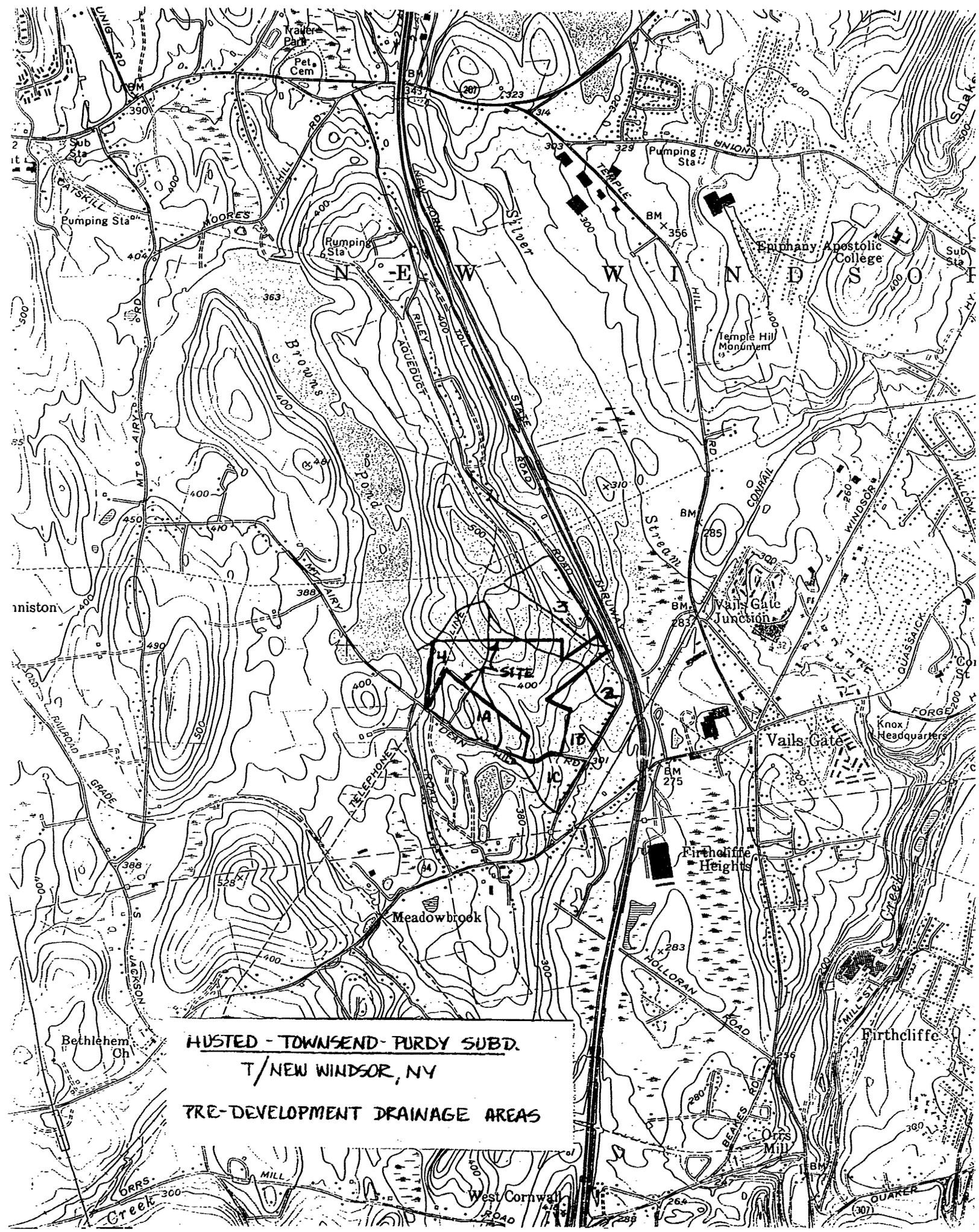
Richard J. Praetorius, P.E.

Thomas W. Conrad, L.S.

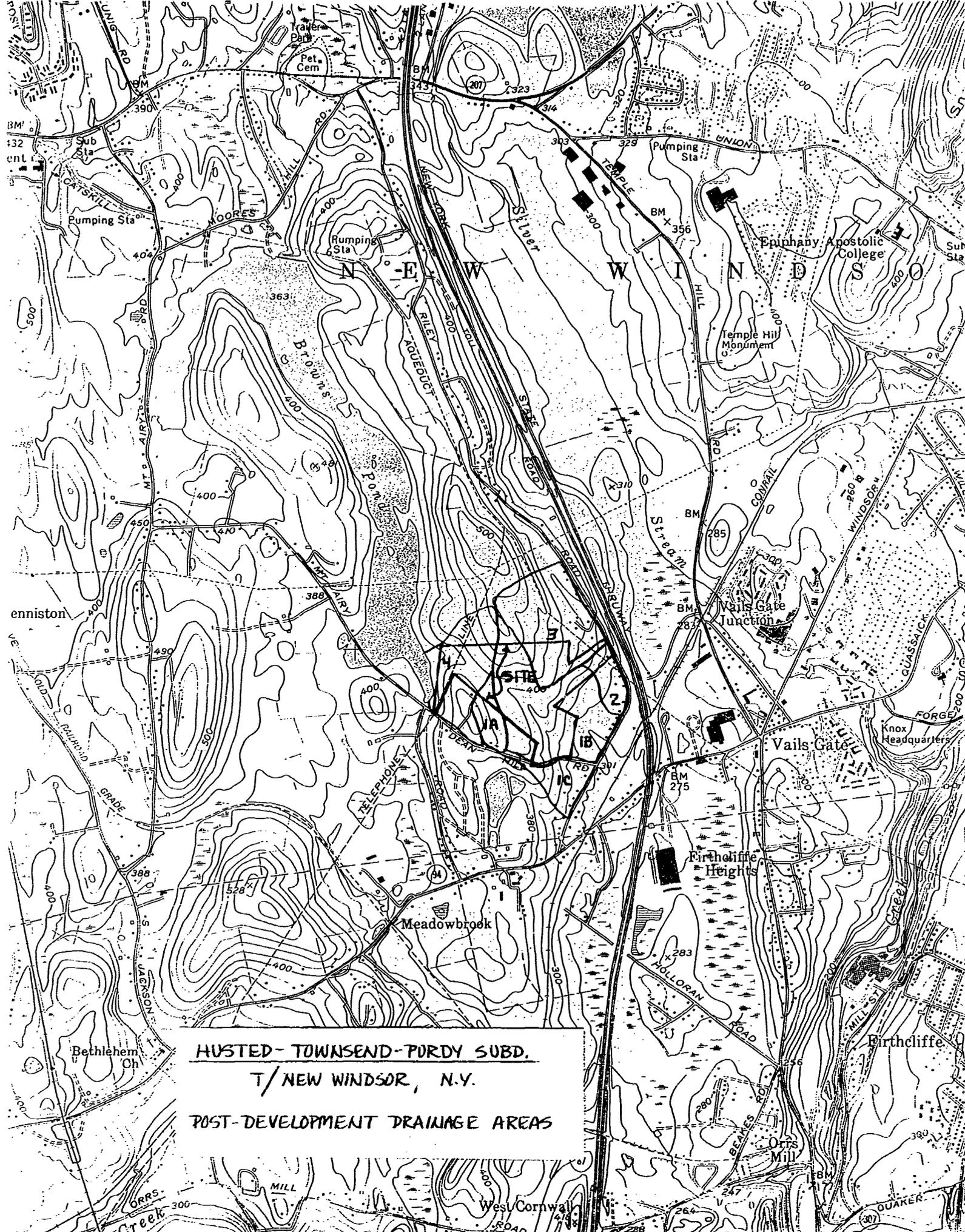
POST-DEVELOPMENT FLOW CHART

DRAINAGE AREA





HUSTED - TOWNSEND - PURDY SUBD.
T/NEW WINDSOR, NY
PRE-DEVELOPMENT DRAINAGE AREAS

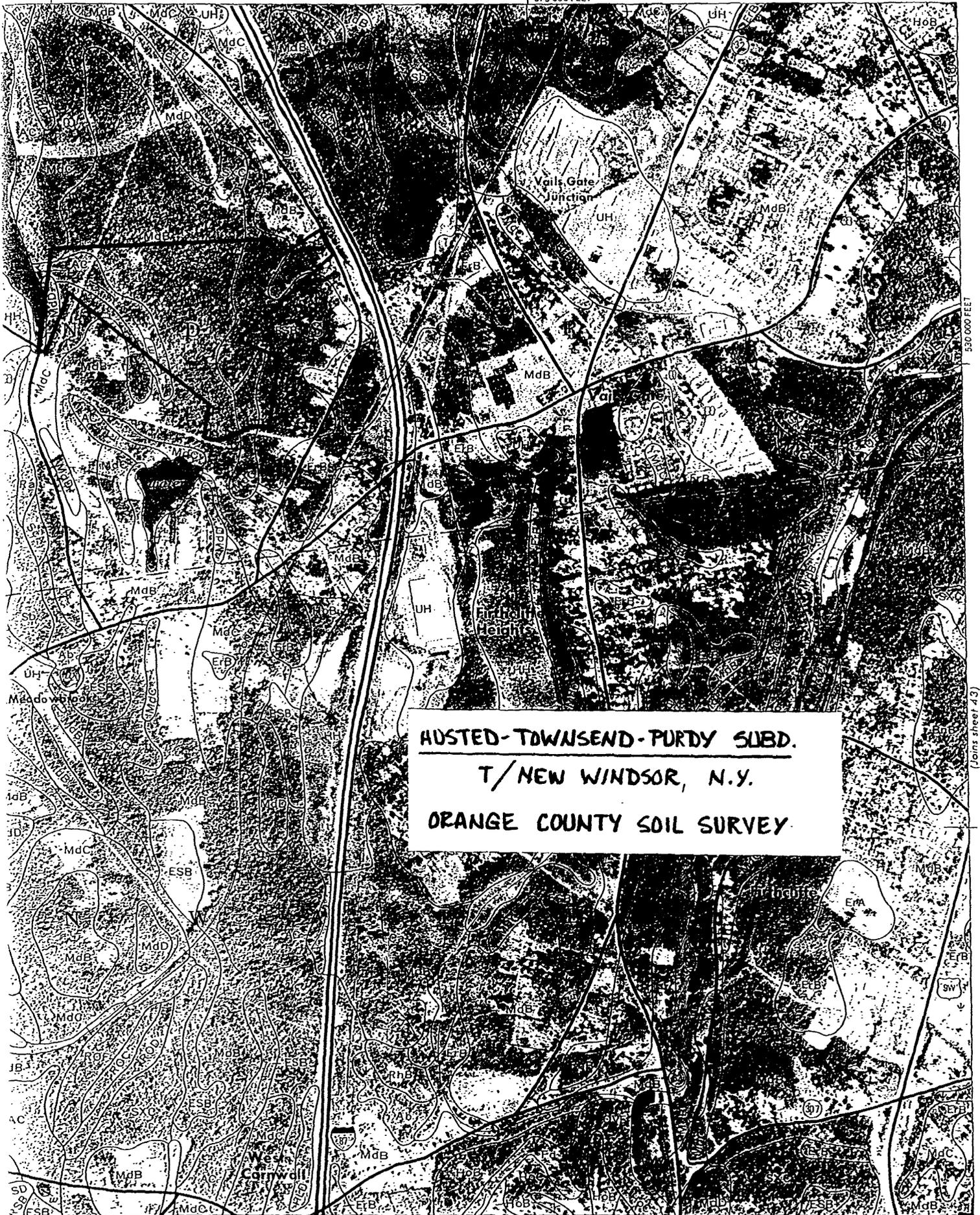


HUSTED-TOWNSEND-PURDY SUBD.
T/NEW WINDSOR, N.Y.
POST-DEVELOPMENT DRAINAGE AREAS

575 000 FEET

530 000 FEET

(Joins sheet 43)



TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 1A-PRE

COVER DESCRIPTION	A	Hydrologic Soil Group		
		B	C	D
		Percent (CN)		
OTHER AGRICULTURAL LANDS				
Woods	fair	-	45(73)	25(79)
	good	-	30(70)	-
Total Area (by Hydrologic Soil Group)			75 =====	25 =====

SUBAREA: 1A-PRE TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER:74

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 1B-PRE

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			

FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Residential districts	Avg % imperv			
(by average lot size)				
2 acre	12	-	12(77)	-
User defined urban (F9 to define)		-	12(88)	-
% impervious			60%	
% unconnected impervious			20%	
pervious curve number			73	

OTHER AGRICULTURAL LANDS				
Woods	fair	-	43(73)	-
	good	-	33(70)	-

Total Area (by Hydrologic Soil Group)			100	
			===	

SUBAREA: 1B-PRE TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 74

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 1C-PRE

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
User defined urban (F9 to define)	-	-	25(75)	-
% impervious			10%	
% unconnected impervious			20%	
pervious curve number			73	
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	75(73)	-
Total Area (by Hydrologic Soil Group)			100	
			====	

SUBAREA: 1C-PRE TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 74

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 2-PRE

COVER DESCRIPTION	A	Hydrologic Soil Group		D
		B	C	
		Percent (CN)		

FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Residential districts				
(by average lot size)				
2 acre	12	-	25(77)	-

OTHER AGRICULTURAL LANDS				
Woods	fair	-	40(73)	-
	good	-	35(70)	-

Total Area (by Hydrologic Soil Group)			<u>100</u>	
---------------------------------------	--	--	------------	--

SUBAREA: 2-PRE TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 73

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 3-PRE

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)	-	-	35(78)	-
User defined urban (F9 to define)	-	-	20%	-
% impervious			20%	
% unconnected impervious			74	
pervious curve number				
OTHER AGRICULTURAL LANDS				
Woods			50(73)	
fair	-	-		-
good	-	-	15(70)	-
Total Area (by Hydrologic Soil Group)			100	
			====	

 SUBAREA: 3-PRE TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 74

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR

----- Subarea #1 - 1A-PRE -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.0	300	0.02	H					0.890
Shallow Concent'd		100	.005	U					0.024
Shallow Concent'd		800	.001	U					0.436
									Time of Concentration = 1.35*
									=====

----- Subarea #2 - 1B-PRE -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.0	200	0.05	H					0.446
Shallow Concent'd		2400	0.08	U					0.158
Open Channel		400	0.005		.03514		12.2		0.034
									Time of Concentration = 0.64*
									=====

Shallow Concent'd		2400	0.05	U					0.185
Open Channel		400	.005		.03514		12.2		0.034
									Travel Time = 0.22*
									=====

----- Subarea #3 - 1C-PRE -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.0	200	0.02	H					0.644
Shallow Concent'd		1700	0.05	U					0.131
									Time of Concentration = 0.77*
									=====

----- Subarea #4 - 2-PRE -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.0	200	0.05	H					0.446
Shallow Concent'd		3000	0.07	U					0.195
									Time of Concentration = 0.64*
									=====

* - Generated for use by TABULAR method

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: PRESENT - 116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR

----- Subarea #5 - 3-PRE -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.0	200	0.03	H					0.547
Shallow Concent'd		1500	0.07	U					0.098
Open Channel		600	0.05			.03512.5	6.2		0.011
									Time of Concentration = 0.66*
									=====

----- Subarea #6 - 4-PRE -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.0	200	0.04	H					0.488
Shallow Concent'd		900	.064	U					0.061
Open Channel		400	0.05			0.049.6	19.1		0.021
									Time of Concentration = 0.57*
									=====

--- Sheet Flow Surface Codes ---

- | | | |
|--------------------------|------------------|------------------------------|
| A Smooth Surface | F Grass, Dense | --- Shallow Concentrated --- |
| B Fallow (No Res.) | G Grass, Burmuda | --- Surface Codes --- |
| C Cultivated < 20 % Res. | H Woods, Light | P Paved |
| D Cultivated > 20 % Res. | I Woods, Dense | U Unpaved |
| E Grass-Range, Short | | |

* - Generated for use by TABULAR method

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 1A-PST

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
User defined urban (F9 to define)	-	-	20(77)	20(82)
% impervious	20%		20%	20%
% unconnected impervious	50%		50%	50%
pervious curve number	73		73	79
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	20(73)	15(79)
good	-	-	25(70)	-
Total Area (by Hydrologic Soil Group)			<u>65</u>	<u>35</u>

SUBAREA: 1A-PST TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 76

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 1B-PST

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Residential districts Avg % imperv				
(by average lot size)				
2 acre 12	-	-	14(77)	-
User defined urban (F9 to define)	-	-	14(88)	60(77)
% impervious			60%	20%
% unconnected impervious			20%	50%
pervious curve number			73	73
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	12(73)	-
Total Area (by Hydrologic Soil Group)			<u>40</u>	<u>60</u>

 SUBAREA: 1B-PST TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 78

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 1C-PST

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
User defined urban (F9 to define)	-	-	25(75)	-
% impervious			10%	
% unconnected impervious			20%	
pervious curve number			73	
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	75(73)	-
Total Area (by Hydrologic Soil Group)			100	
			====	

SUBAREA: 1C-PST TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 74

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 2-PST

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
		Percent (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
User defined urban (F9 to define)	-	-	50(75)	25(79)
% impervious			10%	25%
% unconnected impervious			50%	50%
pervious curve number			73	74
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	25(73)	-
Total Area (by Hydrologic Soil Group)			<u>75</u>	<u>25</u>

SUBAREA: 2-PST TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 76

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 3-PST

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Residential districts Avg % imperv				
(by average lot size)				
1 acre 20	-	-	20(79)	-
User defined urban (F9 to define)	-	-	25(79)	-
% impervious			25%	
% unconnected impervious			50%	
pervious curve number			74	
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	15(73)	-
good	-	-	40(70)	-
Total Area (by Hydrologic Soil Group)			100	
			====	

 SUBAREA: 3-PST TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 75

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR
 Subarea : 4-PST

COVER DESCRIPTION	A	Hydrologic Soil Group		
		B	C	D
		Percent (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
User defined urban (F9 to define)	-	18(76)	24(79)	14(83)
% impervious		10%	25%	25%
% unconnected impervious		50%	50%	50%
pervious curve number		74	74	79
OTHER AGRICULTURAL LANDS				
Woods fair	-	-	26(73)	-
good	-	-	18(70)	-
Total Area (by Hydrologic Soil Group)		18	68	14
		====	====	====

 SUBAREA: 4-PST TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 76

Project : HUSTED-TOWNSEND-PURDY SUBDIV. User: GEO Date: 10-12-89
 County : ORANGE State: NY Checked: _____ Date: _____
 Subtitle: DEVELOPED-116 LOT SUBD., RILEY RD. & DEAN HILL RD., T/NEW WINDSOR

```
----- Subarea #5 - 3-PST -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft) code          (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet       3.0       200     0.03    H          .0247.07 9.6   0.547
Shallow Concent'd 250     0.06    U          0.018
Open Channel 1200     0.08          .0247.07 9.6   0.023
Time of Concentration = 0.59*
=====
```

```
----- Subarea #6 - 4-PST -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft) code          (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet       3.0       200     0.04    E          .0247.07 9.6   0.211
Shallow Concent'd 500     .06     U          0.035
Open Channel 1650     0.05          .0247.07 9.6   0.040
Time of Concentration = 0.29*
=====
```

--- Sheet Flow Surface Codes ---

A Smooth Surface F Grass, Dense
 B Fallow (No Res.) G Grass, Burmuda
 C Cultivated < 20 % Res. H Woods, Light
 D Cultivated > 20 % Res. I Woods, Dense
 E Grass-Range, Short

--- Shallow Concentrated ---
 --- Surface Codes ---
 P Paved
 U Unpaved

* - Generated for use by TABULAR method

```
*****
*
*           HUSTED-TOWNSEND-PURDYSUBD.
* PRE-DEVELOPMENT POND AT DRAINAGE AREA 1B
*
*
*
*
*****
```

EXECUTED 10-17-1989 12:23:13
 Disk Files: C:HTP1BPRED.PND ; C:PRE-1 .HYD

INITIAL CONDITIONS
 Elevation = 296.40 ft
 Outflow = 0.0 cfs

GIVEN POND DATA				COMPUTATIONS			
ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (ac-ft)		2S/t (cfs)	2S/t + 0 (cfs)		
296.40	0.0	0.00		0.0	0.0		
297.00	8.6	0.74		89.5	98.1		
297.60	20.2	1.74		210.5	230.7		
298.00	24.0	2.54		307.3	331.3		
298.30	29.5	3.20		387.2	416.7		
298.90	35.0	4.62		559.0	594.0		
299.00	37.6	4.87		589.3	626.8		
299.20	42.1	5.39		652.2	694.3		
299.40	45.3	5.92		716.3	761.6		
299.60	48.3	6.49		785.3	833.5		
299.80	51.0	7.07		855.5	906.5		
300.00	53.7	7.68		929.3	982.9		
300.20	110.0	7.70		931.7	1041.7		
300.40	200.0	7.70		931.7	1131.7		

Time increment (t) = 0.200 hrs.

Pond File: C:HTP1BPRES.PND
 Inflow Hydrograph: C:PRE-1 .HYD
 Outflow Hydrograph: C:HTP1BPRES.HYD

EXECUTED: 10-17-1989
 12:23:13

INFLOW HYDROGRAPH

ROUTING COMPUTATIONS

TIME (hrs)	INFLOW (cfs)	I1+I2 (cfs)	2S/t - 0 (cfs)	2S/t + 0 (cfs)	OUTFLOW (cfs)	ELEVATION (ft)
11.000	6.0	-----	0.0	0.0	0.0	296.40
11.200	7.0	13.0	10.7	13.0	1.1	296.48
11.400	9.0	16.0	22.0	26.7	2.3	296.56
11.600	11.1	20.1	34.8	42.1	3.7	296.66
11.800	15.1	26.2	50.3	61.0	5.3	296.77
12.000	19.1	34.2	69.7	84.5	7.4	296.92
12.200	43.2	62.3	108.8	132.0	11.6	297.15
12.400	118.3	161.5	227.0	270.3	21.7	297.76
12.600	191.6	309.9	470.4	536.9	33.2	298.71
12.800	182.8	374.4	747.4	844.8	48.7	299.63
13.000	133.1	315.9	800.1	1063.3	131.6	300.25
13.200	92.7	225.8	836.2	1025.9	94.8	300.15
13.400	67.4	160.1	863.3	996.3	66.5	300.05
13.600	54.2	121.6	873.8	984.9	55.6	300.01
13.800	45.7	99.9	867.0	973.7	53.3	299.98
14.000	41.1	86.8	848.5	953.8	52.7	299.92
14.200	36.9	78.0	823.1	926.5	51.7	299.85
14.400	33.2	70.1	792.1	893.2	50.5	299.76
14.600	30.5	63.7	757.6	855.8	49.1	299.66
14.800	27.7	58.2	720.8	815.8	47.5	299.55
15.000	26.0	53.7	682.8	774.5	45.8	299.44
15.200	24.7	50.7	645.6	733.5	44.0	299.32
15.400	22.4	47.1	608.7	692.7	42.0	299.20
15.600	22.1	44.5	574.5	653.2	39.3	299.08
15.800	20.8	42.9	543.8	617.4	36.8	298.97
16.000	20.5	41.3	515.6	585.1	34.7	298.87
16.200	20.2	40.7	488.7	556.3	33.8	298.77
16.400	17.9	38.1	460.9	526.8	32.9	298.67
16.600	17.6	35.5	432.5	496.4	32.0	298.57
16.800	16.2	33.8	404.2	466.3	31.0	298.47
17.000	16.0	32.2	376.2	436.4	30.1	298.37
17.200	15.7	31.7	350.0	407.9	28.9	298.27
17.400	14.5	30.2	325.9	380.2	27.1	298.17
17.600	14.2	28.7	303.6	354.6	25.5	298.08
17.800	14.0	28.2	283.8	331.8	24.0	298.00
18.000	13.8	27.8	265.1	311.6	23.3	297.92
18.200	13.5	27.3	247.3	292.4	22.5	297.84
18.400	13.3	26.8	230.4	274.1	21.8	297.77
18.600	12.1	25.4	213.5	255.8	21.1	297.70
18.800	11.9	24.0	196.6	237.5	20.5	297.63
19.000	11.8	23.7	181.7	220.3	19.3	297.55
19.200	11.6	23.4	169.2	205.1	18.0	297.48
19.400	11.5	23.1	158.6	192.3	16.8	297.43
19.600	10.4	21.9	148.9	180.5	15.8	297.37
19.800	10.3	20.7	139.9	169.6	14.9	297.32

Pond File: C:\HTP1BP\PRE.PND
 Inflow Hydrograph: C:\PRE-1 .HYD
 Outflow Hydrograph: C:\HTP1BP\PRE.HYD

EXECUTED: 10-17-1989
 12:23:13

INFLOW HYDROGRAPH

ROUTING COMPUTATIONS

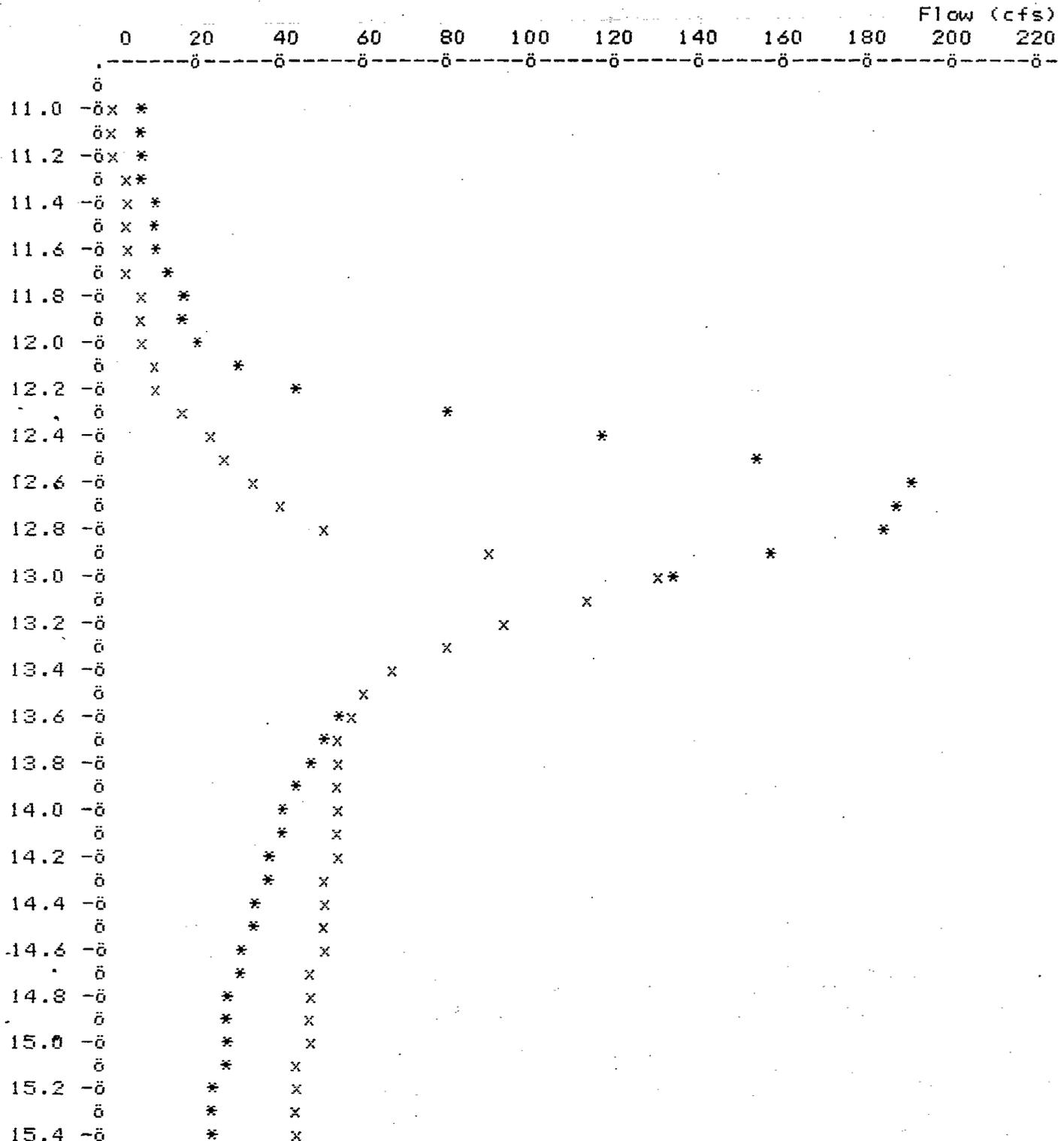
TIME (hrs)	INFLOW (cfs)	I1+I2 (cfs)	2S/t - D (cfs)	2S/t + D (cfs)	OUTFLOW (cfs)	ELEVATION (ft)
20.000	10.2	20.5	132.3	160.4	14.0	297.28
20.200	10.1	20.3	125.9	152.6	13.4	297.25
20.400	10.1	20.2	120.5	146.1	12.8	297.22
20.600	9.0	19.1	115.1	139.6	12.2	297.19
20.800	8.9	17.9	109.7	133.0	11.7	297.16
21.000	8.9	17.8	105.2	127.5	11.2	297.13
21.200	8.7	17.6	101.3	122.8	10.8	297.11
21.400	8.6	17.3	97.8	118.6	10.4	297.09
21.600	7.5	16.1	93.9	113.9	10.0	297.07
21.800	7.4	14.9	89.8	108.8	9.5	297.05
22.000	7.3	14.7	86.2	104.5	9.2	297.03
22.200	7.2	14.5	83.0	100.7	8.8	297.01
22.400	7.1	14.3	80.3	97.3	8.5	296.99
22.600	6.1	13.2	77.1	93.5	8.2	296.97
22.800	6.0	12.1	73.6	89.2	7.8	296.95
23.000	5.9	11.9	70.5	85.5	7.5	296.92
23.200	5.9	11.8	67.9	82.3	7.2	296.90
23.400	5.9	11.8	65.7	79.7	7.0	296.89
23.600	4.8	10.7	63.0	76.4	6.7	296.87
23.800	4.8	9.6	59.9	72.6	6.4	296.84
24.000	3.8	8.6	56.5	68.5	6.0	296.82

Peak Inflow = 191.6 cfs
 Peak Outflow = 131.6 cfs
 Peak Elevation = 300.25 ft

Pond File: C:HTP1BPRES.PND
 Inflow Hydrograph: C:PRE-1 .HYD
 Outflow Hydrograph: C:HTP1BPRES.HYD

EXECUTED: 10-17-1989
 12:23:13

Peak Inflow = 191.6 cfs
 Peak Outflow = 131.6 cfs
 Peak Elevation = 300.25 ft



TIME
 (hrs)

* Inflow hydrograph ---> C:PRE-1 .HYD
 x Outflow hydrograph ---> C:HTP1BPRES.HYD

uted: 10-17-1989 08:17:55
Watershed File --> C:PRE-HTP2.WSD

Hydrograph File --> C:PRE-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----PRE-DEVELOPMENT DRAINAGE AREA 2-----

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. \bar{o} (in)	Runoff (in)	Ia/p input/used
2-PRE	37.00	73.0	0.75	0.00	6.00	3.09	.12 .10

* Travel time from subarea outfall to composite watershed outfall point.
Total area = 37.00 acres or 0.05781 sq.mi
Peak discharge = 76 cfs

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values		Rounded Values		Ia/p	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	Interpolated (Yes/No)	
2-PRE	0.64	0.00	0.75	0.00	No	--

* Travel time from subarea outfall to composite watershed outfall point.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:17:55

Watershed File --> C:PRE-HTP2.WSD

Hydrograph File --> C:PRE-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----PRE-DEVELOPMENT DRAINAGE AREA 2-----

>>>> Summary of Subarea Times to Peak <<<<

Subarea	Peak Discharge (cfs)	Time to Peak at Composite Outfall (hrs)
2-PRE	76	12.6
Composite Watershed	76	12.6

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:17:55

Watershed File --> C:PRE-HTP2.WSD

Hydrograph File --> C:PRE-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 2-----

Composite Hydrograph Summary (cfs)

Subarea Description	11.0 hr	11.3 hr	11.6 hr	11.9 hr	12.0 hr	12.1 hr	12.2 hr	12.3 hr	12.4 hr
2-PRE	2	3	4	6	8	12	21	35	53
Total (cfs)	2	3	4	6	8	12	21	35	53

Subarea Description	12.5 hr	12.6 hr	12.7 hr	12.8 hr	13.0 hr	13.2 hr	13.4 hr	13.6 hr	13.8 hr
2-PRE	68	76	73	66	45	31	22	17	13
Total (cfs)	68	76	73	66	45	31	22	17	13

Subarea Description	14.0 hr	14.3 hr	14.6 hr	15.0 hr	15.5 hr	16.0 hr	16.5 hr	17.0 hr	17.5 hr
2-PRE	11	9	7	6	6	5	4	4	4
Total (cfs)	11	9	7	6	6	5	4	4	4

Subarea Description	18.0 hr	19.0 hr	20.0 hr	22.0 hr	26.0 hr
2-PRE	3	3	3	2	0
Total (cfs)	3	3	3	2	0

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:17:55

Watershed File --> C:PRE-HTP2.WSD

Hydrograph File --> C:PRE-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 2-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
11.0	2	14.8	6
11.1	2	14.9	6
11.2	3	15.0	6
11.3	3	15.1	6
11.4	3	15.2	6
11.5	4	15.3	6
11.6	4	15.4	6
11.7	5	15.5	6
11.8	5	15.6	6
11.9	6	15.7	6
12.0	8	15.8	5
12.1	12	15.9	5
12.2	21	16.0	5
12.3	35	16.1	5
12.4	53	16.2	5
12.5	68	16.3	4
12.6	76	16.4	4
12.7	73	16.5	4
12.8	66	16.6	4
12.9	55	16.7	4
13.0	45	16.8	4
13.1	38	16.9	4
13.2	31	17.0	4
13.3	26	17.1	4
13.4	22	17.2	4
13.5	20	17.3	4
13.6	17	17.4	4
13.7	15	17.5	4
13.8	13	17.6	4
13.9	12	17.7	4
14.0	11	17.8	3
14.1	10	17.9	3
14.2	10	18.0	3
14.3	9	18.1	3
14.4	8	18.2	3

14.6
14.7

7
7

18.4
18.5

3
3

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:17:55

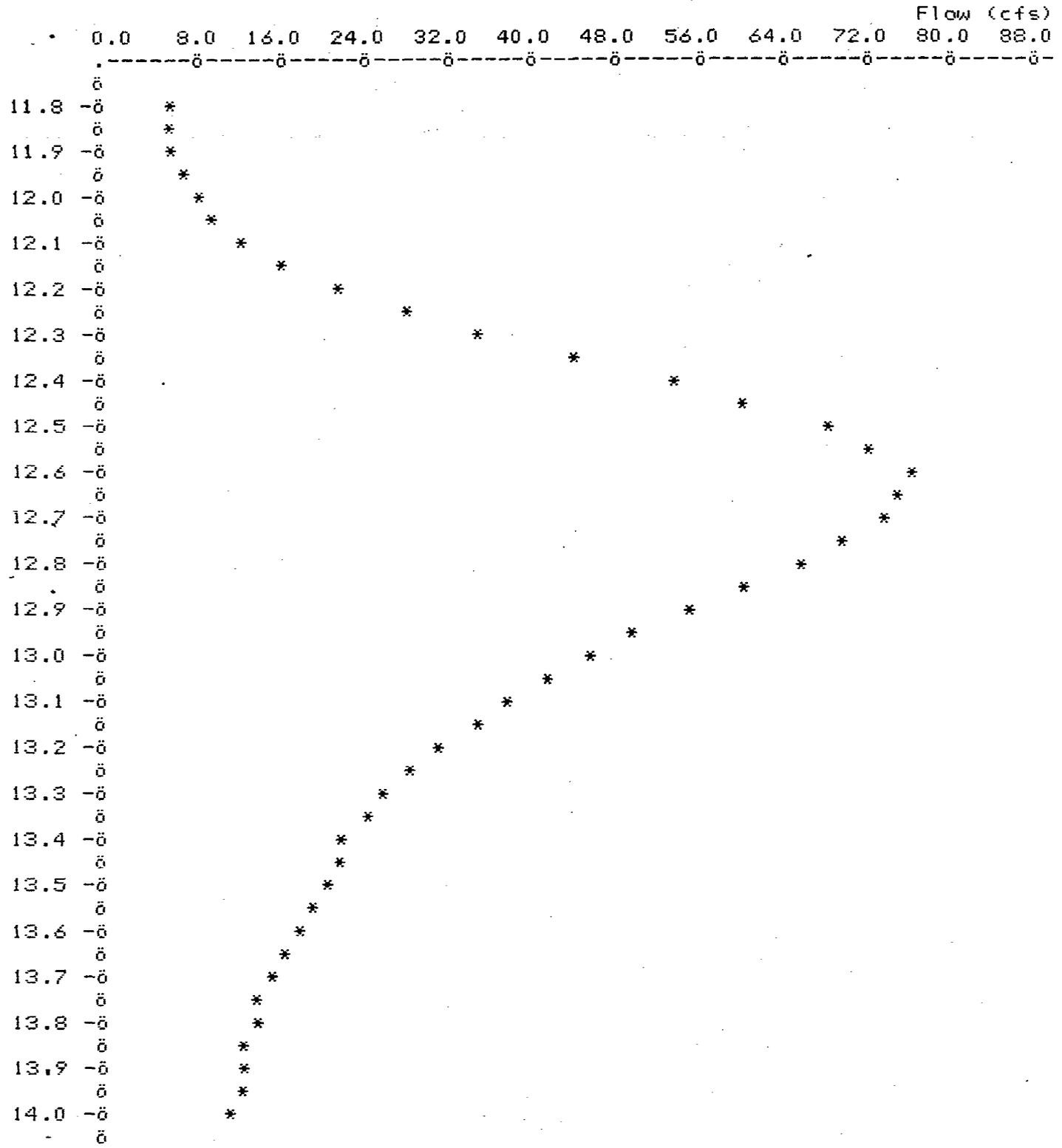
Watershed File --> C:PRE-HTP2.WSD

Hydrograph File --> C:PRE-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----PRE-DEVELOPMENT DRAINAGE AREA 2-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
18.6	3	22.4	2
18.7	3	22.5	2
18.8	3	22.6	2
18.9	3	22.7	2
19.0	3	22.8	2
19.1	3	22.9	2
19.2	3	23.0	2
19.3	3	23.1	1
19.4	3	23.2	1
19.5	3	23.3	1
19.6	3	23.4	1
19.7	3	23.5	1
19.8	3	23.6	1
19.9	3	23.7	1
20.0	3	23.8	1
20.1	3	23.9	1
20.2	3	24.0	1
20.3	3	24.1	1
20.4	3	24.2	1
20.5	3	24.3	1
20.6	3	24.4	1
20.7	3	24.5	1
20.8	3	24.6	1
20.9	3	24.7	1
21.0	3	24.8	1
21.1	2	24.9	1
21.2	2	25.0	1
21.3	2	25.1	0
21.4	2	25.2	0
21.5	2	25.3	0
21.6	2	25.4	0
21.7	2	25.5	0
21.8	2	25.6	0
21.9	2	25.7	0
22.0	2	25.8	0
22.1	2	25.9	0
22.2	2		
22.3	2		
22.4	2		
22.5	2		
22.6	2		
22.7	2		
22.8	2		
22.9	2		
23.0	2		
23.1	2		
23.2	2		
23.3	2		
23.4	2		
23.5	2		
23.6	2		
23.7	2		
23.8	2		
23.9	2		
24.0	2		
24.1	2		
24.2	2		
24.3	2		
24.4	2		
24.5	2		
24.6	2		
24.7	2		
24.8	2		
24.9	2		
25.0	2		
25.1	2		
25.2	2		
25.3	2		
25.4	2		
25.5	2		
25.6	2		
25.7	2		
25.8	2		
25.9	2		

