

PB# 88-2

**Heritage Park
(Sub.)**

51-1-84.2

APPROVED 4-25-90
Heritage Park Subdivision
88-2

Approved

4-25-90

Original receipt is attached to book in Jan 1990

General Receipt

11289

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

April 4 1990

Received of Pauline J. Townsend, Town Clerk \$ 1,419.10

One thousand four hundred nineteen and 10/100 DOLLARS

for P/B fees Engineer # EF-2

DISTRIBUTION: Rock Tavern Greens

FUND	CODE	AMOUNT
<u>Spec # 150</u>		
<u>1,419.10</u>		

By [Signature]
Capital Title

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

NO. 88-2

4-3 1990

RECEIVED FROM Angelo Volonakis (River St. Assoc.)

Two thousand five hundred 00/100 DOLLARS

10 Lots @ \$250.00 per lot.

Account Total \$ 2,500.00

Amount Paid \$ 2,500.00

Balance Due \$ - 0 - Myra Mason
A Zappalo

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

5-18-88
 P.B. Eng
 Building Insper.
 Water
 Sewer
 Highway
 Fire
 D.C.P.

NO. 88-2

4-3 1990

RECEIVED FROM Mr. Thomas Pietro (River Street Assoc.)

Eight thousand five hundred 00/100 DOLLARS

Rock Tavern Greens

Account Total \$ 8560.00

Amount Paid \$ 8560.00

Balance Due \$ - 0 - Myra Mason

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

Check # 150
 4/1, 419.10

By John
Caputo
 Title _____

NO. 88-2

4-3 1990

RECEIVED FROM Angelo Volonakis (River St. Assoc.)
Two Thousand Six Hundred 00/100 DOLLARS
10 Lots @ \$250.00 per lot.

Account Total \$ 2,500.00
 Amount Paid \$ 2,500.00
 Balance Due \$ - 0 -

Myra Mason
A. Zappala

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

5-18-88
 P.D. Eng
 Building Insper.
 Water
 Sewer
 Highway
 Fire
 D.C.P.

NO. 88-2

4-3 1990

RECEIVED FROM Mr. Thomas Pietro (River Street Assoc.)
Eight Thousand Five Hun. Sixty 00/100 DOLLARS
Rock Tavern House

Account Total \$ 8560.00
 Amount Paid \$ 8560.00
 Balance Due \$ - 0 -

Myra Mason

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

General Receipt

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

9535

January 26, 19 88

Received of River Street Associates, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS
Planning Board
 For Sub-Division Fee - # 88-2

FUND	CODE	AMOUNT
Check # 1219		\$25.00

By Pauline S. Townsend
Town Clerk
 Title _____

Willisam Low Book Co., Rochester, N. Y. 14609

County File No. NWI 27-87 N

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

Application of Heritage Park Subdivision/River St. Associates
for a Major Subdivision @ Rt. 207
County Action: Approved

LOCAL MUNICIPAL ACTION
The Above-cited application was:
Denied Approved
Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

#9880

88-2

Map Number _____ City []
Section 51 Block 1 Lot 84.2 Town [XX]
Village [] New Windsor

Title: Rock Tavern Greens Subdivision
13 sheets

Dated: 6/15/89 Filed 4/26/90

Approved by Daniel C. McCarville
on 4/25/90

Record Owner River Street Assoc., Inc.

MARION S. MURPHY
Orange County Clerk

7-1-90



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

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1 December 1997

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

ATTENTION: SUPERVISOR GEORGE J. MEYERS AND TOWN BOARD MEMBERS

**SUBJECT: ROCK TAVERN GREEN MAJOR SUBDIVISION
PHASE II PERFORMANCE BOND - RECOMMENDED REDUCTION
MHE JOB NO. 87-55/T90-1**

Dear Supervisor Meyers and Town Board Members:

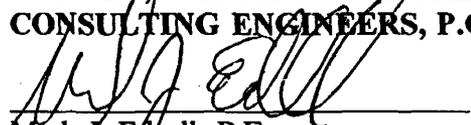
As you may recall, the subject subdivision was reviewed by the Town Board during spring 1997 and the Board established a Performance Bond for the Phase II public improvements in an amount of \$242,745.00, in accordance with a letter from Richard D. McGoey dated 25 March 1997.

Since that time, the developer has completed certain portions of the public improvements and has currently requested a reduction in the Public Improvement Bond to an amount of \$51,120.00. Representatives of our office have, in conjunction with Highway Superintendent James Pullar, reviewed ongoing construction operations and work at the site. It is our opinion that the Applicant/Developer is justified in a request for a reduction; however, we believe the revised amount for the remaining work should be established as \$60,920.00. Please consider this letter our recommendation that the Board authorize this revised Performance Guarantee amount.

We are hopeful that the above is acceptable to the Town Board, however, if you should have any questions regarding the above, please do not hesitate to contact the undersigned.

Very truly yours,

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



Mark J. Ebsall, P.E.
Town Consulting Engineer

MJEmk

cc: James Pullar, Highway Superintendent
Phil Crotty, Attorney for the Town
Richard D. McGoey, P.E., Engineer for the Town
Michael Babcock, Building Inspector

A:MEYERS4.mk

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
(This Page is Part of the Instrument)

cc: Planning Bd.

10, 11, 12, 14, 15, 21, 22, 23
 51
 3

PRINT OR TYPE: BLACK INK ONLY

JACOBA LEYEN

TO

TOWN OF NEW WINDSOR

RECORD AND RETURN TO:
(Name and Address)

ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. _____ DATE _____ AFFIDAVIT FILED _____ 19 _____

INSTRUMENT TYPE: DEED _____ MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER *apt*

- BG20 Blooming Grove _____
- CH22 Chester _____
- CO24 Cornwall _____
- CR26 Crawford _____
- DP28 Deerpark _____
- GO30 Goshen _____
- GR32 Greenville _____
- HA34 Hamptonburgh _____
- HI36 Highland _____
- MK38 Minisink _____
- ME40 Monroe _____
- MY42 Montgomery _____
- MH44 Mount Hope _____
- NT46 Newburgh (T) _____
- NW48 New Windsor
- TU50 Tuxedo _____
- WL52 Walkill _____
- WK54 Warwick _____
- WA56 Wawayanda _____
- WO58 Woodbury _____
- MN09 Middletown _____
- NC11 Newburgh _____
- PJ13 Port Jervis _____
- 9999 Hold _____

SERIAL NO. _____
 Mortgage Amount \$ _____
 Exempt Yes _____ No _____
 Received Tax on above Mortgage
 Basic \$ _____
 MTA \$ _____
 Spec. Add. \$ _____
 TOTAL \$ _____

CHECK CASH _____ CHARGE _____
 MORTGAGE TAX \$ _____
 TRANSFER TAX \$ _____
 RECORD. FEE \$ 5-
 REPORT FORMS \$ 8-
 CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____

Town New Windsor

ORANGE COUNTY CLERK'S OFFICE S.S.
 Recorded on the 22nd day of December 19 94 at 4:34
Deed O'Clock 1 M. in Liber/Film 9156
 at page 97 and examined.

Jean A. Macchi
County Clerk

RECEIVED
 \$ _____
 REAL ESTATE
 TRANSFER TAX
 ORANGE COUNTY

131
11-17-77
181

181

ORANGE COUNTY CLERKS OFFICE 58589 LAL
RECORDED/FILED 12/22/94 04:34:17 PM
FEES 8.00 EDUCATION FUND 5.00
DEED CNTL NO 64701

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

GEORGE J. MEYERS, being duly sworn, deposes and says:

(1) He is the Supervisor of the TOWN OF NEW WINDSOR.

(2) He is familiar with a subdivision known as Rock Tavern Green and the plat of said subdivision that was approved by the New Windsor Planning Board on April 25, 1990 and filed in the Orange County Clerk's Office on April 26, 1990 as Map #9880.

(3) The aforesaid subdivision plat contains a notation that states as follows: "Subdivision approval granted by the Town of New Windsor Planning Board on April 25, 1990", said notation having been signed by Daniel C. McCarville, Secretary.

(4) The interpretation of the aforesaid notation is that the entire subdivision including Phase I, II and III have been approved by the New Windsor Planning Board.

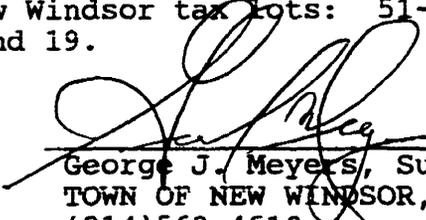
(5) This is error. The entire subdivision was not approved by the New Windsor Planning Board.

(6) On April 25, 1990 only Phase I was approved by the New Windsor Planning Board and Phase II and Phase III have yet to receive New Windsor Planning Board final approval.

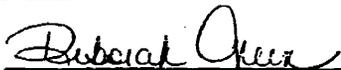
(7) This affidavit is being filed in the Orange County Clerk's Office and a notation of said affidavit is to be affixed to the plat known as Rock Tavern Green Subdivision, filed in the Orange County Clerk's Office on April 26, 1990 as Map #9880 and is notice to all potential purchasers that Phase II and III of this subdivision have not been approved by the New Windsor Planning Board and that said approval is required before building permits or certificates of occupancy will be issued for the lots shown in Phase II and III on said subdivision plat.

(8) The lots that have received final Planning Board subdivision approval are New Windsor tax lots: 51-3-10, 11, 12, 13, 14, 15, 20, 21, 22 and 23.

(9) The lots that have not received final Planning Board subdivision approval are New Windsor tax lots: 51-3-1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18 and 19.


George J. Meyers, Supervisor
TOWN OF NEW WINDSOR, NEW YORK
(914)563-4610

Sworn to before me this
15th day of November, 1994.


Notary Public

LIBER 4156 PAGE 98

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4964065
Commission Expires July 15, 1995



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
(914)563-4630

December , 1994
FAX:914-563-4693

1763

ORANGE COUNTY CLERK'S OFFICE
County Government Center
Goshen, N. Y. 10924

Attn: Ms. Loretta Lust, Receiving

RE: RECORDING OF AFFIDAVIT - SUBDIVISION CORRECTION
ROCK TAVERN GREEN SUBDIVISION - MAP #9880

Dear Loretta:

In accordance with our telephone conversation of 11/29/94,
enclosed please find Affidavit of George J. Meyers, Supervisor of
the Town of New Windsor, which we would like recorded in the
County Clerk's Office with the above-entitled subdivision.
I have enclosed herewith a recording page and check #038414 in the
sum of \$13.00 to cover the recording fee, together with a stamped
self-addressed envelope.

If you require additional data please do not hesitate to contact
this office.

Thank you for your assistance.

Very truly yours,

PATRICIA A. BARNHART
Attorney's Office

/pab

Enclosures

cc: ~~Myra Mason~~

CHECK NO. 038414

TOWN OF NEW WINDSOR - DISBURSEMENT ACCOUNT

CHECK NO. 038414

INVOICE NO.	INVOICE DATE	TRANS. DATE.	P.O. NUMBER	DESCRIPTION	AMOUNT
DEC	12/07/94	1592	1179201	DEDICATION RECORDING - Rice Drive	13.00
DEC	12/07/94	1592	1184201	RECORDING OF DEED - Affidavit of GTM - Junk W. i Drive	46.00

PLEASE DETACH BEFORE DEPOSITING AND RETAIN FOR YOUR RECORDS



TOWN OF NEW WINDSOR
DISBURSEMENT ACCOUNT
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

CHECK NO. 038414

THE BANK OF NEW YORK
MID-HUDSON REGION
Route 94
New Windsor, NY 12553

55-244
219

CHECK NO.	DATE	AMOUNT
-----------	------	--------

038414	12/07/94	*****59.00
--------	----------	------------

PAY:

FIFTY NINE AND ----- 00/100 DOLLARS
TO THE
ORDER OF:

ORANGE COUNTY CLERK
OR. COUNTY GOVERNMENT CENTER
GOSHEN, NEW YORK
10924-0000

Angel M...
James R...

⑈038414⑈ ⑆021902446⑆ ⑆232008490⑆



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

— Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
— Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

17 March 1992

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

ATTENTION: CHAIRMAN JAMES PETRO AND PLANNING BOARD MEMBERS

SUBJECT: ROCK TAVERN GREEN MAJOR SUBDIVISION
(A/K/A HERITAGE PARK SUBDIVISION)
NEW WINDSOR PLANNING BOARD NUMBER 88-2

Dear Chairman Petro and Board Members:

Recently, as part of an incidental review of the Town Tax Maps, I have become aware that the Tax Maps for Section 52-Block 1 of the Town of New Windsor reflect subdivided lots for all three phases of the subject subdivision. As the Board is likely aware, Phase 1 of this subdivision received final approval on 12 July 1989, with the plans being stamped approved on 25 April 1990 and subsequently being filed as Map No. 9880 on 26 April 1990.

The overall subdivision included a total of twenty-three (23) single-family residential lots, with ten lots, seven lots and six lots being included in Phases 1, 2 and 3, respectively. To my knowledge, a Public Improvement Bond has only been posted relative to the work required for Phase 1 of the project; therefore, no bonding exists for Phases 2 and 3.

It is clear that the Applicant was fully aware that the Board was only approving Phase 1. In fact, I have recently found a letter in the Planning Board files dated 19 April 1990 from the Applicant (copy attached hereto) verifying that only Phase I is approved. Further, the approval motion of the Board was explicit in its limitation relative to approval being granted for Phase 1 only.

In line with the above facts, I am concerned that individual tax lots have been created and deeds evidently filed for all of the twenty-three (23) lots, rather than only the ten lots in Phase 1.

Town of New Windsor
Planning Board

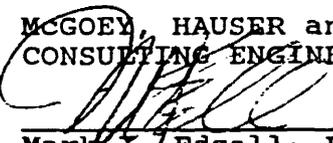
-2-

17 March 1992

With the above in mind, I am forwarding this letter to express my concern that the possibility exists that the Phase 2 and Phase 3 lots can be sold, even though the Public Improvement Bonding does not exist for the municipal improvements associated with those lots. The Planning Board may wish to have their Attorney investigate the alternatives to resolve this issue and the Building Inspector may wish to restrict issuance of building permits until the matter is resolved.

If I can be of any additional assistance in resolving this matter, please do not hesitate to contact me.

Very truly yours,


MCGOEY, HAUSER and EDSALL
CONSULTING ENGINEER, P.C.

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

MJEmk
Encl.as

cc: Andrew Kreiger, Planning Board Attorney
Michael Babcock, Town Building Inspector

A:PETRO.mk



RIVER STREET ASSOCIATES, INC.

12 Front Street, Newburgh, NY 12550 (914) 561-7001

Architecture
Project Management
Planning
Land Development
Interiors

April 19, 1990

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

Re: River Street Associates

Dear Sir:

As you know, the Board has granted subdivision approval for 10 lots known as "Phase I" as shown on the subdivision map entitled "Rock Tavern Greens, Subdivision Route 207, Town of New Windsor, Orange County, New York, dated March 24, 1988 and prepared by Kartiganer Associates, P.C." This map is being filed with the explicit understanding by River Street Associates that the Planning Board has only approved "Phase I". We understand that approvals for "Phase II" and "Phase III" can only be obtained after an application has been submitted and heard by the Planning Board. Although the lots in "Phase II" and "Phase III" have been approved by the Orange County Health Department, we acknowledge that they may not necessarily be approved in that form upon application to the Planning Board. We further understand that a building permit cannot be issued for any of the lots in Phases II and III until formal approval is obtained from the Planning Board.

We hope to be filing this application in the near future. We would like to take this opportunity to thank the Board for their consideration and cooperation in the filing of this map.

Very truly yours,

RIVER STREET ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "D. P. Klybas", followed by the initials "P.R.S." in a smaller, lighter script.

By: Donald P. Klybas, President



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

17 August 1989

River Street Associates, Inc.
12 Front Street
Newburgh, New York 12550

SUBJECT: ROCK TAVERN GREEN SUBDIVISION (T88-2)
(A.K.A HERITAGE PARK SUBDIVISION)
TOWN OF NEW WINDSOR, NEW YORK

Gentlemen:

This letter is written pursuant to your request for confirmation of the approval granted by the Town of New Windsor Planning Board on 12 July 1989.

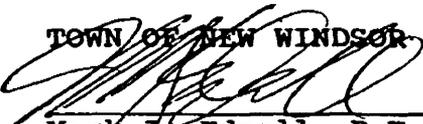
Attached hereto, please find copies of pages 35 and 36 of the minutes from the aforementioned Planning Board Meeting. Therein, it can be verified that Final Approval was granted to Phase I of the subject project. Subsequent phases have not received final approval from the Town Planning Board and will require further submittal, review and approvals.

Also in the attached minutes, please note that the Planning Board specifically required that the bond be posted before any clearing or grading take place.

If you should require any further information concerning this project, please do not hesitate to contact the Town Planning Board.

Very truly yours,

TOWN OF NEW WINDSOR


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

MJENJE

cc: Town of New Windsor Planning Board Members

Mr. Edsall: Just to pass on once the County Health Department has reviewed the entire project, as long as they come back in here and have not altered the plan with respect to the County Health Department review, they won't have to go back to the County again.

Ms. Dewkett: Except for the three lots.

Mr. Edsall: For phase two, you would not have to go back to the County if subsequently the zoning requirements for the Town of New Windsor changed between this phase and subsequent phases and increased lot sizes and lot widths required, it is a chance that the plan as presented tonight could not be approved by this Board even though it had been approved by the County Health Department so you are taking a chance, not you but the applicant, that if any zoning changes occur in the interim that the plan may have to be reworked with respect to the balance phase.

Mr. Lander: In phase one, they can still subdivide lot 24, no?

Mr. Edsall: They could with County approval and minor.

Mr. Schiefer: Both County and ourselves would be involved.

Mr. Soukup: Lot 24, if it is further subdivided, has to go back to the Health Department.

Mr. Schiefer: Yes.

Mr. VanLeeuwen: Twenty-four (24), 26 and 19 would have to go back to the Health Department.

Mr. Lander: Right, that is in phase two. Lot 24 is in phase one.

Mr. Schiefer: We have a motion made and seconded that we approve phase one of the Heritage Park Major Subdivision know known as Rock Tavern Greens.

Mr. Lander: I will second that motion.

ROLL CALL:

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

Ms. Dewkett: Can I have just one more question, can the applicant begin clearing for purposes of access to the site immediately not tonight but--

Mr. Schiefer: The subdivision is approved.

7-12-89

Mr. VanLeeuwen: How about the bond, has the road bond been approved?

Ms. Dewkett: They are in the works.

Mr. VanLeeuwen: I think we should wait for that.

Ms. Dewkett: It is not exactly clearing for the road, it is more clearing for ease of real estate developers.

Mr. VanLeeuwen: They are all sold anyway.

Ms. Dewkett: So, it is no big deal.

Mr. VanLeeuwen: I understand that it is illegal to do that so--I subdivided myself and I don't do that. I advise the have the bond and everything in before you start clearing.

Mr. Schiefer: Any other comments on permission to start clearing access? I tend to agree with Mr. VanLeeuwen on this one.

Mr. Jones: I agree.

Mr. Lander: I agree.

Ms. Dewkett: Okay. Thank you.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
(914)563-4630

September 14, 1993
FAX:914-563-4693

1763

INTERNATIONAL FIDELITY INSURANCE COMPANY
One Newark Center, 20th Floor
P. O. Box 56
Newark, N. J. 07101-0056

Attn: Dominique Sena, Esq.

RE: IFIC Reference No.: 090003
Principal: River Street Associates, Inc.
Bond No.: 000001008-90
Project: Rock Tavern Green Subdivision - Phase I

Dear Ms. Sena:

In response to your May 17, 1993 letter, please find the following:

1. Copy of the approved subdivision plat and copy of the Town Highway Specifications. To my best knowledge there is no other developer's agreement. I am enclosing copy of a letter from the developer's attorneys dated June 14, 1990.

2. Copy of a draft letter dated April 21, 1993 from Engineer for the Town, Richard D. McGoey of the firm of McGoey, Hauser and Edsall Consulting Engineers P. C. setting forth the results of an April 20, 1993 inspection of the property in the company of the Town Highway Superintendent.

3. Notification of defects was submitted to the principals by letters dated June 7, 1990, June 11, 1990, and by conference with attorney for the developers on June 14, 1990. A letter dated April 29, 1993 that was forwarded to your office, was also forwarded to River Street Associates, Inc., Donald P. Klybas, Angelo Volonakis, Schuyler C. Minew, James R. Myers, Esq., all by certified mail, return receipt requested. You should also be advised that the letters to Klybas, River Street Associates, Inc., Minew and Volonakis were addressed to % River Street Associates, Inc., 12 Front Street, Newburgh, N. Y. 12550, and all were returned as being unclaimed.

4. The resolutions of the Town Board include the establishment of the original bond in the amount of \$214,000, adopted on 12/01/89, a resolution reducing the bond from \$214,000 to \$50,000 dated 09/05/90, and a resolution calling the bond dated 09/01/93.

5. The original bond was established in the amount of \$214,000. This was established pursuant to the schedule enclosed for \$247,000, however, gave credit for work that had already been completed.

The town demands that the few items that are required to be completed on the road be done in an expeditious manner. The developer has conveyed several parcels to individuals who have built houses on the lots. The developer failed to plow the road or perform any maintenance on the road during the winter of 1992/93. The quantity of snow which occurred in this area caused an extreme hardship on the individual homeowners. The town is prepared to accept dedication of the road once it has been installed or repaired to the satisfaction of the Engineers for the Town and the Highway Superintendent. The Town of New Windsor does not want to go through another winter with little or no maintenance or snow removal on this road. Your immediate attention to this issue will be appreciated.

Very truly yours,



MC GUIRK, LEVINSON, ZECOLA,
SEAMAN, REINEKE & ORNSTEIN, P.C.
By: J. Tad Seaman

JTS/PAB
Enclosures

cc: Richard D. McGoey, P.E.
Fred Fayo, Jr., Highway Superintendent
Planning Board

THIS INDENTURE, made the 20th day of April, nineteen hundred and ninety
BETWEEN RIVER STREET ASSOCIATES, INC., a domestic corporation of
the State of New York, with its principal offices at 12 Front Street,
Newburgh, New York 12550

party of the first part, and RIVER STREET ASSOCIATES, INC., a domestic corporation
of the State of New York, with its principal offices at 12 Front
Street, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

-----TEN (\$10.00)-----

----- dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

Town of New Windsor, County of Orange,
State of New York being described as Phase I on a certain map
entitled "Rock Tavern Greens Subdivision, Rt 207, Town of
New Windsor, Orange County, New York" prepared by Kartiganer
Associates, P.C., Orange County, New York" prepared by Kartiganer
Associates, P.C. and dated March 24, 1988, last revised June 15,
1989, which map is filed simultaneously herewith with the Clerk of
the County of Orange.

BEING AND INTENDED TO BE a portion of those premises
conveyed to River Street Associates, Inc. by deed of John Leyen and
Jacoba Leyen dated May 13, 1988, and recorded in Liber 2940 of Deeds
at page 294 in the Office of the Orange County Clerk on May 19,
1988.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

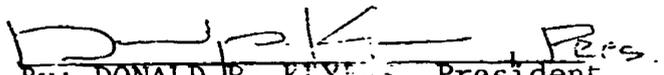
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

RIVER STREET ASSOCIATES, INC.


By: DONALD P. REYNOLDS, President

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

STATE OF NEW YORK, COUNTY OF

ss:

On the 20th day of April 19 90, before me personally came Donald P. Klybas to me known, who, being by me duly sworn, did depose and say that he resides at No. 12 Front Street, Newburgh, New York 12550 ; that he is the President of River Street Associates, Inc.

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. ; that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Notary Public

GAY M. SOBO
Notary Public, State of New York
Qualified in Orange County
Commission Expires April 30, 19 91

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

SECTION

BLOCK

LOT

COUNTY OR TOWN

TO

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
First American Title Insurance Company
of New York

#1

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

THIS INDENTURE, made the 13th day of May, nineteen hundred and eighty eight:
BETWEEN JOHN LEYEN & JACOBA LEYEN, husband and wife, residing
at Route 207, Rock Tavern, New York 12575

party of the first part, and RIVER STREET ASSOCIATES, INC., a domestic corporation
of the State of New York, with its principal offices at 12 Front Street,
Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100-----

----- (\$10.00) ----- dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Town of New Windsor, County of Orange, State of New
York and being more accurately bounded and described on Schedule A
annexed hereto and made a part hereof:

The property conveyed hereunder shall not be improved with com-
mercial structures or multi family homes.

BEING the same premises described in a deed from Estate of
Agnes D. Bacher, by Highland National Bank of Newburgh, New York, as
Executrix of the Last Will and Testament of Agnes D. Bacher, deceased,
to John Leyen and Jacoba Leyen dated February 16, 1983 and recorded
in the Orange County Clerk's Office on April 6, 1983 in Liber 2247
of Deeds at Page 550:

MAK/tmf
54478-1

LIBREF 2940 PG 295

SCHEDULE A

All that certain piece or parcel of land situate in the Town of New Windsor, County of Orange and State of New York, further described as follows:

Beginning at an iron pipe found on the southerly line of Route 207, said point being on the division line of lands now or formerly of Leyen on the west and Lot No. 2 of map entitled "Subdivision of property for Aleck P. Kubina" last revision dated 8 June 1982 prepared by Dillin and Sorace Assoc. and recorded in the Orange County Clerk's office on 9 June 1982 as Map No. 5934 being lands now or formerly of Kubina on the east, thence running along said division line

1. South 17°55'00" West, 366.00 feet to a point, thence running along a stone wall being the division line between lands of aforementioned Leyen on the west and Lot No. 2 of map entitled "Subdivision for Aleck P. Kubina" last revision dated 13 November 1979 prepared by Dillin and Sorace Assoc. and recorded in the Orange County Clerk's Office on 15 November 1979 as Map No. 5095 being lands now or formerly of Mihalics on the east.
2. South 33°35'46" West, 1133.30 feet to a point on the stone wall, thence running along the aforementioned stonewall and lands now or formerly of Digeratu being Lot No. 1 of aforementioned Filed Map No. 5095 the following two courses:
3. South 33°11'05" West 309.06 feet to a stone wall corner, thence turning and running
4. South 51°01'12" East, 665.65 feet to a point in the pond, thence turning and running through the pond the following course:
5. South 36°47'19" West, 286.37 feet to a point on the division line of aforementioned lands of Leyen on the north and lands, now or formerly of Congelosi on the south, thence turning and running along said division line the following fourteen courses:
6. North 53°00'31" West, 25.00 feet to a point, thence turning and running
7. North 05°19'26" East, 267.60 feet to a point, thence turning and running

8. North $56^{\circ}05'59''$ West, 200.00 feet to a point; thence turning and running
9. South $56^{\circ}57'06''$ West, 255.39 feet to a point, said point being South $41^{\circ}20'33''$ East, 8.84 feet from a wooden fence post found, thence turning and running
10. North $56^{\circ}05'59''$ West, 400.00 feet to a point, thence running
11. North $58^{\circ}57'44''$ West, 200.25 feet to a point, thence running
12. North $56^{\circ}05'59''$ West, 300.00 feet to a point, thence running
13. North $73^{\circ}18'43''$ West, 52.33 feet to a point on a curve that is not tangent to the previous line, thence running
14. along a curve to the left a distance of 667.94 feet, having a radius of 1471.89 feet and a long chord of North $69^{\circ}06'03''$ West, 662.23 feet, thence running
15. North $82^{\circ}02'13''$ West, 299.86 feet to a point, thence running
16. North $58^{\circ}52'11''$ West, 102.72 feet to a point, thence running
17. North $81^{\circ}05'30''$ West, 70.89 feet to a point on the division line between lands of aforementioned Leyen on the east and lands now or formerly of Washington on the west, said point being North $40^{\circ}29'58''$ East, 6.01 feet from a fence post found in a stone wall, thence turning and running along said division line and stone wall.

18. North 39°21'05"East, 825.31 feet to a wood post found, thence turning and running
19. North 48°58'55"West, 102.35 feet to a point on the southerly line of Route 207 thence turning and running along the southerly line of Route 207 the following seventeen courses:
 20. North 70°32'01"East, 100.42 feet to a point, thence turning and running
 21. North 19°27'59"West, 5.00 feet to a point, thence turning and running
 22. North 65°54'12"East, 166.40 feet to a monument found, thence running
 23. North 71°20'05"East, 101.05 feet to a point, said point being North 74°37'34"West, 0.74 feet from a monument found, thence running
 24. North 76°43'03"East, 99.18 feet to a monument found, thence running
 25. North 73°50'24"East, 97.01 feet to a monument found, thence running
 26. North 75°00'10"East, 98.05 feet to a monument found, thence running
 27. North 69°46'52"East, 99.18 feet to a monument found, thence running
 28. North 84°45'47"East, 55.11 feet to a point, thence running
 29. North 75°35'12"East, 49.04 feet to a point, said point being South 43°24'09"East, 0.72 feet from a monument found, thence running
 30. North 80°46'49"East, 92.85 feet to a point, thence running
 31. South 88°15'02"East, 99.13 feet to a point, thence running
 32. South 86°46'49"East, 104.02 feet to a point, thence running
 33. South 89°15'11"East, 399.31 feet to a point, thence running
 34. North 89°37'31"East, 123.97 feet to a point, thence running
 35. North 75°06'50"East, 80.23 feet to a point, said point being distance North 83°12'19"East, 0.95 feet from a monument found, and thence running
 36. North 79°47'18"East, 670.89 feet to the point of beginning.

LIBER 28-10 PG. 297

TOGETHER with all right, and interest, if any, of the party of the part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

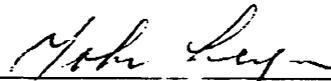
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



JOHN LEYEN



JACOBA LEYEN

LIBER 2040 PG 298

On the 13th day of May 19 88, before me personally came John Leyen & Jacoba Leyen

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Notary Public-State of New York

MARK A. KROWN, 94882288
NOTARY PUBLIC, State of New York
Qualified in Orange County
Commission Expires April 22, 1995

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. ;
that he is the of ,

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SS:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ;
that he knows ;

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 740-0-2618

JOHN LEYEN & JACOB LEYEN

TO

RIVER STREET ASSOCIATES, INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

**CHICAGO TITLE
INSURANCE COMPANY**

SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Gary M. Sobo, Esq.
1 Dolson Avenue
Middletown, New York 10940

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER 2940 PG 299.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK



1763

*File
By TAs
Lot*

December 1, 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: ROCK TAVERN GREENS - PHASE I
ROADWAY PERFORMANCE BOND ESTIMATE REVISION

Dear Mr. Green & Mr. Schiefer:

Please be advised that we have recently been informed by the developer that we have over estimated the amount of shoulder work and pavement required for Phase I. We have, therefore, revised the performance bond estimate forwarded to your office on 25 July, 1989.

In line with the above, please be advised that the performance bond recommendation has been reduced from \$247,000.00 to \$214,000.00. We would, therefore, recommend that the performance bond be established in the amount of \$214,000.00 for Phase I and that the engineering inspection and administrative fee estimated at 4% of the performance bond be posted in escrow with the Town Clerk in the amount of \$8,560.00 prior to final signature of the maps.

