

PB# 91-19

**WASHINGTON GREEN
AMENDED SP**

SBL 35-1-103

Approved 10/4/91

General Receipt

12210

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

Sept 6 1991

Received of

Center Bldg Corp. E.F.

\$ 25.00

Twenty five and no/100

DOLLARS

For

P.B. Application Fee - 91-19

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Check # 1609</i>		<i>25.00</i>

By

Pauline J. Townsend

Town Clerk

Title

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

General Receipt

12209

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

Sept 6 1991

Received of

Pauline J. Townsend

\$ 750.00

Seven hundred fifty and no/100

DOLLARS

For

Center Bldg Corp - P.B.

DISTRIBUTION

Site Plan - 91-19

FUND	CODE	AMOUNT
<i>Check # 1608</i>		<i>750.00</i>

By

Lubin

Captain

Title

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

General Receipt

12284

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

Oct 10 1991

Received of

Center Building Corp

\$ 100.00

One Hundred

00

DOLLARS

For

P.B. #91-19 Site Plan Approval

DISTRIBUTION

FUND	CODE	AMOUNT
<i>CP # 1629</i>		<i>100.00</i>

By

Pauline J. Townsend

Town Clerk

Title

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-19

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED SITE PLAN

APPLICANT: EXETER BUILDING CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/04/91	PLANS APPROVED BY MARK EDSALL	STAMPED BY R. LANDER
09/11/91	P.B. APPEARANCE	APPROVED SUB. TO M.E
09/03/91	WORK SESSION APPEARANCE	REVISE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/10/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 91-19

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED SITE PLAN

APPLICANT: EXETER BUILDING CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/03/91	SITE PLAN MINIMUM	PAID		750.00	
10/03/91	P.B. ENGINEER FEE	CHG	96.50		
		TOTAL:	96.50	750.00	-653.50

Please issue a check
in the amount of \$653.50 to:

Exeter Bldg. Corp.
1001 Washington Green
New Windsor, N.Y. 12553

Gave to Larry R. 10/10/91 @

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/11/91

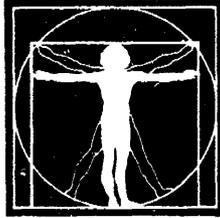
PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-19

NAME: WASHINGTON GREEN CONDOMINIUMS AMENDED SITE PLAN
APPLICANT: EXETER BUILDING CORP.

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 09/06/91	MUNICIPAL HIGHWAY	/ /	
ORIG 09/06/91	MUNICIPAL WATER	09/09/91	APPROVED
ORIG 09/06/91	MUNICIPAL SEWER	/ /	
ORIG 09/06/91	MUNICIPAL SANITARY	09/09/91	APPROVED
ORIG 09/06/91	MUNICIPAL FIRE	09/09/91	APPROVED
ORIG 09/06/91	PLANNING BOARD ENGINEER	/ /	



EXETER
BUILDING
C O R P

September 11, 1991

Carl Schiefer, Chairman
Town of New Windsor Planning Board
New Windsor Town Hall
New Windsor, NY 12553

Mr. Chairman:

Exeter Building Corp. is seeking approval for a site plan amendment to the Washington Green Condominium development.

The site plan revision is for building configurations and locations only. The total unit count and bedroom count remains unchanged, maintaining 210 - 2 bedroom units. As a result of this change there is a decrease in land coverage for this area with no subsequent change in road or firelane configuration.

Thank you for your time and consideration in this matter.

Sincerely,


EXETER BUILDING CORP.

357 8144

91-19

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

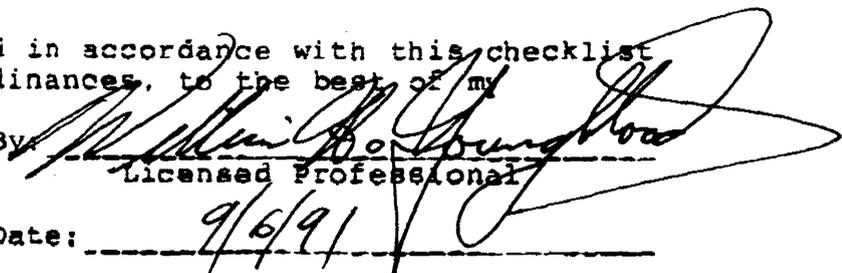
ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 9/6/91

WASHINGTON GREEN

MR. SCHIEFER: I have been asked by Washington Green to give them two minutes.

