

PB# 86-88

Liberty Meadows

52-1-1

Liberty Meadows - 86-88
approved 7/28/89



Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 86-88

7/21 1989

RECEIVED FROM Properties of America
Four Thousand Five Hundred - DOLLARS

Account Total \$ 4,500.00

Amount Paid \$ 4,500.00

Balance Due \$ -0-

Myra Mason

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 86-88

7/21 1989

RECEIVED FROM Properties of America
Thirteen Thousand Five Hundred Fifty Eight DOLLARS

(\$13,558.00 = 4 1/2% inspection fee) Liberty Meadows

Account Total \$ 13,558.00

Amount Paid \$ 13,558.00

Balance Due \$ -0-

Myra L. Mason

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

General Receipt

10752

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N.Y. 12550

Received of

(Liberty Meadows) July 24 19 89
Properties of America \$ 1,382.10

One thousand three hundred eighty two and 10/100 DOLLARS

For

P/B fee \$540.00 - Engineering Fees \$842.10

DISTRIBUTION

FUND

CODE

AMOUNT

2882

2-1-1

ORANGE COUNTY

meadows

28-89

Index Clerk

Pauline J. Townsend
EC
Town Clerk

Title

Liberty Meadows fees:

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12550

NO. 86-88

7/21 1989

RECEIVED FROM Properties of America

Thirteen Thousand Five Hundred Fifty Eight DOLLARS

(\$13,558.00 = 4% inspection fee) Liberty Meadows

Account Total \$ 13,558.00

Amount Paid \$ 13,558.00

Balance Due \$ -0-

Myra L. Mason

TOWN OF NEW WINDSOR		General Receipt		10752
555 Union Avenue New Windsor, N.Y. 12550		<u>Liberty Meadows July 24 19 89</u>		
Received of <u>Properties of America</u>				\$ <u>1,382.10</u>
<u>One thousand three hundred eighty two and 10/100</u>				DOLLARS
For <u>P/B fee \$540.00 - Engineering Fees \$842.10</u>				
DISTRIBUTION # <u>86-88</u>				
FUND	CODE	AMOUNT		
CHAIRPERSON: <u>9582</u>				
TOWN: <u>N. Windsor</u>				
CITY: <u>52-1-1</u>				
VILLAGE: <u>Liberty Meadows</u>				
THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:				
TITLE: <u>Sub Plan Liberty Meadows</u>				
DATED: <u>5-17-89</u>				
FILED: <u>8-1-89</u>				
APPROVED BY: <u>Carl Schaffer</u> 7-28-89				
RECORDING INDEX CLERK: <u>S. Cavall</u>				
		<u>Pauline J. Towneal</u>		EC
		<u>Town Clerk</u>		Title
Liberty Meadows fees:				
Pre-Prelim		100.00		
Prelim. Plat		100.00		
Final Plat		190.00		
Final Plat Sec. Fee		150.00		
Eng. Fees		842.10		
		<u>\$ 1,382.10</u>		
Recreation fee		<u>\$ 4500.00</u>		
18 X 250.00				
Paragraph 6I3				
of The Subdivision \$				
Regulation		<u>13,558.00</u>		
343-3978				

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.
VINCENT I. SOUKUP, P.E.
FRANK A. BAUER, L.S.
JOSEPH D. HENRY, C.E.
CECIL A. FOTTY, C.E.

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940
PHONE (914) 343-0781
343-5569

July 30, 1987

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

ATTN: Henry Scheible, Chairman

RE: Preliminary Plan Revisions/Liberty Meadows ⁸⁶⁻⁸⁸
Proposed 23 lot subdivision (+146 acre parcel)
Route 207, Beattie Road & Shaw Road Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

In accordance with the Town of New Windsor Planning Board's conditional preliminary plan approval, we have this date submitted plans to the Orange County Health Department for their review, comment, and approval.

The plans submitted now include items requested by the Planning Board, including:

- 1) Schwartz Lane extension and connection provision and conditions.
- 2) Storm water detention basin in proposed drainage easement area.
- 3) Technical details and notes required by the Orange County Health Department for their review purposes.

I believe that these items now satisfy all the Planning Board's preliminary approval discussion items.

By copy of this letter, I am sending to the Town Engineer and to the Town Highway Superintendent one(1) set of plans for their further review and comment, if any.

In accordance with your board's resolution, our client is preparing to clear, grade and start construction of the proposed project road.

TOPOGRAPHIC SURVEYING & MAPPING
FEASIBILITY STUDIES
CONTROL

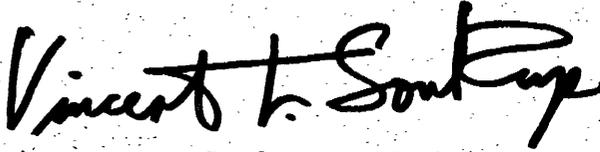
ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

LAND USE STUDIES
SOIL STUDIES & FOUNDATION DESIGN
LAND SUBDIVISION
MUNICIPAL ENGINEERING

Page 2

If there are any additional outstanding items, or if there are any further questions, we would appreciate being advised.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.

VLS/cm

Encl. (1 set of plans showing O.C.H.D. submission)

cc: Bruce Birnbaum

Estate of H. Fabricant

Hwy. Superintendent w/encl.

Town Engineer w/encl.

TR-55 STORAGE VOLUME FOR DETENTION BASINS

VERSION 1.11

Project : LIBERTY MEADOWS
County :
Subtitle: FUTURE CONDITION

State:

User: JDH
Checked: _____

Date: 07-14-87
Date: _____

Drainage Area: 42.5 Acres

Rainfall Frequency: 25 years

Rainfall-Type: III

Runoff: 3.9 inches

Peak Inflow: 164 cfs

Peak Outflow: 99 cfs

Detention Basin Storage Volume: 0.93 inches or

3.3 acre feet

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

Total watershed area: 0.066 sq mi Rainfall type: III Frequency: 25 years

	Subareas			
	I-A	I-B	I-C	I-D
Area(sq mi)	0.00*	0.00*	0.01*	0.05*
Rainfall(in)	6.5	6.5	6.5	6.5
Curve number	74*	74*	77*	77*
Runoff(in)	3.61	3.61	3.92	3.92
Tc (hrs)	0.18*	0.14*	0.07*	0.01*
(Used)	0.00	0.10	0.10	0.10
TimeToOutlet	0.06*	0.03*	0.01*	0.00
(Used)	0.00	0.10	0.00	0.00
Ia/P	0.11	0.11	0.09	0.09
(Used)	0.11	0.11	0.10	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)			
		I-A	I-B	I-C	I-D
11.0	7	0	0	1	6
11.3	10	0	1	1	8
11.6	15	0	1	2	12
11.9	43	1	2	5	35
12.0	59	1	2	7	49
12.1	105	2	4	13	86
12.2	164P	4	6	20P	134P
12.3	137	5P	9P	16	107
12.4	94	4	9	11	70
12.5	72	3	7	8	54
12.6	52	2	5	6	39
12.7	36	2	4	4	26
12.8	27	1	3	3	20
13.0	23	1	2	3	17
13.2	18	1	1	2	14
13.4	17	1	1	2	13
13.6	16	1	1	2	12
13.8	14	0	1	2	11
14.0	13	0	1	2	10
14.3	11	0	1	1	9
14.6	10	0	1	1	8
15.0	9	0	1	1	7
15.5	8	0	1	1	6
16.0	6	0	0	1	5
16.5	6	0	0	1	5
17.0	5	0	0	1	4
17.5	5	0	0	1	4
18.0	3	0	0	0	3
19.0	3	0	0	0	3
20.0	3	0	0	0	3
22.0	2	0	0	0	2
26.0	0	0	0	0	0

TR-55 Tc and Tt THRU SUBAREA COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

----- Subarea #1 - I-A -----									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.02	C					0.181
									Time of Concentration = 0.18*
=====									

----- Subarea #2 - I-B -----									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.04	C					0.137
									Time of Concentration = 0.14*
=====									
Shallow Concent'd		300	.04	U					0.026
									Travel Time = 0.03*
=====									

----- Subarea #3 - I-C -----									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	150	.07	C					0.063
Shallow Concent'd		150	.07	P					0.008
									Time of Concentration = 0.07*
=====									
Shallow Concent'd		300	.07	P					0.015
									Travel Time = 0.02*
=====									

----- Subarea #4 - I-D -----									
Flow Type		Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Shallow Concent'd		300	.1	P					0.013
									Time of Concentration = 0.01*
=====									
Shallow Concent'd		300	.1	P					0.013
									Travel Time = 0.01*
=====									

* - Generated for use by TABULAR method.

TR-55 Tc and Tt THRU SUBAREA COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

--- Sheet Flow Surface Codes ---

A Smooth Surface
 B Fallow (No Res.)
 C Cultivated < 20 % Res.
 D Cultivated > 20 % Res.
 E Grass-Range, Short

F Grass, Dense
 G Grass, Bermuda
 H Woods, Light
 I Woods, Dense

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

* - Generated for use by TABULAR method

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION
 Subarea : I-D

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Residential districts (by average lot size)	Avg % imperv			
2 acre	12	-	30.5(77)	2.5(82)
Total Area (by Hydrologic Soil Group)			<u>30.5</u>	<u>2.5</u>

SUBAREA: I-D TOTAL DRAINAGE AREA: 33 Acres WEIGHTED CURVE NUMBER: 77

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION
 Subarea : I-C

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Residential districts Avg % imperv				
(by average lot size)				
2 acre 12	-	-	5(77)	-
Total Area (by Hydrologic Soil Group)			<u>5</u>	

SUBAREA: I-C TOTAL DRAINAGE AREA: 5 Acres WEIGHTED CURVE NUMBER: 77

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION
 Subarea : I-B

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Good condition; grass cover > 75%,	-	-	3(74)	-
Total Area (by Hydrologic Soil Group)			<u>3</u>	

SUBAREA: I-B TOTAL DRAINAGE AREA: 3 Acres WEIGHTED CURVE NUMBER: 74

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: FUTURE CONDITION
 Subarea : I-A

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.) Open space (Lawns, parks etc.) Good condition; grass cover > 75%:	-	-	1.5(74)	-
Total Area (by Hydrologic Soil Group)			<u>1.5</u>	

 SUBAREA: I-A TOTAL DRAINAGE AREA: 1.5 Acres WEIGHTED CURVE NUMBER: 74

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: PRESENT CONDITION

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

Total watershed area: 0.066 sq mi Rainfall type: III Frequency: 25 years

	Subareas			
	I-A	I-B	I-C	I-D
Area(sq mi)	0.00*	0.00*	0.01*	0.05*
Rainfall(in)	6.5	6.5	6.5	6.5
Curve number	65*	65*	65*	66*
Runoff(in)	2.72	2.72	2.72	2.82
Tc (hrs)	0.16*	0.12*	0.09*	0.24*
(Used)	0.20	0.10	0.10	0.20
TimeToOutlet	0.11*	0.11*	0.11*	0.00
(Used)	0.10	0.10	0.10	0.00
Ia/P	0.17	0.17	0.17	0.16

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)			
		I-A	I-B	I-C	I-D
11.0	3	0	0	0	3
11.3	3	0	0	0	3
11.6	6	0	0	1	5
11.9	16	0	1	2	13
12.0	26	1	2	3	20
12.1	40	1	3	5	31
12.2	73	1	5	8	59
12.3	99P	2	7P	11P	79P
12.4	89	3P	6	11	69
12.5	69	3	5	8	53
12.6	53	2	4	6	41
12.7	40	2	3	5	30
12.8	27	1	2	3	21
13.0	19	1	1	2	15
13.2	16	1	1	2	12
13.4	13	0	1	2	10
13.6	12	0	1	1	10
13.8	11	0	1	1	9
14.0	10	0	1	1	8
14.3	9	0	1	1	7
14.6	9	0	1	1	7
15.0	8	0	1	1	6
15.5	6	0	0	1	5
16.0	6	0	0	1	5
16.5	5	0	0	1	4
17.0	4	0	0	1	3
17.5	3	0	0	0	3
18.0	3	0	0	0	3
19.0	2	0	0	0	2
20.0	2	0	0	0	2
22.0	2	0	0	0	2
26.0	0	0	0	0	0

P - Peak Flow * - value(s) provided from TR-55 system routines

Project : LIBERTY MEADOWS
 County :
 Subtitle: PRESENT CONDITION

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

----- Subarea #1 - I-A -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.02	B					0.156
									Time of Concentration = 0.16*

=====

----- Subarea #2 - I-B -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.04	B					0.118
									Time of Concentration = 0.12*

=====

----- Subarea #3 - I-C -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.07	B					0.095
									Time of Concentration = 0.09*

=====

----- Subarea #4 - I-D -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.034	B					0.126
Open Channel		1100						2.8	0.109
									Time of Concentration = 0.24*
Open Channel		1100						2.8	0.109
									Travel Time = 0.11*

=====

--- 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 : LIBERTY MEADOWS
 County :
 Subtitle: PRESENT CONDITION
 Subarea : I-D

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	A	Hydrologic Soil Group		D
		B	C	
		Acres (CN)		
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix	good	-	28.5(65)	2.5(73)
Woods - grass combination	good	-	2(72)	-
Total Area (by Hydrologic Soil Group)			<u>30.5</u>	<u>2.5</u>

SUBAREA: I-D TOTAL DRAINAGE AREA: 33 Acres WEIGHTED CURVE NUMBER: 66

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
County :
Subtitle: PRESENT CONDITION
Subarea : I-C

State:

User: JDH
Checked: _____

Date: 07-14-87
Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
Acres (CN)				
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix good	-	-	5(65)	-
Total Area (by Hydrologic Soil Group)			<u>5</u>	

SUBAREA: I-C TOTAL DRAINAGE AREA: 5 Acres WEIGHTED CURVE NUMBER: 65

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: PRESENT CONDITION
 Subarea : I-B

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix good	-	-	3(65)	-
Total Area (by Hydrologic Soil Group)			<u>3</u>	

SUBAREA: I-B TOTAL DRAINAGE AREA: 3 Acres WEIGHTED CURVE NUMBER: 65

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : LIBERTY MEADOWS
 County :
 Subtitle: PRESENT CONDITION
 Subarea : I-A

State:

User: JDH
 Checked: _____

Date: 07-14-87
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix good	-	-	1.5(65)	-
Total Area (by Hydrologic Soil Group)			<u>1.5</u>	

 SUBAREA: I-A TOTAL DRAINAGE AREA: 1.5 Acres WEIGHTED CURVE NUMBER: 65

PROPERTY DESCRIPTION

SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE		
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV	TOTAL
52	1	99	TOWN OF NEW WINDSOR	3	4						

OWNER NO.	LOCATION	DIMENSIONS	ACRES
	LT 22 SEC 1 LIBERTY MEADOW MAP 9582		11.1

OWNER ADDRESS ↓	OWNERSHIP RECORD		
	DATE	BOOK	PAGE
FIRST HUDSON LAND COMPANY, INC. 660 EAST MAIN STREET, SUITE 1A, MIDDLETOWN, NY	10 19 87	2816	285
Evergreen Venture Capital Corp. 237 Glen Street, Glen Falls, NY 12801	11 79 1	3397	155
First Benmar 799 Main Street, Dalton, MASS 01226	11 79 1	3397	173
THE FIRST NATIONAL BANK OF GLENS FALLS 237 Glen Street, Glens Falls, NY 12801	3 21 94	4011	120
SOWAMCO XXI LTD c/o J-Hawk Corp., PO Box 8216, Waco, TX 76714	2 27 96	4347	17
TIMMONS WILLIAM F & PATRICIA M PO Box 86, Salisbury Mills, NY 12577	4 3 96	4363	337
Timmons William 147 Renwick Street, Newburgh, NY 12550	2 25 00	5249	246
Butler Dennis A. 21 Burnett Way, Washingtonville, NY 10992	1 5 01	5437	78

INTER-OFFICE CORRESPONDENCE

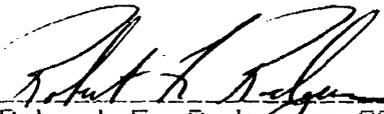
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 27 February 1989
SUBJECT: Liberty Meadows Subdivision
PLANNING BOARD REFERENCE NUMBER: PB-86-88
FIRE PREVENTION REFERENCE NUMBER: FPS-89-017

A review of the above referenced subject site plan/ sub-division was conducted on 27 February 1989.

This site plan was previously approved under the following Fire Prevention Reference number(s) of: 87-03, 87-36, 87-45 and 89-09.

This site plan is found acceptable.

PLAN DATED: 11 February 1989, Revision 3


Robert F. Rodgers; CCA
Fire Inspector



First National Bank of Glens Falls

237 Glen Street, P.O. Box 311
Glens Falls, New York 12801-0311
518-792-1151

David L. Norris
Executive Vice President

IRREVOCABLE LETTER OF CREDIT

Letter of Credit No. 318-89

June 9, 1989

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

Ladies and Gentlemen:

We hereby establish an Irrevocable Letter of Credit in your favor for a sum not exceeding Two Hundred Fifty Two Thousand and 00/100 dollars (\$252,000.00) for the account of First Hudson Land Company, Inc., which covers completion of subdivision roads and drainage improvements. Acceptance of this Letter of Credit replaces Letter of Credit # 310-89.

This sum is available on presentation of your draft drawn on us at sight to this office bearing this credit number. Drafts are to be accompanied by the following documents:

Your signed statement, purportedly signed by an officer, indicating name and title reading "The road and drainage improvements in Liberty Meadows Subdivision have not been completed."

Any draft under this Letter and in conformity with the terms of this Letter of Credit will be duly honored upon presentation. This Letter of Credit shall remain in full force and effect until acceptance of the completion of the subdivision road and drainage improvements.

Your negotiation of any draft or drafts under this Letter of Credit shall be considered a guarantee to The First National Bank of Glens Falls that the terms and conditions expressed therein have been fulfilled.

Except as otherwise stated, this Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), the International Chamber of Commerce Brochure No. 400.

Very truly yours,

THE FIRST NATIONAL BANK OF GLENS FALLS

David L. Norris
Executive Vice President

/dad

An Evergreen Bank



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

June 13, 1989

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

ATTENTION: GEORGE GREEN, SUPERVISOR

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

ATTENTION: CARL SCHIEFER, CHAIRMAN

SUBJECT: ~~WINDSOR MEADOWS SUBDIVISION~~ - PERFORMANCE BOND

Gentlemen:

Please be advised that we are in receipt of an Irrevocable Letter of Credit dated 9 June, 1989 in regard to establishing a form of security in lieu of a performance bond for the first 1800 +/- lineal feet of the proposed subdivision roadway. In line with our review of this Irrevocable Letter of Credit, please be advised of the following:

The amount of \$252,000.00 appears to be in compliance with our recommendations of 24 January, 1989 to the Planning Board. In addition, we have discussed the form of this security with the Town Attorney, Mr. Tad Seaman, and he indicates that this type of security would be acceptable. We would suggest, however, that this be confirmed prior to acceptance and filing with the Town Clerk.

In addition to the above, prior to final signature by the Planning Board Chairman, the applicant must deposit with the Town in a cash escrow account \$13,558.00 (4% of \$338,950.00). This amount covers the cost to be incurred by the Town for administrative, legal, supervisory and engineering inspection costs. Costs in excess of this amount, should they occur, must also be paid by the applicant.

We are hopeful that the above is acceptable for your review and acceptance, however, if you should have any questions in this matter, please contact our office.

Very truly yours,



Richard D. McGoey, P.E.
Engineer for the Town

RDM:mlm

cc: Pauline Townsend, Town Clerk
Tad Seaman, Attorney for the Town
Michael Babcock, Building Inspector
Mark Edsall, P.E., Planning Board Engineer



**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.

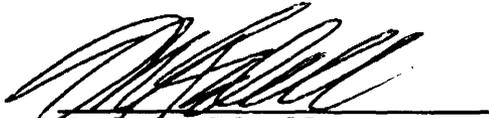
Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

TO: TOWN OF NEW WINDSOR PLANNING BOARD
FROM: MARK J. EDALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: LIBERTY MEADOWS SUBDIVISION (T86-88)
DATE: 17 JULY 1989

This memorandum shall confirm that the subject project was approved by the Orange County Department of Health as a eighteen (18) lot single-family residential subdivision. This memorandum shall further verify that the revised note regarding the "Schwartz Lane Interconnection" has been revised and was subsequently reviewed at the 22 March 1989 Planning Board Meeting, at which time the Board voted that the revised note was acceptable. To my knowledge, there is no reason why the subdivision could not receive a stamp of approval.

Respectfully submitted,



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



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

*Done / Check Damiano
I told him to check with unit 2.
To determine if there are other
Conditions of Bond we other
As if they must go Approval
Plan. Co. on if OK to post
Post Bonds. File*

January 24, 1989

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

ATTENTION: CARL SCHIEFER, CHAIRMAN

SUBJECT LIBERTY MEADOWS SUBDIVISION - P.B. #86-88
PERFORMANCE BOND ESTIMATE

Dear Mr. Schiefer:

Pursuant to your request, the undersigned of our office has performed a review of the Performance Bond Estimate for subject subdivision prepared by Silvers Engineering Associates dated 10 January 1989. In line with our review, we offer the following comments and recommendations.

We found during our review that not all items of work have been included in the 10 January 1989 estimate of Silvers Engineering. In addition, the unit prices used in the 10 January Performance Bond Estimate are low when considering that the Town would be required to pay prevailing wage to complete the work if the contractor defaults.

On the basis of the above, we have added additional items of work including motor paver mix, R.O.B. gravel, double surface treatment, and concrete right-of-way monuments. In addition, we have revised the unit prices in some instances to reflect the cost which the Town may incur.

In summary, the Performance Bond Estimate has increased from \$217,640.00 to \$338,950.00. In addition, based on our field observations of 24 January 1989, we recommend a reduction in the Performance Bond Estimate by \$87,010.00 dollars to reflect completed items of work including roadway grading and drainage resulting in the need to establish a Performance Bond in the amount of \$252,000.00.

Further, in accordance with paragraph 613 of the Subdivision Regulation, the applicant must deposit with The Town an amount equal to 4% of the total cost of the improvements (4% of \$338,950) or \$13,558.00. This amount covers the costs incurred by The Town for administrative, legal, supervisory, and engineering inspection costs. Costs in excess of this amount, should they occur, must also be paid by the applicant.

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

Very truly yours,



Richard D. McGoey, P.E.,
Engineer for the Town

cc: George Green, Supervisor
Pauline Townsend, Town Clerk
Mark Edsall
Michael Babcock, Building Inspector
Tad Seaman, Attorney for the Town

BONDING ESTIMATE FOR DEDICATION
ROADWAY CONSTRUCTION
LIBERTY MEADOWS SUBDIVISION
SECTION I
JANUARY 18, 1989

- 1) WORK SCOPE: 2,225 (lineal feet) LF of new roadway 24' paved width, with no concrete curbs or sidewalk(s). All in accordance with rural road section and plans on the subdivision maps.
- 2) WORK ITEMS:
- a. Clear and grub entire right-of-way (R-0-W). Remove and stockpile all topsoil, Approximately 2.6 acres at \$1,500/acre = \$3,900
 - b. Rough grading, cutting, and filling to prepare R-0-W for roadway x-section construction, including on-site disposal of excess fill. 2,225' X 50' x 2.5' (average cut) = 10,300 cubic yards (c.y.) at \$4.00/c.y. = \$41,200
 - c. Final grading and final shaping of subgrade for placement of road base. 2,225' X 40' = 9,890 square yards (s.7.) at \$1.25/s.y. = \$12,360
 - d. 4,300 c.y. of R.O.B. at \$20.00/c.y. = \$86,000
6,000 s.y. of 3" Motor Paver Mix at \$12.00/s.y. = \$72,000
10,400 s.y. of Double Surface Treatment Oil and Chip at \$4.50/s.y. = \$46,800
11 concrete R-O-W Monuments at \$250 ea. = \$ 2,750
Total Item d. = \$207,550
 - e. Revegetate shoulder and embankment areas with R-O-W. 2,225' x 20' = 4,950 s.y. at \$1.50 = \$7,425
 - f. All lots to have individual wells and septic systems, so no water and sewer lines will be installed.
 - g. Erosion and siltation control as per notes and details on the plans. 2,225 LF at \$1.00/LF = \$2,225
 - h. Driveway culverts will be required to be installed by the builder of the individual homes as shown on the approved subdivision plans. An asphalt concrete apron will also be required at each driveway entrance in accordance with the requirements of the Town of New Windsor Building Inspector.

i. Storm drainage system consisting of:

1. Station 4+30:

- a. 270 LF 18" CMP at \$30.00/LF
(including R.O.B. bedding
and backfill) = \$ 8,100
- b. 2 catch basins at \$1,000
per basin (including R.O.B.
bedding) = \$2,000

2. Station 6+85:

- a. 240 LF 18" CMP at \$30.00/LF
(including R.O.B. bedding
and backfill) = \$7,200
- b. 2 catch basins at \$1000 per
basin (including R.O.B.
bedding) = \$2,000

3. Station 8+85 (crossing):

- a. 72 LF 24" CMP at \$35.00/LF
(including R.O.B. bedding
and backfill) = \$2,520
- b. 2 catch basins at \$1000 per
basin (including R.O.B.
bedding) = \$2,000
- c. Two flared end section at
\$300.00/end section = \$500
- d. One dumped stone apron
energy dissipator = \$200

4. Station 12+00:

- a. 400 LF 18" CMP at \$30.00/LF
(including R.O.B. bedding
and backfill) = \$12,000

b. 2 catch basins at \$1000.00
per basin (including R.O.B.
bedding) = \$ 2,000

5. Off-site items:

a. Upgrade existing Shaw Road
culvert per Highway
Superintendent. \$ 2,000

b. Improve sight distance
visibility at Beattie Road
intersection and new road \$ 1,500

6. Stormwater detention basin:

a. Clear and grub 950 LF X 20' wide
drainage swale and detention basin
(as shown on plans). Remove all topsoil.
Approximately 1.5 acres at \$1,500/acre
= \$2,250.

b. Grade drainage swale and detention
basin. 670 c.y. at \$4.00/c.y. = \$2,680.

c. Dumped stone rip-rap dissipator = \$500

d. One gabion wall = \$4,800.

e. 35 LF 24" CMP at \$30.00/LF = \$1,050.

f. Revegetate drainage swale and detention
basin areas. 7,260 s.y. at \$1.50 =
\$10,890.

ESTIMATED REVISED BONDING AMOUNT: = \$338,950..

DEDUCTIONS FOR WORK COMPLETED

a. Clearing and grubbing
(Item No. 2a) 100% = \$3,900

b. Rough grading
(Item No. 2b) 100% = \$41,200

c. Erosion control
(Item No. 2g) 50% = \$1,100

d. Storm drainage system
(Item No. 2i):

1. Item No. 2.i.1.a 100% =	\$8,100
2. Item No. 2.i.1.b 85% =	\$1,700
3. Item No. 2.i.2.a 100% =	\$7,200
4. Item No. 2.i.2.b 85% =	\$1,700
5. Item No. 2.i.3.a 100% =	\$2,520
6. Item No. 2.i.3.b 85% =	\$1,700
7. Item No. 2.i.3.c 100% =	\$600
8. Item No. 2.i.4.a 100% =	\$12,000
9. Item No. 2.i.4.b 85% =	\$1,700

e. Storm detention basin:

1. Item No. 2.i.6.a 100% =	\$2,250
2. Item No. 2.i.6.b 50% =	\$1,340

ESTIMATED WORK COMPLETED TO DATE = \$87,010

TOTAL PERFORMANCE BOND = \$338,950
DEDUCTION FOR WORK COMPLETED = 87,010
\$251,940

RECOMMENDED PERFORMANCE BOND = \$252,000

ENGINEERING INSPECTION FEE @
.4% OF TOTAL PERFORMANCE BOND = \$ 13,558

CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 86-88

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
86-88	15885	07/17/87				BILL LIB HEAD BILLING					-277.00		
											-277.00		
86-88	5384	12/01/87	TIME	NJE	MC		40.00	0.50	20.00				
86-88	5847	12/07/87	TIME	NJE	MC	LIBERTY MEADOWS	40.00	0.50	20.00				
86-88	6982	01/28/88	TIME	NJE	MC	LIBERTY MEADOWS SUBD	40.00	0.50	20.00				
86-88	6983	01/29/88	TIME	NJE	MC	LIBERTY MEADOWS SUBD	40.00	0.50	20.00				
86-88	7378	01/29/88	TIME	DWL	CL	LIBERTY MEADOWS	17.00	1.00	17.00				
86-88	12087	05/31/88	TIME	NJE	MC	LIBERTY MEADOWS	40.00	0.30	12.00				
86-88	12399	06/09/88	TIME	NJE	MC	LIBERTY MEADOWS	40.00	0.50	20.00				
86-88	12895	06/13/88	TIME	NJE	MC	LIBERTY MEADOWS	40.00	0.30	12.00				
86-88	13288	06/14/88	TIME	EJ	CL	LIBERTY MEADOWS	17.00	0.50	8.50				
86-88	21251	11/02/88	TIME	NJE	MC	LIB HEAD	40.00	0.50	20.00				
86-88	22751	11/22/88	TIME	NJE	MC	LIBERTY MEADOWS	40.00	0.50	20.00				
86-88	22982	11/23/88	TIME	EJ	CL	LIBERTY MEADOWS	17.00	0.30	5.10				
86-88	26204	01/12/89	TIME	EJ	CL	LIBERTY MEADOWS/MEND	19.00	0.20	3.80				
86-88	26208	01/12/89	TIME	EJ	CL	LIBERTY MEADOWS	19.00	0.20	3.80				
86-88	27517	01/17/89	TIME	PDM	MC	LIB HEAD PERF BOND	60.00	1.00	60.00				
86-88	26733	01/23/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.50	30.00				
86-88	26747	01/24/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	1.00	60.00				
86-88	28688	01/24/89	TIME	ROD	MC	LIBERTY HEAD PERF PON	60.00	2.50	150.00				
86-88	26612	01/25/89	TIME	NJE	CL	LIBERTY MEADOWS	19.00	0.50	9.50				
86-88	26627	01/25/89	TIME	NJE	CL	LIBERTY MEADOWS	19.00	0.50	9.50				
86-88	26752	01/25/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.20	12.00				
86-88	26790	01/30/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.30	18.00				
86-88	27467	01/31/89	TIME	ROD	MC	LIBERTY MEADOWS	60.00	0.50	30.00				
86-88	26844	02/06/89	TIME	NJE	MC	LIBERTY HEAD	60.00	1.00	60.00				
86-88	26875	02/06/89	TIME	NJE	MC	LIBERTY HEAD	60.00	1.00	60.00				
86-88	28005	02/17/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.20	12.00				
86-88	28007	02/18/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.50	30.00				
86-88	28644	02/21/89	TIME	NJE	CL	LIBERTY MEADOWS	19.00	0.50	9.50				
86-88	28618	02/22/89	TIME	NJE	MC	LIBERTY HEAD	60.00	0.20	12.00				
86-88	29209	02/27/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.50	30.00				
86-88	30119	03/13/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.30	18.00				
86-88	30127	03/15/89	TIME	NJE	MC	LIBERTY MEADOWS	60.00	0.30	18.00				
86-88	30344	03/15/89	TIME	EJ	CL	LIBERTY MEADOWS	19.00	0.30	5.70				
86-88	30850	03/16/89	TIME	EJ	CL	LIBERTY MEADOWS	19.00	0.30	5.70				
						TASK TOTAL			842.10	0.00	-277.00	565.10	
						GRAND TOTAL			842.10	0.00	-277.00	565.10	

TOWN OF NEW WINDSOR
PLANNING BOARD MEETING
FEBRUARY 22, 1989

MEMBERS PRESENT: CARL SCHIEFER, CHAIRMAN
RON LANDER
VINCE SOUKUP
JOHN PAGANO
HENRY VAN LEEUWEN
LAWRENCE JONES

ALSO PRESENT: MICHAEL BABCOCK, BUILDING INSPECTOR
MARK EDSALL, P.E., PLANNING BOARD ENGINEER
JOSEPH RONES, ESQ., PLANNING BOARD ATTORNEY

MEMBERS ABSENT: DAN MC CARVILLE

LIBERTY MEADOWS SUBDIVISION (86-88)

Joseph Henry came before the Board representing this proposal.