We are hopeful that the above is satisfactory 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.
Richard D. McGoey, P.E.,
Engineer for the Town

ERDM:mim

cc: River Street Associates, Inc.
Pauline Townsend, Town Clerk
Tad Seaman, Attorney for the Town
Larry Reis, Comptroller
Fred Fayo, Highway Superintendent

Faxed a copy to Ongelo Volonakis 12/1/89 @
Dist. 12/4/89 @

**ROADWAY IMPROVEMENT - PERFORMANCE BOND ESTIMATE
ROCK TAVERN GREENS - PHASE I**

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1. Cut	cy	4500	\$10.00	\$ 45,000.00
2. Fill	cy	2150	-	-
3. R.O.B. Gravel	cy	3425	20.00	68,500.00
4. Double Surface Trt. (Shoulders & Swales)	sy	3120	6.50	20,280.00
5. Macadam Pavement (Roadway Surface)	sy	4160	12.50	52,000.00
6. 24 in CSP	lf	418	35.00	14,630.00
7. 30 in CSP	lf	70	40.00	2,800.00
8. 17 X 13 in CSP	lf	30	30.00	900.00
9. 24" end section	ea	1	200.00	200.00
10. 30" end section	ea	2	250.00	500.00
11. Frame and Grate	ea	27	70.00	1,890.00
12. Granular Fill	cy	215	20.00	4,300.00
13. R.O.W. Monuments	ea	18	150.00	2,700.00
TOTAL COST:				<u>\$213,700.00</u>
RECOMMENDED PERFORMANCE BOND AMOUNT:				<u>\$214,000.00</u>

RSA

RIVER STREET ASSOCIATES, INC.

12 Front Street, Newburgh, NY 12550 (914) 561-7001

Architecture
Project Management
Planning
Land Development
Interiors

2.22.90

Town of New Windsor
555 Union Ave.
New Windsor, New York 12550

ATT: Town planning board

RE: Rock Tavern Greens Subdivision

Gentleman:

In confirmation of our telephone conversation with Mr. Edsall River Street Associates, Inc. wishes to proceed with a portion of the phase one roadway work. We propose to do this to reduce the actual roadway bonding amount required.

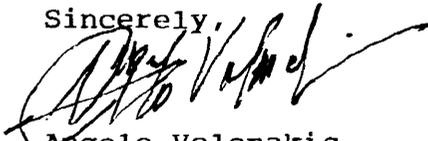
Upon completion of this portion of roadway work we will contact the Town Engineer for an adjustment of the bonding amount.

It is our understanding that prior to commencement of construction of the roadway, a construction schedule will be provided to the Town Engineer and the engineering inspection and administration fee of \$8,560.00 will be posted in escrow with the Town Clerk.

Where as we are in a time constraint with regard to providing the roadway bond, your speedy review and approval would be most appreciated.

Thank you very much.

Sincerely,



Angelo Volonakis
Vice President

AG/ef

2 214,000.00
8,560.00

FEB 22 1990

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-54 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
 TASK: 88-2

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
88-2	7009	01/26/88	TIME	DML	CL HERITAGE PK	17.00	1.00	17.00			
88-2	6837	02/02/88	TIME	MJE	MC HERITAGE SUBD	40.00	0.20	8.00			
88-2	7247	02/08/88	TIME	MJE	MC HERITAGE	40.00	0.20	8.00			
88-2	9673	04/18/88	TIME	MJE	MC HERITAGE	40.00	0.20	8.00			
88-2	10045	05/02/88	TIME	MJE	MC HERITAGE	40.00	0.50	20.00			
88-2	10665	05/09/88	TIME	MJE	MC HERITAGE	40.00	0.30	12.00			
88-2	10669	05/10/88	TIME	MJE	MC HERITAGE	40.00	0.80	32.00			
88-2	10871	05/10/88	TIME	NJE	CL HERITAGE	17.00	0.50	8.50			
88-2	10677	05/12/88	TIME	MJE	MC HERITAGE	40.00	0.50	20.00			
88-2	11196	05/19/88	TIME	MJE	MC HERITAGE	40.00	0.10	4.00			
88-2	11716	05/24/88	TIME	EJ	CL HERITAGE PARK/LTR	17.00	1.00	17.00			
88-2	11726	05/25/88	TIME	EJ	CL HERITAGE PK	17.00	0.50	8.50			
88-2	11387	05/26/88	TIME	MJE	MC HERITAGE	40.00	0.10	4.00			
88-2	11734	05/26/88	TIME	EJ	CL HERITAGE PARK/LTR	17.00	1.00	17.00			
88-2	12870	06/21/88	TIME	MJE	MC HERITAGE PK	40.00	0.30	12.00			
88-2	13008	06/22/88	TIME	MJE	CL HERITAGE PARK	17.00	0.50	8.50			
88-2	13867	07/12/88	TIME	MJE	MC HERITAGE PK	40.00	0.20	8.00			
88-2	13874	07/13/88	TIME	MJE	MC HERITAGE PK	40.00	0.20	8.00			
88-2	13890	07/13/88	TIME	NJE	CL HERITAGE PK	17.00	0.50	8.50			
								229.00			
88-2	14505	07/20/88			BILL HERITAGE PARK					-229.00	
										-229.00	
88-2	17848	09/19/88	TIME	MJE	MC PB - HERITAGE	40.00	1.50	60.00			
88-2	17973	09/19/88	TIME	EJ	CL HERITAGE PARK	17.00	0.20	3.40			
88-2	17977	09/19/88	TIME	EJ	CL HERITAGE PK	17.00	0.50	8.50			
88-2	19532	10/25/88	TIME	MJE	MC HERITAGE	40.00	0.50	20.00			
								320.90			
88-2	23368	12/19/88			BILL PARTIAL					-91.90	
										-320.90	
88-2	34078	05/16/89	TIME	MJE	MC HERITAGE	60.00	0.30	18.00			
88-2	34083	05/17/89	TIME	MJE	MC HERITAGE	60.00	0.30	18.00			
88-2	35675	06/07/89	TIME	MJE	MC HERITAGE PARK	60.00	0.50	30.00			
88-2	35678	06/09/89	TIME	MJE	MC HERITAGE PARK	60.00	0.50	30.00			
88-2	36316	06/12/89	TIME	MJE	MC HERITAGE	60.00	1.00	60.00			
88-2	36422	06/13/89	TIME	EJ	CL HERITAGE	19.00	0.50	9.50			
88-2	36325	06/14/89	TIME	MJE	MC HERITAGE	60.00	0.20	12.00			
88-2	36427	06/14/89	TIME	EJ	CL HERITAGE	19.00	0.30	5.70			
88-2	36890	06/22/89	TIME	MJE	MC HERITAGE	60.00	0.30	18.00			
88-2	38416	07/07/89	TIME	MJE	MC HERITAGE PK	60.00	0.50	30.00			
88-2	38679	07/11/89	TIME	MJE	MC HERITAGE	60.00	0.50	30.00			
88-2	38827	07/11/89	TIME	NJE	CL HERITAGE PARK	19.00	0.50	9.50			

CHRONOLOGICAL JOB STATUS REPORT

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

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88-2

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
									TIME	EXP.	BILLED	BALANCE	
88-2	38685	07/12/89	TIME	NJE	MC	HERITAGE	60.00	0.10	6.00				
88-2	39079	07/19/89	TIME	NJE	MC	HERITAGE PK	60.00	0.50	30.00				
88-2	39744	07/25/89	TIME	RDM	MC	ROCK TAV GRN/PERFBND	60.00	1.50	90.00				
88-2	40617	08/17/89	TIME	NJE	MC	APPROVAL LTR	60.00	0.50	30.00				
88-2	40618	08/17/89	TIME	NJE	CL	APPROVAL LTR	19.00	0.50	9.50				
							TASK TOTAL		757.10	0.00	-320.90	436.20	
							GRAND TOTAL		757.10	0.00	-320.90	436.20	

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: River Street Assoc., Inc.
12 Front St.
Newburgh, NY 12550

The Orange County Department of Health certifies that a realty subdivision map entitled Rock Tavern Greens, dated March 24, 1988, latest revision June 15, 1989 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: 65.637± acres

Number of lots: 23

Water supply: Individual drilled wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell others without buildings.

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.

June 30, 1989
Date


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

cc: H.E.

Planning Board

GARY M. SOBO
Attorney at Law
ONE DOLSON AVENUE
MIDDLETOWN, NEW YORK 10940
TELEPHONE 914-343-0466
FAX 914-343-0929

November 22, 1989

Town of New Windsor
Planning Board Members
555 Union Avenue
New Windsor, New York 12550
Attn: Karl Schiefer

Re: Rock Tavern Green Subdivision, T88-2
Our file no. 1853-F

Dear Mr. Schiefer:

I represent River Street Associates Inc. which recently has had approved by the Town of New Windsor Planning Board a subdivision (first Phase) for Rock Tavern Green a/k/a Heritage Park Subdivision. This letter is to request an extension of the approval.

The letter sent to my client indicated that a bond was necessary for this project. There have been delays in obtaining the bond, and hence in filing the map. It is requested that the Planning Board reapprove and restamp the subdivision plans to extend the time to file the map with the Orange County Clerk.

Please consider this matter. Please advise this office or my client directly if another meeting before the board is necessary, or in the alternative when the plans may be submitted for restamping.

Very truly yours,


Gary M. Sobo

GMS:lb
c.c. Donald Klybas

NOV 27 1989

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

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June 30, 1989
Date


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

CC: H.E.

Planning Board

RECEIVED
TOWN OF NEW WINDSOR
SUPERVISOR'S OFFICE

JUL 3 1989

GARY M. SOBO
Attorney at Law
ONE DOLSON AVENUE
MIDDLETOWN, NEW YORK 10940
TELEPHONE 914-343-0466
FAX 914-343-0929

November 22, 1989

Town of New Windsor
Planning Board Members
555 Union Avenue
New Windsor, New York 12550
Attn: Karl Schiefer

Re: Rock Tavern Green Subdivision, T88-2
Our file no. 1853-F

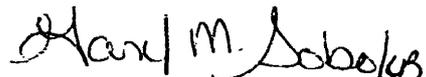
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Very truly yours,


Gary M. Sobo

GMS:1b
c.c. Donald Klybas



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE
(Negative Declaration)

Page 1 of 2

Project: Heritage Park Development Major Subdivision
Project Applicant: River Street Associates, Inc.
New Windsor P/B Project #: 88-2
16 September 1988

Lead Agency:

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

Contact Person: Mark J. Edsall, P.E., Planning Board Engineer
c/o McGoey, Hauser & Edsall
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, New York 12550
(914) 562-8640

SEQRA Status: Type I Action

Summary of Action: Project under review by Town Planning Board. Preliminary Subdivision approval granted 13 July 1988. Project proposed is a twenty-seven (27) lot major subdivision on a 65.6 +/- acre parcel. Site is located on property designated as Section 51, Block 1, Lot 84.2 of the Tax Maps of New Windsor. Project is adjacent to Freshwater Wetlands MB-22 and MB-24.

Reasons Supporting Determination: Submittal Plans and information were prepared and modified in response to the comments of the Planning Board review. The review resulted in two (2) areas of paramount concern; traffic/access and effect on adjacent wetlands. The Applicant has consulted with the New York State Department of Transportation regarding the access and no objection has been indicated by the Department. The Applicant has prepared a Freshwater Wetlands Permit Application and has submitted same to the New York State Department of Environmental Conservation for review. As part of the project, improvements will be required on Route 207 to result in acceptable ingress and egress points and proper spacing has been maintained to the Wetlands.

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Page 2 of 2

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Declaration: By Resolution of the Town of New Windsor Planning Board on 13 July 1988, a Negative Declaration was made with regard to the project impact. A copy of the resolution is attached hereto.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, CONTACT THE TOWN OF NEW WINDSOR PLANNING BOARD OR THE CONTACT PERSON INDICATED HEREIN ABOVE.

COPIES OF THIS NOTICE ARE BEING SENT TO THE FOLLOWING:

Commissioner, Department of Environmental Conservation
50 Wolf Road, Albany, New York 12233-0001

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, New York 12561
Attention: Lawrence G. Biegel

Supervisor George A. Green, Town of New Windsor Town Hall
555 Union Avenue, New Windsor, New York 12550

River Street Associates, Inc.
12 Front Street, Newburgh, New York 12550

New York State Department of Transportation
4 Burnet Boulevard, Poughkeepsie, New York 12601
Attention: Jeff Wickeri

Orange County Department of Planning
124 Main Street, Goshen, New York 10924
Attention: Peter Garrison

Pauline Townsend, Town Clerk
Town of New Windsor, Town Hall, 555 Union Avenue
New Windsor, New York 12550

Joseph P. Rones, Esq., Planning Board Attorney
436 Route 9W
Newburgh, New York 12550

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

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TOWN OF NEW WINDSOR PLANNING BOARD MEETING
HELD AT THE TOWN HALL
555 UNION AVENUE, NEW WINDSOR, NEW YORK
HELD WEDNESDAY, JULY 13, 1988

MEMBERS PRESENT: DAN MC CARVILLE
HENRY VAN LEEUWEN
CARL SCHIEFER
RON LANDER
LAWRENCE JONES
'JOHN PAGANO
HENRY SCHEIBLE, CHAIRMAN

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

Mr. Scheible: I'd like to welcome Ed Garling Associates who have been hired by the Town Hall as a Planner, Professional Planning Consultant.

MINUTES

Mr. VanLeeuwen: I make a motion that we approve the June 22, 1988 minutes.

Mr. Schiefer: I will second that motion.

(and approved by the Board.)

SIMPSON TRAILER PARK - ANNUAL REVIEW

Mr. Dan Railey came before the Board representing this proposal.

Mr. Railey: My name is Dan Railey, 368 Union Avenue, New Windsor.

Mr. Scheible: I received a phone call that someone within the trailer park is going to represent them.

Mr. Railey: I have resided there for the last three years.

Mr. Jones: There have been no changes made in the trailer park?

Mr. Railey: No changes at all. Everything is status quo.

Ms. Dewkett: I'd like to ask about the status of the SEQOR application. I know at the last meeting, you declared yourself lead agency. I wondered if you had typed the project and determined what would be required with that.

Mr. Scheible: We didn't type the project as of yet.

Mr. Roncs: I would suggest that it would be unlisted. I don't see anything significant, environmental effects that have been identified or whatever, we have talked about, certainly we have discussed for quite awhile and seems any adverse effects would be adequately mitigated by the design changes that we have effected. As far as incorporating the ponds in individual lots and the realignment of the roadway. So, if the Board is so disposed, you might want to make a negative declaration.

Mr. McCarville: I don't see any problem with it. The wetlands are free and clear and there is no problem there.

Mr. Roncs: You have incorporated notes in the map with respect to the wetlands.

Ms. Dewkett: Those were notes requested by the DEC and notes five and six were added to it for our recent submission to the DEC.

Mr. McCarville: If the Board agrees, I will make a motion that the Town of New Windsor Planning Board declare a negative declaration as it pertains to the Heritage Park Subdivision.

Mr. Jones: I will second that motion.

ROLL CALL:

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

Ms. Dewkett: I'd like to request a letter stating that preliminary approval was granted so I can send it to other agencies.

Mr. Roncs: You will have preliminary approval stamped on the plans. Will that suffice?

HERITAGE PARK - SUBDIVISION ~~100-2~~ - ROUTE 207

Ms. Kathleen Dewkett from Kartiganer Associates came before the Board representing this proposal.

Ms. Dewkett: I am a professional engineer on this project. It is now called Rock Tavern Greens. There was a name change in the middle of the project. We are here tonight for final approval of phase one of the project. There is a total of 23 lots in the entire parcel and three of those lots are to be further subdivided when subsequently approved by the County Health Department and by the Town of New Windsor Planning Board. There are 10 lots in phase one and you can see the delineation of phase one.

Mr. VanLeeuwen: Did you show us the plan of all the lots being subdivided?

Ms. Dewkett: That shows all the lots being subdivided, I am sorry.

Mr. VanLeeuwen: Further lots also.

Ms. Dewkett: County would not approve the plan that would show a lot that is not a buildable lot.

Mr. Soukup: How much further is to be resubdivided?

Ms. Dewkett: Lot 19, 24 and 26 are the lots that we have designated.

Mr. Soukup: Are they each to be further subdivided in half or into more than one unit?

Ms. Dewkett: Into two lots.

Mr. Soukup: Each of those becomes two so those three would become six?

Ms. Dewkett: Yes, all three of those lots are lots where we will certainly lot 19 and lot 24, the lot that we had proposed would require a fill system. The County requires an additional time period for fill systems so we chose to keep them as one lot.

Mr. VanLeeuwen: You have put it right on the plan that they are unbuildable?

Ms. Dewkett: No because lot 19 is buildable. There is a suitable building site on that lot. It is shown on the--this is the just one sheet of the 13 sheet plan set. Sheet 3 shows all the housing sites and septic as approved by the County.

Mr. Edsall: For the benefit of Vince's question, Vince, will you look on the notes, the way we requested they were the notes about further subdivision note 5 on sheet 2 that 19, 24 and 26 may be subdivided into one additional lot each only if subsequently approved

by Orange County Health Department and New Windsor Planning Board and just so that just for previous reference, those lots were shown previously but because they couldn't support a sanitary system, they became eliminated so those three lots would bring it up to the lot count that was previously reviewed by the Board.

Ms. Dewkett: Which would have been lot 26.

Mr. Soukup: Do all of the lots on this map, Mark, now meet the current zoning ordinance with respect to frontage, depth, width, etc?

Mr. Edsall: They meet the current zoning, yes.

Ms. Dewkett: At the last meeting which was June 14th, I believe you brought up that point. I was not here, it was represented by another engineer. The point was made that by you, Mr. Soukup I believe, to put an additional note which we put on the cover sheet that lots, I believe it is lots 10 and I'd have to look at the note.

Mr. Edsall: Ten (10), 11 and 20.

Ms. Dewkett: We put an additional front yard setback in order to maintain the minimum width requirement but they all do meet current zoning.

Mr. Soukup: All of the other lots not listed on the cover sheet do meet the requirement of the basic ordinance as revised now?

Mr. Edsall: As revised?

Mr. Soukup: As the ordinance is currently today?

Mr. Edsall: Based on my review of the scaled drawings, we have, yes.

Mr. Lander: The only thing that we were lacking is Orange County Health.

Ms. Dewkett: Exactly and I sent a copy of their approval so Mr. Schiefer, Mark has no additional comments at this time, no negative comments.

Mr. VanLeeuwen: Since all the comments have been taken care of except for the few minor resubdividing those lots, I make a motion that we approve this.

Mr. Edsall: Mr. VanLeeuwen, may I remind you that they requested approval only on phase one.

Ms. Dewkett: We realize any further subdivision would require a minor subdivision.

Mr. VanLeeuwen: It wouldn't come under minor subdivision, it would be major subdivision. You have to go back to the Health Department.

Mr. Edsall: Just to pass on once the County Health Department has reviewed the entire project, as long as they come back in here and have not altered the plan with respect to the County Health Department review, they won't have to go back to the County again.

Ms. Dewkett: Except for the three lots.

Mr. Edsall: For phase two, you would not have to go back to the County if subsequently the zoning requirements for the Town of New Windsor changed between this phase and subsequent phases and increased lot sizes and lot widths required, it is a chance that the plan as presented tonight could not be approved by this Board even though it had been approved by the County Health Department so you are taking a chance, not you but the applicant, that if any zoning changes occur in the interim that the plan may have to be reworked with respect to the balance phase.

Mr. Lander: In phase one, they can still subdivide lot 24, no?

Mr. Edsall: They could with County approval and minor.

Mr. Schiefer: Both County and ourselves would be involved.

Mr. Soukup: Lot 24, if it is further subdivided, has to go back to the Health Department.

Mr. Schiefer: Yes.

Mr. VanLeeuwen: Twenty-four (24), 26 and 19 would have to go back to the Health Department.

Mr. Lander: Right, that is in phase two. Lot 24 is in phase one.

Mr. Schiefer: We have a motion made and seconded that we approve phase one of the Heritage Park Major Subdivision know known as Rock Tavern Greens.

Mr. Lander: I will second that motion.

ROLL CALL:

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

Ms. Dewkett: Can I have just one more question, can the applicant begin clearing for purposes of access to the site immediately not tonight but--

Mr. Schiefer: The subdivision is approved.

Mr. VanLeeuwen: How about the bond, has the road bond been approved?

Ms. Dewkett: They are in the works.

Mr. VanLeeuwen: I think we should wait for that.

Ms. Dewkett: It is not exactly clearing for the road, it is more clearing for ease of real estate developers.

Mr. VanLeeuwen: They are all sold anyway.

Ms. Dewkett: So, it is no big deal.

Mr. VanLeeuwen: I understand that it is illegal to do that so--I subdivided myself and I don't do that. I advise the have the bond and everything in before you start clearing.

Mr. Schiefer: Any other comments on permission to start clearing access? I tend to agree with Mr. VanLeeuwen on this one.

Mr. Jones: I agree.

Mr. Lander: I agree.

Ms. Dewkett: Okay. Thank you.

HERITAGE PARK - SUBDIVISION (88-2) ROUTE 207

Michael Cain and Mr. Volanakas came before the Board representing this proposal.

Mr. Cain: We are here to receive final approval for the Heritage Park Subdivision which the name has now been changed to Rock Tavern Green Subdivision. To refresh to Board's memory, we have 23 lots on 65.6 acres and it is located on Route 207 in the town. We received preliminary approval from the Planning Board July 13th, 1988. Since then, we in addition have received our DOT highway permit and December 13th, 1988, our New York State DEC fresh water wetlands.

Mr. VanLeeuwen: I think we better extend that approval first because the time limit has run out. July, 1988, it is a year. I think we better give him an extension first. That has got to be done first.

Mr. Schiefer: Make a motion to give Heritage Park Subdivision 88-2 a six month extension on the preliminary approval.

Mr. McCarville: I will second that motion

Mr. VanLeeuwen: I have one comment. I understand that several parcels in this parcel have already been sold, people have come into the Town Hall for building permits already.

Mr. Schiefer: Is that true?

Mr. Babcock: They have come in and asked if it was possible to get a building and put the road out onto the driveway, out to 207 until the road has been constructed and I just informed them that the subdivision has not been approved yet so they are not even entitled to a permit.

Mr. VanLeeuwen: About how many people was that, can you remember how many people came in?

Mr. Soukup: Did they indicate that they had title to the property or just a contract for sale.

Mr. Babcock: I didn't really ask but they indicated they were the owner of the property there and wanted a building permit.

Mr. Soukup: Has there been a change of title?

Mr. Pagano: There is a sign on the property.

Mr. Soukup: There might even be nonbinding refundable contracts but the question is has the title been transferred.

Mr. Babcock: I didn't ask.

Mr. VanLeeuwen: I think that is one thing we should check out first.

Mr. Volanakas: There have been no closings. We have had inquiries, we had one developer that came to the town asking for changes on the road work and there has been nothing, nothing sold.

Mr. VanLeeuwen: No contract?

Mr. Volanakas: We had some inquiries for contracts and they are voided at this time.

Mr. VanLeeuwen: Do you know it is illegal to sell a piece of land on contract if it has not been subdivided and I would like some proof of that before we go any further on this. That is a very serious matter because the people could be defrauded. That, I don't like.

Mr. Schiefer: Did you say they were voided out or none ever drawn?

Mr. Volanakas: There were people that came in and looked at some property, one developer looked at parcels and he was looking for construction time and there was a time period and it is voided. We did not get the approval so the agreement was voided. We cannot close without subdivision.

Mr. VanLeeuwen: I do believe there is several contracts out here. The land has already, it is sold on contract.

Mr. Ronas: Apparently, there were options if things happened within a certain time period.

Mr. Volanakas: As of this date, there are no open contracts. We'd very much like to have them. We do not have any.

Mr. Ronas: You can begin to market property once you have preliminary approval subject to final approval.

Mr. VanLeeuwen: You can even go into contract with somebody?

Mr. Ronas: As long as it is of course contingent upon and subject to final approval.

Mr. VanLeeuwen: Then I will backoff.

Mr. Schiefer: We have a motion made and seconded to give an extension on this project. Any other comments before we take a motion?

Mr. VanLeeuwen: From today's date, we can--

Mr. Schiefer: This is expired, we are not going to back date it, no, I am sorry, if I gave that impression.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye

Mr. Soukup Aye
 Mr. Lander Aye
 Mr. Schiefer Aye

Mr. McCarville: Note #5, it says lots 19, 24 and 26 may be subdivided into one additional lot each with Planning Board approval. I don't remember that as being part of a discussion.

Mr. Pagano: I agree with you.

Mr. McCarville: And then I notice there is notes on lot 26 that says, see note 5 and lot 19, it says see note 5 but there is no such notation on lot 24 which is also mentioned in note 5 but I don't recall that as being discussed at any point.

Mr. Cain: I think that was a result of Health Department review.

Mr. Volanakas: At the time of preliminary approval, 27 lots were approved.

Mr. Schiefer: That doesn't mean we approved it.

Mr. McCarville: I just don't remember that.

Mr. VanLeeuwen: It wasn't and I don't believe the Health Department put that in there either, sorry gentlemen, they do not go changing maps or notes on maps. They don't do that.

Mr. Schiefer: Even if it was made as a result of the Health Department approval, that still is not Planning Board action.

Mr. Pagano: It's got to be removed because two years from now, it is going to be brought up.

Mr. McCarville: I could see if there was no note #5 and we didn't say you can't subdivide, the subdivision could be at their will but this is specifically saying that those lots can be subdivided and I don't remember that being part of the approval.

Mr. Volanakas: Originally, there was more lots as shown today based on what the Board of Health inspections, they wanted some additional work done on these lots so we said fine, we will show it as one lot. This is a perc test when we go for a subdivision, we have to go back for Board of Health approvals. We are saying we'd like to make a note that we plan on doing it in the future and going back and re-testing.

Mr. Pagano: You are saying that the Board of Health is the Planning Department. We are not giving you permits.

Mr. VanLeeuwen: They didn't tell you to put that note in there. I have been here 19 years and haven't done it yet.

Mr. Schiefer: I have the original map in front of me and it says yes, there were additional lots which are not there however note 1,

no lot shall be further subdivided was on the original drawing.

Mr. VanLeeuwen: It is not on this one.

Mr. Volanakas: Yes, there are less lots today than at that time.

Mr. VanLeeuwen: He is talking about the Board of Health would not give him approval for lot 24. That was the smaller lots, we should put that up on the board so we can all take a look at it.

Mr. Schiefer: The original?

Mr. VanLeeuwen: Yes, the one that has got the stamp on it.

Mr. Schiefer: No lot shall be further subdivided. However, his comment, there were more lots at that time. These lots are, there is two lots here where there is one lot here so both comments are true, we did not give authorization. Matter of fact, we limited no further subdivision. However, there has been consolidation of lots since that time so both statements are true.

Mr. Volanakas: For history's sake, we started out with 37, we revised it down to 27 which was preliminarily approved. We'd like to keep that but we would come back before the Board before we go for subdivision.

Mr. Edsall: If you recall, we have had previous subdivisions where the county has approved the lot but told us that it is not a building lot. The Town of New Windsor has taken the position that they will not approve a lot that cannot be utilized under the class of zoning that is shown in the bulk regulations. In discussions with Kathy Dewkett, I required that she eliminate the lot lines and consolidate the lots until sometime that they get approval from the Health Department. That is in conformance with the Board's previous policy and they had to go back to the Health Department to get approval of those lines removed from the plan and show them as an overall lot which in effect is a combination of a lot that is approved by the county and one that wasn't approved by the county. We don't want to have lots that are not lots if they are not building lots. We don't want them otherwise they don't meet the zoning.

Mr. McCarville: Under lot 24 that little notation, see note 5 should be added there then under that--

Mr. VanLeeuwen: There is one thing that I do notice, correct me if I am wrong, okay, we approved preliminary approval, we approved 27 lots now how many lots does that, lots 19, 24 and 26, have that note on it?

Mr. Volanakas: If he cuts this one into two here.

Mr. Schiefer: Preliminary approval here so map is signed by our secretary and there are 27 lots.

Mr. VanLeeuwen: Okay, now, let's go back here. One additional lot each, this is one and there is 1, 2, 3.

Mr. Cain: The note should also be put on lot 7 because that was combined.

Mr. Soukup: Lot 7 can't be further subdivided. There is no room. There is no frontage and space for a house and septic. I don't think lot 7 is suitable for the subdivision.

Mr. Cain: Lot 7 and 22 were combined into one lot.

Mr. Ronas: Why is the County Health Department not approving those as building lots?

Mr. Edsall: They couldn't support sanitary systems so the Health Department would not approve them as a building lot. If they are not a building lot, what the heck are they?

Mr. VanLeeuwen: He has got a total of 23 lots today according to this map so then he is allowed three more lots and he shows here that he has three, 19, 24, and 26, maybe resubdivided should state on there into how many lots.

Mr. Volanakas: We would not be able to meet the bulk requirements. It is one acre zoning.

Mr. McCarville: It says additional lot each but the number should be renumbered.

Mr. Volanakas: It is all as a result of the original numbering system.

Mr. Edsall: You can't change the numbering of the lots because the County Health Department will not allow them to. That was coordinated with the, at the work session and with the representative of the Health Department.

Mr. Schiefer: Any further comments?

Mr. Soukup: I ask Mark for a clarification on the conformity on three lots which--

Mr. Edsall: Again, what they are taking advantage of is this section of the ordinance that says lot width are measured either at the setback line or the building line because the Town Board initially this Board, I think should recommend to the Town Board that they take that loop hole out because the locations of the buildings are such that they meet the absolute minimum requirements of the lot width by using the word or and measuring it at the building line.

Mr. Soukup: If they are going to use the building line, they have to have a house behind it and on lot 20, they don't meet that criteria, lot 20, the house is jammed up and maybe less than 100

feet across.

Mr. Edsall: I measured at the building line and got 125.

Mr. Soukup: I would question lot 20. They have to show 125 foot building line if that is the criteria they are going to use and I question also on lot 11 and 10, not meeting the same criteria either.

Mr. Edsall: I measured lot 20 with my scale and of course the thickness on a lot line on a hundred scale drawing are quite large put it is plus or minus 125 so what they are doing is taking full advantage of a loop hole that has been taken advantage of for quite a long time.

Mr. Soukup: Does lot 10 and 11 also meet that criteria.

Mr. Edsall: Yes, they do. We may want to take under consideration a recommendation of the Town Board to clarify the definition of lot width so it excludes measurement at the building line and only allows it at the front yard setback line which would solve this problem.

Mr. Schiefer: Mark, do you have any other problems?

Mr. Edsall: There is some suggestions that are listed in my comments, some minor corrections.

Mr. VanLeeuwen: He has got a copy of the suggestions. I suggest he goes back and gets them changed and comes back before Mark and when Mark says okay, we will do it.

Mr. Schiefer: They have seen these comments.

Mr. VanLeeuwen: They should be addressed and come back.

Mr. Volanakas: The comments are acceptable to us. There is nothing of any major nature.