Joseph Sweeney came before the Board representing this proposal.

MR. SWEENEY: Primary reason I'm here is to inform the Planning Board of changes anticipated by Washington Green and Exeter Building Corporation. I guess unfortunately I have one overlay I want to do this, I have one overlay here showing the proposed changes that we want to go through.

We want to change from two 8-plex units to three 4-plex units. We'll not be changing our total unit count.

MR. MC CARVILLE: Have that bedroom count?

MR. SWEENEY: Bedroom count will remain the same.

MR. VAN LEEUWEN: How many bedrooms in each unit?

MR. SWEENEY: Two bedrooms per unit.

MR. VAN LEEUWEN: And a studio?

MR. SWEENEY: If you'd like. The reason that the unit count will not change is because this unit over here which was last approved as an 8-plex will change to a typical condo flat which will keep us at 24 units total left to build.

MR. VAN LEEUWEN: You're taking four and you're making three out of it? Is that what you're doing?

MR. SWEENEY: Correct. Actually, I'm taking 16 units down here and changing it into 12 and picking up my other 4 in other buildings over here. Again, the building size actually diminishes on the 12-plex by 14 feet and these buildings as well decrease in size.

MR. PETRO: Obviously, the bottom, does the one on the top meet all the required setbacks?

MR. SWEENEY: Yes, this is the identical --

MR. PETRO: It looks closer to the stonewall, that's why I asked.

MR. BABCOCK: That's a retention area, Jimmy, their property goes way, way beyond that.

MR. SCHIEFER: Does it need fire approval? What I'm trying to determine if you go to a work session there's been no problem with what you're trying to do. You have informed us. If we feel it needs fire approval, you have to go to the work session.

MR. VAN LEEUWEN: He's got to go to the work session.

MR. SWEENEY: Again, my primary concern here was to inform the Planning Board secondary to this is that I'm looking to get a foundation permit based on a successful work session. Only because for the primary reason my building season.

MR. PETRO: Expiring.

MR. SWEENEY: Yes, I'm going to approach the rainy season and I want to start getting something in the ground and again, pending a successful meeting with the work session.

MR. SCHIEFER: If you're successful in the work session, that means you have a fair approval, right?

MR. EDGALL: Right, Bob will review it with Joe when he comes in and if we have a plan right away Bobby will review it and get the comments.

MR. SWEENEY: We're scheduled hopefully for that work session for the 11th agenda item on the next Planning Board.

MR. SCHIEFER: You go to the work session and you'll be on the next one if you meet that, I foresee no problem.

MR. PETRO: Do you want the building permits for the foundations before the 11th, is that --

MR. SWEENEY: Correct.

MR. MC CARVILLE: No building permits until it's

approved as far as I'm concerned.

MR. SWEENEY: What I'm requesting is a foundation permit at our own risk pending the meeting.

MR. VAN LEEUWEN: Let me say something to you. I'd go along with that if after the 11th meeting not until then.

MR. MC CARVILLE: No, I'm not going to go along with it.

MR. PETRO: What's the reason for not -- I'm not in agreement, I want to know why he can't have the foundation approval now. He's meeting with Bob, Tuesday morning, Bob says no problem, why does he have to wait until the 11th, there's no problem as of Tuesday morning.

MR. MC CARVILLE: Because it's a site plan change modification to a site plan which needs a Planning Board approval before permits can be issued.

MR. PETRO: But would approve it subject to Bob saying okay Tuesday morning.

MR. SCHIEFER: No, we haven't --

MR. MC CARVILLE: We don't have an application. We don't have a map.

MR. SCHIEFER: It's these two negative votes we'll do it that way, go to the next work session and we'll go from there.

MR. SWEENEY: I thank you for your time.