Mr. Soukup: I am going to remove myself from the Board while this is being considered.

Mr. Schiefer: Mark is saying that there is no problem that he can determine.

Mr. Pagano: Do we have approval from the Health Department.

Mr. VanLeeuwen: There is one thing that we didn't get a chance to discuss and that is that easement.

Mr. Henry: We have before the Board what is basically a 20 lot subdivision. The last time I was here questions were raised regarding what is shown as lot 14. We have taken the remainder parcel that existed there that we wanted to put with part 2 and we combined with lot 1. We have moved the section lines which have previously shown on lot 5 so it is a little clearer of what we are going to consider to be the remainder and we have highlighted the Schwartz Lane easement a little better. Again, this plan has received preliminary approval from the town. It has also been approved by the Health Department. There were questions that Mark had raised earlier regarding the drainage easement to the pond, the existing pond. We have added a note that that is a private easement to be maintained by the owners of those lots. I would believe that is about it. Everything else

is in order. Mr. McGoey has prepared a bond estimate. I still haven't received a copy of it although I have requested it.

Mr. VanLeeuwen: Remember that easement we discussed a number of years ago and it came up at the last meeting but I will be darned if I can find it on this map. The easement to Schwartz Lane here, it is, okay, we had that in there for five years and I don't remember why we did that and I brought that up last time.

Mr. Henry: I looked through the minutes and I can't find reference to it. I believe it was something that was--

Mr. VanLeeuwen: As everybody knows we have quite a problem with that Schwartz Lane and we are looking for--I'd like to see another way out of Schwartz Lane. I would like to see that if it is possible we can make that a permanent easement, take the five year clause out of it. That would be ideal if they can come out here on the other end because we can't get fire equipment. Matter of fact, it isn't 24 feet, we have a dangerous situation back in there, a real bad one.

Mr. Henry: There is no objection.

Mr. Schiefer: You are saying your client agrees to make it a permanent easement rather than a five year.

Mr. Henry: Correct.

Mr. Schiefer: Any other comments.

Mr. VanLeeuwen: No, I think we have looked at this thing quite a few times.

Mr. Henry: There is no problem with it. It would be a logical future development of the land.

Mr. VanLeeuwen: We have had a public hearing and everything. I will make a motion to approve the Liberty Meadows Subdivision 86-88 on Beattie Road.

Mr. Schiefer: Any other further discussion on this.

Mr. Jones: There was one thing that I was wondering about. Was the pond, where is the final disposition of the water in this pond.

Mr. Henry: It drains down and goes this way.

Mr. Jones: Comes out onto the road.

Mr. Henry: Yes, I believe there is a note regarding the upgrading of the pipe that will be worked out with the town highway superintendent.

Mr. Jones: Are you going to be upgrading the culvert then?

Mr. Henry: Yes.

Mr. Jones: I will go by what I see on here.

Mr. Pagano: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

Mr. Babcock: How are we going to do this note, Mr. Chairman, the note that Mr. VanLeeuwen brought up. Are we going to do a subject to with the note before the plan gets stamped.

Mr. VanLeeuwen: My mistake. It is subject to a permanent easement to Schwartz Lane.

Mr. Edsall: I have no record this job has been on-going for quite a while. I have no record that you took lead agency and made a negative declaration so you may want to do it at this time just in case it wasn't done before.

Mr. VanLeeuwen: I will withdraw my motion. I make a motion that we assume lead agency status and declare a negative declaration with regard to Liberty Meadows Subdivision 86-88 Beattie Road.

Mr. Pagano: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we approve the Liberty Meadows Subdivision subject to waiving the five year easement to a permanent easement to Schwartz Lane.

Mr. Pagano: Mike, do we need a bond on this.

Mr. Schiefer: He just mentioned they are going to work out the bond issue.

Mr. Edsall: The public improvements bond issue, Dick McGoey has worked on.

Mr. Pagano: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Lander	Aye
Mr. Jones	Aye
Mr. Schiefer	Aye

LIBERTY MEADOWS

Mr. VanLeeuwen: I make a motion that we approve the revised note for Liberty Meadows Subdivision and authorize Mark Edsall to review the note and approve it prior to the maps being stamped.

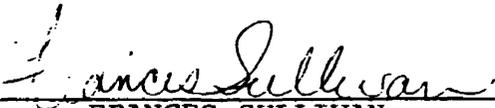
Mr. Jones: I will second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye
Mr. Soukup	Abstain

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

Respectfully submitted:



FRANCES SULLIVAN
STENOGRAPHER

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 27 February 1989
SUBJECT: Liberty Meadows Subdivision
PLANNING BOARD REFERENCE NUMBER: PB-86-88
FIRE PREVENTION REFERENCE NUMBER: FPS-89-017

A review of the above referenced subject site plan/ sub-division was conducted on 27 February 1989.

This site plan was previously approved under the following Fire Prevention Reference number(s) of: 87-03, 87-36, 87-45 and 89-09.

This site plan is found acceptable.

PLAN DATED: 13 February 1989, Revision 8



Robert F. Rodgers; CCA
Fire Inspector

CC:M.E.

LIBERTY MEADOWS/ REALTY SUBDIVISION/ TOWN OF NEW WINDSOR/ OUR FILE NO. 8688/ 2-89

"SCHWARTZ LANE" CONNECTION CONDITIONS (original version)

The applicant agrees to reserve a 50 foot wide strip along a proposed future lot line location, and/or along the proposed roadway extension R-O-W reservation, to allow others to construct at their own cost, liability, and risk, a private roadway suitable to the Town of New Windsor and adequate for providing only vehicular and/or utility access to the existing built-upon parcel along "Schwartz Lane", and further to a maximum of one (1) new home on any existing vacant parcel now along "Schwartz Lane", for a period of five (5) years from the date of final subdivision approval of these plans.

If not completed by others within that five (5) year time frame, the above described reserved rights and access is cancelled, and all such rights and unencumbered ownership reverts fully back to the applicant and/or his assignees, if any. Further the applicant reserves, to himself and to his assignees, the right to utilize said private drive, if built by others, as the vehicular and utility access to future residential home sites within this original overall parcel, subject to future Planning Board approvals thereof with no time limit applicable thereto.

"SCHWARTZ LANE" CONNECTION CONDITIONS (revised 2/89)

The applicant agrees to reserve a 50 foot wide strip along a proposed future lot line location, and/or along the proposed roadway extension R-O-W reservation, to allow others to construct at their own cost, liability, and risk, a private roadway suitable to the Town of New Windsor and adequate for providing only vehicular and/or utility access to the existing built-upon parcel along "Schwartz Lane", and further to a maximum of one (1) new home on any existing vacant parcel now along "Schwartz Lane".

If the applicant and/or his assignees, with the consent of the Planning Board, chooses to modify the development of Section II the 50 foot wide strip to connect "Schwartz Lane" shall subsequently be modified. Further the applicant reserves, to himself and to his assignees, the right to utilize said private drive, if built by others, as the vehicular and utility access to future residential home sites within this original overall parcel, subject to future Planning Board approvals thereof with no time limit applicable thereto.

BONDING ESTIMATE FOR DEDICATED
ROADWAY CONSTRUCTION
LIBERTY MEADOWS SUBDIVISION
SECTION I
TOWN OF NEW WINDSOR
OUR FILE # 8688
JANUARY 10, 1989

NOTE: All quantities taken from final subdivision plans, last revised 10-26-88.

1) WORK SCOPE: 2,225 (lineal feet) LF of new roadway 24' paved width, with no concrete curbs or sidewalk(s). All in accordance with rural road section and plans on the subdivision maps.

2) WORK ITEMS: a. Clear and grub entire right-of-way (R-O-W). Remove and stockpile all topsoil. Approximately 2.6 acres at \$1,500/acre = \$3,900

b. Rough grading, cutting, and filling to prepare R-O-W for roadway x-section construction, including on-site disposal of excess fill. 2,225' X 50' X 2.5' (average cut) = 10,300 cubic yards (c.y.) at \$4.00/c.y. = \$41,200

c. Final grading and final shaping of subgrade for placement of road base. 2,225' X 40' = 9,890 square yards (s.y.) at \$1.25/s.y. = \$12,360

d. Supply and install road x-section including base, foundation course, paved surface, shoulder, etc. 2,225' X 40' = 9,890 s.y. at \$10.00/s.y. = \$98,900 ~~201,500~~

e. Revegetate shoulder and embankment areas with R-O-W. 2,225' X 20' = 4,950 s.y. at \$1.50 = \$7,425

f. All lots to have individual wells and septic systems, so no water and sewer lines will be installed.

g. Erosion and siltation control as per notes and details on the plans. 2,225 LF at \$1.00/LF = \$2,225

h. ~~No driveway culverts are to be required of any~~

ROW Tape

*4000 sq ft R.O.W. @ 20' = 80,000 d.
6000 sq ft 3' Motor = 72,000
Paved area @ \$12.00*

10,400 sq ft Double Surface Treatment @ \$1.50 = 15,600 e.

11 Conc. R.O.W. Manual @ \$250/ea = 2750

~~from Stone Drive way Culverts~~

BONDING ESTIMATE/ ROAD CONSTRUCTION/ LIBERTY MEADOWS SECTION I/ 1-10-89/ PAGE 2

~~individual lot owner and/or builder, and are not incurred herein, since a storm drainage system is to be installed by the developer.~~

i. Storm drainage system consisting of:

1. Station 4+30:

- a. 270 LF 18" CMP at ³⁰~~\$20.00~~/LF (including R.O.B. bedding and backfill) = 100% ~~\$5,400~~ 8100 ✓
- b. 2 catch basins at ¹⁰⁰⁰~~\$600.00~~ per basin (including R.O.B bedding) = 85% ~~\$1,200~~ 2000 ✓

2. Station 6+85:

- a. 240 LF 18" CMP at ³⁰~~\$20.00~~/LF (including R.O.B. bedding and backfill) = ~~\$4,800~~ 7200 ✓
- b. 2 catch basins at ¹⁰⁰⁰~~\$600.00~~ per basin (including R.O.B bedding) = ~~\$1,200~~ 2000 ✓

3. Station 8+85 (crossing):

- a. 72 LF 24" CMP at ³⁵~~\$30.00~~/LF (including R.O.B. bedding and backfill) = ~~\$2,160~~ 2520 ✓
- b. 2 catch basins at ¹⁰⁰⁰~~\$600.00~~ per basin (including R.O.B bedding) = ~~\$1,200~~ 2000 ✓
- c. Two flared end section at \$300.00/end section = \$600 ✓
- d. One dumped stone apron energy dissipator = \$200

4. Station 12+00:

- a. 400 LF 18" CMP at ³⁰~~\$20.00~~/LF (including R.O.B. bedding and backfill) = ~~\$8,000~~ 12000 ✓

BONDING ESTIMATE/ ROAD CONSTRUCTION/ LIBERTY MEADOWS SECTION I/ 1-10-89/ PAGE 3

b. 2 catch basins at ~~\$600.00~~¹⁰⁰⁰
per basin (including R.O.B
bedding) = \$1,200 ²⁰⁰⁰

5. Off-site items:

- a. Upgrade existing Shaw Road
culvert per Highway
Superintendent. \$2,000
- b. Improve sight distance
visibility at Beattie Road
intersection and new road \$ 1,500

6. Stormwater detention basin:

- a. Clear and grub 950 LF X 20' wide
drainage swale and detention basin (as
shown on plans). Remove all topsoil.
Approximately 1.5 acres at \$1,500/acre
= \$2,250.
- b. Grade drainage swale and detention
basin. 670 c.y. at \$4.00/c.y. =
\$2,680
- c. Dumped stone rip-rap dissipator = \$500
- d. One gabion wall = \$4,800
- e. 35 LF 24" CMP at \$30.00/LF = \$1,050
- f. Revegetate drainage swale and detention
basin areas. 7,260 s.y. at \$1.50 =
\$10,890

ESTIMATED ORIGINAL BONDING AMOUNT: ~~\$217,640~~ ^{338,950}

7. Deductions for work completed:

- a. Clearing and grubbing
(Item No. 2a) 100% = \$3,900 ^{OK}
- b. Rough grading
(Item No. 2b) 100% = \$41,200 ^{OK}
- c. Erosion control

BONDING ESTIMATE/ ROAD CONSTRUCTION/ LIBERTY MEADOWS SECTION I/ 1-10-89/ PAGE 4

(Item No. 2g) 50% = ~~\$1,100~~ ^{OK} 1,100

d. Storm drainage system
(Item No. 2i):

1. Item No. 2.i.1.a 100% = ~~\$5,400~~ 8,100

2. Item No. 2.i.1.b 85% = ~~\$1,020~~ 1,700

3. Item No. 2.i.2.a 100% = ~~\$4,000~~ 7,200

✓ 4. Item No. 2.i.2.b 85% = ~~\$1,020~~ 1,700

5. Item No. 2.i.3.a 100% = ~~\$2,160~~ 2,520

6. Item No. 2.i.3.b 85% = ~~\$1,020~~ 1,700

7. Item No. 2.i.3.c 100% = ~~\$600~~ 600

8. Item No. 2.i.4.a 100% = ~~\$8,000~~ 12,000

✓ 9. Item No. 2.i.4.b 85% = ~~\$1,020~~ 1,700

e. Stormwater detention basin:

614 ✓ 1. Item No. 2.i.6.a 100% = ~~\$2,250~~ 2,250

OK ✓ 2. Item No. 2.i.6.b 50% = ~~\$1,340~~ 1,340

ESTIMATED TOTAL WORK DEDUCTION (JANUARY 1989) \$74,830 87,010

ESTIMATED REMAINING BOND AMOUNT \$142,810

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

Jilves Eng - for the building or subdivision of

Liberty Meadows has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. [Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

LIBERTY MEADOWS SUBDIVISION - BEATTIE ROAD (86-88)

Mr. Joseph Henry came before the Board representing this proposal.

Mr. Soukup: I'd like to remove myself from this item because I was previously involved in it so that there is no conflict of interest.

Mr. Henry: This is a plan that has previously received Planning Board approval. We submitted to the Health Department and they have approved the plan for sanitary design. We are now before the Board seeking final approval for the subdivision.

Mr. Schiefer: Any comments from the Board members on this.

Mr. VanLeeuwen: I want to read the engineer's comments.

Mr. Schiefer: Mr. Edsall, they have cut this down from 22 to 18 lots, right.

Mr. Edsall: It was 22 and when it appeared before the Board initially, the Health Department has approved 18 lots.

Mr. VanLeeuwen: They probably have to do something on that.

Mr. Edsall: There is no problem with the lots. The Health Department approved it. The disposition of some of the lots that are not Health Department approved that are still being shown as lots that you still, that still have to be discussed.

Mr. VanLeeuwen: Lots 6, 5, 12 and 13.

Mr. Henry: Those lots have been removed from the plans.

Mr. VanLeeuwen: Maybe our engineer hasn't seen the latest plan.

Mr. Edsall: I have a plan, on Monday this week, 10-26-88 Health Department approval. Lot #5 is no longer a numbered lot. It has now been included into what they are calling the remainder lots 12 and 13 are now--

Mr. Schiefer: Should we put a copy of this on the board so we know what we are talking about here.

Mr. Edsall: That might help.

Mr. Schiefer: The question was--

Mr. Edsall: If I can point out what the concerns and you can take it from there. My only concerns are that the previous map had a lot 12 and 13 which this piece that is shown here was split. This is the lot which is on the corner of Beattie and the proposed town road on the 207 side. Now, they have been combined into a single parcel which is not a numbered parcel and we are being told that it is not a building

lot. My question is if the Health Department hasn't approved it and we are creating it, what are we going to do with it. It is another one of those lots that is a lot but it is not a lot and I think the Board has to find out.

Mr. VanLeeuwen: That one big piece is considered a lot.

Mr. Edsall: If the Health Department is telling us it is not a lot, what is it. If you wanted to combine it into lot 14 and make 14 a larger lot, fine. Then, if we, if they want to subdivide, they have to come back again. Who is going to make sure it doesn't get a building permit. We had that problem with a Ted Buhl subdivision and we are not going to do that again. I'm not picking on Ted.

Mr. Schiefer: Would you like to combine it with one of the existing lots.

Mr. Edsall: You can't make it a lot because the Health Department hasn't approved it and the other problem is, and it is not a problem, I know they had indicated that the balance piece, the big piece that is not subdivided, they're going to come back for--

Mr. VanLeeuwen: There is no exit off this parcel on 207.

Mr. Edsall: Through Beattie, the balance parcel which is--obviously, the balance parcel has to be in existence because they haven't subdivided it but they are creating the whole balance parcel as a lot and again, it is not a building lot so we are ending up with a 16 acre parcel of nothing. Which again, is a problem because there is no mechanism for us to have lots that don't exist.

Mr. McCarville: How is he going to leave that there and not develop it.

Mr. Edsall: He would have to include it in another which would make that a larger lot.

Mr. Roncs: Why didn't--is that a building lot.

Mr. Edsall: Because the Health Department has not approved it as having--I would assume a sanitary system design for it so if there is not a sanitary system design and it is not a part of the subdivision, how can we create it as a lot.

Mr. VanLeeuwen: We can't. I suggest we give him the comments.

Mr. Henry: We are here for approval on section 1 and 2 and we did receive preliminary approval.

Mr. Edsall: I have no problem with the subdivision. I want to make sure we don't get ourselves into another corner.

Mr. VanLeeuwen: We went ahead and did that for somebody and he sold it as a lot and the people came in and got a building permit.

Mr. Edsall: You said phase 1 and 2. Are section 1 and section 2, are the section lines shown on the plans.

Mr. Henry: I believe so.

Mr. Schiefer: Could you show us what you want approved now if that land is part of it. We are going to have to make a decision first what to do with it.

Mr. Henry: We are asking for approval for the lots off of Shaw Road. The lots along the town road and the one lot off of Route 207.

Mr. Schiefer: You are asking approval for lot 4.

Mr. Henry: Yes, we are.

Mr. Schiefer: And, the unidentified piece of land is to the right of that so that could become part of that so it is going to be difficult to pass on 4 and I think the same thing applied up there.

Mr. VanLeeuwen: I suggest that he takes our comments and gets them ironed out. He has got some more things and to sit down with his client and see what they want to do, how they want to rectify it and come back.

Mr. Schiefer: I can't see approving it until we know what is going to happen to two pieces of land. We'd like you to make up your mind what to do, either join them into the lot or if it is another lot, obviously, you have a problem with the Health Department but we can't leave those two pieces of land which would be part of it or immediately adjacent without having a decision on what to do. If you'd like to join it with 4, I don't think the Board has any objections and the other comments that--

Mr. Rones: Then, he is not going to be able to sell those pieces.

Mr. Schiefer: You can't leave them unidentified.

Mr. Edsall: They'd just become larger lots that could be potentially resubdivided in the future.

Mr. Rones: I presume it is the developer who wants to maintain control over the lots so the problem is we have to hear what input we have from him but I would imagine the problem would be is that if you took out the lot line, he is not going to be able to sell that lot.

Mr. Edsall: Or he'd have to sell it for a substantially greater amount with all the acreage that goes with it.

Mr. Rones: Of course, he intends not to do that but to further subdivide this remaining piece.

Mr. Edsall: The other two lots are on the entrance then not even near the balance or the remaining parcel, as they call it.

Mr. Ronces: What was the problem with not getting sanitary.

Mr. VanLeeuwen: No perc. You have to have a minimum, the maximum in the county is 60 minutes, anything under 60 will pass, anything above will not pass.

Mr. Henry: So, again, the system will be designed for that and then resubmitted to the Health Department.

Mr. Ronces: Above ground, some type.

Mr. Henry: Yes.

Mr. Ronces: See if you can come up with an answer to the engineering comments.

Mr. Schiefer: You are going to have to get together with Mr. Edsall.

Mr. Pagano: I can't do anything with it until it is all cleared up.

Mr. Babcock: I heard a statement of phase 1 and phase 2. Is that something that we are considering still.

Mr. Henry: That is what I presume.

Mr. Edsall: Can we get a clarification of the two phases.

Mr. Henry: Phase 2 would be subdivision of the remainder.

Mr. Edsall: Right now, you are looking for approval of phase 1.

Mr. Henry: Correct.

Mr. Edsall: Okay, that is easier. What you are looking for is approval of what you have shown and you will come back for the rest.

Mr. Henry: Yes.

Mr. Edsall: There are very minor adjustments. The only thing it is difficult for the town to create subdivision lots that don't have Health Department approval.

Mr. Henry: The Health Department has approved it in the form that we show it.

Mr. Edsall: But, they have approved it as not a building lot but then it is the town's problem to make sure that there isn't a building permit isn't issued and the nightmare is that if lots are created that are residential lots but you can't build on them, then the town has an extreme burden in making sure--

Mr. Henry: Would a note on the subdivision plan--

Mr. Edsall: That really doesn't help much. If it is a tax parcel and sold, there is a potential of people looking for a building permit for a lot they bought that is being sold effectively and can't be developed. That is the problem and the Board has taken a position, I believe in the past, they don't want to have lots that aren't building lots.

Mr. Roncs: If you take out the lot lines and make those part of the adjoining lots, then your problem would be that you are not going to be able to market those lots until you get the necessary approvals and come in to finish up the subdivision.

Mr. Schiefer: I understand the problem but what is the alternative. We can't leave those two pieces of land.

Mr. Roncs: He just might not be able to market those particular lots.

Mr. VanLeeuwen: Lots of times other people get a hold of these things, the lots are sold and all of a sudden the guy owns the lot and wants to build and he says wait a minute, I paid for this. This is a lot and then who is caught in the middle, the town and the town has got a problem because the town gets sued. Nobody else does.

Mr. Roncs: He won't be able to market these larger lots that he is going to tack this onto until he gets his Health Department approval and finishes the subdivision.

Mr. VanLeeuwen: He has to sit down with his client and see if he can straighten that part out.

Mr. Henry: Are there any other comments.

Mr. Pagano: Can you make us a map, single sheet.

Mr. Henry: We prepared a plan for submittal to the Health Department. They wanted 50 scale drawings.

Mr. Edsall: They started out with 100 scale drawings but the Health Department doesn't accept them.

Mr. Pagano: Can you get it on one sheet.

Mr. Henry: The plan that you will be approving is 50 scale.

Mr. Roncs: There is a detail up in the corner.

Mr. Henry: Part of it was done, the surveying part was superimposed. We superimposed the engineering onto the drawings. We can't reduce the whole thing.

Mr. Pagano: Okay.

Mr. Schiefer: Mark, you have got some other comments here. The Town

Board comment the dedication of the drainage easement.

Mr. Edsall: We have got to have some indication from the Town Board, the offer for dedication, is this for a drainage easement with a retention basin. The question is does the Town Board want it. I don't want it to be misinterpreted that the town has to maintain that drainage path, maintain a retention basin, if the Town Board has no intention nor wants to do it. I understand from my previous discussions with the Town Board, they feel their hands are filled up enough with the drainage paths that they have now so that might be, might have to be a private drainage easement with a responsibility to maintain it purely private by the owners but I don't believe the town wants anymore drainage easements. It is nice of them to offer it but unfortunately, the town doesn't want it.

Mr. Schiefer: And the next item, the concrete gutter.

Mr. Edsall: I know exactly why that detail was created as a result from discussions with the Planning Board but unfortunately, although it might be a nice cross-section for a road it is not found in any town law. The town has not approved any alternate road details. Unless somebody approves it and I would assume that is the Town Board and the Highway Superintendent, they really couldn't reconstruct it. A note could be added just stating that if he can, that it is an alternate and to be used by the Town Board and the Highway Superintendent.

Mr. Henry: Okay.

Mr. Edsall: It is not at the discretion of the Planning Board.

Mr. Schiefer: You are going to have to get together with our engineer and resolve these issues, decide what you want to do with that land and then the last issue of the bond.

Mr. Edsall: My understanding on the bond is there was a submittal to Dick McGoey. Dick has worked with the applicant's engineer. They have revised it and have come up with a final estimate and I believe it is just a formality to have that accepted by the Town Board. That can be handled between the time you give final approval and the time somebody gets the stamped plan approved.

Mr. Schiefer: Any other comments this gentleman can take back.

Mr. Ronas: I have a question. There is a note regarding the connector for Schwartz Lane and it has a five year limitation on the development of that right-of-way. But the Schwartz Lane residents, I don't recall that time limitation in our earlier discussions. Did we?

Mr. VanLeeuwen: Can I answer that because I know what that was about. The people that own the property would only give us the five years and at that time, we settled for the five years. I'm not crazy about the five years. I'd like to see it there permanently but if I remember correctly, it would cause a hardship if it was there for longer than five years and I forget where it is because it--

Mr. McCarville: I don't remember that discussion. We discussed the five years here on the Board.

Mr. VanLeeuwen: Yes. The reason for the five years is because it cuts right through the property.

Mr. McCarville: This map is just not--you can't work with this map. I am just liable to vote against it because I can't understand the damn thing. Let's get something that we can sit down a look at and see where things are. We can't find an easement on it.

Mr. Edsall: Maybe what you can do, give me a call. I have a previous map that you used which was at 100 scale. Maybe you can use that for information purposes to help them understand the layout. Just so the Board members understand, you can't approve any other map other than the one that the Health Department approved so when you give final approval, work with that map, maybe if you get 100 scale, maybe you can get a birdseye view:

Mr. Pagano: The Health Department is going to have a nice big board to work on. They are going to have an environment that is conducive to study this thing. We are here and we have a flat table here. The lighting is terrible.

Mr. VanLeeuwen: I agree with you 100%. The only thing is we cannot vote this down because we don't like the map.

Mr. Edsall: What I am suggesting is that he bring a separate map in for informational purposes to help you get a layout concept.

Mr. Rones: I don't understand something about the Schwartz Lane thing. I see the easement reservation is along the land in this subdivision, the land that your client has. So, what is the--I still don't understand what the five year limitation is for. Why can't we just have that strip reserved for a longer period of time. This is on this big remainder parcel here.

Mr. VanLeeuwen: They are not going to put that road in right away. If you look back at the minutes, I know that is what we bargained.

Mr. McCarville: Would you please pull those minutes for the next time we are here so we can take a look and see. I don't remember any discussion other than the fact we were recommending that something be imposed.

Mr. Rones: Dan, in looking at the conditions here it seems to be restricted to the existing parcels and wasn't there some talk about some further subdivision or the reason for this was to allow some further subdivision of the parcels on Schwartz Lane.

Mr. VanLeeuwen: This is Schwartz Lane. There is a fellow that owns a parcel on the end. It doesn't go any further and he, at that time, was not willing to give an easement to continue Schwartz Lane. That is why we agreed to the five years. He has got five years to develop that piece and that was it.

Mr. McCarville: This was not intended for the benefit of the people at the end of Schwartz Lane.

Mr. VanLeeuwen: No, not according to our way of thinking. When they said we will give you the easement but only for five years and at that time, we accepted it as a condition. I don't agree with it.

Mr. McCarville: This is not resolving any of our problems on Schwartz Lane. It is benefiting one homeowner.

Mr. VanLeeuwen: That is right. It never will because if he decides not to bring Schwartz Lane through to this other road and he has got all the eggs and there is another parcel behind it, Warshinsky (phonetic) or Carshinsky (phonetic) whatever it is.

Mr. McCarville: The intent of what I thought we were developing here is not accomplishing what we wanted as a Board. We wanted some kind of a situation that would have access.

Mr. VanLeeuwen: We are going to have to rehash it out but that was a tough situation.

Mr. McCarville: The way this reads here and further to a maximum of one new home on any existing parcel along Schwartz Lane so they are talking in terms of this thing benefiting Schwartz Lane.

Mr. VanLeeuwen: We will look at the minutes and then retrace it back.

Mr. Roncs: See if you can pull out where this language is coming from.

Mr. Babcock: I will have these minutes for you by tomorrow. I will put them in your box with the maps for Sunday so you can have them.

Mr. VanLeeuwen: Good, then we can discuss it and go out and take a look.

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 Liberty Meadows as submitted by
Silveris Engl for the building or subdivision of
_____ has been
reviewed by me and is approved Yes
disapproved _____

If disapproved, please list reason _____

Fred Lupo Jr
HIGHWAY SUPERINTENDENT (112)

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

02/03/89
DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 January 1989

SUBJECT: Liberty Meadows Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-86-88

FIRE PREVENTION REFERENCE NUMBER: FPS-89-009

A review of the above referenced subject site plan/ sub-
division was conducted on 24 January 1989.

This site plan was previously disapproved under the Fire
Prevention Reference number(s) of N.A.

This site plan is found acceptable.

PLAN DATED: 26 October 1988, Revision 2.

Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

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

Silvers Eng - for the building or subdivision of

Liberty Meadows has been

reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.
FRANK A. BAUER, L.S.
JOSEPH D. HENRY, C.E.
VINCENT L. SOUKUP, P.E.

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940
PHONE (914) 343-0781
343-5569

June 12, 1987

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

ATTN: Henry Scheible, Chairman

RE: Preliminary Plan Submission/Liberty Meadows
Proposed 23 lot subdivision (+146 acre parcel)
Route 207, Beattie Rd. & Shaw Rd. Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

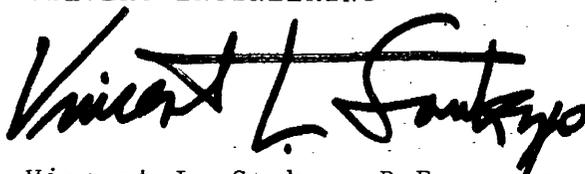
In accordance with the Town of New Windsor Planning Board resolution for Public Hearing for Preliminary Plan Approval, we hereby resubmit 14 folded, signed and sealed prints of our subdivision plan, revision no. 4 for this parcel of land. All items required by your board and the Town Engineer are now shown. To the best of our knowledge, all comments, suggestions and revisions requested by your board at the June 10th meeting, have been addressed.

We ask that this plan be used for the 6/24/87 Public Hearing for Preliminary Subdivision Plan Approval.

All items raised by your engineers letter of 6-10-87 have been addressed. All Planning Board check list items are done. Plans are ready to be submitted to Orange County Health Dept., upon request of your board's preliminary approval.

If there are any outstanding items, or is there are any further questions, we would appreciate being advised prior to the scheduled Public Hearing date.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.

VLS/cm

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
PUBLIC WORKS
INDUSTRIAL POLLUTION CONTROL

FEASIBILITY STUDIES

cc: Bruce Birnbaum, H. Fabricant, Hwy. Superintendent
ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

LAND USE STUDIES

LAND SUBDIVISION
SOIL STUDIES & FOUNDATION DESIGN
MUNICIPAL ENGINEERING



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.

