

PB# 99-22

**Moodna Marsh
(Subdivision)**

37-1-14

Wilson Jones - Carbonless - S165-NCR Duplicate - S165/NCI TriPLICATE
© Wilson Jones, 1989

DATE Aug. 6, 1999 RECEIPT 134210

RECEIVED FROM Scenic Hudson Land Trust, Inc.

Address _____

Fifty 00/100 DOLLARS \$50.00

FOR PB # 99-22

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH <u>ck # 1244</u>	
AMOUNT PAID		CHECK	<u>5000</u>
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen
sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/28/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 99-22

NAME: MOODNA MARSH SUBDIVISION

APPLICANT: REISS, WARREN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/24/2000	PLANS STAMPED	APPROVED
08/11/1999	P.B. APPEARANCE	LA:ND WVE PH APPR
06/16/1999	WORK SESSION APPEARANCE	SUBMIT
02/03/1999	WORK SESSION APPEARANCE	SUB. APPLIC
03/04/1998	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/28/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	EAF SUBMITTED	08/05/1999	WITH APPLIC
ORIG	08/05/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/05/1999	LEAD AGENCY DECLARED	08/11/1999	TOOK L.A.
ORIG	08/05/1999	DECLARATION (POS/NEG)	08/11/1999	DECL. NEG DEC
ORIG	08/05/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/05/1999	PUBLIC HEARING HELD	/ /	
ORIG	08/05/1999	WAIVE PUBLIC HEARING	08/11/1999	WAIVE PH
ORIG	08/05/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/11/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	MUNICIPAL HIGHWAY	08/06/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL WATER	08/09/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL SEWER	08/06/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL FIRE	08/10/1999	APPROVED



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.
LICENSED IN NEW YORK, NEW JERSEY
AND PENNSYLVANIA

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- Regional Office**
507 Broad Street
Millard, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

MEMORANDUM

(via fax)

10 February, 2000

TO: GARY VINSON, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., TOWN ENGINEER

**SUBJECT: MOODNA MARSH SUBDIVISION
(SCENIC HUDSON/NYSDEC)
NEW WINDSOR P.B. FILE 99-22
CORNWALL P.B. FILE 99-13**

The subject subdivision was referred to the Cornwall Planning Board by the New Windsor Planning Board. It was discussed at the 7 September 1999 Cornwall meeting.

Scenic Hudson and the NYSDEC are complete with their work and want to have the plan filed in Goshen. They will either need the plan to be co-stamped by Cornwall (New Windsor will be stamping it) or the "letter" referenced in the attached minutes should be provided to them.

Could you please have Michelle coordinate this with Lorraine Bennett. If you have any questions, please feel free to call. Thanks.

Cc: Myra Mason, NW PB Secretary (via fax)
Warren P. Reiss, Scenic Hudson (via fax)

Vinson021000.doc

September 7, 1999

1

TOWN OF CORNWALL

PLANNING BOARD

SEPTEMBER 7, 1999

MEMBERS PRESENT: LORRAINE BENNETT, CHAIRWOMAN
JANE DEANS
NEIL NOVESKY
RAY TORRACA
LORRAINE MC GUINNESS
WILLIAM GRABE
KERRY MC GUINNESS

ALSO PRESENT: JAMES LOEB, ESQ.
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

LESLIE DOTSON
PLANNING BOARD CONSULTANT

REGULAR MEETING

MRS. BENNETT: Are there any additions or corrections to the minutes from last month's meeting? If not, I'll ask somebody to make a motion to approve.

MS. MC GUINNESS: So moved.

MRS. DEANS: Second it.

ROLL CALL

MRS. DEANS	AYE
MR. NOVESKY	AYE
MR. GRABE	AYE
MR. MC GUINNESS	AYE
MR. TORRACA	AYE
MRS. BENNETT	AYE

September 7, 1999

29

interest in this property?

MR. TORRACA: So moved.

MR. NOVESKY: Second it.

MRS. DEANS	AYE
MR. NOVESKY	AYE
MR. GRABE	AYE
MR. MC GUINNESS	AYE
MR. TORRACA	AYE
MRS. BENNETT	AYE

MR. EDSALL: Thank you. But, as always, even if it wasn't required, New Windsor does have an interest in sending everything over so you're aware of it, even if it only requires a letter.