MR. DOSALL: If lobby is there, I can't see why we couldn't be 100% ready for him at the next meeting.

MR. SCHIEFER: And it should be a very quick item.

MR. SWEENEY: I'll have the application, all my plans are being drawn up right now.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9 September 1991

SUBJECT: Washington Green Condominiums

PLANNING BOARD REFERENCE NUMBER: PB-91-19

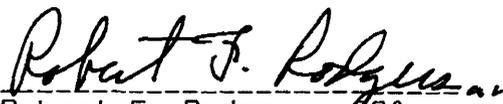
DATED: 3 September 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-070

A review of the above referenced subject site plan was conducted on 9 September 1991.

This site plan is approved per revision number 1991.

PLANS DATED: 29 August 1991; Revision 19.


Robert F. Rodgers; ZCA
Fire Inspector

RFR:mr
Att.

✓
CC: M.E

9-9-91

91-19
SEP - 3 1991

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

subdivision _____ as submitted by

Wm. Youngblood Assoc for the building or subdivision of
Washington Green Cross Road. has been

reviewed by me and is approved

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

Town water is servicing this prop.

HIGHWAY SUPERINTENDENT

[Signature]

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

91-19

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision ✓ _____ as submitted by
William Youngblood Assoc for the building or subdivision of
Washington Green Condominiums has been
reviewed by me and is approved ✓ _____
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr

SANITARY SUPERINTENDENT

Sept. 9, 1991

DATE

✓
cc: M.E.

WASH GREEN



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
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B 91-19

WORK SESSION DATE: 3 Sept 91

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

yes-replan

PROJECT NAME: Wash Green. Rev. 19

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Joe Sweeney

MUNIC REPS PRESENT:

BLDG INSP.	<u>WAE</u>
FIRE INSP.	<u>Bdy</u>
ENGINEER	<u>X</u>
PLANNER	<u>_____</u>
P/B CHMN.	<u>_____</u>
OTHER (Specify)	<u>_____</u>

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

<u>old</u>	<u>new</u>
<u>R 8 plex</u>	<u>R 12 plex w/ smaller ext dim.</u>
<u>W</u>	<u>W 4 plex</u>
<u>I</u>	<u>I</u>
	<u>Y</u>

all 2/BR same unit
* access to Y
- revise Dev. Cov.
add R to Δ rev

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? SIGN VARIANCE

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ 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

_____ being duly sworn, deposes and says that he resides at 1001 WASHINGTON GREEN in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of EXETER BUILDING CORP. (Official Title)

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

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

Will Fred
(Owner's Signature)

5th day of September 1991

Joseph Sweeney
(Applicant's Signature)

Elizabeth R. Spidle
Notary Public

CONSTRUCTION MANAGER
(Title)

Elizabeth R. Spidle
Notary Public State of New York
No. 01SP4952530
Orange County
My Commission Expires
June 19, 1993

PROJECT I.D. NUMBER

617.21

Appendix C

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

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

1. APPLICANT /SPONSOR EXETER BUILDING CORP.	2. PROJECT NAME WASHINGTON GREEN CONDOMINIUMS
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) ROUTE 32, NEW WINDSOR SOUTH SIDE OF WASHINGTON DRIVE	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: MODIFICATION OF BUILDING FOOTPRINTS & BUILDING LOCATION CHANGE	
7. AMOUNT OF LAND AFFECTED: Initially <u>0</u> acres Ultimately <u>0</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: EXETER BUILDING CORP.	Date: 9/5/91
Signature: <i>William Fried</i>	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ Name of Lead Agency _____

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

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

_____ Date _____

X

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

EXETER BUILDING CORP., deposes and says that he
 resides at 1001 WASHINGTON GREEN
 (Owner's Address)
 in the County of ORANGE
 and State of NEW YORK
 and that he is the owner in fee of WASHINGTON GREEN CONDOMINIUMS

which is the premises described in the foregoing application and
 that he has authorized JOSEPH SWEENEY
 to make the foregoing application as described therein.

Date: 9/5/91

Will King
 (Owner's Signature)

Robert Williams
 (Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
 THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
 AND/OR OWNER AT THE MEETINGS.