Quick TR-55 Version: 4.06 S/N: 87011724



TIME

(hrs) * Hydrograph file ---> C:PRE-HTP2.HYD

Qmax = 76.0 cfs

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:04:52

Watershed File --> C:PRE-HTP3.WSD

Hydrograph File --> C:PRE-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 3-----

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. δ (in)	Runoff δ (in)	Ia/p input/used
3-PRE	24.00	74.0	0.75	0.00	6.00	3.18	.12 .10

* Travel time from subarea outfall to composite watershed outfall point.
 Total area = 24.00 acres or 0.03750 sq.mi
 Peak discharge = 51 cfs

>>>> Computer Modifications of Input Parameters <<<<

Subarea Description	Input Values		Rounded Values		Ia/p	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	Interpolated (Yes/No)	
3-PRE	0.66	0.00	0.75	0.00	No	--

* Travel time from subarea outfall to composite watershed outfall point.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:04:52

Watershed File --> C:PRE-HTP3.WSD

Hydrograph File --> C:PRE-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----PRE-DEVELOPMENT DRAINAGE AREA 3-----

>>>> Summary of Subarea Times to Peak <<<<

Subarea	Peak Discharge (cfs)	Time to Peak at Composite Outfall (hrs)
3-PRE	51	12.6
Composite Watershed	51	12.6

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:04:52

Watershed File --> C:PRE-HTP3.WSD Hydrograph File --> C:PRE-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 3-----

Composite Hydrograph Summary (cfs)

Subarea Description	11.0 hr	11.3 hr	11.6 hr	11.9 hr	12.0 hr	12.1 hr	12.2 hr	12.3 hr	12.4 hr
3-PRE	2	2	3	4	5	8	14	23	35
Total (cfs)	2	2	3	4	5	8	14	23	35

Subarea Description	12.5 hr	12.6 hr	12.7 hr	12.8 hr	13.0 hr	13.2 hr	13.4 hr	13.6 hr	13.8 hr
3-PRE	45	51	49	44	30	21	15	11	9
Total (cfs)	45	51	49	44	30	21	15	11	9

Subarea Description	14.0 hr	14.3 hr	14.6 hr	15.0 hr	15.5 hr	16.0 hr	16.5 hr	17.0 hr	17.5 hr
3-PRE	7	6	5	4	4	3	3	3	2
Total (cfs)	7	6	5	4	4	3	3	3	2

Subarea Description	18.0 hr	19.0 hr	20.0 hr	22.0 hr	26.0 hr
3-PRE	2	2	2	1	0
Total (cfs)	2	2	2	1	0

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:04:52

Watershed File --> C:PRE-HTP3.WSD

Hydrograph File --> C:PRE-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 3-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
11.0	2	14.8	4
11.1	2	14.9	4
11.2	2	15.0	4
11.3	2	15.1	4
11.4	2	15.2	4
11.5	3	15.3	4
11.6	3	15.4	4
11.7	3	15.5	4
11.8	4	15.6	4
11.9	4	15.7	4
12.0	5	15.8	3
12.1	8	15.9	3
12.2	14	16.0	3
12.3	23	16.1	3
12.4	35	16.2	3
12.5	45	16.3	3
12.6	51	16.4	3
12.7	49	16.5	3
12.8	44	16.6	3
12.9	37	16.7	3
13.0	30	16.8	3
13.1	25	16.9	3
13.2	21	17.0	3
13.3	18	17.1	3
13.4	15	17.2	3
13.5	13	17.3	2
13.6	11	17.4	2
13.7	10	17.5	2
13.8	9	17.6	2
13.9	8	17.7	2
14.0	7	17.8	2
14.1	7	17.9	2
14.2	6	18.0	2
14.3	6	18.1	2
14.4	6	18.2	2
14.5	5	18.3	2
14.6	5	18.4	2
14.7	5	18.5	2

Executed: 10-17-1989 08:04:52

Watershed File --> C:PRE-HTP3.WSD

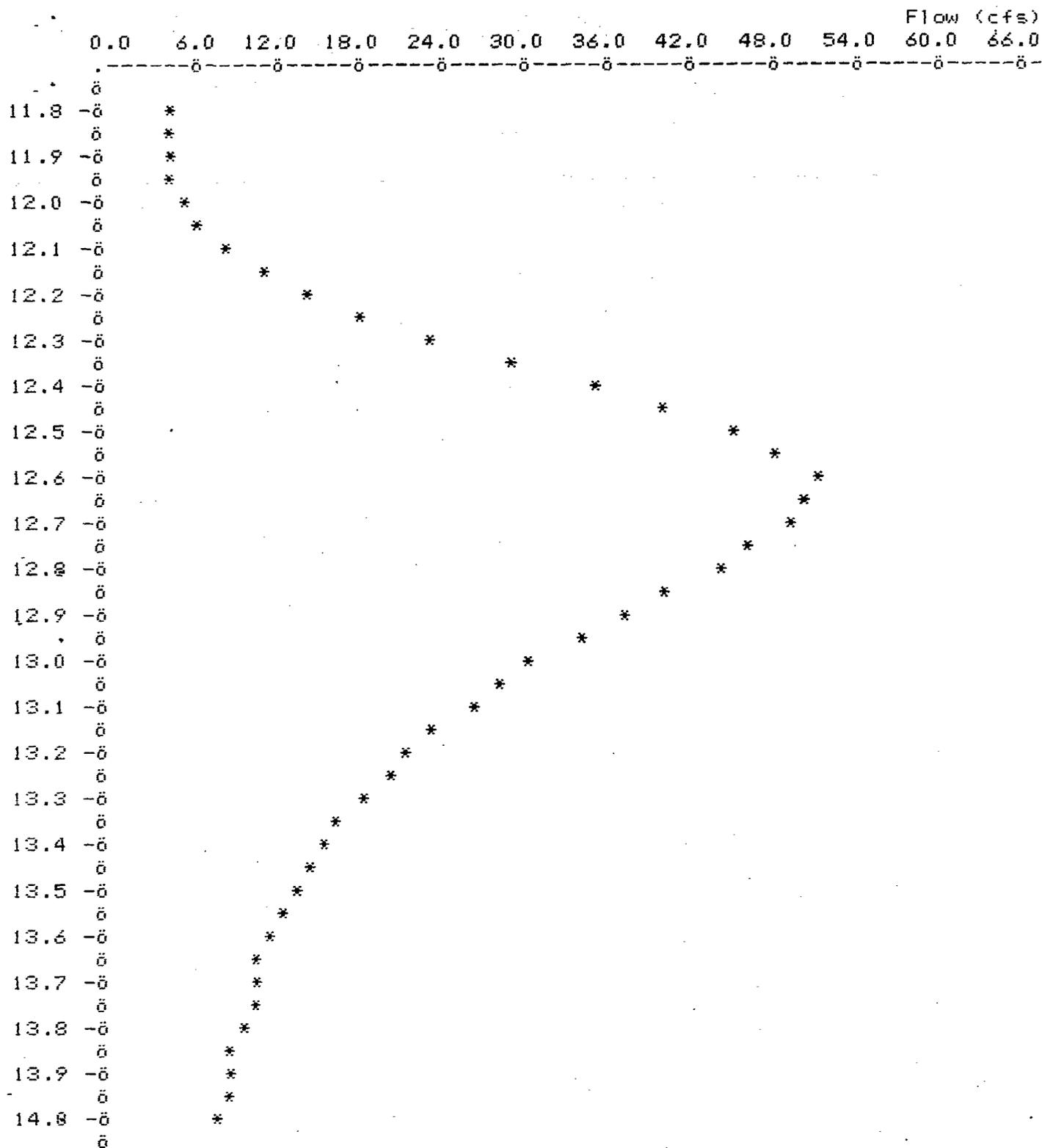
Hydrograph File --> C:PRE-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK

-----PRE-DEVELOPMENT DRAINAGE AREA 3-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
18.6	2	22.4	1
18.7	2	22.5	1
18.8	2	22.6	1
18.9	2	22.7	1
19.0	2	22.8	1
19.1	2	22.9	1
19.2	2	23.0	1
19.3	2	23.1	1
19.4	2	23.2	1
19.5	2	23.3	1
19.6	2	23.4	1
19.7	2	23.5	1
19.8	2	23.6	1
19.9	2	23.7	1
20.0	2	23.8	1
20.1	2	23.9	1
20.2	2	24.0	1
20.3	2	24.1	0
20.4	2	24.2	0
20.5	2	24.3	0
20.6	2	24.4	0
20.7	2	24.5	0
20.8	2	24.6	0
20.9	2	24.7	0
21.0	2	24.8	0
21.1	1	24.9	0
21.2	1	25.0	0
21.3	1	25.1	0
21.4	1	25.2	0
21.5	1	25.3	0
21.6	1	25.4	0
21.7	1	25.5	0
21.8	1	25.6	0
21.9	1	25.7	0
22.0	1	25.8	0
22.1	1	25.9	0
22.2	1		
22.3	1		

Quick TR-55 Version: 4.06 S/N: 87011724



TIME (hrs) * Hydrograph file ---> C:PRE-HTP3.HYD Qmax = 51.0 cfs

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:12:42

Watershed File --> C:PRE-HTP4.WSD

Hydrograph File --> C:PRE-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 4-----

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. \bar{o} (in)	Runoff \bar{o} (in)	Ia/p input/used
4-PRE	43.00	74.0	0.50	0.00	6.00	3.18	.12 .10

* Travel time from subarea outfall to composite watershed outfall point.
 Total area = 43.00 acres or 0.06719 sq.mi
 Peak discharge = 113 cfs

>>>> Computer Modifications of Input Parameters <<<<

Subarea Description	Input Values		Rounded Values		Ia/p	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	Interpolated (Yes/No)	
4-PRE	0.57	0.00	0.50	0.00	No	--

* Travel time from subarea outfall to composite watershed outfall point.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:12:42

Watershed File --> C:PRE-HTP4.WSD Hydrograph File --> C:PRE-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----PRE-DEVELOPMENT DRAINAGE AREA 4-----

>>>> Summary of Subarea Times to Peak <<<<

Subarea	Peak Discharge (cfs)	Time to Peak at Composite Outfall (hrs)
4-PRE	113	12.4
Composite Watershed	113	12.4

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:12:42

Watershed File --> C:PRE-HTP4.WSD

Hydrograph File --> C:PRE-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 4-----

Composite Hydrograph Summary (cfs)

Subarea Description	11.0 hr	11.3 hr	11.6 hr	11.9 hr	12.0 hr	12.1 hr	12.2 hr	12.3 hr	12.4 hr
4-PRE	4	5	7	12	20	36	66	100	113
Total (cfs)	4	5	7	12	20	36	66	100	113

Subarea Description	12.5 hr	12.6 hr	12.7 hr	12.8 hr	13.0 hr	13.2 hr	13.4 hr	13.6 hr	13.8 hr
4-PRE	108	86	63	48	30	21	16	13	11
Total (cfs)	108	86	63	48	30	21	16	13	11

Subarea Description	14.0 hr	14.3 hr	14.6 hr	15.0 hr	15.5 hr	16.0 hr	16.5 hr	17.0 hr	17.5 hr
4-PRE	10	9	8	7	6	6	5	4	4
Total (cfs)	10	9	8	7	6	6	5	4	4

Subarea Description	18.0 hr	19.0 hr	20.0 hr	22.0 hr	26.0 hr
4-PRE	4	3	3	3	0
Total (cfs)	4	3	3	3	0

Quick TR-55 Version: 4.06 S/N: 87011724

TR-55 TABULAR HYDROGRAPH METHOD

Type II Distribution

(24 hr. Duration Storm)

Executed: 10-17-1989 08:12:42

Watershed File --> C:PRE-HTP4.WSD

Hydrograph File --> C:PRE-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK

-----PRE-DEVELOPMENT DRAINAGE AREA 4-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
11.0	4	14.8	7
11.1	4	14.9	7
11.2	5	15.0	7
11.3	5	15.1	7
11.4	6	15.2	7
11.5	6	15.3	6
11.6	7	15.4	6
11.7	9	15.5	6
11.8	10	15.6	6
11.9	12	15.7	6
12.0	20	15.8	6
12.1	36	15.9	6
12.2	66	16.0	6
12.3	100	16.1	6
12.4	113	16.2	6
12.5	108	16.3	5
12.6	86	16.4	5
12.7	63	16.5	5
12.8	48	16.6	5
12.9	39	16.7	5
13.0	30	16.8	4
13.1	25	16.9	4
13.2	21	17.0	4
13.3	18	17.1	4
13.4	16	17.2	4
13.5	15	17.3	4
13.6	13	17.4	4
13.7	12	17.5	4
13.8	11	17.6	4
13.9	10	17.7	4
14.0	10	17.8	4
14.1	10	17.9	4
14.2	9	18.0	4
14.3	9	18.1	4
14.4	9	18.2	4
14.5	8	18.3	4
14.6	8	18.4	4
14.7	8	18.5	4

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

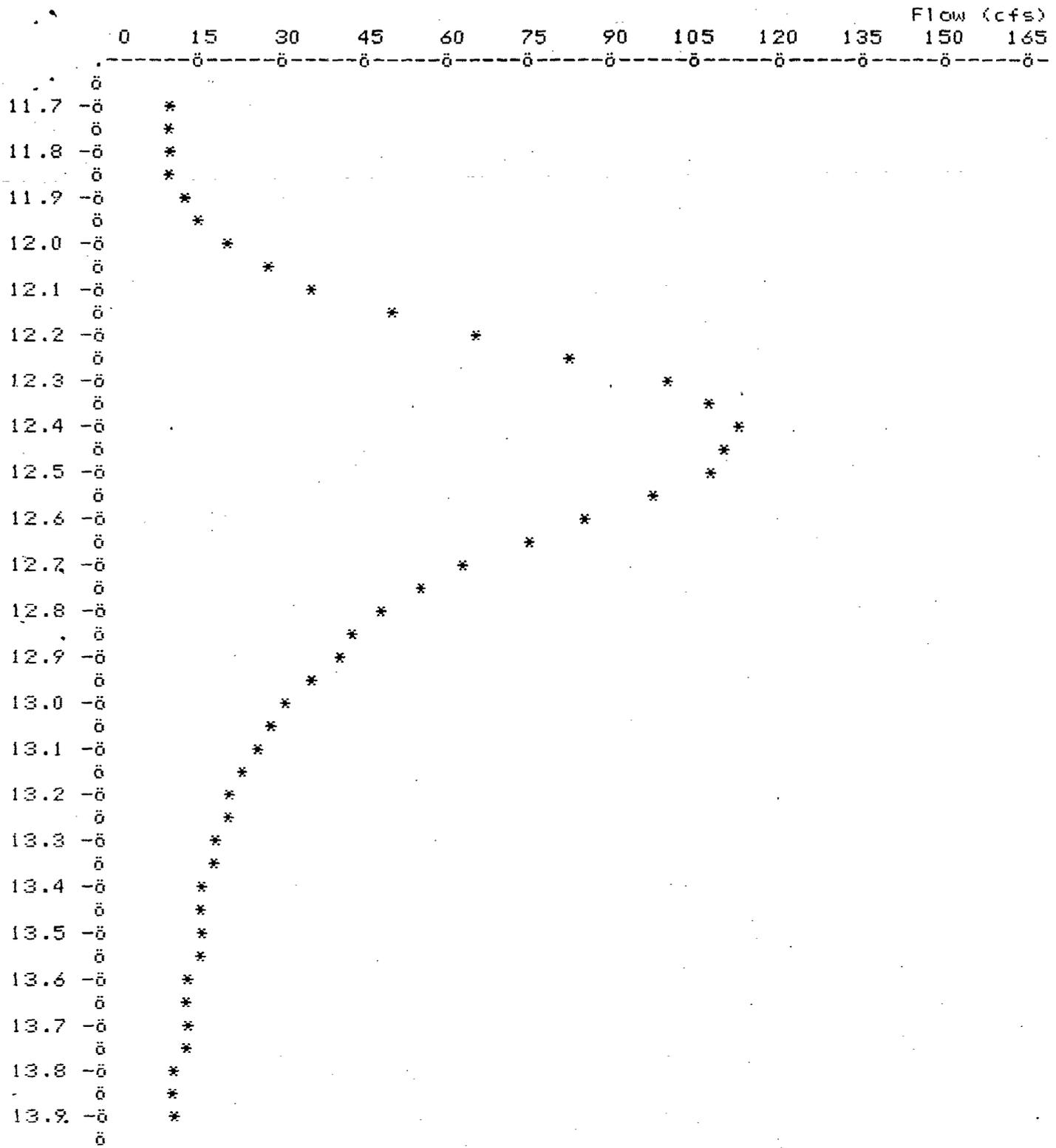
Executed: 10-17-1989 08:12:42

Watershed File --> C:PRE-HTP4.WSD

Hydrograph File --> C:PRE-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----PRE-DEVELOPMENT DRAINAGE AREA 4-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
18.6	3	22.4	3
18.7	3	22.5	3
18.8	3	22.6	3
18.9	3	22.7	2
19.0	3	22.8	2
19.1	3	22.9	2
19.2	3	23.0	2
19.3	3	23.1	2
19.4	3	23.2	2
19.5	3	23.3	2
19.6	3	23.4	2
19.7	3	23.5	2
19.8	3	23.6	2
19.9	3	23.7	2
20.0	3	23.8	2
20.1	3	23.9	2
20.2	3	24.0	2
20.3	3	24.1	1
20.4	3	24.2	1
20.5	3	24.3	1
20.6	3	24.4	1
20.7	3	24.5	1
20.8	3	24.6	1
20.9	3	24.7	1
21.0	3	24.8	1
21.1	3	24.9	1
21.2	3	25.0	1
21.3	3	25.1	1
21.4	3	25.2	1
21.5	3	25.3	1
21.6	3	25.4	0
21.7	3	25.5	0
21.8	3	25.6	0
21.9	3	25.7	0
22.0	3	25.8	0
22.1	3	25.9	0
22.2	3		
22.3	3		



TIME (hrs) * Hydrograph file ---> C:PRE-HTP4.HYD Qmax = 113.0 cfs

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*****
*
*           HUSTED-TOWNSEND-PURDY SUBD.
*   POST-DEVELOPMENT POND AT DRAINAGE AREA 1B
*
*
*
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EXECUTED 10-17-1989 11:46:21
 Disk Files: C:HTP1BPST.PND ; C:PST-1 .HYD

INITIAL CONDITIONS
 Elevation = 295.00 ft
 Outflow = 0.0 cfs

GIVEN POND DATA				COMPUTATIONS			
ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (ac-ft)		2S/t (cfs)	2S/t + 0 (cfs)		
295.00	0.0	0.00		0.0	0.0		
297.00	30.0	0.74		89.5	119.5		
298.00	43.9	2.54		307.3	351.2		
298.30	50.8	3.20		387.2	438.0		
298.90	67.0	4.62		559.0	626.0		
299.00	69.3	4.87		589.3	658.6		
299.20	73.0	5.39		652.2	725.2		
299.40	76.4	5.92		716.3	792.8		
299.60	79.7	6.49		785.3	864.9		
299.80	82.7	7.07		855.5	938.2		
300.00	85.7	7.68		929.3	1015.0		

Time increment (t) = 0.200 hrs.

Pond File: C:HTP1BPST.PND
 Inflow Hydrograph: C:PST-1.HYD
 Outflow Hydrograph: C:HTP1BPST.HYD

EXECUTED: 10-17-1989
 11:46:21

INFLOW HYDROGRAPH

ROUTING COMPUTATIONS

TIME (hrs)	INFLOW (cfs)	I1+I2 (cfs)	2S/t - 0 (cfs)	2S/t + 0 (cfs)	OUTFLOW (cfs)	ELEVATION (ft)
11.000	6.0	0.0	0.0	0.0	0.0	295.00
11.200	7.0	13.0	6.5	13.0	3.3	295.22
11.400	8.0	15.0	10.7	21.5	5.4	295.36
11.600	11.0	19.0	14.8	29.7	7.5	295.50
11.800	15.0	26.0	20.3	40.8	10.2	295.68
12.000	19.0	34.0	27.1	54.3	13.6	295.91
12.200	48.1	67.1	46.9	94.2	23.6	296.58
12.400	130.8	178.9	153.1	225.8	36.4	297.46
12.600	192.0	322.8	367.7	475.9	54.1	298.42
12.800	165.3	357.3	579.0	725.0	73.0	299.20
13.000	114.2	279.5	699.7	858.5	79.4	299.58
13.200	79.4	193.6	731.6	893.3	80.8	299.68
13.400	61.5	140.9	712.6	872.5	80.0	299.62
13.600	52.8	114.3	671.0	826.9	78.0	299.49
13.800	47.8	100.6	620.8	771.6	75.4	299.34
14.000	43.5	91.3	567.5	712.1	72.3	299.16
14.200	40.9	84.4	514.2	651.9	68.9	298.98
14.400	38.0	78.9	464.7	593.1	64.2	298.79
14.600	35.9	73.9	419.7	538.6	59.5	298.62
14.800	33.8	69.7	378.9	489.4	55.2	298.46
15.000	33.5	67.3	343.2	446.2	51.5	298.33
15.200	32.1	65.6	311.8	408.8	48.5	298.20
15.400	29.7	61.8	282.3	373.6	45.7	298.08
15.600	28.2	57.9	253.7	340.2	43.2	297.95
15.800	25.6	53.8	225.0	307.5	41.3	297.81
16.000	23.3	48.9	195.4	273.9	39.2	297.67
16.200	19.7	43.0	164.2	238.4	37.1	297.51
16.400	13.9	33.6	128.4	197.8	34.7	297.34
16.600	13.2	27.1	91.2	155.5	32.2	297.16
16.800	13.0	26.2	58.5	117.4	29.5	296.96
17.000	13.0	26.0	42.1	84.5	21.2	296.41
17.200	13.0	26.0	33.9	68.1	17.1	296.14
17.400	12.0	25.0	29.3	58.9	14.8	295.99
17.600	12.0	24.0	26.6	53.3	13.4	295.89
17.800	10.7	22.7	24.5	49.3	12.4	295.82
18.000	10.1	20.8	22.6	45.3	11.4	295.76
18.200	10.0	20.1	21.3	42.7	10.7	295.71
18.400	10.0	20.0	20.6	41.3	10.4	295.69
18.600	10.0	20.0	20.2	40.6	10.2	295.68
18.800	10.0	20.0	20.0	40.2	10.1	295.67
19.000	10.0	20.0	19.9	40.0	10.0	295.67
19.200	10.0	20.0	19.9	39.9	10.0	295.67
19.400	10.0	20.0	19.9	39.9	10.0	295.67
19.600	8.0	18.0	18.9	37.9	9.5	295.63
19.800	8.0	16.0	17.4	34.9	8.7	295.58

Pond File: C:\HTP1BPST.PND
 Inflow Hydrograph: C:\PST-1 .HYD
 Outflow Hydrograph: C:\HTP1BPST.HYD

EXECUTED: 10-17-1989
 11:46:21

INFLOW HYDROGRAPH

ROUTING COMPUTATIONS

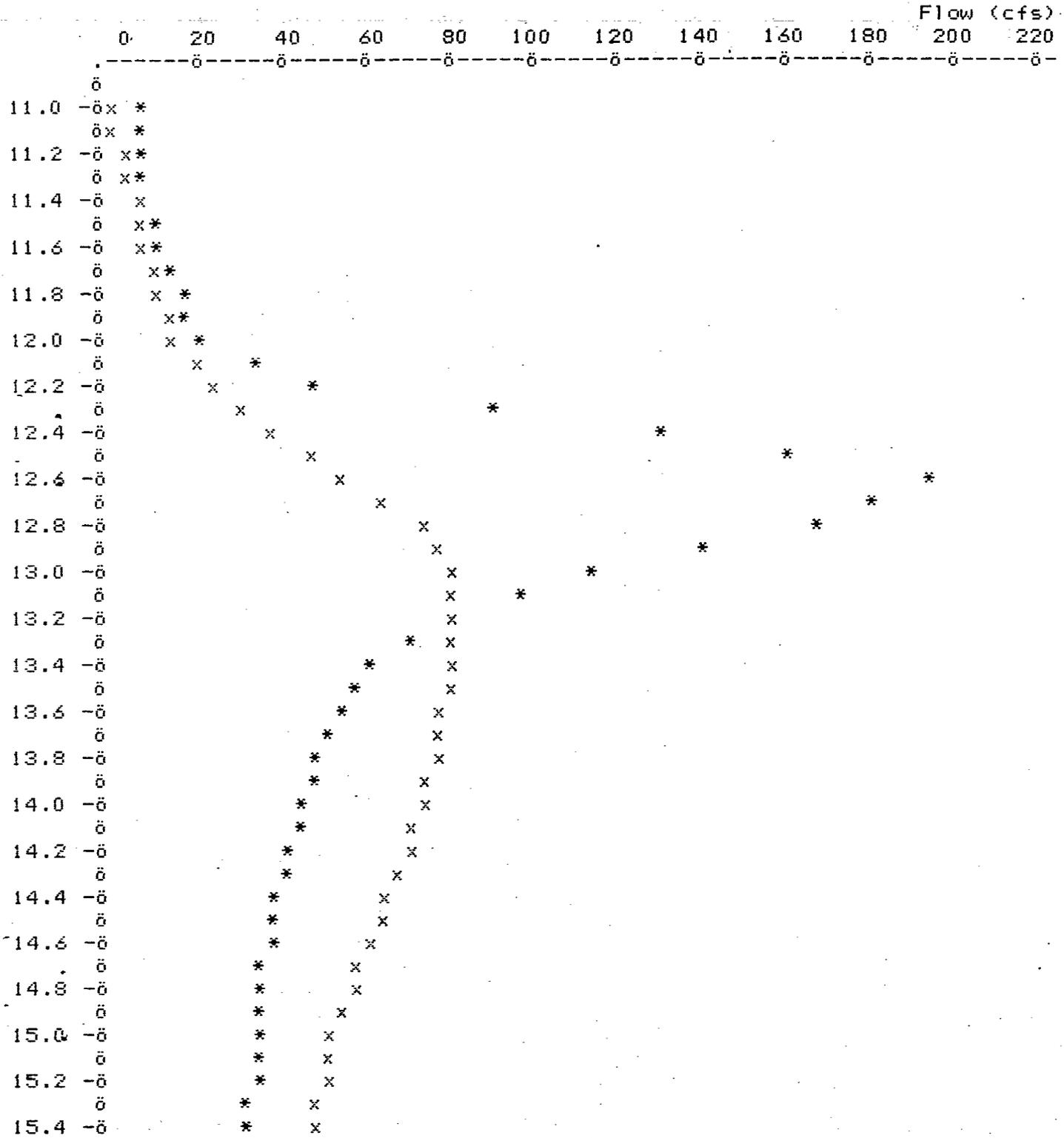
TIME (hrs)	INFLOW (cfs)	I1+I2 (cfs)	2S/t - 0 (cfs)	2S/t + 0 (cfs)	OUTFLOW (cfs)	ELEVATION (ft)
20.000	8.0	16.0	16.6	33.4	8.4	295.56
20.200	8.0	16.0	16.2	32.6	8.2	295.55
20.400	8.0	16.0	16.1	32.2	8.1	295.54
20.600	8.0	16.0	16.0	32.1	8.0	295.54
20.800	8.0	16.0	15.9	32.0	8.0	295.53
21.000	7.0	15.0	15.4	30.9	7.8	295.52
21.200	7.0	14.0	14.6	29.4	7.4	295.49
21.400	7.0	14.0	14.3	28.6	7.2	295.48
21.600	7.0	14.0	14.1	28.3	7.1	295.47
21.800	7.0	14.0	14.0	28.1	7.0	295.47
22.000	7.0	14.0	13.9	28.0	7.0	295.47
22.200	6.3	13.3	13.6	27.2	6.8	295.46
22.400	6.1	12.4	12.9	26.0	6.5	295.43
22.600	5.0	11.1	12.0	24.0	6.0	295.40
22.800	5.0	10.0	10.9	22.0	5.5	295.37
23.000	5.0	10.0	10.4	20.9	5.3	295.35
23.200	5.0	10.0	10.2	20.4	5.1	295.34
23.400	5.0	10.0	10.0	20.2	5.1	295.34
23.600	4.0	9.0	9.5	19.0	4.8	295.32
23.800	4.0	8.0	8.7	17.5	4.4	295.29
24.000	3.0	7.0	7.8	15.7	3.9	295.26

Peak Inflow = 192.0 cfs
 Peak Outflow = 80.8 cfs
 Peak Elevation = 299.68 ft

Pond File: C:HTP1BPST.PND
 Inflow Hydrograph: C:PST-1 .HYD
 Outflow Hydrograph: C:HTP1BPST.HYD

EXECUTED: 10-17-1989
 11:46:21

Peak Inflow = 192.0 cfs
 Peak Outflow = 80.8 cfs
 Peak Elevation = 299.68 ft



TIME

(hrs)

* Inflow hydrograph ----> C:PST-1 .HYD
 x Outflow hydrograph ----> C:HTP1BPST.HYD

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:19:26

Watershed File --> C:PST-HTP2.WSD

Hydrograph File --> C:PST-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 2-----

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. \bar{o} (in)	Runoff \bar{o} (in)	Ia/p input/used
2-PST	12.00	76.0	0.30	0.00	6.00	3.38	.11 .10

* Travel time from subarea outfall to composite watershed outfall point.
 Total area = 12.00 acres or 0.01875 sq.mi
 Peak discharge = 43 cfs

>>>> Computer Modifications of Input Parameters <<<<

Subarea Description	Input Values		Rounded Values		Ia/p Interpolated (Yes/No)	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)		
2-PST	0.33	0.00	0.30	0.00	No	--

* Travel time from subarea outfall to composite watershed outfall point.

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:19:26

Watershed File --> C:PST-HTP2.WSD

Hydrograph File --> C:PST-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 2-----

>>> Summary of Subarea Times to Peak <<<<

Subarea	Peak Discharge (cfs)	Time to Peak at Composite Outfall (hrs)
2-PST	43	12.2
Composite Watershed	43	12.2

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:19:26

Watershed File --> C:PST-HTP2.WSD Hydrograph File --> C:PST-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----POST-DEVELOPMENT DRAINAGE AREA 2-----

Composite Hydrograph Summary (cfs)

Subarea Description	11.0 hr	11.3 hr	11.6 hr	11.9 hr	12.0 hr	12.1 hr	12.2 hr	12.3 hr	12.4 hr
2-PST	1	2	3	7	15	28	43	43	29
Total (cfs)	1	2	3	7	15	28	43	43	29

Subarea Description	12.5 hr	12.6 hr	12.7 hr	12.8 hr	13.0 hr	13.2 hr	13.4 hr	13.6 hr	13.8 hr
2-PST	18	12	9	7	5	4	4	3	3
Total (cfs)	18	12	9	7	5	4	4	3	3

Subarea Description	14.0 hr	14.3 hr	14.6 hr	15.0 hr	15.5 hr	16.0 hr	16.5 hr	17.0 hr	17.5 hr
2-PST	3	2	2	2	2	2	1	1	1
Total (cfs)	3	2	2	2	2	2	1	1	1

Subarea Description	18.0 hr	19.0 hr	20.0 hr	22.0 hr	26.0 hr
2-PST	1	1	1	1	0
Total (cfs)	1	1	1	1	0

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:19:26

Watershed File --> C:PST-HTP2.WSD

Hydrograph File --> C:PST-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK

-----POST-DEVELOPMENT DRAINAGE AREA 2-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
11.0	1	14.8	2
11.1	1	14.9	2
11.2	2	15.0	2
11.3	2	15.1	2
11.4	2	15.2	2
11.5	3	15.3	2
11.6	3	15.4	2
11.7	4	15.5	2
11.8	6	15.6	2
11.9	7	15.7	2
12.0	15	15.8	2
12.1	28	15.9	2
12.2	43	16.0	2
12.3	43	16.1	2
12.4	29	16.2	2
12.5	18	16.3	1
12.6	12	16.4	1
12.7	9	16.5	1
12.8	7	16.6	1
12.9	6	16.7	1
13.0	5	16.8	1
13.1	4	16.9	1
13.2	4	17.0	1
13.3	4	17.1	1
13.4	4	17.2	1
13.5	4	17.3	1
13.6	3	17.4	1
13.7	3	17.5	1
13.8	3	17.6	1
13.9	3	17.7	1
14.0	3	17.8	1
14.1	3	17.9	1
14.2	2	18.0	1
14.3	2	18.1	1
14.4	2	18.2	1
14.5	2	18.3	1
14.6	2	18.4	1
14.7	2	18.5	1

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

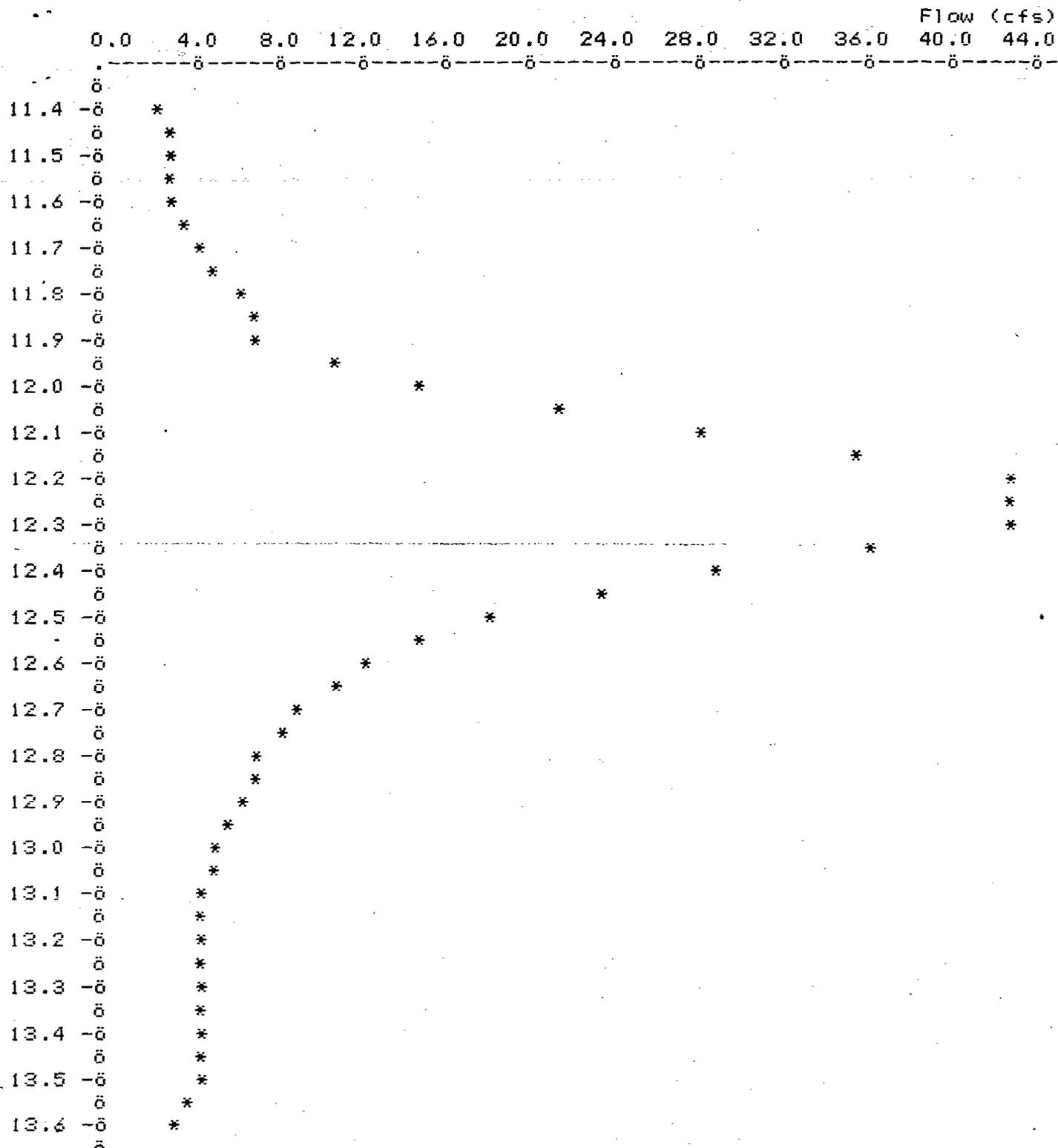
Executed: 10-17-1989 08:19:26

Watershed File --> C:PST-HTP2.WSD

Hydrograph File --> C:PST-HTP2.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 2-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
18.6	1	22.4	1
18.7	1	22.5	1
18.8	1	22.6	1
18.9	1	22.7	1
19.0	1	22.8	1
19.1	1	22.9	1
19.2	1	23.0	1
19.3	1	23.1	1
19.4	1	23.2	1
19.5	1	23.3	1
19.6	1	23.4	1
19.7	1	23.5	1
19.8	1	23.6	1
19.9	1	23.7	1
20.0	1	23.8	1
20.1	1	23.9	1
20.2	1	24.0	1
20.3	1	24.1	0
20.4	1	24.2	0
20.5	1	24.3	0
20.6	1	24.4	0
20.7	1	24.5	0
20.8	1	24.6	0
20.9	1	24.7	0
21.0	1	24.8	0
21.1	1	24.9	0
21.2	1	25.0	0
21.3	1	25.1	0
21.4	1	25.2	0
21.5	1	25.3	0
21.6	1	25.4	0
21.7	1	25.5	0
21.8	1	25.6	0
21.9	1	25.7	0
22.0	1	25.8	0
22.1	1	25.9	0
22.2	1		
22.3	1		



TIME

(hrs) * Hydrograph file ---> C:PST-HTP2.HYD

Qmax = 43.0 cfs

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 20:33:04

Watershed File --> C:PST-HTP3.WSD

Hydrograph File --> C:PST-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 3-----

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. \bar{o} (in)	Runoff \bar{o} (in)	Ia/p input/used
3-PST	58.00	75.0	0.50	0.00	6.00	3.28	.11 .10

* Travel time from subarea outfall to composite watershed outfall point.
 Total area = 58.00 acres or 0.09063 sq.mi
 Peak discharge = 157 cfs

>>>> Computer Modifications of Input Parameters <<<<

Subarea Description	Input Values		Rounded Values		Ia/p Interpolated	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	(Yes/No)	
3-PST	0.59	0.00	0.50	0.00	No	--

* Travel time from subarea outfall to composite watershed outfall point.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 20:33:04

Watershed File --> C:PST-HTP3.WSD

Hydrograph File --> C:PST-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----POST-DEVELOPMENT DRAINAGE AREA 3-----

>>> Summary of Subarea Times to Peak <<<<

Subarea	Peak Discharge (cfs)	Time to Peak at Composite Outfall (hrs)
3-PST	157	12.4
Composite Watershed	157	12.4

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 20:33:04

Watershed File --> C:PST-HTP3.WSD

Hydrograph File --> C:PST-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----POST-DEVELOPMENT DRAINAGE AREA 3-----

Composite Hydrograph Summary (cfs)

Subarea Description	11.0 hr	11.3 hr	11.6 hr	11.9 hr	12.0 hr	12.1 hr	12.2 hr	12.3 hr	12.4 hr
3-PST	5	7	10	17	28	51	92	139	157
Total (cfs)	5	7	10	17	28	51	92	139	157

Subarea Description	12.5 hr	12.6 hr	12.7 hr	12.8 hr	13.0 hr	13.2 hr	13.4 hr	13.6 hr	13.8 hr
3-PST	151	119	88	67	42	29	22	18	16
Total (cfs)	151	119	88	67	42	29	22	18	16

Subarea Description	14.0 hr	14.3 hr	14.6 hr	15.0 hr	15.5 hr	16.0 hr	16.5 hr	17.0 hr	17.5 hr
3-PST	14	12	11	10	9	8	7	6	6
Total (cfs)	14	12	11	10	9	8	7	6	6

Subarea Description	18.0 hr	19.0 hr	20.0 hr	22.0 hr	26.0 hr
3-PST	6	5	4	4	0
Total (cfs)	6	5	4	4	0