September 7, 1999

28

SCENIC HUDSON/ NYSDEC

MR. EDSALL: I bring greetings and best wishes from New Windsor Planning Board who have an application that went before them and asked me to coordinate between the two towns on a subdivision wholly within the Town of New Windsor and because the overall parcel extends into Cornwall, they felt it appropriate and possibly necessary if the clerk's office looked for a stamp on it from Cornwall, felt it appropriate that I come in and at least make you aware of this application. Everyone recalls at the bottom of Moodna Hill just over the steel bridge, a surveyor, I don't know if he ever appeared here, Ron Washburn, owned the property. What's occurring is that it's currently owned by Scenic Hudson and they are breaking it into two lots, one lot surrounding the old house and the balance is all going to be given to DEC to add to the park along Plum Point so New Windsor processed it as a minor subdivision. However, you can look on your plan, at the very bottom, the town line cuts the large parcel, so New Windsor has conditionally approved it subject to me appearing here tonight to let you know that this was going through and they respectfully request that if necessary, for filing with the county clerk, if you can authorize your gentleman to stamp the plan for Cornwall. But there's no subdivision in Cornwall. It doesn't affect in any way the parcel portion in Cornwall, it really is wholly within New Windsor, but as always, they like to work with you folks.

MRS. BENNETT: Mark, I should relay what I did about the Cavalari property, they were anxious to get that map filed because of the tax date and since I was not home, we didn't really do anything about it, but they called me from the County and I faxed out a note saying we had no further interest in the map. Couldn't we handle this thing the same way?

MR. EDSALL: Could do this the same? If we can get a copy of a letter, we can provide it to them and that would serve the same purpose.

MRS. BENNETT: Would somebody entertain a motion that we have the letter written that we have no further



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

9145628640 P.01
New Windsor, New York 12553
(914) 562-8640
 Branch Office
507 Broad Street
Milford, Pennsylvania 18307
(717) 296-2765

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

FACSIMILE MEMORANDUM

TO: Cornwall ATTN: Gary Vinson FAX NO. _____
TO: T/New Windsor ATTN: Myra FAX NO. _____
TO: Warren P. Reiss ATTN: _____ FAX NO. 473-2648
TO: _____ ATTN: _____ FAX NO. _____

FROM: Mark J. Edsall FAX NO.: 914-562-1413
DATE SENT: 2-10-00 TIME SENT: 11:25 AM
PAGES SENT: 4 + cover PM _____

MESSAGE: _____

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS REQUESTED:
YES _____ NO _____

RECEIPT ACKNOWLEDGED _____

4: FAX95.mk

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

LOTS @ 150.00 (FIRST 4 LOTS).....\$
LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$
LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE.....\$

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 105.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 255.00

* * * * *

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT\$ 500.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

* * * * *

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/22/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/05/1999	REC CK#1245&1246 150./EA	PAID		300.00	
08/11/1999	P.B. ATTY. FEE	CHG	35.00		
08/11/1999	P.B. MINUTES	CHG	40.50		
09/30/1999	P.B. ENGINEER	CHG	140.50		
12/21/1999	RET. TO APPLICANT	CHG	84.00		
		TOTAL:	300.00	300.00	0.00

L.R. 12/22/99



1763

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIPT
#46-1999

Dorothy H. Hansen
TOWN CLERK
(914) 563-4611

12/22/1999

Received \$ 250.00 for Planning Board Fees, on 12/22/1999. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/22/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/30/1999	1 LOT REC. FEE	CHG	500.00		
12/21/1999	REC. CK. #2549	PAID		500.00	
		TOTAL:	500.00	500.00	0.00



AS OF: 09/30/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 99 22

FOR WORK DONE PRIOR TO: 09/30/99

										-----DOLLARS-----		
TASK-NO	R/C	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	EXP.	BILLED	BALANCE	
99-22	152664	06/16/99	TIME	MJE	WS SCENIC HUDSON SUB	75.00	0.40	30.00				
99-22	156750	08/11/99	TIME	MJE	MM Moodna Marsh CondApp	75.00	0.10	7.50				
99-22	156999	08/11/99	TIME	MJE	MC MOONNA MARSH	75.00	0.50	37.50				
99-22	157074	08/11/99	TIME	MCK	CL MM/TRC	28.00	0.50	14.00				
99-22	158137	08/24/99	TIME	MCK	CL MEMO VIN: 9/7 P/B	28.00	0.50	14.00				
99-22	161490	09/07/99	TIME	MJL	MM Rep P/B at 1/L P/B	75.00	0.50	37.50				
									140.50			
99-22	159743	09/16/99			BILL 99-865					-103.00		
										-103.00		
TASK TOTAL									140.50	0.00	-103.00	37.50
GRAND TOTAL									140.50	0.00	-103.00	37.50