91-19

3 1991

RECEIVED

X

ATTACHMENTS

A. Flood Hazard Area Development Permit Application Form.

B. Certificate of Compliance

NOT IN FLOOD AREA

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____

Date _____

TOWN _____

of

NEW WINDSOR

ORANGE

County, New York

Permit Application for Development
in
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)
B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

(Address)

_____, NY () _____

1. Name and Address of Applicant

EXETER BUILDING CORP.

(First Name)

(MI)

(Last Name)

Street Address: 1001 WASHINGTON GREEN

Post Office: NEW WINDSOR State: NEW YORK Zip Code: 12553

Telephone: (914) 561-1113

PROJECT LOCATION

Street Address: 1001 WASHINGTON GREEN
NEW WINDSOR, NY 12553

Tax Map No. 35-1-103

Name of, distance and direction from nearest intersection or other landmark
SOUTH SIDE OF WASHINGTON DRIVE, WEST ROUTE 32, 1 MILE NORTH
OF INTERSECTION OF ROUTES 32, 94 & 300.

Name of Waterway: _____

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

New Construction
 Addition
 Alteration
 Relocation
 Demolition
 Replacement

Residential (1-4 family)
 Residential (More than 4 family)
 Commercial
 Industrial
 Mobile Home (single lot)
 Mobile Home (Park)
 Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

Fill Excavation Mining Drilling Grading
 Watercourse alteration Water System Sewer System
 Subdivision (New) Subdivision (Expansion)
 Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

Date

Signature of Applicant

_____ of _____
Flood Hazard Development Permit

Administrative Action
Completed by Floodplain Administrator

Proposed project located in _____ "A" zone with elevation
_____ "A" zone without elevation
_____ Floodway
_____ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is _____

Source documents: _____

PLAN REVIEW

Elevation to which lowest floor is to be elevated _____ ft. (NGVD)
Elevation to which structure is to be floodproofed _____ ft. (NGVD)
Elevation to which compacted fill is to be elevated _____ ft. (NGVD)

ACTION

- _____ Permit is approved, proposed development in compliance with applicable floodplain management standards.
- _____ Additional information required for review. Specify: (i.e, encroachment analysis)

___ Permit is conditionally granted, conditions attached.

___ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature _____ Date _____
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is _____ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date _____ Signature _____

_____ of _____
_____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature _____ Date _____

CERTIFICATE OF COMPLIANCE
for
FLOODPLAIN DEVELOPMENT

<p>TOWN _____ of NEW WINDSOR ORANGE County, N.Y.</p> <p>(Applicant shall fill in all pertinent information in Section A including 1 or 2)</p>	
<p>SECTION A</p> <p>Premises location <u>WASHINGTON GREEN</u> <u>CONDOMINIUMS, ROUTE</u> <u>32, NEW WINDSOR.</u> <u>NY 12553</u></p> <p>Applicant Name & Address <u>EXETER BUILDING</u> <u>1001 WASHINGTON</u> <u>GREEN, NEW WINDSOR</u> <u>NEW YORK 12553</u></p> <p>Telephone No. <u>914/561-1113</u></p>	<p>Permit No. _____ Variance No. _____ Date _____</p> <p style="text-align: center;">CHECK ONE</p> <p>New Building _____ Existing Building _____ Other (List) _____</p>
<p>1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.</p> <p style="text-align: right;">Signed _____</p> <p style="text-align: right;">Date _____</p> <p>2. I certify that I have completed the above project in accordance with conditions of variance number _____, dated _____ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.</p> <p style="text-align: right;">Signed _____</p> <p style="text-align: right;">Date _____</p>	