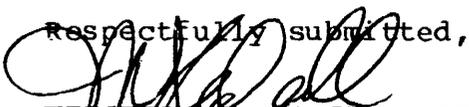
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LIBERTY MEADOWS SUBDIVISION
PROJECT LOCATION: BEATTIE AND SHAW ROADS
PROJECT NUMBER: 86-88
DATE: 23 NOVEMBER 1988

1. The Applicant is before the Board with an eighteen (18) lot residential subdivision of a 67.3 +/- acre parcel. The plan received preliminary approval at the 8 July 1987 Planning Board Meeting. The Applicant is now before the Board for Final Subdivision Approval.
2. I have received a copy the "Certificate of Approval of Realty Subdivision Plans" dated 4 November 1988 from the Orange County Department of Health for the subject subdivision.
3. It is my understanding that the Applicant has received all necessary approvals from outside agencies, for the subject subdivision.
4. The Applicant should submit a proposed Public Improvements Bond Estimate to the Town Engineer's Office for review and approval. Following same, a bond for these improvements should be posted.
5. At such time that the aforementioned Public Improvements Bond is posted, the Planning Board should authorize the release of the Environmental Site Restoration Bond which was previously submitted by the Applicant to cover grading which was being performed prior to final approval.
6. The Applicant should submit an original stamped copy of the subdivision plans as approved by the Orange County Department of Health. This copy is to be retained by the Town of New Windsor as a record document.

Respectfully submitted,



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

LIBERTY MEADOWS - BEATTIE ROAD SUBDIVISION (86-88)

Mr. Scheible: No one is present for the proposal.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

77 JA 89
Uses Address
Unit Costs For
Liberty Corners
Subo. Perf. Bonds
Est. also
RDMC

February 24, 1988

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

Att: Henry Scheible, Planning Board Chairman

Subject: Buhl - Rinaldi Subdivision
Beattie Road, Town of New Windsor
Performance Bond Estimate

Dear Mr. Scheible:

Please be advised that we have reviewed the performance bond estimate, submitted by Shaw Engineering on behalf of subject subdivision for construction of roadway improvements. In line with our review, we have found several elements of construction which had been excluded from the original bond estimate and including embankment excavation and fill. In addition, the roadway in accordance with the ordinance, is wider than the typical shown on the plans and further, the shoulders should receive a double surface of oil and chip which has been included in our performance bond estimate.

In line with our review, we would like to offer the following performance bond estimate for your necessary action.

PERFORMANCE BOND ESTIMATE

ITEM	QUANTITY	UNIT PRICE	AMOUNT
shale subbase 9"	3,800 CY	\$ 15.00	\$ 57,000
R.O.B. subbase 6"	2,500 CY	22.00	55,000
asphalt concrete pavement 3"	8,600 SY	15.00	129,000
asphalt swale 3"	2,900 SY	15.00	43,500
oil and chip shoulder	3,600 SY	4.50	16,200
embankment excavation	10,000 CY	4.00	40,000
embankment fill	10,000 CY	4.00	40,000
15" storm drain	1,645 LF	25.00	41,125
18" storm drain	927 LF	30.00	27,720

24 " arch pipe	98 LF	37.00	3,626
24" arch pipe (paved)	125 LF	39.00	4,875
24 " storm drain	403 LF	35.00	14,105
catch basins	28 EA.	1,000.00	28,000
R.O.W. monuments	25 EA.	100.00	2,500
street signs	3 EA.	100.00	300
surface restoration	1 LS.	6,000.00	6,000

\$ 508,951

performance bond amount \$ 509,000

On the basis of the above, it would be the recommendation of our office, as well as Mr. Fred Fayó, Highway Superintendent that a performance bond in the amount of \$509,00.00, be established for subject subdivision.

We are hopeful that the above is satisfactory, however if you should have any questions in this matter, please contact our office.

Sincerely,

Richard D. McGoey
 Richard D. McGoey, P.E. *lmv*
 Town Engineer

Fred Fayó
 Fred Fayó
 Highway Superintendent

RDM/lmv
 cc: Skip Fayó, Highway Superintendent
 Pauline Townsend, Town Clerk
 J. Tad Seaman, Town Attorney

COMMENTS BASED ON TECHNICAL REVIEW
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Bruce Birnbaum
First Hudson Land Co.
660 E. Main St.
Middletown, NY 10940

The Orange County Department of Health certifies that a realty subdivision map entitled Liberty Meadows, dated June 6, 1988, latest revision October 26, 1988 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

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

Total area: 67.264 acres

Number of lots: 18

Water supply: Individual wells

Sewage disposal: Individual subsurface disposal systems

The owner intends to sell lots only.

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

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

November 4, 1988
Date



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

REMOVE EXISTING
RESHADE & RESHAPE
75' EACH OF INTERSECTIONS
DISTANCE VISIBILITY
RELOCATE UTILITY

WIDTH OF EXISTING
R.O.W. IS 25 FT. MILL.
TO E (THIS SIDE)

EXISTING THE FIELD

(20' PAVEMENT)

LANDS N/P
A. DIJUN
51-1-69

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR

NO.	DATE	REVISION
2	10-26-88	ORANGE COUNTY HEALTH DEPARTMENT SUBMISSION
1	10/4/88	O.C.H.D. SUBMISSION

SILVERS ENGINEERING ASSOCIATES
CONSULTING ENGINEERS

SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

SE

 <p>10-26-88</p>	<p>SUBMISSION PLAN LIBERTY MEADOWS</p> <p>TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.</p> <p>APPLICANT: FIRST MICHIGAN LAND COMPANY, INC. 660 EAST MAIN STREET MIDDLETOWN, NEW YORK 10940</p>	<p>DRAWN BY: L. E. C.</p> <p>SCALE: 1" = 50'</p> <p>DATE: 6-6-88</p> <p>CHECKED BY: J.H.</p>	<p>REFERENCE NO. 8688</p> <p>LATEST REVISION 10-26-88</p> <p>SHEET NO. 1 OF 4</p>
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LANDS N/P
R & K VANDUS
51-1-71

SHEET 1 OF 6 INVALID UNLESS ACCOMPANIED BY SHEETS
2, 3, 4, 5 & 6 OF 6

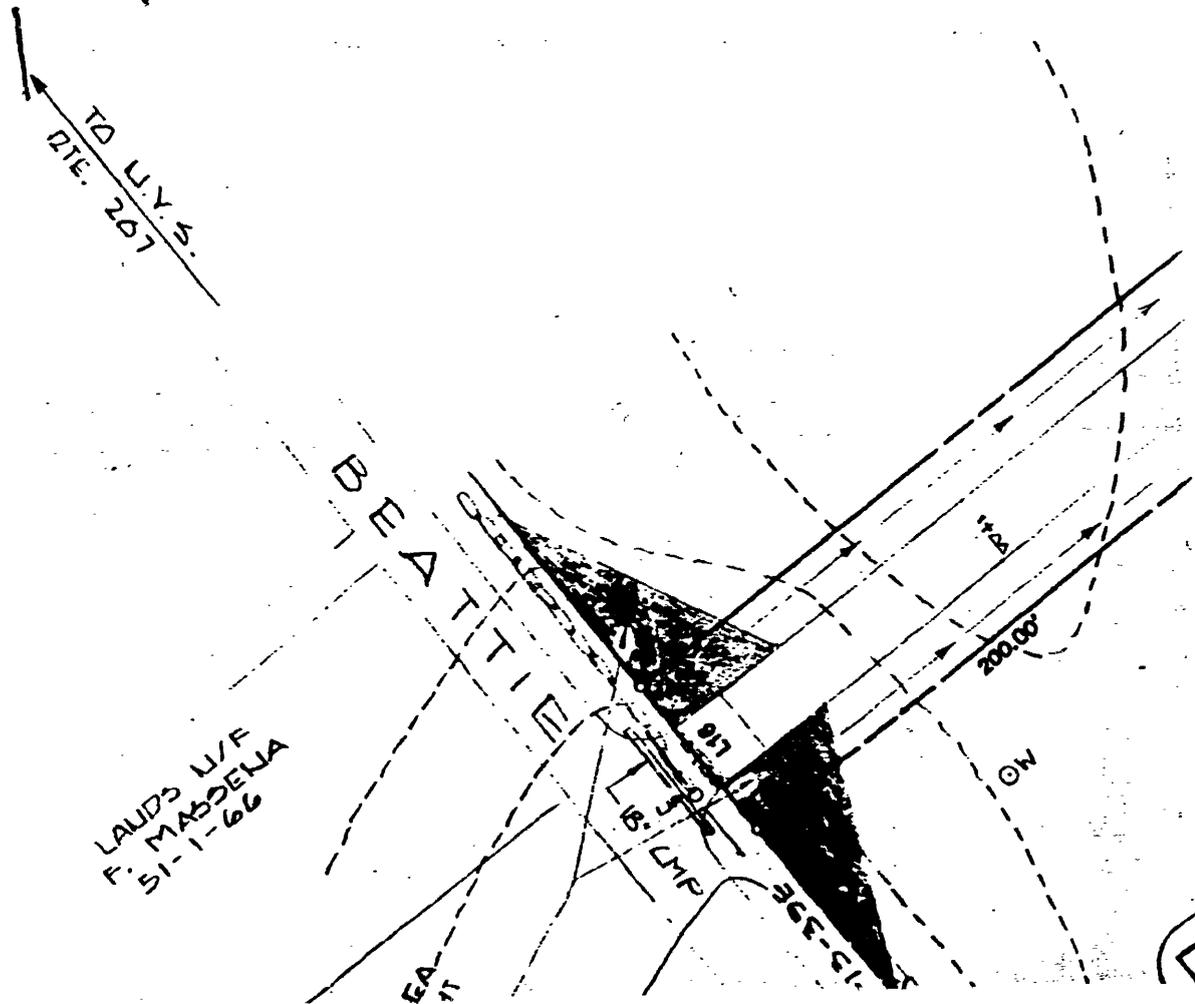
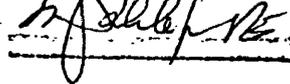
ORANGE COUNTY HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

11/4/88

This is to certify that the proposed arrangements for water supply and sewage disposal for this realty subdivision in compliance with the rules of the office of the County Department of Health are hereby approved. This approval is given to the filing of the map on which this endorsement appears with the County Clerk in accordance with the provisions of Section 1117 of the Health Code Law.

ASSISTANT COMMISSIONER,



Liberty Meadows (PRELIMINARY)

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

25.00

12/19/84

SITE PLAN

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

Varies ENGINEERING FEE

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

SUBDIVISION

\$100.00 PRE-PRELIMINARY

100.00

9/23/87

\$100.00 PRELIMINARY

100.00

\$100.00 FINAL PLAT (MINOR SUB.)

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

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

277.00

7/23/87

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

ENGINEERING FEE

SPECIAL PERMIT

PUBLIC HEARING FEE

a.c.
Henry Scheible

FIRST HUDSON LAND COMPANY, INC.

SUITE 1A • 660 EAST MAIN STREET • MIDDLETOWN, NY 10940 • (914) 343-3978

*File pending
Reis
action
MSK*

February 4, 1988

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

Attn: Lawrence Reis, Town Comptroller

Re: Liberty Meadows Subdivision, Site Reclamation Bond

Dear Mr. Reis:

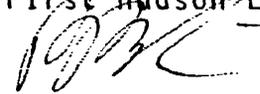
Per Mark Edsall's letter to you of January 29, 1988, we are ready to provide you with the required Site Reclamation Bond for \$13,500.00.

Would you advise if a bank irrevocable letter of credit would be acceptable for same.

Thank you.

Respectfully,

First Hudson Land Co.



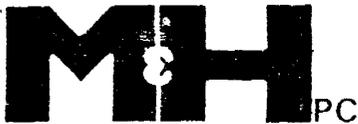
Bruce Birnbaum
Vice President

BB:dal

cc: Henry Scheible - Planning Board Chairman
Sillers Engineering



A PROPERTIES OF AMERICA, INC. COMPANY



McGOEY HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSACK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12553

TELEPHONE (518) 542-8940
PORT JERVIS (518) 556-5400

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

Licensed in New York,
New Jersey and Pennsylvania

*File
any*

29 January 1988

Silvers Engineering Associates
26 North Street - Suite A
Middletown, New York 10940

ATTENTION: MR. VINCENT L. SOUKUP, P.E.

SUBJECT: LIBERTY MEADOWS SUBDIVISION;
TOWN OF NEW WINDSOR, NEW YORK (Our File No. T86-88)

Dear Mr. Soukup:

Pursuant to receipt of your letter dated 10 December 1987 which therein made estimate for a Site Restoration Bond for the subject project, I have made a review of same and wish to advise you of the following:

- a). I find the total dollar amount for the bond acceptable.
- b). The bond should remain in effect until such time that an acceptable Performance Bond is received in association with the final approved project.
- c). The actual bond submitted should be prepared in such form as acceptable to the Town Comptroller, Lawrence Reis.

By copy of this letter to the Chairman of the Planning Board, Town Comptroller and Town Building Inspector, I am indicating my endorsement of the bond amount as submitted. Please advise your client that the scope of work performed on the project prior to final approval should remain limited to that for which authorization was granted.

Silvers Engineering

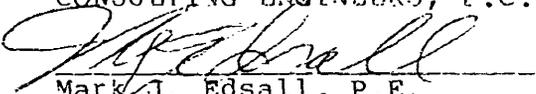
-2-

29 January 1988

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

Very truly yours,

MCGOY AND HAUSER
CONSULTING ENGINEERS, P.C.


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

cc: Henry Scheible, Planning Board Chairman
Lawrence Reis, Town Comptroller
Michael Babcock, Building Inspector

MJEdml
liberty

FIRST HUDSON LAND COMPANY, INC.

SUITE 1A • 660 EAST MAIN STREET • MIDDLETOWN, NY 10940 • (914) 343-3978

June 6, 1988

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

Attn: Mark Edsall - Town Engineer

Re: Liberty Meadows Subdivision, Beattie & Shaw Road

Dear Mark:

I have been approached by Highland Telephone to grant them an Easement to install and maintain some new equipment.

This would require an area 20' x 25' and would be on my property. They would need service access and I will require them to plant and maintain evergreen screening.

The proposed area would be on our proposed Lot #5, (off Shaw Road), in the front corner of the lot where the future proposed road would enter off Shaw Road.

The Highland Telephone Engineer feels this does not require Planning Board Approval, but I would be more comfortable with your opinion.

Please advise.

Respectfully,

First Hudson Land Co.



Bruce Birnbaum
Vice President

BGB:dal

cc: Highland Telephone - Bill Vogt
Silvers Engineering- Vince Soukup



A PROPERTIES OF AMERICA, INC. COMPANY

86-88

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

TOWN OF NEW WINDSOR
PLANNING BOARD
TOWN HALL
555 UNION AVE
NEW WINDSOR, N.Y. 12550

2/10/88

RE: SUBDIVISION FOR
LIBERTY MEADOWS
ROUTE 207 & BEATTIE RD
MM 111.8 - 111.9

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:
A HIGHWAY PERMIT WILL BE REQUIRED FOR LOT #22,
THE REMAINING LOTS ARE ON BEATTIE & SHAW RD,
WHICH DOES NOT AFFECT D.O.T.

Very truly yours,



William Elgee
C.E. I Permits
Orange County

WE/dn

86-88

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, ~~P.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
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

*Highway permit to be required for
Set #22*

W. Elgee

HIGHWAY SUPERINTENDENT N.Y.S.D.O.T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.

VINCENT L. SOUKUP, P.E.

FRANK A. BAUER, L.S.

JOSEPH D. HENRY, C.E. December 8, 1987

CECIL A. FOTTY, C.E.

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940

PHONE (914) 343-0781
343-5569

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

ATTN: Henry Scheible, Chairman

RE: Roadway Construction/Liberty Meadows
Proposed 23 lot subdivision (+/- 146 acre parcel)
Route 207, Beattie Rd. & Shaw Rd. Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

In accordance with the Town of New Windsor Planning Board's prior resolution, made at a public hearing dated 7-8-87, we have initiated construction of the proposed new subdivision roadway at this site. A preconstruction meeting was held in late November with the Highway Superintendent, Fred Fayo.

I have just received a copy of the 12-2-87 letter from Mark Edsall of McGoey and Hauser to Bruce Birnbaum of First Hudson Land Company, questioning the extent of allowable operations at the site.

It is our intention and our proposal to clear, grade (cut and fill), proof roll the subgrade, install roadway storm drainage, install the downstream drainage swale outlet and its detention basin, install associated erosion and sediment control measures, and install the base course for the new roadway. At this point construction will cease for the winter, allowing the roadway area to self stabilize for 3 to 6 months. No surfacing, blacktopping, or asphalt work is proposed to be done until 1988 at the earliest.

We ask the Planning Board to clarify and/or reauthorize (if necessary) the above specific scope of work to be completed at this site at this time. All work will be in full accord with the preliminary approved subdivision plans. The above requested work scope is acceptable, I believe, to the Highway Superintendent and to the Planning Board Engineer; based on recent telephone conversations with them.

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
PUBLIC WORKS
INDUSTRIAL POLLUTION CONTROL

ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

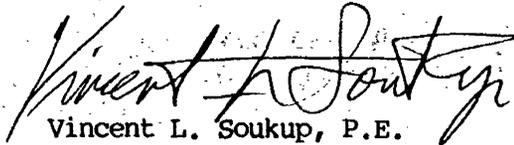
LAND USE STUDIES
SOIL STUDIES & FOUNDATION DESIGN
LAND SUBDIVISION
MUNICIPAL ENGINEERING

We ask that this be done at your next Planning Board meeting on 12-9-87, since equipment and materials are on site and construction has already been initiated based on completing the above work scope this month.

If there are any additional outstanding items, or if there are any further questions, we would appreciate being advised so that we may respond promptly.

Your board's attention to this matter is greatly appreciated.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.

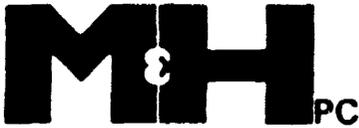
VLS/cm

cc: Bruce Birnbaum

Hwy Superintendent, F.Fayo

Michael Babcock, Bldg. Inspector

Mark Edsall, P.E., Planning Board Engineer



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
2 December 1987

First Hudson Land Company Inc.
Suite 1A
660 East Main Street
Middletown, New York 10940

ATTENTION: BRUCE BIRNBAUM, VICE PRESIDENT

SUBJECT: LIBERTY MEADOWS SUBDIVISION;
TOWN OF NEW WINDSOR, NEW YORK

Gentlemen:

This letter shall acknowledge receipt on 30 November 1987, of your correspondence dated 24 November 1987, (copy attached), regarding the subject project. This letter shall indicate for the record that at the 8 July 1987 meeting of the Town of New Windsor Planning Board, that Board granted Preliminary Subdivision Approval and, in addition, indicated the Board's consensus that you have permission to start grading the road.

You are reminded that Section 4, Procedure for Subdivision Approval, Paragraph A of the Subdivision Regulations of the Town Code restricts grading, clearing, construction or other improvements without approval of the Planning Board. Therefore, your operations on the site should be restricted to the rough road grading as previously approved.

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

Very truly yours,

McGOEY AND HAUSER
CONSULTING ENGINEERS, P.C.

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

cc: Henry Scheible, Chairman of Planning Board
Michael Babcock, Building Inspector
Fred Fayo, Highway Superintendent

MJE:dml

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

86-88

[REDACTED]

12-9-87

Mr. Vince Soukup came before the Board representing this proposal.

Mr. Soukup: I come with a request to clarify your resolution since we have a letter from Mr. Edsall stating it is unclear on how much we can do on Liberty

Meadows. We have a resolution granting us starting the road because I had preliminary approval, we met with Fred Fayo and we discussed cutting the road in and putting the drainage in and putting the road base down this month and letting it settle and going in next spring and completing the road with curbing and vegetation and everything and Mark brought it to my attention that the wording of the resolution said we can start grading on the road. We'd like to clarify that to allow us to do what is basically a preliminary package, the drainage, the base as well as the grading. There are storm sewers they are part of the preliminary plans. We are in the Health Department for review of the lots but it is taking 120 days to get one review letter so it will be three to six months before we get anything from them and we'd like to get the base in and let it sit this winter. Before we put the base we can put the drainage pipes in and will have have erosion problems we will have a base settled and when the road is ready--

Mr. Lander: This is sub-base now.

Mr. Soukup: Yes, no blacktopping, no binder nothing.

Mr. Scheible: What happens if the plan gets shot down in Goshen?

Mr. Edsall: They have wasted a lot of money and they will put top soil over the top and plant seed.

Mr. Soukup: There are no lots in this area that are of concern to me we are going to lose the road work, the lots in the back have more problems of ground water that is why we stayed out of it.

Mr. Scheible: You aren't going to be doing any type of clearing in the project other than the road?

Mr. Soukup: Right of way and the roads right. There is along with the drainage system a drainage retention basin that goes down off the site which we'd like to put in because that is part of the drainage system. That is an acre back in the woods that is not from the right of way itself.

Mr. Scheible: I don't think I would go along with that because I still have in the back of my mind like I said that Orange County might want you to start moving lots around now if you are going to go down and putting drainage feeds and catch basins I would rather personally I'd rather you not do, I'd rather you stick to the road system and put no more than the road system. That is my feeling.

Mr. Reyns: From what I see there today you have a lot of equipment there and you are doing an awful lot of things that is right down from my house. I think that we are going to have a little problem there because if you continue doing what you are doing we are going to have runoff. We are going to have a problem with that running off on the back road, Shaw Road there anyway. And I would go along with the Chairman I'd rather see you stick with the roads and not get into that until we are ready.

Mr. Soukup: The reason we have layed the side slopes on the right of way but all the work has been done, the swat that is the road right of way.

Mr Reyns: That is just side slopes?

Mr. Soukup: Yes.

Mr. Reynolds: Looks like you have done the whole cotton picking mess.

Mr. Babcock: He told me he has had several meetings with Vince and some other parties what they did they stripped the top soil of where the road is going and that section of the field that looks like it is being bulldozed is where they placed the topsoil.

Mr. Soukup: We have been working only on the roads in the 50 foot plus the side slopes. The requirement of the Town is that the two on one slopes don't start until you hit the right of way so you will be digging about 60 or 70 feet wide at the peak cuts or fills. But we have a reason for the retention basin, is that that is part of the drainage system, it is going to help provide some of the erosion sediment control. You are asking if when we put the drainage in that is part of the drainage system to minimize and reduce the effect on any adjacent property. It is an integral part of the road system even though it is in the back of two large lots. It is in the area where we do shift lot lines around without any problem or effect on the basin. It is in an area that is fairly wooded. There are two or three acre parcels by coincidence and the basin in or out won't effect the lot lines.

Mr. Scheible: There is another project where road were put in and then all of a sudden it was left as a big pile of garbage right here on 32 and I just don't want to see this same thing happen before the final approval has been given and I would personally I'd like to see the final approval.

Mr. Soukup: The reason I am here is because we'd like to put the base in so we don't leave the dirt cut which will contribute to the problem if we don't.

Mr. Schiefer: Adding the base doesn't change anything going beyond that?

Mr. Mc Carville: You are going to get a lot of dust and dirt blowing off site with the top soil.

Mr. Soukup: We generally re-vegetate it right now we can't get anything growing but we can pin some mesh over the top.

Mr. Babcock: There is a residence across the street.

Mr. Soukup: The silt fence we can do.

Mr. Mc Carville: Just let it stay there until you have the road base settled.

Mr. Soukup: I'd agree to the silt fence without any problem. It is all at our risk we realize that.

Mr. Edsall: The only benefit is they have to allow for the settlement of the sub base they are taking advantage of the fact that they can't work now and complying with the Town road as far as the road is concerned I think you should let them go ahead with the base.

Mr. Scheible: How do you feel with the ponds?

Mr. Edsall: That is a matter of the Board's choice, the culvert crosses the road
is, if he puts it in it is a benefit because he doesn't have to go back and dig
up an area of the road.

Mr. Schiefer: I have no objection.

Mr. Babcock: The highway superintendent thought if we start to work and they do
grading they are going to create some more water sheds and working that
retention pond would be the thing to be done first before they did it.

Mr. Soukup: We had done it along with the road work in the past.

Mr. Babcock: If they are told to do the work on this they have wasted their
time and money.

Mr. Scheible: Do we hold a bond?

Mr. Babcock: No bond whatsoever now. The problem with it is from that
retention pond the water goes across Shaw they have agreed on the plan to update
the pipes going across Shaw if needed and if you start getting another adding to
the flow they are going to have some problems if they don't go in there and fix
it.

Mr. Soukup: The retention basin will prevent that but the highway superintendent
wanted to reserve the right of putting a new culvert in and we agreed to that.

Mr. Scheible: Where do we settle out gentlemen?

Mr. Edsall: Is there a problem with Shaw Road culvert crossing over and
topping?

Mr. Reynolds: Not necessarily.

Mr. Edsall: I think it would be appropriate to have some bonding there.

Mr. Reynolds: I think any applicant would agree to posting a restoration bond as
soon as you advise us what the amount is.

Mr. Edsall: I think that is fair.

Mr. Soukup: We have got to put silt fencing, providing the bond, put in
drainage, sub-base and retention basin and no blacktop. That is my summary.

Mr. Scheible: So be it.

Being that there was no further business to come before the Board, a motion was
made to adjourn the December 9, 1987 meeting by Mr. Schiefer, seconded by Mr. Mc
Carville and approved by the Board.

Respectfully Submitted By:

Frances Sullivan

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.

VINCENT L. SOUKUP, P.E.

FRANK A. BAUER, L.S.

JOSEPH D. HENRY, C.E.

CECIL A. FOTTY, C.E. December 16, 1987

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940

PHONE (914) 343-0781
343-5569

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

ATTN: Henry Scheible, Chairman

RE: Roadway Construction Revision/Liberty Meadows
Proposed 23 lot subdivision (+/- 146 acre parcel)
Route 207, Beattie Road & Shaw Road Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

In accordance with a discussion of 12-15-87 with Mark Edsall, Town Engineer and representative of the Town of New Windsor Planning Board, we do herewith submit an updated subdivision plan and profile for the construction of the proposed new Town road. On-site excavation uncovered a very difficult rock outcrop which might require blasting for complete removal, at about Sta.3+50. A field inspection with the contractor, and a review of the plans with the Town Engineer, resulted in the following slight road profile and plan modification:

- 1) Change in profile from 3.5% to 5.0% Sta.8 to Sta.4.
- 2) Change in profile from 2.0% to 1.0% Sta.4 to Sta.2.
- 3) Relocation of original catch basins to stations 6+50 and 4+50, all connected by 18" CMP (as originally planned).

These revisions will provide for the construction in all areas of the standard town roadway section.

I believe that the above revisions are generally in agreement with the discussions held during the recent telephone conversation.

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
PUBLIC WORKS
INDUSTRIAL POLLUTION CONTROL

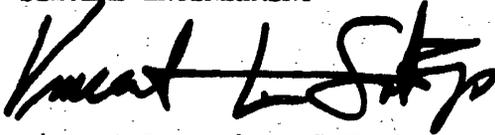
ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

LAND USE STUDIES
SOIL STUDIES & FOUNDATION DESIGN
LAND SUBDIVISION
MUNICIPAL ENGINEERING

I would appreciate being notified of any exceptions, or suggested changes. In the absence of any such notification, we shall proceed to construct the proposed road improvements as revised above.

If there are any additional items, or if there is any further question, we would appreciate being advised so that we may respond promptly to you, or to your representative.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.
VLS/cm

cc: Bruce Birnabum, First Hudson Land Co., w/encl
Hwy. Superintendent, F.Fayo, w/encl.
Michael Babcock, Bldg. Inspector, w/encl.
Mark Edsall, P.E., Planning Board Engineer, w/encl.
Al Teplitz, Contractor, w/encl.

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.
VINCENT L. SOUKUP, P.E.
FRANK A. BAUER, L.S.
JOSEPH D. HENRY, C.E.
CECIL A. FOTTY, C.E.

December 10, 1987

PLANNING BOARD

12-14-87

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940
PHONE (914) 343-0781
343-5569

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

ATTN: Henry Scheible, Chairman

RE: Roadway Construction/Liberty Meadows
Proposed 23 lot subdivision (+/- 146 acre parcel)
Route 207, Beattie Rd. & Shaw Rd. Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

In accordance with the Town of New Windsor Planning Board's clarification of it's original resolution, made at a public meeting on 10-9-87, we will proceed with construction of the proposed new subdivision roadway at this site, under the following work scope conditions and clarifications:

1. Silt fencing (not hay bales) will be installed immediately in all required areas along the roadway, topsoil stockpiles, drainage swales, and retention basin area.
2. We will grade the roadway R.O.W.
3. We will install the roadway subbase.
4. We will install the roadway storm drainage lines.
5. We will install the storm drainage swales and retention basin, all with adequate silt and sediment control measures.
6. We will not do any paving topping or asphalt work in the roadway area.
7. We will post a restoration bond with the Town of New Windsor to allow for topsoiling, seeding and/or restoration of the disturbed site areas, if such should be needed in the future. Bonding amount will be provided to us by the Planning Board, or its representative(s).

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
PUBLIC WORKS
INDUSTRIAL POLLUTION CONTROL

FEASIBILITY STUDIES

ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

LAND USE STUDIES

LAND SUBDIVISION
SOIL STUDIES & FOUNDATION DESIGN
MUNICIPAL ENGINEERING

8. Topsoil storage area(s) will be revegetated and/or covered with pegged jute mesh to prevent blowing and erosion, as required in the field.

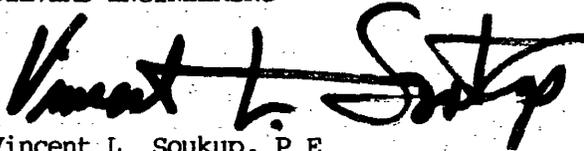
I believe that the above notes are an accurate summary of the discussions held, and decisions reached, during the Planning Board meeting.

I would appreciate being notified of any exceptions, or suggested changes, to these notes. In the absence of any such notification, we shall consider these notes to be fully in accord with the understanding of all parties copied below.

If there are any additional items, or if there is any further question, we would appreciate being advised so that we may respond promptly to you or your representatives.

Your board's immediate attention to this matter is greatly appreciated, allowing ongoing construction to continue at the site.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.
VLS/cm

cc: Bruce Birnbaum, First Hudson Land Co.
Hwy Superintendent, F.Fayo
Michael Babcock, Bldg. Inspector
Mark Edsall, P.E., Planning Board Engineer
Al Teplitz, Contractor

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.

VINCENT L. SOUKUP, P.E.

FRANK A. BAUER, L.S.

JOSEPH D. HENRY, C.E.

CECIL A. FOTTY, C.E.

December 10, 1987

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940

PHONE (914) 343-0781
343-5569

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

ATTN: Henry Scheible, Chairman

RE: Roadway Construction Bond/Liberty Meadows
Proposed 23 lot subdivision (+/- 146 acre parcel)
Route 207, Beattie Rd. & Shaw Rd. Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

In accordance with the Town of New Windsor Planning Board's request, we do herewith submit the following proposed bonding scope and amount:

Bond Scope:

A site restoration bond for the Town of New Windsor adequate to allow for topsoiling, seeding and/or restoration of the entire disturbed site areas involved in constructing the proposed subdivision roadways, the retention basin, and their appurtenances.

Bond Amount:

A. Roadway ROW area

50' ROW + 20' each side = 90' min.

say 100' wide for disturbed area (max)

length = 1600 + cul-de-sac area

road area = 1600 X 100 = 160,000 = 4 acre

cul-de-sac area = 150 X 150 = 22,500 = 1/2 acre

Sub-total = 4 1/2 acre

B. Retention Basin Area w/Swales =

Allow 1 1/2 acre

Total Disturbance Area = 6 acre
for roadway items.

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
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LAND SUBDIVISION
SOIL STUDIES & FOUNDATION DESIGN
MUNICIPAL ENGINEERING

C. Bond Cost:

Based on NYS/DEC reclamation bonding costs, disturbed area reclamation is estimated at 1500 to 2000 acre.

Cost: 6 acres at 2,000/ac = \$12,000

D. Additional Bonding Items:

1. Clean and/or replace one existing culvert downstream at Shaw Road. Allow: \$ 1,000
2. Install hay bales with stone filter barrier (see attached details) on outlet of retention basin. Allow \$ 500.