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 20:33:04

Watershed File --> C:PST-HTP3.WSD

Hydrograph File --> C:PST-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 3-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
11.0	5	14.8	10
11.1	6	14.9	10
11.2	6	15.0	10
11.3	7	15.1	10
11.4	8	15.2	10
11.5	9	15.3	9
11.6	10	15.4	9
11.7	12	15.5	9
11.8	15	15.6	9
11.9	17	15.7	9
12.0	28	15.8	8
12.1	51	15.9	8
12.2	92	16.0	8
12.3	139	16.1	8
12.4	157	16.2	8
12.5	151	16.3	7
12.6	119	16.4	7
12.7	88	16.5	7
12.8	67	16.6	7
12.9	54	16.7	7
13.0	42	16.8	6
13.1	35	16.9	6
13.2	29	17.0	6
13.3	25	17.1	6
13.4	22	17.2	6
13.5	20	17.3	6
13.6	18	17.4	6
13.7	17	17.5	6
13.8	16	17.6	6
13.9	15	17.7	6
14.0	14	17.8	6
14.1	13	17.9	6
14.2	13	18.0	6
14.3	12	18.1	6
14.4	12	18.2	6
14.5	11	18.3	6
14.6	11	18.4	6
14.7	11	18.5	6

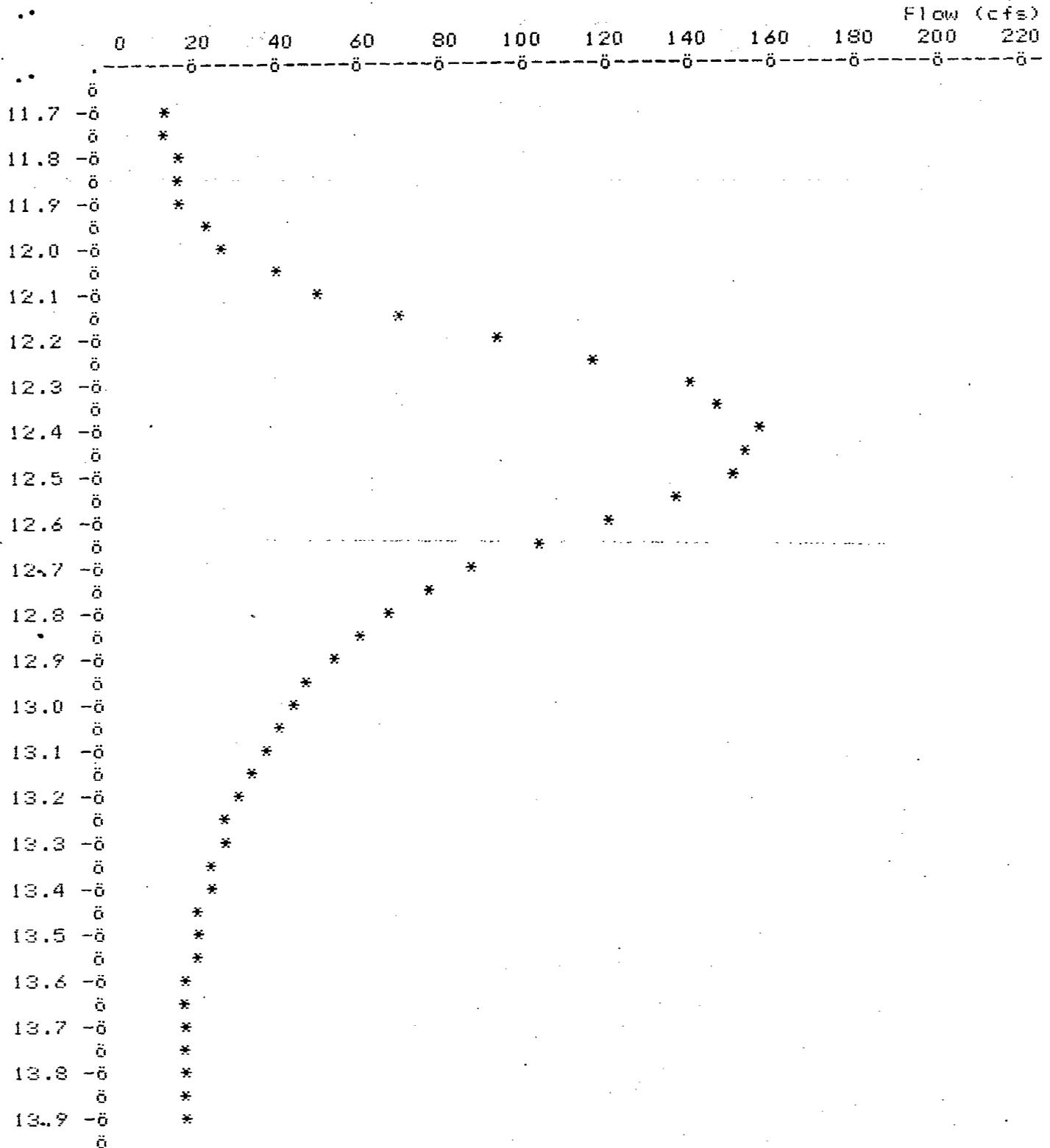
TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 20:33:04

Watershed File --> C:PST-HTP3.WSD Hydrograph File --> C:PST-HTP3.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 3-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
18.6	5	22.4	4
18.7	5	22.5	4
18.8	5	22.6	3
18.9	5	22.7	3
19.0	5	22.8	3
19.1	5	22.9	3
19.2	5	23.0	3
19.3	5	23.1	3
19.4	5	23.2	3
19.5	5	23.3	3
19.6	4	23.4	3
19.7	4	23.5	3
19.8	4	23.6	2
19.9	4	23.7	2
20.0	4	23.8	2
20.1	4	23.9	2
20.2	4	24.0	2
20.3	4	24.1	2
20.4	4	24.2	2
20.5	4	24.3	2
20.6	4	24.4	2
20.7	4	24.5	2
20.8	4	24.6	1
20.9	4	24.7	1
21.0	4	24.8	1
21.1	4	24.9	1
21.2	4	25.0	1
21.3	4	25.1	1
21.4	4	25.2	1
21.5	4	25.3	1
21.6	4	25.4	1
21.7	4	25.5	1
21.8	4	25.6	0
21.9	4	25.7	0
22.0	4	25.8	0
22.1	4	25.9	0
22.2	4		
22.3	4		



TIME

(hrs) * Hydrograph file ---> C:\PST-HTP3.HYD

Qmax = 157.0 cfs

TR-55 TABULAR HYDROGRAPH METHOD
 Type II Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:54:39

Watershed File --> C:PST-HTP4.WSD

Hydrograph File --> C:PST-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 4-----

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. \bar{o} (in)	Runoff \bar{o} (in)	Ia/p input/used
4-PST	47.00	76.0	0.30	0.00	6.00	3.38	.11 .10

* Travel time from subarea outfall to composite watershed outfall point.
 Total area = 47.00 acres or 0.07344 sq.mi
 Peak discharge = 168 cfs

>>>> Computer Modifications of Input Parameters <<<<

Subarea Description	Input Values		Rounded Values		Ia/p	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	Interpolated (Yes/No)	
-PST	0.29	0.00	0.30	0.00	No	--

* Travel time from subarea outfall to composite watershed outfall point.

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:54:39

Watershed File --> C:PST-HTP4.WSD

Hydrograph File --> C:PST-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK

-----POST-DEVELOPMENT DRAINAGE AREA 4-----

>>>> Summary of Subarea Times to Peak <<<<

Subarea	Peak Discharge (cfs)	Time to Peak at Composite Outfall (hrs)
4-PST	168	12.2
Composite Watershed	168	12.2

TR-55 TABULAR HYDROGRAPH METHOD
Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:54:39

Watershed File --> C:PST-HTP4.WSD

Hydrograph File --> C:PST-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----POST-DEVELOPMENT DRAINAGE AREA 4-----

Composite Hydrograph Summary (cfs)

Subarea Description	11.0 hr	11.3 hr	11.6 hr	11.9 hr	12.0 hr	12.1 hr	12.2 hr	12.3 hr	12.4 hr
4-PST	5	7	10	29	58	111	168	168	114
Total (cfs)	5	7	10	29	58	111	168	168	114

Subarea Description	12.5 hr	12.6 hr	12.7 hr	12.8 hr	13.0 hr	13.2 hr	13.4 hr	13.6 hr	13.8 hr
4-PST	70	49	36	28	20	16	14	13	11
Total (cfs)	70	49	36	28	20	16	14	13	11

Subarea Description	14.0 hr	14.3 hr	14.6 hr	15.0 hr	15.5 hr	16.0 hr	16.5 hr	17.0 hr	17.5 hr
4-PST	10	9	8	8	7	6	5	5	5
Total (cfs)	10	9	8	8	7	6	5	5	5

Subarea Description	18.0 hr	19.0 hr	20.0 hr	22.0 hr	26.0 hr
4-PST	4	4	3	3	0
Total (cfs)	4	4	3	3	0

TR-55 TABULAR HYDROGRAPH METHOD
 Type II: Distribution
 (24 hr. Duration Storm)

Executed: 10-17-1989 08:54:39

Watershed File --> C:PST-HTP4.WSD

Hydrograph File --> C:PST-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
 -----POST-DEVELOPMENT DRAINAGE AREA 4-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
11.0	5	14.8	8
11.1	6	14.9	8
11.2	6	15.0	8
11.3	7	15.1	8
11.4	8	15.2	8
11.5	9	15.3	7
11.6	10	15.4	7
11.7	14	15.5	7
11.8	23	15.6	7
11.9	29	15.7	7
12.0	58	15.8	6
12.1	111	15.9	6
12.2	168	16.0	6
12.3	168	16.1	6
12.4	114	16.2	6
12.5	70	16.3	5
12.6	49	16.4	5
12.7	36	16.5	5
12.8	28	16.6	5
12.9	24	16.7	5
13.0	20	16.8	5
13.1	18	16.9	5
13.2	16	17.0	5
13.3	15	17.1	5
13.4	14	17.2	5
13.5	14	17.3	5
13.6	13	17.4	5
13.7	12	17.5	5
13.8	11	17.6	5
13.9	10	17.7	5
14.0	10	17.8	4
14.1	10	17.9	4
14.2	9	18.0	4
14.3	9	18.1	4
14.4	9	18.2	4
14.5	8	18.3	4
14.6	8	18.4	4
14.7	8	18.5	4

Type II Distribution
(24 hr. Duration Storm)

Executed: 10-17-1989 08:54:39

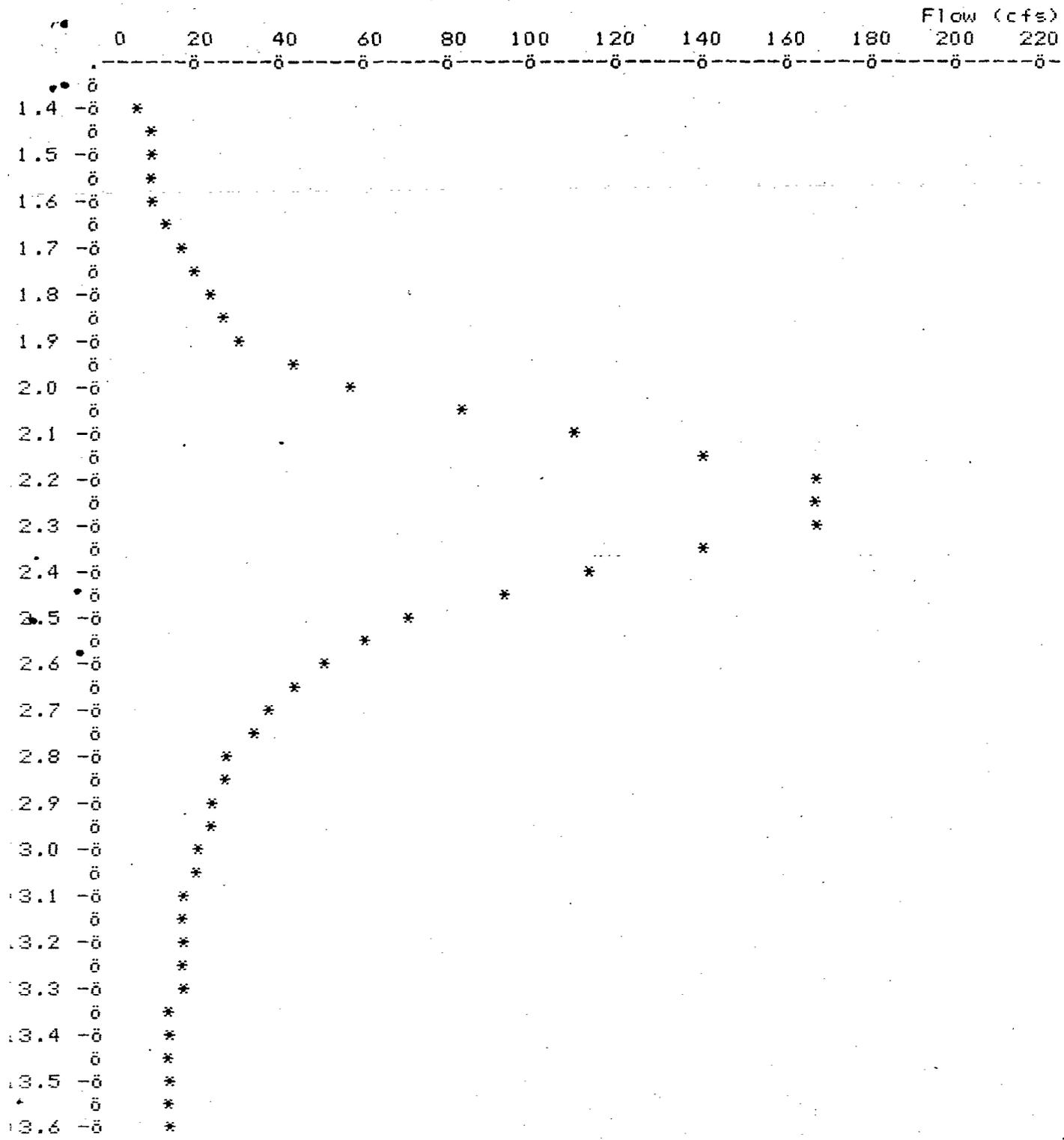
Watershed File --> C:PST-HTP4.WSD

Hydrograph File --> C:PST-HTP4.HYD

HUSTED-TOWNSEND-PURDY SUBD., T/NEW WINDSOR, ORANGE CO, NEW YORK
-----POST-DEVELOPMENT DRAINAGE AREA 4-----

Time (hrs)	Flow (cfs)	Time (hrs)	Flow (cfs)
18.6	4	22.4	3
18.7	4	22.5	3
18.8	4	22.6	3
18.9	4	22.7	2
19.0	4	22.8	2
19.1	4	22.9	2
19.2	4	23.0	2
19.3	4	23.1	2
19.4	4	23.2	2
19.5	4	23.3	2
19.6	3	23.4	2
19.7	3	23.5	2
19.8	3	23.6	2
19.9	3	23.7	2
20.0	3	23.8	2
20.1	3	23.9	2
20.2	3	24.0	2
20.3	3	24.1	1
20.4	3	24.2	1
20.5	3	24.3	1
20.6	3	24.4	1
20.7	3	24.5	1
20.8	3	24.6	1
20.9	3	24.7	1
21.0	3	24.8	1
21.1	3	24.9	1
21.2	3	25.0	1
21.3	3	25.1	1
21.4	3	25.2	1
21.5	3	25.3	1
21.6	3	25.4	0
21.7	3	25.5	0
21.8	3	25.6	0
21.9	3	25.7	0
22.0	3	25.8	0
22.1	3	25.9	0
22.2	3		
22.3	3		

Quick TR-55 Version: 4.06 S/N: 87011724



TIME (hrs) * Hydrograph file ---> C:PST-HTP4.HYD Qmax = 168.0 cfs

OUTLET #1 PRE-DEVELOPMENT

CULVERTS

EXISTING 30" CMP

		RESULTS	
		HEADWATER (FT)	FLOWRATE (CFS)
DIAMETER (IN)	? 30		
LENGTH (FT)	? 30		
FRICITION COEFF (FT ^{0.1/6})	? 0.022	298.90	OC 28.99
ENT+EXIT COEFF	? 0.5	299.00	OC 30.99
INLET CONTROL COEFF	? 0.7	299.10	OC 32.87
		299.20	IC 34.33
		299.30	IC 35.42
INV ELEV OUT (FT)	? 295.7	299.40	IC 36.48
INV ELEV IN (FT)	? 296.4	299.50	IC 37.51
TAILWATER ELEV (FT)	? 294.7	299.60	IC 38.51
ELEV INCREMENT (FT)	? 0.1	299.70	IC 39.48
		299.80	IC 40.43
		299.90	IC 41.36
		<u>300.00</u>	<u>IC 42.27</u>
		300.10	IC 43.16
		300.20	IC 44.03
		300.30	IC 44.89

ROAD ELEV.

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CULVERTS

EXISTING 18" CMP

		RESULTS	
		HEADWATER (FT)	FLOWRATE (CFS)
DIAMETER (IN)	? 18		
LENGTH (FT)	? 35		
FRICITION COEFF (FT ^{0.1/6})	? 0.022	299.00	OC 6.57
ENT+EXIT COEFF	? 0.5	299.10	OC 7.20
INLET CONTROL COEFF	? 0.7	299.20	OC 7.78
		299.30	OC 8.32
		299.40	OC 8.82
INV ELEV OUT (FT)	? 297.0	299.50	OC 9.30
INV ELEV IN (FT)	? 297.5	299.60	OC 9.75
TAILWATER ELEV (FT)	? 294.7	299.70	OC 10.18
ELEV INCREMENT (FT)	? 0.1	299.80	OC 10.60
		299.90	OC 11.00
		<u>300.00</u>	<u>OC 11.39</u>
		300.10	OC 11.76
		300.20	OC 12.12
		300.30	OC 12.47
		300.40	OC 12.81

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OUTLET #2 POST-DEVELOPMENT

PROPOSED 36" CMP (REPLACING 30" CMP) CULVERTS

DIAMETER (IN) ? 36
 LENGTH (FT) ? 30
 FRICTION COEFF (FT^{0.1}/6) ? 0.022
 ENT+EXIT COEFF ? 0.5
 INLET CONTROL COEFF ? 0.7
 INV ELEV OUT (FT) ? 295.0
 INV ELEV IN (FT) ? 295.6
 TAILWATER ELEV (FT) ? 294.5
 ELEV INCREMENT (FT) ? 0.1

		RESULTS	
HEADWATER (FT)		FLOWRATE (CFS)	
298.60	OC	41.49	
298.70	OC	44.82	
298.80	OC	47.91	
298.90	OC	50.82	
299.00	OC	53.57	
299.10	IC	56.15	
299.20	IC	57.54	
299.30	IC	58.90	
299.40	IC	60.22	
299.50	IC	61.51	
299.60	IC	62.78	
299.70	IC	64.03	
299.80	IC	65.25	
299.90	IC	66.44	
300.00	IC	67.62	

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EXISTING 18" CMP (TO REMAIN) CULVERTS

DIAMETER (IN) ? 18
 LENGTH (FT) ? 35
 FRICTION COEFF (FT^{0.1}/6) ? 0.022
 ENT+EXIT COEFF ? 0.5
 INLET CONTROL COEFF ? 0.7
 INV ELEV OUT (FT) ? 297.0
 INV ELEV IN (FT) ? 297.5
 TAILWATER ELEV (FT) ? 294.7
 ELEV INCREMENT (FT) ? 0.1

		RESULTS	
HEADWATER (FT)		FLOWRATE (CFS)	
299.00	OC	6.57	
299.10	OC	7.20	
299.20	OC	7.78	
299.30	OC	8.32	
299.40	OC	8.82	
299.50	OC	9.30	
299.60	OC	9.75	
299.70	OC	10.18	
299.80	OC	10.60	
299.90	OC	11.00	
300.00	OC	11.39	
300.10	OC	11.76	
300.20	OC	12.12	
300.30	OC	12.47	
300.40	OC	12.81	

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OUTLET #4 POST-DEVELOPMENT

PROPOSED 48" RCP (TO REPLACE EXIST. 18" CMP) CULVERT'S

DIAMETER (IN) ? 48
 LENGTH (FT) ? 30

RESULTS

HEADWATER (FT)	FLOWRATE (CFS)
----------------	----------------

FRICITION COEFF (FT^{0.1/6}) ? 0.013
 ENT+EXIT COEFF ? 0.4
 INLET CONTROL COEFF ? 0.82
 INV ELEV OUT (FT) ? 322.5
 INV ELEV IN (FT) ? 323.5
 TAILWATER ELEV (FT) ? 319.0
 ELEV INCREMENT (FT) ? 0.2

327.50	IC	116.95
327.70	IC	122.65
327.90	IC	128.11
328.10	IC	133.34
328.30	IC	138.37
328.50	IC	143.23
328.70	IC	147.93
328.90	IC	152.48
329.10	IC	156.90
329.30	IC	161.20
329.50	IC	165.39
329.70	IC	169.47
329.90	IC	173.46
330.10	IC	177.36
330.30	IC	181.17

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REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., AUGUST 6, 1997; 7:30 P.M. SHEET 2

#5 On Agenda – Motion-Authorize Change Order #2-R.O. Excavating-Rt. 207/Silver Stream Waterline Project

Motion by Councilman Finnegan, seconded by Councilwoman Mullarkey that the Town Board of the Town of New Windsor authorize Change Order #2 submitted by R.O. Excavating Co., Inc. for general construction on the Route 207 Silver Stream Waterline Project. Net increase resulting from this change order is \$2,112.43.

Roll Call: All Ayes

Motion Carried: 5-0

#6 On Agenda – Motion-Authorize Final Payment-R.O. Excavating-Rt. 207/Silver Stream Waterline Project

Motion by Councilwoman Townsend, seconded by Councilman Green that the Town Board of the Town of New Windsor authorize final payment request submitted by R.O. Excavating Co. inc., for general construction work on the Route 207/ Silver Stream Waterline Project, in the amount of \$21,350.30. Also authorize the release of retainage in the amount of \$23,448.01.

Roll Call: All Ayes

Motion Carried: 5-0

#7 On Agenda – Motion-Authorize Supervisor to Execute Easement-AVR Realty Co. w/TNW Section 4, Block 2, Lot 21-Discontinue Condemnation Action

Motion by Councilwoman Mullarkey, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor authorize Supervisor Meyers to execute an Access and Utility Easement for a Water Transmission Main for the Consolidated Water District from AVR REALTY COMPANY to TOWN OF NEW WINDSOR, and authorize the discontinuance of a condemnation action against AVR Realty Company which was authorized at the July 2, 1997 Town Board Meeting.

Roll Call: All Ayes

Motion Carried: 5-0

#8 On Agenda – Receive and File-Bids-Water District #11

Hearing no objections, the Town Board of the Town of New Windsor receive and file Bids, received and publicly opened on August 4, 1997 for the construction of Water District #11.

#9 On Agenda – Motion-Award Bid-Water District #11

Motion by Councilman Finnegan, seconded by Councilwoman Mullarkey that the Town Board of the Town of New Windsor award Bid for the construction of Water District #11 to DNM Hauling and Excavating Co., Inc., 5 Sicomac Road, Suite 16, North Haledon, New Jersey, in the amount of \$1,008,655.00 . As per the recommendation of Mark Edsall, Town Consulting Engineer, under the date of August 5, 1997.

Roll Call: All Ayes

Motion Carried: 5-0

#10 On Agenda – Motion-Advertise for Sealed Bids-Water Meters

Motion by Councilman Green, seconded by Councilwoman Townsend that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise pursuant to law, calling for sealed bids for Water Meters. Bids will be received and publicly opened on September 4, 1997, at 3:00 P.M., at the Town Clerk's Office, 555 Union Avenue, New Windsor, New York. The Town Board of the Town of New Windsor reserves the right to reject any and/or all bids.

Roll Call: All Ayes

Motion Carried: 5-0

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4630
Fax: (914) 563-4693

*Meyra
Mason*

OFFICE OF ATTORNEY FOR TOWN

June 12, 1997

Robert Dinardo, Esq.
Jacobowitz & Gubits
158 Orange Avenue
Walden, New York 12586

Re: Shannon Acres/Hudson Valley Development

Dear Bob:

I am enclosing a letter from your client, Tony Danza, of Hudson Valley Development dated June 3, 1997. The essence of the letter is that Hudson Valley Development is agreeable to signing an easement requested by the Town of New Windsor, if the Town waives certain fees which have accrued against the site in the past.

You are aware of the fees, for there has been prior correspondence from you on the subject.

The Town of New Windsor is agreeable to waiving the fees in exchange for the easement. I have received the concurrence of the Town Supervisor and Town Engineer.

At this time I am enclosing an easement together with a description. Mr. Danza has requested that I forward the instrument to you for review and signature. I also enclose the Form TP-584 for signature and Federal I.D. number.

Please return the executed easement and Form TP-584 to me for recording. I shall send a copy to you at that time.

Very truly yours,

Philip A. Crotty
Attorney for the Town
pac/pab
Enclosures
cc: Supervisor Meyers
Mark J. Edsall, P. E.