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

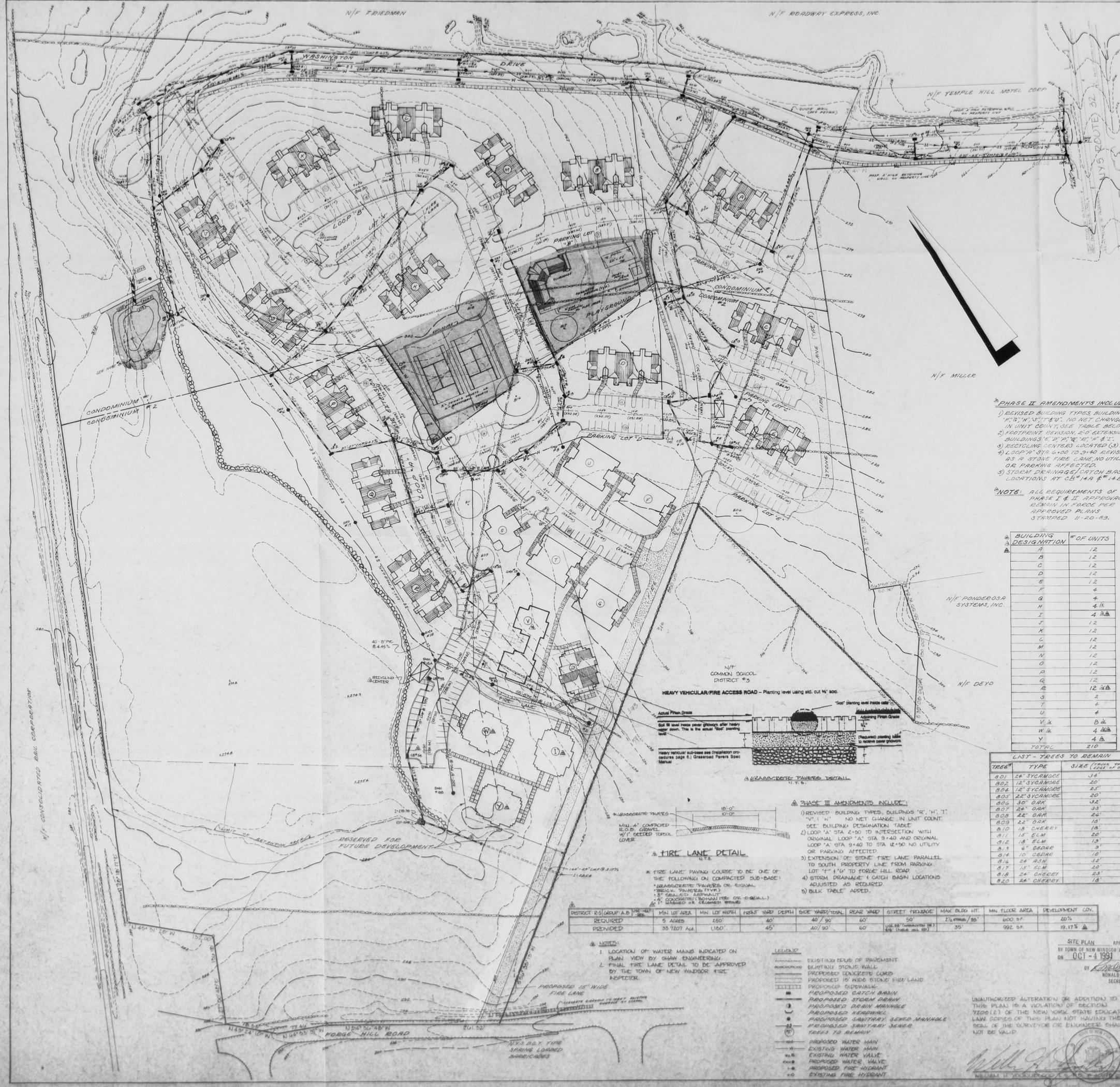
Final Inspection Date _____ by _____

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. _____, or has a duly granted variance.

Signed _____
(Local Administrator)

Date _____

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).