Mr. Soukup: The only problem is you are going to have to go back to the Health Department after you make the changes. You are going to have to go back through the Health Department for resigning.

Mr. Edsall: The comments that I have here with the exception of the county's approval of the phased approach, all the comments here are on sheets that have not been reviewed by the County Health Department and are purely town jurisdiction. The only thing we need from the county is a response to, I don't know the date, but it was Kathy Dewkett's letter indicating that they want a phased approval of the project. That is just a formality, I believe, the county has to acknowledge.

Mr. Ronas: What is the purpose of the phased approval?

Mr. Edsall: I believe they are not looking to construct all the public improvements at once.

Mr. Soukup: Does that mean that they are going to have to put a temporary turn around?

Mr. Edsall: Yes, we have provided in our discussions, I required a temporary cul-de-sac that would move with the phases.

Mr. Soukup: That is not on the maps now?

Mr. Edsall: It is on sheet, there is a revised sheet 2 and it is on there.

Mr. Cain: It is procedural, there was one revision on sheet 2 that the county had put their stamp, it has nothing to do with any of the septic designs or well locations. It was just a matter of showing the phased lines so it was procedural. You had to go back and have that particular sheet restamped which we did, submitted the revised sheet along with a letter, I believe, last week.

Mr. Rones: He can't get a stamping from us until he has those items finished. We have them pretty well indentified and there is really nothing else for us to review. If any of these conditions don't take place, then he'd have to get back on the agenda so we can see what to do about it but at least to clear the matter, it would clear it off and we don't have to take up Board time with it.

Mr. Cain: The Health Department doesn't move as fast as we all would like.

Mr. VanLeeuwen: I am not going to go into approving subject to County Health Department. I am not going to do that. That is taking to much of a chance.

Mr. Volanakas: A change that was made was a culvert. It has nothing to do with the county and Health Department.

Mr. VanLeeuwen: Still, it has to go back to the Health Department for us to sit there and give final approval without the Health Department giving their final approval as far as I'm concerned, it is taking to much of a chance.

Mr. Volanakas: Contingent upon?

Mr. VanLeeuwen: I know.

Mr. McCarville: What is the issue of the Health Department, what is the change?

Mr. Cain: The change was indicating that the project was going to be built in three phases. There was phase one, a heavier line where phase one was going to be, a heavier line where phase two was going to be etc. which was on the sheets that they had originally stamped

as a result of the revision of adding the phase lines, we had to go back to them and have them restamp that.

Mr. McCarville: Is it out there now?

Mr. Cain: Yes.

Mr. Soukup: If it doesn't effect the septic and wells or any of the setbacks, they usually pick it out in a couple of weeks.

Mr. VanLeeuwen: The only thing you need a motion for is for approval.

Mr. Schiefer: I am aware of that, either we get a motion or we do not get a motion. If we do not, we are just going to wait for the County Health Department approval, if nobody makes that motion.

Mr. VanLeeuwen: Are the road bonds in, do you have figures on the road bonds yet?

Mr. Edsall: Road bonds have to be submitted to Dick McGoey and prior to the stamping of approval, they have to be accepted by both he and the Town Board.

Mr. Soukup: And the road dedication?

Mr. Edsall: I want the final dedication papers at the same time so that we can get that moving with Tad Seaman, those again are paperwork items that obviously I do my best to keep Dan McCarville from stamping the plans until that time that we receive those.

Mr. Soukup: The only issue I have is the one I mentioned earlier, a number of the houses are setback into the lots beyond the minimum front yard setback according to the ordinance. The reason for that is in order to achieve the 125 lot width that Mark explained earlier, I think that on those lots where the house has to be built on a certain distance further into the lot that building line set with its setback or some note should be indicated on the map indicating that house cannot be built up front. On a normal setback requirement, it has to be built maybe 75 or 100 or more feet into the lot in order to meet the lot width on those narrow lots. Now, I think those tapered lots, they should show the dimensions so it is not accidentally put in a wrong place by the builder.

Mr. Schiefer: I gather that the Board does not want to take a vote on final approval until these things are done.

Mr. McCarville: No.

Mr. Cain: If we do show the dimensions on the lot now that has already been submitted to Health Department once for revisions, will we then have to go back?

Mr. Soukup: I assume it will have to go back anyway.

Mr. Rones: If you are really not changing, you could perhaps do that by adding a note with respect to the effected lots. You are not changing anything. You have a note, for example, on the top sheet here on the title sheet that gives the required front yard and at that point, you should take that with respect to lots X, Y and Z that the required front yard is different, whatever it is, for that particular lot in order to establish you proper lot width.

Mr. Volanakas: It is simple, can we do that tonight? What happens is weeks become months, it has been happening since last year and these are such minor issues.

Mr. VanLeeuwen: When did the Health Department give you the okay?

Mr. Volanakas: Approvals on the 24th of May.

Mr. VanLeeuwen: And you are in here the first meeting in June, that is not bad.

Mr. Volanakas: We got preliminaries last July.

Mr. VanLeeuwen: That is not our Board though, there is no motion that has been made so I don't know what the Board wants to do.

Mr. Schiefer: If no one takes any action, we are not going to have any options but to get all of these things done. If we don't take action, I'd like to cover everything because I really don't want it to come back a third time. If no one is going to make a motion that we approve this thing, you might as well address everything. Are there any other comments that can be addressed because I don't want to, I don't want this to come back. If no one is going to make a recommendation or make a motion that we take action, I suggest you can go back and take care of everything and come back at the earliest opportunity and Mark, under the circumstances, when they come back, see how quickly we can put them on the Board when they have met these comments on the agenda.

Mr. Edsall: I'd suggest that what they do is schedule a work session appearance and we will go through the comments of the Board from the minutes and use it as a check list to insure that they have answered all the questions and then put them on the next available agenda.

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

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project HERITAGE PARK
2. Name of Applicant RIVER STREET ASSOC. Phone 561-7001
Address 12 FRONT ST, NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record JOHN A. JACOBA LEYER Phone 496-4845
Address ROUTE 207, ROCK TAVEN, N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan KARTIGANER ASSOC. Phone 562-4391
Address 555 NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney C. DOBBO Phone 343-0466
Address ONE DOLSON AVE, MIDDLETOWN N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of 207, Route
_____ feet _____
(Street) (Direction)
of _____
(Street)
7. Acreage of Parcel 0.3 ACRE 8. Zoning District R-3
9. Tax Map Designation: Section 51 Block 1 Lot 84.2
10. This application is for SUBDIVISION APPROVAL
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NONE REQUESTED

If so, list Case No. and Name NONE

12. List all contiguous holdings in the same ownership
Section NONE Block _____ 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.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

JOHN A. JACOBA LEYEN being duly sworn, deposes and says that he resides at Route 207, ROCK TAVERN, N.Y. 12575 in the County of ORANGE and State of New York and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized River Street Associates to make the foregoing application for Special Use Approval as described herein.

KARTIGANER ASSOCIATES

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this John Leyen Jacoba Leyen
(Owner's Signature)

22nd day of January 1988 [Signature]
(Applicant's Signature)

Michael Dettlman
Notary Public (Title)

Residence Orange County
Commission expires 3/30/88

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 August 1988

SUBJECT: Heritage Park Subdivision

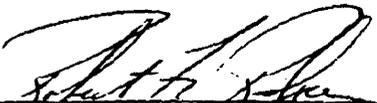
Planning Board Reference Number: Not Supplied

Fire Prevention Reference Number: 88-66

A review of the above referenced subject site plan/subdivision was conducted on 23 August 1988, with the following being noted.

- 1) Site plan does not show location of dry hydrant to be used for drafting by the fire department
- 2) If dry hydrant is unacceptable, provide on lot number 14 a 10,000 gallon underground water storage tank, always kept full for instant use by the fire department. In addition, provide a pump house with a 500 GPM pump and emergency generator, in order to fill fire department tankers

This site plan/subdivision is found unacceptable.


Robert F. Rodgers; CCA
Fire Inspector

AFFIDAVIT OF MAILING

STATE OF NEW YORK
 COUNTY OF ORANGE
 TOWN OF NEW WINDSOR

SS:

ELIZABETH ROWLAND BEING DULY SWORN,
 deposes and says, I am a resident of DUTCHESS COUNTY
STATE OF NEW YORK and that on the _____ day of _____
 1988 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 _____

FISHKILL, NY 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:

NAME	ADDRESS
1. MIA / STEWART AIRPORT	NEW WINDSOR, NY 0550
2. THOMAS J. MIHALICIS	RD #1, Box SA ROUTE 207 ROCKTAVERN, NY
3. ALECK P. KUBINA / Margaret Abbott	98 GARDINERTOWN RD. NEWBURG, NY
4. Mircea & Julia Diberata	137-48 Juniper Ave FLUSHING, NY 11355
5. MARY B & William A WASHINGTON	ROUTE 207 ROCKTAVERN, NY
6. Anthony Congelosi, JR.	Route 207 Box 54 Rock Tavern, NY
7. NY State Dept. of Transportation	4 Burrutt Bldg. P.O. NY 12603
8. Orange Cty Planning Dept.	124 Main St. Goshen, NY 10924
9. DEC.	
10.	
11.	
12.	
13.	
14.	
15.	

Sworn before me this

Signed Elizabeth Rowland

8th day of JUNE 1988

Rose Ann Scott
 Notary Public

ROSE ANN SCOTT
 NOTARY PUBLIC, STATE OF NEW YORK
 QUALIFIED IN DUTCHESS COUNTY
 COMMISSION EXPIRES MARCH 30, 1992
 Oct. 24

State of New York
County of Orange, ss:

EVERETT W. SMITH, being duly sworn
disposes and says that he is
PRESIDENT of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that

the notice of which the annexed is
a true copy was published ONCE
in said newspaper, commencing on
the 9 day of JUNE A.D., 1988
and ending on the 9 day of JUNE
A.D. 1988

Everett W. Smith
Subscribed and shown to before me
this 20 day of June, 1988

Wanda J. Herina
Notary Public of the State of New York
County of Orange.

My commission expires _____

WANDA J. HERINA
Notary Public, State of New York
Qualified in Orange County
No. 4652226
Commission Expires Nov. 30, 1989

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 22, 1988 at
7:30 p.m. on the approval of the
proposed SUBDIVISION OF
LANDS of River Street
Association, Parcel No. 2000-01

Map of the (Subdivision of
Lands) is on file and may be in-
spected at the Town Clerk's of-
fice, Town Hall, 555 Union
Avenue, New Windsor, New York
prior to the Public Hearing.
Dated: June 6, 1988

By Order of
TOWN OF NEW WINDSOR
PLANNING BOARD
HENRY E. SCHEIBLE

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: River Street Assoc., Inc.
12 Front St.
Newburgh, NY 12550

The Orange County Department of Health certifies that a realty subdivision map entitled Rock Tavern Greens, dated March 24, 1988, latest revision May 17, 1989 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: 65.637± acres

Number of lots: 23

Water supply: Individual drilled wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell others without buildings.

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.

May 24, 1989
Date


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

CC: M.E.

Planning Board

MAY 26 1989



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF NEW WINDSOR P/B # 88-2
 WORK SESSION DATE: 16 MAY 1989 APPLICANT RESUB.
 REAPPEARANCE AT W/S REQUESTED: No REQUIRED: new plan
 PROJECT NAME: Rock Tavern Greens (fka-Heritage Park)
 COMPLETE APPLICATION ON FILE Yes NEW OLD
 REPRESENTATIVE PRESENT: Kathy DeWitt
 TOWN REPS PRESENT: BLDG INSP. ✓
 FIRE INSP. ✓
 P/B ENGR. ✓
 OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Need Bob Ridger report - he says OK
- Public Improvement Bond Est.
- Road description by deed
- modify no further sub notes
- lots 15-18-27 to be eliminated
- bulk shale note

(upon new plans - set up for agenda)

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 19, 1989

SUBJECT: Heritage Park - "Rock Tavern" Subdivision

Planning Board Reference Number: PB -88-2
Fire Prevention Reference Number: FPS-89-048

Previous Reference Number: none

Per the workshop secession meeting of 16 May 1988, the above referenced subdivision is found acceptable.

Plan Dated: 5 May 1989; Revision 5


Robert Rodgers
Fire Inspector

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 22 1988 at 7:30 P.M. on the approval of the proposed Subdivision of lands ~~(Subdivision of Lands)*~~ ~~(Site-Plan)*~~ OF River Street Associates, formally John & Jacoba Leyens. located Route 207, Rock Tavern, New Windsor, New York. Map of the (Subdivision of Lands) ~~(Site-Plan)*~~ is on file and may be inspected at the Building Insp Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: June 8 1988

By Order Of

TOWN OF NEW WINDSOR PLANNING BOARD

Henry F. Scheible

Chairman



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

June 8, 1988

RE: Heritage Park Subdivision
Town of New Windsor

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

Gentlemen:

This department does not wish to assume Lead Agency Status for this project and has no objection to your doing so.

We will require the review and approval of the realty subdivision under the Public Health Law prior to your issuing a final approval.

Very truly yours,

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

MJS:dlb

cc: File



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

Department of Public Works
ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

June 8, 1988

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

Attn: Mark Edsall, P.E.
Planning Board Engineer

Re: Response to Lead Agency
SEQR
Heritage Park Subdivision
Ref. No. 88-2

Dear Mr. Edsall:

Kindly be advised that the Orange County Department of Public Works, after having reviewed the referenced proposal, as submitted to us by your Board on May 23, 1988, has no comments relative to the same with respect to the impact or affect upon local County roads.

Very truly yours,

LOUIS J. CASCINO, P.E.
Commissioner

By:

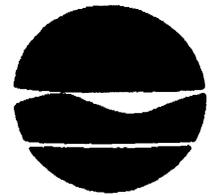
William E. Duggan
William E. Duggan
Senior Engineer

LJC/WED/ljt

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, New York 12561

87-11

July 1, 1988



Thomas C. Jorling
Commissioner

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

Re: Lead Agency Designation
Heritage Park Subdivision
DEC#3-3348-97-1-0

Dear Mr. Edsall:

Recently I mailed a form letter generally addressed to the Town of New Windsor as a SEQRA "lead agency coordination request" for the above referenced project. At the time I was unaware that coordination had already been undertaken by the Town of New Windsor Planning Board via your letter of May 23, 1988. This is to acknowledge our agreement with the Planning Board serving as lead agency in this matter.

For the Board's information, an application for a Freshwater Wetlands permit was received by the DEC for this project on June 8, 1988. This application remains incomplete pending a determination of significance pursuant to SEQRA by the Town, as well as receipt of improved plans and discussion on alternatives avoiding or reducing disturbances to on-site protected wetlands MB-22 and MB-24. We anticipate such discussion will address the potential re-alignment of the subdivision road and pulling back other construction so as to avoid disturbance of the wetland 100 foot buffer.

We note that this project falls within the "Type 1" category due to the location within Orange County Agricultural District #1. In addition to potential impacts to the wetlands and the agricultural district, we suggest that during the SEQRA review the Town also consider effects on historic structures, site distances at the connections to NYS Route 207, impacts on Cooperative Hunting lands, as well as adequacy of soils to support water and sewer provisions.

In closing, please keep us informed of the Town's determinations and actions by copies of pertinent SEQRA documents.

If there are any questions, please do not hesitate to call. Thank you.

Sincerely,

Lawrence G. Biegel
Sr. Environmental Analyst
Region 3

LGB/11

cc: NYS DOT, Attn: Joanne Decker
Orange County DOH
Orange County Dept. of Planning
River Street Associates
Kartiganer Engineers

TOWN OF NEW WINDSOR PLANNING BOARD

TRACKING SHEET

PROJECT NAME: Heritage Park

PROJECT NO. : 88-2

TYPE OF PROJECT: Subdivision Site Plan _____
Lot Line Change _____ Other (Describe) _____

TOWN DEPARTMENT REVIEWS:	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	<u>5-17-88</u>		
Highway		<u>1-19-88</u>	<u>4-19-88</u>
Bu. Fire Prev.		<u>1-28-88</u>	<u>5-21-88</u>
Sewer	<input checked="" type="checkbox"/>		
Water			
Flood			

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>See letter 3/31/88</u>	<u>4-4-88</u>	<u>6-7-88</u>
DEC			
O/C PLANNING	<u>See letter 4-18-88</u>		
O/C HEALTH	<u>See letter 3/31/88</u>		
NYSDOH			
OTHER (SPECIFY)			

SEOR: Lead Agency Action Determination

EAF Short Long Submitted _____ Accepted _____

Proxy: Filed yes Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____

Other _____

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING: (SUBDIVISIONS)

Sketch Plan Date _____ + 30 days = Action Date _____

Preliminary P/H Date _____ + 45 days = Action Date _____

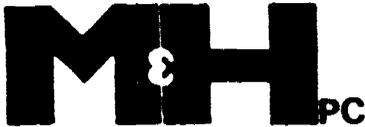
Preliminary App'l Date _____ + 6 months = Final Resub. Date _____

Final Plan Date _____ + 45 days = Final App'l Date _____

TIME SEQUENCING: (SITE PLANS)

Presubmission Conf. Date _____ + 6 months = Submittal Date _____

First Meeting Date _____ + 90 days = Final App'l Date _____



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: HERITAGE PARK SUBDIVISION
PROJECT LOCATION: SOUTH SIDE OF ROUTE 207;
(WEST OF BEATTIE)
PROJECT NUMBER: 88-02 (FORMALLY 87-11)
DATE: 25 MAY 1988

1. The Applicant has submitted preliminary plans for a twenty-seven (27) lot major subdivision of a 65.6 +/- acre parcel. The plan was previously reviewed at the 27 January 1988 and 11 May 1988 Planning Board Meetings. Sketch plan approval was granted at the 27 January 1988 Planning Board Meeting.
2. The Board should note that a Lead Agency Coordination letter has been issued with regard to the project.
3. Inasmuch as the plans appear complete with regard to preliminary review, it is recommended that the Board schedule the necessary Public Hearing for the project.

Respectfully submitted,


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

MJE.emj

parkh.emj

5-25-88

Ms. Katherine Dewkett, from Kartiganer Associates came before the Board representing this proposal.

Ms. Dewkett: I have brought along several copies of sheet number 7 that we'd like to add to the set.

Mr. Scheible: I see all the lines have been changed to put the ponds on all one lot.

Ms. Dewkett: Basically, we are here to address the comments made at the 11th May meeting. I can go over them one by one, if you'd like.

Mr. Mc Carville: Yes.

Ms. Dewkett: There was comments that all the ponds should be placed on the lots, so we changed lot 8, 10, 12, 16 and 17 on the plans. There was also a comment regarding the cul-de-sac that it should be 110 foot outer diameter and we changed that and that would change the area on lots 2, 3, 4, and 5. Also, there was a comment regarding a note that there should be no further subdivision, so we added note number one. There was a comment about the existing barn on lot number 12 and we put note number three down which is the same note that was approved on the sketch plan. Then on Mark Edsall's comments number 4A, he had a comment that lots 2 and 4 possibly did not conform to the 45 foot front yard set back so we moved back those houses and Mark's comment 4B he said lot number 11, the house on lot number 11 might not conform to the 125 lot width, so we moved that one back. When we moved lot four back that also addressed that comment on lot number four. Item number 4C, he wanted us to add the percolation and deep test locations, so we did that. Item number 4D, he wanted us to add the

zoning bulk regulations, so we added that to the title sheet. Item 4E he wanted us to make sure that the house on lot number 14 was out of the wet lands so we took it out of the wet lands. We checked lot number 18 and 15 to insure that the sanitary systems were not in the hundred foot buffer zone and item number 6 of his comments was about the no further subdivision, so that was taken care of. Item number 7 he asked that we submit the plans to the DOT to the Department of Environmental Conservation and also to Orange County and the DOT has already received the plans and the Orange County Department of Environmental Conservation should be receiving the plans within a couple of weeks. The sheets that I just passed out they answer the comments. Item 4F of Mark's comments that he wanted a sediment control detail added and also item number 5 if his comments that the Fire Department had asked for a dry well detail, we added it to the plans. But as noted in the plans that will only be installed if permitted by the DEC. We will put it in the application to the DEC.

Mr. Scheible: Have you had any feedback from the DOT as of yet?

Ms. Dewkett: Well, the initial feedback I had already told you about. I know they have been out on the site. I have not heard back from him.

Mr. Van Leeuwen: Who from the DOT is looking at it?

Ms. Dewkett: Bill Elgie (phonetic) out of Newburgh already looked at it and he did not see any problems. Walter Greenie (phonetic) is from Region 8 and he went out to look at it last week. I have not heard back from him.

Mr. Van Leeuwen: This has to be set up for a public hearing. But not before we get State approval? Is it before or after we get State approval?

Ms. Dewkett: They do not give State approval until you have preliminary from the Town.

Mr. Edsall: Health Department will not look at it until you have preliminary. DEC and DOT I believe will accept the application but they won't take action on it.

Mr. Scheible: How can we give preliminary approval when DOT hasn't told us that they agree with the curb cut?

Mr. Edsall: Your approval doesn't mean should there be input from the other agencies they wouldn't be required to change the plans. It isn't final until it is final.

Mr. Scheible: The DOT plays a very important role as far as the entranceway.

Mr. Edsall: We have the first comment back from the district area in Newburgh that says they say no problem with the two proposed access points, that was in November.

Mr. Mc Carville: We can set them up for a public hearing without DOT approval.

Mr. Scheible: Let's set a public hearing up in June, the second meeting of June, not the first meeting.

Mr. Jones: Some of these are pretty large lots. See if anybody is going to come

in and subdivide them.

Mr. Scheible: There is a stipulation there is not further subdivision.

Mr. Van Leeuwen: To get back to the barn and the sheds, no residential use.

Ms. Dewkett: Note number three addresses that concern.

Mr. Scheible: Is everybody in favor of setting up a public hearing for June 22nd? Do you have enough time between now and June 22nd to get all your mailings out?

Ms. Dewkett: Yes.

Mr. Scheible: You are sure because that is not too far.

Ms. Dewkett: That gives us a month.

Mr. Scheible: Less than a month. The mailings have to be out ten days prior to the public hearing. They have to be in hand in the peoples hands, ten days prior.

Ms. Dewkett: I see no problem in that.

Mr. Scheible: So June 22nd there will be a public hearing.

Mr. Babcock: You can receive a list of who you have to mail these to from the Town Assessor's office.

Ms. Dewkett: I'd also like to ask the status of the SEQR application.

Mr. Edsall: There is a lead agency coordination letter issued on the project. So if you don't hear within 30 days of the date of the letter it would be assumed that the Planning Board take the lead agency position.

Ms. Dewkett: Thank you.

HERITAGE PARK SUPERVISION (88-2)

- 57

- 33 -

Mr. Volonakis and Catherine Dewkett came before the Board representing this proposal.

Ms. Dewkett: I am from Kartiganers Associates. To recap, we are up for preliminary plan. We already had sketch plan approval. The Heritage Park is out on Route 207 in the Town of New Windsor. The large plan sheets which is sheet number two of your set there, we show all the house locations, the septic locations and the well locations. We also, on this site, there is no town water or town sewer, so we have to have on-site septic and on-site well. The houses are marked rectangular boxes with a house, the larger rectangular boxes that are cross-hatched are septic and the circles are wells. It is 65.6 acre parcel. We divided into 27 lots. The minimum lot area is Lots Number 27 and that is one acre. The maximum lot is Lot Number 20 and that is 7.9 acres. We have an average lot size of 2.19 acres and it is zoned for one acre zoning. So I spoke to Mark Edsall this morning about some of his comments regarding the subdivision so I'd just like to go over some of his concerns and how we are going to address them. One of them was on Lot Number 2, he was concerned that the house was too close to the front, so we were going to move that house back to the 40 foot minimum front yard setback. On Lot Number 4, he was concerned about that lot being too close and that will satisfy the 45 foot minimum front yard setback. Also, the lot width requirements which are 125 feet, Lot Number 11, we are going to move that house back and that will satisfy the 125 foot minimum lot requirements. Lots Number 15 and 18, we are going to check on the sanitary systems and make sure they are not within 100 foot of the wetlands area. The wetlands are on the map, would be thick line and the 100 foot buffer is within the thin line. We need to be 100 foot away from any kind of running water. We made sure that all of our septic and wells have all of the required setback distances from each other. The wells are all at least 100 feet from any septic system below it and 200 feet from any septic system that is higher from it. We have also located the existing well and septic to the west of the site on Bill Washington's land and so we made sure we maintained the proper setbacks from his land. We also met with the DEC personnel, Lance Colts (phonetic) out there who went over the wetlands boundary with us and we are crossing the wetlands. So we met with him. What we are doing is utilizing existing cattle crossings in that area so he did not feel there would be any problem. We will have to have a DEC wetlands permit though. We met with William Elgee (phonetic) to get his comments on the proposed access and we have got two highway accesses proposed. They are at those locations because that is the best place for the sight distance. There is a vertical curve at the barn which is the existing building

Ms. Dewkett: As far as the comments I know we can get those settled in a very short amount of time.

Mr. McCarville: I have a concern. If you have to increase the size of the circle, how is that going to effect your lot sizes on the cul-de-sac?

Ms. Dewkett: I believe the lots are all large enough that they will be okay.

Mr. Scheible: The Board wishes to see the plan be brought back in. We will bring the comments in and answer your comments and submit your plan by Monday and we will put you on the next available agenda. At that time, we will announce the date of the public hearing.

shown on Lot Number 13. So we had to be 500 feet sight distance from the vertical curve.

Mr. Van Leeuwen: Did the state give approval for the highway permit?

Ms. Dewkett: I know that will be contingent upon final approval. We will be submitting an application for approval from the DOT.

Mr. Van Leeuwen: There is a problem with curb cuts here on 207. Before we give preliminary approval, I'd like to see the highway curb cuts approval from the state before we go ahead and do it. If we give preliminary approval and the state comes in and says you have to move the roads, you have to move the configuration.

Ms. Dewkett: When we met with Bill, he gave us a letter that said he did not have any problem with the curb cuts. He did not foresee any problems.

Mr. Edsall: You can't give preliminary tonight anyway. You need a public hearing. It would be acceptable though with normal fashion to grant preliminary and have it circulated for departmental approvals, Orange County Health, DEC, DOT. Usually they don't know to look at such plans.

Mr. McCarville: I have one question on the pond area that sits beyond Lot 10, 11 and 12. Why you cut so little of it into Lot 12 and so little into Lot 10 which could decrease the size of both those lots along the wetlands where the blue marker and keep it cleanly on Lot 11.

Mr. Scheible: The last time they were in, they had the line going through the middle of the pond. Then we asked them to put the pond in its entirety on the one lot and you still haven't done it.

Mr. Volonakis: That is a minor change.

Mr. Scheible: That was a major request the last time you were in here. We'd rather have one owner on the pond.

Ms. Dewkett: Also, we will be submitting septic designs to Orange County for their approval.

Mr. Scheible: There is also a pond on Lot 16 and Lot 17. That is a pond, am I not correct?

Ms. Dewkett: Yes.

Mr. Scheible: There is another situation, too. You only have a little smidgen to move it over. You still have a large enough lot, just put the pond entirely on it, but ponds entirely onto one lot.

Ms. Dewkett: Sheet Number 3 just has the roadway plan. We show the PC's and PT's on the curves. We maintain 50 foot right of way for the entire road and the typical section and profile are on Sheet Number 5.

Mr. Van Leeuwen: The culverts have to be 110, I mean the cul-de-sac's have to be 110, not culverts.

Ms. Dewkett: Sheet Number 4 is the drainage plan and as you said, there are two natural ponds, three natural ponds on the site. We are going to use those as retention ponds for the subdivision. We are trying to maintain the natural flow of the area. The area flows from the top of the sheet down to the bottom of the sheet. The water gets onto the site through the three culverts shown on the drainage plan that go under Route 207. So we are going to maintain those culverts and flow down to the south under the road through four frost drains. Those drains have been placed at low points of the road and also at the existing stream.

Mr. Scheible: Where is all this water going to end up, in a pond or swamp?

Mr. Van Leeuwen: It goes across into Stewart's land. That is where the big pond that runs across goes into Stewart land, runs on the property along the road, flows down 207, crosses 207 and goes down into Stewart field property.

Ms. Dewkett: On the profile, we have met the 250 foot minimum stopping distance.

Mr. Pagano: Did we address the barn?

Mr. Van Leeuwen: First, it was going to be left, then taken down and according to this, it is going to stay.

Mr. Scheible: We need a note that there will be no further subdivision on any of these lots.

Mr. Van Leeuwen: Another thing we should do is they are liable to take the barn and convert it into an apartment.

Mr. McCarville: We should probably do a lead agency. I make a motion that the Planning Board of the Town of New Windsor be lead agency on the Heritage Park Subdivision.

Mr. Pagano: I will second that.

ROLL CALL:

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

Ms. Dewkett: We'd like to request that you schedule a public hearing.

Mr. Van Leeuwen: These comments should be addressed first. Then we will schedule you for a public hearing.

Mr. Edsall: I believe with these minor changes, we can schedule a public hearing. Secondly, he may want to consider your actions on the SEQR because there are other involved agencies. You can't assume the role. You have to invite everyone else to have their chance, same as what we did the last time. The project died the rejuvenated itself.

Mr. McCarville: Therefore, I withdraw my motion.

Mr. Edsall: I will issue a lead agency coordination letter, same as we did last time. Within the 30 days, we will hear yes or no.

Mr. Scheible: Then we'll set up a public hearing.

Mr. Roness: You can have the public anyway. It's just that the SEQR business has to be wrapped up before you make your decision or at the time you make your decision.

Mr. Scheible: So if we can set up the public hearing for the second meeting of June.

Mr. Roness: You can have the public hearing, just don't take a vote on it until you have got the SEQR.

Mr. Van Leeuwen: There are too many loose ends here.



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Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (west of Beattie)
NEW WINDSOR #: 88-2 (formerly 87-11)
DATE: 11 May 1988

1. The Applicant has submitted Preliminary Plans for a twenty-seven (27) lot major subdivision of a 65.6 +/- acre parcel. The Plan was previously reviewed at the 27 January 1988 Planning Board Meeting where sketch plan approval was granted.

2. The Board should note that the general arrangement of this preliminary subdivision plan is similiar to the plan which received sketch plan approval at the 27 January 1988 meeting. It should be noted that some lot lines have been somewhat revised and the lot numbering has changed.

3. The preliminary plans include a total of six (6) sheets of various information. The content of the Plans appears suitable for preliminary review, and it is recommended that the Board take the following actions at this meeting:

- a. Begin the SEQRA process and authorize issuance of a "lead agency coordination letter".
- b. Schedule the preliminary public hearing.
- c. Circulate the preliminary plans to all Town Departments and involved agencies for their review.