Total Estimated Restoration Bond to be provided \$13,500.

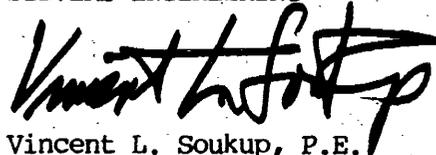
I believe that the above bond scope and amount is generally in agreement with the discussions held during the recent Planning Board meeting.

I would appreciate being notified of any exceptions, or suggested changes. In the absence of any such notification, we shall proceed to obtain and submit the above suggested bond.

If there are any additional items, or if there is any further question, we would appreciate being advised so that we may respond promptly to you or your representatives.

Your board's attention to this matter is greatly appreciated.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.
VLS/cm

cc: Bruce Birnbaum, First Hudson Land Co. (w/encl)
Hwy. Superintendent, F. Fayo (w/encl)
Michael Babcock, Bldg. Inspector (w/encl)
Mark Edsall, P.E., Planning Board Engineer (w/encl)
Al Teplitz, Contractor (w/encl)

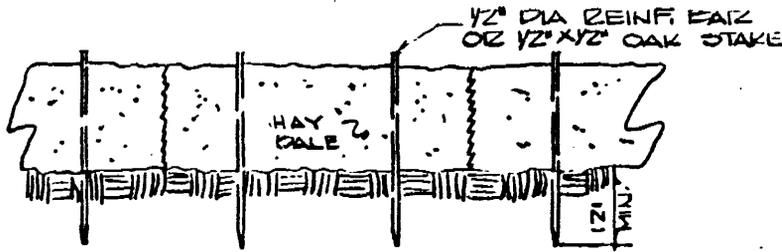
EROSION CONTROL NOTES

SITE DISTURBANCE TO BE LIMITED ONLY TO NECESSARY GRADING ON ROADS, BUILDING LOCATIONS, PARKING AREAS, DRIVEWAYS AND AREAS AS CALLED FOR ON THE PLAN.

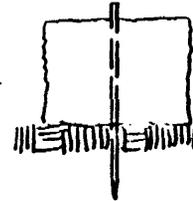
TEMPORARY SEEDING WITH ANNUAL RYE GRASS AT 12 LB. PER 1000 SF. AND MULCHING 100-140 LB. HAY OR STRAW PER 1000 SF. TO BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH.

AFTER GRADING BERMS AND SWALES WILL BE CREATED TO DIVERT RUNOFF FROM NEWLY GRADED AREAS TO PREVENT EROSION UNTIL GROUND COVER HAS DEVELOPED.

HAY BALES SHALL BE PLACED AS SHOWN BELOW: AT BOTTOM EDGE OF CUT AND FILL SLOPES TO PREVENT SILTATION ON LANDS OF OTHERS AND IN DRAINAGE WAYS, AND SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.

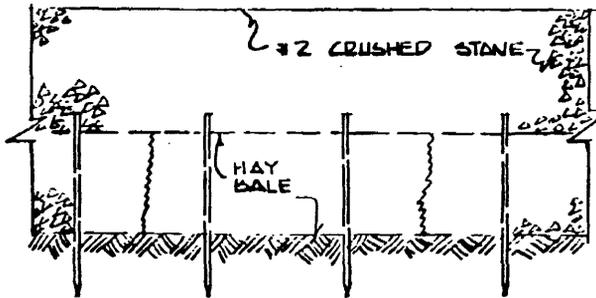


SIDE ELEVATION

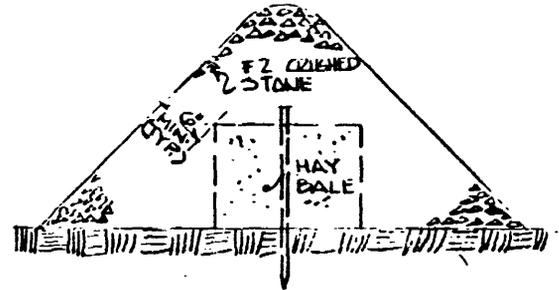


END ELEVATION

HAY BALE CHECK DAM

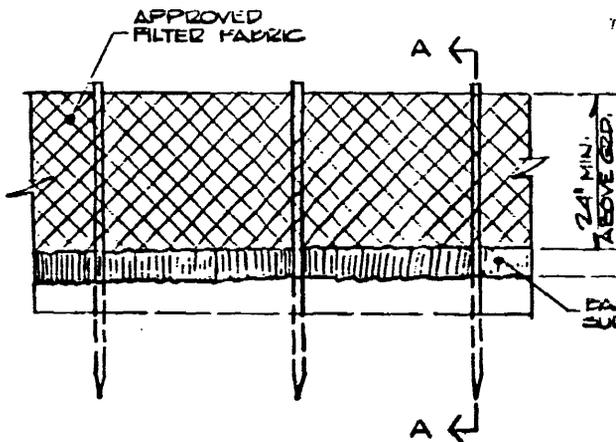


SIDE ELEVATION

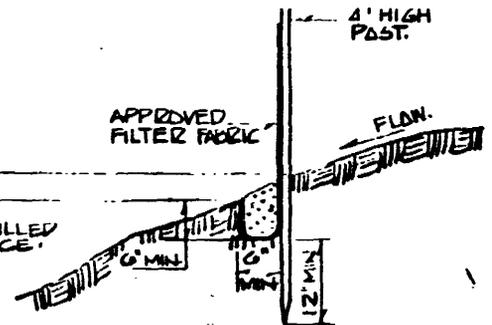


TRANSVERSE CROSS SECT.

HAY BALE W/ CRUSHED STONE FILTER.



SIDE ELEVATION
(LOOKING UPHILL)



TRANSVERSE CROSS SECTION A-A

FILTERED FENCE.

EROSION CONTROL DETAILS

#8687
12/87
V/S

PLANNING BOARD



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

12-9-87

86-88

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

7 December 1987

SUBJECT: LIBERTY MEADOWS SUBDIVISION
TOWN OF NEW WINDSOR PLANNING BOARD (86-88)

On 7 December 1987, I visited the subject site and observed the equipment in the area which is performing grading work for the proposed road and appears to be, in addition, stripping top soil from the area. The equipment includes, at minimum, four (4) dozers, three (3) pans and a roller. My visit was during lunch hour and no work was in progress during the visit, nor any representatives available to speak with. I will review this work with Michael Babcock relative to the authorized work approved by the Planning Board.

Respectfully submitted,

McGOEY AND HAUSER
CONSULTING ENGINEERS, P.C.


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

cc: Michael Babcock, Building Inspector
Henry Scheible, Planning Board Chairman

MJEdml

ZONING BOARD
TOWN OF NEW WINDSOR
UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 12/2/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid \$25

86-88

99

APPLICATION FOR SUBDIVISION APPROVAL

Date: 1/26-86

1. Name of subdivision Liberty Meadows
2. Name of applicant First Hudson Land Company Phone (914) 343-3978
Address 660 East Main St. Suite 1A Middletown N.Y. 10940
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Edith Neumann and George Nilson Phone (914) 294-7944
Herbert J. Fabricant, as Nominee for
Stella Gessner, Evelyn Plotczyk,
Address 1 Harriman Square Goshen NY 10924
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Edwin D. Silvers, L.S. Phone (914) 343-0781
Address 26 North St. Suite A Middletown N.Y. 10940
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney JOHN BOWALIC Phone 374-5511
Address RT. 17 NEW HAMPTON, N.Y. 10958
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the South side of RT 207, & on the East Side
(Street)
OF BEATTIE ROAD AND SHAW ROAD & OPPOSITE WCRD ROAD
feet of
(direction)
7. Total Acreage 146 ± Zone R1 Number of Lots 21 + Remainder
8. Tax map designation: Section 52 Lot(s) Block 1 - Lot 1
9. Has this property, or any portion of the property, previously been subdivided YES.
2 LOTS ON SHAW ROAD, A LONG TIME AGO, BY DON'T KNOW
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any varlance concerning this property No.
If yes, list case No. and Name _____

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

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of 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.

*PHILIP GRANDE, CHIEF EXECUTIVE OFFICER, PRESIDENT
SIMONDS ROAD
WILLIAMSTOWN, MASS. 01267*

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

I, Bruce Birnbaum, hereby depose and say that

all the above statements and the statements contained in the papers submitted herewith are true.

[Signature]
H.P.

Mailing Address % FIRST HUDSON LAND CO.
660 EAST MAIN ST. MIDDELTOWN,
N.Y. 10940

SWORN to before me this 21st
day of November, 1986

[Signature]
NOTARY PUBLIC

CARLA ROTUNDA
NOTARY PUBLIC, State of New York
No. 44-0080785
Qualified in Orange County
Term Expires March 30, 1987

QUESTIONNAIRE

(a) In order to answer the questions in this short form it is assumed that the proponent 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 for the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered (b) 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? Yes No
- 2. Will there be a major change to any unique or unusual land form found on the site? Yes No
- 3. Will project alter or have a large effect on an existing body of water? Yes No
- 4. Will project have a potentially large impact on groundwater quality? Yes No
- 5. Will project significantly effect drainage flow on adjacent sites? Yes No
- 6. Will project affect any threatened or endangered plant or animal species? Yes No
- 7. Will project result in a major adverse effect on air quality? Yes No
- 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? Yes No
- 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? Yes No
- 10. Will project have a major effect on existing or future recreational opportunities? Yes No
- 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes No
- 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? Yes No
- 13. Will project have any impact on public health or safety? Yes No
- 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? Yes No
- 15. Is there public controversy concerning the project? Yes No

PREPARED BY: James H. [Signature] DATE: 1/10/78

FIELD NUMBER: 100-100000-1000 DATE: 1/10/78

9/1/78

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**



United States
Department of
Agriculture

Soil
Conservation
Service

86-88-
33 Fulton Street
Middletown, NY 10940
914/343-1873

July 23, 1987

PLANNING BOARD

Mr. Vincent Soukup, P.E.
Silvers Engineering Assoc.
26 North Street, Suite A
Middletown, NY 10940

Rec 7/27/87

RE: Preliminary Plan Review/ Liberty Meadows Subdivision, Route 207,
Town of New Windsor, NY

Dear Mr. Soukup,

A review of the Liberty Meadows Subdivision Plan is being made at your request for the Orange County Soil & Water Conservation District. It is based upon an office study of the preliminary subdivision plan of Liberty Meadows, Sheets 1 and 2, prepared by your office, dated 6/24/87, and a field inspection on 7/14/87.

Soils

The soils mapped on the site of proposed Section I development are Ab, Alden silt loam; BnB & C, Bath-Nassau shaly silt loams on 3-8% and 8-15% slopes, respectively; ErA & B, Erie gravelly silt loam on 0-3% and 3-8% slopes, respectively; and MdB & C, Mardin gravelly silt loam on 3-8% and 8-15% slopes, respectively.

Ab, Alden silt loam is a deep, very poorly drained soil subject to periods of prolonged wetness. No development is planned on the Alden soil.

BnB & C, Bath-Nassau shaly silt loams are a complex of fairly deep, well drained and shallow, somewhat excessively drained soils. The deeper Bath soil has a dense fragipan layer at a depth of 2-3' causing a perched water table in spring, while bedrock is reached at 19" in the Nassau. The Bath soil is rated moderate for dwellings with or without basements due to frost action, depth to rock (40"-60"), seasonal wetness, and slope (BnC areas). There are severe limitations for septic systems because of the slow permeability of the fragipan. Nassau is rated severe for buildings and septic systems due to its shallowness. Homes and/or septic systems in lots 1, 10, 11, 12, 13, 17 and 18 are planned on this soil complex.

Part of the proposed new town road, off Beattie Road, will be built over ErA, Erie gravelly silt loam, which is rated severe for this purpose due to frost action. No other development is planned on Erie soil.

The remaining homes and/or septic systems will be placed on Mardin soil. Mardin is a deep, moderately well drained, sloping soil with a fragipan at

(cont'd)



The Soil Conservation Service
is an agency of the
Department of Agriculture

SCS-AS-1
10-79

about 2'. The water table is perched above this dense layer in early spring and other very wet periods. There are moderate limitations for dwellings without basements because of frost action and wetness, and severe limitations for dwellings with basements and for septic systems due to wetness and slow perc.

Erosion & Sedimentation Control Notes

Overall, the site should not pose much of a problem for erosion and sedimentation control. However, in addition to the erosion control notes and the very good vegetative cover, we recommend that a temporary sediment basin be constructed in lot 7 just south of the proposed Town road. It should be cleaned out when sediment accumulations reach 50% of its capacity.

We also recommend that, when the road swales are constructed from lots 1-4 and from lots 18 and 22 to the existing 24" CMP culvert under Route 207, temporary sediment basins be constructed above the inlet of these existing culverts to prevent sediment from passing through these culverts and off the site.

We recommend that the inlet to all of the storm drainage systems be temporarily capped or protected on the proposed Town road to prevent entry of sediment being carried by runoff water.

Surface Water Runoff and Drainage

Although most of the soils for the proposed road are moderately well and well drained, subsurface drainage may be needed, especially for the concrete paved gutters.

We recommend that permanent diversions or swales be constructed above lots 1-4, 8-10, 16, 18 and 19-22 to intercept runoff from higher sloping land and to divert this runoff away from and around these homesites.

We recommend that footing drains be required at or below the foundation footing to a free flowing outlet and with sufficient grade.

This subdivision has 3 drainage areas. The third drainage area serves most of lot 6 which may be developed at a later date. Drainage Area #1 is in the northern part of this parcel and no stormwater detention is needed.

Drainage Area #2 serves the southern part of the site. Our calculations show that 1.3 acre feet of storage is needed. A pond 0.33 acres in size and 4 feet deep will be sufficient.

The design of the storm drainage swale will carry the 25 year storm event.

(cont'd)

Mr. Vincent Soukup

-3-

July 23, 1987

If you have questions, please feel free to contact our office. This review was made for the Orange County Soil & Water Conservation District.

Sincerely,

MALCOLM HENNING
District Conservationist

cc: Henry Scheible, Chairman, Town of New Windsor Planning Board ✓
cc: McGoey & Hauser, Town of New Windsor Engineer
cc: Orange County Planning Dept.



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

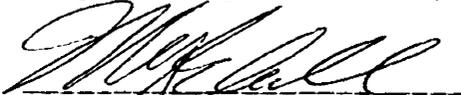
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Liberty Meadows Subdivision
PROJECT LOCATION: Beattie Road (Between Rt. 207 & Shaw Road)
NW: 86-88
8 July 1987

- 1). The Applicant has submitted a Plan for a twenty-two (22) lot major subdivision of a 146 +/- acre parcel on the east side of Beattie Road. The Plan was previously reviewed at the 8 April 1987, 13 May 1987, 10 June 1987 and 24 June 1987 Planning Board Meetings.
- 2). The Applicant has responded in an acceptable fashion to all comments previously made by the Engineer. I have no additional comments at this time.
- 3). The Plan, as revised on 12 June 1987, is acceptable for Preliminary Approval from an engineering standpoint.

Respectfully submitted,



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

MJEnjE

Mr. Kennedy: But you are supposed to waive it.

Mr. Schiefer: "That the Planning Board of the Town of New Windsor waive the public hearing on the Anderson subdivision." Seconded by Mr. Mc Carville.

Mr. Schiefer: "That the Planning Board of the Town of New Windsor approve the two lot subdivision of Anderson, map dated June 29, 1987." Seconded by Mr. Jones and approved by the Board.

Mr. Reynolds: We are supposed to have a legal description for the road dedication is that on here? And the same shall be required before the final stamp of approval.

Mr. Kennedy: I will give it to the attorney. You will need the actual written document.

Mr. Jones: He won't get it signed until we get a legal description for the road dedication.

Mr. Schiefer: I withdraw my motion.

Mr. Jones: I withdraw my second.

Mr. Edsall: It was only prior to the stamp being placed and releasing the mylar it should be filed like a road bond or anything else.

Mr. Mc Carville: I think we should approve it.

Mr. Schiefer: If you are willing to approve it I will leave my motion in place.

Mr. Jones: I will second it but he is not going to get any signed maps until he brings in everything.

Mr. Van Leeuwen: I see no objection if Tippy gets a letter from the Town attorney saying it is acceptable.

Mr. Reynolds: I think since it is agreed it is ok but I'd rather not put it in the motion.

Mr. Schiefer: I am not putting any qualifications in the motion.

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

Mr. Kennedy: Thank you.

LIBERTY MEADOWS SUBDIVISION (86-88)

Mr. Vince Soukup came before the Board representing this proposal.

Mr. Soukup: We met with the County following our last meeting and we went over their letter and we agreed to pairing up a pair of drives on Shore Road we agreed that the master plan which they did not see would be the five acre parcel because of the soil conditions in the back. We agreed to limit your access to the Town road with respect to all the lots fronting on it and this driveway will come on here, lot number 1 will come out to Shore Road and the driveways on 3 and 4 will be combined now we are...I'm sorry 3 and 4, one and two will be combined, 3 and 4 will be combined. They agreed that the master plan which they did not have a copy to look at, it was appropriate for the five acre lots we presented it to them at the meeting and discussed it and Mr. Buddy and Mr. Garrison agreed that the large lots based on the soils investigation would be appropriate for the remaining parcel.

Mr. Mc Carville: Did you get a copy of the sketch?

Mr. Soukup: I didn't have the sketch they made up I think your chairman has a copy of the sketch if you want we will go to the sketch. It gives us an extra ten lots I can't recommend it to you in all honesty.

Mr. Van Leeuwen: I think we will leave things the way they are.

Mr. Soukup: I think what we have is better. I don't think you want it in New Windsor. So we have made our piece with the Orange County Planning Department they are satisfied that the plan we have is the most appropriate one for this property in accordance with the master plan.

Mr. Reynolds: We are going in here and you are going to exit on Shore Road?

Mr. Soukup: A temporary cul-de-sac and future extension through the remaining parcel one other things we had agreed to on the back of lots 4 and 7 there will be a retention basin built because I cannot use the existing pond because the outlet is on the neighboring property. It would be a basin to retain the water but drain dry and will not stand water during the time between rain flows. Automatic overflow it will be a dry basin only temporarily holding water during a storm.

Mr. Van Leeuwen: What about the 50 foot right of way?

Mr. Soukup: I talked to my client and I have with me a proposal for this which I will give to the gentleman who I see here tonight. If this is acceptable to him it is acceptable to my client. It gives them three years to complete the construction of a road which we propose to be a private road for the purpose of existing lots on Swartz Lane. The major concern of my clients is that there is not a subdivision coming through that at a later date that he feels is not appropriate. He doesn't want to provide access for another 50 or 100 homes through the private drive so we have offered an access for three years provided he builds it that will provide for all existing lots plus a home on any existing buildable lot in the area so that everybody there can be one only, on one lot on the Swartz Lane area but we will not provide access for a major subdivision through our property. We feel that is not appropriate. If you want five years you have it.

Mr. Boroschinski. Thank you very much.

Mr. Jones: What about the easement.

Mr. Soukup: It will be low level maintenance necessary.

Mr. Jones: You are going to give it to the Town.

Mr. Soukup: If they will accept it they want the easement because it is an outlet for a storm drain they may want that. The Highway Superintendent indicated that to me he has a letter in the file indicating that he approves.

Mr. Jones: If he is going to approve the retention basin we want a letter.

Mr. Soukup: The retention basin was not discussed by the Highway Superintendent.

Mr. Van Leeuwen: I would rather see that the homeowners in that area take care of the retention basin instead of the Town. Why should we burden the Town with that?

Mr. Soukup: I am not an attorney I cannot give you a mechanism through which that can be done.

Mr. Reynolds: That is why I just asked him.

Mr. Soukup: The road superintendent said that the drainage easement through the lots he would be responsible for because it does drain a Town drain from the road.

Mr. Rones: But I think the point is well taken that we should insure and have a letter from the Highway Superintendent specifically to that effect so there is no misunderstanding about who's responsibility it is when the homeowners become irate about this spilling all over.

Mr. Soukup: The design of the basin will be a detention basin it will be one that detains water during the peak of the storm but drains dry at other times it will be designed so it is not a standing pond, not standing water. It will drain dry.

Mr. Rones: These things don't always function the way they are designed to.

Mr. Soukup: We will try our best.

Mr. Rones: Nature has a funny way of working.

Mr. Van Leeuwen: You have a 40 foot easement, that should be 50.

Mr. Soukup: The reason for the 40 is because Swartz is only 20 foot easement I believe it will be a private drive we are proposing 40 foot be a private drive to match the nature, not to be a Town road.

Mr. Van Leeuwen: We want it to be a Town road.

Mr. Soukup: You don't have 50 foot on Swartz Lane. Are you going to require 50 on Swartz Lane?

Mr. Reynolds: We are working out something with them now.

Mr. Soukup: Other feelings were you did not want another Town road you wanted a private land arrangement.

Mr. Reynolds: We just want an exit for the people.

Mr. Scheible: We are going to need 50 feet for eventually it may turn into a Town road that is why we are requesting 50 for a right of way for the Town road.

Mr. Reynolds: What is the length of that going to be?

Mr. Scheible: Quite long.

Mr. Van Leeuwen: Five or six hundred feet at least.

Mr. Soukup: Probably run down here which is 1,000 feet on our property but about 3,000 on yours.

Mr. Scheible: Mr. Boroschinski, if this does go through there is some people along your roadway who are requesting to come in for another subdivision approval. This gentlemen is exercising that a maximum of one new home on any existing lot.

Mr. Van Leeuwen: He is saying that you can only put one home not subdivide that into two or three different lots whatever the case might be. Do you understand that?

Mr. Boroschinski: Yes, the property in question is up on a hill I hate to admit it but it is landlocked and this plan is opening up an opportunity for me to build a house up there on this existing lot and therefore I am asking for permission to go into the Town road.

Mr. Van Leeuwen: Would you be willing, if you are going to open it up let me explain what is going to happen, we are going to make you put in a Town road of 1,000 feet or at least to your house and you are looking at a cost of \$130.00 per running foot today.

Mr. Boroschinski: That is why I was asking for a driveway because this lot is landlocked right and I was going to look for a driveway not a Town road because if you want to go an extend Swartz Lane to the road I think it is kind of impossible because you had to go up 40 feet that is a very steep hill and that hill is maybe on a strip of maybe 60 feet and it is kind of impossible to build a road on there.

Mr. Reynolds: I think that this is the wrong place to discuss this. I think that we are talking about this problem here and this is on the agenda I think the Swartz Lane proposition or solution for this gentleman who has agreed to it and the mechanics should be worked out at another time.

Mr. Van Leeuwen: "That the Planning Board of the Town of New Windsor grant preliminary approval on Section 1 of the Liberty Meadows Subdivision." Seconded by Mr. Schiefer and approved by the Board.

Mr. Reynolds: We want to discuss this.

Mr. Jones: This retention pond I want something concrete, they are going to put a hole in the ground and that is it the water has to go somewhere we are talking about 100 year storms, 3 or 4 days at a time where is that water going to go?

Mr. Soukup: We will design for 100 year storms and it will be a dry basin except when it is actually raining and I will make it subject to the Town engineer approving the design for the 100 year storm.

Mr. Scheible: That is fair enough.

Mr. Soukup: We are going to be back and it will probably be 6 months because the Health Department is 60 days for one review. So we are going to be back we will work out the retention basin with the engineer long before we get our final with the Health Department so you will have another chance to take a look at it.

Mr. Jones: Also, in that area...

Mr. Soukup: The house on lot 7 is up in the corner far away the basin will be in this area.

Mr. Van Leeuwen: Who are the actual owners of this?

Mr. Soukup: Actually the owner of record is shown on the map Herb Fabricant along with a number of partners who have since been deceased and whose widows are now the owners. Herb is the only surviving owner.

Mr. Van Leeuwen: Who is it sold to?

Mr. Soukup: First Hudson Land who is Bruce Birnbaum.

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

Mr. Soukup: Thank you very much. I will work out the design with your engineer and when I come in with it you will be satisfied I hope. I'd like to advise you that now that we have preliminary we are going to Health Department immediately we may go in and start grading the road since we have preliminary which is a permitted use since we have preliminary when a dozer goes in and starts stripping top soil we are planning on doing that.

Mr. Van Leeuwen: How about trees?

Mr. Soukup: We'd like permission to grade and shape the road so this winter we can get the base course in.

Mr. Ronas: Any trees going to be taken down?

Mr. Soukup: This is pretty much open field until we get to the back, there is basically no woods just a ridge row.

Mr. Mc Carville: How about water?

Mr. Soukup: There is a drainage culvert shown, there will be a cross culvert put in we are not restricting any existing stream or major flows.

Mr. Jones: Section 2 with this?

Mr. Soukup: No, only Section 1 as far as the cul-de-sac.

Mr. Scheible: It is a concensus of the Board that you have permission to start grading.

Mr. Ronas: We want a letter from the Highway Superintendant with respect to the Town's maintenance on the holding pond.

REVIEW

MORIN SUBDIVISION - (87-26)

Mr. Morin came before the Board representing his proposal.

Mr. Morin: We'd like to get a three lot, basically the three lots.

Mr. Ronas: Did the lot line change or did you have 25 foot wide lots here at one time?

Mr. Morin: That is the way it is in Beaver Dam.

Mr. Edsall: This is currently existing as a single lot as far as the tax maps are concerned. It is the single lot at that point by virtue of the Town Ordinance.

Mr. Mc Carville: Where would your access be to them?

Mr. Morin: I can come in through Willow or the private drive.

Mr. Mc Carville: Are these streets used now?

Mr. Scheible: Paper streets.

Mr. Mc Carville: These would be a private road with three lots on it.

Mr. Edsall: It is my understanding that Willow Avenue which is an existing name so if the name gets changed the Town Board would have to authorize that, is a dedicated Town parcel so I am not quite sure if a private road can be put on that area of the Town property. I don't believe it is an easement.

Mr. Babcock: Willow Avenue is a Town road if you extend Willow you can't have it half Town half private.

Mr. Babcock: You wouldn't be able to give a building permit on the lots because of road frontage.

PLANNING BOARD

Rec 6/26/87

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

June 18, 1987

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

RE: Subdivision Plan
Liberty Meadows
Route 207

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: Lot #22 to be handled as a private drive permit.

Very truly yours,

William Elgee
William Elgee
C.E. I Permits
Orange County

WE/dn



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

LIBERTY MEADOWS

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 June 1987.

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

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

Approval granted provided the road widths meet town specifications
and Cul-de-Sac be 110 foot radius

Multiple horizontal lines for handwritten notes or signatures.

SIGNED: Richard Notaling
CHAIRMAN

86-88

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Silver's Eng. Assoc. for the building or subdivision of
Liberty Meadows has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve Di Dio

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

88-88-

LIBERTY
MEADOWS

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, ~~REVISION~~ REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Liberty Meadows as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

Fred Lays, Jr.
HIGHWAY SUPERINTENDENT *(Signature)*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

86-88

LIBERTY Meadows

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Silver Engineers for the building or subdivision of
Liberty Meadows has been
reviewed by me and is approved
disapproved _____.

~~If disapproved, please list reason.~~

There is no town water in this Area.

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



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: **Liberty Meadows Subdivision**
PROJECT LOCATION: Beattie Road (Between Route 207
and Shaw Road)
NW #: 86-88
24 June 1987

1). The Applicant has submitted a twenty-two (22) lot major subdivision of a 146 +/- acre parcel on the east side of Beattie Road. The plan was previously reviewed at the 8 April 1987, 13 May 1987 and 10 June 1987 Planning Board Meetings. The Plan was reviewed as a preliminary plan.

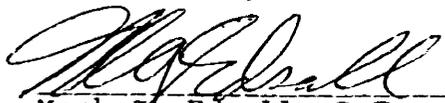
2). The following comments made on the Engineer's Review Comment Sheet for the previous meeting should be noted by the Planning Board:

- a. The Board should note that the Applicant intends to dedicate the drainage easement through Lots 4 and 7 to the Town of New Windsor.
- b. The Board should note that the Applicant intends to provide no street lighting for the subdivision.

3). The Applicant has responded in an acceptable fashion to all comments previously made by the Engineer, with respect to preliminary approval status. Additional items have been requested prior to final approval and will be reviewed prior to such time.

4). The Plan, as revised on 12 June 1987, is acceptable for Preliminary Approval from an engineering standpoint.

Respectfully submitted,



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

MJEfmD

Ms. Steffel: They got a C. O.

Mr. Babcock: When it went to the Zoning Board of Appeals since it was just a drop off there was no need for a special permit they are just dropping clothes off somebody is taking them from there to another laundromat to have them done.

Ms. Steffel: That is not what your code says.

Mr. Roncs: Apparently the building inspector is telling us that the Zoning Board of Appeals already entertained it.

Mr. Scheible: I don't think it is germane to this public hearing.

Ms. Steffel: Could you read it?

Mr. Roncs: It says dry cleaning for pick up and delivery, only uses by special permit of the Planning Board or Town Board.

Ms. Steffel: Thank you.

Mr. Roncs: That is a new ordinance.

Mr. Edsall: One other note when it does go to the Town Board as far as the method used to meter the water use you can put a meter on a well discharge if the Town Board so desired it could be metered that way with a Town meter that is sealed. It is not a non-solveable item.

Mr. Babcock: Can we ask if we are, or he is willing to do that? Would you have any objection to putting a meter on your well?

Mr. Cavalari: We understand the water department was there and intends to put a meter there.

Mr. Babcock: Ok.

Mr. Herina: As long as it doesn't restrict the flow of the water.

Mr. Mc Carville: It does not.

Mr. Scheible: Hearing no further comments, I will close the public hearing.

Mr. Cavalari: What would be the procedure now that the matter is submitted to the Board do we know when we can expect the decision?

Mr. Scheible: There will be a decision made at the end of this meeting.

Mr. Cavalari: Then we'd be advised how? How can we find out what it was?

Mr. Scheible: You can call the building inspector's office tomorrow and he can give the answer.

Mr. Cavalari: Thank you.

PUBLIC HEARING - LIBERTY MEADOWS SUBDIVISION (86-88)

Mr. Vince Soukup came before the Board representing this proposal. He presented the Affidavit of Mailing, Affidavit of Publication and return receipts.

Mr. Soukup: We are here tonight with a 164 acre tract which is being divided up into 22 residential lots at this time with a remainder parcel. The remainder parcel will be in the ordinance on the magnitude of 67 acres and may be subdivided at a later date as per master plan into about ten lots ranging in size from 3 to 15 acres. The road would then be extended through the remainder lot at that time the proposal intends to have a dedicated Town road which would be built to Town standards and offered for dedication to the Town of New Windsor all lots will front off on that road there will be no drives on Beattie Road with the exception of a pair of drives from 17 and 18 which do not front on the Town road. There will be a single drive on Route 207 by a lot that fronts only on 207. There will be five lots fronting on Shore Road at that time. Lots are in a one acre zone however the minimum size on each lot is 1.6 so we are 60% over the minimum zone requirements. All will be 175 feet wide instead of 125 feet wide which is the minimum zoning width. Side yard front yards will be at the minimum requirements. We feel that this particular site lends itself to a larger lot each will have its own well and septic with no intentions to bring any utilities in. We are going to keep it as rural we we can keep it. The large lots will tend to keep it in a rural nature. The site distances will be minimized by the fact there will be well and septic and by the fact of the size of the lots. I have talked to the highway superintendant subsequent to our meeting last month and have made some changes on the map including a drain in front of lots 21 and 22. There are two lots that are in a side hill cut area where the Town road goes through and I think it is on 21. The lots are in a side hill cut and he has asked me to put underdrain on the cut side of the road to prevent any icing through seepage and I have agreed to do that by detail on sheet 2. We have also added a paved or grass swale at the option of the Board or a cut or area on the sides of the road. I believe that the highway superintendent indicated to me following the meeting that the changes I have made on the plans would be acceptable to him. I don't know if he has had a chance to get a letter to that effect. His only other concern is on Shore Road an existing culvert he'd like the owners to upgrade and we have agreed to do that at his description. I suspect before we come back for final we will have resolved the upgrade of the culvert for you. That is the only things I believe that is the scope of the subdivision we propose.