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

24 January 1994

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

Att: Mr. James R. Petro, Jr., Chairman

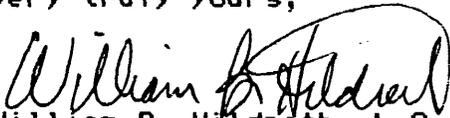
SUBJECT: HUSTED TOWNSEND PURDY SUBDIVISION
~~~~~ (PLANNING BOARD NO. 86-81)

Dear Mr. Chairman and Planning Board Members:

On behalf of the Applicants in the Subject matter, a request is hereby made that the Planning Board extend the Preliminary Approval granted the Subject project through December 1994. The original Preliminary Approval was granted on 13 December 1989. The latest extension was granted for 12 months on 27 January 1993. In the meantime, the Applicants have been pursuing the necessary approvals which have been delayed by the moratorium on water and sewer extensions.

If you should have any questions concerning this matter please do not hesitate to contact this office.

Very truly yours,



William B. Hildreth, L.S.  
Vice-President, Grevas & Hildreth, L.S., P.C.

cc: McGoey, Hauser & Edsall Engineers, Att: Mark Edsall, P.E.

EDG/cj

1-26-94:

(M) (S)  
V D 3 eyes  
O Rayp

12 month Ext. Granted (Jan. 1995)

1-27-94

FXED To: B. Hildreth

RECEIVED JAN 24 1994

CORRESPONDENCE

Husted, Townsend & Purdy Subdivision - (86-81) Request for 12 month extension of preliminary approval (through 12/94)

MR. PETRO: On behalf of the applicants of the subject matter, the Planning Board extended preliminary approval granted through December 1994, original approval was granted on 13 December, 1989 latest extension was granted for 12 months on 27 January, 1993. In the meantime, applicants have been pursuing necessary approvals which have been delayed by the moratorium on water and sewer extensions. They are looking for one year extension.

MR. EDSALL: I don't think there's any restriction on what you can do in the code.

MR. PETRO: We gave it 12 month extension on the preliminary.

MR. VAN LEEUWEN: Make a motion we give another 12 months.

MR. EDSALL: We should inform Mr. Hildreth and I'll do so that there's no water moratorium in the Town of New Windsor. There is in fact a restriction on sewer but now with the availability of service via contract arrangements with Majestic. That alternative still exists so I would hope that they avail themselves of the opportunity to get both sewer and water otherwise the preliminary approval may go on forever so they do have alternatives at this point and I would hope they'd avail themselves of those as other applicants have.

MR. PETRO: Would you make Mr. Hildreth aware of that and he can pass it on to the applicant?

MR. EDSALL: I'll do so.

MR. PETRO: Motion has been made for 12 month extension.

MR. DUBALDI: Second it.

MR. PETRO: Any further discussion? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN AYE  
MR. DUBALDI AYE  
MR. PETRO AYE

MR. DUBALDI: I make a motion we adjourn.

MR. VAN LEEUWEN: Second it.

ROLL CALL

MR. VAN LEEUWEN AYE  
MR. DUBALDI AYE  
MR. PETRO AYE

Respectfully Submitted By:



Frances Roth  
Stenographer

1/27/94

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

20 January 1993

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

Att: Mr. James R. Petro, Jr., Chairman

SUBJECT: HUSTED TOWNSEND PURDY SUBDIVISION  
(PLANNING BOARD NO. 86-81)

Dear Mr. Chairman and Planning Board Members:

On behalf of the Applicants in the Subject matter a request is hereby made that the Planning Board extend the Preliminary Approval granted the Subject project through December 1993. *with P.C.*  
Since the original Preliminary Approval was granted on 13 December 1989, at least one extension has been granted and the Applicants have been pursuing the necessary approvals which have been delayed by the moratorium on water and sewer extensions.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

  
William B. Hildreth, L.S.

WBH/cmg

cc McGoey, Hauser & Edsall Engineers, Att: Mark Edsall, P.E.  
Frank Purdy

CORRESPONDENCE:

HUSTED, TOWNSEND & PURDY SUBDIVISION - LETTER  
REQUESTING EXTENSION OF PRELIMINARY APPROVAL.

William Hildreth, L.S. of Grevas & Hildreth appeared before the board representing this proposal.

MR. PETRO: The extension you're requesting we have only did that one extension?

MR. HILDRETH: Honestly, Jim, I don't know how many we've had. I think there's only been one.

MR. PETRO: We should be able to track that.

MR. HILDRETH: Here's what's happened.

MR. EDSALL: There's no control or limit, let's say to the length or number of extensions for preliminary to my knowledge. It's basically a situation where they are attempting to get outside agency approvals. We obviously all understand that there are certain moratoria in effect which limit their ability to get those approvals so they basically just want to maintain the status until they are able to get the outside agency approvals, final approval does have a limited.

MR. PETRO: How long of an extension?

MR. EDSALL: Normally it's six months. I suggested to Bill in this particular case, since there's not a lot of light at the end of the tunnel at this particular time, he may want to make it easier and just look for a date.

MR. PETRO: Do you have a date?

MR. HILDRETH: I suggested in the letter December '93.

MR. EDSALL: How about December 31 that way we have on record a time we have to act again by.

MR. KRIEGER: Why don't we make it the last meeting in December then.

MR. EDSALL: That way they can act.

MR. HILDRETH: That way we can come in if we have to.

MR. KRIEGER: The board may not decide they want a meeting December 23, so maybe it would be the first meeting in January of '94 would be a better approach.

MR. PETRO: Why don't we leave it December 31, 1993 and we'll have to remember when the meeting is.

MR. KRIEGER: Who is going to remember?

MR. EDSALL: I guess the applicant will have to remember.

MR. KRIEGER: If the board runs up against the six month prohibition, they are not going to be meeting on the 31st. It would expire and nobody would be here. To make it easier, December 22 to make it easier for the Planning Board in doing so so that you are not trying to keep track. It occurs when your having a meeting. You're not trying to keep track in between.

MR. HILDRETH: I'll make sure I get on the agenda with Myra for the December of 22, 1993.

MR. PETRO: Is there a motion to give--

MR. DUBALDI: So moved.

MR. LANDER: You don't have any problem with that?

MR. KRIEGER: No, not if it is a request by the applicant and an agreement by the Planning Board, I have been, there's no time limit on preliminary approval other than the six month requirement that the board must act within six months but you can extend that.

MR. LANDER: I'll second it.

MR. PETRO: Motion has been seconded to grant Husted, Townsend & Purdy extension to December 22, 1993 under

January 27, 1993

22

preliminary subdivision plan.

**ROLL CALL**

|                        |            |
|------------------------|------------|
| <b>MR. VAN LEEUWEN</b> | <b>AYE</b> |
| <b>MR. DUBALDI</b>     | <b>AYE</b> |
| <b>MR. LANDER</b>      | <b>AYE</b> |
| <b>MR. PETRO:</b>      | <b>AYE</b> |



DEPARTMENT OF THE ARMY  
NEW YORK DISTRICT, CORPS OF ENGINEERS  
JACOB K. JAVITS FEDERAL BUILDING  
NEW YORK, N.Y. 10278-0090

REPLY TO  
ATTENTION OF

Regulatory Branch

SUBJECT: Army Corps of Engineers Jurisdiction

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

Dear Mr. Edsall:

It has come to the attention of the New York District of the Army Corps of Engineers that a proposed housing project has come before the board, known as the Husted, Townsend and Purdy Project. It is our understanding that this proposed project may involve the fill of up to 4 acres of a pond and surrounding wetlands in the Town of New Windsor, Orange County, New York. Please be advised that such an activity may require authorization from this office.

The Army Corps of Engineers regulates activities that include dredging or construction activities in or over any navigable waters of the United States, the placement of any dredged or fill material in any waters of the United States (including coastal or inland wetlands) or the accomplishment of any work affecting the course, location, condition or capacity of such areas. Such activities may require a Department of the Army permit, in accordance with 33 CFR 320-330.

Most waterbodies, including wetlands, intermittent streams and natural drainage courses, are considered to be waters of the United States. Currently, the State of New York Department of Environmental Conservation (NYSDEC) recognizes and maps state fresh water wetlands as those wetland areas that are 12.4 acres or more and/or are ecologically unique. A NYSDEC determination classifying an area as a non-state regulated wetland does not free a property owner from his or her obligations under the Clean Water Act; the Corps regulates the discharge of dredged or fill material into all freshwater wetlands, regardless of size.

To remain out of Department of the Army jurisdiction completely, we recommend that the applicant limit the project to those areas upland of any waters or wetlands of the United States. Not only is this environmentally sound, but it could potentially save the applicant considerable time and expense while attempting to obtain necessary federal, state or local permits.

If fill material is contemplated to be placed within those areas of Corps jurisdiction, the extent of these waters of the United States needs to be delineated according to the Federal Methodology, which requires the evaluation of features including the hydrology, the vegetation, and the soils present on the site.

The current method for delineating Army Corps of Engineers jurisdictional wetlands is in accordance with the "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1. A copy of the manual may be obtained from the National Technical Information Service by calling (703) 487-4650.

When the delineation has been accomplished, the applicant should supply a wetland delineation report, including wetland data sheets, a site map that shows flag numbers and surveyed lines, and photographs of the site. In addition, the applicant should submit a detailed description of the proposed construction activities listing the individual fill requirements (in acres) within waters of the U.S., and specify the total numbers of acres of waters of the U.S. proposed to be lost or substantially modified.

If you have any questions, please contact Brian Orzel, of my staff, at (212) 264-0183.

Sincerely,



George Nieves  
Chief, Western Permits Section

Enclosures

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

14 January 1991

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

Att: Mr. Carl Schiefer, Chairman

SUBJECT: HUSTED, TOWNSEND & PURDY SUBDIVISION, DEAN HILL AND  
RILEY ROADS; REQUEST FOR EXTENSION OF PRELIMINARY  
APPROVAL

Dear Mr. Schiefer & Planning Board Members:

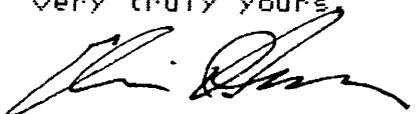
As the Board will recall, Conditional Preliminary Approval was granted to the Subject subdivision on 13 December 1989. Plans meeting the conditions imposed by the Planning Board were submitted on 12 July 1990 for receipt of the Approval Stamp.

Since that time, however, conditions imposed by other Agencies have caused us to request an extension of the Preliminary Approval for a period of one (1) year from the date of submittal of the plans meeting the Planning Board-imposed conditions, 12 July 1990.

We also request that the first sheet of the plans, entitled the "Final Subdivision Plan" (only) be Stamped for Preliminary Approval, so that we may proceed with our submittals to those agencies that are prepared to review the plan.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

  
Elias D. Grevas, L.S.

EDG/cmg

cc Robert DiNardo, Esq., Project Attorney  
Mark J. Edsall, P.E., Planning Board Engineer  
Frank Purdy

*12 month extension approved  
1/23/91*

cc: H.E.

HUSTED, TOWNSEND & PURDY SUBDIVISION (86-81)

MR. EDSALL: As per our new procedure, we want to document extensions so they are part of the minutes and part of the agendas. We have a letter from Elias D. Grevas of Grevas & Hildreth requesting a 12 month extension to application 86-81, Husted, Townsend & Purdy Subdivision. It's an extension of preliminary approval as my comments note, I strongly believe that they are justified because it involves the extension of water system and the town is trying to coordinate how it can be properly done and--

MR. PAGANO: So it's a hardship?

MR. EDSALL: They are being delayed and I'd suggest giving them 12 month extension.

MR. LANDER: So moved.

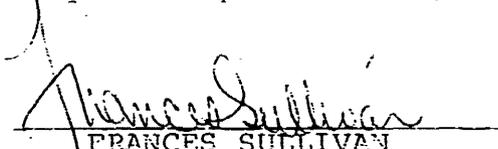
MR. SOUKUP: I'll second that.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. Soukup     | Aye |
| Mr. Dubaldi    | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Lander     | Aye |
| Mr. Pagano     | Aye |

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. Soukup seconded by Mr. Dubaldi and approved by the Board.

Respectfully submitted;

  
FRANCES SULLIVAN  
Stenographer

12 July 1990

Page 1 of 2

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

Att: Myra Mason, Secretary

SUBJECT: HUSTED, TOWNSEND & PURDY SUBDIVISION, DEAN HILL ROAD

Dear Myra:

The Planning Board, at its meeting of 13 December 1989, granted Conditional Preliminary Approval to the Subject subdivision. The conditions were:

1. That additional storm drainage information be submitted by the Project Engineer, Praetorius & Conrad, for review by Mark Edsall.
2. That a note on the plan be revised to reflect an agreement made with an adjoining property owner (White).

It is our understanding that the drainage information has been submitted, reviewed and found acceptable by Mark Edsall. The note revisions requested by the adjoining property owner's Attorney, Laura Zeisel, Esq., have been addressed.

We are enclosing seven (7) copies of 2 of the 18 sheets comprising the current plans for this project. These sheets are:

1. Sheet 2 of 18; Final Subdivision Plan;
2. Sheet 3 of 8; Site Utilities Plan.

The remainder of the sheets consisting of a Cover Sheet, and profile and detail sheets, are for future submittal to the Orange County Department of Health and New York State Department of Environmental Conservation. A full set of the drawings, eighteen sheets, are being hand-delivered to Mark Edsall for his information and use.

Att: Myra Mason, Secretary

SUBJECT: HUSTED, TOWNSEND & PURDY SUBDIVISION, DEANE HILL ROAD

After confirmation that the conditions of the Preliminary Approval have been met, we would appreciate the receipt of a stamp of Approval by the Planning Board Chairman or Secretary. If you should have any questions prior to such approval stamping, please do not hesitate to contact this office.

Very truly yours



Elias D. Grevas, L.S.

cc: Mark Edsall, P.E., Planning Board Engineer  
Laura Zeisel, Esq. w/encl (sheet 2 of 18)  
DiNardo, Gilmartin & Burke, P.C. w/encl (sheet 2 of 18)  
Frank Purdy

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK



1763

## REQUEST FOR PUBLIC RECORDS

DATE:

(Please specify or describe items(s) requested)

*various correspondence &  
minutes of mtg  
KAF  
stormwater runoff report  
application*

Name: ZYWIA WOJNAR  
Address: 328 Main Mall  
Poughkeepsie, N.Y. 12601  
Phone: 473-0074  
Representing: Matthew D.  
Ruckhoff Associates

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: \_\_\_\_\_

Time Returned: \_\_\_\_\_

**LAURA ZEISEL**  
ATTORNEY & COUNSELOR AT LAW  
169 MAIN STREET  
POST OFFICE BOX 9  
NEW PALTZ, NEW YORK 12561  
(914) 255-9299

SUSANN FOSTER BROWN  
DONNA MARTIN-JAEGER  
LEGAL ASSISTANTS

FAX # (914) 255-7734

August 13, 1990

Carl Schiefer, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: Husted, Townsend & Purdy Subdivision,  
Dean Hill Road

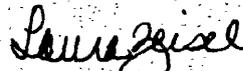
Dear Mr. Schiefer:

At its December 13, 1989 meeting regarding the above subdivision, the Board instructed me to notify it when the concerns of my clients, Ken and Amy White, had been satisfied.

This is to advise you that, in accordance with an agreement reached between the Whites and the developers of the above subdivision, certain changes (primarily relating to setbacks and open space areas) have been made in the proposed subdivision. These changes are satisfactorily reflected on the final subdivision plan dated June 14, 1990, and submitted to the Planning Board on July 12, 1990 by Grevas & Hildreth, P.C.

In view of the above, my clients hereby withdraw their opposition to the subdivision.

Yours very truly,

  
Laura Zeisel

LZ/jjc

cc: Robert DiNardo, Esq.  
Ken and Amy White

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
 TASK: 86- 81

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

| TASK-NO | REC   | --DATE-- | TRAN | EMPL | ACT DESCRIPTION-----    | RATE  | HRS. | TIME   | -----DOLLARS----- |        |         |
|---------|-------|----------|------|------|-------------------------|-------|------|--------|-------------------|--------|---------|
|         |       |          |      |      |                         |       |      |        | EXP.              | BILLED | BALANCE |
| 86-81   | 126   | 02/01/87 | TIME | NJE  | MC HUSTED-TOWNSEND      | 40.00 | 0.50 | 20.00  |                   |        |         |
| 86-81   | 127   | 02/08/87 | TIME | NJE  | MC HUSTED TOWNSEND      | 40.00 | 1.00 | 40.00  |                   |        |         |
| 86-81   | 153   | 02/08/87 | TIME | FMD  | CL HUSTED-TOWNSEND      | 17.00 | 0.50 | 8.50   |                   |        |         |
| 86-81   | 154   | 03/22/87 | TIME | NJE  | CM HUSTED TOWNSEND      | 40.00 | 1.00 | 40.00  |                   |        |         |
| 86-81   | 4387  | 07/19/88 | TIME | NJE  | MC HUSTED TWNSND PURDY  | 40.00 | 0.80 | 32.00  |                   |        |         |
| 86-81   | 4774  | 07/20/88 | TIME | NJE  | CL H T P                | 17.00 | 1.00 | 17.00  |                   |        |         |
|         |       |          |      |      |                         |       |      | 157.50 |                   |        |         |
| 86-81   | 4777  | 08/17/88 |      |      | BILL H T P Partial Bill |       |      |        |                   |        | -157.50 |
|         |       |          |      |      |                         |       |      |        |                   |        | -157.50 |
| 86-81   | 5527  | 09/28/88 | TIME | NJE  | MC HTP                  | 40.00 | 0.30 | 12.00  |                   |        |         |
| 86-81   | 5528  | 09/29/88 | TIME | NJE  | MC HTP                  | 40.00 | 0.50 | 20.00  |                   |        |         |
| 86-81   | 5812  | 09/30/88 | TIME | NJE  | CL HUSTED               | 17.00 | 1.00 | 17.00  |                   |        |         |
| 86-81   | 5760  | 10/10/88 | TIME | JMF  | MR HUSTED TOWNSEND PURD | 40.00 | 0.30 | 12.00  |                   |        |         |
|         |       |          |      |      |                         |       |      | 218.50 |                   |        |         |
| 86-81   | 6957  | 12/19/88 |      |      | BILL PARTIAL            |       |      |        |                   |        | -61.00  |
|         |       |          |      |      |                         |       |      |        |                   |        | -218.50 |
| 86-81   | 7582  | 02/04/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.30 | 18.00  |                   |        |         |
| 86-81   | 7985  | 02/08/89 | TIME | NJE  | CL HUSTED.TWNSND.PURDY  | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 8622  | 03/15/89 | TIME | NJE  | MC HUSTED TOWNSEND PURD | 60.00 | 0.30 | 18.00  |                   |        |         |
| 86-81   | 8744  | 03/15/89 | TIME | NJE  | CL PURDY SUB            | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 9322  | 04/03/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.30 | 18.00  |                   |        |         |
| 86-81   | 9405  | 04/10/89 | TIME | NJE  | MC HTP                  | 60.00 | 1.00 | 60.00  |                   |        |         |
| 86-81   | 9442  | 04/10/89 | TIME | EJ   | CL HUSTED-TOWNSEND SUB  | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 9443  | 04/11/89 | TIME | EJ   | CL HUSTED-T - PR COMMS  | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 10219 | 05/16/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.30 | 18.00  |                   |        |         |
|         |       |          |      |      |                         |       |      | 388.50 |                   |        |         |
| 86-81   | 9904  | 05/10/89 |      |      | BILL inv89 263          |       |      |        |                   |        | -152.00 |
|         |       |          |      |      |                         |       |      |        |                   |        | -370.50 |
| 86-81   | 11059 | 06/12/89 | TIME | NJE  | MC HTP                  | 60.00 | 1.10 | 66.00  |                   |        |         |
| 86-81   | 11061 | 06/13/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.50 | 30.00  |                   |        |         |
| 86-81   | 11118 | 06/13/89 | TIME | EJ   | CL HUSTED/PURDY         | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 11062 | 06/14/89 | TIME | NJE  | MC HTP                  | 60.00 | 1.00 | 60.00  |                   |        |         |
| 86-81   | 11120 | 06/14/89 | TIME | EJ   | CL HUSTED/TOWNSEND      | 19.00 | 0.20 | 3.80   |                   |        |         |
| 86-81   | 11318 | 06/19/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.50 | 30.00  |                   |        |         |
| 86-81   | 11321 | 06/21/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.50 | 30.00  |                   |        |         |
| 86-81   | 11608 | 06/21/89 | TIME | EJ   | CL HUSTED-TOWNSEND-PUR  | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 11323 | 06/22/89 | TIME | NJE  | MC HTP                  | 60.00 | 0.50 | 30.00  |                   |        |         |

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
TASK: 86- 81

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

| TASK-NO | REC   | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION-----      | RATE  | HRS. | -----DOLLARS----- |      |        |          |
|---------|-------|----------|------|------|-----|-----------------------|-------|------|-------------------|------|--------|----------|
|         |       |          |      |      |     |                       |       |      | TIME              | EXP. | BILLED | BALANCE  |
| 86-81   | 12750 | 08/07/89 | TIME | NJE  | CL  |                       | 19.00 | 1.00 | 19.00             |      |        |          |
| 86-81   | 12635 | 08/10/89 | TIME | NJE  | MC  | HTP                   | 60.00 | 1.00 | 60.00             |      |        |          |
|         |       |          |      |      |     |                       |       |      | 736.30            |      |        |          |
| 86-81   | 13815 | 09/18/89 |      |      |     | BILL INV 89-369       |       |      |                   |      |        | -365.80  |
|         |       |          |      |      |     |                       |       |      |                   |      |        | -736.30  |
| 86-81   | 15377 | 11/01/89 | TIME | PJH  | MR  | PURDY DRAINAGE REV    | 40.00 | 2.00 | 80.00             |      |        |          |
| 86-81   | 15431 | 11/01/89 | TIME | SJG  | CL  | HUSTED-PURDY          | 19.00 | 0.50 | 9.50              |      |        |          |
| 86-81   | 15358 | 11/04/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 1.40 | 84.00             |      |        |          |
| 86-81   | 15465 | 11/07/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.50 | 30.00             |      |        |          |
| 86-81   | 15537 | 11/07/89 | TIME | SJG  | CL  | HUSTED                | 19.00 | 0.50 | 9.50              |      |        |          |
| 86-81   | 15466 | 11/09/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.50 | 30.00             |      |        |          |
| 86-81   | 15470 | 11/10/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.50 | 30.00             |      |        |          |
| 86-81   | 16205 | 12/09/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.40 | 24.00             |      |        |          |
| 86-81   | 16487 | 12/11/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.30 | 18.00             |      |        |          |
| 86-81   | 16541 | 12/11/89 | TIME | PJH  | MR  | H&P DRAINAGE          | 40.00 | 3.00 | 120.00            |      |        |          |
| 86-81   | 16576 | 12/11/89 | TIME | SJG  | CL  | HTP                   | 19.00 | 0.50 | 9.50              |      |        |          |
| 86-81   | 16575 | 12/12/89 | TIME | SJG  | CL  | HTP                   | 19.00 | 0.30 | 5.70              |      |        |          |
| 86-81   | 16492 | 12/13/89 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.50 | 30.00             |      |        |          |
| 86-81   | 16551 | 12/13/89 | TIME | KRB  | CL  | HUSTED.TOWNSEND       | 19.00 | 0.50 | 9.50              |      |        |          |
|         |       |          |      |      |     |                       |       |      | 1226.00           |      |        |          |
| 86-81   | 16356 | 12/11/89 |      |      |     | BILL INV 89-481       |       |      |                   |      |        | -297.00  |
| 86-81   | 18154 | 02/13/90 |      |      |     | BILL INV 90-143       |       |      |                   |      |        | -192.70  |
|         |       |          |      |      |     |                       |       |      |                   |      |        | -1226.00 |
| 86-81   | 20271 | 04/19/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.20 | 12.00             |      |        |          |
| 86-81   | 20543 | 04/26/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 1.00 | 60.00             |      |        |          |
| 86-81   | 20544 | 04/27/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.50 | 30.00             |      |        |          |
| 86-81   | 22791 | 06/19/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.30 | 18.00             |      |        |          |
| 86-81   | 22882 | 07/06/90 | TIME | MJE  | MC  | HTO-CALLS             | 60.00 | 0.30 | 18.00             |      |        |          |
| 86-81   | 23879 | 08/03/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.20 | 12.00             |      |        |          |
|         |       |          |      |      |     |                       |       |      | 1376.00           |      |        |          |
| 86-81   | 23894 | 08/06/90 |      |      |     | BILL INV 90-297       |       |      |                   |      |        | -138.00  |
|         |       |          |      |      |     |                       |       |      |                   |      |        | -1364.00 |
| 86-81   | 25329 | 09/13/90 | TIME | MJE  | PM  | HTP W/APP             | 60.00 | 1.50 | 90.00             |      |        |          |
| 86-81   | 25444 | 09/14/90 | TIME | MCK  | CL  | MEMO: PURDY SUB & WDS | 25.00 | 0.50 | 12.50             |      |        |          |
| 86-81   | 25335 | 09/15/90 | TIME | MJE  | PM  | HTP W/APP             | 60.00 | 0.30 | 18.00             |      |        |          |
| 86-81   | 25502 | 09/17/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 0.20 | 12.00             |      |        |          |
| 86-81   | 25524 | 09/20/90 | TIME | MJE  | MC  | HTP                   | 60.00 | 1.50 | 90.00             |      |        |          |

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
 TASK: 86- 81

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

| TASK-NO | REC   | --DATE-- | TRAN | ENPL | ACT DESCRIPTION-----       | RATE  | HRS. | -----DOLLARS----- |         |        |          |          |
|---------|-------|----------|------|------|----------------------------|-------|------|-------------------|---------|--------|----------|----------|
|         |       |          |      |      |                            |       |      | TIME              | EXP.    | BILLED | BALANCE  |          |
| 86-81   | 25538 | 09/21/90 | TIME | MJE  | MC HTP                     | 60.00 | 0.50 | 30.00             |         |        |          |          |
| 86-81   | 25731 | 09/21/90 | TIME | MCK  | CL MEMO: PURDY SUBD        | 25.00 | 0.50 | 12.50             |         |        |          |          |
| 86-81   | 25826 | 09/25/90 | TIME | MJE  | MC HTP                     | 60.00 | 0.30 | 18.00             |         |        |          |          |
| 86-81   | 25833 | 09/26/90 | TIME | MJE  | MC HTP                     | 60.00 | 0.50 | 30.00             |         |        |          |          |
| 86-81   | 26732 | 10/22/90 | TIME | MJE  | MC HTP                     | 60.00 | 0.30 | 18.00             |         |        |          |          |
|         |       |          |      |      |                            |       |      | -----             |         |        |          |          |
|         |       |          |      |      |                            |       |      | 1707.00           |         |        |          |          |
| 86-81   | 27262 | 11/05/90 |      |      | BILL 90-390                |       |      |                   |         |        |          | -343.00  |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -----    |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -1707.00 |
| 86-81   | 28767 | 12/21/90 | TIME | MJE  | MC HTP - CALLS RE: WATER   | 60.00 | 0.50 | 30.00             |         |        |          |          |
| 86-81   | 29717 | 01/10/91 | TIME | MJE  | MC HTP                     | 65.00 | 0.50 | 32.50             |         |        |          |          |
| 86-81   | 30881 | 01/10/91 | TIME | RDM  | MC HOUSTON, TOWN & PERRODY | 65.00 | 1.50 | 97.50             |         |        |          |          |
| 86-81   | 30846 | 01/15/91 | TIME | RDM  | MC HOUSTON, TOWN & PERR.   | 65.00 | 1.00 | 65.00             |         |        |          |          |
| 86-81   | 30057 | 01/22/91 | TIME | MJE  | MC HTP                     | 65.00 | 0.30 | 19.50             |         |        |          |          |
| 86-81   | 29512 | 01/23/91 | TIME | MJE  | MM 12 MDS PRELIM EXT       | 65.00 | 0.10 | 6.50              |         |        |          |          |
| 86-81   | 30236 | 01/23/91 | TIME | MCK  | CL HUSTED TOWNSEND         | 25.00 | 1.00 | 25.00             |         |        |          |          |
| 86-81   | 32300 | 02/21/91 | TIME | RDM  | MC HUSTED-WTR SYS REV      | 65.00 | 0.50 | 32.50             |         |        |          |          |
| 86-81   | 32686 | 02/28/91 | TIME | MJE  | MC HTP-CALLS               | 65.00 | 0.50 | 32.50             |         |        |          |          |
|         |       |          |      |      |                            |       |      | -----             |         |        |          |          |
|         |       |          |      |      |                            |       |      | 2048.00           |         |        |          |          |
| 86-81   | 31517 | 02/12/91 |      |      | BILL INV 91-173            |       |      |                   |         |        |          | -276.00  |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -----    |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -1983.00 |
| 86-81   | 33321 | 03/07/91 | TIME | MJE  | PM HTP-MTGS W/APP          | 65.00 | 1.50 | 97.50             |         |        |          |          |
| 86-81   | 38377 | 05/15/91 | TIME | MJE  | MC HTP CALL                | 65.00 | 0.30 | 19.50             |         |        |          |          |
| 86-81   | 40635 | 06/17/91 | TIME | MJE  | MC HTP                     | 65.00 | 0.20 | 13.00             |         |        |          |          |
| 86-81   | 42183 | 06/27/91 | TIME | RDM  | MC HOUSTON/REVIEW RPT      | 65.00 | 1.00 | 65.00             |         |        |          |          |
|         |       |          |      |      |                            |       |      | -----             |         |        |          |          |
|         |       |          |      |      |                            |       |      | 2243.00           |         |        |          |          |
| 86-81   | 40954 | 06/26/91 |      |      | BILL INV 91-373            |       |      |                   |         |        |          | -182.00  |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -----    |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -2165.00 |
| 86-81   | 42238 | 07/11/91 | TIME | RDM  | MC HOUSTON/REV ENG RPT     | 65.00 | 1.00 | 65.00             |         |        |          |          |
| 86-81   | 42152 | 07/17/91 | TIME | MJE  | MC HTP - CALLS             | 65.00 | 0.30 | 19.50             |         |        |          |          |
|         |       |          |      |      |                            |       |      | -----             |         |        |          |          |
|         |       |          |      |      |                            |       |      | TASK TOTAL        | 2327.50 | 0.00   | -2165.00 | 162.50   |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -----    |
|         |       |          |      |      |                            |       |      |                   |         |        |          | -----    |
|         |       |          |      |      |                            |       |      | GRAND TOTAL       | 2327.50 | 0.00   | -2165.00 | 162.50   |

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
 TASK: 86- 81

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

| TASK-NO | REC   | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION-----        | RATE  | HRS. | TIME   | -----DOLLARS----- |        |         |
|---------|-------|----------|------|------|-----|-------------------------|-------|------|--------|-------------------|--------|---------|
|         |       |          |      |      |     |                         |       |      |        | EXP.              | BILLED | BALANCE |
| 86-81   | 208   | 02/01/87 | TIME | MJE  | MC  | HUSTED-TOWNSEND         | 40.00 | 0.50 | 20.00  |                   |        |         |
| 86-81   | 209   | 02/08/87 | TIME | MJE  | MC  | HUSTED TOWNSEND         | 40.00 | 1.00 | 40.00  |                   |        |         |
| 86-81   | 249   | 02/08/87 | TIME | FMD  | CL  | HUSTED-TOWNSEND         | 17.00 | 0.50 | 8.50   |                   |        |         |
| 86-81   | 250   | 03/22/87 | TIME | MJE  | CM  | HUSTED TOWNSEND         | 40.00 | 1.00 | 40.00  |                   |        |         |
| 86-81   | 11405 | 07/19/88 | TIME | MJE  | MC  | HUSTED TWNSND PURDY     | 40.00 | 0.80 | 32.00  |                   |        |         |
| 86-81   | 12393 | 07/20/88 | TIME | NJE  | CL  | H T P                   | 17.00 | 1.00 | 17.00  |                   |        |         |
|         |       |          |      |      |     |                         |       |      | -----  |                   |        |         |
|         |       |          |      |      |     |                         |       |      | 157.50 |                   |        |         |
| 86-81   | 12398 | 08/17/88 |      |      |     | BILL H T P Partial Bill |       |      |        |                   |        | -157.50 |
|         |       |          |      |      |     |                         |       |      | -----  |                   |        |         |
|         |       |          |      |      |     |                         |       |      |        |                   |        | -157.50 |
| 86-81   | 14504 | 09/28/88 | TIME | MJE  | MC  | HTP                     | 40.00 | 0.30 | 12.00  |                   |        |         |
| 86-81   | 14506 | 09/29/88 | TIME | MJE  | MC  | HTP                     | 40.00 | 0.50 | 20.00  |                   |        |         |
| 86-81   | 15282 | 09/30/88 | TIME | NJE  | CL  | HUSTED                  | 17.00 | 1.00 | 17.00  |                   |        |         |
| 86-81   | 15177 | 10/10/88 | TIME | JMF  | MR  | HUSTED TOWNSEND PURD    | 40.00 | 0.30 | 12.00  |                   |        |         |
|         |       |          |      |      |     |                         |       |      | -----  |                   |        |         |
|         |       |          |      |      |     |                         |       |      | 218.50 |                   |        |         |
| 86-81   | 18451 | 12/19/88 |      |      |     | BILL PARTIAL            |       |      |        |                   |        | -61.00  |
|         |       |          |      |      |     |                         |       |      | -----  |                   |        |         |
|         |       |          |      |      |     |                         |       |      |        |                   |        | -218.50 |
| 86-81   | 20283 | 02/04/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.30 | 18.00  |                   |        |         |
| 86-81   | 21195 | 02/08/89 | TIME | NJE  | CL  | HUSTED, TWNSND, PURDY   | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 22893 | 03/15/89 | TIME | NJE  | MC  | HUSTED TOWNSEND PURD    | 60.00 | 0.30 | 18.00  |                   |        |         |
| 86-81   | 23210 | 03/15/89 | TIME | NJE  | CL  | PURDY SUB               | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 24732 | 04/03/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.30 | 18.00  |                   |        |         |
| 86-81   | 24931 | 04/10/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 1.00 | 60.00  |                   |        |         |
| 86-81   | 24992 | 04/10/89 | TIME | EJ   | CL  | HUSTED-TOWNSEND SUB     | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 24995 | 04/11/89 | TIME | EJ   | CL  | HUSTED-T - PB COMMS     | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 26920 | 05/16/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.30 | 18.00  |                   |        |         |
|         |       |          |      |      |     |                         |       |      | -----  |                   |        |         |
|         |       |          |      |      |     |                         |       |      | 388.50 |                   |        |         |
| 86-81   | 26164 | 05/10/89 |      |      |     | BILL inv89 263          |       |      |        |                   |        | -152.00 |
|         |       |          |      |      |     |                         |       |      | -----  |                   |        |         |
|         |       |          |      |      |     |                         |       |      |        |                   |        | -370.50 |
| 86-81   | 28825 | 06/12/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 1.10 | 66.00  |                   |        |         |
| 86-81   | 28829 | 06/13/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.50 | 30.00  |                   |        |         |
| 86-81   | 28920 | 06/13/89 | TIME | EJ   | CL  | HUSTED/PURDY            | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 28831 | 06/14/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 1.00 | 60.00  |                   |        |         |
| 86-81   | 28923 | 06/14/89 | TIME | EJ   | CL  | HUSTED/TOWNSEND         | 19.00 | 0.20 | 3.80   |                   |        |         |
| 86-81   | 29304 | 06/19/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.50 | 30.00  |                   |        |         |
| 86-81   | 29315 | 06/21/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.50 | 30.00  |                   |        |         |
| 86-81   | 29880 | 06/21/89 | TIME | EJ   | CL  | HUSTED-TOWNSEND-PUR     | 19.00 | 0.50 | 9.50   |                   |        |         |
| 86-81   | 29317 | 06/22/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.50 | 30.00  |                   |        |         |

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)  
TASK: 86- 81

CLIENT: NEWWIN -- TOWN OF NEW WINDSOR

| TASK-NO     | REC   | --DATE-- | TRAN | EMPL | ACT DESCRIPTION----- | RATE  | HRS. | TIME   | -----DOLLARS----- |         |         |
|-------------|-------|----------|------|------|----------------------|-------|------|--------|-------------------|---------|---------|
|             |       |          |      |      |                      |       |      |        | EXP.              | BILLED  | BALANCE |
| 86-81       | 32879 | 08/07/89 | TIME | NJE  | CL                   | 19.00 | 1.00 | 19.00  |                   |         |         |
| 86-81       | 32638 | 08/10/89 | TIME | NJE  | MC HTP               | 60.00 | 1.00 | 60.00  |                   |         |         |
| TASK TOTAL  |       |          |      |      |                      |       |      | 736.30 | 0.00              | -370.50 | 365.80  |
| GRAND TOTAL |       |          |      |      |                      |       |      | 736.30 | 0.00              | -370.50 | 365.80  |

# CITY OF NEWBURGH



CITY MANAGER'S OFFICE  
CITY HALL  
NEWBURGH, NEW YORK 12550  
TEL. (914) • 565-3333

ANDREW J. DAMIANO  
CITY MANAGER

November 6, 1989

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

ATTN: Chairman, Carl Schiefer

RE: Husted, Townsend and Purdy Subdivision  
Dean Hill Road

Dear Mr. Schiefer:

The City of Newburgh has been advised of a subdivision proposed on Dean Hill Road in the Town of New Windsor which borders Brown's Pond which is a part of the City of Newburgh water supply. The City of Newburgh has some very significant concerns relative to the possible impact the development of this subdivision may have on the water supply system.

The City of Newburgh takes no exception to the Lead Agency Status for the purposes of SEQRA review which is assumed by the Town of New Windsor Planning Board as long as the review conducted with respect to possible impact on the environment is a "Coordinated" review with the City of Newburgh.

Obviously the City is concerned about how the City's watershed and the pond are to be protected from polluted run-off water, both above and below the ground surface and we request that a study be conducted which determines whether the protection proposed is adequate and if not, thoroughly describing the protection methods to be used to provide this necessary protection.

Husted, Townsend and Purdy Subdivision - Dean Hill Road  
November 6, 1989  
Page 2

We hereby request that the Town of New Windsor prohibit development within a minimum of 500 feet from the water line of Brown's Pond in order to provide a buffer of protection to the pond. We also request that measures be taken to absolutely minimize the run-off of surface water from roads, etc. into the pond.

We have reviewed the letter submitted by the Applicant's surveyor describing the measures proposed for protection and find them to be in our opinion, inadequate based on the limited description provided. We feel that the measures should be described in greater detail and that the approval of the Orange County Department of Health and the New York State Health Department be obtained for these measures prior to any approval being granted by the Town of New Windsor. We request this step in view of the vast interest and monitoring that the City's water supply has received from these agencies in recent months. We are, for your information, soliciting comments on behalf of the City regarding this subdivision from these two agencies to assist in determining the requirements for adequate protection and we will keep you informed of our findings in this regard.

We also suggest that due to the size of this project and the potential for a significant impact on the City of Newburgh water supply and the environment that a thorough Environmental Impact Statement be prepared which addresses the issues we have raised as well as others which may be manifested in the required "Scoping Session".

We look forward to being part of the review process on this and other projects which may impact the City of Newburgh and we appreciate the cooperation of the Town of New Windsor in this matter.

Please reply to this office if you require further comment however, we will await further input from you regarding this project.

Sincerely,

  
Andrew J. Damiano  
City Manager

cc: McGoey, Hauser and Edsall, P.C.  
William M. Kavanaugh, Corporation Counsel  
Mathias Schleiffer, P.E., Orange County Health Dept.

AJD/fb

Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:     Part 1     Part 2     Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

HUSTER, TOWNSEND & PURDY - MAJOR SUBDIVISION

Name of Action

TOWN OF NEW WINDSOR PLANNING BOARD

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)

Rev. 1, 14 June 1989

Date

ELIAS D. GREAS

**PART 1—PROJECT INFORMATION**

Prepared by Project Sponsor

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

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

|                                                                                                                                  |  |                                              |                          |
|----------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------|--------------------------|
| NAME OF ACTION<br><u>Husted, Townsend &amp; Purdy - Major Subdivision</u>                                                        |  |                                              |                          |
| LOCATION OF ACTION (Include Street Address, Municipality and County)<br><u>North of Dean Hill Road, 500'± West of Riley Road</u> |  |                                              |                          |
| NAME OF APPLICANT/SPONSOR<br><u>c/o Frank D. Purdy</u>                                                                           |  | BUSINESS TELEPHONE<br><u>(914) 561-4666</u>  |                          |
| ADDRESS<br><u>RD 2, Route 94, Box 108</u>                                                                                        |  |                                              |                          |
| CITY/PO<br><u>Newburgh,</u>                                                                                                      |  | STATE<br><u>N.Y.</u>                         | ZIP CODE<br><u>12550</u> |
| NAME OF OWNER (if different)<br><u>James Husted, Dwight Townsend &amp; Frank Purdy</u>                                           |  | BUSINESS TELEPHONE<br><u>( ) (see above)</u> |                          |
| ADDRESS<br><u>(see above)</u>                                                                                                    |  |                                              |                          |
| CITY/PO                                                                                                                          |  | STATE                                        | ZIP CODE                 |
| DESCRIPTION OF ACTION<br><u>116-lot Single-Family Residential Subdivision</u>                                                    |  |                                              |                          |

Please Complete Each Question—Indicate N.A. if not applicable

**A. Site Description**

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other \_\_\_\_\_

2. Total acreage of project area: 79.40± acres.

| APPROXIMATE ACREAGE                                         | PRESENTLY          | AFTER COMPLETION   |
|-------------------------------------------------------------|--------------------|--------------------|
| Meadow or Brushland (Non-agricultural)                      | <u>0</u> acres     | <u>0</u> acres     |
| Forested ( <u>wooded</u> )                                  | <u>79.40</u> acres | <u>32.3±</u> acres |
| Agricultural (Includes orchards, cropland, pasture, etc.)   | <u>0</u> acres     | <u>0</u> acres     |
| Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) | <u>0</u> acres     | <u>0</u> acres     |
| Water Surface Area                                          | <u>0</u> acres     | <u>0</u> acres     |
| Unvegetated (Rock, earth or fill)                           | <u>0</u> acres     | <u>0</u> acres     |
| Roads, buildings and other paved surfaces                   | <u>0</u> acres     | <u>19.4±</u> acres |
| Other (Indicate type) <u>Lawn Areas, Road Slopes</u>        | <u>0</u> acres     | <u>27.7±</u> acres |

3. What is predominant soil type(s) on project site? Glacial Till (brown clay, loam, silty w/ stones)
- a. Soil drainage:     Well drained 80 % of site     Moderately well drained 20 % of site  
                                   Poorly drained \_\_\_\_\_ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?     Yes     No
- a. What is depth to bedrock? > 50' (in feet) (From Well Logs)

5. Approximate percentage of proposed project site with slopes:  0-10% 80± %  10-15% 15± %  
 15% or greater 5± %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? 3-5 (in feet) (*in some areas*)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to N.Y.S.D.E.C. (see letter dated 16 Feb. 1989, attached)  
 Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: None  
 a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area: None  
 a. Name \_\_\_\_\_ b. Size (In acres) \_\_\_\_\_
17. Is the site served by existing public utilities?  Yes  No  
 a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
 b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes,  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 79.40± acres.
- b. Project acreage to be developed: 47.1± acres initially; 47.1± acres ultimately.
- c. Project acreage to remain undeveloped 32.3± acres.
- d. Length of project, in miles: \_\_\_\_\_ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed \_\_\_\_\_ %;
- f. Number of off-street parking spaces existing 0; proposed 232.
- g. Maximum vehicular trips generated per hour 185 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>116</u> | _____      | _____           | _____       |
| Ultimately | <u>116</u> | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure 35' height; 30' width; 80' length. (*Estimated*)
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1481.44 ft. (*3 points on Road*)

2. How much natural material (rock, earth, etc.) will be removed from site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed?  Yes  No  N/A  
 a. If yes, for what intended purpose is the site being reclaimed? Lawns, Road Slopes  
 b. Will topsoil be stockpiled for reclamation?  Yes  No  
 c. Will upper subsoil be stockpiled for reclamation?  Yes  No (Road Fills)
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 11.4± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No have only been removed, Road gave permission, 1987 - March 18<sup>th</sup>
6. If single phase project: Anticipated period of construction \_\_\_\_\_ months, (including demolition).
7. If multi-phased:  
 a. Total number of phases anticipated 4 (number).  
 b. Anticipated date of commencement phase 1 April month 1990 year, (including demolition).  
 c. Approximate completion date of final phase April month 1992 year.  
 d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction 40; after project is complete 0
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain Relocation of Portion of Dean Hill Road (Site Plan Approved)
12. Is surface liquid waste disposal involved?  Yes  No  
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_  
 b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type Sewage
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No unimpaired?  
 Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No  
 a. If yes, what is the amount per month 13± tons  
 b. If yes, will an existing solid waste facility be used?  Yes  No  
 c. If yes, give name Orange County Landfill; location New Hampton, N.Y.  
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No  
 e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No  
 a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.  
 b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
 If yes, indicate type(s) Fuel Oil, Electricity, Nat. Gas
22. If water supply is from wells, indicate pumping capacity 66 gallons/minute.
23. Total anticipated water usage per day 4,600± gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
 If Yes, explain \_\_\_\_\_

25. Approvals Required:

|                                            | Yes                                 | No                       | Type                          | Submittal Date |
|--------------------------------------------|-------------------------------------|--------------------------|-------------------------------|----------------|
| City, Town, Village Board                  | <input type="checkbox"/>            | <input type="checkbox"/> |                               |                |
| City, <u>Town</u> , Village Planning Board | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Subdivision</u>            | <u>6/14/88</u> |
| City, Town Zoning Board                    | <input type="checkbox"/>            | <input type="checkbox"/> |                               |                |
| City, <u>County</u> Health Department      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Water Supply, Subdv.</u>   |                |
| Other Local Agencies                       | <input type="checkbox"/>            | <input type="checkbox"/> |                               |                |