4. The following items should be clarified and/or corrected for the plans reviewed at the Public Hearing:

- a. Check and correct if necessary location of proposed houses on Lots No. 2 and 4 with regard to front yard setbacks.
- b. Verify acceptability of Lots No. 4 and 11 with regard to lot widths.
- c. Add locations of deep tests and percolations tests (including number designation) to septic plan.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (west of Beattie)
NEW WINDSOR #: 88-2 (formerly 87-11)
DATE: 11 May 1988

-2-

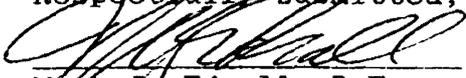
- d. Add complete Zoning Bulk Table to the Lot Plan.
- e. Relocate house on Lot No. 19 and sanitary systems on Lot 15 and 18 so as not to encroach on the wetlands buffer zone.
- f. Add details and any appropriate notes with regard to soil erosion and sediment control measures to be taken during construction of the project.

5. The Board may wish to discuss with the Applicant the request of the Fire Prevention Bureau with regard to the installation of a "dry hydrant" in the area near Lot No. 6, where the "two ponds meet". If same is to be required, it is my understanding that the Application to the New York State Department of Environmental Conservation for the construction within the wetlands would need to include this hydrant installation.

6. The Board may wish to discuss the need for a notation on the Plan that "no lot shall be further subdivided". It may also be advisable that such restrictions be included as restrictive covenants within the deeds for each lot. This restriction on further subdivision may be appropriate for discussion as part of the SEQRA review.

7. The Plan for this subdivision will require submittal to the New York State Department of Transportation for the roadway accesses, to the Orange County Department of Health for subdivision approval and the New York State Department of Environmental Conservation for the encroachment on the designated wetlands.

Respectfully submitted,


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

MJEnje

heritage



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

23 May 1988

New York State Department
of Environmental Conservation
21 South Putt Corners Road
New Paltz, N.Y. 12561

SUBJECT: HERITAGE PARK MAJOR SUBDIVISIONS;
TOWN OF NEW WINDSOR (FOR REF. NO. 88-2)

Gentlemen:

The Town of New Windsor Planning Board has had placed before it an Application for a Major Subdivision located off NYS Route 207, west of Beattie Rd. within the Town of New Windsor. This Application is a revision of former project number 87-11. It should be noted that the subject project is located nearby the New York State Freshwater Wetlands MB-22 and MB-24. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law. Additional copies of this letter are being forwarded to others involved for interested agencies or organizations, of which we are aware.

A letter of response with regard to your interest in the position of Lead Agency as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Town of New Windsor Planning Board, would be most appreciated. Should no other Agency or Group desire the Lead Agency position, it is the Town of New Windsor Planning Board's desire to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days of this letter, it will be understood that you do not have an interest in the Lead Agency position.

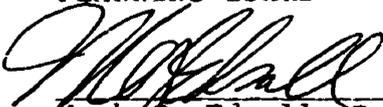
A copy of the Environmental Assessment Form as prepared by, or in behalf of the Developer, subdivider and submitted to this Board, is enclosed for your reference. In addition, a location map is enclosed.

24 May 1988

Your attention in this matter will be most appreciated. Should you have any questions concerning the project, please do not hesitate to contact this office.

Very truly yours,

TOWN OF NEW WINDSOR
PLANNING BOARD



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

MJE.emj

Encls.as

cc: Henry Scheible, Chairman, Planning Board ✓
Orange County Department of Planning
Orange County Department of Health
Orange County Department of Public Works
New York State Department of Transportation
Planning Board File (88-2)

heritpk.emj

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

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

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

NAME OF ACTION HERITAGE PARK SUBDIVISION			
LOCATION OF ACTION (Include Street Address, Municipality and County) 63.8 ACRE PARCEL ON RT. 207, SEC. 51, BLK 1, LOT 84.2 in the TOWN OF NEW WINDSOR			
NAME OF APPLICANT/SPONSOR RIVER STREET ASSOCIATES		BUSINESS TELEPHONE (914) 561-7001	
ADDRESS 12 FRONT STREET, NEWBURGH, N.Y.			
CITY/PO NEWBURGH		STATE N.Y.	ZIP CODE 12550
NAME OF OWNER (if different) JOHN & JACOBA LEYENS		BUSINESS TELEPHONE ()	
ADDRESS ROUTE 207			
CITY/PO ROCK TAVERN		STATE N.Y.	ZIP CODE 12575
DESCRIPTION OF ACTION SUBDIVISION OF 63.8 ACRE PARCEL INTO A SINGLE FAMILY RESIDENTIAL DEVELOPMENT OF 19 27 SINGLE FAMILY LOTS.			

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

A. Site Description

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

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-far)
 Forest Agriculture Other _____

2. Total acreage of project area: 63.8 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>4</u> acres	<u>4</u> acres
Forested	<u>4</u> acres	<u>4</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>42.8</u> acres	<u>0</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>10</u> acres	<u>10</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	<u>0</u> acres
Roads, buildings and other paved surfaces	<u>1</u> acres	<u>10</u> acres
Other (Indicate type) _____	_____ acres	_____ acres

*Ref Orange County Soil Survey—Oct 1961

3. What is predominant soil type(s) on project site? NaD, MdB, RSB, BnC, BnB, MdC, Ca

a. Soil drainage: Well drained 70 % of site Moderately well drained 20 % of site
 Poorly drained 10 % of site (wetland)

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the National Land Classification System? _____ acres (See 1 NYCRR 370)

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock? Greater than 5' (in feet)

△ REV 1 - Jan 19, 88

5. Approximate percentage of project site with slopes 0-10% 11-15% 16-19% 20% or greater
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? _____ (in feet) *Greater than 5' (70%)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to _____
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous to project area: NO
 a. Name of Stream and name of River to which it is tributary _____
16. Lake, ponds, wetland areas within or contiguous to project area:
 a. Name Wetlands b. Size (in acres) 10 acres ±
17. Is the site served by existing public utilities? Yes No Electric
 a) If Yes, does sufficient capacity exist to allow connection? Yes No
 b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 63.8 acres.
- b. Project acreage to be developed. 63.8 acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped 10 acres. WETLANDS
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N/A %;
- f. Number of off-street parking spaces existing 0; proposed _____
- g. Maximum vehicular trips generated per hour 24 (upon completion of project)
 *PM peak hour REF "SITE HANDBOOK"
- h. If residential Number and type of housing units
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>27</u> | <u>27</u> | | |
| Ultimately | <u>27</u> | <u>27</u> | | |
- i. Dimensions (in feet) of largest proposed structure 35 height, 45 width, 65 length Residential
- j. Linear feet of frontage along a public thoroughfare project will occupy 2364 ft along Rt. 207
4100 LF in proposed subdivision roads

2. How much natural material (rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 10+ acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction 2 years months, (including demolition).
7. If multi-phased: N/A
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction 50; 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. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type Residential-subsurface
14. Will surface area of an existing water body increase or decrease by proposal? Yes No discharge
- Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
- * 16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month 5 tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name Orange County Landfill; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain _____
 y REF "SALVATO"
- SEE #16 17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) Oil, Electric or Propane for heating & Cooking
- * 22. If water supply is from wells, indicate pumping capacity 5 gallons/minute/unit
23. Total anticipated water usage per day 4640 ⁵⁶¹⁰ gallons/day
24. Does project involve Local, State or Federal funding? Yes No
 If Yes, explain _____

A PVU 1 - JAN 11, 88

City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	Nov. 87
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	Water & Septic	_____
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC & Wetlands	_____
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
NYS DOT	<input type="checkbox"/> Yes <input type="checkbox"/> No	Road Access Permit	_____

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? R3
- What is the maximum potential development of the site if developed as permitted by the present zoning?
63 units single family
- What is the proposed zoning of the site? R3 (NO CHANGE)
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
63 units (NO CHANGE)
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? 37 27 Δ
a. What is the minimum lot size proposed? 1+ACRE
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them. See information material "~~Application for Sketch Plan Approval~~" submitted with sketch plan.

E. Verification

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

Applicant/Sponsor Name River Street Associates Date 30 October 1987
Signature [Signature] Title Principal 1.10.88

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

Δ REVISION 1 19 50 88

General Information (Read Carefully)

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

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- 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.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

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

Examples that would apply to column 2

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

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

• Specific land forms _____

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

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

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

Examples that would apply to column 2

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

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

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

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

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

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

Instructions

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

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

To answer the question of importance, consider:

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

(Continue on attachments)

Appendix B State Environmental Quality Review Visual EAF Addendum

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

(To be completed by Lead Agency)

Visibility	Distance Between Project and Resource (in Miles)				
	0-¼	¼-½	½-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A governmentally established or designated Interstate or Inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• County road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Yes No

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

Yes No



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

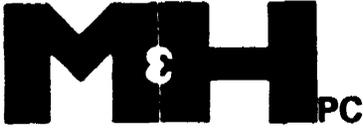
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Heritage Park Subdivision
PROJECT LOCATION: South side of Route 207 (west of Beattie)
NEW WINDSOR #: B7-11
9 December 1987

1. The Applicant has submitted a Plan for the major subdivision of a 65.6 +/- acre parcel into thirty-three (33) lots. The Plan was previously reviewed at the 22 April 1987 and 18 November 1987 Planning Board Meetings.
2. It should be noted that the first plan submitted in April was prepared by Hudson Engineering Associates, having one arrangement. The Plan submitted in November 1987 was prepared by Kartiganer Associates, having a different arrangement. The Plan submitted for this meeting is prepared by River Street Associates, having a different arrangement.
3. Any subdivision plan submitted must be prepared by a licensed Surveyor.
4. It should be noted that the SEQRA review process has been initiated utilizing the Environmental Assessment Form and Plan as prepared by Kartiganer Associates. It is my opinion that such process is invalid if the River Street Associates Plan is to be the basis of development.
5. As previously noted in my review comments, one of the primary concerns for the project is the proximity to the New York State Department of Environmental Conservation Wetlands. The River Street Associates plan as submitted indicates limits of "DEC Wetlands (typical)". The configuration of such limits do not appear consistent with the New York State Freshwater Wetlands Map as prepared by the New York State Department of Environmental Conservation. The Board may wish to ask if the limits as shown on this plan were actually located by the DEC in the field, as requested by this Engineer and the Planning Board.

Respectfully submitted,


Mark J. 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

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

TO: HANK SCHIEBLE AND MARK EDSALL
FROM: RICHARD D. McGOEY
SUBJECT: HERITAGE SUBDIVISION; ROCK TAVERN, NEW YORK
DATE: 29 MARCH 1988

Please be advised that I received a call from a Mr. Washington who lives immediately across from the Rock Tavern Post Office on Route 207.

I held a field meeting with Mr. Washington in regard to his concern for his shallow well water supply. Mr. Washington fears that when the subdivision is developed and wells are drilled, the wells may affect his shallow well. In addition, he has a concern for contamination from the on-site septic systems.

We agree that both problems could potentially occur and this situation should be monitored during the well drilling and pumping test operations within the subdivision. In addition, we suggested to Mr. Washington that he have a water quality analysis performed on his well prior to the development of the subdivision so that he has verification of water quality if contamination does occur.

In summary, we are simply requesting that the Planning Board give some consideration to this shallow well while reviewing this application for approval.

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 88-2

FIRE BUREAU
REFERENCE NUMBER: 88-32

SITE PLAN FOR: Heritage Park Subdivision

ADDRESS: Route 207, New Windsor, New Windsor

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 27 May 19 88.

 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

X The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

 *** Plans have been rejected 3 previous times with no indication of any attempt to comply with Fire Prevention Bureau rejection items:

 1. Pavement width is 24 feet and does not meet Town Code of 34 feet wide.

 2. A dry hydrant is to be installed for use of Fire Department at the roadway where the two (2) ponds meet.

 3. The Pavement width to be a minimum of 34 feet to meet Town Code, the crossing shall be able to safely carry a 25 ton Fire Apparatus.

 *** Plans reviewed by the Office of the Fire Inspector in the absence of a Fire Prevention Bureau meeting.

SIGNED: *AmcDonald*

KARTIGANER ASSOCIATES, P. C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE: 12550 PHONE: (914) 562-4391

25 May 1988

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

PROJECT: HERITAGE PARK SUBDIVISION
TOWN OF NEW WINDSOR
K.A. JOB NO. 87033.00

SUBJECT: PRELIMINARY PLANS, REV. 1, SHEET 7

Dear Sirs:

Please find enclosed 14 copies of the SUBJECT plan sheet to be added to the plans transmitted by my 13 May 1988 letter to the board. This sheet was added in answer to comments made per Review Comments submitted 11 May 1988 by Mark Edsall of McGoey and Hauser. The revisions are as follows:

- a) With respect to Item 4f. of the Review Comments the Sediment Control Detail and note was added to the plan set.
- b) With respect to Item 5. of the Review Comments the Dry Hydrant Detail was added to the plan set and will be included in the Application to the New York State Department of Environmental Conservation.
- c) With respect to Item 7. of the Review Comments the plans have been submitted to N.Y.S. Department of Transportation and we are awaiting their approval. The plans to New York State Department of Environmental Conservation and to Orange County will be out by 3 June 1988.

Should you have any questions please feel free to contact me at your earliest convenience.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

Katherine Ann Dewkett

Katherine A. Dewkett, P.E.
Project Engineer

KAD/snh

encl: a/s
cc: D. Klybas, River Street Associates

KARTIGANER ASSOCIATES, P. C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE: 12550 PHONE: (914) 562-4391

13 May 1988

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

PROJECT: HERITAGE PARK SUBDIVISION
TOWN OF NEW WINDSOR
K.A. JOB NO. 87033.00

SUBJECT: PRELIMINARY PLANS, REV 1

Dear Sirs:

Please find enclosed 14 copies of revised title sheets and sheets 2 and 6. These sheets have been revised in answer to comments made at the 11 May 1988 Planning Board meeting and per Review Comments submitted 11 May 1988 by Mark Edsall of McGoey and Hauser. The revisions are as Follows:

- a) With respect to the comment regarding each pond be placed entirely in a single lot; Lots 8, 10, 12, 16 and 17 have been changed.
- b) With respect to the comment regarding the cul-de-sac on Apple Court, the outside diameter has been changed to 110 feet. This changed Lots 2, 3, 4, and 5.
- c) With respect to the comment regarding no further subdivision of lots, Note #1 was added to sheet 2.
- d) With respect to the comment regarding the existing barn on Lot 12, Note #3 was included as approved on the sketch plan.
- e) With respect to Item 4a. of the Review Comments the houses on Lots 2 and 4 were relocated to assure the proper 45 foot front yard setback.
- f) With respect to Item 4b. of the Review Comments the house on Lot 11 was relocated to assure the proper 125 foot lot width. The relocation of the house on Lot #4 as addressed in item e) of this response assured the proper lot width.
- g) With respect to Item 4c. of the Review Comments the locations of deep tests and percolation tests were added to sheet 2.

h) With respect to Item 4d. of the Review Comments the Zoning Bulk Table was added to the title sheet.

i) With respect to Item 4e. of the Review Comments the house on Lot 19 was relocated out of the wetlands buffer zone. The sanitary system on Lot 18 was relocated so as not to encroach on the wetlands buffer zone. Lot 15 was checked and found not to encroach on the wetlands buffer zone.

j) With respect to Item 6 of the Review Comments this item was addressed in Item c) of this response.

k) With respect to Item 7 of the Review Comments submittals are being prepared for the New York State Department of Transportation, Orange County Department of Health and New York State Department of Environmental Conservation.

l) Sheet 6 was changed to reflect additional percolation test data.

Should you have any questions please feel free to contact me at your earliest convenience.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

Katherine A. Dewkett/snd

Katherine A. Dewkett, P.E.
Project Engineer

encl: a/s

cc: D. Klybas, River Street Associates

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 88-2

FIRE BUREAU
REFERENCE NUMBER: 88-18
Re: 88-02 - DISAPPROVAL - OVER

SITE PLAN FOR: HERITAGE PARK SUBDIVISION

ADDRESS: ROUTE 207, NEW WINDSOR, NEW YORK 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 APRIL 1988.

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).

PAVEMENT WIDTH IS 24 FEET - NOT TO TOWN SPECIFICATIONS OF 34 FEET WIDE

A DRY HYDRANT IS TO BE INSTALLED FOR USE OF FIRE DEPARTMENT, WHERE THE ROADWAY MEETS THE TWO ROADS

THE EXISTING CROSSING MUST BE ABLE TO SAFELY CARRY A 25 TON FIRE APPARATUS.

SIGNED: Alfred W. Wender



Louis Heimbach
County Executive

**Department of Planning
& Development**

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

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 27-87 N
County I.D. No. 51 / 1 / 84.2

Applicant Heritage Park Subdivision/River Street Associates

Proposed Action: Major Subdivision

State, County, Inter-Municipal Basis for 239 Review within 500 feet of Rt. 207

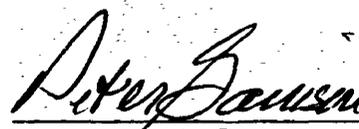
- County Effects: 1. The revised internal road network better conforms with the natural features associated with the site.
2. The trees located along Rt. 207 should be preserved as much as possible. They serve as a buffer between the vehicular traffic and the proposed dwellings. (Screen out noise, fumes, lights)
3. The erosion control measures should be documented.
4. The proposed house location on Lot19 should be relocated outside the 100 foot wetland buffer zone.
5. The septic system located on Lot 18 should be moved further away from the 100 ft. buffer zone.

Related Reviews and Permits NYSDEC, NYSDOT, Orange County Dept. of Public Works, and Orange County Dept. of Health

County Action: _____ Local Determination XXXXXX _____ Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: _____

April 18, 1988
Date



Commissioner

Postcard Returned
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: **Heritage Park Subdivision**
PROJECT LOCATION: **South side of Route 207 (West of Beattie)**
NEW WINDSOR #: **88-2 (Formerly 87-11)**
27 JANUARY 1988

- 1). The Applicant has submitted a Sketch Plan for a twenty-seven (27) Lot Major Subdivision of a 65.6 +/- acre parcel.
- 2). The subdivision of this property was previously proposed based on various plans and was rejected on 9 December 1987. This submittal is a new application for the Planning Board's consideration.
- 3). The Planning Board should review this proposed Sketch Plan submittal on a general concept basis. If the general layout of the plan appears acceptable, Sketch Plan approval can be granted. If such approval is granted, the following should be considered:
 - a). Initiation of the SEQRA process.
 - b). Scheduling of the required Public Hearing.
 - c). Upon receipt of preliminary plans, copies should be circulated to all Town Departments.
 - d). The Applicant should be instructed to submit a Long Form Environmental Assessment Form for the project, based on the approved Sketch Plan arrangement.
- 4). The Applicant should verify the Zone Classification for the subject property (R-3 or R-1). In either case, the bulk requirements for this subdivision are identical.
- 5). Inasmuch as the contour lines shown on the plan do not include elevations, a complete review of the acceptability of the sanitary system to well spacings could not be made. Future plans should include complete topographical information such that such verification can be made.
- 5). The Preliminary Subdivision Plan submitted to the Planning Board should be prepared by a Licensed Surveyor in the State of New York.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJE:dml
88-2a

1-22-88

Mr. Volanakis from River Street Associates came before the Board representing his proposal.

Mr. Volanakis: I am from River Street Associates and we were here two weeks ago for sketch plan approval. We have added the notes requested by the Board. A new driveway access and note on the existing barn stating that it is to remain as an accessory structure and we have also taken the pond lot and put it on one site. Lot #4 we have included the pond on that one lot. No egress to Route 207 either. We have paid all of the application fees also.

Mr. Van Leeuwen: Do we have a letter from DOT that the ingress and egress is approved by DOT?

Mr. Volanakis: I don't know if there is a letter but we met with them

Mr. Edsall: Keep in mind that the Board disapproved the plan. This is a new application, a new file number, it is a continuation of the same project but a new application. They have basically started with a new sketch plan.

Mr. Volanakis: This is the same plan we presented weeks ago, we added the notes and engineering note and the pond into one site.

Mr. Van Leeuwen: What you are looking for is what?

Mr. Volanakis: Sketch Plan approval, sketch plan approval so that we can proceed with preliminaries.

Mr. Pagano: I would like to address the pond. It is one of these things that this pond is going to be like where all the kids are going to end up going to and I would like to know if it is possible and as a freshman member of this board, I don't know, if we can say to put a little fence or barrier to prevent people from jumping into the lake. Kids will find the water and is it possible we can say some sort of a restriction to prevent people from getting into the lake area.

Mr. Van Leeuwen: We can do it but we don't get into that until we get close to final approval.

Mr. Edsall: They have revised it quite a bit based on all of the input from the Board. I think it is a good plan to start with.

Mr. Jones: Was this laid out by a licensed surveyor.

Mr. Volanakis: By Hudson Engineering who is a licensed surveyor. I am a registered architect in the State of New York. My seal should be on there.

Mr. Pagano: Number one, we have a septic field there that is almost on 207. If it is ever going to be widened some day, we could just move some of these things around where we could probably save a lot

.of future problems. But it looks good. I like it.

Mr. Volanakis: Primarily what we are looking for is a conceptual approval.

Mr. Jones: Does the planning Board of The Town of New Windsor give sketch plan approval to Heritage Park Subdivision.

Mr. Lander: I will second that motion.

MR. PAGANO	AYE
MR. JONES	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

23 May 1988

New York State Department
of Environmental Conservation
21 South Putt Corners Road
New Paltz, N.Y. 12561

SUBJECT: HERITAGE PARK MAJOR SUBDIVISIONS;
TOWN OF NEW WINDSOR (FOR REF. NO. 88-2)

Gentlemen:

The Town of New Windsor Planning Board has had placed before it an Application for a Major Subdivision located off NYS Route 207, west of Beattie Rd. within the Town of New Windsor. This Application is a revision of former project number 87-11. It should be noted that the subject project is located nearby the New York State Freshwater Wetlands MB-22 and MB-24. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law. Additional copies of this letter are being forwarded to others involved for interested agencies or organizations, of which we are aware.

A letter of response with regard to your interest in the position of Lead Agency as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Town of New Windsor Planning Board, would be most appreciated. Should no other Agency or Group desire the Lead Agency position, it is the Town of New Windsor Planning Board's desire to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days of this letter, it will be understood that you do not have an interest in the Lead Agency position.

A copy of the Environmental Assessment Form as prepared by, or in behalf of the Developer, subdivider and submitted to this Board, is enclosed for your reference. In addition, a location map is enclosed.

New York State Department
of Environmental Conservation

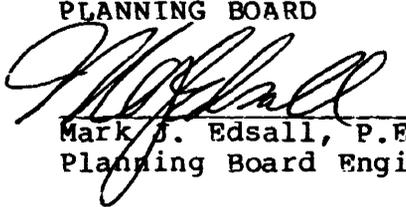
-2-

24 May 1988

Your attention in this matter will be most appreciated. Should you have any questions concerning the project, please do not hesitate to contact this office.

Very truly yours,

TOWN OF NEW WINDSOR
PLANNING BOARD



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

MJE.emj

Encls.as

cc: Henry Scheible, Chairman, Planning Board
Orange County Department of Planning
Orange County Department of Health
Orange County Department of Public Works
New York State Department of Transportation
Planning Board File (88-2) ✓

heritpk.emj

5-18-88

Heritage Park

88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

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

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Suman D. Maitra
SANITARY SUPERINTENDENT

May 25, 1988
DATE

5-18-88

Heritage Park

88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW BOARD D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Kartigan Assoc. for the building or subdivision of
Heritage Park has been
reviewed by me and is approved
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area as yet.

HIGHWAY SUPERINTENDENT

Steve Dillio
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Heritage Park 88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

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

If disapproved, please list reason.

Cul de sac ~~planned~~

Fred Lupp, Jr. (initials)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5/17/88
DATE

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
555 UNION AVE
NEW WINDSOR, N.Y.
12550

MAY 4, 1988

RE: HERITAGE PARK SUBDIVISION
RT 207, PLANS DATED 3/24/88

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:

PLANS HAVE BEEN SENT TO THE REGIONAL OFFICE
POUGHKEEPSIE, FOR THEIR REVIEW & COM

Very truly yours,

W. Elgee

William Elgee
C.E. I Permits
Orange County

WE/dn

Heritage Park 88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, 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.

*PLANS HAVE BEEN SENT TO THE REGIONAL
OFFICE FOUGHKEEPSIE, FOR THEIR REVIEW
AND COMMENTS.*

REC'D. R4

MAR 31 1988

W. Edge

HIGHWAY SUPERINTENDENT NYS DOT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



STATE OF NEW YORK
 DEPARTMENT OF TRANSPORTATION
 4 BURNETT BOULEVARD
 POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON
 REGIONAL DIRECTOR

FRANKLIN E. WHITE
 COMMISSIONER

Date: June 7, 1988

To: Mark Edsall, P.E.

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

Re: Heritage Park
Environmental Assessment
Orange County

✓ This department has no objection to the Planning Board of the Town of New Windsor being the lead agency for this action.

✓ We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be reasonable.

If a draft environmental impact statement is prepared for the proposed project, please forward one to us for review.

✓ Please be aware that a state highway work permit will be required for any curb cuts onto Route 207. Application and final site plan should be forwarded to this department's local residency office, as soon as possible, to initiate the review process.

Other: _____

Very truly yours,

DOUGLAS G. DRUCHUNAS
 Civil Engineer II (Planning)

By Joanne Decker
 Joanne Decker
 Civil Engineer I (Planning)

DGD:JD:ak

Heritage Park 88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Kortigard Eng for the building or subdivision of
Heritage Pk. has been
reviewed by me and is approved ✓
disapproved _____.

~~If disapproved, please list reason.~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

John D. De
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

March 31, 1988

RE: Heritage Park (88-2)
Town of New Windsor

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

Gentlemen:

We have reviewed the site plan material which you sent to our office. There is insufficient detail for us to make meaningful Health Department comments.

This is a realty subdivision requiring our review and approval prior to your Board granting a final approval. We will make our formal comments at the time that the engineer makes a complete submission.

Very truly yours,

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

MJS:dlb

cc: File

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

~~88-11~~
88-2

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

2/12/88

RE: HERITAGE PARK DEVELOPMENT
RT 207- MM 111.2-111.3

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:

Very truly yours,

W. Elgee

William Elgee
C.E. I Permits
Orange County

WE/dn

87-11

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
River Street Assoc. for the building or subdivision of
Heritage Park Dr. has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

Need Fire Engineer Seal and Signature
on submitted map before re-reviewing map.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

J. J. Masten Jr.
SANITARY SUPERINTENDENT

January 28, 1988
DATE

88-2

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 87-11

FIRE BUREAU
REFERENCE NUMBER: 87-100

SITE PLAN FOR: HERITAGE PARK

ADDRESS: River Street Assoc.; 12 Front St., Newburgh, N.Y. 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 January 1988.

 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

 X The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

A dry hydrant is to be installed for use of the fire department at the roadway where the two (2) ponds meet. (Near crossing) The roadway pavement width to be a minimum of 34 feet to meet Town Code. The existing crossing must be able to safely carry a 25 ton fire apparatus.

SIGNED: *Alpha Wilson*

~~88-2~~ 88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
~~WATER~~ SEWER, HIGHWAY REVIEW FORM: D. P. W.

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

River St. Assoc. for the building or subdivision of

Heritage Park _____ has been

reviewed by me and is approved
disapproved _____.

If disapproved, please list reason.

There is no town water in this
area.

(Faint, illegible text, possibly a stamp or signature)

HIGHWAY SUPERINTENDENT

(Signature)

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
River Street Assoc. for the building or subdivision of
Heritage Park Dev. has been
reviewed by me and is approved
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn H. Masten Jr.

SANITARY SUPERINTENDENT

Jan. 14, 1988

DATE

88-2

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, ~~HIGHWAY~~ REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision Heritage Park ~~Rain Street~~ as submitted by
Rene Stullman for the building or subdivision of
_____ has been
reviewed by me and is approved
disapproved _____

If disapproved, please list reason.

I see no provisions on map for drainage.

Fred Japp Jr
HIGHWAY SUPERINTENDENT *(R.S.)*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

John & Jacoba Lyeen, deposes and says that he
resides at Route 207, Rock Tavern, N.Y. 12575
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Section 51, Block 1, Lot 84.2

which is the premises described in the foregoing application and
Kartiganer Associates representing the
that he has authorized River Street Associates

to make the foregoing application as described therein.

Date: 11/27/87

Jacoba Lyeen
John Lyeen
(Owner's Signature)

Michael Testafano
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: HERITAGE PARK SUBDIVISION.

Location: TOWN OF NEW WINDSOR, N.Y.