Mr. Van Leeuwen: Utilities will be underground?

Mr. Soukup: Yes and there will be no further subdivision of any lots even though there are some that are large enough to be further subdivided they will be restricted by deed so there will be no further subdivision of any property on that map.

Mr. Scheible: Are the septic systems all to be underground?

Mr. Soukup: We have done perc and deep tests on each lot and find each lot has a suitable for septic and well. There will be no built up systems, all in the ground disposal systems. We have good perc and fair on all of the lots we wouldn't be bringing the lot in unless we knew they worked. We have done individual perc tests on each and every lot. And they are indicated on the map you will see a small P with a number next to it on the map indicating the rate which we found perc. On page 2 there is a table and it says in the table what

lot has what rate. As you may realize this will have to go to Orange County Health Department for approval and we have tried to organize the plan and do the soils investigation in the plan which may be subject to them. It will be time consuming and a great detail.

Mr. Reynolds: There are no septic tanks that had to be above ground?

Mr. Soukup: No beds, no built ups all underground. There are no lots that have ground water or rock problems. Lot number 4, 5 and 7 are very large lots the reason they are large is because they have low wet areas in the middle and they will not be further subdivided because of that.

Mr. Van Leeuwen: I don't know if the Town does it or developer should do it there should be a street light on each entrance of each road. A pole street light.

Mr. Scheible: I have four topics that the Orange County Planning Department has addressed concerning this project. It is too numerous but I will name the comments on the sight distance, storm water run off erosion and vegetation. I think it would be best for you to stop and get a copy of this from the building inspector.

Mr. Soukup: When was it dated?

Mr. Scheible: May 26th.

Mr. Soukup: I never got a copy of it.

Mr. Scheible: It was received May 28 in the Town Hall.

Mr. Mc Carville: May I request that the Board members also get a copy of that?

Mr. Scheible: Yes they will.

Mr. Soukup: Did you find a new letter from the highway superintendent?

Mr. Scheible: I was trying to find that.

Mr. Ronen: You might want to get with Orange County Planning Department because the letter refers to an enclosed sketch which I don't see.

Mr. Mc Carville: How much grading do you project?

Mr. Soukup: There will be no grading in the area of the septic systems because the way they are located from this point I have the elevation. We cannot grade on the area of septic tanks the only grading will be at the house and driveway and that will amount to a couple of thousand square feet on each lot out of an acre and a half on each lot.

Mr. Mc Carville: Thank you.

Mr. Soukup: Several of the homes sit off the proposed Town road I might add are in an area that are old fields that are already either scrub or low growing vegetation there are tree lines and wood lines through it that pretty much can

be preserved because they are in the back of the lots along the areas which there will be no homes or drives.

Mr. Roncs: Since this is designated as a public hearing I suggest we can go on with the public hearing so we can suggest more of our problems in question.

Ms. Susan Jones: I live at Route 207 Rock Tavern I have property which borders this subdivision on the southeast side. The old railroad bed. And I have a few problems I contacted Mr. Silvers who I assume he is not.

Mr. Scheible: This is Mr. Soukup.

Ms. Jones: And I would like to know where they got the information where they put the subdivision line in at the southeast side.

Mr. Scheible: Which side are you?

Ms. Jones: It states land now or formerly of Congelosi here and Cangelosi here. Ok, well this is wrong this is correct but now Jones, my property along all this part of the road is supposedly 50 feet apart.

Mr. Scheible: That means now or formerly so the property may have changed years ago and the name hasn't been changed over the years.

Ms. Jones: And I understand this portion of the property is about the only piece of property in the area which ever had a formal engineer to do the work on it. Mr. Silvers engineering firm had come on to my property unlawfully and he established this entire line for this subdivision without my permission, when the property was totally posted. I contacted him and he told me he'd fire his engineering crew and deny any responsibility towards this. If this is the kind of man that Mr. Silvers is and if this is the kind of work he does I'd thoroughly check out the map. He is not accepting responsibility for his people.

Mr. Scheible: Were there any damages?

Ms. Jones: Yes, cut trees and shrubs, tires brought on it. My father is an engineer and I used to work for him if anybody knows property lines it is an engineer and surveyor. This land is posted and this man came on my property without my permission whatsoever they have a right to cross your property to get to their property to do their work they did not have the right to destroy private property in the process, take down trees and brush and deny any responsibility for it when I contacted them.

Mr. Scheible: Were you aware of it.

Mr. Soukup: I had assumed the brush and tress cut were on the land of the applicant but I wasn't there when they were doing it.

Ms. Jones: If you'd like to come and see the damage you are more than welcome.

Mr. Van Leeuwen: Are we going to consider our legal council? It is a matter we can't get into this this is a matter between the two land owners.

Mr. Scheible: We can't solve that, that is among you and the other guy if you want to press charges you'd have to contact your lawyer and Mr. Soukup or Mr.

Silvers.

Ms. Jones: I thoroughly understand that but the reason I brought that to your attention is the responsibility for what goes on in your Town is yours.

Mr. Scheible: When it comes to vandalism and trespassing we don't control that. I wish we could but we can't.

Ms. Jones: I wish you'd keep this in your mind when you are considering the subdivision

Mr. Edsall: Maybe you can ask her if I understand there is a problem with the line? Is she disputing that end of the survey?

Mr. Scheible: Are you disputing this line do you say that is incorrect?

Ms. Jones: Well I am assuming they went by a deed description they go by changes and lines.

Mr. Soukup: Both deed description and old railroad right of way plans.

Ms. Jones: I would be concerned that you go by mine also.

Mr. Soukup: We went by deed description and railroad and physical findings such as monuments.

Ms. Jones: If you went by railroad you would know who owns it.

Mr. Soukup: They are all combined in one package when the line was established and I believe to our knowledge that is boundary between the old railroad and this property.

Ms. Jones: Did you look at the fence or deed description?

Mr. Soukup: They are all considered by the surveyor when I considered the line. We plotted the deeds using physical locations of points, fence posts monuments and railroad right of way maps that showed some evidence also.

Ms. Jones: These parcels of land are over two hundred years old and there are no monuments.

Mr. Soukup: We are the professionals preparing the maps that is it.

Ms. Jones: If you were professionals you would have contacted me before this.

Mr. Scheible: Any further questions?

Mr. John Woroshinski: Swartz Lane Route 207. Is it possible for me to connect to one of the Town roads?

Mr. Van Leeuwen: That is on the other side of the railroad.

Mr. Woroshinski: On the north side.

Mr. Soukup: We have not provided for any right of ways we haven't been asked for

it, is that a dedicated Town road?

Mr. Scheible: No it is not.

Mr. Reynolds: We have been having a problem with the people on that land having a problem. Because it is a private road and it is not brought up to specs what they are wondering is if it is possible to take that if you can consider in your drawing for the future to bring a road down through to connect to that lane it is only a thought that they have been thinking of and it is a way the Town and Planning Board has also thought that they can answer the problem for the people on Swartz Lane.

Mr. Scheible: It would have to be discussed at a later point because they are not developing this piece of property at the moment.

Mr. Soukup: Brought up possibly give you a paper right of way but you still have another 1500 feet to go to reach this. We can provide for a right of way for future extension along a common line if that would be desired by other parties if the Board wanted that we can work it into a future section. They need a rereservation for a future right of way if it is not used it would be abandoned and go back to the adjacent lots. It would be a time span. We have done these after five or ten years if they are not used they will be abandoned and go back to the adjacent lots.

Mr. Van Leeuwen: We can't ask him to bring the road up to your property line but if he gives you an easement along the lot line but you'd have to put 1500 feet of road at \$130 a foot. We can put the option in.

Mr. Woroshinski: I'd be able to work on it myself I don't have to consider anybody else, nobody else is going to dig any holes so that would be my responsibility if Mr. Soukup would consider the possibility that I could have an easement.

Mr. Soukup: If the Board wanted it from a planning point of view we can provide for a future right of way if that is your request.

Mr. Reynolds: What we are doing tonight is mentioning it so you can think about it yourself and these people can think about it and we can because it is an avenue that we may want to pursue. Since that area has been a problem and we can discuss it with the Board later. We wanted to put it in the minutes and see what your feelings are. It is a possibility.

Mr. Woroshinski: When will you develop the land?

Mr. Soukup: No time schedule for the second phase.

Mr. Woroshinski: A couple years?

Mr. Soukup: I can't say for that might be, maybe five.

Mr. Woroshinski: Thank you very much.

Mrs. Dunn: Any information on how many wells you will be putting in any way you can tell me how that will effect my well and water table?

Mr. Soukup: The lots will have its own individual well as yours does. From my experience with other projects and other well drillers it would be a well per two acres generally doesn't have any effect on other wells in the area. We are talking about 22 wells an acre and a half to two acres at one per lot so they shouldn't have any effect on each other there is always the outside chance that one may hit the same seam. If it is a small seam there might be an effect on a well but it is impossible to tell standing here tonight or giving a guarantee.

Mrs. Dunn: If it effected my seam I'd then have to dig deeper?

Mr. Soukup: If anybody's well would be effected it might have to be dug deeper or redrilled but it is impossible to tell whether that could happen. To my knowledge the wells in the area there have been a number of drills none have had an effect on others. I'd assume that would hold true.

Mrs. Dunn: Thank you.

Joseph Gravina: I live on Shore Road. About the septic system I already have a well now the property is going, the house is going to be built across the road on Shore Road where will their septic be far enough from mine?

Mr. Van Leeuwen: Has to be.

Mr. Soukup: It has to be at least 100 if your well is higher and 200 if your well is lower in elevation. Your lot we inspected the well and septic along the rear and found they are all far enough away from the proposed septics all of the existing wells on Shore Road and Beattie Road. That will be 500 feet away from you. That is everyone in this area here. The homes on lot 3 and 2 across the street from you the septics would be 200 feet or more from your well which is at least the Orange County Health Department requirements or more if your well is here it is 100 feet if your well is lower 200 foot requirement. We can meet that without a problem.

Mr. Gravina: That would be all right.

Mr. Scheible: Yes they have to be. You will be protected.

Mr. Soukup: We have to go through Orange County Health Department we have to certify to them that we do not have any septics closer to 200 feet from any existing well and they will be looking at that in great detail.

Mr. Van Leeuwen: Lot number 1 that drive that is coming out is a very bad spot. What I would like to see is move the drive over down next to lot 2. Not that much, it is a bad corner. Why can't you have it come on to Shore Road.

Mr. Soukup: We can do that.

Mr. Mc Carville: As close to lot 2 as possible.

Mr. Soukup: Right at the common property line so there is one common access point for 1 and 2.

Mr. Robert Van Duzen: Beattie Road. I do have a comment that is somewhat related to Mrs. Dunn's concern and that is the water table in the area. These lots are larger so I would assume that the man has less than 1 acre lot

subdivision but immediately across the road is our 32 lots that were approved and I assume they are in the last stages of the approval process since it has been in the process for a year now. Immediately above this further up the hill there is model homes being built for I assume application sometime in the near future for subdivision there.

Mr. Scheible: They are not model homes they are homes being built.

Mr. Van Duzen: I understand negotiations are underway to continue on. So if there is approximately 50 acres there we can probably say they are going to be or could be 40 some lots and then immediately adjacent to the Rinaldi subdivision in the rear is another 64 acres which the sign ways for said pending which I assume is not being sold for grazing land. I am sure that will be subdivided too so I think...

Mr. Van Leeuwen: They have already been here.

Mr. Van Duzen: That is not my question I am just saying we are not thinking about just existing houses we are thinking about a lot of extras.

Mr. Scheible: You are addressing the water supply?

Mr. Van Duzen: I think there should be careful consideration when you talk about water supply in the area coming strictly from wells there are a lot of houses in the vicinity in the short period of time.

Mr. Scheible: No doubt about that and we hope that there is no damage done to the water supply in the area it will be watched very closely. If you see any problems please contact the Town.

Mrs. Dunn: That is if you turn the faucet and nothing happens?

Mr. Scheible: Then you didn't pay the electric bill.

Mrs. Dunn: We are dealing with new people who don't have any meters. They just turn the water on and away they go.

Mr. Scheible: You don't have meters either.

Mrs. Dunn: But they are not used to it like we are.

Mr. Scheible: I'd like to call the public hearing closed hearing no further comments.

Mr. Soukup: May I ask as far as your planned action on this particular project I guess you want us to meet with the County Planning Department and respond to their letter and I will respond to the changes tonight which are relatively minor. I should be able to be back to you in a couple weeks if we can get our agenda since we do have a long tour de force with the Orange County Health Department.

Mr. Scheible: We will put you on the next possible agenda.

Mr. Ronas: I think it would be beneficial to have that on an agenda between now and 45 days from now.



Louis Heimbech
County Executive

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED 5/28/87
DATE

**Department of Planning
& Development**

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

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

May 26, 1987

Mr. Henry Scheible, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Major Subdivision, Liberty Meadows
NYS Route 207, Shaw and Beattie Roads
Our file No. NWT 87 N

Dear Mr. Scheible:

We have reviewed the plans submitted and have inspected the area proposed for the 22-parcel subdivision in accordance with Section 239, paragraphs l and n of the General Municipal Law. The following comments concern the utilization of the site as well as aspects of the plan which need further investigation:

1. Site Design: At best, the design of the site is adequate. It can be substantially improved, however, by increasing the amount of internal road and changing the orientation of the parcels similar to the sketch enclosed.

As this area of New Windsor develops, Beattie and Shaw Roads will inevitably become major collectors for traffic. Thus, it is advantageous to keep the degree of "friction," in this case curbcuts, to a minimum along these roads. Side and reverse fronting lots should be incorporated into the design to accomplish this goal.

Changing the orientation of the parcels as well as planning them on internal roads creates a better sense of neighborhood and community for prospective residents in the subdivision. There is increased potential for interaction among residents when parcels are oriented toward rather than away from one another. There is also greater opportunity for children to safely play and adults to go for walks along small internal roads as opposed to major collecting roads. In addition, curving and lengthening

May 26, 1987

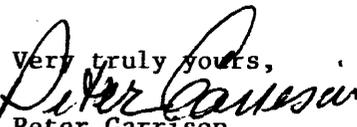
internal roads adds visual interest to the layout of the subdivision and discourages thru-traffic, further enhancing and protecting the character of the residential area.

2. Stormwater Runoff: Although the additional stormwater runoff produced by increasing the amount of impervious area on the site may be minimal, it cumulatively with the runoff from the other projects will significantly increase the flow regime of streams, and subsequently, cause an increase in streambed erosion and downstream flooding as the area develops. As a result, we suggest that the applicant demonstrate that the existing pond (where runoff will be channeled) is adequate for the detention of stormwater given various storm intensities (10, 15, 20 year storms). Such should be reviewed by the Town Engineer. It is desirable to have a zero degree of increased runoff from the site. If the pond is determined to be inadequate, another detention area should be planned.

3. Erosion Control: Given that the scale of the project is relatively large, the site disturbance and erosion due to construction related activity will likely be significant. Therefore, we suggest that a detailed erosion control plan be submitted along with a timetable for implementation. Such should be reviewed by the Soil Conservation Service and the Town Engineer.

4. Vegetation: There is a great deal of natural vegetation on the site, which is worthy of saving and incorporating within the design of the subdivision. Clusters of trees rather than individual trees should be preserved and roped off from heavy equipment during construction to prevent soil compaction and to increase their potential for survival.

We offer these comments to not only prevent future foreseeable problems, but also to obtain the best designed subdivision possible, given the natural constraints and amenities on the site. If there are any questions, please don't hesitate to call.

Very truly yours,

Peter Garrison
Commissioner of
Planning & Development

Reviewed by: Fred H. Budde
Fred H. Budde
Planner

FHB:cmd

Enclosure

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on June 24 1987 at 7:30P.M. on the approval of the proposed Liberty Meadows Subdivison (~~Subdivision~~ of Lands)*

~~XXXXXXXXXXXX~~XOF First Hudson Land Company

located on Beattie Road, Shaw Road and Route 207 (sect. 52, Blk 1, Lot 1)

Map of the (Subdivision of Lands) (~~Site Plan~~) is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 6/10/87

By Order Of

TOWN OF NEW WINDSOR PLANNING BOARD

Henry F. Scheible

Chairman

#8688-Public Hearing

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication (at least 10 days prior to hearing) of this Notice is fully the Applicants.



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: Liberty Meadows Subdivision
PROJECT LOCATION: Beattie Road (Between Route 207
and Shaw Road)
NW #: 86-88
10 June 1987

1). The Applicant has submitted a twenty-two (22) lot major subdivision of a 146 +/- acre parcel on the east side of Beattie Road between Shaw Road and Route 207. The plan was previously reviewed at the 8 April 1987 and 13 May 1987 Planning Board Meetings. The Plan was reviewed as a preliminary plan.

2). The Board should note that some lot lines and lot numbers have been revised. In addition, the temporary cul-de-sac has been relocated in an easterly direction (as requested).

3). The Subdivision Plan submitted for final approval shall include, at minimum, the following additional items:

- a. Internal metes and bounds for all internal lot lines and easements.
- b. A note verifying that the subdivision will utilize underground utilities.
- c. The signature and seal of the licensed surveyor.

4). The Applicant should add to the note regarding further development of Lot No. 6 the condition that no building permits will be issued until Lot No. 6 is resubmitted to the Planning Board.

5). The Applicant should remove the references to the number of bedrooms per residence on Sheet No. 1 or provide a note that indicates that such bedroom count is subject to the design of the individual sanitary systems for each lot. In addition, on Sheet No. 2, the sanitary requirements chart should be revised to indicate that same are sanitary guidelines and that the sanitary disposal system for each lot must be individually submitted to

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Liberty Meadows Subdivision
PROJECT LOCATION: Beattie Road and Shaw Road
NW #: 86-88
10 June 1987

Page 2

the Building Inspector, per the "sanitation notes" on Sheet No. 1.

6). On Sheet 2, the Applicant should add a note to the typical lot layouts to also see Note 4 of the Sanitation Notes on Sheet No. 1.

7). The Applicant should revise the "typical lot dimensions" on Plan Sheet No. 2 to comply with the specific bulk table requirements.

8). The Applicant should indicate on the typical cross-section for the proposed Town road that paved gutters will be provided on both sides of the proposed road.

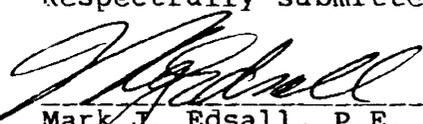
9). The Applicant should submit a long form EAF and bonding estimate for the Town Road prior to the final plan submittal.

10). The Board should note that the Applicant intends to dedicate the drainage easement through Lots 4 and 7 to the Town of New Windsor. Verification that the Town is willing to accept same should be verified by the Planning Board prior to final approval.

11). The Planning Board should note that the Applicant intends to provide no street lighting for the subdivision.

12). The Plan, as submitted, substantially complies with the requirements for a Preliminary Major Subdivision Plan. As such, if acceptable to the Planning Board, the Plan would be acceptable for Preliminary Approval from an engineering standpoint, such that the Applicant could submit same to the Orange County Department of Health for their review and comment.

Respectfully submitted,



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

MJEfmd

from DUI they would not give it to Orange County.

Mr. Rosenblum: They said not to proceed on the basis.

Mr. Mc Carville: Taken the property line going next to the car wash here going northwest you come up to the corner two parking spaces 31, 2, 3 are they new parking spaces?

Mr. Rosenblum: At the present time that area is kind of a gray area it is parking but used for dumpster access. The garbage trucks backed up to there and a couple cars parked there.

Mr. Mc Carville: Is there going to be access over the property line to the car wash?

Mr. Rosenblum: Nothing is planned. You will notice part of the car wash equipment comes close to the line.

Mr. Mc Carville: Now they drive through there.

Mr. Rosenblum: No curbs.

Mr. Mc Carville: Open blacktop between the two businesses?

Mr. Rosenblum: As it is now no change.

Mr. Mc Carville: You get all the traffic coming through here. You have no traffic pattern. There are cars coming across at any angle between the two businesses is that correct?

Mr. Rosenblum: I don't think that is going to be the case because you have the car wash vacuum area over here and it is stabilized by putting a curb it would seem to adversely effect the car washes operation and there was no desire to do anything else.

Mr. Reys: I think we should have this on tour as it is pointed out here I think we should study the traffic areas and parking areas before we make any recommendation. I think from here that is a pretty critical area. There is a lot of traffic there.

Mr. Van Leeuwen: I think we should take a look at it.

Mr. Scheible: We will be in contact with your office to let you know when we will be on site for inspection.

Mr. Rosenblum: Thank you.

LIBERTY MEADOWS SUBDIVISION (86-89)

Mr. Vince Soukup came before the Board representing this proposal.

Mr. Soukup: The first thing I wanted to ask you is that formalized public hearing arrangement there was a mixup in the last meeting we discussed it but there was no resolution adopted there was a question in the minutes as to

whether it was to let or not. I'd like to ask you to arrange the hearing for the 24th which is 2 weeks from tonight. I have had a chance to look at the engineer's letter and there is a couple of T's to cross and I's to dot and I am sure I can get those accomodated so the plans can be on file well in advance of the ten day period.

Mr. Roncs: As far as the hearing date is concerned the problem really isn't so much our setting the date as your being ablt to get the necessary notices mailed and published ten days before the hearing date.

Mr. Soukup: That is what happened for tonight we couldn't get it in the paper because the Sentinal was published before we could make the ten day period. I have it standing by for tomorrow morning pending your action tonight and the letters are ready to be mailed out.

Mr. Babcock: There was mentioning of setting him up for a public hearing and when I started to do the paperwork I had talked to the secretary and told here that he is not set up for the public hearing until there is a motion by the Board but I talked to the chairman and all it is is he has his paperwork done I reviewed the application that is going to be going to the Sentinal and if aproved it can be put in that way and it is a matter of taking a vote and his paperwork could be done it is all ready to go just a vote.

Mr. Reyms: "That the Planning Board of the Town of New Windsor set a public hearing date for the next meeting for Liberty Meadows subdivision." Seconded by Mr. Schiefer.

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

Mr. Edall: Do you have reports on file from the Highway Superintendent? There may be a concern so I was going to suggest to Mr. Soukup that he get a hold of him depending upon what the report said.

Mr. Scheible: It seems that there is a problem with the Highway Superintendent notation is that it has been disapproved there are no provisions for proper drainage which water will run into Town roads and cause ice problems.

Mr. Soukup: We have a paved ditch and driveway culvert.

Mr. Babcock: Call him and set up a meeting.

Mr. Soukup: I will, thank you.

LEXINGTON GATE SITE PLAN (86-17)

Mr. Waskew came before the Board representing this proposal.

Mr. Waskew: I understand the plans we reviewed through Mr. Youngblood and there

Resubmission - Sketch plan

96-88

Maps - of 4/30/87

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Liberty Meadows as submitted by
Silvers for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved Yes.

If disapproved, please list reason.

*All-du-rac should be extended on to lot #22
Drainage should be piped along road with precast
Catch basins. 24" C.M.P. on Shaw Rd. should be
be larged.*

Fred Lypj
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE

86-88
LIBERTY Meadows

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Silvers Engineering for the building or subdivision of
Liberty Meadows has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Martin
SANITARY SUPERINTENDENT

June 2, 1987
DATE

Top
New Windsor
Rec 6/2/87

SILVERS ENGINEERING ASSOCIATE

CONSULTING ENGINEERS

LAND SURVEYING

CIVIL, SANITARY & INDUSTRIAL ENGINEERING

EDWIN D. SILVERS, P.E., L.S.
FRANK A. BAUER, L.S.
JOSEPH D. HENRY, C.E.
VINCENT L. SOUKUP, P.E.

26 NORTH STREET
MIDDLETOWN, NEW YORK
PHONE (914) 343-0781
343-5569

May 26, 1987

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

ATTN: Henry J. Reyns, Chairman

RE: Preliminary Plan Submission/Liberty Meadows
Proposed 23 lot subdivision (+146 acre parcel)
Route 207, Beattie Rd. & Shaw Rd. Vicinity
Town of New Windsor
Our File #8688

Dear Board Members,

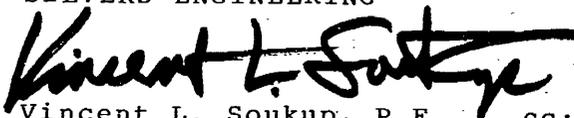
In accordance with the Town of New Windsor Ordinance Requirements for Preliminary Plan Approval, we hereby resubmit 14 folded, signed and sealed prints of our subdivision plan, revision no. 2, for this parcel of land. All items required by your board are now shown. To the best of our knowledge, all comments, suggestions and revisions requested by your board at the May 13th meeting, have now been addressed.

In accordance with your board's regulations and procedures, we ask that this plan be considered for Preliminary Subdivision Plan Approval following the June 10th meeting.

Also enclosed is a long form E.A.F. per N.Y.S. SEQRA laws and your request. All items raised by your engineers letter of May 13, 1987 have been addressed. All Planning Board check list items are now done. Plans and details are ready to be submitted to Orange County Health Department upon receipt of your board's preliminary approval.

If there are any outstanding items, or if there are any further questions, we would appreciate being advised prior to the scheduled Public Hearing date so that a complete application can be submitted.

Very truly yours,
SILVERS ENGINEERING



Vincent L. Soukup, P.E.

cc: Bruce Birnbaum H. Fabricant

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
PUBLIC WORKS
INDUSTRIAL POLLUTION CONTROL

ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

LAND USE STUDIES
LAND SUBDIVISION
SOIL STUDIES & FOUNDATION DESIGN
MUNICIPAL ENGINEERING

APPENDIX A
EAF
ENVIRONMENTAL ASSESSMENT - PART I
Project Information

LIBERTY MEADOWS Subd.
(T) NEW WINDSOR N.Y.
UP. #8688 5/87

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

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

NAME OF PROJECT:

LIBERTY MEADOWS SUBDIV.

NAME AND ADDRESS OF OWNER (If Different)

(Name) N/A

(Street) N/A

(P.O.) N/A (State) _____ (Zip) _____

BUSINESS PHONE: 914-343-3978

ADDRESS AND NAME OF APPLICANT:

(Name) FIRST HUDSON LAND CO. INC.

(Street) 660 EAST MAIN STREET

(P.O.) MIDDLETOWN, N.Y., 10940 (State) _____ (Zip) _____

DESCRIPTION OF PROJECT: (Briefly describe type of project or action) A SINGLE FAMILY LARGE LOT SUBDIVISION OF ABOUT 22 BUILDING LOTS, AND A 67 AC REMAINING LOT FOR UP TO 27 POSSIBLE FUTURE RESIDENTIAL LOTS. BUILD A 1700'± NEW TOWN ROAD.

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

A. SITE DESCRIPTION

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

1. General character of the land: Generally uniform slope Generally uneven and rolling or irregular
2. Present land use: Urban , Industrial , Commercial , Suburban , Rural , Forest , Agriculture , Other
3. Total acreage of project area: 46 acres.

Approximate acreage:	Presently		After Completion	
	Presently	After Completion	Presently	After Completion
Meadow or Brushland	<u>37</u> acres	<u>14</u> acres	Water Surface Area	<u>1/2</u> acres <u>1/2</u> acres
Forested	<u>59</u> acres	<u>40</u> acres	Unvegetated (rock, earth or fill)	<u>0</u> acres <u>0</u> acres
Agricultural	<u>50</u> acres	<u>0</u> acres	Roads, buildings and other paved surfaces	<u>0</u> acres <u>7</u> acres
Wetland (Freshwater or Tidal as per Articles 24, 25 or F.C.L.)	<u>=</u> acres	<u>=</u> acres	Other (indicate type)	<u>0</u> acres <u>25</u> acres

4. What is predominant soil type(s) on project site? MARDIN, ERIE, Bath-Nassau, alden

5. a. Are there bedrock outcroppings on project site? Yes No

b. What is depth to bedrock? 3' OR MORE (In feet)

6. Approximate percentage of proposed project site with slopes: 0-10% 90; 10-15% 10; 15% or greater 0 %.

7. Is project contiguous to, or contain a building or site listed on the National Register of Historic Places? Yes No

8. What is the depth to the water table? 4 feet OR MORE

9. Do hunting or fishing opportunities presently exist in the project area? Yes No

10. Does project site contain any species of plant or animal life that is identified as threatened or endangered - Yes No . Identify each species _____

11. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, other geological formations - Yes No . (Describe _____)

12. Is the project site presently used by the community or neighborhood as an open space or recreation area - Yes No .

13. Does the present site offer or include scenic views or vistas known to be important to the community? Yes No

14. Streams within or contiguous to project area:

a. Name of stream and name of river to which it is tributary UNNAMED MINOR TRIBUTARY to Otter Kill and thence into Moodna Creek & Hudson River.

15. Lakes, Ponds, Wetland areas within or contiguous to project area:

a. Name No Wetlands, ^{SMALL} UNPAVED POND; b. Size (in acres) ± 1/2 ACRE (WATER SURFACE)

16. What is the dominant land use and zoning classification within a 1/4 mile radius of the project (e.g. single family residential, R-2) and the scale of development (e.g. 2 story).

LARGE Lot SINGLE FAMILY RESIDENTIAL ON 1 ACRE OR MORE PARCELS.

3. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

a. Total contiguous acreage owned by project sponsor 146 acres.

b. Project acreage developed: 79 acres initially; 146 acres ultimately.

c. Project acreage to remain undeveloped 67 (at this time)

d. Length of project, in miles: NA (if appropriate)

e. If project is an expansion of existing, indicate percent of expansion proposed: building square footage N/A; developed acreage N/A.

f. Number of off-street parking spaces existing 0; proposed I: 45. I: 100 (TOTAL)

g. Maximum vehicular trips generated per hour 25 (upon completion of project)

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initial	<u>22</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ultimate	<u>49 (MAX)</u>	<u>-</u>	<u>-</u>	<u>-</u>

i. If:

Orientation: Neighborhood-City-Regional Estimated Employment

Commercial	<u>N/A</u>	<u>N/A</u>
Industrial	<u>N/A</u>	<u>N/A</u>

j. Total height of tallest proposed structure 25 feet.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site - 0 tons
0 cubic yards.
3. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site - 32 acres.
4. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
5. Are there any plans for re-vegetation to replace that removed during construction? Yes no LAWNS & LANDSCAPING
6. If single phase project: Anticipated period of construction N/A months, (including demolition).
7. If multi-phased project:
 - a. Total number of phases anticipated 2 No.
 - b. Anticipated date of commencement phase 1 9 month 87 year (including demolition)
 - c. Approximate completion date final phase UNK, month year.
 - d. Is phase 1 financially dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction UNK; 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:

12.
 - a. Is surface or subsurface liquid waste disposal involved? Yes No.
 - b. If yes, indicate type of waste (sewage, industrial, etc.) SEWAGE disposal systems
 - c. If surface disposal name of stream into which effluent will be discharged N/A
13. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? Yes No.
14. Is project or any portion of project located in the 100 year flood plain? Yes No
15.
 - a. Does project involve disposal of solid waste? Yes No
 - b. If yes, will an existing solid waste disposal facility be used? Yes No
 - c. If yes, give name: Orange County LNOF location New Hampton, Goshen, N.Y.
 - d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
16. Will project use herbicides or pesticides? Yes No Residential Landscaping
17. Will project routinely produce odors (more than one hour per day)? Yes No
18. Will project produce operating noise exceeding the local ambience noise levels? Yes No
19. Will project result in an increase in energy use? Yes No. If yes, indicate type(s) Heating Fuel & Lighting Electric Power FOR RESIDENCES.
20. If water supply is from wells indicate pumping capacity 5 gals/minute. MIN/HOUSE.
21. Total anticipated water usage per day 1500 gals/day. MAX/TOTAL
22. Zoning:
 - a. What is dominant zoning classification of site? 1 Acre Residential lots
 - b. Current specific zoning classification of site R-1
 - c. Is proposed use consistent with present zoning? yes
 - d. If no, indicate desired zoning N/A

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

	Approval Required (Yes, No)	Approval Required (Type)	Submittal (Date)	Approval (Date)
City, Town, Village Board	NO	-	_____	_____
City, Town, Village Planning Board	YES	SUBDIVISION	_____	_____
City, Town, Zoning Board	NO	-	_____	_____
County Health Department	YES	Water Service & Sewer	_____	_____
Other local agencies	NO	-	_____	_____
Other regional agencies	NO	-	_____	_____
State Agencies NYS-DOT	YES	DRIVEWAY	_____	_____
Federal Agencies	NO	-	_____	_____

C. INFORMATIONAL DETAILS

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

PREPARER'S SIGNATURE:

V.J. Sunko P.E.
ASSOCIATE

TITLE:

REPRESENTING:

SILVERS ENG'G ASSOC., Middletown, N.Y.