- EROSION CONTROL NOTES:**
- TEMPORARY SEDIMENTATION EQUIPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LAKE RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EXISTING BEDROCK OR COARSE STONE DAMS, LOG RALES, OR OTHER SUITABLE MATERIAL. JUVENILE CHANNELS, BEDROCK OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO REDUCE THAT ALL SILT LAKE RATHER ARE OBSERVED INTO THE SEDIMENTATION AREAS WHICH SHALL NOT BE PERMITTED TO FILL. THE SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
 - ALL DISTURBED AREAS, EXCEPT ROADS WHICH WILL BE TEMPORARILY SEED WITH SEEDS OF PERENNIALS OR MULCHED WITH 50 LBS OF STRAW OR LAY FELT FLOOR TACKLING. PERMANENT SEEDING SHALL BE ESTABLISHED AS SOON AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
 - SILT THAT LEAVES THE SITE IN STATE OF THE DISTURBED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
 - AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SEDIMENTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REVEGETATED, REPLANTED, OR IDEATED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 - THE SEED MIXTURE FOR PERMANENT SEEDING SHALL BE:
 - PERENNIAL PRAIRIE - 10 LBS/ACRE (45 LBS/1000 SQFT)
 - PERENNIAL PRAIRIE - 20 LBS/ACRE (45 LBS/1000 SQFT)
 - PERENNIAL PRAIRIE - 30 LBS/ACRE (45 LBS/1000 SQFT)
 - PERENNIAL PRAIRIE - 40 LBS/ACRE (45 LBS/1000 SQFT)
 - PERENNIAL PRAIRIE - 50 LBS/ACRE (45 LBS/1000 SQFT)
 - THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDING:
 - LIME IS TO BE APPLIED TO ATTAIN A PH OF AT LEAST 6.5 TO 6.8 OR AT A RATE OF 2 TONS/ACRE.
 - FERTILIZER IS TO BE APPLIED AT A RATE OF 400 LBS/ACRE OF EITHER 10-10-10 OR 10-10-10 (NITROGEN - PHOSPHORUS - POTASSIUM).
 - 600 GALLONS OF WATER SHALL BE USED.
 - THIS AREA IS A TEMPORARY SILT TRAP DURING CONSTRUCTION WITH AN 18" PERFORATED DISK. AFTER CONSTRUCTION IS COMPLETE THIS AREA IS TO BE CLEANED AND LEFT AS A PERMANENT SILT TRAP FOR ROAD SANDS.

PHASE II AMENDMENTS INCLUDE:

- REVISED BUILDING TYPES, BUILDINGS "R", "H", "I", "T", "V", "W", "X", "Y", "Z", NO NET CHANGE IN UNIT COUNT, SEE TABLE BELOW.
- FOOTPRINT REVISION, E.G. EXTENSION BUILDINGS "S", "D", "P", "R", "E", "H", "I", "T".
- RELOCATING COVERS LOCATED (S).
- 2,000' x 100' x 100' x 100' EXPOSED AS A STONE FIRE LANE, NO UTILITY OR PARKING AFFECTED.
- STORM DRAINAGE / CATCH BASIN LOCATIONS AT CB#14A & #14B.

NOTE: ALL REQUIREMENTS OF PHASE I & II APPROVAL REMAIN IN FORCE PER APPROVED PLANS DATED 11-20-89.

BUILDING DESIGNATION	# OF UNITS
A	12
B	12
C	12
D	12
E	12
F	4
G	4
H	4
I	4
J	12
K	12
L	12
M	12
N	12
O	12
P	12
Q	12
R	12
S	2
T	4
U	4
V	4
W	4
X	4
Y	4
Z	4
TOTAL	210