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

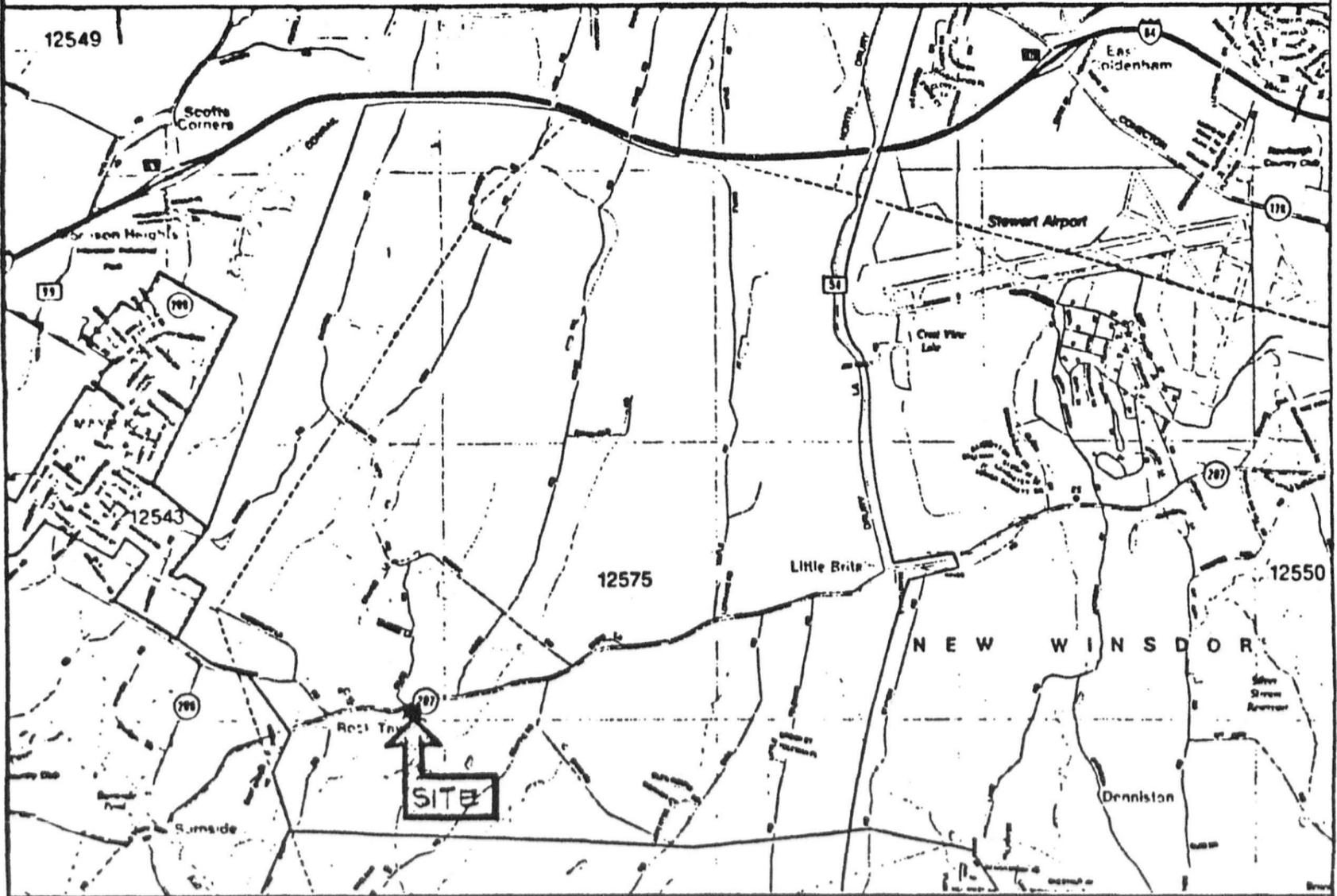
Preparer's Signature: _____ Date: _____

Preparer's Title: _____

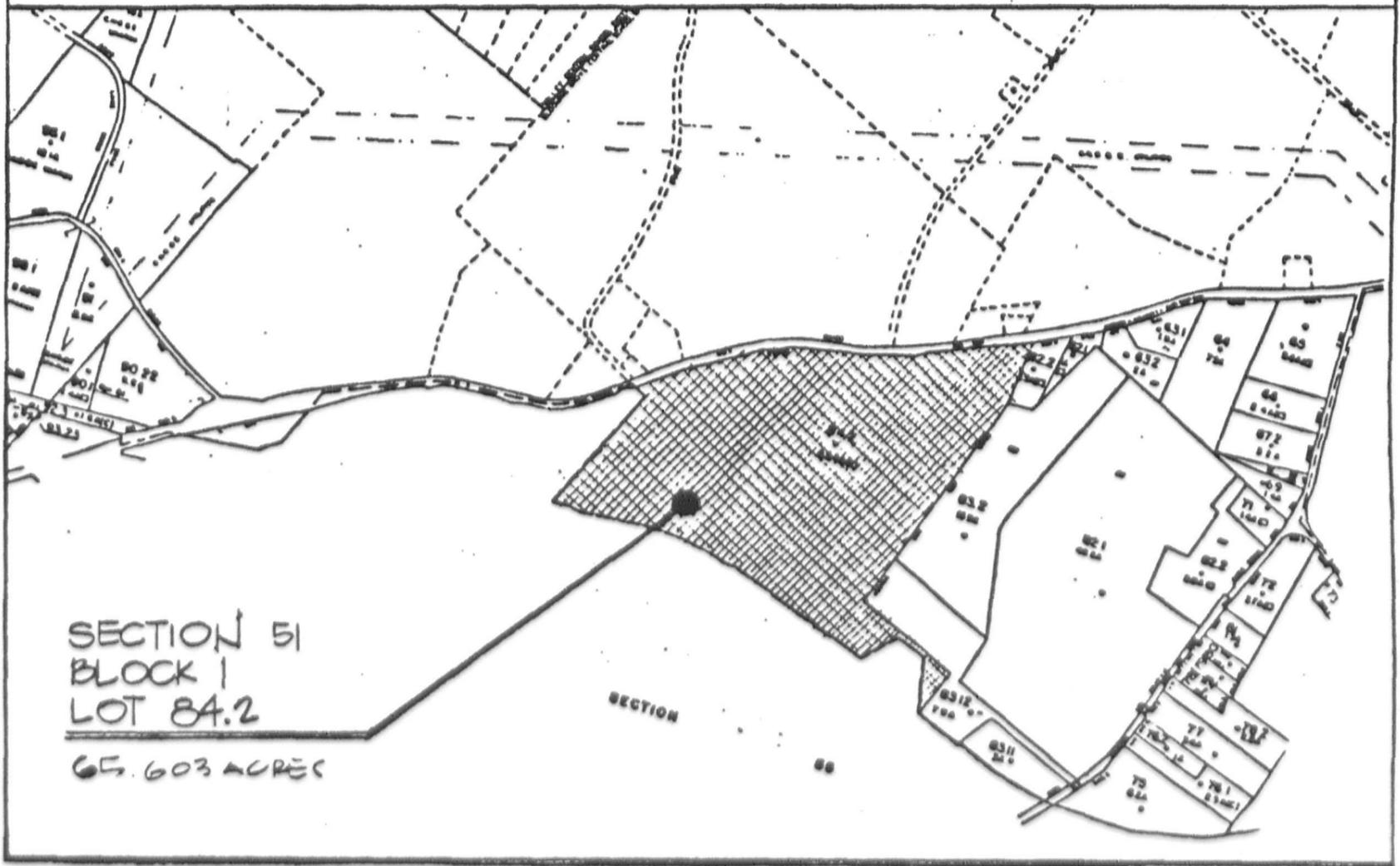
Agency: _____

HERITAGE PARK SUBDIVISION

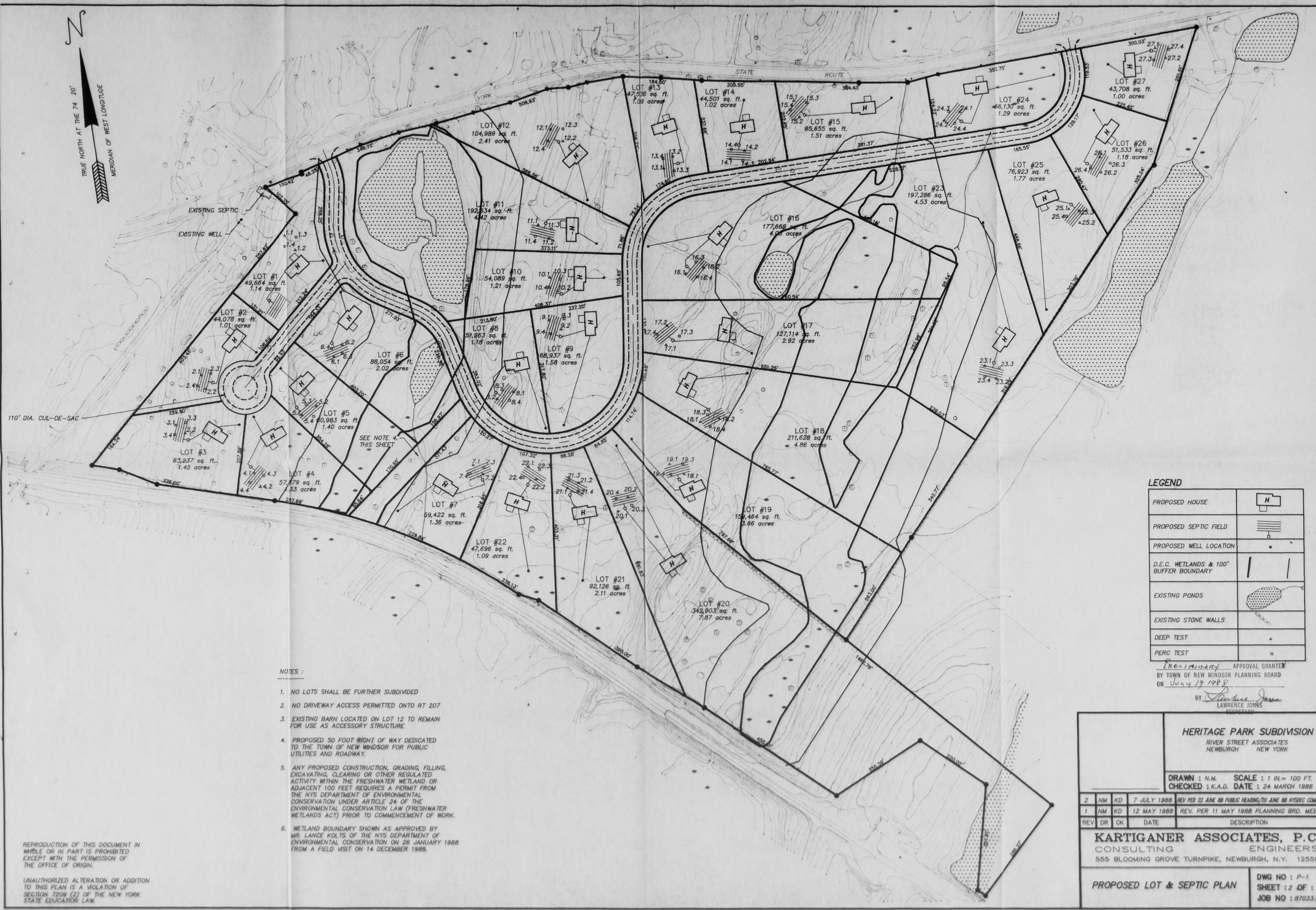
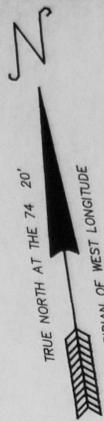
LOCATION MAP



TAX MAP



11 MAY 1988



NOTES :

1. NO LOTS SHALL BE FURTHER SUBDIVIDED
2. NO DRIVEWAY ACCESS PERMITTED ONTO RT 207
3. EXISTING BARN LOCATED ON LOT 12 TO REMAIN FOR USE AS ACCESSORY STRUCTURE
4. PROPOSED 50 FOOT RIGHT OF WAY DEDICATED TO THE TOWN OF NEW WINDSOR FOR PUBLIC UTILITIES AND ROADWAY.
5. ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY WITHIN THE FRESHWATER WETLAND OR ADJACENT 100 FEET REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.
6. WETLAND BOUNDARY SHOWN AS APPROVED BY MR. LANCE KOLTS OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 26 JANUARY 1988 FROM A FIELD VISIT ON 14 DECEMBER 1988.

REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED EXCEPT WITH THE PERMISSION OF THE OFFICE OF ORIGIN.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

LEGEND

PROPOSED HOUSE	
PROPOSED SEPTIC FIELD	
PROPOSED WELL LOCATION	
D.E.C. WETLANDS & 100' BUFFER BOUNDARY	
EXISTING PONDS	
EXISTING STONE WALLS	
DEEP TEST	
PERC TEST	

Preliminary APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON June 19 1988

BY *Lawrence Jones*
LAWRENCE JONES
SECRETARY

HERITAGE PARK SUBDIVISION
RIVER STREET ASSOCIATES
NEWBURGH NEW YORK

DRAWN : N.M. SCALE : 1 IN. = 100 FT.
CHECKED : K.A.D. DATE : 24 MARCH 1988

REV	DR	CK	DATE	DESCRIPTION
2	NM	KD	7 JULY 1988	REV PER 22 JUNE 88 PUBLIC HEARING/20 JUNE 88 NYSDEC COMMENTS
1	NM	KD	12 MAY 1988	REV. PER 11 MAY 1988 PLANNING BRD. MEETING

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

PROPOSED LOT & SEPTIC PLAN
DWG NO : P-1
SHEET : 2 OF : 6
JOB NO : 87033.00

ROCK TAVERN GREENS SUBDIVISION

ROUTE 207, TOWN OF NEW WINDSOR

ORANGE COUNTY NEW YORK

ZONING BULK REQUIREMENTS

ZONING DISTRICT
PROPOSED USE

R-3
SINGLE FAMILY RESIDENTIAL
WITHOUT CENTRAL WATER AND SEWER

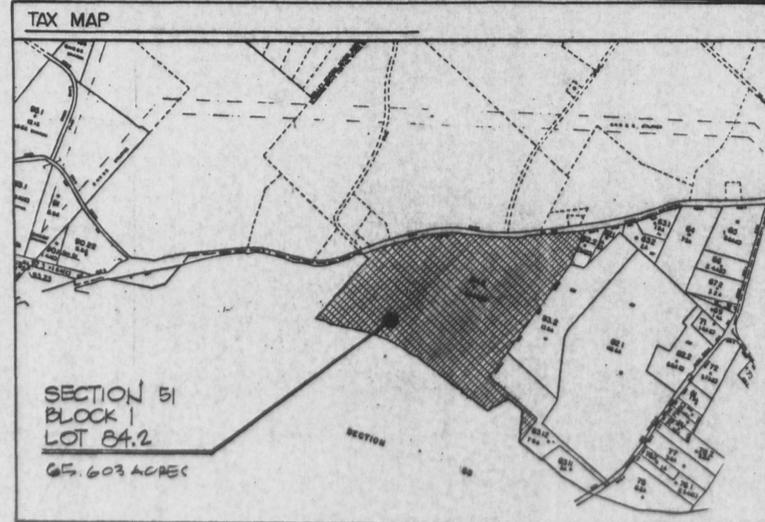
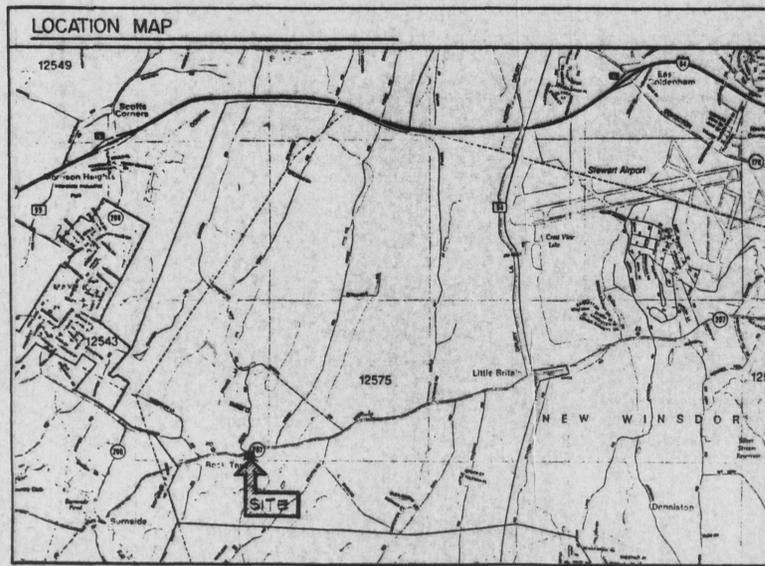
BULK REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	43,560 SF	43,560 SF
MINIMUM LOT WIDTH	125 LF	125 LF
REQUIRED FRONT YARD	45 LF	45 LF *
REQUIRED SIDE YARD/ BOTH YARDS	20/40 LF	20/40 LF
REQUIRED REAR YARD	50 LF	50 LF
REQUIRED STREET FRONTAGE	70 LF	70 LF
MAXIMUM BUILDING HEIGHT	35 FT	35 LF
MINIMUM LIVABLE FLOOR AREA	1,200 SF	1,200 SF
DEVELOPMENT COVERAGE	10%	10%

LOT SIZES VARY FROM 1 TO 5+ ACRES

* FRONT YARD SET BACKS SHALL BE IN ACCORDANCE WITH THE BULK REQUIREMENTS OUTLINED ABOVE WITH EXCEPTION TO THE FOLLOWING LOTS :

LOT NO.	MINIMUM FRONT SET BACK
10	95 FT.
11	116 FT.
20	100 FT.



DRAWING INDEX

SHEET NO.	DRAWING NO.	TITLE
1	T-1	TITLE SHEET
2	S-1	BOUNDARY SURVEY
3	P-1	PROPOSED LOT & SEPTIC PLAN
4	P-2	ROADWAY PLAN
5	P-3	DRAINAGE PLAN
6	PR-1	PROFILE & TYPICAL SECTION
7	TBL-1	DEEP TEST TABLE
8	TBL-2	TABLE OF SUBSURFACE SYSTEM DESIGN (SH. 1)
9	TBL-3	TABLE OF SUBSURFACE SYSTEM DESIGN (SH. 2)
10	D-1	MISCELLANEOUS DETAILS
11	D-2	WELL & SEPTIC DETAILS
12	D-3	WELL & SEPTIC DETAILS
13	D-4	DRAINAGE PROFILES & DETAILS

RECORD OWNER :

RIVER STREET ASSOCIATES, INC.
12 FRONT STREET
NEWBURGH,
COUNTY OF ORANGE, NEW YORK

DEVELOPER :

RIVER STREET ASSOCIATES, INC.

THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY REMAINING 12 SHEETS OF 13 SHEET SET.

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UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON April 25, 1990
BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
This is to certify that the proposed subdivision is in accordance with the provisions of Section 1117 of the Health Code.
ASSISTING COMMISSIONER



ROCK TAVERN GREENS SUBDIVISION
(F.K.A. HERITAGE PARK SUBDIVISION)
RIVER STREET ASSOCIATES, INC.
NEWBURGH, NEW YORK

DRAWN : N.M. SCALE : NONE
CHECKED : K.A.D. DATE : 24 MARCH 1988

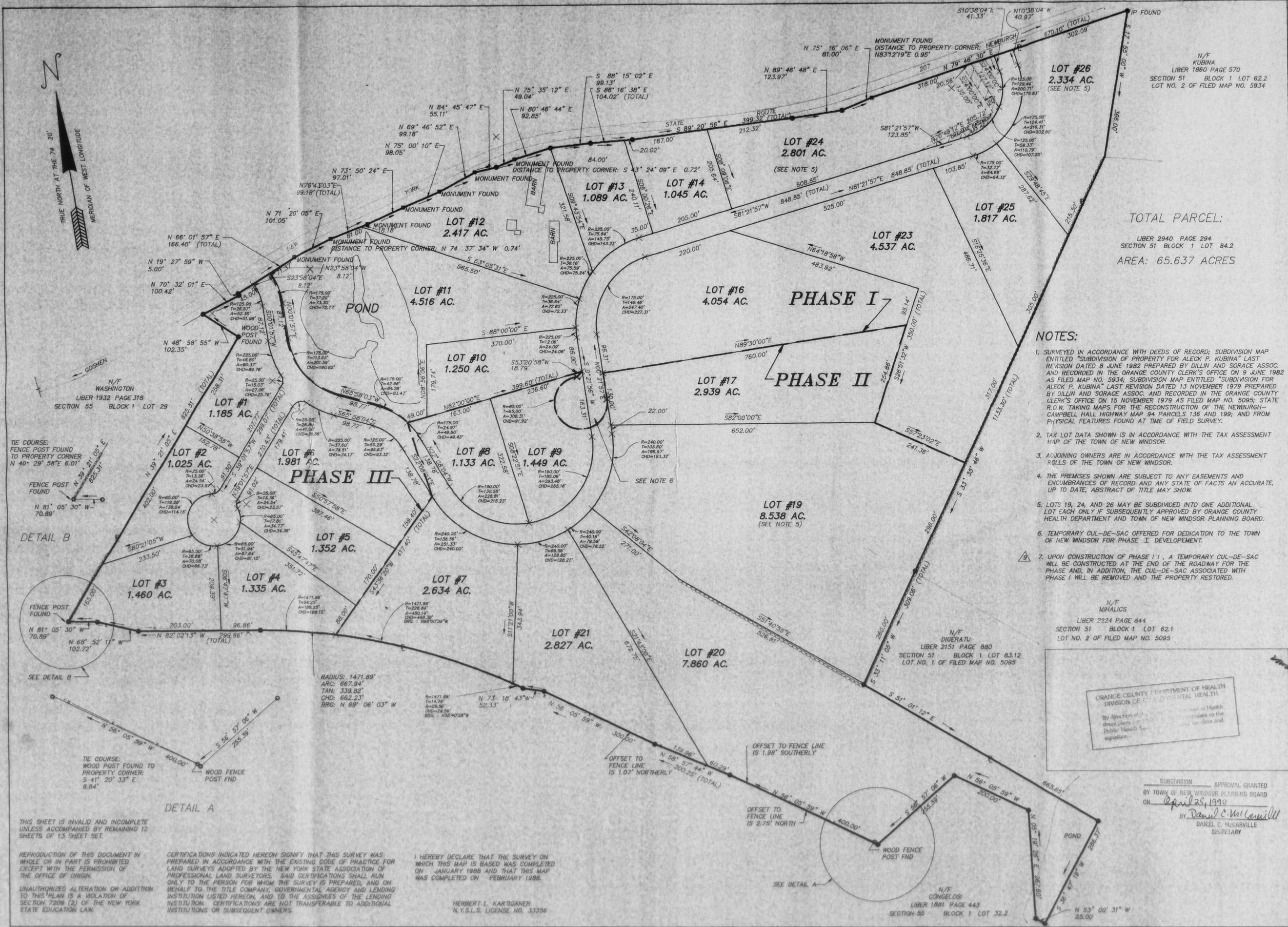
REV	DR	CK	DATE	DESCRIPTION
6	NM	MC	15 JUNE 1989	REV. PER PLANNING BOARD MEETING, 14 JUNE 89
5	NM	KD	5 MAY 1989	ADDED SHEET NO. 13
4	NM	KD	10 JAN. 1989	REV. PER O.C.H.D COMMENTS 21 NOV. 1988
3	NM	KD	31 OCT. 88	CHANGE OF SUBDIVISION NAME & RECORD OWNER
2	NM	KD	17 OCT. 88	REV. PER O.C.D.H. COMMENTS, 22 SEPT. 1988
1	NM	KD	12 MAY 1988	REV. PER 11 MAY 1988 PLANNING BRD. MEETING

KARTIGANER ASSOCIATES, P.C. CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

TITLE SHEET

SHEET : 1
OF : 13
JOB NO : 87033.00

Approved
4-25-90 88-2



TOTAL PARCEL:
LIBER 2940 PAGE 294
SECTION 51 BLOCK 1 LOT 84.2
AREA: 65.637 ACRES

NOTES:

1. SURVEYED IN ACCORDANCE WITH DEEDS OF RECORD; SUBDIVISION MAP ENTITLED "SUBDIVISION OF PROPERTY FOR ALECK P. KUBINA" LAST REVISION DATED 8 JUNE 1982 PREPARED BY DILLIN AND SORACE ASSOC. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON 9 JUNE 1982 AS FILED MAP NO. 5934; SUBDIVISION MAP ENTITLED "SUBDIVISION FOR ALECK P. KUBINA" LAST REVISION DATED 13 NOVEMBER 1979 PREPARED BY DILLIN AND SORACE ASSOC. AND RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE ON 15 NOVEMBER 1979 AS FILED MAP NO. 5095; STATE R.O.W. TAKING MAPS FOR THE RECONSTRUCTION OF THE NEWBURGH-CAMPBELL HALL HIGHWAY MAP 94 PARCELS 136 AND 199; AND FROM PHYSICAL FEATURES FOUND AT TIME OF FIELD SURVEY.
2. TAX LOT DATA SHOWN IS IN ACCORDANCE WITH THE TAX ASSESSMENT MAP OF THE TOWN OF NEW WINDSOR.
3. ADJOINING OWNERS ARE IN ACCORDANCE WITH THE TAX ASSESSMENT ROLLS OF THE TOWN OF NEW WINDSOR.
4. THE PREMISES SHOWN ARE SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD AND ANY STATE OF FACTS AN ACCURATE, UP TO DATE, ABSTRACT OF TITLE MAY SHOW.
5. LOTS 19, 24, AND 26 MAY BE SUBDIVIDED INTO ONE ADDITIONAL LOT EACH ONLY IF SUBSEQUENTLY APPROVED BY ORANGE COUNTY HEALTH DEPARTMENT AND TOWN OF NEW WINDSOR PLANNING BOARD.
6. TEMPORARY CUL-DE-SAC OFFERED FOR DEDICATION TO THE TOWN OF NEW WINDSOR FOR PHASE I DEVELOPMENT.
7. UPON CONSTRUCTION OF PHASE I I, A TEMPORARY CUL-DE-SAC WILL BE CONSTRUCTED AT THE END OF THE ROADWAY FOR THE PHASE AND, IN ADDITION, THE CUL-DE-SAC ASSOCIATED WITH PHASE I WILL BE REMOVED AND THE PROPERTY RESTORED.

N/F MIHALICS
LIBER 2224 PAGE 844
SECTION 51 BLOCK 1 LOT 62.1
LOT NO. 2 OF FILED MAP NO. 5095

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

By direction of the County Commissioner of Health these plans are approved in accordance with the Public Health Law, Sections 2602, 2603 and 2604.

[Signature]

SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON April 25, 1990
BY David C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

BOUNDARY SURVEY

PROJ. NO.	87033.01
DATE	8 FEB. 1988
SCALE	1 IN. = 100 FT.
CHKD.	HLK
BY	

NO.	DATE	BY
1	1/18/88	MM
2	6/18/88	MM
3	5/17/88	MM
4	4/18/89	MM
5	2/20/89	MM
6	1/10/89	MM
7	10/20/88	MM
8	5/20/88	MM
9	5/9/88	MM

APPROVED MAP NO. 7 IN FORCE TO LOT NO. 24
SHANNON PHASED DEVELOPMENT
ELIMINATION OF LOTS 15, 18, AND 27
NOV. 5 ADDED
REV. OF METES AND BOUNDS
ELIMINATION OF LOT 22
METES AND BOUNDS OF LOTS/CHG R.O.
KAD BRS
ADDED LITEN'S TO CERTIFICATION
ADDED CERTIFICATION

NO.	DATE
1	1/18/88
2	6/18/88
3	5/17/88
4	4/18/89
5	2/20/89
6	1/10/89
7	10/20/88
8	5/20/88
9	5/9/88

SURVEY OF LAND OF
RIVER STREET ASSOCIATES, INC.
ROUTE 207
TOWN OF NEW WINDSOR
COUNTY OF ORANGE
STATE OF NEW YORK



KARTIGANER ASSOCIATES, P.C.
ENGINEERS
CONSULTING
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY REMAINING 12 SHEETS OF 13 SHEET SET.

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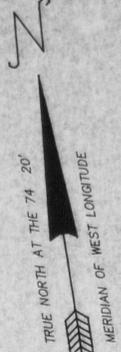
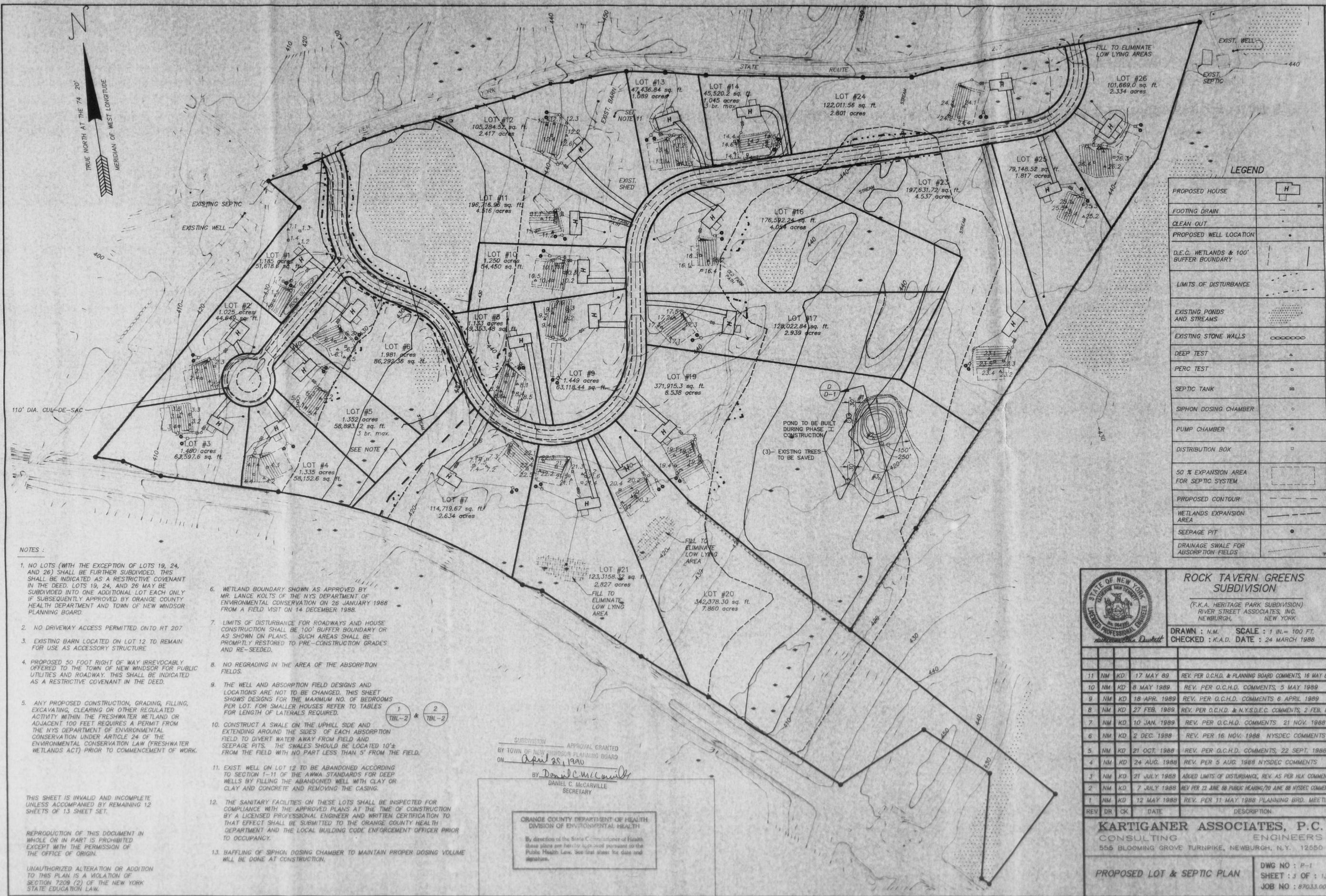
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON BEHALF OF THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY DECLARE THAT THE SURVEY ON WHICH THIS MAP IS BASED WAS COMPLETED ON JANUARY 1988 AND THAT THIS MAP WAS COMPLETED ON FEBRUARY 1988.