DATE:

5/20/87

FOR: LIBERTY MEADOWS

FOR: FIRST HUDSON LAND CO
Middletown, N.Y.

ENVIRONMENTAL ASSESSMENT - PART II

Project Impacts and Their Magnitude

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my decisions and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an effect will be potentially large (column 2) does not mean that it is also necessarily significant. Any large effect must be evaluated in PART 3 to determine significance. By identifying an effect in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of effects 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 more appropriate for a Potential Large Impact rating.
- Each project, on each site, in each locality, will vary. Therefore, the examples 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.

INSTRUCTIONS (Read Carefully)

- a. Answer each of the 18 questions in PART 2. Answer Yes if there will be any effect.
- 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 the size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact or effect can be reduced by a change in the project to a less than large magnitude, place a Yes in column 3. A No response indicates that such a reduction is not possible.

IMPACT ON LAND

NO YES

1. WILL THERE BE AN EFFECT AS A RESULT OF A PHYSICAL CHANGE TO PROJECT SITE?

Examples that Would Apply to Column 2

- No 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%.
- No Construction on Land where the depth to the water table is less than 3 feet.
- No Construction of paved parking area for 1,000 or more vehicles.
- No 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.
- No Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.
- No Construction of any new sanitary landfill.

1.	2.	3.
SMALL TO MODERATE IMPACT	POTENTIAL LARGE IMPACT	CAN IMPACT BE REDUCED BY PROJECT CHANGE
—	—	—
—	—	—
—	—	—
—	—	—
X	—	—
—	—	—
—	—	—

	1. SMALL TO MODERATE IMPACT	2. POTENTIAL LARGE IMPACT	3. CAN IMPACT BE REDUCED BY PROJECT CHANGE
No Construction in a designated floodway.	---	---	---
No 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.) <input checked="" type="radio"/> NO <input type="radio"/> YES	---	---	---
No Specific land forms: _____	---	---	---
<u>IMPACT ON WATER</u>			
3. WILL PROJECT AFFECT ANY WATER BODY DESIGNATED AS PROTECTED? (Under Articles 15, 24, 25 of the Environmental Conservation Law, E.C.L.) <input checked="" type="radio"/> NO <input type="radio"/> YES	---	---	---
<u>Examples that Would Apply to Column 2</u>			
No Dredging more than 100 cubic yards of material from channel of a protected stream.	---	---	---
No Construction in a designated freshwater or tidal wetland.	---	---	---
No Other impacts: _____	---	---	---
4. WILL PROJECT AFFECT ANY NON-PROTECTED EXISTING OR NEW BODY OF WATER? <input checked="" type="radio"/> NO <input type="radio"/> YES	---	---	---
<u>Examples that Would Apply to Column 2</u>			
No A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	---	---	---
No Construction of a body of water that exceeds 10 acres of surface area.	---	---	---
No Other impacts: _____	---	---	---
5. WILL PROJECT AFFECT SURFACE OR GROUNDWATER QUALITY? <input checked="" type="radio"/> NO <input type="radio"/> YES	---	---	---
<u>Examples that Would Apply to Column 2</u>			
No Project will require a discharge permit.	---	---	---
No Project requires use of a source of water that does not have approval to serve proposed project.	---	---	---
No Project requires water supply from wells with greater than 45 gallons per minute pumping capacity.	---	---	---
No Construction or operation causing any contamination of a public water supply system.	---	---	---
No Project will adversely affect groundwater.	---	---	---
No Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	---	---	---
No Project requiring a facility that would use water in excess of 20,000 gallons per day.	---	---	---
No Project 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.	---	---	---

ENVIRONMENTAL ASSESSMENT - PART III
EVALUATION OF THE IMPORTANCE OF IMPACTS

INFORMATION

- Part 3 is prepared if one or more impact or effect is considered to be potentially large.
- The amount of writing necessary to answer Part 3 may be determined by answering the question: In briefly completing the instructions below have I placed in this record sufficient information to indicate the reasonableness of my decisions?

INSTRUCTIONS

Complete the following for each impact or effect identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact might be mitigated or reduced to a less than large impact by a project change.
3. Based on the information available, decide if it is reasonable to conclude that this impact is important to the municipality (city, town or village) in which the project is located.

To answer the question of importance, consider:

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

DETERMINATION OF SIGNIFICANCE

An action is considered to be significant if:

One (or more) impact is determined to both large and its (their) consequence, based on the review above, is important.

PART III STATEMENTS

(Continue on Attachments, as needed)

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

LIBERTY MEADOWS
SUBDIVISION
New Windsor, N.Y.

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? Yes No
- 2. Will there be a major change to any unique or unusual land form found on the site? Yes No
- 3. Will project alter or have a large effect on an existing body of water? Yes No
- 4. Will project have a potentially large impact on groundwater quality? Yes No
- 5. Will project significantly effect drainage flow on adjacent sites? Yes No
- 6. Will project affect any threatened or endangered plant or animal species? Yes No
- 7. Will project result in a major adverse effect on air quality? Yes No
- 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? . . . Yes No
- 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? . . . Yes No
- 10. Will project have a major effect on existing or future recreational opportunities? . . . Yes No
- 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes No
- 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes No
- 13. Will project have any impact on public health or safety? Yes No
- 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? . . Yes No
- 15. Is there public controversy concerning the project? Yes No

PREPARER'S SIGNATURE: V. Sully, Associate TITLE: P. E.
REPRESENTING: Servers Eng Assoc. DATE: 5/20/67



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MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Liberty Meadows Subdivision
PROJECT LOCATION: Beattie Road and Shaw Road
NW #: 86-88
13 May 1987

1). The Applicant has submitted a twenty-two (22) lot major subdivision of a 146 +/- acre parcel on the east side of Beattie Road between Shaw Road and Route 207. The plan was previously reviewed at the 8 April 1987 Planning Board Meeting. The Plan was submitted and reviewed as a sketch plan.

2). The Applicant should clarify the note which indicates that lands within 25' of the roadway centerlines will be dedicated to the municipality. Based on the completed survey, any such lands to be dedicated must be clearly indicated on the plan.

3). The Applicant should add a note to the drawing which restricts the relocation of any wells or sanitary systems on the individual lots so as to avoid spacing problems.

4). It will be necessary that easements be provided through Lot No. 22 for the driveways of Lots 5, 6 and 20, until such time that the future roadway is installed.

5). The Plan should also note that the future roadway will be a Town road.

6). The Board may wish to advise the applicant of the Town requirements for underground utilities.

7). The Applicant's design professional should review any possibilities of relocating wells and sanitary systems to maintain reasonable spacing between wells and residences. In some cases, the wells are up to 240' from the house.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Liberty Meadows Subdivision
PROJECT LOCATION: Beattie Road and Shaw Road
NW #: 86-88
13 May 1987

Page 2

8). The Applicant should verify if the topography as indicated on the Plan is based on an actual field topographical survey or if same is based on aerials or USGS Map.

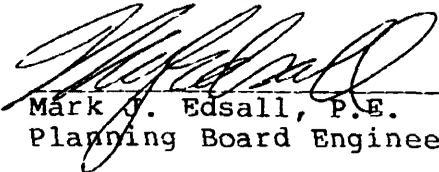
9). Spacings between the proposed sanitary system and proposed well for Lots 8, 16 and 19 should be checked.

10.) The typical cross section for the Town road as shown on Sheet 2 of 2 does not comply with the requirements of the rural street specifications for Town roads.

11.) The Applicant should clarify who the 20' wide drainage easement running from north to south is being granted to and who is responsible for maintenance of the swale within this easement. Details of the proposed swale development should be provided.

12). From an engineering standpoint, the concept of the subdivision is acceptable for Sketch Plan Approval. Required corrections and clarifications should be made prior to a public hearing or preliminary approval.

Respectfully submitted,



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

MJEnjE

they only meet once a month.

Mr. Ferrara: Thank you.

~~LOCAL RESIDENTIAL SUBDIVISION (05-88)~~

Mr. Vince Soukup came before the Board with the maps of this proposal.

Mr. Soukup: Basically we have 146 acre tract it is a large piece of land since we are at the Board meeting last time it is 146 acre tract in phases, there is a better part of the property in phase 1 we have done test pits and percs on the area we have found a little movement needed in the maps we have you were lot 2 and 3 and we are only going to have 2 instead of 3 lots this will be changed in the next map you have. We propose 21 lots in phase 1 with a remainder parcel of about 67 acres which will allow a second phase of development and continuation of the road around in a connection to allow for a through road connection at a later date. We propose all lots to be one and a half acres or more although it is 1 acre zoning we want enough room for wells and septic. The developer is with me here tonight and has done more than one of these including road construction, he is knowledgeable, he is familiar with your wants and he has a track record he is capable of bonding the road building it to your satisfaction and he has done several road construction jobs in Montgomery. I'd be glad to take you out and show them to you. The highway superintendent and Planning Board there are satisfied with his work they are similar in nature to the plan you see tonight which are large lot residential subdivisions. The smaller lots will not be further subdivided it will be so noted in the plan and on the deed the only lot to further subdivide will be the remainder lot. The lands will be dedicated in accordance to request number 2. We will add restrictive notes for wells and septic on individual lots according to note 3. We will provide underground utilities in all cases. The number of lots involved requires it I believe and the applicant has provided underground utilities in other areas and does prefer it.

Mr. Van Leeuwen: The rest of the property how many more lots?

Mr. Soukup: The remaining parcel 67 acres and we haven't done detail soils, they are wet areas I don't suspect it will ever approach the maximum number which is 26 or 27 we are probably looking at 12 or 15 maybe 20 at the most, we haven't laid it out we know there are soil problems we haven't gone back to do the detail testing to determine the number or layout we have done the testing up front and we do find suitable percs adequate lot area at 1 and a half acre piece with well and septic without restrictions. We have to go to Health Department and we felt confident we will achieve that level through the Health Department. The through road is proposed to be a Town road built to Town specs.

Mr. Van Leeuwen: What is the average perc?

Mr. Soukup: These plans were prepared while we were doing it and I didn't want to submit a revised map to you prior to the meeting but here I think the one that has the results on it is here. We have percs in the order of magnitude of some very good five and 20 minute stuff and in the low ground we have 18 we have some at 20, 30, 35 and we don't have anything much over 30. Everybody is in the 20 to 30 range we have some good percs along Shaw Road in the 10 to 15 minute range.

Mr. Soukup: Topo is not USGS now field run topo two foot contours based on field shots we will check the spacing on the sanitary but that may be one of the lots we have already changed typical sections for the road we will upgrade that. I didn't realize it was out of date we will provide drainage easements and it was indicated graphically on the map there is 20 foot dimension on the new map we would offer the drainage easement to the Town I don't know what the Town Board's action or reaction is to accepting drainage easements. We would offer it the Town and it would be shown as a restriction on the lots so it would be forever preserved you don't know when they take action on receiving them or not.

Mr. Van Leeuwen: We do accept them.

Mr. Soukup: If it is not there will be a restriction on the lots. It is a drainage outlet for a number of lots and road drainage from Town roads so we need to preserve it and guarantee its existence.

Mr. Reynolds: No open swale through the area.

Mr. Soukup: There is an open swale there now.

Mr. Reynolds: And it will lead into the culvert under Shaw Road?

Mr. Soukup: Into that pond and overflows from the pond into the Shaw Road. I have to do a little more detailed engineering on the drainage concept is into the pond and pond into the culvert on Shaw Road.

Mr. Scheible: Who is abutting off Shaw road that piece between Bull Road.

Mr. Soukup: Congelosi, Anthony.

Mr. Scheible: How much of that is open? Someday there may be possibly a way of a road going into and connecting with the back.

Mr. Reynolds: No because here you have the old railroad going through and right through the area that is about 50 foot deep and it is a big cut.

Mr. Scheible: Who are the owners?

Mr. Soukup: Bruce Bernbaum. The owner of record is Herb Fabricant and a group of investors. Mr. Bernbaum represents Frist Hudson Land Company the purchasers and applicant. He is the contract purchaser.

Mr. Ronces: In view of the amount of acreage and scope of the project and some ponds I think it would be a good idea to have a long form EAF.

Mr. Soukup: I have no problem. ~~What I'd like to do is ask your Board for sketch plan approval tonight assuming the layout and the concept and phasing is acceptable and ask for public hearing date to be set and we have achieved plans that are very close to preliminary approval, met with the soils information we have done in the last couple of weeks and the environmental form will not be a problem. The thing I brought up can be accomplished within the next ten days.~~

Mr. Babcock: On the cul-de-sac when that is continued to Town road what will happen to the cul-de-sac at that time?

Mr. Soukup: It will be abandoned or removed. If you want it left we will do it but I suspect you'd want it removed.

Mr. Babcock: And that piece of property would be come over onto lot 6 and 19.

Mr. Soukup: I'd propose to make the semi-circle parts on each side of the right of way area and when the cul-de-sac is removed it would revert to the ownership of the two lots and it would be restored by the developer when the road is extended.

Mr. Babcock: My feeling is on prior subdivisions and then major subdivisions subsequently that the temporary turnaround would be a lot 22 only for a fire truck access to lot 6 and a turnaround down by lot 6. And it would be a temporary turnaround at that time.

Mr. Soukup: We are going to build two drives to get to the house so we are building half the road for half the length, you are asking me for this now so you have the other half. We will move the cul-de-sac to be entirely on lot 22 and that way when the note that applies to extending the road will relate to the cul-de-sac lines we won't have to revert back to adjacent lot owners other than 22.

Mr. Scheible: This road that is going to be build is everybody in favor of curbing or no, what type of swale instead. What I'd like to see is a concrete swale and no curbing.

Mr. Soukup: We'd prefer to have no curbing and the swale but because of the size of the lots we would give you a paved swale. Generally what we have done and I can show you one that has just been done is carry the road base out enough to put a paved swale along with the pavement but the concrete and blacktop don't go too well, the blacktop unfortunately across seems to work better I can show you one we just did.

Mr. Scheible: I hve seen concrete and it looks extremely attractive also.

Mr. Soukup: I have to upgrade the road section to meet Town specs, standards and if that is one of the items we will comply.

Mr. Edsall: One other item I an address when you do the EAF in the discussion with the attorney we agree we should see long EAF and I'd like to see you give some indication on the effects of 22 being developed so we don't get ourselves into the situation where we are only looking at half of the project and some other problems would arise with 22 being fully developed.

Mr. Soukup: One of your members asked me the same question about 22 because of the soils and there is some wet areas back in there we would anticipate although I question the necessity the ordinance allows us to put 28, and we would anticipate larger pieces so that you may be talking about 15 or a maximum in the particular piece. We really haven't done a layout to determine location or anything like that so we will mention that in the EAF.

Mr. Edsall: So if there is anything we don't see on 22 just be sure that you address 22 as being there.

Mr. Soukup: He will complete the topo with USGS on 22.

Mr. Scheible: The remainder lot cannot be developed.

Mr. Soukup: Lot 22 will not be eligible for building permit. No building permit will be issued until the subdivision is completed. We'd like to have a public hearing scheduled because we do have Public Health Department. Thank you.

WINDSHIRE (85-43)

Mr. James Loeb came before the Board representing this proposal.

Mr. Loeb: I am James Loeb, I am appearing tonight for Mr. Bloomenfeld and David Rosen in connection with Windshire Project and I'd like the record to indicate that Mr. Bloomenfeld is present. I understand that at your meeting o April 8, 1987, the engineer for the project advised the Board in response to very proper questions that this project was a rental project. That statement was in error. This project was originally applied for and has always been conceived of and in the minds of Mr. Bloomenfeld and Mr. Rosen who own the property is a condominium project. As soon as they learned of that they came to my office and asked me to correct the record. I called your attorney, Mr. Rones, explained to him what my client had told me and he asked me to write to him. I did on April 20 and he responded to me on April 24 and advised me to appear tonight so that the record could be set straight. There is no question and I can state without any ambiguity that this project is not a rental project, was never conceived to be one is proposed to be a condominium. My office has been retained to file for the necessary approvals with the New York State Attorney General's Office and we are prepared to do so. What I would hope tonight is that the record of the Planning Board not be corrected because what you heard was incorrect and your record is correct but that the record be set straight so that it is clear it is a condominium project and not a rental project.

Mr. Rones: What is the time table for the approval of the condominium documents?

Mr. Loeb: With luck I would hope that within six months we would get approval. The problem with the approval process is the collection of material we have told Mr. Bloomenfeld we have a 32 page letter which lists the materials that the attorney general requires for the approval of condominium projects and we are prepared to deliver that letter to him tomorrow and I know he is prepared to start supplying us with the material that we need to submit.

Mr. Van Leeuwen: I always understood it was a condominium townhouse project and it was supposed to be sold.

Mr. Loeb: That is correct and I think the record would indicate Mr. Rones asked Mr. Fullam what sort of project this was and for reasons which I cannot explain and don't know because I was not present nor was Mr. Bloomenfeld or Mr. Rosen, he responded that it was a rental project that is just not correct.

Mr. Rones: In fact he gave several reasons for it.

Mr. Loeb: Since he felt that this was a matter of some importance to the Board,

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: LIBERTY MEADOWS SUBDIVISION
Location: SHAW, BEATTIE & ROUTE 207, TOWN OF NEW WINNERS
ID Number: _____

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 have a significant effect and the full Environmental Assessment Form is necessary. Maybe or Unknown answers should be considered as Yes answers.
- (c) If all questions have been answered No it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: V. Soukaya Date: 4/20/87
 Preparer's Title: ASSOCIATE, SILVERS ENGG ASSOC
 Agency: FOR. FIRST HUDSON LAND CO., INC.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Statement
- *2. Proxy Statement
3. Application Fees
4. Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. Name and address of Applicant.
- *2. Name and address of Owner.
3. Subdivision name and location.
4. Tax Map Data (Section-Block-Lot).
5. Location Map at a scale of 1" = 2,000 ft.
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. Date of plat preparation and/or date of any plat revisions.
9. Scale the plat is drawn to and North Arrow.
10. Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. Surveyor's certification.
12. Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ** Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ** Right-of-Way widths.
21. ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ** Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ** Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

**** Will be submitted with PRELIMINARY plans**

- 29. ** * Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
- 31. ** * Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 32. ✓ Indicate percentage and direction of grade.
- 33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
- 35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *v/Soutky*
SILVER ENG'G ASSOC.
 Licensed Professional

Date: 4/20/87

*** Will be submitted w/ preliminary Plans*

MR. REY AYE
MR. LANDER AYE
MR. MC CARVILLE AYE
MR. SCHEIBLE AYE

REVIEW

LIBERTY MEADOWS SUBDIVISION (86-88)

Apr. 8 - 1987

Mr. Frank Bauer came before the Board representing this proposal.

Mr. Scheible: We have an application before us name of Liberty Meadows names of applicants first is Hudson Land Company, 660 Main Street, Middletown, owner Herbert Fabricant as nominee for Stella Gessner, Evelyn Plotskin, Edith Newman and George Nilson. Land surveyor Edwan Silvers. It is located in the south side of Route 207 on the east side of Beattie Road and Shaw Road and opposite Weed Road. The water, sewer and Highway Department has disapproved due to the sanitary detail sheet not provided as mentioned in the notes. From the Highway Department we have disapproval for reasons there is no provision for proper drainage which water will run into Town roads and cause problems.

Mr. Bauer: We are here looking for sketch plan approval it is 22 lot subdivision 21 lots would be residential and he other lot would be left as it is. It borders on Shaw, Beattie and Route 207, we are proposing a road that will be turned over to the Town it is approximately I believe 1030 feet long along ending at the cul-de-sac. And the lots running in size from approximately 1 and a half acres to eight acres, the remainder. And we left access off Shaw Road the remaining piece and off of the proposed road to the remaining piece this will be sold as a whole. Of course we have a lot of work to do here as far as sanitary designs, perc tests, pit, etc. we are looking for sketch plan approval and we'd like to set a date for the public hearing.

Mr. Scheible: We have a road continuing from this cul-de-sac.

Mr. Bauer: No this is an access which will go to this remaining piece of property, they have no access. There is an access here and on Shaw Road.

Mr. Reys: I have a question on 17 and 18 you are leaving that as one lot number 18 now you intend to build on this?

Mr. Bauer: Yes.

Mr. Reys: Because you have a utility right of way going through here.

Mr. Bauer: They will not build under the utilities. It will be in there.

Mr. Reys: Yes this along here?

Mr. Bauer: It is 175 feet.

Mr. Reys: You won't be able to do anything with this here.

Mr. Bauer: So he would only use the front part of it facing Beattie Road. 175 by 830 roughly.

Mr. Scheible: How is this piece of land?

Mr. Reynolds: Beautiful piece of land but there is, I agree with the suggestion here that possibly that should be going through from Beattie to Shaw since that has been a suggestion I notice in your minutes before we wanted to have continuous roads through the project instead of cul-de-sacs that might be a suggestion on this. The other thing is down in here near Shaw Road this is wet down here in back of these houses already and this is not a good lot at all.

Mr. Bauer: In the front part yes but in the lot we will come back here further and there is a nice house location back here.

Mr. Reynolds: Then you will have to have a private road here.

Mr. Bauer: It fronts on Shaw.

Mr. Reynolds: You will have to have a drive all the way back in here.

Mr. Bauer: That is correct.

Mr. Scheible: Here is a copy of the engineering report you can take those along with you and go over them and make the corrections noted.

Mr. Mc Carville: Your temporary turn around should be 110 feet it is undersized.

Mr. Bauer: We have 60 radius that is more than enough.

Mr. Jones: Can you show where the through road eliminating the cul-de-sac would go, would you plan a through road eliminating the cul-de-sac?

Mr. Bauer: We don't want to do that because we are not doing anything with that, we left it for the future.

Mr. Mc Carville: You are going to sell that property to someone?

Mr. Bauer: As far as I understand that is going to be sold as a whole parcel yes.

Mr. Mc Carville: We ought to pay particular attention to the engineer's comments as to the through road there.

Mr. Scheible: You said that it is going to be all sold.

Mr. Bauer: That what I was told tonight.

Mr. Scheible: What we are looking for in the Town we are looking to eliminate as many dead end roads or cul-de-sacs as possible when we have a situation like this we'd like to be able to sweep around and connect the streets so it is a continuous road going through.

Mr. Bauer: That was the idea of leaving the access area we are not doing anything with the remainder if somebody claims to do something with it at least they have access to do it.

Mr. Scheible: I think this is going to need on-site inspection for sure.

Mr. Reynolds: The front lot on 207 I think some how that can be redesigned because this is not going to look good at all.

Mr. Bauer: It conforms to the zoning.

Mr. Reynolds: I am sure it does I am talking about good planning not zoning.

Mr. Mc Carville: I have a problem with 21, I don't like the property line in the back. That should run directly across to the corner of number 20.

Mr. Bauer: We have done the topo and boundary in the field.

Mr. Scheible: I believe we cannot give approval due to the engineer's report and I believe that we should have an on-site inspection, walking it. If that is the feeling of the Board.

Mr. Mc Carville: Yes.

Mr. Jones: Yes.

Mr. Reynolds: Yes.

Mr. Scheible: We are going to set up a meeting date within the next two weeks where we will take an on-site inspection before we go any further with the subject.

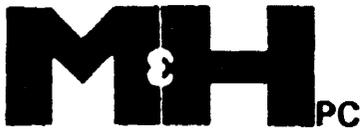
Mr. Bauer: There is a time constraint with the contract.

Mr. Scheible: We have heard that before we are going to have to go by the correct procedure and first thing we are going to do is inspect the piece of property. We will be in touch with you when you will be next on the agenda.

WINDSOR SQUARE SUBDIVISION (86-58)

Mr. Grevas came before the Board representing this proposal.

Mr. Grevas: Our last meeting based on the comments which were made there I have added a note to the plan there are two sheets in that set I have added a note to the plan based on that meeting and on Mr. Babcock's meeting I had with him concerning that item about the open space. If you recall this subdivision we submitted a standard layout which will put up on the Board also sometime ago we also have prepared a cluster layout which I have taken a few minutes to color it in so it would be a little more evident. We have submitted the plans and the profiles preparatory to a public hearing as my understanding that we are preparing to do a public hearing on the 22nd and that the reason you wanted to see the plan tonight was to go over any last minutes details to get back to this. This is the standard layout 15,000 square foot lots, 31 lots. this is the cluster plan as we discussed some months ago to provide a buffer strip basically along 32, 50 foot minimum in width wider at the corners approximately 20 feet wide along here. Those of you who might know the property know there is not too much in the way of growth here in the way of trees most of the trees are



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: Liberty Meadows Subdivision
PROJECT LOCATION: Beattie Road (between Rt. 207 and Shaw Rd)
NW #: 86-88
8 April 1987

- 1). The Applicant has submitted a Twenty-Two (22) Lot Major Subdivision of a 146 acre lot on the east side of Beattie Road between Shaw Road and Route 207. The Plan was reviewed as a Sketch Plan.
- 2). The Board should verify that the road identified as the "project road" is intended to be a Town Road; profile and details of same to be provided on future Plans.
- 3). In light of the potential future subdivision of Lot #22, the Board may wish to consider requesting that development of same require a through road to Shaw Road as a condition of the development of this subdivision. Submittal of this major subdivision to the Orange County Department of Health will be required following preliminary approval, if granted.
- 4). All future submittals shall include necessary and required information as outlined in the New Windsor Planning Board Submittal Package.

Respectfully submitted,


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

MJEnjE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
SILVER Engineering for the building of subdivision of
Liberty Meadows has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

1. Sanitary detail sheet. NOT provided AS MENTIONED
IN "SANITATION NOTES."
2. Require layout and Perks of each building lot

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

✓ Luzman R. Mastenfe
SANITARY SUPERINTENDENT

December 22, 1986
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Liberty Meadows as submitted by
Sellers Eng. Assoc. for the building or subdivision of
Liberty Meadows has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

*There are no provisions for proper drainage,
which water will run onto town roads and
cause ice problems.*

Fred Fayo, Jr. (R)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

INSTRUCTIONS

(a) In order to answer the questions in this short FAF 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? Yes No
- 2. Will there be a major change to any unique or unusual land form found on the site? Yes No
- 3. Will project alter or have a large effect on an existing body of water? Yes No
- 4. Will project have a potentially large impact on groundwater quality? Yes No
- 5. Will project significantly effect drainage (flow on adjacent sites? Yes No
- 6. Will project affect any threatened or endangered plant or animal species? Yes No
- 7. Will project result in a major adverse effect on air quality? Yes No
- 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? . . . Yes No
- 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? . . . Yes No
- 10. Will project have a major effect on existing or future recreational opportunities? . . . Yes No
- 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes No
- 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes No
- 13. Will project have any impact on public health or safety? Yes No
- 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? . Yes No
- 15. Is there public controversy concerning the project? Yes No

PREPARER'S SIGNATURE: EDWARD P. SILVERS TITLE: P.E.
REPRESENTING: E. P. Silvers DATE: 11-20-86
9/1/78 SILVERS ENGINEERING ASSOC.

TO TOWN OF NEW WINDSOR PLANNING BOARD

Owner of Record:

Herbert J. Fabricant, as nominee for
Stella Gessner, Evelyn Plotczyk, Edith
Neumann and George A. Nilsen.
One Harriman Square
Goshen, New York 10924

Contract Purchaser:

Date of Contract: Oct. 3, 1986

First Hudson Land Co., Inc.
Suite 1A
660 East Main Street
Middletown, New York 10940

Property:

146 ⁺/₄ acres Section 52, Block 1, Lot 1

Conveyed to NFG Realty Corp. by deed
Dated May 24, 1966 Liber 1744
Page 160. Deed from NFG Realty Corp.
to Frederick Gessner, Vernon Neumann,
Herbert Fabricant, John Plotczyk, and
Mildred Nilsen, Dated December 23, 1971
on Liber 1894 Page 696

LAW OFFICES
FABRICANT, LIPMAN & STERN
ONE HARRIMAN SQUARE
POST OFFICE BOX 60
GOSHEN, NEW YORK 10924

HERBERT J. FABRICANT
ALAN S. LIPMAN
MARK D. STERN

*received
Planning Board
12/18/86 ch.
Liberty
meadows*

914-294-7944

December 2nd, 1986

Planning Board - Town of New Windsor,
565 Union Avenue,
New Windsor, New York 12550

Attention of Henry J. Reynolds - Chairperson

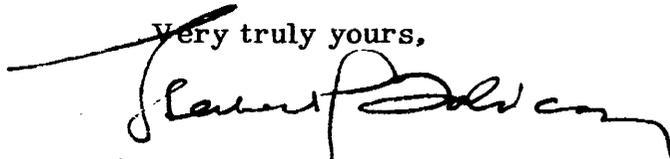
Gentlemen:

On November 20th, 1986, I authorized
First Hudson Land Company, Inc. to make application
to and appear before your Board in connection with a
Subdivision of Section 52, Block 1, Lot 1, Town of New
Windsor (146 acres).

I will be most appreciative if the appear-
ance of First Hudson Land Company, Inc. can be expedited.

Thank you.

Very truly yours,



HERBERT J. FABRICANT

hjf:w.

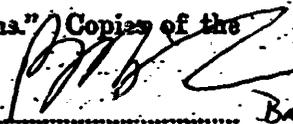
APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, Orange County, New York

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

- 1. Name of subdivision Liberty Meadows
- 2. Location Route 207, Beattie Rd. & Shaw Road
- 3. Acreage 146±
- 4. Number of lots 21 + Remainder
- 5. Zone (if any) R1
- 6. Name and address of subdivider: First Hudson Land Company
660 East Main St. Suite 1A
Middletown, New York 10940
- 7. Name and address of record owner of land: H. J. Fabricant, et al.

The undersigned applies for subdivision approval of the above-described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the preliminary layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board, or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations." Copies of the preliminary layout are hereby attached.

Signature of Applicant  _____

Application No. _____

*BRUCE
BIRNBAUM, V.P.*



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

LIBERTY MEADOWS SUBDIVISION

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 20 January 1957.

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

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

Lined area for providing reasons for disapproval.

SIGNED: Richard H. [Signature]
CHAIRMAN

SILVERS ENGINEERING ASSOCIATES

CONSULTING ENGINEERS

LAND
SURVEYING

CIVIL, SANITARY & INDUSTRIAL
ENGINEERING

LAND
PLANNING

EDWIN D. SILVERS, P.E., L.S.
VINCENT L. SOUKUP, P.E.
FRANK A. BAUER, L.S.
JOSEPH D. HENRY, C.E.
CECIL A. POTTY, C.E.