| Other Regional Agencies                    | <input type="checkbox"/>            | <input type="checkbox"/> |                               |                |
| State Agencies <u>N.Y.S. D.E.C.</u>        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>San. Sewage Collection</u> |                |
| Federal Agencies                           | <input type="checkbox"/>            | <input type="checkbox"/> |                               |                |

**C. Zoning and Planning Information**

- Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment    zoning variance    special use permit    subdivision    site plan  
 new/revision of master plan    resource management plan    other \_\_\_\_\_
- What is the zoning classification(s) of the site? R-3 (Single-Family Residential)
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
As shown
- What is the proposed zoning of the site? \_\_\_\_\_
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
\_\_\_\_\_
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
Single-Family Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed?  
 a. What is the minimum lot size proposed? 21,780 s.f.
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
- Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. 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 your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Husted, Townsend & Purdy Date 14 June 1989  
 Signature [Signature] Title Land Surveyor  
 ELIAS D. GERVAS

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 2 PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information (Read Carefully)**

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- a. Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
 NO     YES

**Examples that would apply to column 2**

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)  NO     YES

• Specific land forms: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**IMPACT ON WATER**

3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: \_\_\_\_\_

4. Will proposed action affect any non-protected existing or new body of water? NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

5. Will Proposed Action affect surface or groundwater quality or quantity? NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: \_\_\_\_\_

6. Will proposed action alter drainage flow or patterns, or surface water runoff? NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

| 1<br>Small to Moderate Impact | 2<br>Potential Large Impact | 3<br>Can Impact Be Mitigated By Project Change |                             |
|-------------------------------|-----------------------------|------------------------------------------------|-----------------------------|
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |







**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

18. Will proposed action affect the character of the existing community?  
 NO  YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

| 1<br>Small to Moderate Impact | 2<br>Potential Large Impact | 3<br>Can Impact Be Mitigated By Project Change |                             |
|-------------------------------|-----------------------------|------------------------------------------------|-----------------------------|
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
 NO  YES

*EI Form*

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

**Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS**

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

**Instructions**

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



**DESCRIPTION OF EXISTING VISUAL ENVIRONMENT**

4. From each item checked in question 1, check those which generally describe the surrounding environment.

|                         | Within                   |                          |
|-------------------------|--------------------------|--------------------------|
|                         | *1/4 mile                | * 1 mile                 |
| Essentially undeveloped | <input type="checkbox"/> | <input type="checkbox"/> |
| Forested                | <input type="checkbox"/> | <input type="checkbox"/> |
| Agricultural            | <input type="checkbox"/> | <input type="checkbox"/> |
| Suburban residential    | <input type="checkbox"/> | <input type="checkbox"/> |
| Industrial              | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial              | <input type="checkbox"/> | <input type="checkbox"/> |
| Urban                   | <input type="checkbox"/> | <input type="checkbox"/> |
| River, Lake, Pond       | <input type="checkbox"/> | <input type="checkbox"/> |
| Cliffs, Overlooks       | <input type="checkbox"/> | <input type="checkbox"/> |
| Designated Open Space   | <input type="checkbox"/> | <input type="checkbox"/> |
| Flat                    | <input type="checkbox"/> | <input type="checkbox"/> |
| Hilly                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Mountainous             | <input type="checkbox"/> | <input type="checkbox"/> |
| Other                   | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE: add attachments as needed

5. Are there visually similar projects within:

- \*1/2 mile       Yes       No
- \*1 miles       Yes       No
- \*2 miles       Yes       No
- \*3 miles       Yes       No

\* Distance from project site are provided for assistance. Substitute other distances as appropriate.

**EXPOSURE**

6. The annual number of viewers likely to observe the proposed project is \_\_\_\_\_.

NOTE: When user data is unavailable or unknown, use best estimate.

**CONTEXT**

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

| Activity                            | FREQUENCY                |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                                     | Daily                    | Weekly                   | Holidays/<br>Weekends    | Seasonally               |
| Travel to and from work             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Involved in recreational activities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Routine travel by residents         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| At a residence                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| At worksite                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other _____                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:  Part 1     Part 2     Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

HUSTED, TOWNSEND & PURDY- MAJOR SUBDIVISION

Name of Action

TOWN OF NEW WINDSOR PLANNING BOARD

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)

*ELIAS D. GREVAS, L.S.*

REV. 2-7 NOV. 1989

Date

# PART 1—PROJECT INFORMATION

## Prepared by Project Sponsor

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

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

|                                                                                                                                                                   |  |                                              |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------|--------------------------|
| NAME OF ACTION<br><u>Husted, Townsend &amp; Purdy - Major Subdivision</u>                                                                                         |  |                                              |                          |
| LOCATION OF ACTION (Include Street Address, Municipality and County)<br><u>North of Dean Hill Road, 500'± west of Riley Road, Town of New Windsor, Orange Co.</u> |  |                                              |                          |
| NAME OF APPLICANT/SPONSOR<br><u>c/o Frank D. Purdy</u>                                                                                                            |  | BUSINESS TELEPHONE<br><u>(914) 561-4666</u>  |                          |
| ADDRESS<br><u>RD 2, Route 94, Box 108</u>                                                                                                                         |  |                                              |                          |
| CITY/PO<br><u>Newburgh</u>                                                                                                                                        |  | STATE<br><u>N.Y.</u>                         | ZIP CODE<br><u>12550</u> |
| NAME OF OWNER (if different)<br><u>James Husted, Dwight Townsend &amp; Frank Purdy</u>                                                                            |  | BUSINESS TELEPHONE<br><u>( ) (see above)</u> |                          |
| ADDRESS<br><u>(see above)</u>                                                                                                                                     |  |                                              |                          |
| CITY/PO                                                                                                                                                           |  | STATE                                        | ZIP CODE                 |
| DESCRIPTION OF ACTION<br><u>116-lot Single-Family Residential Subdivision</u>                                                                                     |  |                                              |                          |

Please Complete Each Question—Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other \_\_\_\_\_

2. Total acreage of project area:    79.40± acres.

| APPROXIMATE ACREAGE                                         | PRESENTLY          | AFTER COMPLETION   |
|-------------------------------------------------------------|--------------------|--------------------|
| Meadow or Brushland (Non-agricultural)                      | <u>0</u> acres     | <u>0</u> acres     |
| Forested (Wooded)                                           | <u>78.1±</u> acres | <u>32.0±</u> acres |
| Agricultural (Includes orchards, cropland, pasture, etc.)   | <u>0</u> acres     | <u>0</u> acres     |
| Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) | <u>0</u> acres     | <u>0</u> acres     |
| Water Surface Area (Swampy pond)                            | <u>1.3±</u> acres  | <u>0.3±</u> acres  |
| Unvegetated (Rock, earth or fill)                           | <u>0</u> acres     | <u>0</u> acres     |
| Roads, buildings and other paved surfaces                   | <u>0</u> acres     | <u>19.4±</u> acres |
| Other (Indicate type) <u>Lawn Areas, Road Slopes</u>        | <u>0</u> acres     | <u>27.7±</u> acres |

3. What is predominant soil type(s) on project site? Glacial Till (Brown Clay, loam, silt w/ stones)
- a. Soil drainage:     Well drained 78± % of site     Moderately well drained 20± % of site  
                                   Poorly drained 2± % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site?     Yes     No
- a. What is depth to bedrock? \* N/A (in feet)    \* Well logs indicate > 50' at well locations on site.

5. Approximate percentage of proposed project site with slopes:  0-10% 80± %  10-15% 15± %  
 15% or greater 5± %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? 3-5 (in feet) (in some areas)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to N.Y.S.D.E.C. (see letter dated 16 Feb. 1989, attached)  
 Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: \_\_\_\_\_  
 a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name unnamed swampy pond; Brown's Pond b. Size (In acres) 1.7± AC (Swampy Pond)  
1.3± AC in Project  
0.4± AC outside Project
17. Is the site served by existing public utilities?  Yes  No  
 a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
 b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 79.40± acres.
- b. Project acreage to be developed: 47.1± acres initially; 47.1± acres ultimately.
- c. Project acreage to remain undeveloped 32.3± acres.
- d. Length of project, in miles: \_\_\_\_\_ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed \_\_\_\_\_ %;
- f. Number of off-street parking spaces existing 0; proposed 232.
- g. Maximum vehicular trips generated per hour 185 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>116</u> | _____      | _____           | _____       |
| Ultimately | <u>116</u> | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure 35' height; 30' width; 80' length. (Estimated)
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 1481.44 ft. (3 points on Roads)

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed? Lawns, Road Slopes
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No (Road Fills)
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 11.4 ± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phase project: Anticipated period of construction \_\_\_\_\_ months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated 6 (number).
- b. Anticipated date of commencement phase 1 April month 1990 year, (including demolition).
- c. Approximate completion date of final phase April month 1992 year.
- d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No.
9. Number of jobs generated: during construction 40 ±; after project is complete 0
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain Relocation of Portion of Dean Hill Road (Site Plan Approved, Construction begun)
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_
- b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type Sewage (Collection system - SD#16)
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
Explain Portion of swampy pond to be filled (1.0 ± Ac)
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month 13 ± tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name Orange County Landfill; location New Hampton, N.Y.
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No
- a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.
- b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
If yes, indicate type(s) Fuel Oil, Electricity, Natural Gas
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day 46,400 ± gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
If Yes, explain \_\_\_\_\_

25. Approvals Required:

|                                            | Type                                                                | Submittal Date                            |
|--------------------------------------------|---------------------------------------------------------------------|-------------------------------------------|
| City, <u>Town</u> , Village Board          | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Water District Formation</u> (Nov. 89) |
| City, <u>Town</u> , Village Planning Board | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Subdivision, SEQRA</u> 6/14/89         |
| City, Town Zoning Board                    | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                                           |
| City, <u>County</u> Health Department      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Water Supply, Subdivision</u>          |
| Other Local Agencies                       | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                                           |
| Other Regional Agencies                    | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                                           |
| State Agencies N.Y.S.D.E.C.                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <u>San Sewage Collection</u>              |
| Federal Agencies                           | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                                           |

**C. Zoning and Planning Information**

- Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other \_\_\_\_\_
- What is the zoning classification(s) of the site? R-3 (Single-Family Residential)
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
As shown
- What is the proposed zoning of the site? \_\_\_\_\_
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
\_\_\_\_\_
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
Single-Family Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? \_\_\_\_\_  
 a. What is the minimum lot size proposed? 21,780 S.F.
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
- Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. 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 your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Husted, Townsend & Purdy Date 7 Nov. 1989  
 Signature [Signature] Title Land Surveyor

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 2—PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- a. Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

#### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
 NO     YES

**Examples that would apply to column 2**

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)  NO     YES

- Specific land forms: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**IMPACT ON WATER**

3. Will proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: \_\_\_\_\_

4. Will proposed action affect any non-protected existing or new body of water? NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

5. Will Proposed Action affect surface or groundwater quality or quantity? NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: \_\_\_\_\_

6. Will proposed action alter drainage flow or patterns, or surface water runoff? NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

| 1<br>Small to Moderate Impact | 2<br>Potential Large Impact | 3<br>Can Impact Be Mitigated By Project Change |                             |
|-------------------------------|-----------------------------|------------------------------------------------|-----------------------------|
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
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| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes                   | <input type="checkbox"/> No |

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: \_\_\_\_\_

**IMPACT ON AIR**

7. Will proposed action affect air quality?  NO  YES  
 Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
  - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
  - Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
  - Proposed action will allow an increase in the amount of land committed to industrial use.
  - Proposed action will allow an increase in the density of industrial development within existing industrial areas.
  - Other impacts: \_\_\_\_\_

**IMPACT ON PLANTS AND ANIMALS**

8. Will Proposed Action affect any threatened or endangered species?  NO  YES  
 Examples that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
  - Removal of any portion of a critical or significant wildlife habitat.
  - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
  - Other impacts: \_\_\_\_\_
9. Will Proposed Action substantially affect non-threatened or non-endangered species?  NO  YES  
 Examples that would apply to column 2
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
  - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10. Will the Proposed Action affect agricultural land resources?  NO  YES  
 Examples that would apply to column 2
- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change |                             |
|-------------------------------------|-----------------------------------|------------------------------------------------------|-----------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

**IMPACT ON AESTHETIC RESOURCES**

11. Will proposed action affect aesthetic resources? NO YES  
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: \_\_\_\_\_

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? NO YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: \_\_\_\_\_

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: \_\_\_\_\_

**IMPACT ON TRANSPORTATION**

14. Will there be an effect to existing transportation systems? NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

**IMPACT ON ENERGY**

15. Will proposed action affect the community's sources of fuel or energy supply? NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

**NOISE AND ODOR IMPACTS**

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

**IMPACT ON PUBLIC HEALTH**

17. Will Proposed Action affect public health and safety? NO YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change |                             |
|-------------------------------------|-----------------------------------|------------------------------------------------------|-----------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |

**IMPACT ON GROWTH AND CHARACTER  
OF COMMUNITY OR NEIGHBORHOOD**

18. Will proposed action affect the character of the existing community?  
NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change |                             |
|-------------------------------------|-----------------------------------|------------------------------------------------------|-----------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
NO YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

**Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS**

**Responsibility of Lead Agency**

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

**Instructions**

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

IOC.PB  
PURDY

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 22 November 1989

**SUBJECT:** Husted, Townsend & Purdy Preliminary Subdivision

**PLANNING BOARD REFERENCE NUMBER:** PB-86-81

**DATED:** 8 November 1989

**FIRE PREVENTION REFERENCE NUMBER:** FPS-89-101

A review of the above referenced preliminary subdivision plan was conducted on 21 November 1989.

This preliminary subdivision plan is found acceptable.

**PLANS DATED:** 6 October 1989, Revision 5

*Robert F. Rodgers* mn.

Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

CC: M.E.



Louis Heimback  
County Executive

Department of Planning  
& Development

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

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

July 24, 1989

Mr. Karl Schiefer, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Husted, Townsend, and Purdy; Major Subdivision  
Dean Hill Road  
Our File Nos. NWT 20-89 N and NWT 42-88 N

Dear Mr. Schiefer:

We have reviewed and field inspected the above-referenced subdivision in accordance with the General Municipal Law, Section 239, paragraphs l and n. We offer the following comments for your consideration:

1. Road A Stub Street: It is important to require that the dead end portion of Road A be constructed and properly paved. By requiring the pavement, residents will be aware of the possibility that Road A may be connected with another road in the future.

2. The placement of the open space area should be reconsidered. The value of the open space area is minimal. The proposed open space area is not unique nor is the space designed as one contiguous area. The narrow strips will not be utilized by the subdivision residents.

If you have any questions, please don't hesitate to call.

Sincerely,

Peter Garrison  
Commissioner of  
Planning and Development

Reviewed by:

  
Cheryl Mergo  
Planner

CM:cmd

CC: P.B. Members  
M.E.

JUL 25 1989



# Department of Health

LOUIS HEIMBACH  
County Executive

SALLY FAITH DOREFMAN, M.D., M.S.H.S.A.  
Commissioner of Health

June 27, 1989

RE: Husted-Townsend-Purdy Subdivision  
Town of New Windsor

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

Attention: Mark Edsall, P.E.

Gentlemen:

We concur with your Board's assumption of Lead Agency status.

There will have to be approval of the sewer extension by the New York State Department of Environmental Conservation and of the water main extension by Orange County Department of Health prior to our review of the realty subdivision. This must all be accomplished before your Board grants its final subdivision approval.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File



**LOUIS HEIMBACH**  
County Executive

# Department of Health

**SALLY FAITH DORFMAN, M.D., M.S.H.S.A.**  
Commissioner of Health

August 15, 1989

RE: Husted/Townsend/Purdy  
Realty Subdivision  
Town of New Windsor

Mark J. Edsall, P.E.  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Dear Sir:

We concur with the Planning Board assuming Lead Agency status.

As indicated in the E.I.S., plans must be reviewed and approved by the D.E.C. and this department before a final approval can be granted by your Board.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb  
cc: File



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR P/B # 86 - 81

WORK SESSION DATE: 16 MAY 1989 APPLICANT RESUB.  
REQUIRED: New Plan

REAPPEARANCE AT W/S REQUESTED: N/A

PROJECT NAME: H-T-P

COMPLETE APPLICATION ON FILE  NEW  OLD

REPRESENTATIVE PRESENT: SDG

TOWN REPS PRESENT: BLDG INSP.   
FIRE INSP.   
P/B ENGR.   
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 12" G

- zone lined moved.

\* P/H should be continued  
check 4/12/89 minutes

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-54 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 86-81

|         |       |          |      |      |     |                         |       |      |             | -----DOLLARS----- |         |         |        |
|---------|-------|----------|------|------|-----|-------------------------|-------|------|-------------|-------------------|---------|---------|--------|
| TASK-NO | REC   | --DATE-- | TRAN | EMPL | ACT | DESCRIPTION-----        | RATE  | HRS. | TIME        | EXP.              | BILLED  | BALANCE |        |
| 86-81   | 215   | 02/01/87 | TIME | NJE  | MC  | HUSTED-TOWNSEND         | 40.00 | 0.50 | 20.00       |                   |         |         |        |
| 86-81   | 216   | 02/08/87 | TIME | NJE  | MC  | HUSTED TOWNSEND         | 40.00 | 1.00 | 40.00       |                   |         |         |        |
| 86-81   | 263   | 02/08/87 | TIME | FMD  | CL  | HUSTED-TOWNSEND         | 17.00 | 0.50 | 8.50        |                   |         |         |        |
| 86-81   | 264   | 03/22/87 | TIME | NJE  | CH  | HUSTED TOWNSEND         | 40.00 | 1.00 | 40.00       |                   |         |         |        |
| 86-81   | 14700 | 07/19/88 | TIME | NJE  | MC  | HUSTED TWNSND PURDY     | 40.00 | 0.80 | 32.00       |                   |         |         |        |
| 86-81   | 16078 | 07/20/88 | TIME | NJE  | CL  | H T P                   | 17.00 | 1.00 | 17.00       |                   |         |         |        |
|         |       |          |      |      |     |                         |       |      | -----       |                   |         |         |        |
|         |       |          |      |      |     |                         |       |      | 157.50      |                   |         |         |        |
| 86-81   | 16091 | 08/17/88 |      |      |     | BILL H T P Partial Bill |       |      |             |                   |         | -157.50 |        |
|         |       |          |      |      |     |                         |       |      |             |                   | -----   |         |        |
|         |       |          |      |      |     |                         |       |      |             |                   | -157.50 |         |        |
| 86-81   | 19104 | 09/28/88 | TIME | NJE  | MC  | HTP                     | 40.00 | 0.30 | 12.00       |                   |         |         |        |
| 86-81   | 19108 | 09/29/88 | TIME | NJE  | MC  | HTP                     | 40.00 | 0.50 | 20.00       |                   |         |         |        |
| 86-81   | 20112 | 09/30/88 | TIME | NJE  | CL  | HUSTED                  | 17.00 | 1.00 | 17.00       |                   |         |         |        |
| 86-81   | 19941 | 10/10/88 | TIME | JMF  | MR  | HUSTED TOWNSEND PURD    | 40.00 | 0.30 | 12.00       |                   |         |         |        |
|         |       |          |      |      |     |                         |       |      | -----       |                   |         |         |        |
|         |       |          |      |      |     |                         |       |      | 218.50      |                   |         |         |        |
| 86-81   | 24295 | 12/19/88 |      |      |     | BILL PARTIAL            |       |      |             |                   |         | -61.00  |        |
|         |       |          |      |      |     |                         |       |      |             |                   | -----   |         |        |
|         |       |          |      |      |     |                         |       |      |             |                   | -218.50 |         |        |
| 86-81   | 26804 | 02/04/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.30 | 18.00       |                   |         |         |        |
| 86-81   | 27909 | 02/08/89 | TIME | NJE  | CL  | HUSTED, TWNSND, PURDY   | 19.00 | 0.50 | 9.50        |                   |         |         |        |
| 86-81   | 30130 | 03/15/89 | TIME | NJE  | MC  | HUSTED TOWNSEND PURD    | 60.00 | 0.30 | 18.00       |                   |         |         |        |
| 86-81   | 30504 | 03/15/89 | TIME | NJE  | CL  | PURDY SUB               | 19.00 | 0.50 | 9.50        |                   |         |         |        |
| 86-81   | 32341 | 04/03/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 0.30 | 18.00       |                   |         |         |        |
| 86-81   | 32590 | 04/10/89 | TIME | NJE  | MC  | HTP                     | 60.00 | 1.00 | 60.00       |                   |         |         |        |
| 86-81   | 32686 | 04/10/89 | TIME | EJ   | CL  | HUSTED-TOWNSEND SUB     | 19.00 | 0.50 | 9.50        |                   |         |         |        |
| 86-81   | 32692 | 04/11/89 | TIME | EJ   | CL  | HUSTED-T - PB COMMS     | 19.00 | 0.50 | 9.50        |                   |         |         |        |
|         |       |          |      |      |     |                         |       |      | =====       |                   |         |         |        |
|         |       |          |      |      |     |                         |       |      | TASK TOTAL  | 370.50            | 0.00    | -218.50 | 152.00 |
|         |       |          |      |      |     |                         |       |      |             |                   | -----   |         |        |
|         |       |          |      |      |     |                         |       |      |             |                   | =====   |         |        |
|         |       |          |      |      |     |                         |       |      | GRAND TOTAL | 370.50            | 0.00    | -218.50 | 152.00 |

**Appendix B**  
**State Environmental Quality Review**  
**Visual EAF Addendum**

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

| Visibility                                                                                                                                            | Distance Between<br>Project and Resource (in Miles) |                          |                          |                          |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                                                                                                                                                       | 0-1/4                                               | 1/4-1/2                  | 1/2-3                    | 3-5                      | 5+                       |
| 1. Would the project be visible from:                                                                                                                 |                                                     |                          |                          |                          |                          |
| • A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities? | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?                  | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • A site or structure listed on the National or State Registers of Historic Places?                                                                   | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • State Parks?                                                                                                                                        | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • The State Forest Preserve?                                                                                                                          | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • National Wildlife Refuges and state game refuges?                                                                                                   | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • National Natural Landmarks and other outstanding natural features?                                                                                  | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • National Park Service lands?                                                                                                                        | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Rivers designated as National or State Wild, Scenic or Recreational?                                                                                | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?                                                     | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?        | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • A site, area, lake, reservoir or highway designated as scenic?                                                                                      | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Municipal park, or designated open space?                                                                                                           | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • County road?                                                                                                                                        | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • State?                                                                                                                                              | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Local road?                                                                                                                                         | <input type="checkbox"/>                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)

Yes       No

3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?

Yes       No

**DESCRIPTION OF EXISTING VISUAL ENVIRONMENT**

4. From each item checked in question 1, check those which generally describe the surrounding environment.

|                         | Within                   |                          |
|-------------------------|--------------------------|--------------------------|
|                         | *1/4 mile                | *1 mile                  |
| Essentially undeveloped | <input type="checkbox"/> | <input type="checkbox"/> |
| Forested                | <input type="checkbox"/> | <input type="checkbox"/> |
| Agricultural            | <input type="checkbox"/> | <input type="checkbox"/> |
| Suburban residential    | <input type="checkbox"/> | <input type="checkbox"/> |
| Industrial              | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial              | <input type="checkbox"/> | <input type="checkbox"/> |
| Urban                   | <input type="checkbox"/> | <input type="checkbox"/> |
| River, Lake, Pond       | <input type="checkbox"/> | <input type="checkbox"/> |
| Cliffs, Overlooks       | <input type="checkbox"/> | <input type="checkbox"/> |
| Designated Open Space   | <input type="checkbox"/> | <input type="checkbox"/> |
| Flat                    | <input type="checkbox"/> | <input type="checkbox"/> |
| Hilly                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Mountainous             | <input type="checkbox"/> | <input type="checkbox"/> |
| Other                   | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE: add attachments as needed

5. Are there visually similar projects within:

- \*1/2 mile       Yes       No
- \*1 miles       Yes       No
- \*2 miles       Yes       No
- \*3 miles       Yes       No

\* Distance from project site are provided for assistance. Substitute other distances as appropriate.

**EXPOSURE**

6. The annual number of viewers likely to observe the proposed project is \_\_\_\_\_.

NOTE: When user data is unavailable or unknown, use best estimate.

**CONTEXT**

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

| Activity                            | FREQUENCY                |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                                     | Daily                    | Weekly                   | Holidays/<br>Weekends    | Seasonally               |
| Travel to and from work             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Involved in recreational activities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Routine travel by residents         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| At a residence                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| At worksite                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other _____                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

HUSTED, TOWNSEND, PURDY - SUBDIVISION (86-81) Continuation

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: We have opened up the plan to a hundred foot scale. We have the two foot contours on it now. All the lots are dimensioned and the square footage shown. The lot count on this is 102 but our clients are purchasing this piece from the County right here. They are currently under contract. We have to put this piece on so we added a lot of 2 up in here depending on the size, the tax maps say it is an acre but it is an old tax lot. It is land locked and they

are purchasing that. What I want to do was since it takes a couple of weeks to get the assessors list and a couple of weeks to get in the newspaper, I'd like to request permission to proceed to public hearing and take that time in the interim to supply of the data that Mark needs and I am assuming also that you will require a long form EAF Statement. So, I can prepare that and submit everything to Mark prior to his review, prior to the meeting.

Mr. Jones: I see 102 lots. That is alot of lots but I don't see any recreation area. Where are they supposed to play?

Mr. Grevas: We have two choices here. Money in lieu of recreation.

Mr. Jones: I can't see that.

Mr. Grevas: We have land over here which is a larger parcel adjoining Brown's Pond and we have the well site, several acres in here.

Mr. Jones: Looks to me like that piece of property, he squeezed everything you could out of it.

Mr. Grevas: If you recall some time ago, we came to the Board with a cluster plan. The Town Board decided they didn't like clusters. We had alot of green space on that one. This one we have a half acre out here. We can conform to all the zoning requirements. If you look at the lot areas, you will see that very few of them are at 21,780 square feet. Most are in excess so I don't think it is jammed. That is my opinion of course.

Mr. Jones: I say everything is jammed in where there is no room for anything else.

Mr. Grevas: We have two things to consider here. Number one, since the water is not available to the site, we have to drill wells and put in a water distribution system. In order to do that, we have to have a return on the investment so it is not worthwhile to cut down on the number of lots if we are permitted that number by zoning.

Mr. Jones: Septic system?

Mr. Grevas: No, sir. It is in the sewer district.

Mr. McCarville: What are these little lines?

Mr. Grevas: They are trails.

Mr. VanLeeuwen: I am inclined to agree there is a large number of lots. Originally, they came in with a trailer park and we didn't like that and we wanted this thing and now we are seeing how massive this is.

Mr. Scheible: It is a big piece of property also.

Mr. VanLeeuwen: I still think it is better than the trailer park. I'm not really against trailer parks.

Mr. Jones: I am not against a trailer park. The only thing I was against his other submittal because I don't go for them open spaces that he is talking about on that plan because that is where all the garbage from the development goes.

Mr. VanLeeuwen: You are right.

Mr. Grevas: I want to point out something we did do in response to a promise we made. On each of these lots, we have a deed restriction, open space area that is a deed restriction which has nothing to do with the town, nothing to do with continuity with owners and we have it along the southwesterly boundary and along the southeasterly boundary and that was because when we started this project out, we wanted to please people and said we are going to keep some buffer between us and that is in response to that. You will notice that the lots along there are quite deep so they are not affected by it but it was still something we felt we had to do.

Mr. VanLeeuwen: Considering the land, I can't say anything about the layout.

Mr. Scheible: You have 3 cul-de-sacs?

Mr. Grevas: We have contacted the town about connecting to the water district and in absence of affirmation on that, we are proceeding with this plan on the water distribution system on-site. We have some excellent wells and water distribution system will be there.

Mr. VanLeeuwen: The one cul-de-sac road, is there anyway you can loop that and come around like this.

Mr. Grevas: I think possibly this piece here depending on the shape of it. I have a lousy deed for it. If I could find out the boundaries, I'd like to that because it makes a little more sense.

Mr. Scheible: Which side of the road is the sidewalks going to be on?

Mr. Grevas: Is that a requirement in the R3?

Mr. Scheible: It is not a requirement but welcome to the 20th Century.

Mr. Lander: There has to be curbs.

Mr. Scheible: Personally, I'd like to see sidewalks. I think that New Windsor is getting to that point where we have to look like a regular town now with sidewalks.

Mr. Grevas: My only question is sidewalks to where, to Dean Hill Road.

Mr. Scheible: Internal sidewalks, recreation area, to something that might be the only recreation area we have is a place to walk since

you are not giving us some recreational area.

Mr. Grevas: There are two possibilities. This area right here and this area right here. There's three acres right here. If that is the Board's desire, that is what we will do.

Mr. VanLeeuwen: I have nothing against sidewalks but I don't want them within the town's easement. The homeowners--

Mr. Scheible: Each homeowner maintains the sidewalk on his own property.

Mr. VanLeeuwen: But, if it needs to be replaced, that is the town's problem. The way it is today.

Mr. Babcock: I don't know typically sidewalks and all improvements are on the town right-of-way with curbs and whatever. Sidewalks are a big problem.

Mr. Scheible: I have been in some developments and they are not in this town that sidewalks look damn beautiful and I don't care what you say. My brother lives in one in Rochester, a development probably twice the size of this. It is a typical housing development but before one house was built, they had the curbs, sidewalks, everything was in place and those sidewalks are not deteriorating. They look beautiful. The kids are able, let's take hypothetically the school buses going to be running through the whole area.

Mr. VanLeeuwen: No.

Mr. Scheible: No, for pick-up points. The children will have to come out in the morning and walk to the school bus. That is one little tiny example and it is just the 20th Century and we are almost in the 21st Century. I am sorry, that is my feeling. You guys do whatever you want to do. Make fun of it, do whatever you want. I am going to push for sidewalks.

Mr. Lander: Good idea.

Mr. Grevas: On the development your brother lives in, do you know the lot size?

Mr. Scheible: The lot size is three quarters of an acre or possibly--

Mr. Grevas: And they still went with sidewalks?

Mr. Scheible: Yes.

Mr. Grevas: Well, I'd like to have all these things brought out at the public hearing. Can I have permission to go ahead with one providing I get all of the stuff to Mark that he needs for his review and get everything. We can't schedule a date, because I don't know when we are going to get the list. Typically, it takes two weeks.

Mr. McCarville: Lots 4, 3, 2 and 1 will be accessed on Dean Hill?

Mr. Grevas: Yes, driveways on lots 2 and 3 should come into the road here.

Mr. McCarville: Keep them up aways from this end.

Mr. Grevas: Yes.

Mr. McCarville: This drops down there a little bit?

Mr. Grevas: Yes, that is where we are relocating it.

Mr. McCarville: Yes. Is lot 24 going to be a building lot?

Mr. Grevas: That is the question that we are talking about now. This could be a recreational area. It has got a great view.

Mr. VanLeeuwen: I think that what we should do, the sidewalk end of it, we should sit down amongst ourselves and see what we all want to do. In large developments like that, it is a good idea because you have kids walking, you have school bus pick-ups in certain areas. The only thing that bothers me once you get out of the development, you have no place to go with the sidewalks. I don't want the Town of New Windsor to wind up with the responsibility of repairing sidewalks in the future.

Mr. Grevas: Repairing and replacing is two different things.

Mr. McCarville: They will be dedicated to the town just like any other utility, any other road, that is what we pay taxes for.

Mr. VanLeeuwen: Would you want to be paying for a hundred thousand dollar bond issue to pay for that?

Mr. McCarville: If I had sidewalks, I'd be very willing to pay for them.

Mr. VanLeeuwen: Do you want to pay for somebody else's development? I don't.

Mr. Scheible: I don't want to pay for blacktopping put up. I don't care about any other road in the town, only my own road. That is giving the same attitude. I don't want to see Beattie Road oil and chipped.

Mr. VanLeeuwen: I want to keep these sidewalks out of the town right-of-way.

Mr. Scheible: It is going to happen.

Mr. VanLeeuwen: You should have sidewalks but let's keep them out of the town right-of-way. Let's keep them on the edge so the town doesn't get burned with the maintenance and repair of the sidewalks. If somebody took us into court, I bet you dollars to donuts if the town owned the sidewalks, they can't make the homeowner keep them clean.

Mr. Ronas: The town by ordinance can make the homeowners not only keep it clean of ice and snow and things of that sort but maintain it if it becomes damaged by tree roots and things of that sort and in the event it isn't done, they could have the work done and add that as an assessment to that particular lot. Ultimately, the responsibility for maintaining the improvements in its right-of-way are the town's but it can pass that along and enforce it against the property.

Mr. VanLeeuwen: Can't we make them put sidewalks outside the town.

Mr. Ronas: I don't think that would be a good idea to do. It is a public thoroughfare and you'd want it in the public right-of-way.

Mr. McCarville: A friend of mine just sold his house in New Jersey. He has a sidewalk in front of his house and as part of the inspection the town makes prior to a sale, he had to replace four sections of the sidewalk which gets right over to your department Mike but it doesn't mean that a property owner would bear some responsibility depending on how the ordinance is written up but it is an issue that we should probably take up.

Mr. Jones: What about the recreational area.

Mr. Pagano: Some of the planning schools that you go to, this is called desert for children. There is, you know, if you live around here, you have Temple Hill School a place to play baseball, do things. This here is dead. There is no place to play for a kid to walk to, even ride his bicycle to, to get to anyplace unless we address this. I am not happy with this. We are not going to have senior citizens. We are going to have families raising a lot of children. We are going to have these streets as the playground. We have seen this in all the developments and it is not a good thing and we have the opportunity from the ground floor to establish something here that if we want to do it, it is available. So, to start planning something like this, this is our opportunity maybe we can trade-off sidewalks, I don't care what we do. When you look at a place like Schoonmaker, it is a guy that began this particular development without a single place for a kid to play. We are establishing a place to raise children and we have to address this problem. Otherwise, the kids will be taking short-cuts to yards and we have to, we will be creating another problem.

Mr. Scheible: What if Mrs. Jones lives here. She wants to visit her girlfriend that lives over in lot 21. Mrs. Jones takes off with the baby carriage and I don't care what you say, she is walking down, there is cars parked along the side of the road and she is weaving in and out of the cars which are coming by, garbage trucks coming by and she has to dodge the trucks and cars all the way until she gets to her girlfriends.

Mr. Ronas: You have got 104 families coming in here potentially and usually it is appropriate to consider the environmental issues. If a public hearing is necessary on them at the same time that you

have the public hearing on the subdivision. So, maybe we ought to take a closer look at the SEQR problems that are raised by this and decide whether this is, you know, there should be a negative declaration or positive, or conditional negative declaration or something of that sort so that the developer rather than the Planning Board can consider these problems and make some solutions in order to minimize these impacts.

Mr. Pagano: The statements on SEQR is very good where there is development which has already been established in the area. We are looking at a SEQR with a desert all around this, isn't much to impact so the SEQR will come out favorably. We have to have a SEQR to the development itself. We aim the SEQR to start at the ground and the SEQR will work but the SEQR will only go by the boundaries and will come out favorably.

Mr. McCarville: Not necessarily because you have traffic. You have air quality.

Mr. Pagano: I will guarantee you the SEQR will be favorable. The SEQR has to be convoluted into such in effect that it must be the families that are going in here, if we address that we find that the SEQR will be more effective to this area.

Mr. MarCarville: The SEQR has to be effective on the surrounding areas.

Mr. Pagano: I am talking about the development itself.

Mr. Grevas: If I can address the recreational situation for a minute. We have two possible sites, one or both. We have a lot here that is about 3 acres. The shape of the lot doesn't lend itself to development and the topo doesn't come until you get way up here. This area is really nice. It overlooks Brown's Pond but in order to get there, you'd have to build too much road to get there so we stopped that and left this as one piece, one of the options that I had was the dedication of this piece of the recreational land. The other situation is the well field which can't be built on. We have to maintain a 200 foot clearance from the well so that is all available because the recreational land doesn't require the same facilities as the residence does. So, there is two sites.

Mr. Jones: How would you get to that site?

Mr. Grevas: Which site?

Mr. Jones: The well site.

Mr. Grevas: Right off Dean Hill Road. Again, in preparation of the long form EAF statement will address the items that I have picked up tonight and also when we have the public hearing, if there are amendments to be made based on the comments made then it would suit us.

Mr. Scheible: I think we are going to have to have a little meeting amongst the Board to exactly where we are going to stand with alot of things, the recreation, sidewalks, there's alot of problems here.

Mr. Grevas: Before you schedule us for a public hearing. I must say that this plan, when we submitted it last time was basically that plan and nobody said anything then and that was several months ago. I would like at least proceed to the public hearing. You don't have to give me an approval right after the hearing either.

Mr. Ronces: It is generally a good idea not to have multiple public hearings and if there is a decision that it is necessary to have a public hearing as part of the SEQR process, we wouldn't want to have a public hearing on our subdivision here and then in a fragmented fashion have to put you through another public hearing on the DEIS or some aspect of the SEQR process.

Mr. Grevas: But, if the long form EAF is submitted prior to the hearing, is reviewed and the comments brought forward at the public hearing, how are we going to know what the comments are and what items to address without that, without some input from your consultants, from the public.