CB#	TOP	INVERT	SM#	YOP	INVERT
1	286.0	281.50	1	256.70	248.66
2	286.0	282.30	2	262.45	254.45
3	286.62	282.85	3	268.62	260.62
4	287.34	283.34	4	277.06	263.06
5	289.30	286.00	5	284.65	274.65
6	290.34	286.34	6	284.74	275.24
7	293.34	289.34	7	290.22	280.22
8	293.40	289.30	8	292.57	286.00
9	284.70	280.70	9	286.5	281.00
10	277.33	273.15	10	273.64	267.64
11	273.53	273.53	11	273.53	273.53
12	284.70	279.23	12	283.90	274.88
13	284.80	279.80	13	283.34	275.82
14	291.23	285.90	14	291.20	275.20
15	292.23	286.73	15	285.0	277.50
16	291.83	287.83	16	282.5	278.45
17	290.57	285.07	17	283.5	279.35
18	291.77	288.76	18	286.0	280.25
19	291.77	289.00	19	293.0	285.80
20	287.60	283.20			
21	290.27	286.35			
22	294.82	290.00	DM#		
23	296.49	292.40	7	275.0	274.62
24	301.27	297.04	2	284.0	276.20
25	300.34	297.44	257.0	257.0	253.30
26	283.87	278.87	4	284	
27	283.87	278.46			
28	291.23	285.44	CB# CONTINUED		
29	289.30	284.30			
30	285.17	274.30			
31	285.37	277.10	50	290.73	286.40
32	289.40	278.33	51	287.60	283.57
33	289.40	282.40			
34	290.60	284.40	53	288.21	286.21
35	273.53	269.53	54	286.32	283.32
36	273.53	269.15			
37	271.83	267.23			
38	272.86	263.86			
39	274.86	263.48	SM# CONTINUED		
40	263.44	240.14	10A	286.58	282.19
41	263.44	253.44	10B	287.13	284.13
42	250.05	251.80	20A	289.57	286.49
43	248.05	241.14	21A	284.1	284.04
44	274.44	272.44			

LIST - TREES TO REMAIN

TR#	TYPE	SIZE (INCH DBH)
801	24" SYCAMORE	24"
802	12" SYCAMORE	20"
803	12" SYCAMORE	25"
804	22" SYCAMORE	20"
805	30" OAK	32"
806	24" OAK	33"
807	24" OAK	26"
808	22" OAK	18"
809	18" CHERRY	18"
810	18" CHERRY	21"
811	18" OAK	21"
812	18" OAK	15"
813	6" CEDAR	3"
814	10" CEDAR	10"
815	24" OAK	32"
816	18" OAK	20"
817	24" CHERRY	23"
818	24" CHERRY	18"
819	24" CHERRY	18"

PHASE III AMENDMENTS INCLUDE:

- REVISED BUILDING TYPES, BUILDINGS "R", "H", "I", "T", "V", "W", "X", "Y", "Z", NO NET CHANGE IN UNIT COUNT. SEE BUILDING DESIGNATION TABLE.
- LOOP "A" STA 2+50 TO INTERSECTION WITH ORIGINAL LOOP "A" STA 9+40 AND ORIGINAL LOOP "A" STA 9+40 TO STA 12+50 NO UTILITY OR PARKING AFFECTED.
- EXTENSION OF STONE FIRE LANE PARALLEL TO SOUTH PROPERTY LINE FROM PARKING LOT "I" 4' TO FORGE HILL ROAD.
- STORM DRAINAGE / CATCH BASIN LOCATIONS ADJUSTED AS REQUIRED.
- BULK TABLE ADDED.

DISTRICT	GROUP	MIN. LOT AREA	MIN. LOT WIDTH	FRONT YARD	DEPTH	SIDE YARD/TOTAL	REAR YARD	STREET FRONTAGE	MAX. BLDG. HT.	MIN. FLOOR AREA	DEVELOPMENT COV.
REQUIRE	5	5 ACRES	250'	40'	40/90'	60'	60'	50'	2 1/2 STORIES	600 SF	20%
PROVIDED	39	7207 AC	1,160'	45'	40/90'	60'	60'	50'	2 1/2 STORIES	992 SF	19.17%

- NOTES:**
- LOCATION OF WATER MAINS INDICATED ON PLAN. VIEW BY SHAW ENGINEERING.
 - FINAL FIRE LANE DETAIL TO BE APPROVED BY THE TOWN OF NEW WINDSOR FIRE INSPECTOR.