26 NORTH STREET - SUITE A
MIDDLETOWN, NEW YORK 10940
PHONE (914) 343-0781
343-5369

"SCHWARTZ LANE" CONNECTION CONDITIONS

Disc

The applicant agrees to reserve a ~~40'~~^{50'} wide strip along a proposed future lot line location, and/or along the proposed roadway extension R.O.W. reservation, to allow others to construct at their own cost, liability, and risk, a private roadway suitable to the Town of New Windsor and adequate for providing vehicular and/or utility access only to the existing built-upon parcels along "Schwartz Lane", and further to a maximum of 1 new home on any existing vacant parcel now along "Schwartz Lane", for a period of ~~3~~⁵ years from the date of final subdivision approval of these plans. If not completed by others within that 3 year time frame, the above described reserved rights and access is cancelled, and all such rights and unencumbered ownership reverts fully back to the applicant and/or his assignees, if any. Further the applicant reserves, to himself and to his assignees, the right to utilize said private drive, if built by others, as the vehicular and/or utility access to future residential home sites within this original overall parcel, subject to future Planning Board approvals thereof with no time limit applicable thereto.

BOUNDARY & TOPOGRAPHIC SURVEYING & MAPPING
PUBLIC WORKS
INDUSTRIAL POLLUTION CONTROL

FEASIBILITY STUDIES

ENVIRONMENTAL IMPACT STUDIES
TRANSPORTATION STUDIES
SOILS, WATER, SEWAGE LABORATORY TESTING

LAND USE STUDIES

LAND SUBDIVISION
SOIL STUDIES & FOUNDATION DESIGN
MUNICIPAL ENGINEERING

NW

AFFIDAVIT OF MAILING

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEW WINDSOR

SS:

Carol Monell BEING DULY SWORN,
deposes and says, I am a resident of Middletown, Orange County,
New York and that on the 11th day of
June 1987. I mailed the annexed Notice of Public
Hearing to each of the parties hereinafter named by depositing in
a United States Post Office or official depository at _____
Middletown, New York a true copy of said notice, each
properly enclosed in a securely sealed, post-paid wrapper, marked
"CERTIFIED MAIL, RETURN RECEIPT REQUESTED", directed respectively
to each of the following parties at the address set opposite
their names:

SEE ATTACHED SCHEDULE A

	<u>NAME</u>	<u>ADDRESS</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____

Sworn before me this

Signed

Carol Monell

24th day of June 1987

[Signature]
Notary Public

ROBERT L. MARKOVITS
Notary Public, State of N.Y.
Qualified Orange County
Commission Expires March 30, 1988

SCHEDULE A

Woroschinski, Johann & Christine
 Schwartz Lane
 Rock Tavern, NY 12575 P 538-233-905 ✓

Jones, Nicholas A.
 Route 207, Box 20 P 538-233-906 ✓
 Rock Tavern, NY 12575

Anderson, Raymond & Ethel
 Bull Road
 Rock Tavern, NY 12575 P 538-233-907 ✓

Lange, Frederick J.
 Route 207 P 538-233-908 ✓
 Rock Tavern, NY 12575

Washingtonville Soccer Club Inc.
 Box 42 P 538-233-909 ✓
 Washingtonville, NY 10992

Katzenstein, Adolph & Alice
 9301 N. Kenton Ave. P 538-233-910 ✓
 Skokie, ILL. 60076

Zavoli, Iole
 564 Metropolitan Ave. P 538-233-911 ✓
 Brooklyn, NY 11211

Munday, Elizabeth M.
 Curran, Joyce P 538 233 912 ✓
 Shaw Rd.
 Rock Tavern, NY 12575

Lucey, Daniel & Margaret M.
 Shaw Rd. P 538 233 913 ✓
 Rock Tavern, NY 12575

Monczyn, Vasal & Thelma
 Shaw Rd. P 538 233 914
 Rock Tavern, NY 12575

Minard, Wm. G. & Robert W.
 Box 326 P 538 233 915 ✓
 Clintondale, NY 12515

Mulligan, Raymond & Catherine
 Beattie Rd. P 538 233 916 ✓
 Rock Tavern, NY 12575

Bonham, Edward & Priscilla
 Shaw Rd. P 538 233 917 ✓
 Rock Tavern, NY 12575

Zois, William & Arlene
 Shaw Rd. P 538 233 918 ✓
 Rock Tavern, NY 12575

Gravina, Joseph Salvator & Elena
Shaw Rd. P538 233 919 ✓
Rock Tavern, NY 12575

Messina, Frank Sr.
Box 25 P538 233 920 ✓
Rock Tavern, NY 12575

Messina, Angela
Box 25 P538 233 921 ✓
Rock Tavern, NY 12575

Dunn, Norman M. & Daisy E.
Beattie Rd. P538 233 922 ✓
Rock Tavern, NY 12575

Dunn, Andrew
Beattie Rd. P538 234 222 ✓
Rock Tavern, NY 12575

Wagner, Harry S. & Louise M.
Box 254, Beattie Rd. P538 234 223 ✓
Rock Tavern, NY 12575

VanDusen, Robert & Klare
Beattie Rd. P538 234 224 ✓
Rock Tavern, NY 12575

Shady Grove Assoc.
Box 638 P538 234 225 ✓
Goshen, NY 10924

Mannoni, Edith &
Caiazza, Jerry P538 234 226 ✓
Maybrook County Rd.
Campbell Hall, NY 10916

Bertone, Robert J. & Jacqueline
Rte. 207 P538 234 227 ✓
Rock Tavern, NY 12575

Buckley, John J. & Kathleen A.
14 Yankee Main Lane P538 234 228 ✓
Goshen, NY 10924

MTA
Stewart Airport P538 234 229 ✓
New Windsor, NY 12550

Romanowski, Craig & Arden
Shaw Rd. P538 234 230 ✓
Rock Tavern, NY 12575

**John A. Petro, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550**

**Pauline G. Townsend, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550**

**Joseph P. Rones, Esq.
436 Route 9W
Newburgh, NY 12550**

**Henry F. Scheible, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12550**

**Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12550**

Resubmission (Sketch plan)

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Silvers Engineering for the building or subdivision of
Liberty Meadows - has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

This area is not in water district -

HIGHWAY SUPERINTENDENT

Steve B. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Silvers Engineering Assoc for the building or subdivision of
Liberty MEADOWS has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lorman R. Masten Jr

SANITARY SUPERINTENDENT

May 7, 1987

DATE

ON 51

N.Y. STATE HWY. NO. 207
905

BEATTIE ROAD

1336

ROAD

9705

C H G B E UTILITIES

3.22
43.2A

71
1A
3.1
1.2A

1105
LANE

558

2
5.9A

2067

408

146A

1275 1953
48
228

484
SHAW

47
1.8A(C)

46

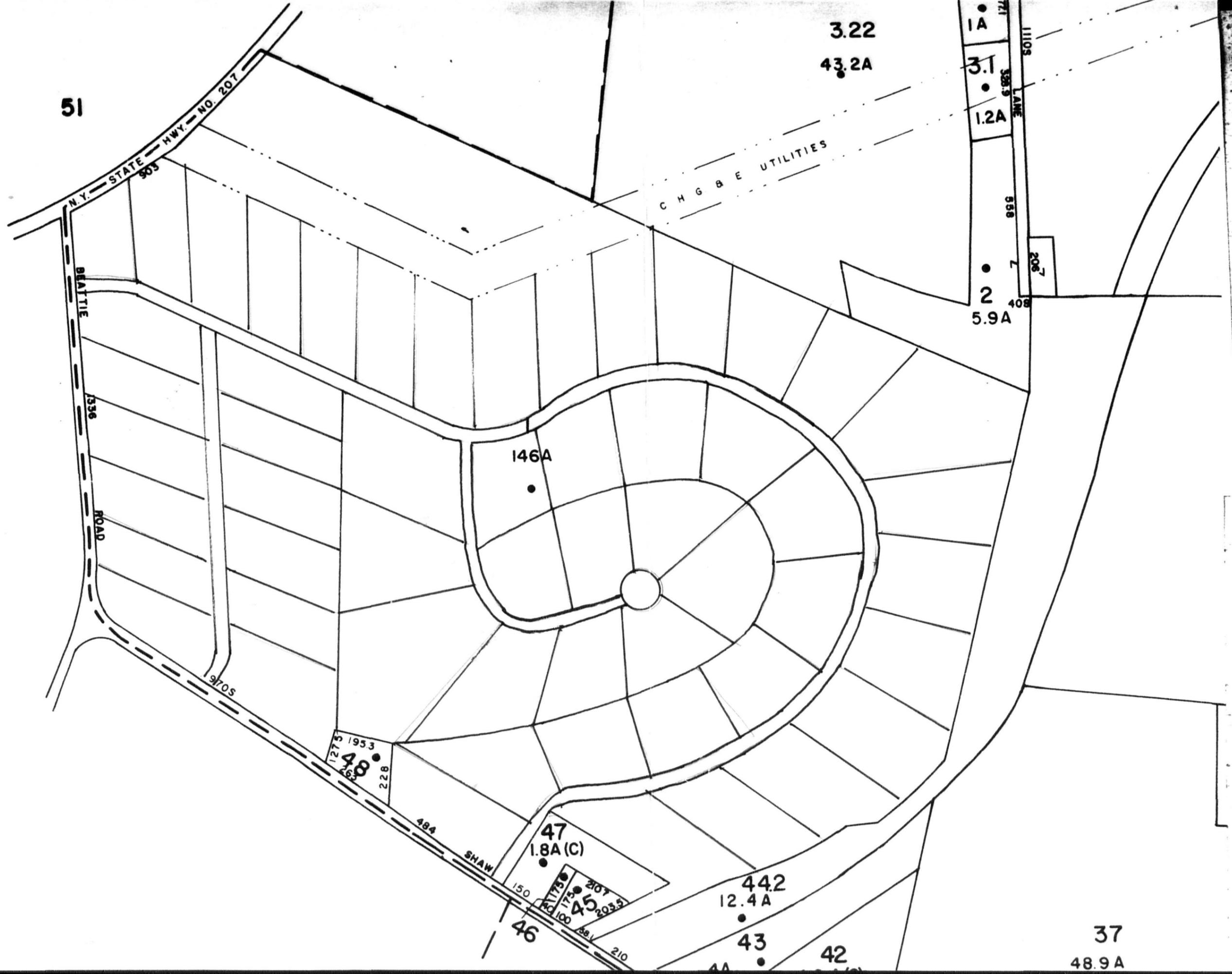
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175
207
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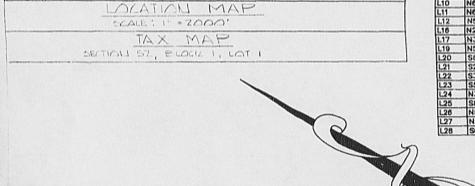
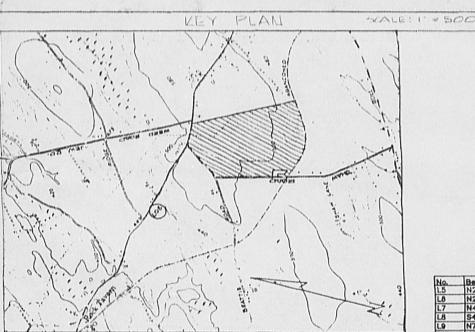
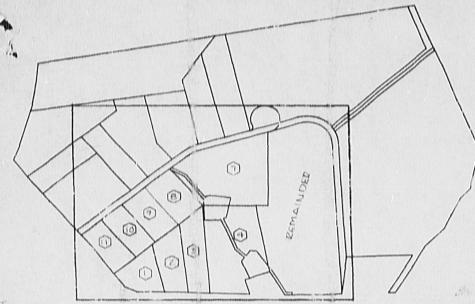
442
12.4A

43

42

37
48.9A





THIS MAP IS VALID UNLESS ACCOMPANIED BY SHEETS 2, 3, 4, 5 & 6 OF 6

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

This is to certify that the proposed arrangements for water supply and sewage disposal for the ready subdivision in accordance with plans on file in the office of the County Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

ASSISTANT COMMISSIONER
[Signature]

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR

5 2-7-83 AREAS DESIGNATED
 4 5-1-83 REV. PER ZONING REVIEW LETTER OF 5-9-83
 3 7-1-83 REVISED AS PER TOWN ENGINEER'S LETTER OF 1-25-83
 2 10-1-82 ORANGE COUNTY HEALTH DEPARTMENT SUBMISSION
 1 10-1-82 UCHD'S SUBMISSION

SILVERS ENGINEERING ASSOCIATES
CONSULTING ENGINEERS

SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

SE

DRAWN BY: L.L.C. REFERENCE NO: B.B.B.
 SCALE: 1"=50' LATEST REVISION: 5-7-83
 DATE: 5-6-83 SHEET NO: 1 OF 6
 CHECKED BY: [Signature]

LANDS N/P N & L WARDEN 91-1-72
 LANDS N/P N & L WARDEN 91-1-72

GENERAL NOTES

1. Surveyor: Edwin D. Silvers, N.Y.S. L.S. No. 04939.
2. Engineer: Edwin D. Silvers, N.Y.S. P.E. No. 40060.
3. Sewer: Individual septic system.
4. Water: Individual wells.
5. Boundary information based on a field survey by Silvers Engineering Associates on May 28, 1982.
6. Topography from field survey by Silvers Engineering Associates on May 28, 1982.
7. No further subdivision of any of the new building lots shall be permitted or allowed in accordance with most restrictive and existing ordinances, except LOTS 1, 2, 3, 4 AND 5.
8. Property deed to LOTS 1, 2, 3, 4 & 5, 1984, 2 & 5, 1984, 2 & 5, 1984.
9. All utilities shall be underground.
10. LOTS 6 & 7 shall be eligible for further subdivision not to exceed 10 additional lots.
11. There are no designated wetlands on this parcel, per N.Y.S. DEC, 615.1.
12. There are no designated flood plain areas on this parcel, per N.Y.S. DEC, 615.1.
13. Any further subdivision of the remainder will require additional roadway construction.
14. Driveway access for lots 11 will be limited to proposed Town road only.
15. Each new driveway shall provide for a turning around area within the lot.
16. No street lighting is proposed.
17. Top 10% of the remainder 4-7/8 acres only is taken from 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
18. Central water and sewage disposal facilities shall be installed to service all lots, existing and proposed in the event that more than 40 lots are created and/or offered for sale in the Liberty Meadow subdivision. The condition shall run with the land, and shall be binding upon the heirs, assigns and successors in interest of the applicant.

AREA CHART

LOTS 1-4, 7-11 and 14-22: 66,520 ACRES (SECTION 1)
 REMAINDER (LOT 6): 1,500 ACRES (SECTION 1)
 TOTAL: 68,020 ACRES

LIMITATION NOTES

1. All on-site sanitation and water supply facilities have been designed in accordance with "State Technical Handbook (Individual Sanitation) 1978 Edition" and "New York State Technical Manual" published by the Department of Health, issued by the State of New York (see Sanitary Details sheets 5 of 6).
2. All sanitary sewage disposal systems have been designed and will be constructed in accordance with "New York State Technical Manual" and the provisions of the "New York State Public Health Law".
3. All sanitary sewage disposal systems shall be designed by a New York State Licensed Design Professional and approved by the Orange County Health Department prior to issuance of a building permit by the Town of New Windsor. The design shall be inspected during the construction by the design professional and the Town of New Windsor. The system shall be completed during the construction of the building and the Town of New Windsor shall be notified prior to issuance of a certificate of occupancy.
4. All on-site sewage disposal systems and water supply wells must be built in the locations shown herein so as to prevent seepage problems.
5. Sewage disposal systems must be laid out in the field, inspected and inspected during construction and certified as to compliance in accordance with the approved plan and they shall be maintained by a professional engineer licensed by the State of New York.
6. The number of bedrooms per residence shown on sheets 2, 3 and 4 is subject to the specific design of the individual sanitary system for each lot approved by the Town of New Windsor and the Orange County Health Department.

LEGEND

- EXISTING 10' CROWN
- PROPOSED MILL LOCATION
- PROPOSED HOUSE LOCATION
- PROPOSED SEPTIC TANK AND PIPE LOCATION
- PROPOSED WELLS LOCATION
- PROPOSED UTILITY TRENCH LOCATION
- AREA DESIGNATED FOR POSSIBLE FUTURE EXPANSION
- DEEP PIT TEST LOCATION
- UTILITY POLES
- STONE WALL
- OTHER UNDER-CATCH BASIN
- FOOTING BRUSH DIRECTION AT OUTLET DISCHARGE
- LEACHING BASIN

ROAD DESIGNATION NOTES

1. All lots within 25 feet of the present centerline of Shaw Road and Beattie Ave. shall be owned by the Town of New Windsor.
2. Project road to be improved to Town standards for gratuitous dedication to the Town of New Windsor.

SEWAGE DISPOSAL NOTES

1. All sewer drainage easements shown herein are hereby offered for gratuitous dedication to the appropriate municipal authority of the Town of New Windsor.
2. All sewer drainage easements shall be included in the deeds for each individual lot.

WETLANDS PROTECTION NOTES

1. Natural vegetation outside of the immediate building areas shall be preserved and protected. Changes of these areas shall be preserved and protected from heavy equipment during construction to prevent soil compaction and to increase potential for survival.

SEWAGE DISPOSAL NOTES

1. Site disturbance to be limited only to necessary grading on roads, building locations, parking areas, driveways and areas as called for on the plan.
2. Temporary seeding with annual ryegrass or other rapid growing mixture or mulching to be performed on disturbed soil remaining vacant for more than one month.
3. After grading, storm and water will be created to divert runoff from newly graded areas to prevent erosion until ground cover has developed.
4. Any holes shall be placed as shown in the "Key Plan" and "Section Map" at the bottom edge of the lot and not in drainage ways, and shall be installed with a minimum 18" depth.
5. Sediment basins to be constructed on lot 7, south of proposed road along road construction. Basins to be located when sediment reaches 50% of basin capacity.
6. Sediment basins to be constructed at catch basins at station 120+00 of proposed road.
7. Sediment basins to be constructed north of 18" deep at station 120+00.

SEWAGE DISPOSAL NOTES

1. The applicant agrees to reserve a 50 foot wide strip along a proposed future lot line location, and/or within a proposed roadway easement, from construction, to allow access to construct at least 10' wide driveway and/or utility access to the Town of New Windsor and/or to the State Thruway Authority, and further to provide the same vehicular and/or utility access to any existing road, concrete along "Future Lane".
2. If the applicant and/or his assignees, with the consent of the Planning Board, choose to modify the development of Section 1 of this subdivision, the 50 foot wide strip to construct at least 10' wide driveway and/or utility access, the right to build, or any other roadway, if two (2) miles or more from the applicant's utility access to future residential lots, shall be subject to the Planning Board's approval, subject to future Planning Board approval thereof, with no time limit application thereon.

SEWAGE DISPOSAL NOTES

1. Through concrete roadway from Beattie Road to Shaw Road to be required as part of future development of easement. Both future road shall be built to Town Road Standards, shall further be offered for gratuitous dedication to the Town of New Windsor.
2. An building permit will be issued on condition shall be established by and approved for further subdivision by the Town of New Windsor Planning Board and Orange County Health Department.
3. No to exceed 21 future additional lots.
4. No a building lot at this time.
5. See "General Notes", this sheet.

SEWAGE DISPOSAL NOTES

1. This parcel has not been approved by the ORANGE COUNTY HEALTH DEPARTMENT and must be submitted to the ORANGE COUNTY HEALTH DEPARTMENT PRIOR TO USE AS A BUILDING LOT.
2. SECTION II IS A SINGLE BUILDING LOT; FURTHER SUBDIVISION OF THIS LOT WILL REQUIRE APPROVAL FROM THE TOWN OF NEW WINDSOR, PLANNING BOARD AND THE ORANGE COUNTY HEALTH DEPARTMENT.

SEWAGE DISPOSAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO ANY SEWER OR WATER LINE OR TO ANY OTHER UTILITY SHALL BE A VIOLATION OF SECTION 145 OF THE NEW YORK STATE EDUCATION LAW. THE PENALTY FOR SUCH VIOLATION SHALL BE AS PROVIDED BY SAID SECTION OF SAID LAW. THE TOWN OF NEW WINDSOR SHALL NOT BE HELD RESPONSIBLE FOR ANY SUCH VIOLATION OR FOR ANY DAMAGES OR LOSSES INCURRED BY ANY PERSONS WHOSE PROPERTY IS DAMAGED OR DESTROYED BY SUCH VIOLATION.

SEWAGE DISPOSAL NOTES

1. THIS MAP SHOWS THE RESULT OF ACTUAL SURVEY AND TOPOGRAPHIC SURVEYS CONDUCTED IN THE FIELD ON JANUARY 10, 1983 AND 1984, RESPECTIVELY.

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SEWAGE DISPOSAL NOTES

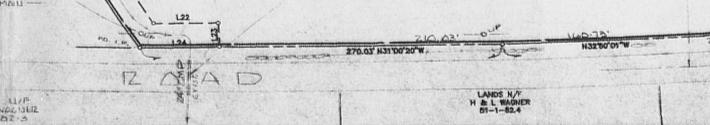
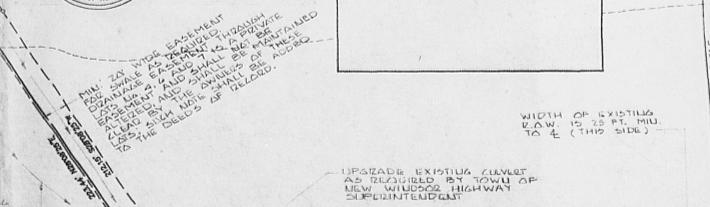
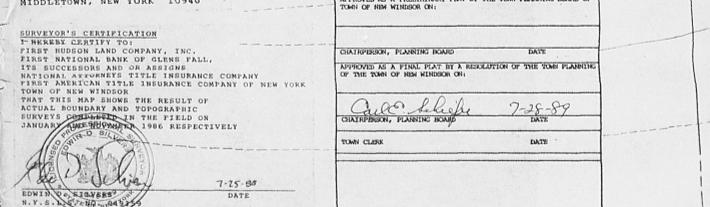
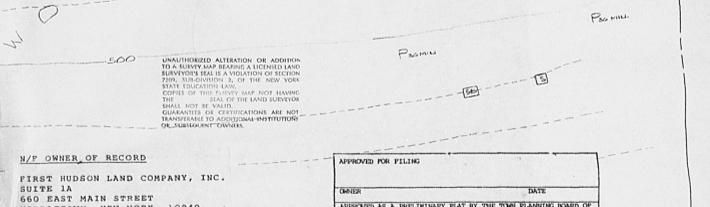
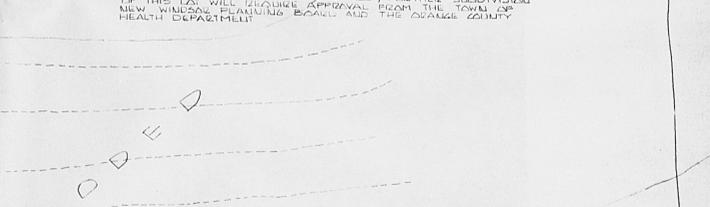
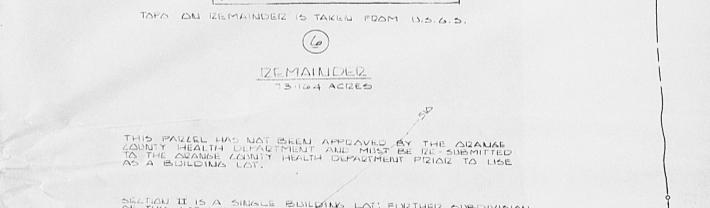
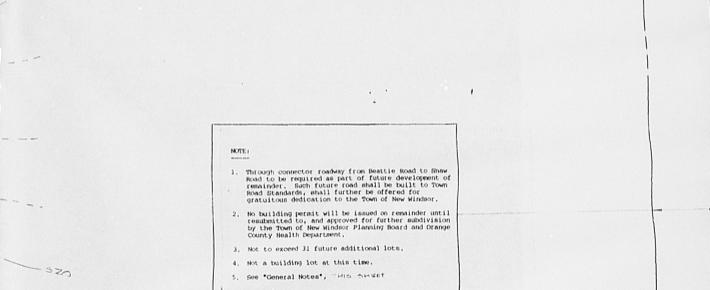
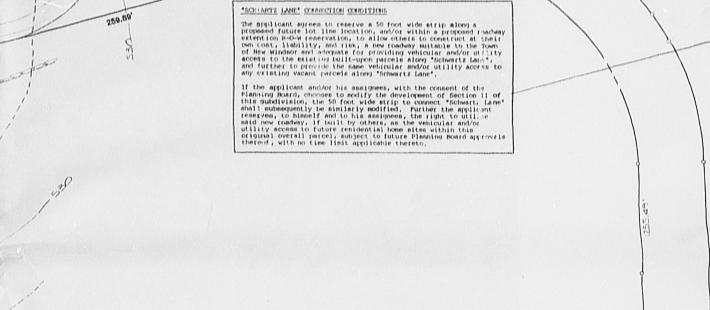
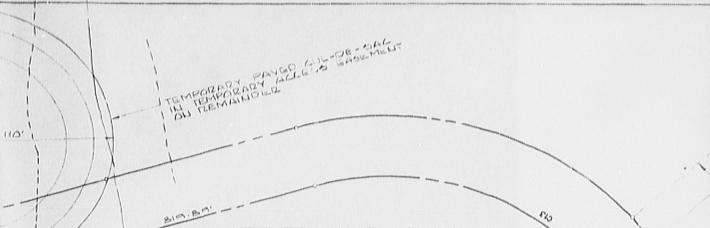
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"FUTURE LANE" CONNECTION DETAILED

The applicant agrees to reserve a 50 foot wide strip along a proposed future lot line location, and/or within a proposed roadway easement, from construction, to allow access to construct at least 10' wide driveway and/or utility access to the Town of New Windsor and/or to the State Thruway Authority, and further to provide the same vehicular and/or utility access to any existing road, concrete along "Future Lane".

If the applicant and/or his assignees, with the consent of the Planning Board, choose to modify the development of Section 1 of this subdivision, the 50 foot wide strip to construct at least 10' wide driveway and/or utility access, the right to build, or any other roadway, if two (2) miles or more from the applicant's utility access to future residential lots, shall be subject to the Planning Board's approval, subject to future Planning Board approval thereof, with no time limit application thereon.

NOTE:

1. Through concrete roadway from Beattie Road to Shaw Road to be required as part of future development of easement. Both future road shall be built to Town Road Standards, shall further be offered for gratuitous dedication to the Town of New Windsor.
2. An building permit will be issued on condition shall be established by and approved for further subdivision by the Town of New Windsor Planning Board and Orange County Health Department.
3. No to exceed 21 future additional lots.
4. No a building lot at this time.
5. See "General Notes", this sheet.

TOTAL ON REMAINDER IS TAKEN FROM 135.625

REMAINDER
13.164 ACRES

THIS PARCEL HAS NOT BEEN APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT AND MUST BE SUBMITTED TO THE ORANGE COUNTY HEALTH DEPARTMENT PRIOR TO USE AS A BUILDING LOT.

SECTION II IS A SINGLE BUILDING LOT; FURTHER SUBDIVISION OF THIS LOT WILL REQUIRE APPROVAL FROM THE TOWN OF NEW WINDSOR, PLANNING BOARD AND THE ORANGE COUNTY HEALTH DEPARTMENT.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SEWER OR WATER LINE OR TO ANY OTHER UTILITY SHALL BE A VIOLATION OF SECTION 145 OF THE NEW YORK STATE EDUCATION LAW. THE PENALTY FOR SUCH VIOLATION SHALL BE AS PROVIDED BY SAID SECTION OF SAID LAW. THE TOWN OF NEW WINDSOR SHALL NOT BE HELD RESPONSIBLE FOR ANY SUCH VIOLATION OR FOR ANY DAMAGES OR LOSSES INCURRED BY ANY PERSONS WHOSE PROPERTY IS DAMAGED OR DESTROYED BY SUCH VIOLATION.

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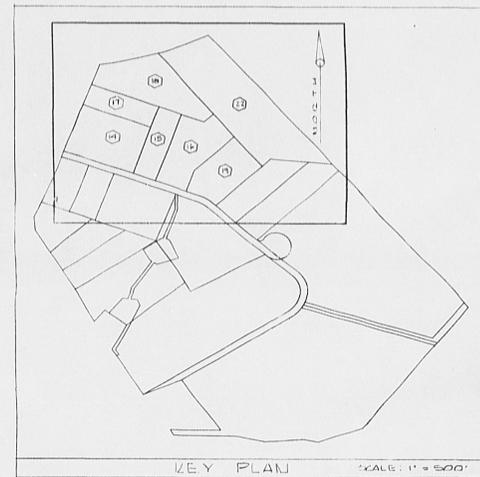
LANDS N/P N & L WARDEN 91-1-72

DRAWING NOTE
 ROUTE 201 E.W.W.
 SUPERSEDES MAP # 148, PAGES
 # 171 LEWISBURGH CAMPBELL HALL,
 # 148 N.Y.S. D.O.T. MAPS.

APPROVED FOR FILING

DATE	DATE
APPROVED AS A PRELIMINARY PLAN BY THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON	
DATE	DATE
APPROVED AS A FINAL PLAN BY A RESOLUTION OF THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON	
DATE	DATE
DATE	DATE

Carl E. Silvers 7-25-89



- LEGEND**
- EXISTING 10" CONCRETE
 - GRADE
 - CMP COLLECTOR
 - PROPOSED WELL LOCATION
 - PROPOSED WARE LOCATION
 - PROPOSED SEPTIC TANK AND PIPE LOCATION
 - PROPOSED ABSORPTION FIELD LOCATION (DISTRIBUTION MAINS AND DISTRIBUTION PIPES)
 - PERCOLATION TEST LOCATION
 - DEEP PIT TEST LOCATION
 - AREA RESERVED FOR POSSIBLE FUTURE EXPANSION
 - UTILITY POLE
 - STONE WALL
 - TREE
 - STORM DRAIN-CATCH BASIN
 - PIPE WITH PLACED END SECTIONS
 - PORTING MAIN DIRECTION AT OTHER END
 - LEACHING FIELD

No.	Beginning	End	Length	Area
1	0+00	0+10	10.00	100.00
2	0+10	0+20	10.00	100.00
3	0+20	0+30	10.00	100.00
4	0+30	0+40	10.00	100.00
5	0+40	0+50	10.00	100.00
6	0+50	0+60	10.00	100.00
7	0+60	0+70	10.00	100.00
8	0+70	0+80	10.00	100.00
9	0+80	0+90	10.00	100.00
10	0+90	1+00	10.00	100.00
11	1+00	1+10	10.00	100.00
12	1+10	1+20	10.00	100.00
13	1+20	1+30	10.00	100.00
14	1+30	1+40	10.00	100.00
15	1+40	1+50	10.00	100.00
16	1+50	1+60	10.00	100.00

N/F OWNER OF RECORD
 FIRST HUDSON LAND COMPANY, INC.
 SUITE 1A
 660 EAST MAIN STREET
 MIDDLETOWN, NEW YORK 10940

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO:
 FIRST HUDSON LAND COMPANY, INC.
 FIRST NATIONAL BANK OF CHERY FALLS,
 ITS SUCCESSORS AND OR ASSIGNS
 NATIONAL ATTORNEYS TITLE INSURANCE COMPANY
 FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
 TOWN OF NEW WINDSOR
 THAT THIS MAP SHOWS THE RESULT OF
 ACTUAL BOUNDARY AND TOPOGRAPHIC
 SURVEYS COMPLETED IN THE FIELD ON
 JANUARY AND NOVEMBER, 1988, RESPECTIVELY.

7-10-88
 DATE

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR.