Mr. Ronces: That is one possibility. Another possibility would be that the environmental aspect would be studied a bit further before the public hearing so that the comments of the consultant and of the Board and what not, that might effect or change that plan somewhat, could be incorporated into a plan, would then be presented to the public so the public could see a closer version of what was actually going to happen there than this may be.

Mr. Grevas: Suppose that we do it this way. I will submit the environmental form to the Planning Board and to your consultants simultaneously to Mark and following that will request to be placed on the agenda for review comments and the can proceed from there. Does that sound okay?

Mr. Ronces: I think that would be my preference.

Mr. Pagano: What happened to our professional planner?

Mr. Scheible: We were just discussing it.

Mr. Pagano: I'd like to get some input from him. This may not be what we want to be brought out at the public hearing.

Mr. Scheible: We were just discussing that.

Mr. Grevas: Is he on board?

Mr. Scheible: Yes.

Mr. Ronces: As a needed basis.

Mr. Grevas: Do you want me to submit a copy to him also?

Mr. Scheible: Yes and I will be in touch with him in the next couple of days.

Mr. Roncs: In the check list, is there any SEQOR action?

Mr. Babcock: This project started before we originated the check list in the folder. This has project number of 86.

Mr. McCarville: I make a motion that the short form EAF is not sufficient for SEQOR purposes and the long form EAF is to be submitted by the applicant with regard to Husted, Townsend, Purdy Subdivision.

Mr. Lander: I will second that motion.

Mr. Roncs: As soon as we receive that submission, it will be forwarded to Ed Garling for his input on the planning aspects involved here before we make a declaration either negative or positive or whatever.

ROLL CALL:

|                 |     |
|-----------------|-----|
| MR. JONES       | AYE |
| MR. PAGANO      | AYE |
| MR. MC CARVILLE | AYE |
| MR. LANDER      | AYE |
| MR. VAN LEEUWEN | AYE |
| MR. SCHIEFER    | AYE |
| MR. SCHEIBLE    | AYE |



Mr. Grevas: It is in the report. The only problem is that they have to be run back to the treatment plant.

Mr. VanLeeuwen: I know they do. If they are large enough--

Mr. Grevas: Do you want to look through this while I continue.

Mr. VanLeeuwen: Yes.

Mr. Grevas: Now, a related item as a result of a request from the Planning Board that we put in some recreational lands, we used the well field area for recreational area since that land could not be developed and some discussions with the Supervisor have recently-- it was also ascertained that this site does not require recreation because there is a 30 acre recreational site on the west side of Mt. Airy Road that will be developed in the near future. The Supervisor indicated to me that if I made formal application to the Town Board they would verify that but he is of the opinion that they do not need additional recreational land in this subdivision. In that event and in the event that the Water District goes through, we will then subdivide this area into additional lots. That would be the well field area immediately adjacent to Dean Hill Road. Access to the project would come again from Riley Road in a southwesterly direction northerly from Dean Hill Road from an area which is being relocated by the developers under a site plan that was approved by the Planning Board some years ago and has been about 80% completed. This area will be graded and paved by the developed and dedicated to the town for straightening out Dean Hill Road. The other point of access is again on Dean Hill near Mt. Airy Road which would provide three points for this project. At the present time, there are 104 lots proposed but as I said before with the well field coming out of requirement for wells or for recreation, there would be some additional lots in that area when a final plan is presented. The storm drainage for the site goes in three directions, westerly side of the site drains out to the site of Newburgh, Brown's Pond or Silverstream Reservoir. We have written a letter to the City Engineer asking for any requirements for that discharge into that water supply system. The storm drainage from the northeasterly portion of the site goes out under Riley Road, Thruway and enters Silverstream opposite the New Windsor Cantonment. The southeasterly portion drains down towards the intersection of Riley and Dean Hill where there is an impoundment now standing water at that point and eventually enters the wet lands to the west side of Route 32 south of Vails Gate and on into Moodna Creek. The southeasterly water course is the most or the least able to accept the storm water from this project so we have shown a storm water retention area along the southeasterly bounds to control the storm water going out in that direction. Again, in the final design stage, that information would be provided for the size of the basin, the depth and the flow rates in accordance with the town engineer's requirements. In addition, we have provided a buffer strip along the southwesterly boundary and along the southeasterly boundary in response to the owners desires to buffer the proposed single family residents from the adjoining property to the southwest and to the southeast. The buffer strip along the southwesterly boundary is a minimum of 40

feet in depth and the buffer strip along the southeasterly boundary is a minimum of 20 feet in depth. Those buffer strips would be in the nature of deed restricted covenants in the lots and would not require any maintenance by the town or any town facility at all. They would be in the nature of deed restrictions. The water system has been laid out on this plan to show both, whether we went with wells or public water. Public water would provide for hydrants. Hydrants are shown on the plan. We had several sets of comments from Bobby Rogers, the fire inspector and have since revised the plan to conform to his comments concerning the installation of additional hydrants in this area. We understand that the sewer department is concerned about the capacity of pump station 12. We have received a comment to that effect and that of course will be looked into and if there is a requirement for that pump station to be upgraded by this subdivider, it shall be done. The roads are all proposed to be town roads with curbing and sidewalks along one side. The sidewalks are shown along the easterly side of road A, the southeasterly side of road E and so forth. They are on one side of the street of the subdivision. We have curbing on both sides and street lights are shown in intervals to provide half a foot candle on the ground. That is basically the plan at this point. I'd be glad to answer any question.

Mr. Pagano: Any members of the Board have questions before we open to the public?

Mr. VanLeeuwen: I think you should open to the public. We have gone over this quite a few times.

Mr. Pagano: We welcome comments from the public now on this development. If anybody would like to make a comment, please stand, raise your hand and give us your name and address.

Mr. Werner: I live on Dean Hill Road. The only thing that I would like to know is the water line going to go on Dean Hill Road. Would the water line go up Dean Hill Road.

Mr. Grevas: No. At this point, the water line will be on Dean Hill at two points here, at one point of entrance to the subdivision and here at the other point of entrance on Dean Hill. The subdivision will have water lines throughout which is why there will be a water line at these two points. The main line for the water district will be a 12 inch line coming from Riley and going through to the westerly point of access on Dean Hill.

Mr. Werner: On the easterly side on Dean Hill Road, in other words, my property borders right there.

Mr. Grevas: Right across the street.

Mr. Werner: Same side the water will be right there, right.

Mr. Grevas: The water will be right here at this point.

Mr. Werner: A couple hundred feet from my property.

Mr. Herbert Kelly: I live at 244 Parkway Drive otherwise known as East Windsor Park. My question is that you maintain there is going to be a drainage impoundment in the southeast quadrant of the development. Could you, sir, tell me what a drainage impoundment is, what are the specs on it, in other words.

Mr. Grevas: The purpose of it.

Mr. Kelly: Yes and what it will entail, how deep it will be, will it be fenced in, etc.

Mr. Grevas: First, the purpose of a drainage impoundment area is to accommodate adequate downstream drainage system. There are water impoundment areas already in existence downstream of this property. Therefore, since we will decrease the time of concentration for the water to reach a given point, we propose to slow it down by containing it and letting it out at a controlled rate. The depth of this basin depends on the storm water flows, usually these are laid out to be no more than a foot and a half deep if it can be helped because that means that it spreads the water out over a larger area. The final design will determine the depth of that but the purpose, as I say, is to slow the water down, let it out at a controlled rate equal to the rate at which it exists the property at the present time.

Mr. Kelly: Will it be fenced in?

Mr. Grevas: No, not at a foot and a half.

Mr. VanLeeuwen: They can't mow it, you get grass in between the fence if it is going to be a foot and a half deep, we'd rather see them mow it along with the lawn.

Mr. Kelly: We had some drainage ponds in another proposed project that were put there and all of a sudden fences appeared around them.

Mr. VanLeeuwen: They were way to deep. They weren't built to conformity.

Mr. McCarville: This would be dry most of the year.

Mr. Grevas: Right, and most of the time they fill up probably for a short period of time and drain out.

Cesar Paris: I live on 295 Dean Hill Road. On Mr. White's property, there on the property, there is a pond. I looked at the map this afternoon and I didn't see the pond. I wonder if you can point it out where it is on the map.

Mr. Grevas: In this area here. There is low wet spot in here.

Mr. Paris: I think his property goes through halfway through the pond

Mr. Grevas: It didn't show up on the areal topo. We have a pond over here.

Mr. Paris: That is not what I'm talking about. It is on Mr. White's property between the two parcels, half of it is on Mr. White's property and half of it is on the parcel. I was wondering what kind of--

Mr. Grevas: Can you tell me where Mr. White's property is?

Mr. Paris: I am not quite sure.

Mr. Werner: I will show you. It is right over in here. In other words, Mr. White's property, my property and then this here new development here. It is right where the three meet.

Mr. Grevas: That is in the middle of the project.

Mr. Werner: It is wet year round.

Mr. Paris: You have a dog leg that is going to go around the entire piece of property.

Mr. Grevas: Correct.

Mr. Paris: Where is the pond?

Mr. Grevas: Nothing is proposed there. This area won't be touched. The housing sites are up here. You see this buffer strip, the houses are going up in here.

Mr. Paris: Any where near the pond you are going to be on the other side. There is going to be a road on the other side of that spot.

Mr. Grevas: Correct.

Mr. Paris: How far would they be here.

Mr. Grevas: This is the road, the front yard setback in the zone is 40 feet so they'd be approximately here. If they were at the minimum setback, some might be setback further.

Mr. Paris: There won't be any on this side?

Mr. Grevas: Yes, there is 23, 22 and 21. This is the road, this is the knoll back here. This is that low area where we are talking about. They'd be up in here. The scale of the map is 1 inch equals 100 feet.

Mr. Pagano: Anybody else have any questions or comments?

Herb Kartiganer: I own the property directly north of this subdivision. The subdivision regulations paragraph 6b1 indicates that an obligation of the subdivider is to provide future access to remaining land areas. My remaining land area, the only ingress and egress and the only access is along the northern boundary of this subdivision. I see no provisions for that ingress and egress. To carry further the maximum block length under the town subdivision regulation called

for 1200 foot block lengths so not only is a single public access required but in this particular case, two public access are required. With no other outlet to the west or to the east on the west we are bounded by the City of Newburgh public supply of water and on the east by the New York City public supply of water. The other comment I would have is the ordinance calls for the intersection of streets at right angles if possible. The intersection at Dean Hill Road and towards the Mt. Airy Road section, of course, is not convenient to access right angles. However, the intersection of road A and if I may, I can go up and point it out.

Mr. Pagano: Step right up, sir.

Mr. Kartiganer: The intersection of road A and B does not appear to be inconvenient to intersect at right angles and would also appear to be probably a proper point of continuation to the access of the back property. I don't know what the classification of the streets are at present but it would appear that those streets on this major subdivision that access to existing public roads are considered collector streets. And, if so, we have excess grade approaching 10% on the suggested 7% between stations 950 plus or minus. I have a question just in general, Lou, what is the status of the continuation of Dean Hill Road.

Mr. Grevas: Dean Hill Road was closed some years ago by the previous Highway Superintendent at a point somewhere in here where the road was blocked off so the point of access was from this direction and from Riley Road coming westerly. Some years ago our clients approached the Highway Superintendent about reopening the road if they straightened it out and paved it in this area and that was agreed to by the town and they did reopen Dean Hill Road.

Mr. Kartiganer: In other words the road was closed by Superintendent a previous Superintendent or abandoned.

Mr. Grevas: There was no formal abandonment procedure.

Mr. McCarville: They put a sewer line in and never repaired it.

Mr. Kartiganer: I was trying to find out if it was abandoned and apparently not so it would go back to town maintenance.

Mr. Grevas: Right after it is reconstructed by the developer.

Mr. Kartiganer: Has the Town Superintendent been informed?

Mr. Grevas: Yes.

Mr. Kartiganer: Has this been budgeted?

Mr. Grevas: I am not sure. We have spent quite some time going through the subdivision. I'd presume by the time we get to final it would be some time next year so they's have time to do it.

Mr. Kartiganer: Part of the subdivision contains AT&T right-of-way lot 25 is going to be dedicated to the town, lots 27 and 28 and I believe 24 becomes a part of the lot areas. Are there restricted covenants on the right-of-way.

Mr. Grevas: On the right-of-way, it is one of those that was acquired by condemnation, the width had to be assumed at a 50 foot width, it is very vague description so there are no--the only rights-of-way are for the cable line. It is a clearance of 8 feet each side of the cross arm.

Mr. Kartiganer: There is no restriction on building setbacks or anything like that.

Mr. Grevas: No.

Mr. Pagano: Anything else you wish to discuss?

Mr. Kartiganer: I would want to know, apparently, there is going to be a major change on this subdivision pertaining to additional lots etc. Will there be another public hearing on this?

Mr. VanLeeuwen: No, we only hold one hearing.

Mr. Pagano: Unless you have brought up something that could change our--the whole method which this has come to the public hearing. If you'd like to sum up what you have just said. Are you for or against this project.

Mr. Kartiganer: I am certainly for a project as long as it provides proper facilities and access to adjoining lands. I have a major point, there is 1600 feet of frontage that is not accommodated.

Mr. Soukup: Do you have any other access?

Mr. Kartiganer: No.

Mr. Soukup: The piece is land locked because of a town line or--

Mr. Kartiganer: It was land locked by the City of New York in its acquisition of the aqueduct property and this was a part of this particular land that was sold by Frank Purdy, Sr.

Mr. Soukup: At what time, a year ago, 20 years ago?

Mr. Kartiganer: Fifteen plus years ago so there is no other access really, it is basically a triangular piece of land as you can see there

Mr. Grevas: That is more shaped like a dumb bell.

Mr. McCarville: It would appear that there is additional lots that could be land locked as well, this lot 79, 7 acres.

Mr. Grevas: They have easements across the aqueduct.

Mr. Kartiganer: Except for this particular piece from this point to this point is entirely my property.

Mr. McCarville: Are there easements for farm purposes over the aqueduct?

Mr. Kartiganer: No.

Mr. Soukup: Do you have an access easement?

Mr. Kartiganer: No, not on my deed. I believe the procedure is you have to make application or something for, I think it is farm access or something of that sort.

Mr. Werner: Is that the property that Colonel Monell (phonetic) owned. Well, that is the Veterans Spanish/American War that comes across the aqueduct on Riley Road, doesn't it.

Mr. Kartiganer: Not mine.

Mr. VanLeeuwen: We will look into that and take it under advisement.

Mr. Kartiganer: How would we be notified when changes are made to this plan prior to final approval.

Mr. Pagano: Depending on how the rest of the meeting goes, we may have a vote tonight or not.

Mr. Roncs: I would suggest that you keep in touch with the Planning Board's secretary and she can let you know when this matter will appear on future agenda's and then you may wish to either come to the meeting to see what, if anything is being changed or you may be able to get the minutes of the meeting to see what has been accomplished but if you keep in touch with the Planning Board's secretary, she will be able to let you know when this matter will come up in the future.

Peter Martin: I own property on Riley Road. I just would like to know where the road is going to be running through. It is running parallel to my property.

Mr. Grevas: This is your piece right here and we have the road coming in adjacent to your piece on this side, your driveway is right here, our road would be next to that on the other side of the boundary of course but on that side.

Mr. Martin: You are going to have a road on one side and houses on the other side.

Mr. Grevas: The houses would be here, here and here, two across over here and one immediately surrounding it would be three. The road would be dedicated to the town upon completion.

Mr. Martin: I don't care about a corner piece of property. I have a road on one side and a road now on the other side. Do you know what I am saying.

Mr. Grevas: Yes.

Mr. Martin: Are they going to take any care or anything as far as my property is concerned running a road right through there and everything.

Mr. Grevas: We can't go on your property. We have to stay on our piece and in that particular location, as you know, by your driveway grade which is pretty steep, we have to be careful. We may have to retain along that side to make sure that we don't cut into your property.

Mr. Martin: You are going to take all the precautions necessary.

Mr. Grevas: We have to. We cannot encroach on your property.

Mr. McCarville: That road will have a curb, correct.

Mr. Grevas: Yes, sidewalks also.

Mr. Pagano: Get a camera and take pictures and if there is a problem, you will have something to refer to with the builder and get it straightened out.

Mr. Martin: I think my son might have been interested in one of those pieces.

Mr. Grevas: The owners are here.

Mr. Martin: All right, thank you.

Cesar Paris: If this is approved, when would they start construction and when would it be completed.

Mr. VanLeeuwen: It depends on the County Health Department.

Mr. Paris: It would be a year at the minimum before construction could start.

Mr. Grevas: We have to go through the New York State Department of Environmental Conservation, the County Health Department and back to this Board again for final approval. We are anticipating a year to a year and a half before we can get into the ground.

Mr. Paris: What is the proposed price range of these houses. What are they going to be.

Mr. Grevas: We have discussed the style a little bit with some builders. Right now, this is a land subdivision but one point that was made was most of these will be two-story houses. The builder

that we had spoken to prefers that style over any other. As a matter of fact, I saw in the file we were looking at some houses that were less spread out horizontally that were more deep because these lots are deep. I am not going to say that they are going to monstous but I would suggest that they'd probably be in the range of 280 to 350,000 dollars but nothing in permanent. This is strictly a lot sale situation.

Mr. Werner: The size of the lots is 100 by 200.

Mr. Grevas: The lot size is 100 foot minimum lot width and half an acre or 21,780 square feet. All of these lots are at least that and quite a few of them are approaching 30,000 square feet.

Mr. Paris: Are these lots available to buy out individually?

Mr. Grevas: I am not sure what is going to happen a year and a half from now when all the approvals are in. Again, the owners are here tonight if you want to discuss that with them.

Fran Maxwell: I live at 11 Hudson Drive. I want to know how many acres is this.

Mr. Grevas: 79.40 all together. I say altogether because it was made up of three separate tax lots.

Mr. Pagano: Okay, anybody else. This is the last chance to get comments in.

Mr. VanLeeuwen: I make a motion to close the public hearing.

Mr. Jones: I will second that motion.

Mr. Soukup: I'd like to make a comment. We have an engineer's letter with nine items. We have four or five items from the engineer tonight including changes in the recreational area and alternate without wells and with additional lots a new access consideration to adjacent properties that are land locked and I think that rather than closing the hearing tonight, we should continue it for a month and allow these changes to be made and the data to be resubmitted so the public can see the changes and have an opportunity to comment before the hearing is closed.

Mr. Pagano: We are closing--

Mr. VanLeeuwen: I withdraw my motion.

Mr. Pagano: I must redirect myself. We closed it to the public but we are not closing the meeting itself or the public hearing.

Mr. VanLeeuwen: I make a motion that we adjourn the hearing.

Mr. McCarville: I will second that motion.

Mr. Pagano: I am trying to close the meeting to the comments part but the public hearing is not closed. It will remain open. We will adjourn for 30 days.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. Jones      | Aye |
| Mr. Soukup     | Aye |
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Pagano     | Aye |

Mr. Ronas: We can have Lou go over the comments with Mark and come back to the next meeting with the changes.

Mr. Grevas: I'd like to do it that way because things changed quite a bit yesterday.

Mr. Ronas: Maybe you can coordinate with the adjoining land owners on the access issue and come up with something for the next meeting.

Mr. Pagano: Hank, if you can try to follow-up on the retention possibly of that playground area.

Mr. Grevas: I am going to be writing a letter to the Town Board. I am going to get that in writing.

Mr. VanLeeuwen: They don't want pocket parks because it costs us too much money to maintain them and there is a 53 acre parcel that they have right on Mt. Airy Road.

Mr. Grevas: Thirty-three acres.

Mr. Soukup: This will be assessed for recreational fees which will be utilized in an escrow fund for that development. I'd like to request that the deed restrictions on the lots especially the buffers be added to the plan so that the filed map incorporates that information.

Mr. Grevas: Put it right on the map.

Mr. Soukup: Yes.

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK



1763

7 August 1989

**SUBJECT: HUSTED/TOWNSEND/PURDY MAJOR SUBDIVISION  
TOWN OF NEW WINDSOR, NEW YORK (86-81)**

**To All Involved Agencies:**

The Town of New Windsor Planning Board has had placed before it an Application for Subdivision Approval of the Husted/Townsend/Purdy project, located off Riley and Dean Hill Roads in the Town of New Windsor. The project involves the development of 112 single-family residential lots with associated improvements on a 78.1 +/- acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action.

This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, would be most appreciated. Should no other involved agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Town Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

Attached hereto are copies of the preliminary subdivision plan, with location plan, for your reference. A copy of the Full Environmental Assessment Form submitted by the Applicant for the project is also included.

*shilley @*

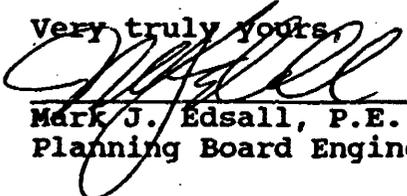
7 August 1989

**SUBJECT: HUSTED/TOWNSEND/PURDY MAJOR SUBDIVISION  
TOWN OF NEW WINDSOR, NEW YORK (86-81)**

-2-

Your attention in this matter would be most appreciated. If you should have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

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

Encl.as

cc: NYS Department of Environmental Conservation, New Paltz (w/encl.)  
Orange County Department of Health (w/encl.)  
City of Newburgh (w/encl.)  
Orange County Department of Planning (w/encl.)  
George A. Green, Town of New Windsor Supervisor (w.o./encl.)  
Pauline Townsend, Town of New Windsor Town Clerk (w/encl.)  
Town of New Windsor Planning Board Chairman (w.o./encl.)  
Town of New Windsor Planning Board Attorney (w.o./encl.)

TOWN OF NEW WINDSOR  
PLANNING BOARD MEETING

JUNE 14, 1989

MEMBERS PRESENT: CARL SCHIEFER, CHAIRMAN  
JOHN PAGANO  
RON LANDER  
DAN MC CARVILLE  
HENRY VAN LEEUWEN  
VINCENT SOUKUP

ALSO PRESENT: MICHAEL BABCOCK, BUILDING INSPECTOR  
MARK EDSALL P.E., PLANNING BOARD ENGINEER  
JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY

MEMBERS ABSENT: LAWRENCE JONES

~~CONFIDENTIAL~~  
~~(1-11) 1111, 1111, 1111~~

Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Schiefer: Do you want to go over the basic, what this application is about?

Mr. Grevas: As we stated back at the beginning of the public hearing, just immediately prior to the beginning of the hearing, the decision was made to put a water line in this area and create Water District 8. At the same time, it was also determined by conversation with some of the Town Board members that there will be a new recreation area on Mt. Airy Road and that no recreation areas would be required in this subdivision. Subsequently, as I stated at the last meeting, we put lots in those areas and have now lot count of 116 since we have used up the recreation areas and the well fields. For the Board's information, the lot size, minimum lot size is 21,780 square feet. In the lot sizes between 21,780 to 22,000 square feet, we have 28 lots. Between 22,000 and 25,000 square feet, we have the majority of the lots at 50, and between 25,000 and 30,000 square feet, we have 26 lots and 30,000 square feet and more we have 12 lots. Some other changes we made on the plan in response to the comments made at the meeting, were these #1, we provided two means of access to the property to the north to the Kartiganer property, one by extending a road up through here and providing for a temporary cul-de-sac and one making this road D at the intersection with road B at the right angle, extending this through. The extension would be constructed by the adjoining property owner and I have a note to that

on the plan. I did have the opportunity to discuss this with Mr. Kartiganer who couldn't make it here tonight but he agreed that this was what he was basically talking about. We have therefore effectively followed the ordinance in respect to maximum block length and providing access to adjoining properties. Some of the other changes we have made, we took a loop out of this road at this point in the neighborhood of lots 27 and 28 and brought it straight down through here. We have been in touch with American Telephone and Telegraph and New York Telephone with respect to the cable line that goes through and we are in the process of finding out what the requirements are for moving it over to one side. There seems to be some question on what the useability of that line is. I have also taken the opportunity to enlarge the scale on the location plan to show some more of the surrounding tax lots to make it a little more visible on where the property is. I have also added a list of open space deed restrictions right on the plan which was another comment made by one of the Planning Board members at the last meeting. I have added a note with respect to the existing wells that they shall be capped and filled-in in accordance with the New York State Department of Health requirements. In conjunction with that, we have increased road E's length and put in those lots that I have spoke of before. I have gone over the plan with Mr. Fayo this afternoon around 2 o'clock, he has no objection. He is concerned with the downstream drainage from the retention area because he has a ponding situation now at Riley Road and Dean Hill. We told him that during our design calculations, during the final design phases, that we would address that issue and perhaps even provide a new culvert crossing on Riley Road if that is indicated by the report. We have also shown all the lot areas, gross and net and those areas affected by easements. Since we have an easement starting between lots 94 and 95 running down to road E and out between lots 104 and 105 for storm drainage and continuing along lots 106 south to Riley Road for the sanitary sewer. The fire inspector has also signed over on this plan. There is a copy of that plan with his stamp on it in the file. One of the other concerns that we have attempted to address during the preliminary design is the fact that the property to the west is City of Newburgh's water supply. The natural drainage pattern now from this property is out towards to that property and we have written to the City Engineer to determine what structural changes might have to be made to ensure that the water supply does not get contaminated from any construction on the site and from subsequent use. We discussed that again with him as late as this afternoon and we are to find out what we are supposed to do between now and the, when we go into final design.

Mr. Schiefer: Are there any questions from the Board members before I open this up to the public?

Mr. McCarville: What is the status on Dean Hill Road from the point here westerly point, is that going to be rehabilitated?

Mr. Grevas: Yes. On Dean Hill Road, it is Dean Hill Road was closed by a previous highway superintendent somewhere to the east of the,

of this house right here to the rear, south of Dean Hill and east of Mt. Airy. It is closed by dumping a pile of dirt right from the middle of the road but it is used all up to that point from the other end coming from Riley Road, there are some houses gaining access and particularly on the property immediately to the east of this property. Then, the road sort of dies right there. Now, some time ago our client approached Fred Fayo about straightening out Dean Hill Road to provide a better grade and we brought that site plan to this Board and received approval to do that and work has already begun on that. That began some time ago, excavating to straighten out Dean Hill Road and provide a more attractable grade maximum 10%.

Mr. McCarville: These lots two or one, 107 and 106, will they be accessed off this reconstructed road?

Mr. Grevas: That is correct.

Mr. McCarville: Quite a grade there.

Mr. Grevas: No, because we, right now, there is a cut through here but there will, if you will notice, the lots drop off from right to left in some places, there is quite a cut right in front of it but we do have sufficient width to bring a driveway on the low side. Incidentally, that road cut isn't finished yet either. It has got to be fared out. If I may just one more thing I did because we changed the number of lots, I did prepare a new environmental assessment form. I noticed just now reading Mark's comments that you need several copies so I have prepared a total of five, I have given four to Mark.

Mr. Schiefer: Mark, this is the first you have seen this?

Mr. Edsall: You gave me this before, this is just a revised one?

Mr. Grevas: Yes, revised it for the new number of lots.

Mr. Schiefer: If there are no additional comments at this time, I'd like to open it to comments from the public. If someone has any comments to make, first identify yourself, your name and where you live.

Laura Zeisel: I represent Ken and Amy White. They live at 295 Dean Hill Road. I came prepared tonight to discuss the environmental assessment form. It is my understanding though that the Board has not yet been formally designated as lead agency under SEQR for review of this project and therefore, I guess, I would like to make arrangements to get a copy of the revised EAF to look over it. I assume the Board is going to go through a formal lead agency process, I guess, I'd like to reserve my comments as long as I will have an opportunity at a point in the future to address the revised EAF, either orally or in writing. I don't know what this Board's procedures are if they are going to hold the public hearing open but I do want

an opportunity to address it.

Mr. Schiefer: As far as availability of the environmental impact form, I think Mr. Edsall can give you one right now. He has four extra copies.

Mr. Grevas: I can make some more.

Mr. Schiefer: As far as assuming lead agency, this has not been done, maybe we can do that immediately right now, take action on that.

Mr. Roncs: We can declare our intention to take lead agency position and a coordination letter will be sent out to the other involved agencies.

Ms. Zeisel: Will the public hearing be held open?

Mr. Roncs: The public hearing on the site plan has already been held and continued to tonight. There may be further public hearings necessary in connection with the SEQR aspect. Do you have any information that would be, that you'd like to get into the record at this point?

Ms. Zeisel: I went through the existing EAF with my clients and made a number of comments on it about additional information. Most of my comments were going to be addressed to Part 2 of the EAF and what I think are potentially significant impacts of this project and why this Board or whoever for some reason turns out not to be lead agency which I doubt why the lead agency should positive dec it and require a positive impact statement.

Mr. Roncs: Tell us about that.

Ms. Zeisel: I don't know if there is new information on what has just been circulated so--

Mr. Schiefer: Let me ask Mr. Grevas a question. Lou, has there been any basic change in the environmental impact form especially in the area which she is referring to?

Mr. Grevas: The changes are these. Number one, of course, the number of lots. Number two, the number of cars generated by those number of lots increased naturally and the area to be left undeveloped has changed because of the additional roadways and so forth. Those are the basic changes. The rest of the information is basically the same.

Mr. Schiefer: Based on that, could you give us your input?

Ms. Zeisel: Sure. Well, this is working off the old EAF.

Mr. Schiefer: That is understandable.

Ms. Zeisel: On page 2, first going through Part 1 of the EAF, we questioned the answer given to question 3, soil drainage which indicates that 80% of the site is well drained and 20% is moderately well drained, according to my clients.

Mr. Schiefer: That has not been changed. That is exactly--

Ms. Zeisel: According to my clients who know the property better than I do, they consider at least a certain portion of it, what they would characterize as poorly drained, that is swampy. I question whether that is an accurate characterization of the existing soils.

Mr. Soukup: Wasn't there a question of standing water on lots 15, 16 and 17?

Mr. Grevas: There was a question about a wet area which is actually between 18, 19, 20 and 21 right up in here, there is a wet area.

Mr. Soukup: What about 14, 15 and 16?

Mr. Grevas: This is a knoll, it drops quite rapidly.

Mr. Soukup: I think that is a depression on 14, 15, and 16, I believe I am not down at lot 10, I'm up another lot 15.

Mr. Grevas: From 15?

Mr. Soukup: Is a depression?

Mr. Grevas: Right.

Mr. Soukup: I don't see a reference on your map.

Mr. Grevas: It is seasonal, this right in here is wet sometimes of the year when it rains.

Mr. Soukup: How much water is there now?

Mr. Grevas: Maybe a foot. I haven't been back all the way in here. I could see water back in here.

Mr. Rones: Are all other portions of those lots not buildable possibly because of the water condition or--

Mr. Grevas: What we are talking about is a 2 foot difference in elevation and a low spot, natural low spot which can be graded out during the lot construction.

Mr. Soukup: I don't see any evidence of drainage out of that area. It seems to be a natural low spot.

Mr. Grevas: When the road was constructed and these lots are graded, this lot grading would be higher than the roadway adjacent to it.

Mr. Soukup: Where do you show that?

Mr. Grevas: As we don't have it on this map, we don't have a site grading plan necessarily until final.

Mr. Ronas: Just before we left that point, I was wondering if there are other areas of the property that you know to have poor soil conditions or--

Ms. Zeisel: That is the area that I was aware of where there is, what has been characterized to me as something resembling a wetlands, although it is not a protected wetlands.

Mr. Schiefer: My only comment there would be the applicant is aware of the problem. He plans to do something with it. We have not seen that as of now. That will be addressed before we go any further so what you have pointed out is one of the things that have to be addressed. Anything else?

Mr. Ronas: Just before we leave that, do your clients have any objections to that area being drained. Is there something about it that should be preserved?

Ms. Zeisel: My clients feeling overall is that that is development of significant enough size that they would like to see and they believe would be benefited by a, you know, a more elaborate explanation as to what exactly is going to occur and their, I don't even want to call it a position because it isn't crystalized into a position, they feel that more information has to be made available to the Board because certainly drainage both drainage in this particular area and also drainage into what is called Brown's Pond or I understand there is another name, the reservoir of the City of Newburgh, is going to be impacted by this project. So, that is one of the primary concerns more than that, I don't feel appropriate to say at this point. Also, on the same page, question #4, are there bedrock outcroppings on the project site? The answer is no. Now, my clients, whom I believe and the engineer may know better than I, but I believe my clients live in this, they are 295 and as I say, I haven't been to the property. I believe this may be their home here. They tell me that on their property--

Mr. Ronas: You are indicating along side of lot #24?

Ms. Zeisel: Yes, you are right, 24. On their property which is a 15 acre parcel, they have substantial bedrock outcroppings and the depth to the bedrock on their property is approximately 3 feet. In fact, they have had problems because of that so they raise the question. They said isn't it unusual that something so close should have such a difference in geology, if you will, so I raise that as a question. I don't say that it is inaccurate but I raise it as a question and again it would relate to drainage. On page 3, the next page of the EAF, question 15, streams within or contiguous to the project area. The answer is given none but according to the information with which my clients have provided me, there is a feeder stream

from what they characterize as a pond on the property towards Brown's Pond. I specifically asked them if it was an intermittent stream and they said as far as they knew, it was there most of the time. It certainly is not a classified stream but we did have a wildlife biologist, Warren McKeon (phonetic) take a look at the property. He felt that the stream was probably a year round drainage stream towards Brown's Pond. Question 16, are there any ponds on the project area. The answer that is given is none. Again, my clients tell me that there is an approximate 4 acre, what they characterize as a pond which I think is the same wet area we have been discussing. On page 4, question #5, will any mature forrest or other important vegetation be removed by this project? Then answer is given no. According to my clients, there already have been removed a substantial number of large trees which they believe were over a hundred years old. They indicate to me it was part of clearing for a road for the project. I don't believe this was the straightening of Dean Hill Road but perhaps the engineer could enlighten me on that.

Mr. VanLeeuwen: They got permission from the Board to do that.

Ms. Zeisel: Dean Hill Road?

Mr. VanLeeuwen: No, to remove the heavier trees. They came to us and got permission.

Ms. Zeisel: For whatever it's worth, under the SEQR regulations, no site clearing is supposed to take place before there has been a determination of significance so that a project is not prejudged. But, I will tell that to the White's. When was that permission given?

Mr. Grevas: 1987, March 18th.

Ms. Zeisel: Question 14, will surface area of an existing water body increase or decrease by the proposal? The answer that is given is no. As we understand, the project, this pond or swamp or whatever you want to call it is going to be replaced or eliminated so I would suggest that the answer to that question should be yes. In addition to that, I think that the potential impact on Brown's Pond which has been eluded to by the engineer, needs to be addressed more fully in the EAF. Now, turning to Part 2 of the EAF.

Mr. Schiefer: Let me interrupt just for a moment. Everything that you have pointed out has not changed on this new one. If there is any differences, as you go through them, I will bring it to your attention. Everything is exactly as you said. Go ahead.

Ms. Zeisel: Turning to Part 2 of the EAF which this Board would go through once it is formally designated as lead agency, based on the information which my clients provided me, I went through it and it seemed to me there are at least 6 or 7 areas which are going to be potentially impacted. Going through them, it seemed to me that question #1, is there an impact on land, the answer there would have to be yes. Obviously, this Board would assess the extent of the

impact. There is construction that is going to continue through several phases. There is a question as to the depth of the water table that I have raised. This is a large piece of under developed land which whether it is this particular formulation or some other is obviously going to be physically changed by development. On the next one, question #2, will there be an effect on any unique or unusual land forms? As far as I am aware, the answer to that would be no. On the next page, question 3, will the proposed action effect any water body designated as protected by the Environmental Conservation Law? As far as I know, the answer would be no to that question. Question 4, will the proposed action effect any non-protected existing or new body of water? There it seems to me the answer would be yes, based upon the pond on the property that is going to be filled in and also the potential impact on Brown's Pond. Similiarly, question #5, will the proposed action effect surface or ground water quality or quantity? I think that the answer should be yes because the surface or ground water which could be effected which might be effected by the project is that which drains to the City of Newburgh reservoir. Similiarly, question 6 raises the same issue in a slightly different way. Will the proposed action alter drainage flow patterns or surface flow runoff? The answer is yes, if the pond that is on lot 15 through 19 or thereabouts is going to be impacted by the project. Question 7, is there going to be an impact on air? There probably will be a minor impact on air because of the additional traffic but I said that the answer to that would be probably no or negligible impact. Question 8, no threatened or endangered species according to the applicant. Question 9, will the proposed action substantially effect non-threatened or nonendangered species? Assuming that the suggestion of the Department of Environmental Conservation in this form which is that the removal of more than 10 acres of mature forrest in and of itself effects wildlife species, the answer though on this question would be yes. Question 10, will the proposed action effect agricultural land resources? I presume not. Question 11, will the proposed action effect aesthetic resources? I don't know that the Board has enough information from the applicant to decide that at this time and I would certainly suggest that the visual EAF addendum should be filled out by the applicant. I don't know if it was in the form. Thank you.

Mr. Grevas: No, it was not,

Ms. Zeisel: Impact on historic and archaeological resources, I do not know of any but I would assume that if the Department of Environmental Conservation would look at their infamous circles and squares map and advise the applicant about whether there are any historic sites in the vicinity. I would suggest that anytime with regard to question 13, although this is private land, whenever a parcel this size is developed, it forecloses the possibility of using that parcel as open space or recreational resource so that the answer to question 13 should be yes. Similiarly, question 14, are there going to be traffic impacts in the immediate vicinity and so I believe that question 14 should be answered yes. Question 15, 16, 17, it seemed to me would be answered no, no impact and question 18, will

the proposed action effect the character of the existing community? Yes, it would as would obviously any development on a parcel this size is going to drastically effect the nature of the existing community by definition so from my perspective and I think that I have tried to take a conservative approach and not check off questions in my own mind where there was clearly no impact, it seems to me there are at least 6 or 7 areas in Part 2 of the form where there are potential impacts, significant impacts. As again, I believe, would be the case with any large development such as this development on a substantially large parcel that has not been developed in the past. Given that that is the case and given that whatever development the Board ultimately approves for the parcel will have large ramifications for the community and the immediate neighborhood. It seems to me that this is the type of development for which an environment impact statement should be prepared so that the Board has available to guide it in decision making and in mitigating adverse impacts, more information than is available in just in an Environmental Assessment Form. So, that assuming the Board becomes lead agency for this project after you have gone through the formal designation process, I would urge the Board to make a positive determination of significance and require the preparation of a DEIS.

Mr. Schiefer: Lou, would you care to respond to any of the individual details of that at this time?

Mr. Grevas: Basically, I'd like to introduce Bob DiNardo, he is the project attorney to have him speak.

Mr. DiNardo: I am the attorney for the applicant. The overall impression I have from counsel, essentially is that the size of the project by reference to acres and the number of lots would indicate the necessity for draft EIS. I'd like to point out to the Board that the criteria in Part 617 of the regulations classifies this project as an unlisted action, that is an action neither pron toward significant effect nor exempt from significant effect by virtue of the number of lots being generated or the proposed being serviced by public water and sewer. The threshold as I am sure you are aware before you get to a Type 1 Action, when serviced by public water and sewer is 250 lots so you have approximately half the number that the Commissioner of Environmental Conservation has identified as a Type 1 Action which is half the number that the commissioner has identified as likely to require an environmental impact statement. So, I think it is dangerous and misleading to equate size or number of lots with the necessity for absent something else with the necessity for a draft EIS without at the same time pointing out the regulations which clearly do not make this a Type 1 Action and again bring it only to half the level of the threshold for a Type 1 Action. I think therefore, then specific other physical features and criteria that are in the regulations have to be identified by competent engineering and technical professionals before this Board should contemplate classifying it as an action which would have a potential significant impact. I would like to ask counsel if there is any engineering or biologist or archaeologist type of written report available to

support the positions of her client or the questions raised and I think it is that kind of hard documentation that this Board needs. If the positions are to be taken credibly at this point, I'd like to know if that kind of information is available or has it been asked for and produced?

Ms. Zeisel: As I said before, we had a wildlife biologist examine look at the property, my clients property actually and it was he, who raised the suggestion about drainage.

Mr. DiNardo: In writing?

Ms. Zeisel: No, not in writing but I have raised these points because I think the points the applicant has to answer as I am sure all counsel here are aware, it is this Board's obligation to take a hard look at a project under SEQR and the things I have raised are issues that I think deserves this Board's taking a hard look, the criteria under 617.11 which are used for unlisted actions and I am not certain this wouldn't be a Type 1 Action because of its proximity to the City of Newburgh public area but I am not going to take the position it is a Type 1 Action, whether this Type 1 or unlisted, although Type 1 is more likely than not to require an impact statement, might a project have significant environmental impacts and that is what this Board will have to determine.

Mr. DiNardo: It has to be based on hard documentation. I agree with you and some real substantial evidence and just not speculation. Let me not just be a nit picker with you, I don't want to duck any real issues that exist, what I would suggest procedurally as the, in anticipation of the Board by acquiescence becoming the lead agency to the extent that the Board wants the EAF supplemented to any extent or needs further, we gladly will do that and I think we should do that before you consider the fairly lengthy and speculative process of a draft EIS. If that is necessary, it is necessary. However, if it is not necessary as you know, it is time consuming and quite costly and I don't think you want to engage in overkill so what I would like to suggest is you simply identify those issues, if any, that your technical advisors, your professional advisors feel need to be supplemented and we will gladly do that at your next meeting, assuming we have a reasonable amount of notice and that should dovetail with your taking the lead agency status.

Mr. Grevas: I just wanted to point out as far as streams on the site, you know maybe it is a question of whether they are called creeks or streams. I don't know. My field crew and the topo information we obtained showed water courses but nothing that I consider to be a stream. Perhaps, my designation of what a stream is versus a water course might be at fault there. As far as the wet area goes, which has been called alternatively a wet area and a pond, what I'd like to do is offer the opportunity for the Board to walk the site and also might answer the question of rock outcroppings on the site too.

Mr. Schiefer: Based on what I have heard, the Board will do exactly that before any decisions are made. I do appreciate your bringing these things to our attention. They will not be overlooked when we made a physical survey of the site.

Mr. Grevas: Just for your information, I want to make this part of the file, it is a letter we wrote to the City Engineer requesting information on their concern on the Brown's Pond.

Mr. Soukup: Did you get a response?