HERBERT L. KARTIGANER
N.Y.S.L.S. LICENSE NO. 33356

N/F CONGELosi
LIBER 1881 PAGE 443
SECTION 55 BLOCK 1 LOT 32.2



LEGEND

PROPOSED HOUSE	H
FOOTING DRAIN	- - -
CLEAN OUT	—
PROPOSED WELL LOCATION	•
D.E.C. WETLANDS & 100' BUFFER BOUNDARY	—
LIMITS OF DISTURBANCE	- - -
EXISTING PONDS AND STREAMS	~~~~~
EXISTING STONE WALLS	o-o-o-o
DEEP TEST	△
PERC TEST	□
SEPTIC TANK	∞
SIPHON DOSING CHAMBER	○
PUMP CHAMBER	•
DISTRIBUTION BOX	□
50% EXPANSION AREA FOR SEPTIC SYSTEM	□
PROPOSED CONTOUR	- - -
WETLANDS EXPANSION AREA	- - -
SEEPAGE PIT	•
DRAINAGE SWALE FOR ABSORPTION FIELDS	- - -

- NOTES :**
- NO LOTS (WITH THE EXCEPTION OF LOTS 19, 24, AND 26) SHALL BE FURTHER SUBDIVIDED. THIS SHALL BE INDICATED AS A RESTRICTIVE COVENANT IN THE DEED. LOTS 19, 24, AND 26 MAY BE SUBDIVIDED INTO ONE ADDITIONAL LOT EACH ONLY IF SUBSEQUENTLY APPROVED BY ORANGE COUNTY HEALTH DEPARTMENT AND TOWN OF NEW WINDSOR PLANNING BOARD.
 - NO DRIVEWAY ACCESS PERMITTED ONTO RT 207
 - EXISTING BARN LOCATED ON LOT 12 TO REMAIN FOR USE AS ACCESSORY STRUCTURE
 - PROPOSED 50 FOOT RIGHT OF WAY IRREVOCABLY OFFERED TO THE TOWN OF NEW WINDSOR FOR PUBLIC UTILITIES AND ROADWAY. THIS SHALL BE INDICATED AS A RESTRICTIVE COVENANT IN THE DEED.
 - ANY PROPOSED CONSTRUCTION, GRADING, FILLING, EXCAVATING, CLEARING OR OTHER REGULATED ACTIVITY WITHIN THE FRESHWATER WETLAND OR ADJACENT 100 FEET REQUIRES A PERMIT FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION UNDER ARTICLE 24 OF THE ENVIRONMENTAL CONSERVATION LAW (FRESHWATER WETLANDS ACT) PRIOR TO COMMENCEMENT OF WORK.
 - WETLAND BOUNDARY SHOWN AS APPROVED BY MR. LANCE KOLTS OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON 26 JANUARY 1988 FROM A FIELD VISIT ON 14 DECEMBER 1988.
 - LIMITS OF DISTURBANCE FOR ROADWAYS AND HOUSE CONSTRUCTION SHALL BE 100' BUFFER BOUNDARY OR AS SHOWN ON PLANS. SUCH AREAS SHALL BE PROMPTLY RESTORED TO PRE-CONSTRUCTION GRADES AND RE-SEEDED.
 - NO REGRADING IN THE AREA OF THE ABSORPTION FIELDS.
 - THE WELL AND ABSORPTION FIELD DESIGNS AND LOCATIONS ARE NOT TO BE CHANGED. THIS SHEET SHOWS DESIGNS FOR THE MAXIMUM NO. OF BEDROOMS PER LOT. FOR SMALLER HOUSES REFER TO TABLES FOR LENGTH OF LATERALS REQUIRED.
 - CONSTRUCT A SWALE ON THE UPHILL SIDE AND EXTENDING AROUND THE SIDES OF EACH ABSORPTION FIELD TO DIVERT WATER AWAY FROM FIELD AND SEEPAGE PITS. THE SWALES SHOULD BE LOCATED 10'± FROM THE FIELD WITH NO PART LESS THAN 5' FROM THE FIELD.
 - EXIST. WELL ON LOT 12 TO BE ABANDONED ACCORDING TO SECTION 11-11 OF THE AWWA STANDARDS FOR DEEP WELLS BY FILLING THE ABANDONED WELL WITH CLAY OR CLAY AND CONCRETE AND REMOVING THE CASING.
 - 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 THE ORANGE COUNTY HEALTH DEPARTMENT AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER PRIOR TO OCCUPANCY.
 - BAFFLING OF SIPHON DOSING CHAMBER TO MAINTAIN PROPER DOSING VOLUME WILL BE DONE AT CONSTRUCTION.

SUBDIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1988
 BY Daniel C. McCarville
 DANIEL C. MCCARVILLE
 SECRETARY

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.

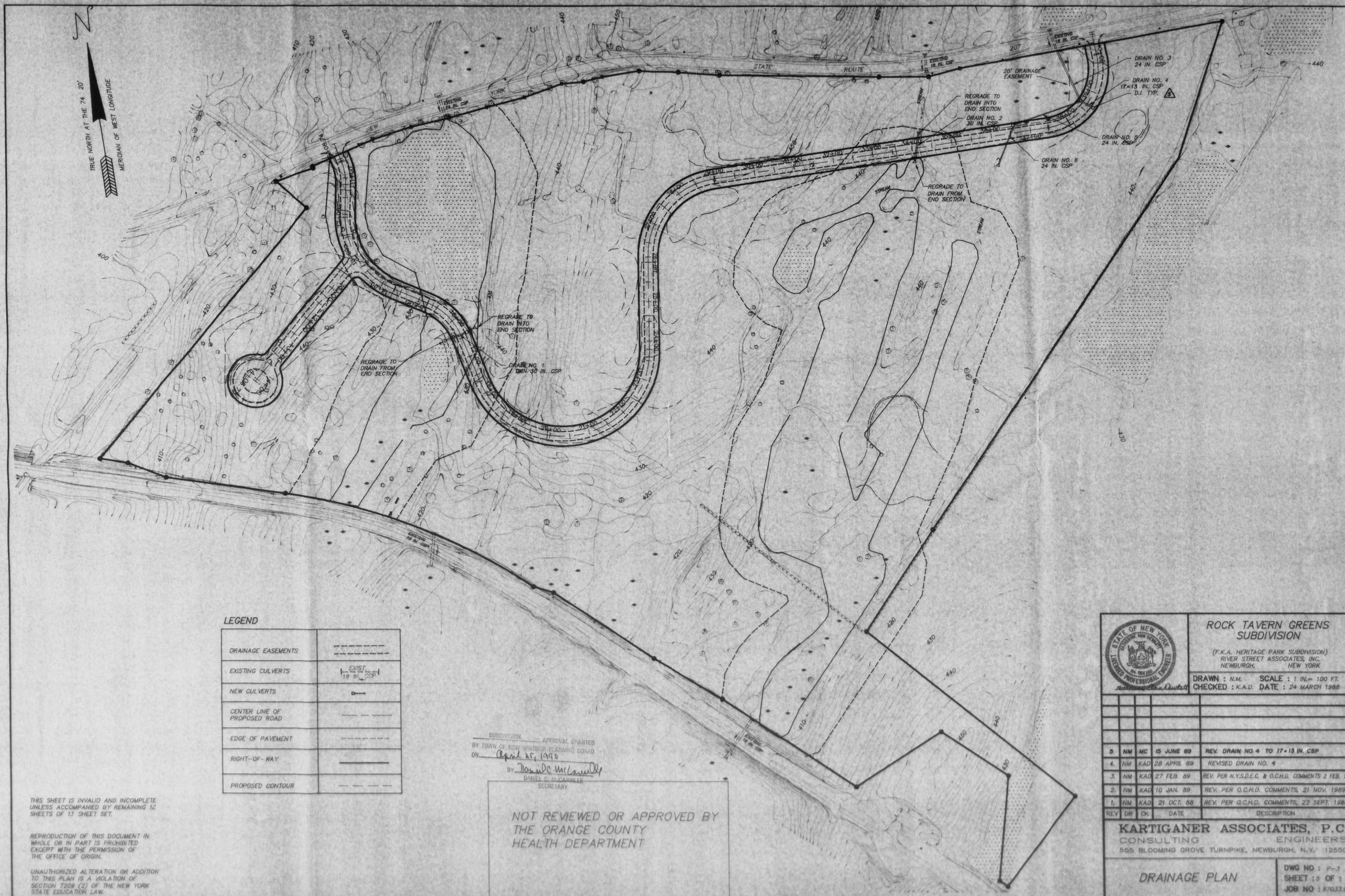


ROCK TAVERN GREENS SUBDIVISION
 (F.K.A. HERITAGE PARK SUBDIVISION)
 RIVER STREET ASSOCIATES, INC.
 NEWBURGH, NEW YORK
 DRAWN : N.M. SCALE : 1 IN. = 100 FT.
 CHECKED : K.A.D. DATE : 24 MARCH 1988

REV	DR	CK	DATE	DESCRIPTION
11	NM	KD	17 MAY 89	REV. PER O.C.H.D. & PLANNING BOARD COMMENTS, 16 MAY 89
10	NM	KD	8 MAY 1989	REV. PER O.C.H.D. COMMENTS, 5 MAY 1989
9	NM	KD	18 APR. 1989	REV. PER O.C.H.D. COMMENTS 6 APRIL 1989
8	NM	KD	27 FEB. 1989	REV. PER O.C.H.D. & N.Y.S.D.E.C. COMMENTS, 2 FEB. 89
7	NM	KD	10 JAN. 1989	REV. PER O.C.H.D. COMMENTS 21 NOV. 1988
6	NM	KD	2 DEC. 1988	REV. PER 16 NOV. 1988 NYSDEC COMMENTS
5	NM	KD	21 OCT. 1988	REV. PER O.C.H.D. COMMENTS, 22 SEPT. 1988
4	NM	KD	24 AUG. 1988	REV. PER 5 AUG. 1988 NYSDEC COMMENTS
3	NM	KD	21 JULY 1988	ADDED LIMITS OF DISTURBANCE, REV. AS PER HLK COMMENTS
2	NM	KD	7 JULY 1988	REV PER 22 JUNE 88 PUBLIC HEARING/20 JUNE 88 NYSDEC COMMENTS
1	NM	KD	12 MAY 1988	REV. PER 11 MAY 1988 PLANNING BRD. MEETING

KARTIGANER ASSOCIATES, P.C.
 CONSULTING ENGINEERS
 555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550
 PROPOSED LOT & SEPTIC PLAN
 DWG NO : P-1
 SHEET : 3 OF : 13
 JOB NO : 87633.00

THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY REMAINING 12 SHEETS OF 13 SHEET SET.
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 UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



LEGEND

DRAINAGE EASEMENTS	
EXISTING CULVERTS	
NEW CULVERTS	
CENTER LINE OF PROPOSED ROAD	
EDGE OF PAYEMENT	
RIGHT-OF-WAY	
PROPOSED CONTOUR	

SUBDIVISION APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON April 25, 1990
 BY Daniel C. McCarville
 DANIEL C. MCCARVILLE
 SECRETARY

NOT REVIEWED OR APPROVED BY
 THE ORANGE COUNTY
 HEALTH DEPARTMENT

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**ROCK TAVERN GREENS
 SUBDIVISION**
 (F.K.A. HERITAGE PARK SUBDIVISION)
 RIVER STREET ASSOCIATES, INC.
 NEWBURGH, NEW YORK

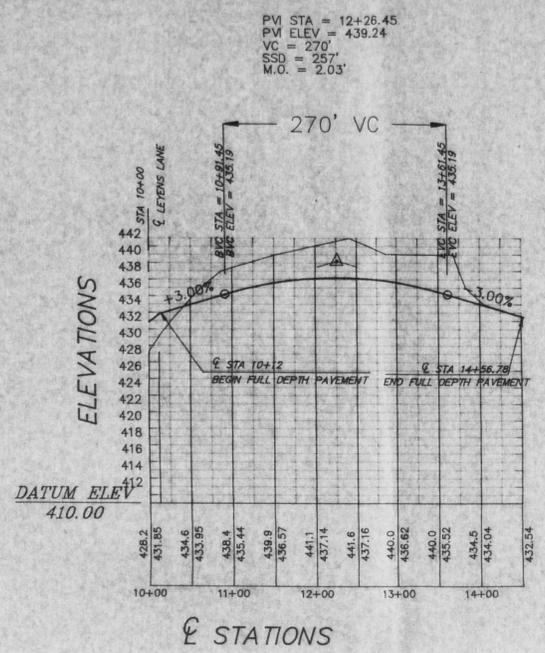
DRAWN : N.M. SCALE : 1 IN. = 100 FT.
 CHECKED : K.A.D. DATE : 24 MARCH 1988

REV	DR	CK	DATE	DESCRIPTION
5	NM	MC	15 JUNE 89	REV. DRAIN NO. 4 TO 17x13 IN. CSP
4	NM	KAD	28 APRIL 89	REVISED DRAIN NO. 4
3	NM	KAD	27 FEB. 89	REV. PER N.Y.S.D.E.C. & O.C.H.D. COMMENTS 2 FEB. 1989
2	NM	KAD	10 JAN. 89	REV. PER O.C.H.D. COMMENTS, 21 NOV. 1989
1	NM	KAD	21 OCT. 88	REV. PER O.C.H.D. COMMENTS, 22 SEPT. 1988

KARTIGANER ASSOCIATES, P.C.
 CONSULTING ENGINEERS
 555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

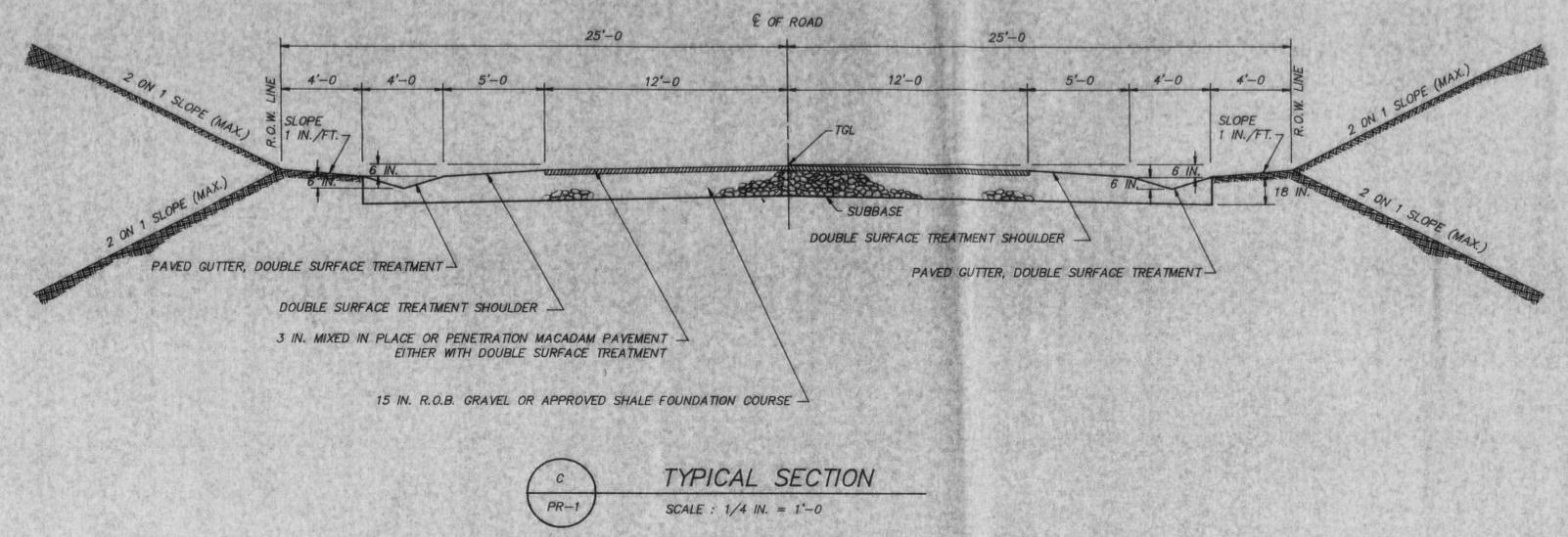
DRAINAGE PLAN

DWG NO : P-3
 SHEET : 5 OF : 13
 JOB NO : 87033.00

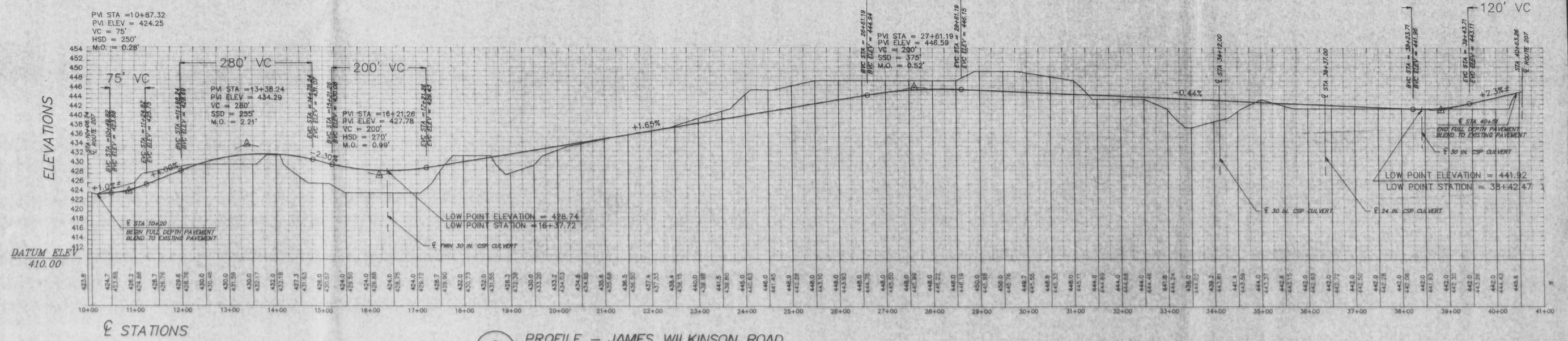


PROFILE - APPLE COURT
 SCALE: HORIZ. - 1 IN. = 10'
 VERT. - 1 IN. = 100'

NOTE:
 MATERIAL USED FOR FILL AREAS ALONG ROADWAY SHALL BE BULK SHALE OR OTHER MATERIAL SUITABLE TO TOWN OF NEW WINDSOR HIGHWAY SUPERINTENDENT.



TYPICAL SECTION
 SCALE: 1/4 IN. = 1'-0"



PROFILE - JAMES WILKINSON ROAD
 SCALE: HORIZ. - 1 IN. = 10'
 VERT. - 1 IN. = 100'

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SUBDIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1988 BY Daniel C. McCarville DANIEL C. MCCARVILLE SECRETARY

NOT REVIEWED OR APPROVED BY
 THE ORANGE COUNTY
 HEALTH DEPARTMENT



ROCK TAVERN GREENS
 RIVER STREET ASSOCIATES
 NEWBURGH, NEW YORK

DRAWN: N.M. SCALE: AS SHOWN
 CHECKED: K.A.D. DATE: 24 MARCH 1988

REV	DR	CK	DATE	DESCRIPTION
4	NM	KD	17 MAY 1988	REV. PER PLANNING BOARD COMMENTS, 16 MAY 88
3	NM	KD	28 APRIL 88	REVISED PROFILE
2	NM	KD	10 JAN. 1988	REV. PER O.C.H.D. COMMENTS, 21 NOV. 1988
1	NM	KD	21 OCT. 1988	REV. PER O.C.H.D. COMMENTS, 22 SEPT. 1988

KARTIGANER ASSOCIATES, P.C.
 CONSULTING ENGINEERS
 555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

PROFILES & TYPICAL SECTION

DWG. NO: PR-1
 SHEET: 6 OF 15
 JOB NO: 87033.00

1
TBL-1

TABLE OF DEEP TEST RESULTS

LOT NO.	HOLE NO.	DATE	LAYER 1	LAYER 2	LAYER 3	LAYER 4	DEPTH TO BEDROCK AND/OR GROUND WATER	TOTAL DEPTH	LOT NO.	HOLE NO.	DATE	LAYER 1	LAYER 2	LAYER 3	LAYER 4	DEPTH TO BEDROCK AND/OR GROUND WATER	TOTAL DEPTH		
1	1.1	02/26/88	10 IN. TOPSOIL	40 IN. YELLOW BROWN GRAVELY LOAM	23 IN. BROWN GRAVELY LOAM		BEDROCK @ 73 IN.	73 IN.	12	12.1	02/22/88	12 IN. TOPSOIL	48 IN. LOOSE SHALE & GRAVELY LOAM/ STONES 2 IN. TO 12 IN.			BEDROCK @ 60 IN.	60 IN.		
	1.2	02/26/88	6 IN. TOPSOIL	46 IN. YELLOW BROWN GRAVELY LOAM	17 IN. BROWN GRAVELY LOAM		BEDROCK @ 69 IN.	69 IN.		12.2	02/22/88	22 IN. TOPSOIL	37 IN. BROWN GRAVELY & SILT LOAM	25 IN. BROWN GRAVELY LOAM & SHALE			NO BEDROCK/NO WATER @ 64 IN.	84 IN.	
	1.5	11/15/88	12 IN. TOPSOIL	24 IN. YELLOW/ BROWN SILTY LOAM	48 IN. BROWN CLAY LOAM WITH GRAVEL BOULDERS AND SHALE FRAGMENTS		SHALE LEDGE @ 84 IN. NO WATER	84 IN.		12.5	11/15/88	10 IN. TO 24 IN. TOPSOIL	18 IN. TO 24 IN. YELLOW/ BROWN SILTY LOAM				SHALE LEDGE @ 48 IN. NO WATER	48 IN.	
	1.6	11/15/88	6 IN. TOPSOIL	30 IN. YELLOW/ BROWN SILTY LOAM	50 IN. BROWN CLAY LOAM WITH GRAVEL BOULDERS AND SHALE FRAGMENTS		SHALE LEDGE @ 86 IN. NO WATER	86 IN.		12.6	11/15/88	0 IN. TO 24 IN. TOPSOIL	26 IN. GRAVELY LOAM WITH SHALE FRAGMENTS				SHALE LEDGE FROM 30 IN. TO 50 IN. NO WATER	50 IN.	
2	2.1	02/26/88	20 IN. TOPSOIL	32 IN. YELLOW BROWN SILT LOAM	34 IN. BROWN GRAVELY LOAM -STONE 2 IN. TO 18 IN.		BEDROCK @ 86 IN.	86 IN.	13	13.1	02/22/88	10 IN. TOPSOIL	50 IN. YELLOW BROWN GRAVELY LOAM STONES 4 IN. TO 10 IN.			BEDROCK @ 60 IN.	60 IN.		
	2.2	02/26/88	18 INCH TOPSOIL	18 IN. YELLOW BROWN SILT LOAM	28 IN. BROWN GRAVELY LOAM		BEDROCK @ 64 IN.	64 IN.		13.2	02/22/88	10 IN. TOPSOIL	18 IN. YELLOW BROWN SILT LOAM/ STONES 2 IN. TO 4 IN.	63 IN. YELLOW/BRN GRAVELY LOAM/ STONES 4 IN. TO 8 IN.			NO BEDROCK @ 91 IN.	91 IN.	
3	3.1	02/26/88	20 IN. TOPSOIL	30 IN. YELLOW BROWN SILT LOAM	32 IN. BROWN GRAVELY LOAM -STONE 2 IN. TO 8 IN.		LARGE BOULDER IN BOTTOM OF HOLE @ 82 IN.	82 IN.	14	14.1	02/22/88	10 IN. TOPSOIL	48 IN. YELLOW/BRN GRAVELY LOAM/SOME ROCK 4 IN. TO 8 IN.	20 IN. LOOSE SHALE & GRAVELY LOAM			BEDROCK @ 78 IN.	78 IN.	
	3.2	02/26/88	4 IN. TOPSOIL	18 IN. YELLOW BROWN SILT LOAM	38 IN. BROWN GRAVELY LOAM		LARGE BOULDER IN BOTTOM OF HOLE @ 60 IN.	60 IN.		14.2	02/22/88	12 IN. TOPSOIL	60 IN. YELLOW/BRN. GRAVELY LOAM	5 IN. LOOSE SHALE & GRAVELY LOAM			BEDROCK @ 77 IN.	77 IN.	
	3.5	11/15/88	12 IN. TOPSOIL	41 IN. BROWN GRAVELY CLAY LOAM W/SHALE FRAGMENTS			SHALE LEDGE @ 53 IN. NO WATER	53 IN.		15 PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME									
4	4.1	02/26/88	4 IN. TOPSOIL	32 IN. YELLOW BROWN GRAVELY LOAM	44 IN. GRAVELY LOAM & FRAGMENTED SHALE-STONES 4 IN. TO 8 IN.		BEDROCK @ 80 IN.	80 IN.	16	16.1	02/22/88	8 IN. TOPSOIL	40 IN. GRAVELY/ SILT LOAM	24 IN. GRAVELY LOAM-LARGE (SHALE) STONES			BEDROCK @ 72 IN.	72 IN.	
	4.2	02/26/88	14 IN. TOPSOIL	38 IN. YELLOW BROWN GRAVELY LOAM	25 IN. BROWN GRAVELY LOAM-STONES 4 IN. TO 18 IN.		LARGER BOULDERS ENCOUNTERED @ BOTTOM OF HOLE @ 77 IN.	77 IN.		16.2	02/22/88	12 IN. TOPSOIL	20 IN. GRAVELY SILT LOAM	34 IN. GRAVELY LOAM/STONES 4 IN. TO 10 IN.	18 IN. GRAVELY LOAM & FRAGMENTED SHALE			NO BEDROCK/NO WATER @ 84 IN.	84 IN.
5	5.1	02/26/88	24 IN. TOPSOIL	18 IN. YELLOW BROWN SILT LOAM	40 IN. BROWN SAND & GRAVEL-STONE 1 IN. TO 4 IN.		NO BEDROCK/NO WATER @ 82 IN.	82 IN.	17	17.1	02/22/88	12 IN. TOPSOIL	18 IN. YELLOW/BRN. SILT LOAM	42 IN. YELLOW/BRN. GRAVELY LOAM/ STONES 2 IN. TO 8 IN.			WATER @ 72 IN.	72 IN.	
	5.2	02/26/88	6 IN. TOPSOIL	30 IN. YELLOW BROWN SILT LOAM	28 IN. BROWN GRAVELY LOAM & FRAGMENTED SHALE	18 IN. BROWN SAND & GRAVEL	BEDROCK @ 82 IN.	82 IN.		17.2	02/22/88	8 IN. TOPSOIL	20 IN. YELLOW/BRN. SILT LOAM	36 IN. YELLOW/BRN. GRAVELY LOAM/ STONES 2 IN. TO 6 IN.			BEDROCK & WATER @ 84 IN.	84 IN.	
6	6.1	02/25/88	6 IN. TOPSOIL	12 IN. YELLOW BROWN GRAVELY LOAM	69 IN. BROWN GRAVELY LOAM & FRAGMENTED SHALE		WATER LEVEL @ 87 IN.	87 IN.	18	18 PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME									
	6.2	02/25/88	6 IN. TOPSOIL	18 IN. YELLOW BROWN GRAVELY LOAM	45 IN. BROWN GRAVELY LOAM & FRAGMENTED SHALE		WATER LEVEL @ 69 IN.	69 IN.		19	19.1	02/23/88	6 IN. TOPSOIL	26 IN. YELLOW/BRN. GRAVELY LOAM	42 IN. YELLOW/BRN. GRAVELY LOAM & FRAGMENTED SHALE			NO BEDROCK/NO WATER @ 74 IN.	74 IN.
	6.5	11/15/88	6 IN. TOPSOIL	62 IN. GRAVELY CLAY LOAM W/SHALE FRAGMENTS AND BOULDERS			SHALE LEDGE FROM 54 IN. TO 68 IN. NO WATER	68 IN.			19.2	02/23/88	8 IN. TOPSOIL	26 IN. YELLOW/BRN. GRAVELY LOAM/ STONES 4 IN. TO 6 IN.	50 IN. YELLOW/BRN. GRAVELY LOAM & FRAGMENTED SHALE			WATER @ 78 IN.	84 IN.
7	7.1	02/23/88	12 IN. TOPSOIL	12 IN. YELLOW BROWN SILT LOAM	60 IN. GRAVELY LOAM-STONES 6 IN. TO 10 IN.		NO BEDROCK @ 84 IN.	84 IN.	20	20.1	02/24/88	8 IN. TOPSOIL	8 IN. YELLOW/BRN. GRAVELY LOAM	65 IN. GRAVELY LOAM & FRAGMENTED SHALE			NO BEDROCK/NO WATER @ 81 IN.	81 IN.	
	7.2	02/23/88	14 IN. TOPSOIL	18 IN. YELLOW BROWN SILT LOAM	30 IN. GRAVELY LOAM-STONES 6 IN. TO 10 IN.		BEDROCK & WATER @ 62 IN.	62 IN.		20.2	02/24/88	10 IN. TOPSOIL	12 IN. YELLOW/BRN. GRAVELY LOAM	67 IN. GRAVELY LOAM & FRAGMENTED SHALE			NO BEDROCK/NO WATER @ 89 IN.	89 IN.	
	22.1	02/26/88	10 IN. TOPSOIL	28 IN. YELLOW/BRN. SILT LOAM	30 IN. BROWN GRAVELY LOAM		BEDROCK @ 68 IN.	68 IN.		21	21.1	02/26/88	6 IN. TOPSOIL	20 IN. YELLOW/BRN. GRAVELY LOAM STONES 4 IN. TO 12 IN.	51 IN. BRN. GRAVELY LOAM/STONES 8 IN. TO 18 IN.			BEDROCK @ 77 IN.	77 IN.
8	8.1	02/23/88	12 IN. TOPSOIL	14 IN. YELLOW BROWN SILT LOAM	38 IN. YELLOW GRAY/SILT DENSELY PACKED		BEDROCK & WATER @ 64 IN.	64 IN.	21.2		02/26/88	6 IN. TOPSOIL	15 IN. YELLOW/BRN. SILT LOAM/STONES 2 IN. TO 6 IN.	63 IN. YELLOW/BRN. GRAVELY LOAM/ STONES 4 IN. TO 18 IN.			NO BEDROCK/NO WATER @ 84 IN.	84 IN.	
	8.2	02/23/88	14 IN. TOPSOIL W/STONES 2 IN. TO 8 IN.	20 IN. YELLOW BROWN SILT LOAM	40 IN. YELLOW GRAY/SILT LOAM DENSELY PACKED		BEDROCK @ 74 IN.	74 IN.	22.2		02/26/88	10 IN. TOPSOIL	12 IN. YELLOW/BRN. SILT LOAM	56 IN. BROWN GRAVELY LOAM/ STONES 2 IN. TO 8 IN.			BEDROCK @ 78 IN.	78 IN.	
9	9.1	02/22/88	10 IN. TOPSOIL	20 IN. YELLOW BROWN SILT LOAM	30 IN. YELLOW BROWN GRAVELY LOAM/STONES 2 IN. TO 10 IN.	14 IN. GRAVELY LOAM /LARGE STONES	NO BEDROCK/NO WATER @ 74 IN.	74 IN.	22	22.5	11/15/88	8 IN. TOPSOIL	12 IN. YELLOW/BROWN SILTY LOAM	40 IN. BROWN CLAY LOAM WITH GRAVEL BOULDERS AND SHALE FRAGMENTS			SHALE LEDGE FROM 48 IN. TO 80 IN. NO WATER	80 IN.	
		02/22/88	14 IN. TOPSOIL	18 IN. YELLOW BROWN SILT LOAM	36 IN. YELLOW BROWN GRAVELY LOAM/STONES 2 IN. TO 10 IN.	12 IN. GRAVELY LOAM/ LARGE STONES	BEDROCK @ 80 IN.	80 IN.		23	23.1	02/29/88	10 IN. TOPSOIL	24 IN. YELLOW/BRN. GRAVELY LOAM/ STONES 2 IN. TO 8 IN.	51 IN. BROWN GRAVELY LOAM/ STONES 2 IN. TO 8 IN.			NO BEDROCK/NO WATER @ 85 IN.	85 IN.
	11/15/88	12 IN. TOPSOIL	12 IN. YELLOW/ BROWN SILTY LOAM	60 IN. BROWN CLAY LOAM WITH GRAVEL BOULDERS AND SHALE FRAGMENTS		NO BEDROCK NO WATER	84 IN.	23.2			02/29/88	14 IN. TOPSOIL	20 IN. YELLOW/BRN. GRAVELY LOAM	54 IN. BROWN GRAVELY LOAM/ STONES 4 IN. TO 8 IN.			NO BEDROCK/NO WATER @ 88 IN.	88 IN.	
10	10.1	02/22/88	22 IN. TOPSOIL	36 IN. YELLOW BROWN SILT LOAM	24 IN. GRAVELY LOAM/SMALL STONES		BEDROCK & WATER @ 82 IN.	82 IN.	24	24.1	02/29/88	10 IN. TOPSOIL	30 IN. YELLOW/BRN. SILT LOAM	36 IN. YELLOW/GRAY SILT LOAM-TURNING TO ALL GRAY @ BOTTOM OF HOLE			NO BEDROCK/NO WATER @ 76 IN.	76 IN.	
	10.2	02/22/88	24 IN. TOPSOIL	30 IN. YELLOW BROWN SILT LOAM	30 IN. GRAVELY LOAM/STONES 6 IN. TO 10 IN.		BEDROCK @ 84 IN./NO WATER	84 IN.		24.2	02/29/88	12 IN. TOPSOIL	20 IN. YELLOW/GRAY SILT LOAM	56 IN. GRAY/BRN. GRAVELY LOAM			NO BEDROCK/NO WATER @ 88 IN.	88 IN.	
	10.5	11/15/88	12 IN. TOPSOIL	54 IN. GRAVELY CLAY LOAM	12 IN. - 8 IN. TO 10 IN. BOULDERS		NO BEDROCK NO WATER	78 IN.		25	25.1	02/29/88	14 IN. TOPSOIL	30 IN. YELLOW/BRN. SILT LOAM/MIXED w/ YELLOW/GRAY SILT LOAM	42 IN. BROWN GRAVELY LOAM/ MIXED w/ YELLOW/GRAY SILT LOAM			NO BEDROCK/NO WATER @ 86 IN.	86 IN.
11.1	02/22/88	10 IN. TOPSOIL	74 IN. LOOSE SHALE & GRAVELY LOAM/ STONES 8 IN. TO 24 IN.			NO BEDROCK/NO WATER @ 84 IN.	84 IN.	25.2	02/29/88		12 IN. TOPSOIL	24 IN. YELLOW/BRN. GRAVELY LOAM/ STONES 2 IN. TO 8 IN.	50 IN. BROWN GRAVELY LOAM/ STONES 2 IN. TO 8 IN.			NO BEDROCK/NO WATER @ 86 IN.	86 IN.		
11	11.2	02/22/88	18 IN. TOPSOIL	26 IN. YELLOW BROWN SILT LOAM/ SMALL STONES 2 IN. TO 4 IN.	16 IN. GRAVELY LOAM & FRAGMENTED SHALE		BEDROCK @ 60 IN.	60 IN.	25.5	11/15/88	12 IN. TOPSOIL	72 IN. BROWN CLAY LOAM WITH GRAVEL BOULDERS AND SHALE FRAGMENTS			SHALE LEDGE @ 84 IN. NO WATER	84 IN.			
		26 PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME								26	26.1	02/26/88	14 IN. TOPSOIL	12 IN. YELLOW/BRN. SILT LOAM/MIXED w/ YELLOW/GRAY SILT LOAM	48 IN. BROWN GRAVELY LOAM			NO BEDROCK/NO WATER @ 72 IN.	72 IN.
								27	26.2		02/26/88	10 IN. TOPSOIL	8 IN. YELLOW/GRAY SILT LOAM	30 IN. BROWN GRAVELY LOAM	26 IN. BROWN/GRAY GRAVELY LOAM			NO BEDROCK/NO WATER @ 74 IN.	74 IN.

SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON April 25, 1990
BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

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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.



ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK

DRAWN : N.M. SCALE : NONE
CHECKED : K.A.D. DATE : 24 MARCH 1988

5	NM	KD	23 FEB. 89	REV. PER O.C.H.D. COMMENTS 2 FEB. 1989
4	NM	KD	10 JAN. 89	REV. PER O.C.H.D. COMMENTS 21 NOV. 1988
3	NM	KD	17 OCT. 88	REV. PER O.C.H.D. COMMENTS, 22 SEPT. 1988
2	KD	KD	21 JUNE 88	ADDITIONAL PERC. TEST RESULTS
1	CJT	KD	12 MAY 88	ADDITIONAL PERC. TEST RESULTS
REV	DR	CK	DATE	DESCRIPTION

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

DEEP TEST TABLE

DWG. NO : TBL-1
SHEET : 7 OF 13
JOB NO : 87033.00

1
TBL-2

TABLE OF SUBSURFACE SYSTEM DESIGN (SHEET NO. 1, LOTS 1 TO 12)

LOT NO.	DESIGN PERC RATE (MINUTES)	NO. OF BEDROOMS	L. F. OF LATERALS REQUIRED	SEPTIC TANK SIZE REQUIRED	TANK INLET	LAYOUT OF LATERALS AND L.F. OF LATERALS PROVIDED	SIZE OF DISTRIBUTION BOX (# OF OUTLETS)	NUMBER OF OUTLET(S) TO BE PLUGGED ON UPHILL SIDE	DISTRIBUTION BOX INLET	LEAST SEWERABLE ELEVATION	DOSING REQ.'D	SIZE OF DOSING CHAMBER (GAL.) REQ.'D	SIZE OF DOSING CHAMBER	INLET	OUTLET	PUMP REQ.'D	SIZE OF PUMP	PUMP VOL. (GAL)	PUMP INLET	SEEPAGE PIT INLET	1 ST. LATERAL INVERT AT END	LAST LATERAL INVERT AT END	
1	6	3	225	1000 GAL.		4 LATERALS @ 60 FT EACH 240 L.F. TOTAL	7	3		435.14	NO					NO							
		4	300	1000 GAL.		5 LATERALS @ 60 FT EACH 300 L.F. TOTAL	9	4		435.14	NO					NO							
		5	375	1250 GAL.		7 LATERALS @ 60 FT EACH 420 L.F. TOTAL	14	7		435.14	NO					NO							
2	20	3	321	1000 GAL.		6 LATERALS @ 60 FT EACH 360 L.F. TOTAL	9	3		426.24	NO					NO							
		4	429	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F. TOTAL	14	6		426.24	NO					NO							
		5	536	1250 GAL.		9 LATERALS @ 60 FT EACH 540 L.F. TOTAL	14	5		428.16	YES	264	290 GAL.			NO							
3	18	3	321	1000 GAL.	419.30	6 LATERALS @ 60 FT EACH 360 L.F. TOTAL	SEE NOTE 1	N.A.	418.82	419.51	NO					NO				415	415.5	412.5	
		4	429	1000 GAL.	419.30	8 LATERALS @ 60 FT EACH 480 L.F. TOTAL	SEE NOTE 1	N.A.	418.82	419.51	NO					NO				415	415.5	411	
		5	536	1250 GAL.	421.22	9 LATERALS @ 60 FT EACH 540 L.F. TOTAL	SEE NOTE 1	N.A.	418.82	421.43	YES	264	290 GAL.	421.01	419.10	NO				415	415.5	410.5	
4	28	3	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F. TOTAL	14	7		432.24	NO					NO							
		4	500	1000 GAL.		9 LATERALS @ 60 FT EACH 540 L.F. TOTAL	14	5		434.16	YES	264	290 GAL.			NO							
		5	625	1250 GAL.		11 LATERALS @ 60 FT EACH 660 L.F. TOTAL	SEE NOTE 1	N.A.		434.16	YES	323	290 GAL.			NO							
5	30	3	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F. TOTAL	14	7		426.61	NO					NO							
		4 & 5 BEDROOMS CANNOT BE BUILT ON THIS LOT																					
6	12	3	281	1000 GAL.		5 LATERALS @ 60 FT EACH 300 L.F. TOTAL	9	4		437.51	NO					NO							
		4	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F. TOTAL	14	7		437.51	NO					NO							
		5	469	1250 GAL.		8 LATERALS @ 60 FT EACH 480 L.F. TOTAL	14	6		437.51	NO					NO							
7	8	3	250	1000 GAL.	422.25	5 LATERALS @ 60 FT EACH 300 L.F. TOTAL	9	4	426.82	422.50	NO					YES	MEYER SSM25 1/4 HP PUMP	147	422	422	426.5	424.5	
		4	333	1000 GAL.	422.25	6 LATERALS @ 60 FT EACH 360 L.F. TOTAL	9	3	426.82	422.50	NO					YES	MEYER SSM25 1/4 HP PUMP	176	422	422	426.5	423.5	
		5	417	1250 GAL.	422.33	7 LATERALS @ 60 FT EACH 420 L.F. TOTAL	14	7	426.82	422.58	NO					YES	MEYER SSM25 1/4 HP PUMP	206	422	422	426.5	423.5	
8	16	3	321	1000 GAL.		6 LATERALS @ 60 FT EACH 360 L.F. TOTAL	9	3		429.41	NO					NO							
		4	429	1000 GAL.		6 LATERALS @ 72 FT EACH 432 L.F. TOTAL	9	3		431.75	YES	211	170 GAL.			NO							
		5	536	1250 GAL.		7 LATERALS @ 60 FT EACH 560 L.F. TOTAL	14	7		431.33	YES	274	290 GAL.			NO							
9	40	3	450	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F. TOTAL	SEE NOTE 1	N.A.		442.62	NO					NO							
		4	600	1000 GAL.		8 LATERALS @ 75 FT EACH 600 L.F. TOTAL	SEE NOTE 1	N.A.		444.54	YES	294	290 GAL.			NO							
		5	750	1250 GAL.		9 LATERALS @ 85 FT EACH 765 L.F. TOTAL	SEE NOTE 1	N.A.		444.95	YES	375	380 GAL.			NO							
10	27	3	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F. TOTAL	SEE NOTE 1	N.A.		439.93	NO					NO							
		4	500	1000 GAL.		9 LATERALS @ 60 FT EACH 540 L.F. TOTAL	SEE NOTE 1	N.A.		441.85	YES	264	290 GAL.			NO							
		5	625	1250 GAL.		10 LATERALS @ 63 FT EACH 630 L.F. TOTAL	SEE NOTE 1	N.A.		441.85	YES	308	290 GAL.			NO							
11	16	3	321	1000 GAL.		6 LATERALS @ 60 FT EACH 360 L.F. TOTAL	9	3		438.72	NO					NO							
		4	429	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F. TOTAL	14	6		438.72	NO					NO							
		5	536	1250 GAL.		9 LATERALS @ 60 FT EACH 540 L.F. TOTAL	14	5		440.64	YES	264	290 GAL.			NO							
12	46	3	500	1000 GAL.	443.79	7 LATERALS @ 72 FT EACH 504 L.F. TOTAL	14	7	440.88	444.63	YES	247	170 GAL.	443.71	441.38	NO				436	440.5	435.5	
		4	667	1000 GAL.	444.21	9 LATERALS @ 75 FT EACH 675 L.F. TOTAL	14	5	440.88	444.63	YES	330	290 GAL.	443.21	441.29	NO				436	440.5	434.5	
		5	833	1250 GAL.	444.21	11 LATERALS @ 76 FT EACH 836 L.F. TOTAL	SEE NOTE 1	N.A.	440.88	444.63	YES	409	380 GAL.	443.71	441.38	NO				436	440.5	433.5	

NOTE:
1. SEE DETAIL  FOR SYSTEM LAYOUT

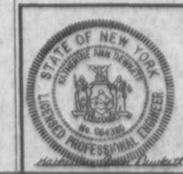
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UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

SUBDIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1990 BY Daniel C. McCarville DANIEL C. MCCARVILLE SECRETARY

ORANGE COUNTY DEPARTMENT OF HEALTH DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans and specifications are approved pursuant to the Public Health Law, New York State Education Law and Regulations.



ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK

DRAWN: N.M. SCALE: NONE
CHECKED: K.A.D. DATE: 9 JAN. 1989

6	NM	KD	19 APR. 89	REV. PER OCHD COMMENTS 6 APRIL 1989
5	NM	KD	23 FEB. 89	REV. PER O.C.H.D. COMMENTS, 2 FEB. 1989
4	NM	KD	9 JAN. 89	REV. PER O.C.H.D. COMMENTS, 21 NOV. 1988
3	NM	KD	17 OCT. 88	REV. PER O.C.H.D. COMMENTS, 22 SEPT. 1988
2	KD	KD	21 JUNE 88	ADDITIONAL PERC. TEST RESULTS
1	CJT	KD	12 MAY 88	ADDITIONAL PERC. TEST RESULTS
REV	DR	CK	DATE	DESCRIPTION

KARTIGANER ASSOCIATES, P.C. CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

TABLE OF SUBSURFACE SYSTEM DESIGN (SHEET NO. 1)
DWG. NO: TBL-2
SHEET: 8 OF: 13
JOB NO: 87033.00

1
TBL-3

TABLE OF SUBSURFACE SYSTEM DESIGN (SHEET NO. 2, LOTS 13 TO 27)

LOT NO.	DESIGN PERC RATE (MINUTES)	NO. OF BEDROOMS	L. F. OF LATERALS REQUIRED	SEPTIC TANK SIZE REQUIRED	TANK INLET	LAYOUT OF LATERALS AND L.F. OF LATERALS PROVIDED	SIZE OF DISTRIBUTION BOX (# OF OUTLETS)	NUMBER OF OUTLET(S) TO BE PLUGGED ON UPHILL SIDE	DISTRIBUTION BOX INLET	LEAST SEWERABLE ELEVATION	DOSING REQ.'D	SIZE OF DOSING CHAMBER (GAL.) REQ.'D	SIZE OF DOSING CHAMBER	INLET	OUTLET	PUMP REQ.'D	SIZE OF PUMP	PUMP VOLUME (GAL.)	PUMP INLET	SEEPAGE PIT INLET	1 ST. LATERAL INVERT AT END	LAST LATERAL INVERT AT END	
13	39	3	450	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F.	14	6		448.14	NO					NO							
		4	600	1000 GAL.		10 LATERALS @ 60 FT EACH 600 L.F.	SEE NOTE 1	NA		450.06	YES	294	290 GAL.			NO							
		5	750	1250 GAL.		12 LATERALS @ 63 FT EACH 756 L.F.	SEE NOTE 1	NA		450.47	YES	370	380 GAL.			NO							
14	58	3	500	1000 GAL.		7 LATERALS @ 75 FT EACH 525 L.F.	14	7		456.99	YES	257	170 GAL.			NO							
		4 & 5 BEDROOMS CANNOT BE BUILT ON THIS LOT																					
15 PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME																							
16	13	3	281	1000 GAL.		5 LATERALS @ 60 FT EACH 300 L.F.	9	4		444.45	NO					NO							
		4	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F.	14	7		444.45	NO					NO							
		5	469	1250 GAL.		8 LATERALS @ 60 FT EACH 480 L.F.	14	8		444.45	NO					NO							
17	10	3	250	1000 GAL.		5 LATERALS @ 60 FT EACH 300 L.F.	9	4		443.18	NO					NO							
		4	333	1000 GAL.		6 LATERALS @ 60 FT EACH 360 L.F.	9	3		443.18	NO					NO							
		5	417	1250 GAL.		7 LATERALS @ 60 FT EACH 420 L.F.	14	7		443.18	NO					NO							
18 PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME																							
19	32	3	450	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F.	14	6		425.93	NO					NO							
		4	600	1000 GAL.		10 LATERALS @ 60 FT EACH 600 L.F.	SEE NOTE 1	NA		427.85	YES	294	290 GAL.			NO							
		5	750	1250 GAL.		13 LATERALS @ 60 FT EACH 780 L.F.	SEE NOTE 1	NA		428.26	YES	382	380 GAL.			NO							
20	18	3	321	1000 GAL.		6 LATERALS @ 60 FT EACH 360 L.F.	9	3		424.72	NO					NO							
		4	429	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F.	14	6		424.72	NO					NO							
		5	536	1250 GAL.		7 LATERALS @ 77 FT EACH 539 L.F.	14	7		426.64	YES	264	290 GAL.			NO							
21	7	3	225	1000 GAL.	420.17	4 LATERALS @ 60 FT EACH 240 L.F.	7	3	428.16	420.38	NO					YES	MEYER SSM25 1/4 HP PUMP	118	420	423	428	425.5	
		4	300	1000 GAL.	420.17	5 LATERALS @ 60 FT EACH 300 L.F.	9	4	428.16	420.38	NO					YES	MEYER SSM25 1/4 HP PUMP	147	420	423	428	425	
		5	375	1250 GAL.	420.17	7 LATERALS @ 60 FT EACH 420 L.F.	14	7	428.16	420.38	NO					YES	MEYER SSM25 1/4 HP PUMP	206	420	423	428	424.5	
22 ELIMINATED FROM SUBDIVISION																							
23	23	3	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F.	14	7		433.82	NO					NO							
		4	500	1000 GAL.		9 LATERALS @ 60 FT EACH 540 L.F.	14	5		435.74	YES	264	290 GAL.			NO							
		5	625	1250 GAL.		9 LATERALS @ 70 FT EACH 630 L.F.	14	5		435.74	YES	308	290 GAL.			NO							
24	16	3	321	1000 GAL.		6 LATERALS @ 60 FT EACH 360 L.F.	9	3		444.34	NO					NO							
		4	429	1000 GAL.		8 LATERALS @ 60 FT EACH 480 L.F.	14	6		444.34	NO					NO							
		5	536	1250 GAL.		7 LATERALS @ 77 FT EACH 539 L.F.	14	7		446.26	YES	264	290 GAL.			NO							
25	11	3	281	1000 GAL.		5 LATERALS @ 60 FT EACH 300 L.F.	9	4		447.92	NO					NO							
		4	375	1000 GAL.		7 LATERALS @ 60 FT EACH 420 L.F.	14	7		447.92	NO					NO							
		5	469	1250 GAL.		8 LATERALS @ 60 FT EACH 480 L.F.	14	6		447.92	NO					NO							
26	46	3	500	1000 GAL.		9 LATERALS @ 60 FT EACH 540 L.F.	14	5		445.85	YES	264	290 GAL.			NO							
		4	667	1000 GAL.		10 LATERALS @ 67 FT EACH 670 L.F.	SEE NOTE 1	NA		445.85	YES	328	290 GAL.			NO							
		5	833	1250 GAL.		13 LATERALS @ 65 FT EACH 845 L.F.	SEE NOTE 1	NA		446.26	YES	414	380 GAL.			NO							
27 PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME																							

NOTE: 1. SEE DETAIL FOR SYSTEM LAYOUT

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SUBDIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1990 BY Daniel C. McCarville DANIEL C. MCCARVILLE SECRETARY

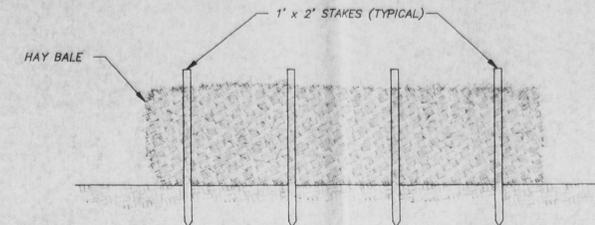
ORANGE COUNTY DEPARTMENT OF HEALTH DIVISION OF ENVIRONMENTAL HEALTH
By direction of the State Commissioner of Health these plans are hereby approved pursuant to the Public Health Law, see first sheet for date and signature.

STATE OF NEW YORK
ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK
DRAWN : N.M. SCALE : NONE
CHECKED : K.A.D. DATE : 9 JAN. 1989

6	NM	KD	19 APR 89	REV. PER O.C.H.D. COMMENTS, 6 APRIL 1989
5	NM	KD	10 FEB. 89	REV. PER O.C.H.D. COMMENTS, 2 FEB. 1989
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1	CJT	KD	12 MAY 88	ADDITIONAL PERC. TEST RESULTS
REV	DR	CK	DATE	DESCRIPTION

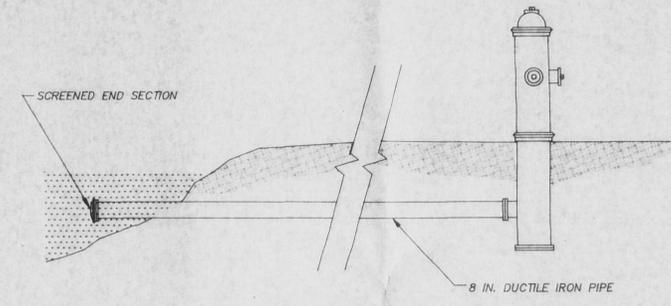
KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550
TABLE OF SUBSURFACE SYSTEM DESIGN (SHEET NO. 2)
DWG. NO : TBL-3
SHEET : 9 OF : 13
JOB NO : 87033.00

TABLE OF PERCOLATION TEST RESULTS														
LOT NUMBER	TEST NUMBER	DATE OF TEST	DEPTH OF HOLE (IN)	FIRST RUN (MIN)	SECOND RUN (MIN)	ADDITIONAL RUNS (MIN)	LOT NUMBER	TEST NUMBER	DATE OF TEST	DEPTH OF HOLE (IN)	FIRST RUN (MIN)	SECOND RUN (MIN)	ADDITIONAL RUNS (MIN)	
1	1.3	03/14/88	28	5	9	12/17/88	14	14.3	03/88	30	4	7	9/9	
	1.4	03/14/88	31	20	28	30		14.4	03/88	30	32	51	58	
	1.7	11/15/88	27	3	3	4		14.5	11/15/88	24	FAILED			
	1.8	11/15/88	26	2	6	6		14.6	11/16/88	25	19	32	31	
2	2.3	03/14/88	31	1	1	2/2/2.5	15	PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME						
	2.4	03/14/88	32	2	2.5	3/4.5/6.5/20								
3	3.3	03/14/88	32	12	17	18	16	16.3	06/09/88	30	9	11	12	
	3.4	03/14/88	31	10	13	14		16.4	06/09/88	30	10	13	13	
4	4.3	03/14/88	32	18	22	26/28/28	17	17.3	03/17/88	27	3	5	5	
	4.4	03/15/88	32	4	5	5		17.4	03/17/88	33	4	10	10	
5	5.3	03/14/88	30	28	30		18	PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME						
	5.4	03/14/88	31	13	17	18		19	19.3	03/16/88	27	15	23	27/30/32
	5.5	11/15/88	28	0.5	0.5	0.5			19.4	03/16/88	33	1	2	2/2
6	6.3	03/15/88	32	5	9	11/12	20	20.3	03/16/88	30	10	15	17/18	
	6.4	03/15/88	32	2	3	3		20.4	06/02/88	27	3	5		
7	7.3	06/14/88	22	23	33		21	21.3	03/15/88	31	10	12	13	
	7.4	06/14/88	22	17	24			21.4	06/02/88	30	8	11		
	7.5	11/15/88	29	FAILED				21.5	11/15/88	29	FAILED			
	7.6	11/16/88	28	28	28	28		21.6	11/16/88	28	FAILED			
	7.7	12/20/88	30	6	6	8/8		21.7	12/20/88	30	1	1	1	
	7.8	06/12/88	23	4	5			22.3	03/15/88	30	4	6	7/7	
8	8.3	03/15/88	24	8	12	13	23	23.3	06/14/88	22	10	17		
	8.4	06/02/88	30	9	15			23.4	06/14/88	22	5	7	8	
9	9.3	03/16/88	34	13	26	36/40	24	23.5	11/15/88	25	18	23	21	
	9.4	06/02/88	30	21	28			24.3	06/14/88	20	4	6		
	9.6	11/15/88	24	2	4	4		24.4	06/14/88	30	9	11		
10	10.3	03/16/88	34	20	25	27	25	25.3	06/14/88	30	2	8		
	10.4	06/02/88	30	18	23			25.4	06/14/88	22	4	6		
	10.6	11/15/88	24	1	1	2/2								
11	11.3	03/16/88	31	8	10.5	11	26	26.3	06/14/88	22	9	21		
	11.4	06/02/88	30	9	13			26.4	06/14/88	22	15	33		
12	12.3	03/88	31	6	6	46	27	PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME						
	12.4	03/88	31	34	45									
13	13.3	06/09/88	30	24	35	39	28	PHASE III DEVELOPMENT - NOT FOR APPROVAL AT THIS TIME						
	13.4	06/09/88	30	5	7	9/10								



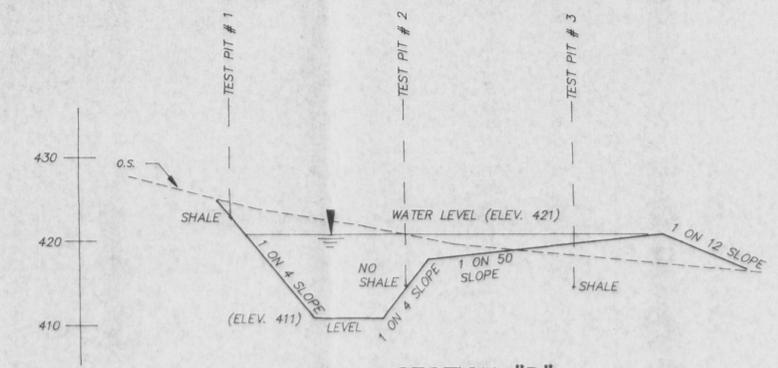
NOTE:
SOIL EROSION AND SEDIMENT CONTROL DETAILS SHOWN HEREON SHALL BE CONSIDERED TYPICAL MEASURES. THE CONTRACTOR SHALL TAKE ALL NECESSARY ACTIONS AND PRECAUTIONS AS NECESSARY TO PREVENT UNDESIRABLE EROSION OR SEDIMENTATION, ALL TO THE SATISFACTION OF THE TOWN OF NEW WINDSOR AUTHORITIES.

A
D-1
SEDIMENT CONTROL DETAIL
NOT TO SCALE



NOTE:
INSTALLATION OF DRY HYDRANT AT E STATION 15+50 ONLY IF APPROVED BY N.Y.S. DEPT. OF ENVIRONMENTAL CONSERVATION.

B
D-1
DRY HYDRANT DETAIL
NOT TO SCALE



C
D-1
SECTION "D"
SCALE: VERT. 1 IN. = 10'
HORIZ. 1 IN. = 50'

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SUBDIVISION _____ APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1990 BY Daniel C. McCarville DANIEL C. MCCARVILLE SECRETARY

DETAILS A, B & C NOT REVIEWED OR APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT

ORANGE COUNTY DEPARTMENT OF HEALTH DIVISION OF ENVIRONMENTAL HEALTH
By direction of the Commissioner of Health these plans are deemed to conform to the Public Health Law, Sec. 1307, unless date and signature.



ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK

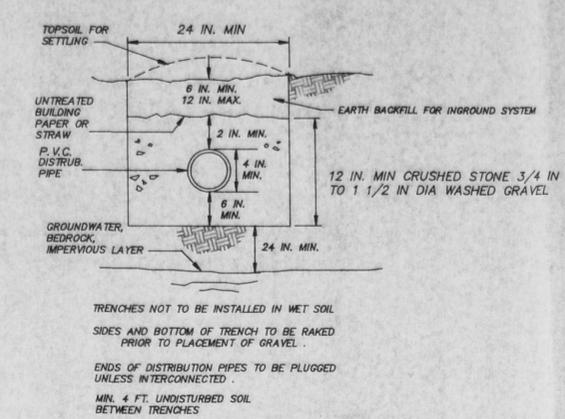
DRAWN: N.M. SCALE: AS SHOWN
CHECKED: K.A.D. DATE: 24 MARCH 1988

2	NM	KD	19 APRIL 1989	REV. PER G.C.H.D. COMMENTS, 6 APRIL 1989
1	NM	KD	23 FEB. 1989	REV. PER G.C.H.D. & N.Y.S.D.E.C. COMMENTS, 2 FEB. 1989
REV	DR	CK	DATE	DESCRIPTION

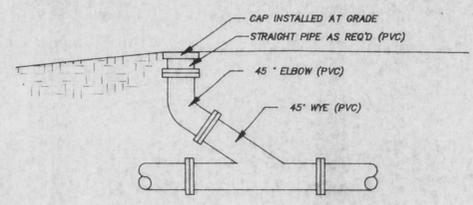
KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

MISCELLANEOUS DETAILS

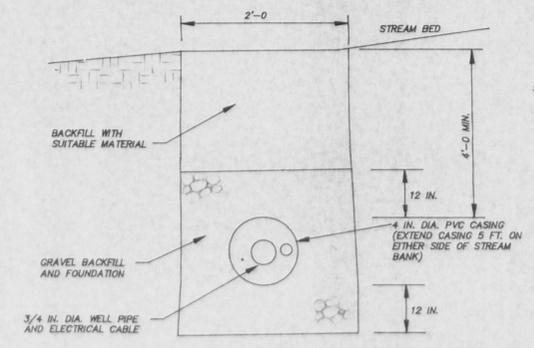
DWG. NO.: D-1
SHEET: 10 OF 13
JOB NO.: 87033.00



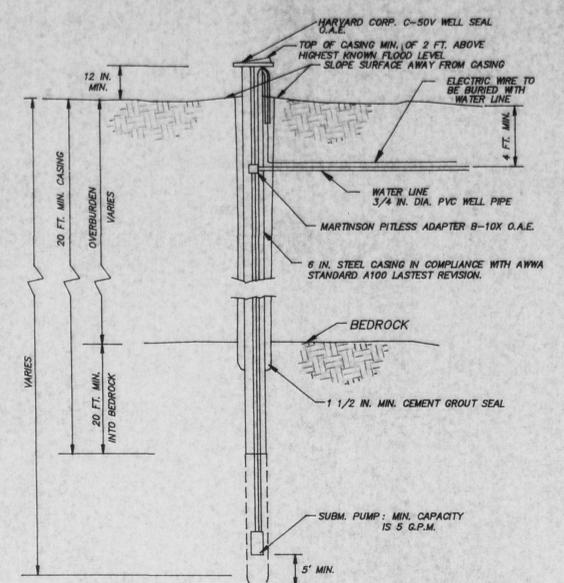
A TYPICAL TRENCH SECTION
D-2 N.T.S.



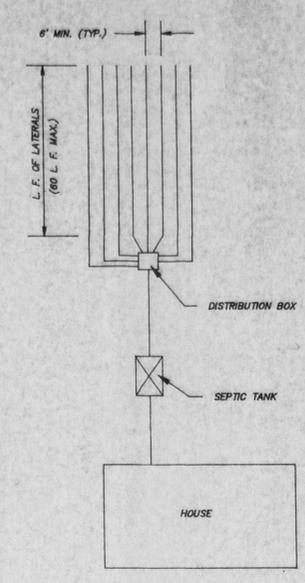
B TYPICAL CLEAN-OUT DETAIL
D-2 N.T.S.



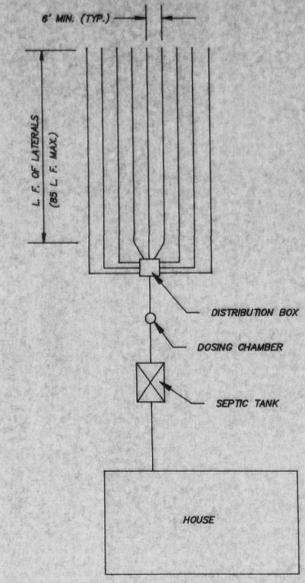
C TYPICAL STREAM/WATERLINE CROSSING DETAIL
D-2 N.T.S.