- LEGEND:**
- EXISTING FOUNDATION
 - EXISTING STONE WALL
 - PROPOSED CONCRETE CURB
 - PROPOSED 18" WIDE STONE FIRE LANE
 - PROPOSED SIDEWALK
 - PROPOSED CATCH BASIN
 - PROPOSED STORM DRAIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED HEADWALL
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER TRENCH TO MANHOLE
 - PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - EXISTING WATER VALVE
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 11-20-89 | ISSUE FOR PERMITS |
| 2 | 12-15-89 | REVISED PERMITS |
| 3 | 01-15-90 | REVISED PERMITS |
| 4 | 02-15-90 | REVISED PERMITS |
| 5 | 03-15-90 | REVISED PERMITS |
| 6 | 04-15-90 | REVISED PERMITS |
| 7 | 05-15-90 | REVISED PERMITS |
| 8 | 06-15-90 | REVISED PERMITS |
| 9 | 07-15-90 | REVISED PERMITS |
| 10 | 08-15-90 | REVISED PERMITS |
| 11 | 09-15-90 | REVISED PERMITS |
| 12 | 10-15-90 | REVISED PERMITS |
| 13 | 11-15-90 | REVISED PERMITS |
| 14 | 12-15-90 | REVISED PERMITS |
| 15 | 01-15-91 | REVISED PERMITS |
| 16 | 02-15-91 | REVISED PERMITS |
| 17 | 03-15-91 | REVISED PERMITS |
| 18 | 04-15-91 | REVISED PERMITS |
| 19 | 05-15-91 | REVISED PERMITS |
| 20 | 06-15-91 | REVISED PERMITS |
| 21 | 07-15-91 | REVISED PERMITS |
| 22 | 08-15-91 | REVISED PERMITS |
| 23 | 09-15-91 | REVISED PERMITS |
| 24 | 10-15-91 | REVISED PERMITS |
| 25 | 11-15-91 | REVISED PERMITS |
| 26 | 12-15-91 | REVISED PERMITS |
| 27 | 01-15-92 | REVISED PERMITS |
| 28 | 02-15-92 | REVISED PERMITS |
| 29 | 03-15-92 | REVISED PERMITS |
| 30 | 04-15-92 | REVISED PERMITS |
| 31 | 05-15-92 | REVISED PERMITS |
| 32 | 06-15-92 | REVISED PERMITS |
| 33 | 07-15-92 | REVISED PERMITS |
| 34 | 08-15-92 | REVISED PERMITS |
| 35 | 09-15-92 | REVISED PERMITS |
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| 37 | 11-15-92 | REVISED PERMITS |
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| 39 | 01-15-93 | REVISED PERMITS |
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| 63 | 01-15-95 | REVISED PERMITS |
| 64 | 02-15-95 | REVISED PERMITS |
| 65 | 03-15-95 | REVISED PERMITS |
| 66 | 04-15-95 | REVISED PERMITS |
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| 69 | 07-15-95 | REVISED PERMITS |
| 70 | 08-15-95 | REVISED PERMITS |
| 71 | 09-15-95 | REVISED PERMITS |
| 72 | 10-15-95 | REVISED PERMITS |
| 73 | 11-15-95 | REVISED PERMITS |
| 74 | 12-15-95 | REVISED PERMITS |
| 75 | 01-15-96 | REVISED PERMITS |
| 76 | 02-15-96 | REVISED PERMITS |
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| 78 | 04-15-96 | REVISED PERMITS |
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| 86 | 12-15-96 | REVISED PERMITS |
| 87 | 01-15-97 | REVISED PERMITS |
| 88 | 02-15-97 | REVISED PERMITS |
| 89 | 03-15-97 | REVISED PERMITS |
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| 93 | 07-15-97 | REVISED PERMITS |
| 94 | 08-15-97 | REVISED PERMITS |
| 95 | 09-15-97 | REVISED PERMITS |
| 96 | 10-15-97 | REVISED PERMITS |
| 97 | 11-15-97 | REVISED PERMITS |
| 98 | 12-15-97 | REVISED PERMITS |
| 99 | 01-15-98 | REVISED PERMITS |
| 100 | 02-15-98 | REVISED PERMITS |

GENERAL LAYOUT OF GRADING, UTILITY, & SOIL EROSION PLAN FOR WASHINGTON GREEN CONDOMINIUMS

SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON OCT - 4 1991 BY RONALD LANGRISH SECRETARY

LOCATED IN TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

William Youngblood Associates
Engineers, Surveyors and Land Planners
244 Route 58, Monsey, N.Y. 10952

4772
ELECT. 10/1994
5 1"=50'
2 OF 6