Mr. Grevas: Verbally, this afternoon at 10 after 5, we spoke about the possibility of putting water/oil separators at the outlets of the storm drains to make sure that if any oil was spilled on the road, there was some talk about buffering and city regulations so we have to further check on that.

Mr. Soukup: How close is the water level to the edge of your property?

Mr. Grevas: The water level is right around here (indicating).

Mr. Soukup: Don't they have a water shed restriction that extends beyond that water level..

Mr. Grevas: That is the question at hand. There is a question about a discharge of any pollutants, dish water and some other things within the water shed area and of course we have sanitary sewers here so the only discharge we have is storm water and that is what I am concerned about as how to handle that as it comes off the property.

Mr. Soukup: If it is determined that they have jurisdiction over a water shed area, I'd like it shown on the map because it may effect the utilization of three or four lots.

Mr. Grevas: The one that was read to me tonight talked about discharge of any pollutants in the water.

Mr. Soukup: That could be back water from a swimming pool and that outline should be identified on those lots that back up on that pond so we know the full picture.

Mr. Grevas: That was the reason for the request to find out what there was that I had to be concerned about.

Mr. Soukup: I would assume that the lead agency designation would also go to the City of Newburgh and the water department people, let them be aware of it. They have obviously an interest in it with respect to the storm drainage. I notice that about 2/3 of the site goes down to the retention pond that you show and 1/3, maybe 40% goes to Brown's Pond and on the Brown's Pond part of the site, you show no retention for storm water or even a silt basin which is

where the more delicate flow goes.

Mr. Grevas: What we have going towards Brown's Pond is between 25 and 30% of the site. I don't know what the percentage off the top of my head from the intersections from road C and B, we go out actually, we go to the east directly to Riley Road.

Mr. Soukup: There is no retention basin in that direction either?

Mr. Grevas: That is correct.

Mr. Soukup: How much of the site goes into the basin you show?

Mr. Grevas: From lots 92, 93, this area here down here and I would say approximately another 25 to 30%.

Mr. Soukup: About 65 or 70% doesn't go into any retention basin at all?

Mr. Grevas: That is correct. As far as the drainage system on the Riley Road end, that was extensively done over when they did the thruway. The problem is at the intersection of Riley Road and Dean Hill Road. There is standing water there now.

Mr. Soukup: Do you have calculations and reports that show no downstream effect or no downstream damage?

Mr. Grevas: No, we don't have those in hand yet.

Mr. Soukup: Before preliminary.

Mr. Grevas: I had assumed that the design would be done during final.

Mr. Soukup: I think it is a major concern in this particular case.

Mr. Grevas: I will have that done for preliminary.

Mr. Soukup: On the 50 foot right-of-way, you have going to Kartiganer at the top of the map, I'd like to see a reversion clause in there in addition to the dedication. If it is not used by the adjacent property owners as a connection, it should revert to the adjacent property owner so somebody doesn't get a lot number and and try to put a house on it.

Mr. Grevas: Is there a particular time limit?

Mr. Soukup: If it is not used by that person at that time, then it reverts.

Mr. VanLeeuwen: You should put a time limit.

Mr. DiNardo: Irrevocable, offer it to the town and that would put the control in the town's hands.

Mr. Grevas: It would only be constructed.

Mr. VanLeeuwen: I don't know if the town is interested.

Mr. Soukup: I'm concerned that it becomes a non-conforming lot.

Mr. Ronas: His answer is to dedicate it to the town.

Mr. DiNardo: Offer it for dedication.

Mr. Ronas: It has got that note as a reserved strip for a road.

Mr. McCarville: The problem with leaving it to the town, it still becomes an area to collect clutter.

Mr. Soukup: You can abandon it to the adjacent property owners.

Mr. McCarville: I don't think that has ever been done.

Mr. VanLeeuwen: I think we should put a time limit, 5 years.

Mr. DiNardo: Highway law or town law, I forget which indicates that property dedicated or offered for dedication to the municipality to the town for public road that is not owned and maintained as a public road for a period, I think it is 6 years, then it is no longer available. It loses its status as a public road so we might tie the time period into the statute. If the irrevocable offer is in fact irrevocable, the town can always pick it up put it really is intended to cover the situation where the town takes title to it. Now, the town has title to this piece of ground and what are your obligations in terms of making it a public road. Your obligation as I recall it ends if it is not opened within a 6 year period.

Mr. Pagano: We just had the same thing near Park Hill Drive where a piece of property for 18 years has not been paid taxes on, they came in and looked for a building permit and the neighbors on either side of that right-of-way were not even asked about it.

Mr. Grevas: That was never offered for dedication by the town.

Mr. VanLeeuwen: I'd like to see you put a 5 year contingency on it if it is not developed, it reverts back to the two people.

Mr. DiNardo: I am sure the attorneys can agree just food for thought.

Mr. VanLeeuwen: Mr. Kartiganer seems to be in an awful hurry to get that so it should be developed within 5 years.

Mr. Soukup: Revert to the adjacent owners but the idea is not to artificially create a 50 foot lot that we go through the Zoning Board of Appeals proceeding at a later date.

Mr. DiNardo: One possibility is to convey that strip to the adjoining owner.

Mr. Edsall: I think what we have to make clear here is that the

problems that occurred in the past where the Planning Board wanted a dedication and it was not followed through on. It is not the same situation. If the Planning Board requires a dedication prior to the stamping of the plan, we require that the offer be presented to the town attorney and I review the description so that the irrevocable offer is made at the time of approval. The previous cases where it was, failed to be followed through, so the Planning Board has to decide whether they want it made or not. You are tying things that have happened in the past because of failure to follow through with things now. There is a variety of ways to approach it if you want to make it a dedication, make it a dedication. If you want to make it an offer, make it an offer with a time limit.

Mr. VanLeeuwen: Mark, I agree with you 100%.

Mr. Edsall: There was subdivisions made in this town and there were dedications shown on the plan and the dedication papers were never followed through on. That is not a problem in this Board, it is a problem the plan was stamped before the papers were received. That is the same as releasing a bond before the work is done.

Mr. McCarville: I don't think we are going to resolve it if we try to solve the issue here tonight. We have seven more items and we have heard from one person on this public hearing. I think we ought to get back to the public hearing.

Mr. Schiefer: We have heard from the applicant and the attorney, there will be no decisions tonight. What the basic purpose of this meeting this evening is to get exactly the input which we are getting. Resolutions, there will be none this evening. Lou, are you going to address this? Mark, he has his end of it, we shall visit the site and again our comment, I appreciate it this but there will be no decisions at this point.

Mr. VanLeeuwen: I'd like to walk the site before we make that decision.

Mr. McCarville: Absolutely.

Mr. Roncs: On whether a DES is required?

Mr. Schiefer: Of course.

Mr. Pagano: I'd also like to reserve the ability that after we walk the property that we can comment again. I have alot more questions to ask.

Mr. Schiefer: There will be no, again, no decisions. These are inputs, these are points that are being brought to our attention and we shall address them.

Mr. Schiefer: Based on what I am hearing, I'd like comments from the Board. I don't know if we are able to close the public hearing

because of these undecided things.

Mr. McCarville: I think we should close the public hearing.

Mr. VanLeeuwen: I'd like to close the public hearing and reopen it at the next meeting so after we visit the site, we can have discussions amongst ourselves because John has quite a few things and I don't have a map in front of me, I have a few questions.

Mr. Soukup: You mean close or adjourn?

Mr. VanLeeuwen: Adjourn.

Mr. McCarville: It is for the purpose of getting input from the public. We can discuss this anytime we wish.

Mr. DiNardo: Time frames do not run against you until you make the environmental determination. No clock starts to run until you do a negative declaration or we give you a DEIS.

Mr. McCarville: I think we should close the public hearing.

Mr. Soukup: We haven't gotten all the--

Mr. Schiefer: I am going to ask for further comments. So far, we have had one comment plus the applicant's answers to some of these things.

Mr. VanLeeuwen: We have spent an hour and a half on this. Like Mr. McCarville says, we have other items and we should adjourn and open it back again when we do a site visit.

Mr. Schiefer: Is there anyone else from the public that has any input or questions on this project? If not, then if there is no objection, you want to make a motion to that effect?

Mr. VanLeeuwen: I make a motion that we adjourn the public hearing until the meeting after we visit the site.

Mr. Pagano: I will second that motion.

Mr. Edsall: The agendas are setup 2 or 3 weeks before the meeting so we can't guarantee that.

Mr. VanLeeuwen: The next meeting after we have a site visit.

Mr. Edsall: That is not possible. The agendas are setup 3 weeks in advance.

Mr. Schiefer: If we visit the site in three weeks, it is completely possible, let's say the first date available on the agenda. The first available date after the Board has had a chance to visit the site.

Mr. Grevas: I'd ask that the Board schedule it as soon as possible.

Mr. DiNardo: If the Board wants a waiver, they have it at this time an unlimited time waiver. You have a stenographic record. I don't think any clock is running but if any clock is running, you have an unlimited time waiver unless and until we advise you in writing to the contrary.

Mr. McCarville: I don't understand the reason for leaving the public hearing open. As a Board, we meet and we can discuss the issues. I don't understand why you want to prolong the public hearing. Under the DEIS, we can call for a separate public hearing on that subject alone.

Mr. Pagano: We may still have problems on this, the drainage for the City of Newburgh.

Mr. McCarville: The applicant is not running away. He will be here. We are all going to be here. The purpose of the public hearing is to get input from the public. As Board members, we are here every meeting to get input. I don't understand why you want to leave it open.

Mr. VanLeeuwen: I feel it is safer.

Mr. Schiefer: Joe, do you have any comments on the legal aspects?

Mr. Roncs: It is okay to hold the public hearing open. It is possible that the site plan may change somewhat as a result of the SEQR review and so it may be necessary to have additional public input, not only in the SEQR process but with respect to the site plan since it might change or, not site plan, excuse me, the subdivision plan.

Mr. Schiefer: Any other further comments? We have a motion.

Mr. Soukup: Two comments. The applicants are listed as three individuals. Are they the owners of record also?

Mr. Grevas: Yes.

Mr. Soukup: The other thing that I wanted to ask Mr. Chairman, I'd like to ask the attorney, Mr. Roncs, to talk to the town attorney about note 17 as far as storm water retention basin to be maintained by the homeowners association, specifically, versus storm drainage district concept as to the advantages and what the Board would want to do.

Mr. Roncs: What is the town engineer--do you know if the town engineer has a position on that?

Mr. Edsall: As to whether the storm detention facility should be municipally owned and maintained or maintained by these homeowners associations? I will tell you that the Town Board's position from

past experience, they are not interested whatsoever in having any responsibility for maintenance for any exposure for liability so I would suggest to this Board that they--

Mr. Soukup: What I meant was municipal storm district as against a homeowner's maintenance responsibility because a homeowner's association can't tax and collect for payments. A district can.

Mr. Edsall: Homeowner's association would have that ability.

Mr. DiNardo: And we can confer it on the municipality. There may not be any reason for an H.O.A. without on-site recreation and the H.O.A. concept started when we had on-site recreation which the Town Board expressed a preference not to have. If you look at the map and understand what is going on there, there doesn't seem to be any reason for an H.O.A. to be formed and functioned. There is nothing for it to manage.

Mr. Grevas: Maintenance of the retention area is important. We can't be letting it go to seed.

Mr. DiNardo: But for that very reason, if an H.O.A. is not motivated to stay vibrant for any other reason, they may not stay active and if they don't stay active, we have a maintenance problem.

Mr. Grevas: As Mark pointed out, the drainage district attempt was made in another project right around the corner here for that very reason and the Town Board said no, they would rather not do it, they wanted an H.O.A. That is why the note is there.

Mr. DiNardo: Then the H.O.A. is going to have to by declaration give the municipality the ability to tax and default of the H.O.A. taking care of it.

Mr. Roncs: Well, discuss that with Mr. Seaman.

Mr. DiNardo: Yes.

Mr. Schiefer: We have a motion before us to adjourn, not close the public hearing, motion be made and seconded we have gotten comments on it now unless that motion is withdrawn, I'm going to take a vote on it and see what the Board's opinion is. Should be adjourn this until we have had a chance to visit the site and continue the public hearing meeting at that time?

Mr. VanLeeuwen: The attorney said it is better to leave it open, am I correct?

Mr. Roncs: I said it was okay. I didn't express an opinion as to whether it was better or worse.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. McCarville | No  |
| Mr. VanLeeuwen | Aye |
| Mr. Pagano     | Aye |
| Mr. Soukup     | Aye |
| Mr. Lander     | Aye |
| Mr. Schiefer   | Aye |

Mr. Ronas: Before moving to the next agenda item, the Board should take a vote on its intention to assume lead agency status and authorize Mark and/or the applicant to circulate the appropriate notices.

Mr. Schiefer: Anyone care to make that motion?

Mr. Soukup: I will make that motion that the Planning Board of the Town of New Windsor expresses its intention to assume lead agency status and authorizes the distribution of a coordinated review letter to the other involved agencies.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Pagano     | Aye |
| Mr. Soukup     | Aye |
| Mr. Lander     | Aye |
| Mr. Schiefer   | Aye |

Mr. Grevas: Might I ask if the Board can possibly let me know when they are scheduling it, I'd be glad to go with you.

Mr. Schiefer: Yes, we will notify you.

9 February 1989

City of Newburgh Engineers Office  
83 Broadway  
Newburgh, NY 12550

Att: Mr. William J. Hauser, P.E.

SUBJECT: SUBDIVISION FOR HUSTED, TOWNSEND & PURDY, TOWN OF NEW WINDSOR

Dear Mr. Hauser:

We are enclosing a copy of the Preliminary Plan for the Major Subdivision of lands in the Town of New Windsor, a portion of which are immediately adjacent to the Silver Stream Reservoir.

Although the project will be served by a Municipal Sanitary Sewage Collection System, which eliminates concern over pollution of the City's Watershed due to subsurface disposal of sanitary wastes, the discharge of Storm Water runoff as a result of this subdivision must be considered.

You will note on the plan that a collection system has been proposed in the roadway entering the property near the intersection of Mt. Airy Road and Dean Hill Road. The discharge point would be in an existing watercourse running to the west, along Dean Hill Road.

Please advise us of your concerns and/or requirements for protection of the City Watershed. If you have any questions, we would be happy to meet with you to discuss the project.

Very truly yours

Elias D. Grevas, L.S.  
President

encl/as

EDG/bg

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8800



1763

21 June 1989

SUBJECT: HUSTED - TOWNSEND - PURDY MAJOR SUBDIVISION;  
TOWN OF NEW WINDSOR, NEW YORK [REDACTED]

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for a major subdivision of a 79.4 +/- acre parcel located between Riley Road and Dean Hill Road. One hundred and sixteen (116) single-family residential lots are currently proposed. The parcel involved is referenced as Lots 16.2, 34 and 35.2 of Section 65, Block 1 of the tax maps of the Town of New Windsor.

As of this time, it has not been determined if the proposed action is an unlisted action or Type 1 action, as defined under Part 617 of the Environmental Conservation Law. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law. A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days of this letter, it will be understood that you do not have interest in the Lead Agency position.

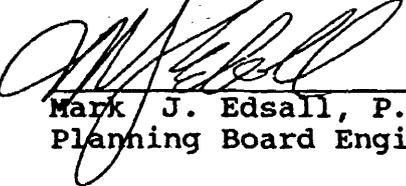
JUN 22 1989

Attached hereto is a copy of the preliminary subdivision plan, with location plan, for your reference. A copy of the Full Environmental Assessment Form prepared by the Applicant and submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914)562-8640.

Very truly yours,

TOWN OF NEW WINDSOR

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

MJEemj

cc: NYS Department of Environmental Conservation, New Paltz (w/encl.)  
Orange County Department of Health (w/encl.)  
Orange County Planning Department (w/encl.)  
Town of New Windsor Town Clerk (w/o encl.)  
Town of New Windsor Supervisor (w/o encl.)  
Planning Board Chairman (w/o encl.)  
Planning Board Attorney (w/o encl.) ✓  
Elias D. Grevas, L.S., Applicant's Surveyor (w/o encl.)

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

7 August 1989

Page 1 of 2

City of Newburgh Engineer's Office  
83 Broadway  
Newburgh, NY 12550

Att; Mr. William J. Hauser, P.E., City Engineer

SUBJECT: HUSTED, TOWNSEND & PURDY SUBDIVISION, TOWN OF NEW  
WINDSOR; SILVER STREAM RESEVOIR PROTECTION

Dear Mr. Hauser:

Reference is made to our letter of 9 February 1989, our Memorandum of 9 June 1989 and our letter with attachments dated 15 June 1989, in the Subject matter.

During our verbal conversations of recent date, it is our understanding that the City Corporation Counsel has yet to advise you of any "buffer" requirements surrounding the Silver Stream Reservoir (Browns Pond). It is also our understanding that the discharge of storm water drainage toward the Reservoir is of some concern to you. Therefore, in order to address your concerns, and to provide protection to this City of Newburgh Water Supply, we offer the following items for your consideration:

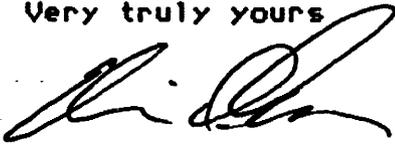
1. A restriction of development on lot 24, limiting any construction to the northly portion of the lot. A "limiting" line would be placed on the subdivision plan, and would be referred to in a Deed restriction for that lot when conveyed;
2. The installation of "traps" at the outfalls of the storm water discharge culverts at Dean Hill Road and between lots 27 & 28. These "traps" would be similar to those installed by N.Y.S.D.O.T. on route 300 near Washington Lake. Their purpose would be to contain fuel oil or other petroleum-base products that may be spilled on the subdivision streets in the vicinity of the storm drains;
3. A Deed restriction on lots 24, 25, 26, 27 and 28 prohibiting any surface liquid discharges, particularly from swimming pools, in the event they are installed.

Since this project is served by Municipal Water and Sewage collection facilities, there will be no wells or subsurface sanitary disposal systems to be concerned with. Therefore, we believe that the methods outlined above will serve to protect the Reservoir.

**SUBJECT: HUSTED, TOWNSEND & PURDY SUBDIVISION, TOWN OF NEW  
WINDSOR; SILVER STREAM RESEVOIR PROTECTION**

We would appreciate your comments concerning the proposed items at your earliest convenience, since we are attempting to obtain Preliminary Approval from the Town of New Windsor Planning Board. If you should have any questions, please do not hesitate to contact me.

Very truly yours



Elias D. Grevas

cc: Town of New Windsor Planning Board  
Frank Purdy  
DiNardo, Gilmartin & Burke, P.C.  
Praetorius & Conrad, P.C., Project Engineers

# DiNARDO, GILMARTIN & BURKE, P.C.

Attorneys at Law

Robert E. DiNardo  
Brian G. Gilmartin  
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David A. Donovan  
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P.O. Box 1000  
Washingtonville, New York 10992

(914) 496-5414  
(914) 294-6686  
FAX: (914) 496-8905

November 9, 1989

City of Newburgh  
City Manager's Office  
City Hall  
Newburgh, New York 12550

RE: PURDY SUBDIVISION - TOWNSEND HUSTED

Dear Mr. Damiano:

We represent the above referenced subdivision and we are in receipt of your letter dated November 6, 1989 relative to the adjacent secondary City of Newburgh water supply.

We recognize our obligation not to do anything to threaten the City water supply and we have every intention to take all reasonable mitigating and protective measures to accomplish this objective. In fact, we first proposed such protective measures in August of this year.

I am not aware of any specific regulatory authority that the City of Newburgh has in connection with its reservoir watershed. If you are familiar with any existing regulatory authority concerning the same, I would appreciate your advising me of such. There is of course our responsibility under SEQRA and we have every intention of strictly complying with the Act and Regulations.

In fact, we have suggested to the Planning Board that it would be appropriate for the Health Department to review this aspect of the application since the Health Department is already charged with the responsibility of reviewing the application because of the proposed water main extension. Similarly, New York State DEC will be reviewing the application because of the proposed sewer main extension. It would also seem appropriate to request that DEC review the application relative to any potential impact on the City's water supply.

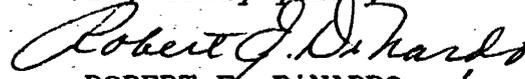
**DINARDO, GILMARTIN & BURKE, P.C.**  
**ATTORNEYS AT LAW**

May I suggest that you request the City engineering consultants review the application and respond to the applicant's proposed mitigating measures.

The Public Hearing has been continued to November 22nd and I believe the Town of New Windsor Planning Board would like to take some action in connection with your recent letter at that meeting. I would like to emphasize that our clients intend to act responsibly and in an environmentally sensitive manner relative to the City's water supply.

I believe it would be constructive for the City engineering consultants to review the matter with our engineering consultants, Praetorius & Conrad.

Very truly yours,

  
ROBERT E. DINARDO

RED:dd

cc:

William Kavanaugh, Corporation Counsel

McGoey, Hauser and Edsall, P.C.

Matthias Schleiffer, P.E., Orange County Health Dept. Planning Board,  
Planning Board, Town of New Windsor Joseph Ronas, Esq.

Praetorius & Conrad

Joseph Ronas, Esq.

Louis Grevas PE

PURDY, HUSTED AND TOWNSEND SUBDIVISION  
PROPOSED NOTE NO. 6

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With respect to Lots No. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, no residence shall be located closer than forty feet (40') from the open space deed restriction buffer line. This shall not apply to accessory buildings. The subdivider shall not remove any trees or other vegetation within the open space deed restriction area or the area forty feet (40') ~~perpendicular~~ from said open space deed restriction buffer line except for those trees or other vegetation required to be removed in connection with the installation of a foundation for the main residence. This Note shall only apply to Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19.

*lan*

**PUBLIC HEARING: HUSTED, TOWNSEND & PURDY SUBDIVISION: Mr. Elias Grevas L.S. came before the Board presenting the proposal.**

BY MR. GREVAS: This is 116 lot subdivision on 79.4 acre site. It lies within sewer district number 16 and will be within the soon to be created water district number 8. The lots, minimum lot size for this zone is 21,780 square feet. All the lots meet that, and some, most exceed it by quite a bit. We did have some questions raised at the last meeting. In reply to those, I have revised the environmental assessment form and submitted that this evening. I have given a copy to Mark for his review. Also attached to the environmental assessment form is a storm drainage study prepared by Praetorius & Conrad, P.C. Mr. Praetorius is here this evening to discuss briefly the storm water situation for the project. Since this plan was submitted and the storm drainage, in order to touch on that briefly, it was found that we can eliminate the storm water retention area. This will result in lots 104 and 105 being extended through into that area. Lots 1, 2, 104, 107 and 108 will be in large across the frontage on Dean Hill Road with 108 being the largest lot since there is more grade, there is a break in grade across that lot, so we have extended the easterly lot line to make that lot larger. I have revised the plans, but since these were submitted and under review, they will be submitted at the later date. There is another note to be added on the open space deed restriction section which calls for a setback for the principal residence on lots 9 through 19 to be measured from the buffer line at 40 feet and that no clearing will be done, except as necessary for that structure on each of those lots. You will notice that the open space deed restriction parcel has been enlarged along the southwesterly bounds adjacent to the White and Morris properties. We have also added the low wet area which I referred to in the environmental assessment form as swampy pond and shown the limits of that and note that the drainage from that pond area goes out to the south, south and southeast, discharging eventually on Dean Hill Road. That has been addressed in a drainage study and the drainage study calls for certain off site improvements. Basically that is it, and at this point, I'd like to answer any questions.

BY MR. SCHIEFER: Before I open it to questions, Mark, you did not see this before this evening, the full environmental impact statement?

BY MR. EDSALL: Revised EAF, Lou knowing that you would most likely like to address that tonight, dropped one off to me today.

BY MR. SCHIEFER: Did you get a chance to look at it?

BY MR. EDSALL: Yes.

BY MR. SCHIEFER: Any questions?

BY MR. SOUKUP: Mark, you said you got that earlier today?

BY MR. EDSALL: Yes. Matter of fact, I had requested that Lou was, I am not sure if he is going to have it tonight anyway, but I had requested that he go ahead and get it ready for tonight so I had asked for it.

BY MR. SCHIEFER: Any questions for Mr. Grevas?

BY MR. SOUKUP: What other changes or modifications have you made, Lou, with respect to the comments at the meeting or other changes in the course of the maps, last couple of months?

BY MR. GREVAS: Basically on getting back to the retention area a minute, I stretched the sanitary sewer easement through to the southeasterly boundary, created a 30 foot easement along that side and brought the sewer line and the storm drainage system out to Dean Hill against the southeasterly boundary. And I, as I said before, enlarged the lots in this area opening up that frontage. Other changes since you last saw the plan, I have shown more of Silver Stream Reservoir. I have shown a lot development limit line on lot 24, some additional topo, the position of the adjoining buildings on the White property and the existing storm drainage system at the intersection of Dean Hill Road and Riley Road as well as some spot elevations along Riley Road to our other point of entry. We did this for Mr. Praetorius' benefit in preparing the drainage report, so we decided to leave it on the plan so that when the report was reviewed, it could be reviewed against the plan.

BY MR. VANLEEuwEN: You said you were going to take the pond out?

BY MR. GREVAS: Yes.

BY MR. PAGANO: Why?

BY MR. GREVAS: Because the on site drainage from this site and Mr. Praetorius can tell you better than I can, basically it comes down this area, down south to Dean Hill out to the east to Riley Road and to the west towards Brown's Pond. The

internal road network and storm drainage system can pick off some of this and bring it down to Riley Road to the east, which doesn't, which means that not as much water will come down through here now. We can also handle the additional drainage by enlarging the culvert under Riley Road and piping from our subdivision down there. The Riley Road at the present time, there are two culverts under Riley at Dean Hill and as everybody knows, there is a wet spot in here presently. Riley Road right now overtops occasionally, so we propose to enlarge the culvert to handle our drainage and prevent overtopping.

BY MR. SOUKUP: Provide sufficient downstream analysis to show there will be no detrimental effect on any properties?

BY MR. GREVAS: Right, the preliminary drainage report at this stage, what has happened is we have taken the pre and post, the development runoff from the site from the three basic discharge points. If those flows are acceptable off site, then we can go internal and design that and downstream to double check those figures during the preparation of the report. Those water courses were walked out and they seem to be and again Rich, you will have to speak on this, seem to be okay.

BY MR. PAGANO: Can you bear with me if I ask you some novice type questions? When you say you studied the water flow, help me out, what do you base the water flow on, earth that is there now or base it on concrete and driveways and walkways and streets? There has got to be a difference in water flow now versus proposed, so how do you determine water flow on that basis?

BY MR. GREVAS: I will touch on it briefly and I will ask Rich to get into it. Basically what one does, we take the conditions that are there now, factor with the runoff coefficient on the existing soil as it stands now, rainfall data for the area and the slopes and how long it takes the water to get from point A to point B. That is called the time of concentration time. It goes from here to here.

BY MR. PAGANO: In its present form?

BY MR. GREVAS: Present form. Then the project is calculated on the basis of as developed, numbers of roofs, driveways, roadways and so forth, that increases, doesn't increase the amount of rain that falls and hits this, but it increases the time of concentration from this point to this point instead of

coming across grass or wooded areas, it is coming down much quicker, lawns and so forth are much quicker, so the water gets from point A to point B quicker. At that point, you can calculate the cubic feet per second to go through any particular point in the drainage pattern and from that figure, you calculate what size culverts are needed to handle that flow.

BY MR. SCHIEFER: Just expanding also, does that increase the amount of water that flows off?

BY MR. GREVAS: Yes. Building coefficient of runoff are factors for the fact that yes, this is dirt and the runoff figure is much lower than it is for paving and house roofs and even lawns which runoff more quicker, less is absorbed.

BY MR. PAGANO: Reason for my question looking at the topo and I see more uphill beyond your development now as another development is developed behind your property line, the runoff from that development has to go through your development.

BY MR. GREVAS: Not totally.

BY MR. PAGANO: Are we addressing this conceivable problem?

BY MR. GREVAS: Yes. If you look again, there is a copy on file but the drainage area that Mr. Praetorius calculates was based on not just this project but areas outside the project also. Pre and post development, what is unique about this particular site is if you look at the contours this high point which is about in the middle of the property at the northerly boundary where it hits Kartiganer's property, there is a knoll right in here and you will notice that the contours are almost perpendicular to that boundary line which means that the existing flow, a lot of it comes down this way from east to west and again going towards Riley Road conversely from west to east almost direct without coming through the subdivision. What does come through the subdivision is from basically that high point down through this ridge and off to the southwest and the southeast. In the drainage report for example, this area that covers these parcels along Riley Road, the White and Morris parcels, portion of our site and a portion of the Kartiganer site total 42 acres going over to the west. And that is far in excess of what our coverage is of the same area. And also on this side, you will notice a drainage area that discharges into this culvert is larger than just what we are putting towards it.

BY MR. PAGANO: Your explanations are always great. I really appreciate it, but one question sometimes begets another. We are coming at the termination of your culverts that you are enlarging. What lies behind that. We are increasing a water flow to that point. Now this has to be dramatic. There has got to be a lot of water.

BY MR. GREVAS: It is not so bad, and I hate to interrupt you but what happens here in this particular site, we have roads cutting off some of the flow in culvert systems. These act almost as interceptors and we are able to control where we put some of the storm drainage. For example, some of the drainage that used to come down through here will now be carried out here. The reason for that is we are building a road right here that intercepts some of this water coming this way. The culvert system under the Thruway is much in excess of what the Thruway needs there and what we have to do is enlarge the culvert system on Riley Road to get to that and that is taken care of.

BY MR. VANLEEUVEN: That is right in the swamp.

BY MR. PAGANO: The other one down here, Lou, on the southerly part there, where does that lead to?

BY MR. GREVAS: Dean Hill Road used to extend right on through years and years ago and the Erie Railroad along here also and Old Dean Hill Road all further to the southeast, this drainage course went down along Old Dean Hill Road under the railroad, eventually came out on 94 down near Old Riley Road in that area and continues down to Vail's Gate.

BY MR. VANLEEUVEN: There is a big swamp back in there.

BY MR. GREVAS: That is in back of the properties on the west side of 32 down near, down near this line. It is down in here to the south of the location plan.

BY MR. SCHIEFER: Any further questions before I open it to the public?

BY MR. SOUKUP: It sure looks to me like lots 20 and 29 take a heck of a lot of water off Kartiganer's property.

BY MR. GREVAS: 28 and 29 will right through here, that is correct.

BY MR. SOUKUP: You said you diverted it off the property

before, didn't you?

BY MR. GREVAS: No. What I said, a lot of the flow from the Kartiganer property goes east to west.

BY MR. SOUKUP: You indicated that none went on your property.

BY MR. GREVAS: I hope I didn't say that.

BY MR. SOUKUP: 28 and 29 and 27 take a lot of water flow.

BY MR. GREVAS: I hope I didn't give the impression we are taking it all out of there because the total drainage area is 42 acres going off site on site and through --

BY MR. SOUKUP: How many acres are you taking away from the lower Riley Road water Dean Hill Road water shed and moving over to Riley Road?

BY MR. GREVAS: At this point, to get down to the nuts and bolts of the report, I'd like to ask Rich Praetorius to give his spiel on that. They prepared the report. I had the opportunity to read it only, so Rich, if you could step up and give us the report.

BY MR. SOUKUP: He has indicated new road C will intercept a lot of water shed away from Dean Hill and take it to Riley. I am asking how many acres is that being diverted from the existing water shed to the new outlet?

BY MR. PRAETORIUS: That is in the report. Drainage area 1A from 24 to 20 acres.

BY MR. SOUKUP: Four acres difference?

BY MR. PRAETORIUS: Yes. I think one of the things, do you have -- you have a copy of the report?

BY MR. GREVAS: Just gave him one.

BY MR. PRAETORIUS: I believe I submitted it to the town engineer about two weeks ago maybe or more.

BY MR. EDSALL: Two or three.

BY MR. PRAETORIUS: Something like that, and I don't know how detailed you want to get with your questions here tonight but I will try and --

BY MR. SOUKUP: The engineer will follow up and address all the things that we raised tonight, specifically lots 28 and 29 and the shifting of the acreage. I would not call it substantial if it is four acres in magnitude. I'd like to know how have you factored in the total emanation of the retention of lots 17, 16, 15 and 14. What have you done to make up for that?

BY MR. PRAETORIUS: With the elimination of the acreage, we drop the peak flow enough to have the post development peak less than the predevelopment peak and the purpose of a retention pond is to decrease the peak and keep it to predevelopment conditions. When you have an existing piece of property, you have an implied easement onto adjoining property for drainage. Downstream land owner cannot say you can't have your rainwater flow across my property, if the topo says that it goes across the property, it goes across the property. If by your development, you increase that flow, then the downstream land owner can say I don't want the increase, I don't want that impact. Now, if we decrease the peak flow from pre-existing conditions, we do not need the retention pond. The same --

BY MR. SOUKUP: The detention pond is over on lots 105 and 106. I am reflecting or asking particularly about lots 14 through 17, the shaded area that indicates the low wet area to be retained only within the open space, that means that on those four lots, the shaded area between building lines is going to be filled in and removed. What have you done to mitigate or make up for the removed natural retention area because that is, that doesn't run off to the retention basin, that runs off onto the property adjacent.

BY MR. PRAETORIUS: We have increases in peak flow in two of the drainage areas, one of which is to Brown's Pond and the other one of which is to the large wet area by the New York State Thruway. We decreased two of the peaks and increased two of the peaks. That is how we did it. The concept here and here was that the increase in peak would not have a discernible impact on Brown's Pond or on this large pond area by the Thruway, whereas this seemed to be a sensitive area and this seemed to be a sensitive area so that is how we approached this rather than get into a retention pond.

BY MR. SOUKUP: Let me repeat my question. What have you done at lots 14 through 17 specifically, what was the original runoff flow and what is the final runoff flow at the edge of

the property onto the lands of White and Bernick (phonetic)?

BY MR. PRAETORIUS: Well, --

BY MR. SOUKUP: There is a natural low lying area that has a natural retention value that is being eliminated by the development of those lots. I'd like to know specifically what your mitigating measure is in that area.

BY MR. PRAETORIUS: From what I remember, this area went to this catch basin was taken out to Brown's Pond rather than retained in that particular area. This has an eventual outlet down here and rather than keep it going in that direction, I believe we took it out towards Brown's Pond.

BY MR. GREVAS: May I just, now, we walked that site extensively, Vince, and what that low wet area does and maybe I can explain it better as I was more on the site than Rich was. This wet area reaches a certain elevation and spills out to the south and southeast out through the property and comes down and finally gets down to Dean Hill Road in this area. By filling this first off starting from the east, the, by constructing the road through here, we have changed the discharge from the property as it exists now to the southwest into the low wet area, picked it off and have run it out in different directions, so now this pond area can be reduced because there is not as much need for that retention. This area consists of 1.3 acres on our site. We are filling about one acre of that and the .3 acres will be retained in here as well as the property or the wet area still on the White property. All I am saying is that by building a street here, this is basically taking the flows away from the natural flow which came down through there into that pond area.

BY MR. PRAETORIUS: And goes to Brown's Pond and the other way, but mostly I believe it went to Brown's Pond.

BY MR. SOUKUP: You didn't deal with that area specifically as a subarea or a subbasin area, you didn't calculate the runoff before and after development on those four lots?

BY MR. PRAETORIUS: No.

BY MR. SCHIEFER: I don't think we are going to resolve that. Mark, you are hearing the concerns of this drainage. I am not going to ask you to comment right now.

BY MR. EDSALL: Preliminary comments prepared on the report,

but I had talked to Lou and there were some changes being made rather than confuse the issue we will send them directly.

BY MR. SCHIEFER: I am going to say pay particular attention to what we are talking about.

BY MR. EDSALL: I will carry Mr. Soukup's questions to ours and look for an overall response from the applicant.

BY MR. SCHIEFER: I'd like to open it to the -- are there any questions right now? If not, are there any comments from the public or any questions or concerns?

BY LAURA ZEISEL, ESQ.: I represent Ken and Amy White with regard to the subdivision. I was here before, the last time this was a public hearing. There was some confusion in my own mind as to exactly where the property lines were. I think the easiest way of seeing it is to look at the location plan. The White's property is tax map number 15 which is this large, largest lot that is surrounded by the subdivision right here. Now, the last time I was here, I made a number of comments about the White's concerns about the project and requested that the applicant submit a revised EAF. Since that time, the White's and the developers have met on numerous occasions. There have been at least two and maybe three site visits with Mr. Grevas, myself, Mr. DiNardo, the principals and my clients and we have tramped through the property at some length. I can tell you it is full of poison ivy. What I really want to say tonight is that I feel that, and my clients feel that, the developers have in good faith tried to address the concerns that the White's have and specifically what they have done to meet our concerns, they have substantially increased the open space area along the line of the White's property from lots 9 through 19, essentially it has been I believe doubled in width since the last time we were here, and that is reflected on the map. In addition to that, something which is not yet on the map but which will be put on the map between now and the next meeting, they have agreed that as an additional covenant for lots 9 through 19, there will be a restriction written in which says that no residences shall be located closer than 40 feet to the edge of the open space area. So accessory structures will not be regulated at all within that 40 feet, so you have an open space area which goes from 43 feet at the narrowest point to 76 feet at the widest point within which there will be no development at all, and then an additional 40 feet within which there will be hopefully no development. If there is, it will be limited to sheds and things like that and the White's really appreciate the efforts that the developer

and the developer's consultants have put into meeting our concerns. I know that they have also submitted a revised EAF tonight which I think is an adequate and correct representation of the project at this point and --

BY MR. SCHIEFER: Have you seen it?

BY MS. ZEISEL: Yes, I have and predicated upon those changes in the project and with the further understanding that an additional proposed note regarding the additional 40 feet setback is going to be added to the plot plan between now and final approval and this is a draft of it, if the Board would like to see it, predicated upon those changes being made, my clients would withdraw their opposition to this project and would also like to go on record as saying that at least with regard to their concerns, they felt no need at this point for a positive determination of significance under SEQRA and feel as far as the White's concerns are, the Board could neg dec the project.

BY MR. SCHIEFER: Thank you, ma'am. Any other comments from the public? Lou, I assume you have seen this added notes they are going to add?

BY MR. GREVAS: I will be honest, what happens is I was going to bring that plan with me. My plotter blew up on me tonight and it should be here momentarily. My son is running a new plot and prints with the notes on the drawing.

BY MR. SCHIEFER: We have a copy of it here.

BY MR. GREVAS: You can keep that in the file if you wish. The wording is exactly the same.

BY MR. SCHIEFER: Any other comments from the public? If not, we will close the public hearing portion of this.

BY MR. MCCARVILLE: I make a motion that we close the public hearing.

BY MR. RONES: Just before voting on that --

BY MR. PAGANO: I will second that.

BY MR. RONES: Just before voting on that, I would like to note for the record and for the benefit of the Board and the applicant, that the City Manager of the City of Newburgh has written to the Planning Board by letter dated November 5,

1989. I don't know if the applicant has seen a copy of that communication as yet and in sum, the City through its City Manager raises a concern about the polluted water runoff which may affect Brown's Pond and asked for a positive declaration and an environmental impact statement on that and any other issues that may arise during the scoping session so we are perhaps not quite to the point yet where we can make a determination with respect to the significance, but the applicant certainly is invited to confer with the city officials and with Mr. Schiefer who has also been copied with this letter, and see if it is possible to fully acquaint all of these interested parties with the project so that we can get their informed input on the issue of whether an environmental impact statement is necessary.

BY MR. SCHIEFER: Have you seen this letter?

BY MR. DI NARDO: My name is Robert DiNardo. Yes, we have. I am the attorney for the applicant. If I can address that briefly. I think it is not really the magnitude as it seems at first. We have been prompting the City for some reaction for about ten months now. There are some conceptual mitigating measures that are proposed as part of the plan and we have kind of been prodding the City to react to it for some time. Unfortunately, they just reacted a couple of days ago. We just found out about it today. I'd like to suggest this. As I understand it, and I am trying to reach the City corporation counsel to confirm the City has no regulatory authority dealing with this, no published regulatory water shed authority. I think what the City is relying on properly so is the environmental protection of the SEQRA act and that is fine. We wish they had spoken up sooner. We think that the letter that was received was prepared by the City Manager and not by an engineer, properly questioning our impact on the city water. However, there is no technical support for it as we understand it. Certainly it is not prepared by a professional. What we'd like to suggest is this. Even were you to adopt entirely what is in that letter, which we don't see any foundation for and is, we think, unnecessary, the impact of that as it has been explained to me by Mr. Grevas, Mr. Praetorius, at the worst case would only effect some six or seven lots. It is really a single issue. It seems all the other potential environmental issues will be answered satisfactorily. It is only a potential issue and narrowly focused. The plan has to be for health department for water extension and sewer extension. They have copied the Health Department. It seems like that the perfectly appropriate agency to address this issue with their technical expertise,

what seems to make sense to us based on our appreciation of the magnitude of the problem is that it is not so significant that it would cause positive declaration. We think the job can be neg dec'd and that this issue can be referred to the Health Department for dealing and basically whatever their recommendations are, whatever, however they analyze the problem and however they recommend we deal with the problem is how we are going to deal with this. As I say, worst case, if it cost the elimination of six or seven lots, were you to go to the extreme referred to in the letter that that is on a worst case basis which for me at least seems to frame out exactly the magnitude of the problem and indicate at least to me that it wasn't that serious. In any event, that is what I'd like to request if the Board is otherwise disposed to grant preliminary approval that it do so and ask the county, ask the Health Department to review the City's concerns and --

BY MR. VANLEEUWEN: I think the City of Newburgh would like to keep the Town of New Windsor forever green, if you ask me.

BY MR. DI NARDO: There is an existing road now and hydrologically it is not an immediate source and there are a lot of other technical things that have been told that I barely understand, but I guess the Planning Board has to quantify through its consultants how serious the potential is and whether in view of everything this job has been through up until now, whether it has to suffer another delay or whether his concern which is a legitimate concern, can be picked up between preliminary and final. Thank you.

BY MR. SCHIEFER: Personally, I am not going to make a decision now, but between our own engineers and the Health Department as you are suggesting, depending on what they say, we will come up with a final decision based on that. Whether or not Newburgh agrees will depend on their reactions.

BY MR. VAN LEEUWEN: I told you how I feel, City of Newburgh wants to keep New Windsor forever green.

BY MR. SCHIEFER: There is two other professional organizations that are going to pass opinion on it and before their input, I am not going to say Newburgh is right or wrong.

BY MR. GREVAS: Mr. Chairman, it is not a question of having ignored the City, as Bob pointed out. We made our first inquiry on February 9, 1989 and what I think I'd like to say is that there are means and methods of controlling the runoff from the City towards a reservoir. None of us want to pollute

any water supplies. It is just a case of being able to do that under a review agency that has control and in this case, there are two. There is County Health Department and New York State D.E.C. because we have to submit the plan to them for the sewer permit as part of that review. D.E.C. in White Plains sends the whole package to New Paltz for environmental overview so it is not something that is going to sneak by anybody.

BY MR. SCHIEFER: That is what I am saying. There will be other professional input.

BY MR. PAGANO: Just looking at plan and reflecting upon the City of Newburgh's concerns over their water shed lake and Mr. Soukup's comments on these lots 14, I believe Vince, through 17, it is a wetlands in there most times now. This will be a protected wetlands area, but it is not. But this is the main concern over the, my concern over the drainage towards Brown's Pond and I would like personally to see possibly two, maybe three of these lots made into a retention pond to slow down high speed runoff towards Brown's Pond. And I'd like also to see the other retention pond down below retained until such time as we see whether it is needed or not. We are not going to know anything on this until this development starts coming into shape and these retention ponds are going to be needed. This is just two of my concerns and I am not even an expert at this sort of thing, but the need to me is evidence, you have to have something to slow down. Your studies, and I agree, they are very good, but water trickling through leaves or grass is one speed and water coming down a paved highway is another speed, and what happens that water is going to get down to the bottom of that hill very rapidly.