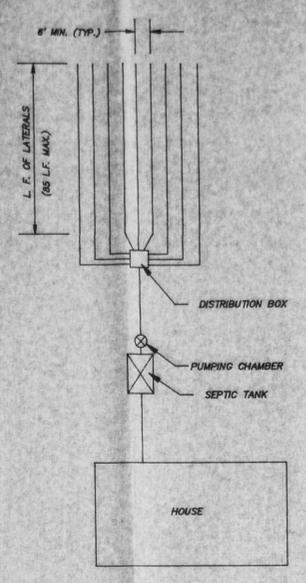
E TYPICAL DRILLED WELL SECTION
D-2 N.T.S.



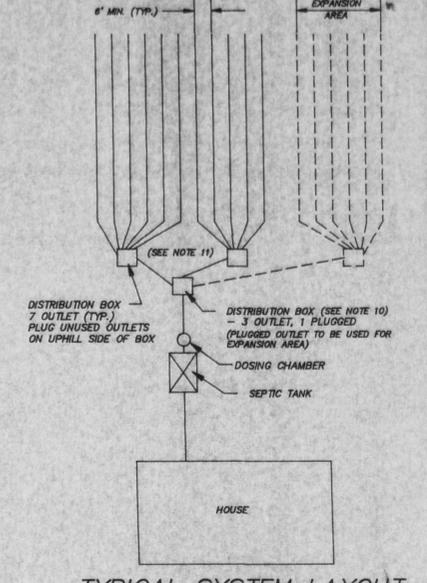
G TYPICAL CONVENTIONAL SYSTEM LAYOUT
D-2 N.T.S.



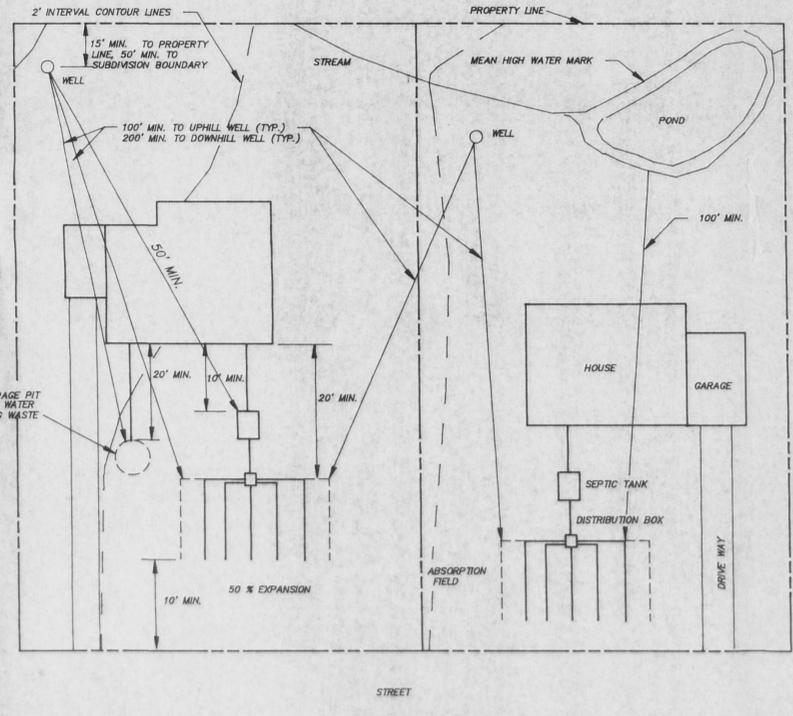
H TYPICAL SIPHON DOSING SYSTEM LAYOUT
D-2 N.T.S.



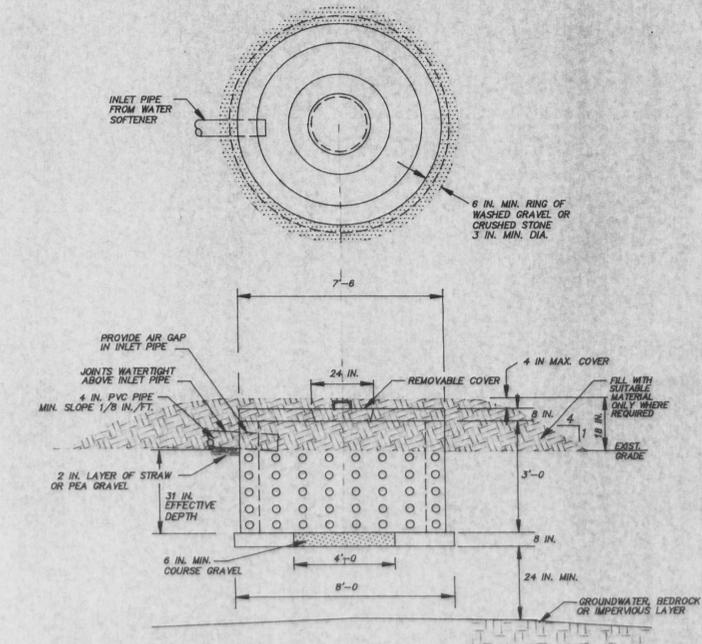
I TYPICAL PUMPED SYSTEM LAYOUT
D-2 N.T.S.



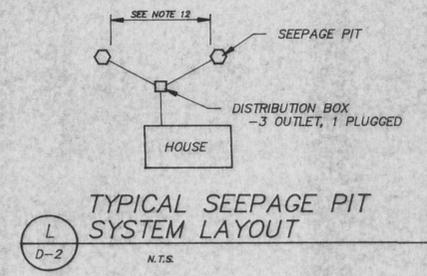
K TYPICAL SYSTEM LAYOUT FOR LOT No.'S 3,4,9,10,12,13,19 & 26
D-2 N.T.S.



F TYPICAL LOT LAYOUT
D-2 N.T.S.



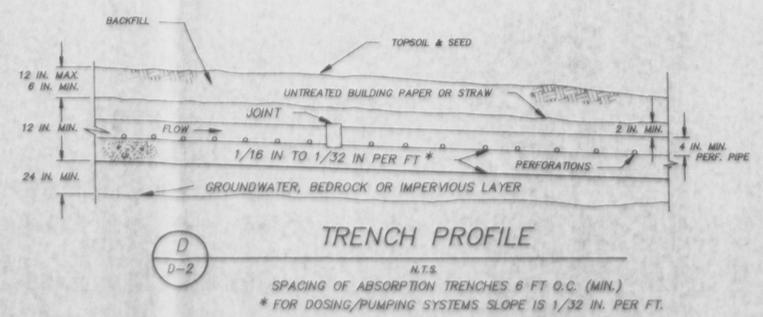
J PRECAST SEEPAGE PIT DETAIL
D-2 N.T.S.



L TYPICAL SEEPAGE PIT SYSTEM LAYOUT
D-2 N.T.S.

- NOTES :**
- ALL PIPE JOINTS TO BE SEALED WITH ASPHALTIC MATERIAL OR EQUIVALENT WATERTIGHT COMPOUND.
 - OUTLET PIPES FROM DISTRIBUTION BOX TO DISTRIBUTOR LATERALS TO BE SLOPED 1/8 IN./FT. MIN. THE SLOPE OF ALL OUTLET PIPES SHOULD BE EQUAL FOR THE FIRST 10 FT.
 - DESIGN FOR WATER SOFTENING SYSTEM IS TO BE PROVIDED AT HOMEOWNER'S OPTION IF EXCESSIVE HARDNESS IS PRESENT. WATER SOFTENING UNIT IS MODEL AS-32P BY WATERSOFT, INC. O.A.E. BACKWASH SHALL DISCHARGE TO SEEPAGE PIT AS SHOWN ON PLAN SHEET.
 - NO ROOF, CELLAR OR FOOTING DRAINS TO BE DISCHARGED INTO SEWAGE DISPOSAL SYSTEMS.
 - ALL TREES MUST BE CUT FROM THE TILE FIELD AREAS.
 - NO DRIVEWAYS, ROADWAYS OR PARKING AREAS SHALL BE CONSTRUCTED OVER ANY PORTION OF THE SANITARY DISPOSAL SYSTEM.
 - NO COMPONENT PART OF ANY SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED OR MAINTAINED WITHIN 100 FT. OF ANY SPRING, RESERVOIR, BROOK, MARSH OR ANY OTHER BODY OF WATER.
 - ALL LATERALS FOR A LOT SHOULD BE APPROXIMATELY EQUAL IN LENGTH.
 - MAXIMUM GROUND SLOPE IN TILE FIELD AREA SHALL NOT EXCEED 15%.
 - BAFFLING OF OUTLETS TO MAINTAIN A HYDRAULICALLY BALANCED SYSTEM WILL BE DONE AT CONSTRUCTION.
 - SLOPE OF PIPES TO DISTRIBUTION BOXES MUST BE LAID AT UNIFORM SLOPES FOR FIRST 10 FEET.
 - MIN. EDGE TO EDGE SEPARATION IS EQUAL TO 2 TIMES OVERALL DEPTH.

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D TRENCH PROFILE
D-2 N.T.S.

SUBDIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1990 BY Daniel C. McCarville DANIEL C. MCCARVILLE SECRETARY

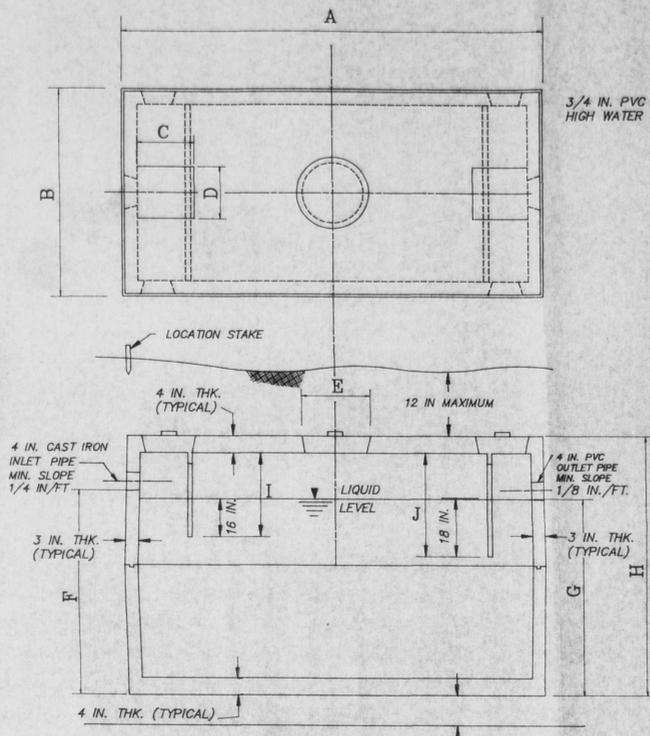
ORANGE COUNTY DEPARTMENT OF HEALTH DIVISION OF ENVIRONMENTAL HEALTH
By direction of the Department of Health these plans are hereby approved in accordance with the Public Health Law and subject to the date and signature.



ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK
DRAWN : N.M. SCALE : NONE
CHECKED : K.A.D. DATE : 22 JUNE 1988

REV	DR	CK	DATE	DESCRIPTION
4	NM	KD	19 APRIL 89	REV. PER O.C.H.D. COMMENTS, 6 APRIL 1989
3	NM	KD	10 FEB. 89	REV. PER O.C.H.D. COMMENTS, 2 FEB. 1989
2	NM	KD	9 JAN. 89	REV. PER O.C.H.D. COMMENTS, 21 NOV. 1988
1	NM	KD	18 OCT. 88	REV. PER O.C.H.D. COMMENTS, 22 SEPT. 1988

KARTIGANER ASSOCIATES, P.C. CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550
WELL & SEPTIC DETAILS
(SHEET No. 1)
DWG. NO. : D-2
SHEET 11 OF : 13
JOB NO. : 87033.00



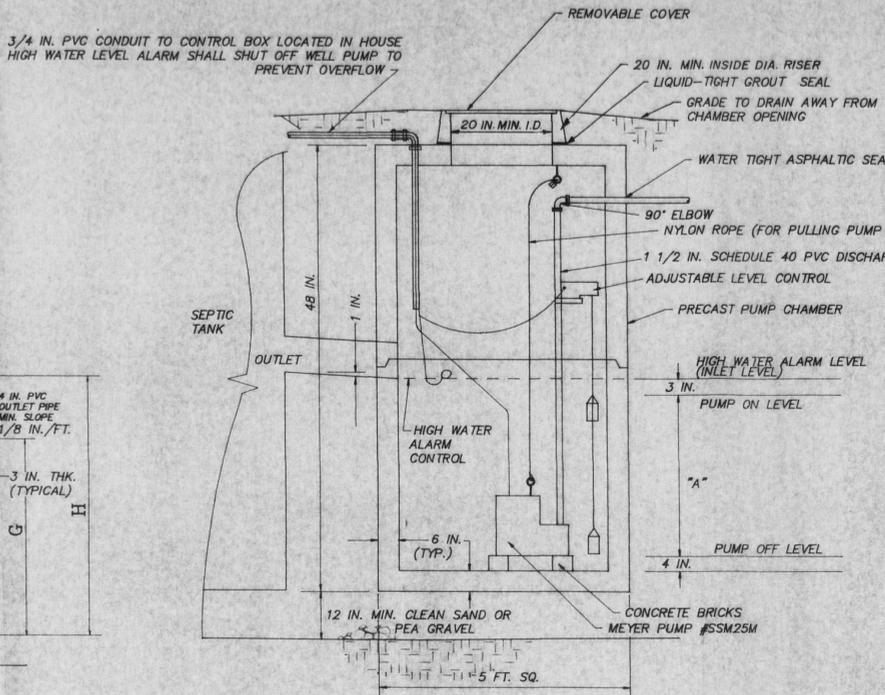
A
D-3
N.T.S.
PRECAST CONCRETE SEPTIC TANK SECTIONS

USE BINGHAMTON PRECAST & SUPPLY SEPTIC TANK O.A.E. FOR SIZES SEE TABLE

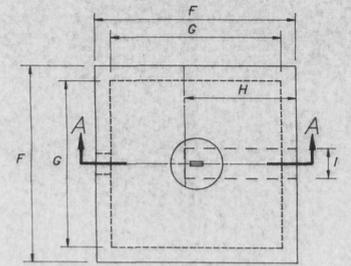


MIN. CONCRETE 28 DAY COMPRESSIVE STRENGTH IS 2500 PSI

LETTER	DIMENSIONS	
	1,000 GAL.	1,250 GAL.
A	8'-6"	10'-4"
B	4'-10"	5'-10"
C	1'-4"	10 IN.
D	1'-0"	1'-2"
E	1'-8 MIN.	1'-8 MIN.
F	4'-6"	3'-11"
G	4'-4"	3'-8"
H	5'-7"	5'-0"
I	2'-3"	2'-4"
J	2'-5"	2'-6"



B
D-3
N.T.S.
PUMP CHAMBER

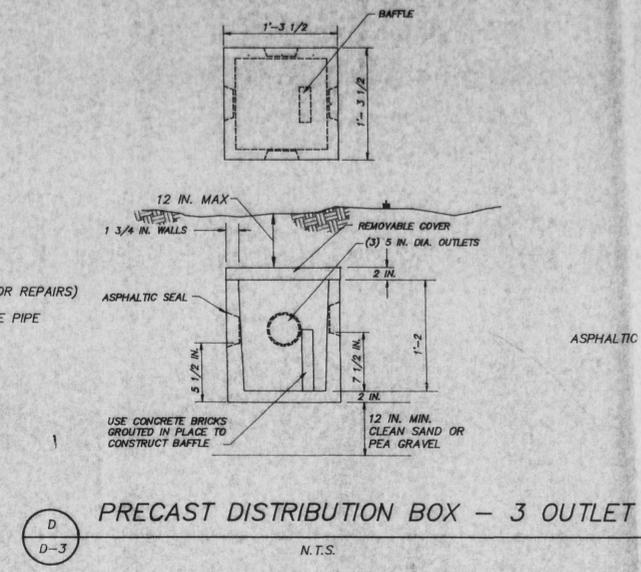


C
D-3
N.T.S.
PRECAST SIPHON CHAMBER

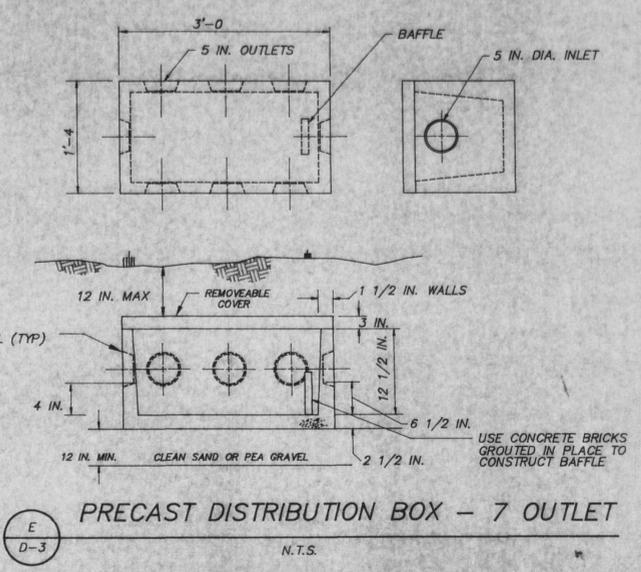
- NOTE:
1. USE ROTONDO & SONS, INC. PRECAST SIPHON CHAMBER O.A.E.
 2. SEE TABLE 2 FOR DIMENSIONS

SIPHON	GALLONS	DRAW	TABLE OF SIPHON CHAMBER DIMENSIONS								
			A	B	C	D	E	F	G	H	I
4 IN.	170	17 IN.	33 IN.	23 IN.	11 3/4 IN.	18 IN.	28 IN.	5'-0"	4'-0"	4'-0"	1'-0"
3 IN.	290	13 IN.	29 IN.	19 IN.	7 1/4 IN.	15 IN.	23 IN.	7'-0"	6'-0"	4'-0"	1'-0"
4 IN.	380	17 IN.	33 IN.	23 IN.	11 3/4 IN.	18 IN.	28 IN.	7'-0"	6'-0"	4'-0"	1'-0"

LOT #	# OF BEDRMS.	TABLE OF PUMP CHAMBER DIMENSIONS	
		"A"	"B"
7	3	15 IN.	4'-8"
	4	18 IN.	4'-8"
	5	21 IN.	4'-8"
21	3	12 IN.	4'-8"
	4	15 IN.	4'-8"
	5	21 IN.	4'-8"

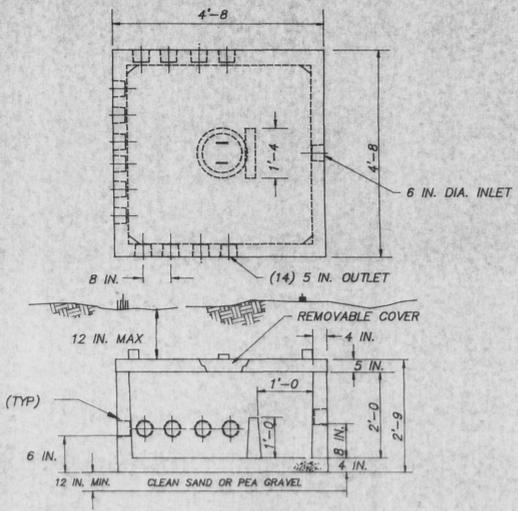


D
D-3
N.T.S.
PRECAST DISTRIBUTION BOX - 3 OUTLET

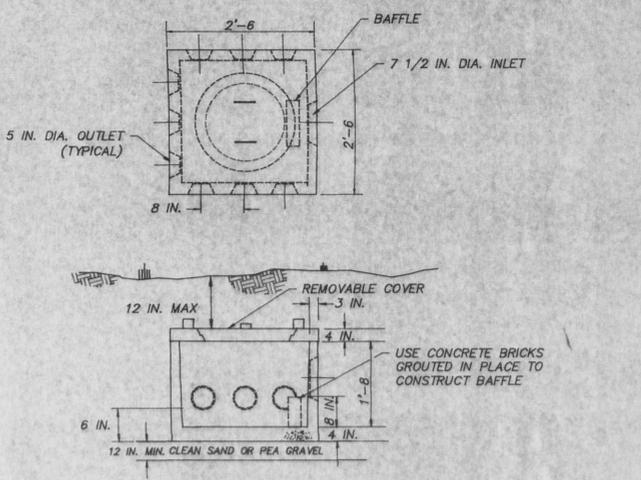


E
D-3
N.T.S.
PRECAST DISTRIBUTION BOX - 7 OUTLET

NOTE: MAXIMUM COVER AND MINIMUM BEDDING DIMENSIONS ARE TYPICAL FOR ALL DISTRIBUTION BOXES.



F
D-3
N.T.S.
PRECAST DISTRIBUTION BOX - 14 OUTLET



G
D-3
N.T.S.
PRECAST DISTRIBUTION BOX - 9 OUTLET

- NOTES:
1. INVERT ELEVATIONS OF ALL DISTRIBUTION BOX OUTLETS TO BE EQUAL.

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SUBDIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON April 25, 1990
By Denise McCarville
DANIEL C. MCCARVILLE
SECRETARY

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
By direction of the Field Commissioner of Health
This plan is hereby approved pursuant to the Public Health Law. See local codes for date and signature.



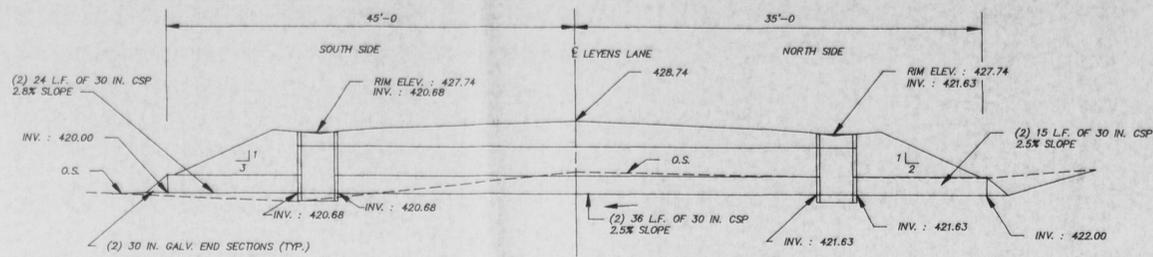
ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK

DRAWN: N.M. SCALE: NONE
CHECKED: K.A.D. DATE: 10 JAN. 1989

REV	DR	CK	DATE	DESCRIPTION
3	NM	KD	19 APR. 89	REV. PER O.C.H.D. COMMENTS, 6 APRIL 1989
2	NM	KD	10 FEB. 89	REV. PER O.C.H.D. COMMENTS, 2 FEB. 1989
1	NM	KD	10 JAN. 89	REV. PER O.C.H.D. COMMENTS, 21 NOV. 1989

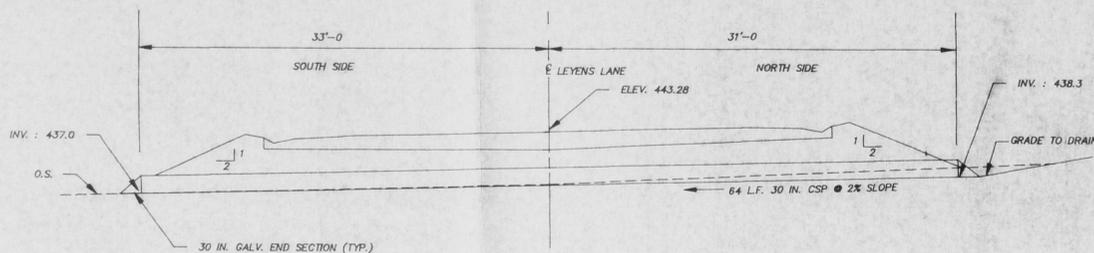
KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

WELL & SEPTIC DETAILS
(SHEET NO. 2)
DRAWING NO.: D-3
SHEET: 12 OF 13
JOB NO.: 87033.00

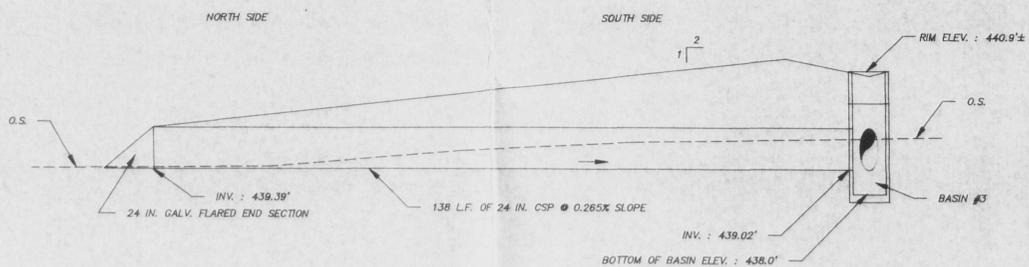


STRUCTURES: BINGHAMTON PRECAST & SUPPLY STANDARD 6 x 10
STRUCTURE WITH 24 x 48 OPENING, O.A.E.
GRATES: HEENAH R-1879-886 FRAME AND GRATE WITH
BOTTOM FLANGE, O.A.E.

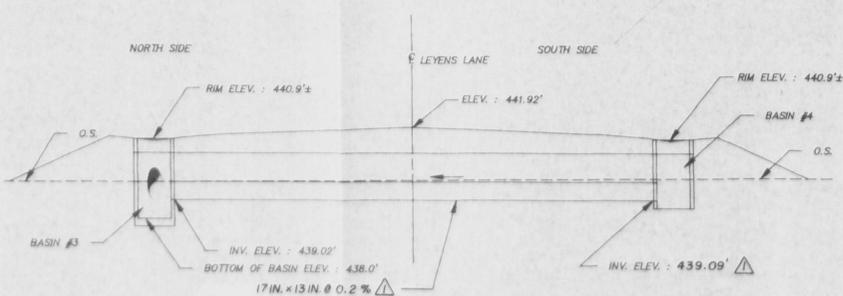
A DRAINAGE PROFILE - DRAIN NO. 1 @ STA. 16+37.72
D-4 NOT TO SCALE



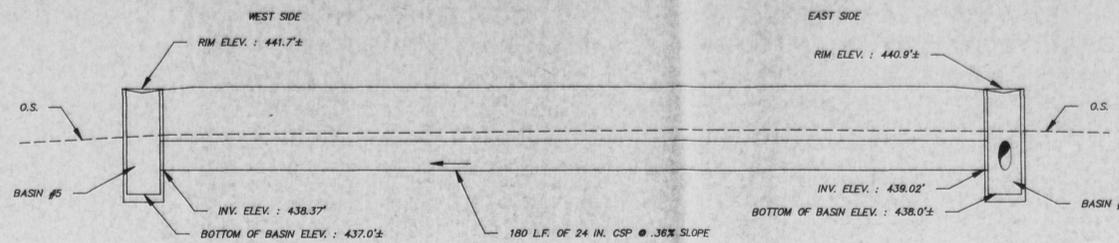
B DRAINAGE PROFILE - DRAIN NO. 2 @ STA. 34+12
D-4 NOT TO SCALE



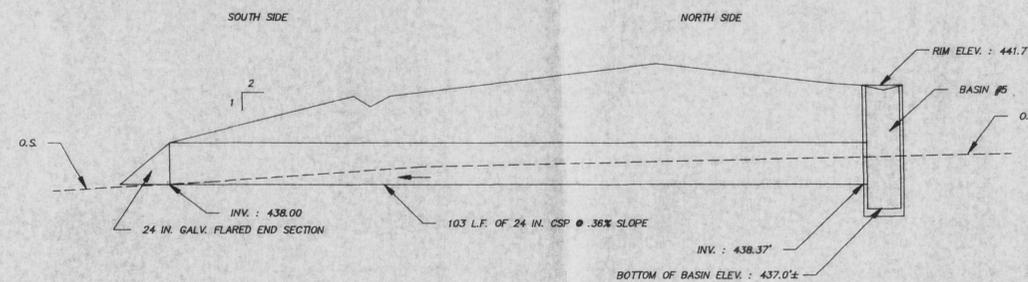
C DRAINAGE PROFILE - DRAIN NO. 3
D-4 NOT TO SCALE



D DRAINAGE PROFILE - DRAIN NO. 4 @ STA. 38+42.47
D-4 NOT TO SCALE

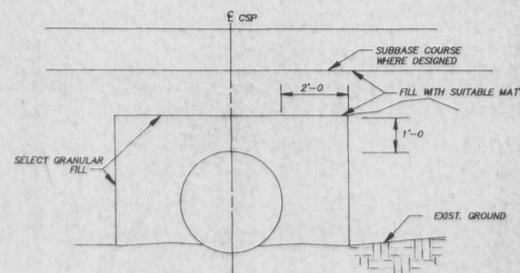


E DRAINAGE PROFILE - DRAIN NO. 5
D-4 NOT TO SCALE

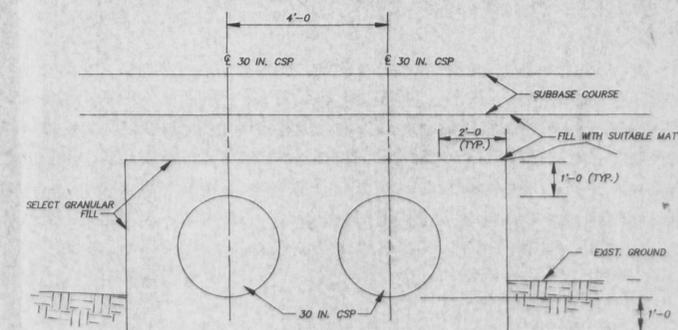


F DRAINAGE PROFILE - DRAIN NO. 6 @ STA. 36+37 (SKEWED @ 45°)
D-4 NOT TO SCALE

1. NOTE:
1. ALL DRAINAGE FACILITIES AND THE LAYOUT OF SAME ARE SUBJECT TO THE FINAL APPROVAL OF THE SUPERINTENDENT OF HIGHWAYS IN THE FIELD.



G SINGLE PIPE INSTALLATION DETAIL
D-4 N.T.S.
FOR DRAIN #S 2 - 6



H TWIN 30 IN. CSP INSTALLATION DETAIL (DRAIN NO. 1)
D-4 N.T.S.

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SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON April 25, 1990
BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY

NOT REVIEWED OR APPROVED BY
THE ORANGE COUNTY
HEALTH DEPARTMENT



ROCK TAVERN GREENS
RIVER STREET ASSOCIATES
NEWBURGH, NEW YORK

DRAWN: N.M. SCALE: AS SHOWN
CHECKED: K.A.D. DATE: 24 MARCH 1988

REV	DR	CK	DATE	DESCRIPTION
1	NM	MC	15 JUNE 89	ADDED NOTE NO. 1 & REV. DRAIN NO. 4

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 BLOOMING GROVE TURNPIKE, NEWBURGH, N.Y. 12550

DRAINAGE PROFILES & DETAILS

DWG. NO.: D-4
SHEET: 13 OF 13
JOB NO.: 87033.00