SHEET 2 OF 6 INVALID UNLESS ACCOMPANIED BY SHEETS 1, 3, 4, 5 & 6 OF 6

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

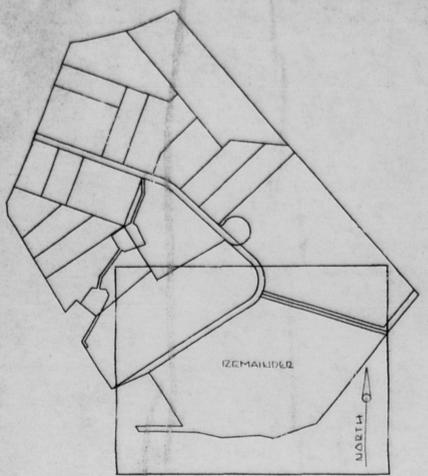
REVISIONS

5	5-7-89	AREAS RECTIFIED
4	5-11-89	REVISED PER OCHD REVIEW LETTER OF 5-7-89.
3	2-11-89	REVISED AS PER TOWN ENGINEER'S LETTER OF 1-25-89
2	10-24-88	ORANGE COUNTY HEALTH DEPARTMENT SUBMISSION
1	10-4-88	ORANGE COUNTY HEALTH DEPARTMENT SUBMISSION

SILVERS ENGINEERING ASSOCIATES
 CONSULTING ENGINEERS
 SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

TOWN OF NEW WINDSOR
 LIBERTY MEADOWS
 ORANGE COUNTY, N.Y.
 APPLICANT:
 FIRST HUDSON LAND COMPANY, INC.
 660 EAST MAIN STREET
 MIDDLETOWN, NEW YORK 10940

APPROVED BY
 M.S.G. 6-13-89
 2 OF 6



NOTES:

1. Through connector roadway from Battle Road to show road to be required as part of future development of remainder. Such future shall be built to Town Road Standards, shall be offered for partitioned dedication to the Town of New Windsor.
2. No building permit will be issued on remainder until resubmitted to, and approved for further subdivision by the Town of New Windsor and the Orange County Health Department.
3. Not to exceed 31 future additional lots.
4. Not a building lot at this time.
5. See "General Notes", SHEET 1 OF 6.

LEGEND:

- EXISTING 12" CONCRETE
- UTILITY PILES
- STONE WALL
- ON CLEAR

"REMAINDER" LANE" OBSTRUCTION CONDITIONS

The applicant agrees to reserve a 50 foot wide strip along a proposed future lot line location, and/or within a proposed roadway extension P.O.W. reservation, to allow others to construct at their own cost, liability, and risk, a new roadway outside the lines of new building and adequate for providing vehicular and/or utility access to the existing built-upon parcels along "Remainder Lane", and further to provide the same vehicular and/or utility access to any existing vacant parcels along "Remainder Lane".

If the applicant and/or his assignees, with the consent of the Planning Board, choose to modify the development of Section II of this subdivision, the 50 foot wide strip to connect "Remainder Lane" shall automatically be similarly modified. Further the applicant reserves, to himself and to his assignees, the right to utilize said new roadway, if built in whole, or the vehicular and/or utility access to future residential lots within this original overall parcel, subject to future Planning Board approval thereof, with no time limit applicable thereon.



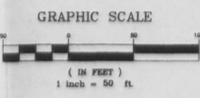
KEY PLAN SCALE: 1" = 500'



N/P OWNER OF RECORD
 FIRST HUDSON LAND COMPANY, INC.
 SUITE 1A
 660 EAST MAIN STREET
 MIDDLETOWN, NEW YORK 10940

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO:
 FIRST HUDSON LAND COMPANY, INC.
 FIRST NATIONAL BANK OF GLENS FALLS,
 ITS SUCCESSORS AND OR ASSIGNS
 NATIONAL ATTORNEYS TITLE INSURANCE COMPANY
 FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
 TOWN OF NEW WINDSOR
 THAT THIS MAP SHOWS THE RESULT OF
 ACTUAL BOUNDARY AND TOPOGRAPHIC
 SURVEYS COMPLETED IN THE FIELD ON
 JANUARY AND NOVEMBER 1986 RESPECTIVELY

7-15-88
 DATE



WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR.

SHEET 4 OF 6 INVALID UNLESS ACCOMPANIED BY SHEETS 1, 2, 3, 5 & 6 OF 6

ORANGE COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See last sheet for date and signature.

DATE	DATE
APPROVED FOR FILING	
DATE	
APPROVED AS A PRELIMINARY PLAN BY THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON:	
CHAIRPERSON, PLANNING BOARD	DATE
APPROVED AS A FINAL PLAN BY A RESOLUTION OF THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON:	
<i>John A. ...</i>	7-28-89
CHAIRPERSON, PLANNING BOARD	DATE
TOWN CLERK	DATE

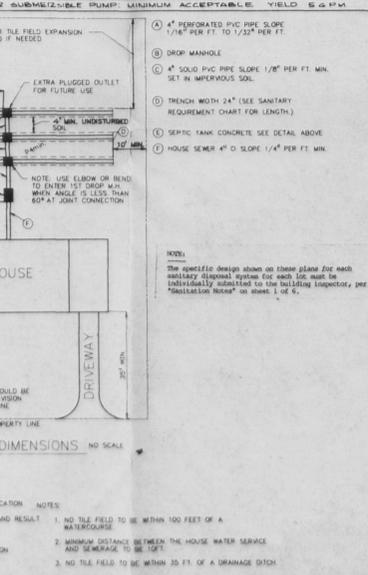
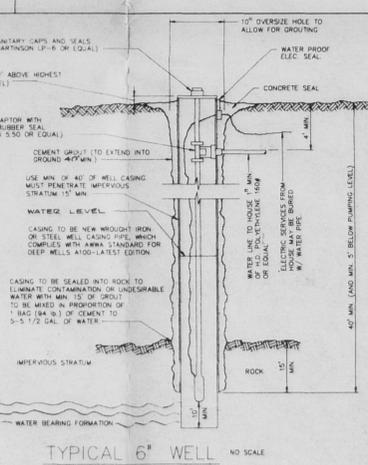
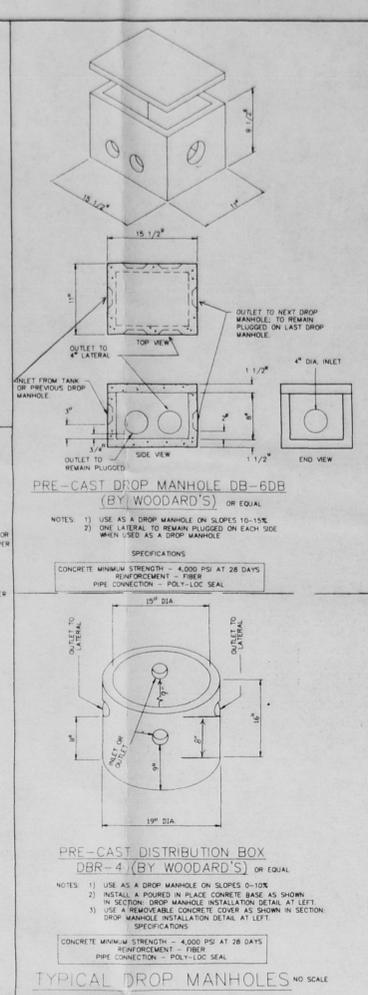
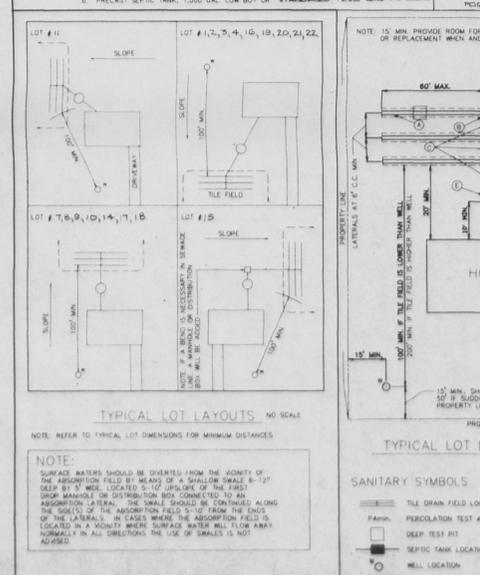
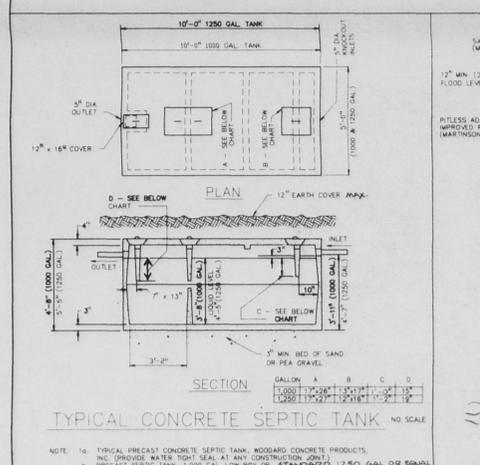
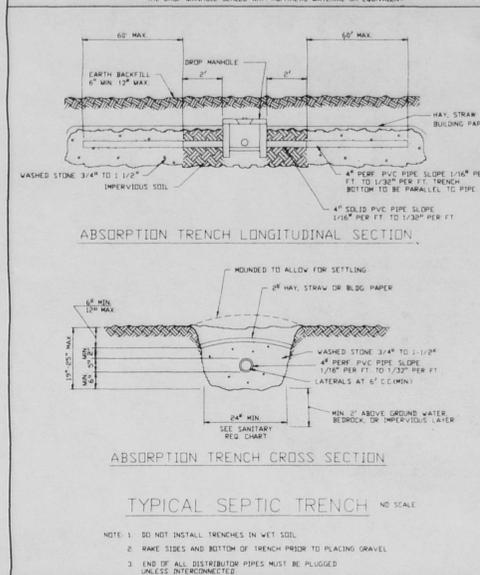
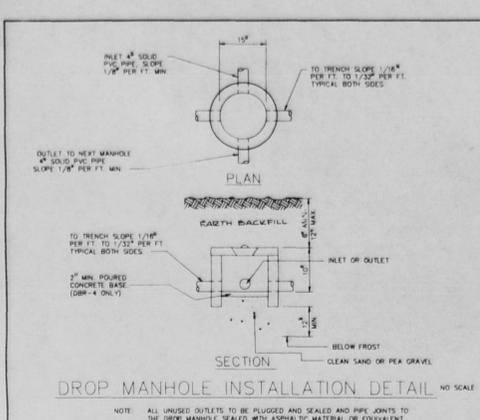
SILVERS ENGINEERING ASSOCIATES
 CONSULTING ENGINEERS
 SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

SE

NO. 5	5-17-89	AREAS RECTIFIED.
NO. 4	5-11-89	REV. PER O.C.H.D. REVIEW LETTER OF 5-9-89
NO. 3	2-11-89	REVISED AS PER TOWN ENGINEER'S LETTER OF 1-25-89
NO. 2	10-26-88	ORANGE COUNTY HEALTH DEPARTMENT SUBMISSION
NO. 1	10-4-88	O.C.H.D. SUBMISSION

REVISION

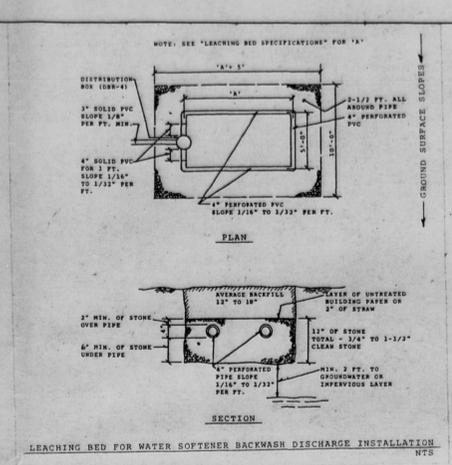
PROJECT	SUBDIVISION PLAN LIBERTY MEADOWS
TOWN	TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.
APPLICANT	FIRST HUDSON LAND COMPANY INC. 660 EAST MAIN STREET MIDDLETOWN, NEW YORK 10940
DATE	5-17-89
SCALE	1" = 50'
AREA	6.15 AC.
SHEET NO.	4 OF 6
REVISION	



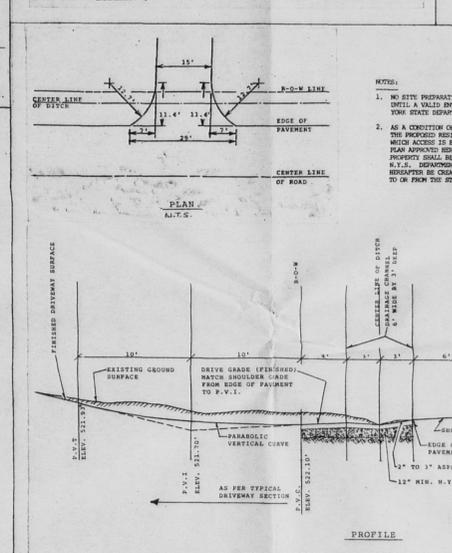
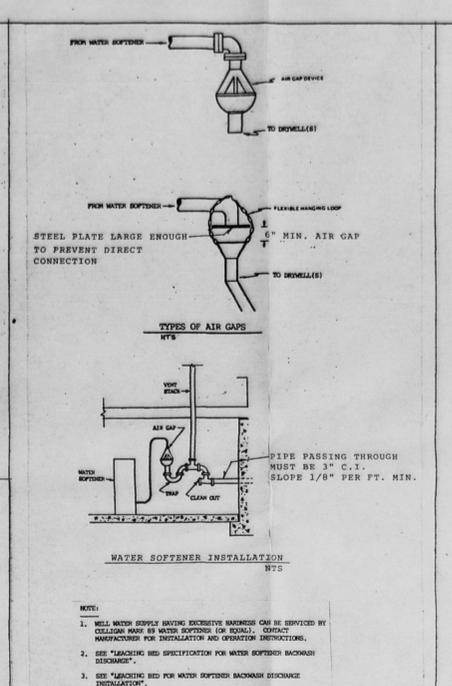
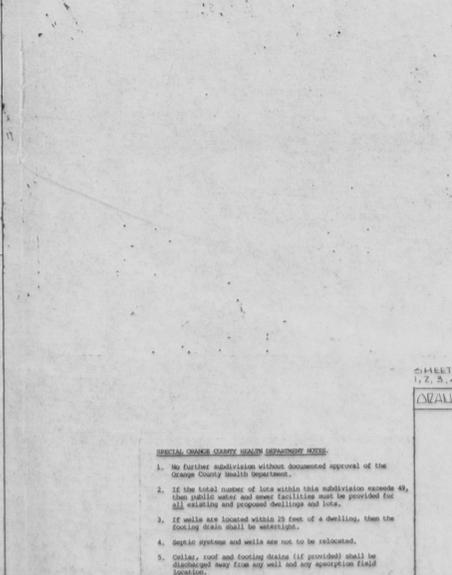
LOT	DATE	S.E.A. PERCS (MIN)	JOINT INSP. WITH OCH PERCS (MIN)	ABSORP. FIELD DESTROY TIME (MIN)
1	12/10/86	9		
	07/14/87	8	51	31-45
	7/15/88			
2	12/10/86	3		
	07/14/87	5		31-45
3	07/14/87	7		
	07/15/88	11	46	46-60
4	07/14/87	11		
	07/15/88	10		11-15
7	05/23/87	17		
	07/14/87	24		21-30
8	12/10/86	4		
	05/23/87	6		
	07/14/87	6	15	11-15
	7/15/88			
9	12/10/86	10		
	07/14/87	13		11-15
10	12/10/86	9		
	05/23/87	17		16-20
14	12/10/86	8		
	07/14/87	11	18	16-20
	7/15/88			
15	12/09/86	11		
	07/14/87	10	4, 24.5	31-30
	4/17/88	28		
	06/24/87	37		
	7/15/88	20	19	16-20
16	12/11/86	18		
	05/23/87	18		
	07/14/87	7	15.5, 23.5	31-45
	7/15/88	31		
17	12/09/86	12		
	05/23/87	14		
	07/14/87	4		11-15
18	12/09/86	7		
	05/23/87	3		
	07/14/87	6	7	6-7
	7/15/88			
19	12/11/86	20		
	05/23/87	18	11	16-20
	7/15/88			
20	12/11/86	36		
	07/14/87	10		31-45
21	07/14/87	23		
	7/15/88	22	17	21-30
22	07/14/87	3		
	7/15/88	6	28	21-30

WASTEWATER SOURCES	WELL OR SUCTION LINE (a)	TO STREAM, LAKE OR WATER COURSE (c)	DWELLING	PROPERTY LINE
HOUSE SEWER (UNLITIGHT JOINTS)	25'	25'		10'
SEPTIC TANK	50'	50'		10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'		10'
DISTRIBUTION BOX	100'	100'		10'
ABSORPTION FIELD	100'	100'		10'
(WATER SOFTENER ONLY)	100'	100'		10'
DRY WELL (ROOF AND FOOTING)	50'	25'		10'
FILL OR BUILT-UP SYSTEM	100'	100'		10'
EVAPORATION ABSORPTION SYSTEM	100'	50'		10'
SANITARY PRIVY PIT	100'	50'		10'
PRIVY, WATERPROOF VAULT	50'	50'		10'

BLOCK & LOT NO.	PERC RATE (MIN)	TRENCH MIN WIDTH (INCHES)	LENGTH OF TRENCH REQUIRED (LIN FT)	NOTES
1B	9-6	24	187-280	3 BR 3 BR
4, 5, 9, 17	6-7	24	225-300	3 BR 3 BR
10, 15, 11, 19	11-15	24	231-375	4 BR 4 BR
7, 21, 22, 14	11-20	24	371-500	NO HOUSE TO HAVE MORE THAN 4 BR.
1, 20, 16, 4	31-45	24	450	NO HOUSE TO HAVE MORE THAN 3 BR.
5	46-60	24	500	NO HOUSE TO HAVE MORE THAN 3 BR.
SIZE OF SEPTIC TANK REQUIRED (GAL)			1000 1000 1250	



LOT	PERC RATE PER SQ. FT. PER DAY	APPL. RATE GAL. PER SQ. FT. PER DAY	RED. SOFT. PER DAY	WATER USAGE PER G	RECHARGE PER G	ABSORP. AREA SQ. FT.	USABLE SOIL DEPTH FEET	ABSORP. AREA PROVIDED SQ. FT.
1	31-45	0.50	3	450	2	54	5.5	90
2	31-45	0.50	3	450	2	54	4.5	90
3	46-60	0.45	3	450	2	54	4.0	90
4	11-15	0.80	5	750	3	50	6.0	90
5	21-30	0.40	4	600	3	50	6.0	90
6	11-15	0.80	4	600	3	50	6.0	90
7	11-15	0.80	5	750	3	50	6.0	90
8	11-15	0.80	5	750	3	50	6.0	90
9	11-15	0.80	5	750	3	50	6.0	90
10	16-20	0.70	4	600	3	50	6.0	90
11	16-20	0.70	4	600	3	50	6.0	90
12	16-20	0.70	4	600	3	50	6.0	90
13	16-20	0.70	4	600	3	50	6.0	90
14	21-30	0.40	3	450	2	50	6.0	90
15	11-15	0.80	5	750	3	50	6.0	90
16	6-7	1.00	5	750	3	50	6.0	90
17	11-15	0.80	5	750	3	50	6.0	90
18	6-7	1.00	5	750	3	50	6.0	90
19	16-20	0.70	4	600	3	50	6.0	90
20	11-15	0.80	3	450	2	50	6.0	90
21	21-30	0.40	3	450	2	50	6.0	90
22	21-30	0.40	4	600	3	50	6.0	90



APPROVED FOR FILING

TOWN CLERK

DATE

APPROVED AS A PRELIMINARY PLAN BY THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON

CHAIRPERSON, PLANNING BOARD

DATE

APPROVED AS A FINAL PLAN BY A RESOLUTION OF THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON

CHAIRPERSON, PLANNING BOARD

DATE

7-25-89

TOWN CLERK

DATE

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 146 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS B MISDEMEANOR.

SHEET 5 OF 6 INVALID UNLESS ACCOMPANIED BY SHEETS 1, 2, 3, 4 & 6 OF 6

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH DIVISION OF ENVIRONMENTAL HEALTH

By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law. See first sheet for date and signature.

ORANGE COUNTY HEALTH DEPARTMENT NOTES

- No further subdivision without documented approval of the Orange County Health Department.
- If the total number of lots within this subdivision exceeds 49, then public water and sewer facilities must be provided for all existing and proposed dwellings and lots.
- If only one lot is located within 25 feet of a dwelling, then the septic drain shall be vented.
- Septic systems and wells are not to be relocated.
- Cellar, roof and footing drains (if provided) shall be disconnected from any well and any septic field location.

SUBDIVISION PLAN LIBERTY MEADOWS

TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.

APPLICANT: HIGHT HADSON LAND COMPANY, INC. 200 EAST HAVEN DRIVE MIDDLETOWN, NEW YORK 10940

DATE: 6-23-89

SCALE: AS SHOWN

REVISIONS: 5-F-89

5-17-89

APPROVED FOR FILING

TOWN CLERK

DATE

APPROVED AS A PRELIMINARY PLAN BY THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON

CHAIRPERSON, PLANNING BOARD

DATE

APPROVED AS A FINAL PLAN BY A RESOLUTION OF THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR ON

CHAIRPERSON, PLANNING BOARD

DATE

7-25-89

TOWN CLERK

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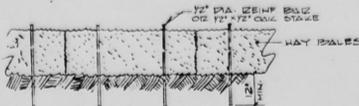
SCALE: AS SHOWN

REVISIONS: 5-F-89

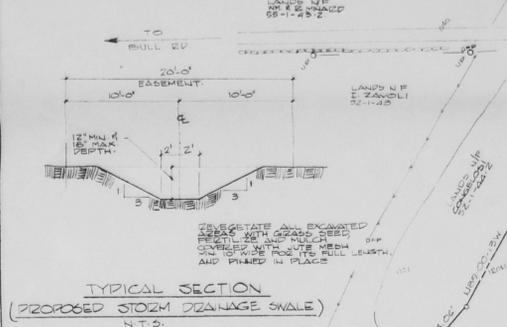
5-17-89

EROSION CONTROL NOTES

1. SITE DISTURBANCE TO BE LIMITED ONLY TO NECESSARY GRADING, BUILDING LOCATIONS, PAVING AREAS, DRIVEWAYS AND AREAS AS CALLED FOR ON THIS PLAN.
 2. TEMPORARY SEEDING WITH ANNUAL GRASS OR OTHER RAPID GROWING MIXTURE OR MULCHING TO BE PERFORMED ON DISTURBED SOIL REMAINING VACANT FOR MORE THAN ONE MONTH.
 3. AFTER GRADING DRIVEWAYS AND SWALES WILL BE CREATED TO PREVENT EROSION UNTIL GRASS OR MULCH HAS DEVELOPED.
 4. MULCH SHALL BE PLACED AS SHOWN BELOW AT BOTTOM EDGE OF CUT AND WILL SLOPE TO PREVENT SLIDING ON LANES OF CUTS. ALL IN DRAINAGE SWALES AND SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.



EROSION CONTROL DETAIL N.T.S.



TYPICAL SECTION (PROPOSED STORM DRAINAGE SWALE) N.T.S.

GENERAL NOTES

1. SUBSECTOR: EDWIN D. SILVERS, N.Y.S. E. No. 049359.
2. PUBLISHER: EDWIN D. SILVERS, N.Y.S.P.E. No. 40080.
3. SEWER: INDIVIDUAL SEPTIC SYSTEMS.
4. WATER: INDIVIDUAL WELLS.
5. BOUNDARY INFORMATION BASED ON A FIELD SURVEY BY SILVERS ENGINEERING ASSOCIATES ON 08-28-87.
6. TOPOGRAPHY FROM FIELD SURVEY BY SILVERS ENGINEERING ASSOCIATES ON MAY 1987.
7. NO FURTHER SUBDIVISION OF ANY OF THE NEW BUILDING LOTS SHALL BE PERMITTED OR ALLOWED IN ACCORDANCE WITH PREC. RESTRICTIONS AND ZONING ORDINANCES, EXCEPT LOTS 9.
8. PROPERTY DEED IS - P.S. 1744, PAGE 160, & L.S. 94 P. 232.
9. ALL UTILITIES SHALL BE UNDEVELOPED.
10. LOT #6 (REMAINDER) SHALL BE ELIGIBLE FOR FURTHER SUBDIVISION, NOT TO EXCEED 27 ACRES.
11. THERE ARE NO DESIGNATED WETLANDS ON THIS PARCEL, PER NYS-DEC MAPPING.
12. THERE ARE NO DESIGNATED FLOOD PLAIN AREAS ON THIS PARCEL, PER U.S.-F.E.M.A. MAPPING.

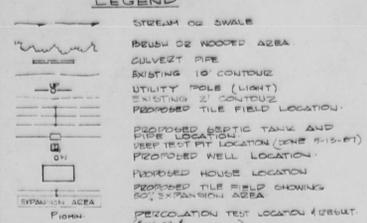
GENERAL NOTES CONT'D

13. ANY FURTHER SUBDIVISION OF LOT #6 WILL REQUIRE ADDITIONAL ROADWAY CONSTRUCTION.
14. DRIVEWAY ACCESS FOR LOTS 11 & 12 WILL BE LIMITED TO PROPOSED TOWN ROAD ONLY.
15. NO BUILDING PERMIT SHALL BE CONSIDERED OR PAID FOR THE REMAINDER LOT #6 UNTIL SECTION II PLANS FOR FUTURE DEVELOPMENT ARE REVIEWED AND APPROVED BY PLANNING BOARD.
16. EACH NEW DRIVEWAY SHALL PROVIDE FOR A TURNING AROUND AREA WITHIN THE LOT.
17. NO STREET LIGHTING IS PROPOSED.
18. TOP ON LOT #6 (THE REMAINDER LOT) ONLY IS TAKEN FROM U.S.G.S. MAP.

SANITATION NOTES:

1. ALL ON SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH WASTE TREATMENT HANDBOOK, INDIVIDUAL HOUSEHOLD SYSTEMS (CONV. 70) OF THE NEW YORK STATE DEPARTMENT OF HEALTH BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW YORK (SEE SANITARY DETAILS ON SHEET 2).
2. ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.
3. ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND APPROVED BY THE TOWN OF NEW WINDSOR OR A BUILDING PERMIT. THE DESIGN SHALL BE INSPECTED PRIOR TO CONSTRUCTION AND CEMENTED AS TO COMPLIANCE TO US DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. ALL ON SITE SEWAGE DISPOSAL SYSTEMS AND WATER SUPPLY WELLS MUST BE BUILT AT THE EXACT LOCATIONS SHOWN HEREON FOR AS TO PREVENT DRIVING PROBLEMS.
5. THE LAYOUT OF BUILDINGS PER RESIDENCE SHOWN ON SHEET NO. 1 IS SUBJECT TO THE SPECIFIC DESIGN OF THE INDIVIDUAL SANITARY SYSTEM FOR EACH LOT APPROVED BY TOWN OF NEW WINDSOR.

LEGEND



ROAD DEDICATION NOTES

1. ALL LANDS WITHIN 2' OF THE PRESENT CENTERLINE OF SHOWN ROAD AND BUILT TOWN ROAD SHALL BE DEDICATED TO TOWN OF NEW WINDSOR.
2. PROJECT ROAD TO BE IMPROVED TO TOWN STANDARDS FOR SEASONAL DEDICATION TO TOWN OF NEW WINDSOR.

SEWAGE SYSTEM NOTE

1. SEWAGE DISPOSAL SYSTEMS SHOWN ON THIS PLAN SHALL BE CONSIDERED AS PROVISIONAL AND SUBJECT TO THE APPROVED PLAN AND NEW YORK STATE STANDARDS BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW YORK.

DRAINAGE DEDICATION NOTES

1. ALL STORM DRAINAGE EASEMENTS SHOWN HEREON SHALL BE CONSIDERED AS PROVISIONAL AND SUBJECT TO THE APPROVED PLAN AND NEW YORK STATE STANDARDS BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW YORK.
2. ALL STORM DRAINAGE EASEMENTS SHALL BE INCLUDED IN THE DEEDS FOR EACH INDIVIDUAL LOT.



LOCATION MAP SCALE: 1" = 2000'

BULK REQUIREMENTS 2-2 ZONE

MINIMUM REQUIRED	2-2 ZONE	THIS PROJECT
LOT AREA	10 ACRES	6 ACRES
LOT WIDTH	125 FT.	175 FT.
FRONT YARD	45 FT.	50 FT.
ONE SIDE YARD	20 FT.	20 FT.
BOTH SIDE YARDS	40 FT.	40 FT.
REAR YARD	30 FT.	30 FT.

MAXIMUM PERMITTED	2-2 ZONE	THIS PROJECT
BUILDING HEIGHT	35 FT.	35 FT.
BUILDING COVERAGE	10%	10%

TAX MAP SECTION 52, BLOCK 1, LOT 1

AREA CHART

LOTS 1 TO 9 AND 7 TO 24	77.5 (SECTION I)
ZEMANOWICZ (LOT #6)	0.11 (SECTION II)
PROPOSED TOWN ROAD (30 ROW)	1.4
TOTAL	146.0 ACRES



OWNER OF RECORD
 HERBERT J. FABRICANT, ET. AL.
 GOSHEN, N.Y. 10924

C/O GROVE HOMES, INC.
 P.O. BOX 188
 WASHINGTONVILLE, N.Y. 10992

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO HERBERT J. FABRICANT ET AL. THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS THE RESULT OF A FIELD SURVEY AND TOPOGRAPHIC SURVEYS COMPLETED IN THE FIELD ON JANUARY AND NOVEMBER RESPECTIVELY.

EDWIN D. SILVERS
 N.Y.S.P.E. No. 049359

NOTES

1. THROUGH CONNECTED ROADWAY FROM DEATTS ROAD TO GAIN ACCESS TO BE RECONSTRUCTED AS PART OF FUTURE DEVELOPMENT OF LOT #6. THIS ROADWAY SHALL BE BUILT TO TOWN ROAD STANDARDS. ALL UTILITIES BE OBTAINED TO THE TOWN OF NEW WINDSOR.
2. NO BUILDING PERMIT WILL BE ISSUED ON LOT #6 UNTIL PERMITTED OVERZONING IS APPROVED FOR FURTHER SUBDIVISION BY THE TOWN OF NEW WINDSOR PLANNING BOARD, NOT TO EXCEED 27 FUTURE ADDITIONAL LOTS IN BUILDING LOT AT THIS TIME. SEE NOTE 5 ABOVE.

R.O.W. NOTE
 ROUTE 207 ZONING REFERENCE MAP # 09, CAMPBELL HILLS, NEW YORK STATE MAP.

APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 10/24/87

LAWRENCE JONES
 SECRETARY

WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF ARTICLE 143 OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS A MISDEMEANOR.

APPROVED FOR PLANS	OWNER	DATE
APPROVED AS A PRELIMINARY PLAN BY THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR		
CHAIRMAN PLANNING BOARD		
APPROVED AS A FINAL PLAN AT A RESOLUTION OF THE TOWN PLANNING BOARD OF THE TOWN OF NEW WINDSOR		
CHAIRMAN PLANNING BOARD		
TOWN CLERK		

ORANGE COUNTY HEALTH DEPARTMENT APPROVAL
 THIS SHEET NOT VALID WITHOUT SHEET 2 OF 2

SILVERS ENGINEERING ASSOCIATES
 CONSULTING ENGINEERS
 SUITE A 26 NORTH ST. MIDDLETOWN, N.Y. 10940

LIBERTY MEADOWS PRELIMINARY PLAN
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK

DATE: 1-8-87
 SHEET NO: 1 OF 2