BY MR. SCHIEFER: I have asked Mark to address that concern.

BY MR. GREVAS: I just wanted to clarify one thing that the Brown's Pond situation and the pond situation are two different directions, okay. There is a high spot right here that divides the drainage. This drainage goes out towards Brown's Pond to the northwest. This goes out through this lot wet area to the southeast. I just wanted to make this clear. We verified that by not only the, by walking through there and looking for the outlet and found it basically underground and on top of the ground only in heavy rains coming down through the Werner property and onto our site, so I just want to make that clear that is two separate drainage patterns.

BY MR. SCHIEFER: We have a motion on the floor.

BY MR. MCCARVILLE: On that whole number of lots going down there of the 116 lots, what are you talking about, 12 to 13 of them draining towards Brown's Pond or more?

BY MR. GREVAS: It depends on -- I don't mean to sound like I am waffling, it depends on what happens at this intersection from this point to the west. We have, and let's take the worst case situation. As far as the lots draining in that direction, we have two, four, six, eight, ten, 12, 14, 16, 17, 18, 19, perhaps 20.

BY MR. SOUKUP: Counting the lots is a good way to determine it but their real concern is not lots or the houses or the roofs. It is non point source runoff which means oil and grease droppings, people changing their oil in the driveway and dropping a gallon out the front in the gutter, other comparable acts of that nature which nobody is ever going to be there to police. There is now way you can prevent it or guard against it.

BY MR. GREVAS: What we proposed to the City in August was a trap at the drainage discharge. There are traps and filters that we can put at the discharge points from the two points that we are picking off and discharging towards Brown's Pond.

BY MR. SOUKUP: Who is going to clean and maintain the filter? Is the City of Newburgh?

BY MR. VANLEEUVEN: No, they haven't gotten the mentality to do it.

BY MR. GREVAS: All I can tell you is we to address it. We have to address it and as far as the maintenance part of it goes, if it means the City has to come out there, if it means the town has to come out there, that is the way it has got to be. They have to be maintained. We have to protect the water shed. We can't discharge anything down there.

BY MR. MCCARVILLE: How many grease traps did they put on Union Avenue when they made four lanes? Who cleans them?

BY MR. GREVAS: That is a state maintenance item.

BY MR. SCHIEFER: I hate to cut this argument short, let's close the public hearing portion. We are going to keep discussing it.

BY MR. SOUKUP: I have a problem with closing the public hearing. Perhaps presently being revised if we close the hearing, we wouldn't have a map received within the hearing date to vote. Also documents were received tonight including a drainage report that hasn't been available to the public for even five days. I don't think it is appropriate to adjourn.

BY MR. VANLEEUVEN: Adjourn the hearing.

BY MR. MCCARVILLE: I'll make a motion, I withdraw my motion and make a motion that we adjourn the public hearing.

BY MR. DI NARDO: To what date, may I ask?

BY MR. GREVAS: Would you consider putting us on the next available agenda since that will give people two weeks to review the information?

BY MR. SOUKUP: As long as you get the revised map in.

BY MR. GREVAS: I am waiting to hand them out to you in five minutes.

BY MR. SCHIEFER: Motion made and seconded to adjourn the public hearing on this development for the time being.

BY MR. VANLEEUVEN: I will second it.

ROLL CALL:

McCarville: Aye.  
Pagano: Aye.  
Soukup: Aye.  
Lander: Aye.  
Schiefer: Aye.

BY MR. SCHIEFER: Any other questions before we close this?

BY MR. DI NARDO: What date?

BY MR. SCHIEFER: We are going to try and have it on November 22nd, if the maps are available by that time and I assume they are based on Mr. Grevas' comments.

BY MR. DI NARDO: Can you set it for a date assuming you have the maps by tomorrow?

BY MR. GREVAS: They will have them tonight.

BY MR. PAGANO: Mr. Chairman, Mr. Mark Edsall's comments is that this is going to be a four stage project. I'd like to next meeting, one of the main functions to address the bond issues for the completion of work so that each stage is completed before the next stage begins.

BY MR. SCHIEFER: We are talking about preliminary approval, we are just at this point. We don't have preliminary approval.

BY MR. DI NARDO: I don't think we will have it for the next meeting, but very shortly what we are in the process of preparing is a staging plan which would deal with the public improvements issues that you talked about.

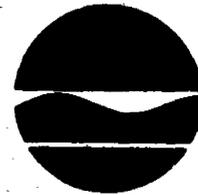
BY MR. GREVAS: Here are the maps. My son just delivered them. They won't be stamped in by Myra.

BY MR. SCHIEFER: Mike, do you want to bring these in formally?

BY MR. BABCOCK: I will make sure that Myra stamps them in.

**New York State Department of Environmental Conservation**

21 South Putt Corners Road  
New Paltz, New York 12561  
914-255-5453



**Thomas C. Jorling**  
Commissioner

February 16, 1989

Mr. Elias A. Grevas  
Grevas and Hildreth  
33 Quassaick Avenue  
New Windsor, New York 12550

RECEIVED FEB 23 1989

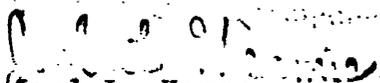
Re: Husted Townsend and Purdy Subdivision

Dear Mr. Grevas:

I have reviewed both our Significant Habitat and Endangered Species files.

I found no records of either located within the above referenced project area.

Sincerely,

  
Joel L. Hermes  
Senior Wildlife Biologist  
Region 3

JLH:kc

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~ - HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ ✓ \_\_\_\_\_ as submitted by  
HUSTED, TOWNSEND & PARDY for the building or subdivision of  
102 LOTS ON DEAN HILL RD. has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_ ✓ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
AT THE PRESENT TIME WASTEWATER FLOWS ON RILEY RD.  
INTO P.S. #12 ARE VERY HIGH. THIS IS IN PART DUE TO  
THE BACKWASH WATER FROM THE WATER FILTRATION PLANT.  
PUMP STATION 12 IS AT OR VERY NEAR CAPACITY.

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

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

[Signature]  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

3-14-89  
\_\_\_\_\_  
DATE

3-17-89  
CC: M.E.  
Husted, Townsend & Pardy  
Grevas

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Elias D. Greves for the building or subdivision of  
Husted, Townsend + Purdy has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area.

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

Stan D. D. D.  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

cc: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~SEWER~~, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Husted - Townsend - Puddy as submitted by  
Kremer for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred J. J...  
HIGHWAY SUPERINTENDENT [Signature]

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

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

02/16/89  
DATE

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 27 February 1989  
**SUBJECT:** Husted, Townsend & Purdy Subdivision  
PLANNING BOARD REFERENCE NUMBER: PB-86-81  
FIRE PREVENTION REFERENCE NUMBER: FPS-89-016  
PREVIOUS REFERENCE NUMBERS: FP-88-54

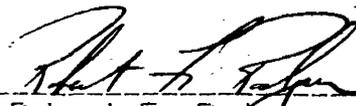
A review of the above referenced subject site plan/ sub-  
division was conducted on 27 February 1989, with the  
following being noted.

TOWN CODE CHAPTER 21, SECTION 21-10

Additional hydrants are needed at the end of the  
Cul-de-Sac on road "D" and one (1) additional  
hydrant is needed on road "B" between Dean Hill  
Road and the first turn in the roadway.

PLAN DATED: 24 January 1989, Revision 2

This site plan/subdivision is found unacceptable.

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

CC: M.E.  
Lau Grevas

INTER-OFFICE CORRESPONDENCE

TO: TOWN BOARD  
TOWN PLANNING BOARD

FROM: ATTORNEY FOR TOWN SEAMAN

SUBJECT: PURDY/TOWNSEND SUBDIVISION

DATE: JANUARY 25, 1989

I have been requested by Robert DiNardo, Esq., attorney for the PURDY/TOWNSEND SUBDIVISION, to advise the Planning Board of the status of Water District #8.

The engineering firm of McGoey, Hauser and Edsall Consulting Engineers P. C. has prepared a map, plan and study for Water District #8. Water District #8 includes the Purdy property as well as the lands of Benedict, Etruscan, Mt. Airy Estates, Lydecker (Par 3 Golf Course), Fayo and other smaller properties. As you know, the town is under a court order to construct a water line to serve Mt. Airy Estates. In the event Water District #8 should be defeated by permissive referendum, the town will reduce the boundaries of Water District #8 so that it will serve Mt. Airy Estates and other property owners that wish to be included in the district. Obviously, this would include the Purdy/Townsend Subdivision.

At the present time there is a small modification that must be made to the map, plan and study before it is formally accepted by the town and a public hearing for the development of Water District #8 is held. I would expect the public hearing for Water District #8 to be held during the next sixty (60) days. After the public hearing, the Town Board will probably adopt a resolution authorizing the formation of Water District #8 which will be subject to a permissive referendum. In addition to the procedure set forth above, the town will be obligated to enter into another agreement with the New York Board of Water Supply to use aqueduct water for serving Water District #8. The water will be purchased from the New Windsor Consolidated Water District. I do not envision any problems with negotiating a contract with the City of New York for the water, however, the amount of time necessary to develop a final agreement cannot be projected with any reasonable accuracy.

In summary, it is my opinion that the Town Board is dedicated to developing Water District #8 for serving the lands on Mt. Airy Road and definitely will incorporate the Purdy property within the district.

J. Tad Seaman

JTS/PAB

~~Board. I'd like to call the regular meeting to order now. We will have to dispense with the approval of the minutes. I am sorry, I had mine yesterday, I did have a chance to go over them but the way I got them was by coming in to pick them up.~~

HUSTED, TOWNSEND, PURDY-SUBDIVISION (86-81) - DEAN HILL

Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Grevas: I have some smaller maps that might be a little easier to handle. It is a reduction but the big maps are in there also. Very briefly, our reason for appearing before you tonight is to request to be set up for a public hearing at a future date. But, since our last meeting at which we asked the same questions, there were certain items that were addressed as a result of comments made at that meeting and the two that I figure are most important to the layout were the provisions of sidewalks along one side of the road and I have darkened them on here to make them easier to see because they are on here but this is a hundred scale plan. We have also shown two recreation areas, one in the well site area and one over here. This one is about 6.9 acres. That is the southeastern most and the one on the west is approximately 8 tenths of an acre, inclusive of the road. Now, we have changed the layout since last meeting in respect only beside the sidewalks and recreational areas, we have added a roadway out to Dean Hill Road out to the Mt. Airy Road section so we have three points of ingress and egress, one on Dean Hill at Mt. Airy, one on Riley and one on Dean Hill up at the top. This is a request for a hearing. I have written a letter to the Board where I have stated that since we have to advertise in the local newspaper and we have to get the accessors list, we estimate that the soonest we can have such a hearing would be the second meeting in March. Fourteen days prior to that, I would supply Mr. Edsall with the road profiles, the environmental assessment form and all the other information for his review prior to the hearing provided there are no serious problems with this layout.

Mr. Schiefer: Mike, do you have any ideas how that would fit in, March 14th, the second meeting in March, a public hearing.

Mr. Grevas: I think that is the 22nd. That would be the earliest date if we don't get the assessors list in three weeks, we couldn't make this.

Mr. VanLeeuwen: I make a motion we put them on the April agenda.

Mr. Schiefer: Does anybody have a problem with that. We already ruled out the one date.

Mr. VanLeeuwen: I make a motion we put them on for a public hearing, the first meeting of April, April 12th, 1989.

Mr. McCarville: I will second that motion.

Mr. Soukup: Do we want the applicant to approach the Town Board that they will accept the recreation land being offered for dedication and I question that.

Mr. Schiefer: Certainly before a final approval.

Mr. Soukup: If the Town Board isn't going to accept it, especially that little triangular piece on the left, if they are not going to accept it, let's not present it that way.

Mr. Grevas: This area is where the roadway is coming through which would be dedicated and this whole parcel would be dedicated but that item has to be addressed by inquiry to the Town Board, whether or not they want to accept it.

Mr. Schiefer: Would you do this, Lou?

Mr. Grevas: Certainly.

Mr. Schiefer: Any other comments.

Mr. McCarville: On this parcel currently under contract to be purchased by the subdivider, where would your access to that be.

Mr. Grevas: We'd come in through here. We discussed this the last time, this cul-de-sac would be brought up in this area as soon as we figure out the shape.

Mr. Schiefer: You feel confident you will be ready by then.

Mr. Grevas: Yes.

Mr. Schiefer: We will take a vote on the motion.

ROLL CALL:

|                |     |
|----------------|-----|
| Mr. McCarville | Aye |
| Mr. Pagano     | Aye |
| Mr. VanLeeuwen | Aye |
| Mr. Soukup     | Aye |
| Mr. Lander     | Aye |
| Mr. Schiefer   | Aye |

Mr. Soukup: I'd like to offer the applicant one piece of information with respect to the 6.9 acre recreation area. Since you are using half as storm water retention area, I think that is feasible but I think you are going to need some under drains to make it work so it drains dry and is usable property, otherwise, I recommend that the Board not accept it unless appropriate improvements be put.

Mr. Grevas: We are looking to it to be fairly shallow also.

INTER-OFFICE CORRESPONDENCE

TO: TOWN BOARD  
TOWN PLANNING BOARD

FROM: ATTORNEY FOR TOWN SEAMAN

SUBJECT: PURDY/TOWNSEND SUBDIVISION

DATE: JANUARY 25, 1989

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In summary, it is my opinion that the Town Board is dedicated to developing Water District #8 for serving the lands on Mt. Airy Road and definitely will incorporate the Purdy property within the district.

J. Tad Seaman

JTS/PAB

Mr. Ron Purdy came before the Board representing this proposal.

Mr. Purdy: Last year you gave us permission to log the acreage and when it came time, there is two parcels with the subdivision, when it came time to log it, we had not yet closed on the second parcel so we were not able to log the second parcel. So rather than go ahead and do it, I thought we should go back to you to ask again. I had Mr. Karnig who is supervising it draw up plans.

Mr. Scheible: You have gone through the first section, correct.

Mr. Purdy: Yes, you actually gave us permission to do the whole thing but we hadn't closed yet.

Mr. Jones: Take all the trees down.

Mr. Purdy: No.

Mr. Scheible: All the trees have been identified.

Mr. McCarville: Are these identified on a map, these trees, are they laid out?

Mr. Purdy: He has some type of a rough map that he uses for the loggers showing where the trees are and how they are marked. You basically did all that the first time. You can see there is a tremendous amount of trees on the property that are not marketable, that are staying. It is just the larger ones that we are taking out which we did before and Mr. Karnig, of course, marks every tree and goes through the entire process and monitors everything and it is not just a wholesale cutting of trees.

Mr. Scheible: What you are asking for tonight is permission to go into the second--

Mr. Purdy: Yes.

Mr. Scheible: The second and remaining, that is the remaining part now section two.

Mr. Purdy: Yes, right.

Mr. Scheible: To continue logging?

Mr. Purdy: Yes.

Mr. Scheible: Gentlemen, what is your pleasure?

Mr. Purdy: The parcel is very thickly wooded.

Mr. VanLeeuwen: There's alot of wood. I can't see any problem. It is better if he thins them out.

Mr. Lander: The ones to be cut will be marked.

Mr. Scheible: Is Mr. Karnig, I am just curious how this works. When he takes the trees, does Mr. Karnig come in after and make sure that he has made notes of how many trees are left in there.

Mr. Purdy: Absolutely. He states in the report that there is so many trees left that there is to much for him to count. I mean, but, he monitors the entire process. He watches the--he observes them cutting the trees. He makes sure it is done properly. They have to carry insurance. They have to be bonded. The whole bit. It is a very carefully done operation. We are relying on him.

Mr. Jones: Has it been logged out already?

Mr. Purdy: No, no sign of logging on this parcel in quite a few years. Sixty thousand board feet.

Mr. McCarville: Can we assume that the ones that he will be harvesting are the older ones between 70 and 80 years.

Mr. Purdy: Yes, there is nothing under 14 inches being taken. They are all, you know, just the larger trees.

Mr. VanLeeuwen: I make a motion that the Planning Board of the Town of New Windsor give permission to log and to finish the logging that has already been started regarding the project site of Husted, Townsend, Purdy - Subdivision, 86-81 as outlined by the report put together by Mr. Karnig as of August 14th, 1987.

Mr. Purdy: He had it graded as far as species.

Mr. Jones: I will second that motion.

ROLL CALL:

|                 |         |
|-----------------|---------|
| MR. JONES       | AYE     |
| MR. PAGANO      | ABSTAIN |
| MR. MC CARVILLE | AYE     |
| MR. LANDER      | AYE     |
| MR. VAN LEEUWEN | AYE     |
| MR. SCHIEFER    | ABSTAIN |
| MR. SHEIBLE     | AYE     |

Mr. Babcock: Here is a copy of the engineer's comments. You can keep for your files.

# DiNARDO & GILMARTIN

Attorneys at Law

90 East Main Street (Route 94)

P.O. Box 1000

Washingtonville, New York 10992

(914) 496-5414

(914) 294-6686

April 6, 1987

Robert E. DiNardo

Brian G. Gilmartin

John F. X. Burke

David A. Donovan

Hiram Anthony Raldiris

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

Attn: John A. Petro

Dear Mr. Petro:

Please be advised that I represent Frank Purdy, James Husted and Dwight Townsend who are the owners of premises located in the Town of New Windsor known by tax map designations 65-1-16.2 and are the contract vendees of premises located in the Town of New Windsor known as tax map parcel 65-1-34 and 65-1-35.2. Preliminary sketch plans for the development of these parcels have been prepared by Lou Grevas and some preliminary discussions have been had with the Town of New Windsor Planning Board.

The property is within the service area of the sewer district and the owners are preparing feasibility studies and engineering design plans to service the interior of the property with municipal sewer.

The owners would like to discuss with the Town Board, the feasibility of providing water to the property from the trunk line located within Riley Road. We would leave it to your judgment whether or not these initial discussions should be had at a work session or at a regular meeting.

In furtherance of this design, may I request that you contact either Lou Grevas or myself for the purposes of scheduling these discussions.

I thank you for your anticipated cooperation in this regard.

Very truly yours,

BRIAN G. GILMARTIN

BGG:pc

cc: John Purdy  
James Husted  
Dwight Townsend  
Lou Grevas  
Tad Seaman, Esq.

TOWN OF NEW WINDSOR  
PLANNING BOARD

RECEIVED *mp*

DATE 4-13-87

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

8 February 1989

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Carl Schiefer, Chairman

SUBJECT: SUBDIVISION FOR HUSTED, TOWNSEND AND PURDY, DEAN HILL  
ROAD

Dear Mr. Schiefer:

Enclosed are thirteen (13) copies of the Preliminary Subdivision Plan in the Subject matter. We note that this item has been placed on the Planning Board Meeting Agenda for this evening, 8 February 1989.

The purpose of this appearance is to request the scheduling of a Public Hearing, to be held at a future date.

The enclosed plan represents some changes from the plan previously presented the Board, in the following areas:

1. We have revised the road layout to provide an access point on Mount Airy Road;
2. We have provided Recreation Areas in the vicinity of the new road, as well as in the proposed Well Field;
3. We have shown the proposed water, sewer and storm drainage lines;
4. We have provided for the installation of sidewalks along one side of the roads within the subdivision.

If the plan is acceptable for scheduling the Public Hearing we will, within fourteen (14) days of such Public Hearing, provide Mr. Mark Edsall, P.E., with the following information for review prior to the hearing:

- a) A long form Environmental Assessment Statement, addressing storm water drainage, proposed water supply and sanitary sewage collection;
- b) Proposed Preliminary Road Profiles, showing road grades and proposed public improvements;
- c) A Typical Cross Section of the proposed roadway and sidewalk;

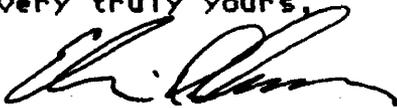
SUBJECT: SUBDIVISION FOR HUSTED, TOWNSEND AND PURDY, DEAN HILL  
ROAD

d) Proposals for uses of the Recreation Areas.

Given the time necessary to receive the list of Property Owners from the Assessor's Office, and the requirement for advertisement in the local official newspaper, we would anticipate that the Public Hearing could not be held until the 8 March 1989 meeting, at the earliest.

I will be in attendance to discuss this project at your meeting this evening.

Very truly yours,



Elias D. Grevas, L.S.  
President

EDG/ms  
Encl/as

cc: Mark Edsall, P.E.

(Purdy)  
(86-81)  
5/27/87

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: The last time we appeared before you it was our understanding the Board was going to consider this over and give us their idea on whether or not we should proceed in this fashion and to the Town Board for cluster application. We are here tonight to discuss your decision with you and get your feedback on our proposal.

Mr. Reyns: We had some discussion on this and I think that we probably indicated to our chairman that we should have a special meeting regarding these cluster developments because we are coming up with probably three of them and the rules and regulations are not all alike. And perhaps we should discuss this among the Boards before we tell a prospect just how he is going to have to comply because if we tell him if we give him one set of rules and it doesn't apply to the other situation and I don't think that is very good planning in the Town of New Windsor.

Mr. Scheible: I think this goes back.

Mr. Reyns: What I am asking for and probably will pole the Board and see if we can't come up with a meeting for this and ask what Mr. Grevas and our engineer think about such a thing because there are certain things that are going to have to be addressed here and if they are not addressed at this point you are going to have problems down the line and you are going to be giving these people the wrong guidelines and if you give them the wrong guidelines and go back to them and say you had that wrong it is going to cost them money and time and I don't think that is necessarily fair.

Mr. Grevas: If I may reply to that the procedures as we all know is to make the application to the Town Board for the open area development under Section 281 under the Town law. The reason we are appearing before you first it is a subdivision and we are going to need your positive recommendation when we go before the Board in backing this type of subdivision. We fully realize that the same number of units go on the site whether it is standard or cluster the reason for the cluster application is to preserve some of the green space provided buffers and I submit that the requirements set forth for the use of the green space either in the ordinance or by resolution but either of the Boards would be a matter of rules of the game. And I also submit that I think probably although many of the items are the same you'd almost have to take each situation on its own merit. There are some situations that lend themselves to this type of development and some that don't. I believe in this instance that this one does but as only my belief which is why we are here tonight. Also it happens to be my client's belief of course.

Mr. Van Leeuwen: Didn't we, going back 6 or 7 meetings didn't we look at both and didn't we tell him we'd prefer cluster?

Mr. Grevas: I think that is where we are at now.

Mr. Scheible: Here tonight is just for that which direction that they should go in. This goes back, he is very right in saying we don't have any cluster but we don't have any rules or guidelines of how a cluster development should be built until we start getting some rules and guidelines we'd better start thinking seriously. We have three or four in the Town now and every one of them is built

to a different spec. Be it the road widths, the surrounding areas here who owns what and who doesn't own what and we don't have any specifics.

Mr. Van Leeuwen: We don't have any guidelines set.

Mr. Grevas: I don't think you can set a set of guidelines maybe a sliding scale set depending on the zone of the project we brought in this projects as a mobile home we brought it in later on as a residential single family subdivision standard layout and we then considered the cluster layout. Two months ago we asked for this direction from the Board and what we are getting tonight is that we probably will not get any direction, probably until another set of meetings is held so all I am saying here is if we proceeded with a standard layout then we could proceed to preliminary, do our road design and get in and out even though that is not the way to develop this piece of property. All I am saying we have waited two months for the answer and the answer is that we should study it some more. Quite frankly we'd like to get started on the project it has been many months since we first came in here with mobile home parks. All I am saying here is if we are going to study the question further and come up with a set of guidelines wonderful I am all for guidelines we can all sink our teeth into if it is going to mean more delay our next application will be for a standard layout and we will forget cluster on the project.

Mr. Scheible: Are you threatening us?

Mr. Grevas: No sir. We just have to get going. We submitted this in March and weeks ago we were told we were going to be given an answer.

Mr. Reyns: If we go along with your thinking tonight and the move would be for us to give it a pleasing and pass it along to the Town Board is that what you are asking?

Mr. Grevas: Not necessarily no all I am saying is this the direction we should go in. I can't even apply to the Town Board, well I could but I don't want to without at least a direction I am not saying I want your full pleasing we are not into preliminary design yet there are a lot of things we have to design, road, water, sewer I want to know whether I can continue designing should I design it this way or standard layout. I am asking for direction.

Mr. Edsall: And whether or not that should be recognized is that the plan identified as sketch plan if you look in the ordinance there are very few things you have to have on a sketch plan I think what Lou, the way the ordinance is set up for cluster open space the Town Board has to approve the association or ownership for the open area. So if you give him direction that is where he wants to go we are bound on the the Town Board for saying yes or no they will go along with it.

Mr. Grevas: If the Planning Board is in back of a project they feel is important it makes a little more weight before the Town Board.

Mr. Mc Carville: You don't intend to leave the two turnarounds on there, they are mistakes aren't they?

Mr. Greva: No sir.

Mr. Mc Carville: And the space between 50 and 49 is for future access?

Mr. Grevas: Yes. That is right now the reason we left it open was because in your ordinance it says that you may request an opening through there and we have got that set as the highest point just in case.

Mr. Mc Carville: It would seem to me there would be some way you could bring the street through and only lose a lot.

Mr. Grevas: This is a sketch plan and by the time we will get through you will see a lot of changes.

Mr. Mc Carville: I think that the cluster plan I kind of like. I like the one proposed for 32 and I like this because if the proper restrictions are put on for the maintenance of the green area so that somebody down the road years from now is going to thank the Planning Board for having this type of thing. This is a very rural area this property surrounding it and it gives protection.

Mr. Lander: Generally, the open space I like but again like I will echo what I had said before the guidelines should be more defined on the other one Lou on 32 it is right in the deed for each lot.

Mr. Grevas: It is a parcel in a deed a restrictive parcel.

Mr. Lander: They are responsible for their own that is the biggest question that I think we all had was the open space.

Mr. Jones: That is my problem with the open space not becoming a catch all for grass cuttings, old sheds, motorcycles and everything else.

Mr. Van Leeuwen: What I'd like to see is the open spaces ties into the lots like we did down on 32, I like the idea of open space.

Mr. Reynolds: I don't think we should be discussing this part of the problem what we should be discussing here is do we want the concept.

Mr. Van Leeuwen: The concept is all right with me.

Mr. Scheible: I have nothing derogatory to say about the concept because this whole area is a wasteland anyhow here.

Mr. Grevas: It is more developed.

Mr. Scheible: As long as it is done appropriately but the concept I go along with.

Mr. Babcock: I have no problem with the concept of the whole thing, the problem I have with it is that every cluster development has different setbacks and when somebody comes in my office after these houses are built and they want to put up a shed or garage or whatever and they say where they live that is what determines what setbacks they use. If they are in R4 these are their setbacks now with all the clusters coming up and non-conforming lots it is almost impossible to figure that out. You have one development which is Butterhill which is being built so I have that under control but the idea these projects the only way you have it unless it is in the back the only way you can do it is to remember it.

Mr. Grevas: That is not true. On Butterhill subdivision map there is a typical cross section on every one of these there is a typical cross section plus zoning table.

Mr. Babcock: My suggestion was that if all the cluster developments even if it has to be a slide rule like Lou said should have some type of standard so that when I determine it is in a cluster development I can have something to go with.

Mr. Reys: This is why we should have a meeting and have that taken care of even though we discussed this tonight as to direction we can give them direction and then discuss this at another time.

Mr. Babcock: Would the setbacks be the same as Windsor Square? No, because this zone is an R3 zone which calls for an acre what we are proposing is 20,000 square feet or half acre 21,000 so these are different than Windsor Square. Because we started out with something different.

Mr. Van Leeuwen: There is another think you can do to eliminate the problem, when you write out the deed write a certain set of deed restrictions that there are no outside sheds of any kind.

Mr. Grevas: We took care of that on Windsor Square I hope to satisfy everybody and that is what I intend to do on every cluster plan I work on.

Mr. Van Leeuwen: We have to make sure it is on the deeds.

Mr. Grevas: When it is put on file in the Orange County Clerk's office as a restriction on the lot it is picked up by the title people. Yes it should be in the deeds.

Mr. Babcock: The one problem with the deeds is that when somebody comes for a permit they don't show me the deed.

Mr. Jones: These lots are all going to conform, not like Butterhill you come in later and you want to change people want to build and you didn't have the lines in the proper place.

Mr. Grevas: No.

Mr. Reys: "That the Planning Board of the Town of New Windsor give their approval to the cluster concept so that the applicant may proceed with their next steps relating to Husted, Townsend and Purdy Subdivision." Seconded by Mr. Van Leeuwen.

|           |                 |     |
|-----------|-----------------|-----|
| ROLL CALL | MR. JONES       | AYE |
|           | MR. VAN LEEUWEN | AYE |
|           | MR. MC CARVILLE | AYE |
|           | MR. LANDER      | AYE |
|           | MR. SCHEIBLE    | AYE |
|           | MR. REYNS       | AYE |

LEXINGTON GATE SITE PLAN (86-17)

INTER-OFFICE CORRESPONDENCE

86-81

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 1 July 1988  
SUBJECT: Husted, Townsend & Purdy Subdivision

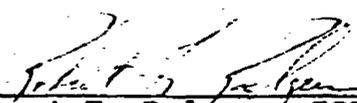
Planning Board Reference Number: 86-81  
Fire Prevention Reference Number: 88-54

A review of the above subdivision, as prepared by Elias D. Grevas, LS, revision dated 7 March 1988 was reviewed on 28 June 1988, with the following being noted.

- 1) Assuming there will be on street parking, it is recommended that the street width meet the present town code specification of thirty-four (34) feet of pavement.
- 2) This area presently does not have town water. On lot number 72, a 10,000 gallon in ground water storage tank, kept filled at all times is to be located for use by the fire department. Additionally, a pump house is to be erected with a 500 gallon per minute pump and an emergency back up system, permanently connected to the water storage tank in order to fill fire department tankers.

OR

- 3) The subdivision be connected to the town water system using eight (8) inch water mains and fire hydrants spaced every five hundred feet (500').

  
Robert F. Rodgers, CCA  
Fire Inspector

August 14, 1987

Messrs. Purdy, Townshend and Husted  
Re. 13 acre property on Riley Road,  
New Windsor, New York

REPORT AND RECOMMENDATIONS FOR THIS WOODLAND

This woodland is composed primarily of mixed oak timber with most of the trees in sawtimber sizes. Associated species consist of tulip poplar, red maple, white ash, hickory and basswood. Most of the land is well drained having slopes no greater than 5 to 10%. Adequate moisture and aspect have created better than average growing conditions for trees. Growth rates are rapid particularly for the oak species.

I estimate that the bulk of the trees on this site are between 70 and 80 years of age. There is no evidence of recent timber harvesting or any other disturbance for several decades.

Attached hereto is an inventory of the tract detailing all of the living trees twelve inches and larger. I did not catalog the smaller trees since they were too numerous to count and have little value when compared to the mature timber present on the property. Observations made during my survey of the timber lead me to conclude that there is adequate advance reproduction of desirable oaks, maple, ash and tulip poplar to revegetate the land following a selective cutting of the mature trees. Fortunately, deer populations are quite low in this area and this factor will allow new growth to develop at an optimum rate.

The inventory sheet shows tree numbers and associated board foot volumes arranged by tree diameter and by species. The totals at the lower right hand portion of the sheet summarize my findings. If one assumes harvesting only the trees 16 inches and larger, slightly more than half of the trees will be eliminated from the woods. One quarter of the board foot volume will be retained for future growth. Sufficient numbers of trees will be harvested (60,210 board ft.) to attract a commercial logger. The timber sale will be regulated and supervised by a professional forester and only marked trees will be designated to be cut under the provisions of a written contract.

Justification for harvesting this timber in the near future can be summarized for the following reasons:

1. Nearly three hundred trees or three fifths are mature and of those quite a few are well past their prime.

2. Approximately 5 to 10 percent of the sawtimber trees have died within the last five years. This mortality is probably the result of recent gypsy moth infestations. Each year more trees are dying and causing monetary loss to the owners.
3. As already noted, reproduction of valuable tree species is quite adequate throughout the tract. Sapling and pole sized trees are well distributed over the woodland.
4. Gentle slopes coupled with careful skidding will prevent any erosion from occurring as a result of tree removal.
5. The value of timber stumpage is presently at an historic high. The owners need to consider the demand factor in timing a sale of this resource since lumber prices tend to be rather volatile and unpredictable.

  
Jack J. Karnig  
Forester

86-81



Lois Heimbach  
County Executive

**Department of Planning  
& Development**

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

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
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 D P & D Reference No. NWT 42-88 N  
County I.D. No. 65 / 1 /16.2,34,35.2

Applicant Hustid, Townsend, and Purdy

Proposed Action: Major Subdivision- Dean Hill Road

State, County, Inter-Municipal Basis for 239 Review within 500 feet of I-87

Comments: 1. The responsibility of the construction of Dean Hill Road needs to be clarified.  
2. The placement of the open space area should be reconsidered. The purpose of the open space area is unclear. The open space preserved is not unique nor is the open space designed as one contiguous area. The narrow strips will not be used by the residents of the subdivision.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination \_\_\_\_\_ Disapproved \_\_\_\_\_ Approved XXXXXX

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

July 20, 1988  
Date

Commissioner



COUNTY OF ORANGE  
LOUIS HEIMBACH, COUNTY EXECUTIVE

86-81  
file  
Department of Public Works  
ROUTE 17-M P.O. BOX 509  
GOSHEN, NEW YORK 10924  
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.  
Commissioner

July 22, 1988

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

Attn: Henry Scheible, Chairman

Re: Subdivision Review  
Hustid/Townsend/Purdy ✓  
SBL: 55/1/16.2, 34, 35.2  
Dean Hill Road  
Town of New Windsor

Dear Mr. Scheible:

Our Department received an "undated" and "unsigned" submission from the Town on the referenced matter.

We decline comments on the proposal insofar as we anticipate minimal impact on the County Road System as a result of the same.

Very truly yours,

*William E. Duggan*

William E. Duggan  
Senior Engineer

WED/sjn



86 87

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
ALBANY, NEW YORK 12250

Albert E. Dickson  
Regional Director

*FILE*

Franklin E. White  
Commissioner

June 23, 1988

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

Re: Subdivision of Husted,  
Townsend & Purdy  
Riley & Dean Hill Rd.

Dear Sir:

We have reviewed this matter and please find our comments checked below:

- A Highway Work Permit will be required
- No objection
- Need additional information  Traffic Study  
 Drainage Study
- To be reviewed by Regional Office
- Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: No State Right of Way is affected by this subdivision.

Very truly yours,

*W. Edge*  
William Edge  
C.E. I Permits  
Orange County

WE:rl

6-20-88

*Wood, Townsend & Perry*

St. 51

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, DISTRICT O.C.H. O.C.  
WATER, SEWER, HIGHWAY REVIEW BOARD D. P. W.

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

If disapproved, please list reason.

REC'D. R4

JUN 22 1988

*IT APPEARS THAT NO STATE R.O.W.  
IS AFFECTED*

*W. Edge*  
HIGHWAY SUPERINTENDENT  
N.Y.S. D.O.T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

# Department of Health

124 MAIN STREET  
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

June 23, 1988

*FILE*

RE: Husted, Townsend & Purdy  
Subdivision - Dean Hill Rd.  
Town of New Windsor

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

Gentlemen:

The depicted project requires central water and sewage facilities to receive our approval.

The requisite order of review is:

- 1A - Approval of sewage facilities by NYS Department of Environmental Conservation
- 1B - Approval of water taking and supply plans by NYS Department of Environmental Conservation and NYS Department of Health
- 2 - Approval of realty subdivision by Orange County Department of Health
- 3 - Final approval of subdivision by your Board

Very truly yours,

*M. J. Schleifer*  
M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

86-81

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
112 DICKSON STREET  
NEWBURGH, NEW YORK 12550

Albert E. Dickson  
Regional Director

Franklin E. White  
Commissioner

June 23, 1988

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

Re: Subdivision of Husted,  
Townsend & Purdy  
Riley & Dean Hill Rd.

Dear Sir:

We have reviewed this matter and please find our comments checked below:

- A Highway Work Permit will be required
- No objection
- Need additional information  Traffic Study  
 Drainage Study
- To be reviewed by Regional Office
- Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: No State Right of Way is affected by this subdivision.

Very truly yours,

*W. Edge*  
William Edge  
C.E. I Permits  
Orange County

WE:rl

6-20-88

*Trusted, Townsend & Purdy*

86-81

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, ~~PLUMBING~~ O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

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

If disapproved, please list reason.

REC'D. R4

JUN 22 1988

*IT APPEARS THAT NO STATE R.O.W.  
IS AFFECTED*

*W. Edgee*  
HIGHWAY SUPERINTENDENT  
*N.Y.S. D.O.T.*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

**TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET**

PROJECT NAME: Thisted, Townsend & Purdy Subdivision

PROJECT NO. : 86-81

TYPE OF PROJECT: Subdivision  Site Plan \_\_\_\_\_  
 Lot Line Change \_\_\_\_\_ Other (Describe) \_\_\_\_\_

| <u>TOWN DEPARTMENT REVIEWS:</u> | <u>Date App'd</u> | <u>Date Not App'd</u> | <u>Not Required</u> |
|---------------------------------|-------------------|-----------------------|---------------------|
| Planning Board Engineer         | _____             | _____                 | _____               |
| Highway                         | _____             | _____                 | _____               |
| Bus. Fire Prev.                 | _____             | _____                 | _____               |
| Sewer                           | _____             | <u>6-22-88</u>        | _____               |
| Water                           | _____             | _____                 | _____               |
| Flood                           | _____             | _____                 | _____               |

OUTSIDE DEPT./AGENCY REVIEWS:

|                 |       |       |       |
|-----------------|-------|-------|-------|
| DOT             | _____ | _____ | _____ |
| DEC             | _____ | _____ | _____ |
| O/C PLANNING    | _____ | _____ | _____ |
| O/C HEALTH      | _____ | _____ | _____ |
| NYSDOH          | _____ | _____ | _____ |
| OTHER (SPECIFY) | _____ | _____ | _____ |

SEOR: Lead Agency Action \_\_\_\_\_  
 Determination \_\_\_\_\_  
 EAF Short \_\_\_\_\_ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
 Proxy: Filed \_\_\_\_\_ Representative \_\_\_\_\_

PUBLIC HEARING: Held (DATE) \_\_\_\_\_ Waived\* \_\_\_\_\_  
 Other \_\_\_\_\_  
 (\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

Sketch Plan Date \_\_\_\_\_ + 30 days = Action Date \_\_\_\_\_  
 Preliminary P/H Date \_\_\_\_\_ 45 days = Action Date \_\_\_\_\_  
 Preliminary App'l Date \_\_\_\_\_ 6 months = Final Resub. Date \_\_\_\_\_  
 Final Plan Date \_\_\_\_\_ 15 days = Final App'l Date \_\_\_\_\_

TIME SEQUENCING:  
(SITE PLANS)

Presubmission Conf. Date \_\_\_\_\_ + 6 months = Submittal Date \_\_\_\_\_  
 First Meeting Date \_\_\_\_\_ + 90 days = Final App'l Date \_\_\_\_\_

6-20-88

Hustler, Townsend & Purdy

86-81

BUILDING INSPECTOR, P. D. ENGINEER, FIRE INSPECTOR, D. O. T. O. C. H. O. C. P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias D. Grevas for the building or subdivision of  
Townsend & Purdy has been  
reviewed by me and is approved   
disapproved \_\_\_\_\_.

If disapproved, please list reason.

There is no town water in this area as yet.

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

John D. [Signature]  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

6-20-88

Husted, Townsend + Rudy

86-81

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, HIGHWAY REVIEW BOARD: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias Grevas for the building or subdivision of  
James Husted, Dwight Townsend has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_

If disapproved, please list reason.

no information regarding wastewater disposal

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

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

[Signature]  
SANITARY SUPERINTENDENT

June 22, 1988  
DATE



86

ELIAS D. GREVAS, L.S.

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

14 June 1988

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: HUSTED, TOWNSEND & PURDY SUBDIVISION, DEAN HILL ROAD

Dear Mr. Scheible:

As you may recall, this site has been before the Planning Board on several occasions for the past few years. The last presentation to the Board was for a Single-Family "Cluster" subdivision with lot sizes at 15,000 square feet.

Since that plan was presented, the Town Board has made it clear that cluster subdivisions are not acceptable. Therefore, we have prepared a "standard" layout for the site, with lot sizes at 21,780 square feet. This is based on the availability of sanitary sewage collection (the property lies in a Sewer District) and the availability of water, by means of central wells on site. The wells have been drilled and tested, and found to be of sufficient capacity for the proposed subdivision. Our clients, however, have petitioned the Town Board for inclusion of these lots in the proposed Water District for this area, and would interconnect with that system when and if available.

Since this project has been before the Board previously, we request that the enclosed Sketch Layout be placed on your earliest possible meeting Agenda, so that we may proceed to the Preliminary Plan.

If you, or any of the Board Members, have any questions concerning this project, prior to a meeting, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas, L.S.

encl/as (14 copies)

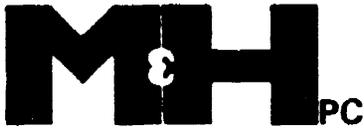
EDG/bg

cc: Mr. Mark Edsall, P.E.

Mr. Frank D. Purdy

Danza, Smith & Commorata

Robert DiNardo, Esq.



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

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.  
Associate

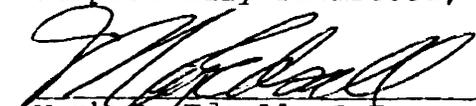
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Husted-Townsend-Purdy Subdivision  
PROJECT LOCATION: Dean Hill Road and Riley Road  
NW #: 86-81  
11 February 1987

- 1). The Applicant proposes a ninety-six (96) lot subdivision off a 63.7 +/- acre parcel. The Plan was submitted and reviewed as a Sketch Plan.
- 2). It is understood that future submittals will be of a more appropriate scale such that Bulk Table requirements can be verified.
- 3). A cursory review indicates that Lot No.'s 13,14 and 76 may not meet the lot width requirements. In addition, the usable building area for Lot 38 is questioned.
- 4). It appears that three portions of the main loop road will need grade revisions to meet the maximum 10% requirement; future submittals should include road profiles to verify compliance.
- 5). The Board may wish to discuss the status and the future plans for what appears to be a relocation of Dean Hill Road in the southern section of the property.

Respectfully submitted,

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

MJEfmD

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED *vp*  
DATE 2-11-87



**ELIAS D. GREVAS, L.S.**

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

16 October 1986

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

SUBJECT: PROPOSED SUBDIVISION OF LANDS OF HUSTED, TOWNSEND &  
PURDY, DEAN HILL ROAD

Dear Mr. Reynolds:

Reference is made to our past appearances before your Board concerning the development of this parcel. As you will recall, the original proposal for this site was for a Mobile Home Park. Based on the Planning Board's comments at that meeting, our clients have decided to propose a single-family residential subdivision. As can be seen on the enclosed Sketch Plan, the project would consist of approximately 96 lots at 21,780 square feet per lot, in accordance with the Zoning Requirements for R-3 and assuming the availability of Town sewer and water.

At our next meeting with your Board, we would like to address the possibility of a "Cluster" layout for this site, providing the same number of units with a smaller lot size, which would provide additional green space around the perimeter.

We would appreciate placement of this item on your Planning Board meeting agenda at your earliest possible convenience.

Very truly yours

Elias D. Grevas, L.S.

encl/as

EDG/bg

cc: Frank D. Purdy  
w/encl

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?
2. Will there be a major change to any unique or unusual land form found on the site?
3. Will project alter or have a large effect on an existing body of water?
4. Will project have a potentially large impact on groundwater quality?
5. Will project significantly effect drainage flow on adjacent sites?
6. Will project affect any threatened or endangered plant or animal species?
7. Will project result in a major adverse effect on air quality?
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community?
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency?
10. Will project have a major effect on existing or future recreational opportunities?
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?
13. Will project have any impact on public health or safety?
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?
15. Is there public controversy concerning the project?

PREPARER'S SIGNATURE:

[Signature]

TITLE:

LAND SURVEYOR

REPRESENTING:

HUSTO-TOWNSEND-PURDY

DATE:

17 Oct. 1980

9/1/78

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

92

(This is a two-sided form)

Date Received 10/20  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid 25<sup>00</sup> pd

8681

APPLICATION FOR SUBDIVISION APPROVAL

Date: 17 Oct. 1986

1. Name of subdivision HUSTEO-TOWNSEND-PURDY
2. Name of applicant DWIGHT TOWNSEND Phone \_\_\_\_\_  
Address 14 FENMORE DRIVE, WAPPINGERS FOLS, N.Y. 12590  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record James Husteo, Dwight Townsend, Phone \_\_\_\_\_  
Frank Purdy  
Address c/o Frank Purdy, RD 2, Route 94, Box 108, NEWBURGH, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ELIAS D. GREVAS, L.S. Phone (914) 562-8667  
Address 39 QUASSACK AVE., NEW WINDSOR, N.Y. 12550  
(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 North side of Dean Hill Road  
(Street)  
600<sup>±</sup> feet West of Riley Road  
(direction)
7. Total Acreage 63.7<sup>±</sup> Zone R-3 Number of Lots 96
8. Tax map designation: Section 65 Lot(s) 16, 2, Block 1
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.

Section 65 Block(s) 1 Lot(s) 47

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land 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, D. WEGAT TOWNSEND, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

[Signature]

Mailing Address 14 FENMORE DR  
WAPPINGERS FALLS, N.Y. 12590

SWORN to before me this

17<sup>th</sup> day of October, 1980

[Signature]  
NOTARY PUBLIC

[Signature]  
WITNESSED

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires Oct 30, 1982  
Reg. No. 4673512