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.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MOODNA MARSH MINOR SUBDIVISION
SCENIC HUDSON/NYSDEC

PROJECT LOCATION: NYS ROUTE 9W AT MOODNA CREEK
SECTION 37-BLOCK 1-LOT 14

PROJECT NUMBER: 99-22

DATE: 11 AUGUST 1999

DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
65.2 +/- ACRE PARCEL INTO TWO (2) LOTS.

1. The property is split between the NC, R-5 and R-3 Zoning Districts of the Town. Currently, an existing residence exists on the property. It is our understanding that it is the intent to separate the property into a lot surrounding the existing residence and a balance parcel.

As the Board may be aware, the property is a very irregular shaped parcel. The Applicant has attempted to establish a property line surrounding the residence, which would follow site physical features, but maintain zoning compliance. I believe they have properly accomplished same.

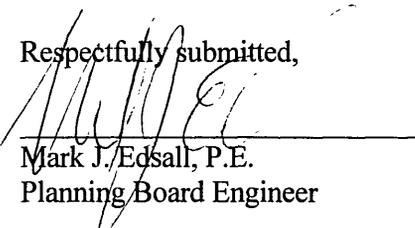
2. It may be beneficial for the Board to discuss, with the Applicant's representative, the intended use for both parcels and, following same, determine if any additional information is required on this plan for purposes of approval.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MOODNA MARSH MINOR SUBDIVISION
SCENIC HUDSON/NYSDEC
PROJECT LOCATION: NYS ROUTE 9W AT MOODNA CREEK
SECTION 37-BLOCK 1-LOT 14
PROJECT NUMBER: 99-22
DATE: 11 AUGUST 1999

5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

A: MOODNA.mk

REGULAR ITEMS:

MOODNA MARSH SUBDIVISION (99-22)

Mr. Warren Reiss appeared before the board for this proposal.

MR. PETRO: It's a 2 lot subdivision?

MR. REISS: Correct.

MR. PETRO: Do you have anything for the board? You can just set it up on the board there. This application proposes the subdivision of 65.2 acre parcel into two lots.

MR. REISS: Right, what our intent essentially this is all undeveloped, most of this is actually marsh, but we're subdividing off the five acres surrounding the old Nicole Homestead there, the rest of this is going to be transferred ultimately to the State to be managed by the County as part of unique area, Plum Point, and we're at least for the time being retaining the five acres around the homestead and the access.

MR. PETRO: Where is this now?

MR. REISS: If you're going north on 9W just after you pass over the bridge at the Moodna, there's a little driveway on the right.

MR. EDSALL: Washburn property.

MR. ARGENIO: Is that before Yannone's?

MR. EDSALL: Between the bridge and Yannone.

MR. PETRO: So, the original house and there's a couple of out buildings, correct?

MR. REISS: There's an ice house and garage but basically all that is retained on the five acre parcel, the rest is undeveloped land.

MR. STENT: Cuts going into 9W or--

MR. REISS: I don't think we're going to, I did ask Mr. Edsall the question was about the cut on the highway he's probably better equipped to answer that than I am.

MR. EDSALL: During one of the early workshop reviews, we raised the issue of utilization of the curb cut for anymore of an use than what's there now, which is the single family use or at least use of that building for similar purposes and to protect against a heavy use of that driveway, which is in a very difficult location. They have restricted the use of that easement to the State for pedestrian and administrative traffic only. So any future proposal that would be for access to the large parcel would have to be from a different location and at that point, they'd have to apply to DOT for a permit and obviously, DOT would look into the safety of that access. So they were very cooperative. I'm sure they had the same concerns too, so we protected it by limiting the ability to use that existing access.

MR. ARGENIO: Those are being transferred to?

MR. REISS: The larger parcel's going to be, hopefully be transferred to the DEC and as you know, they own Plum Point Calawesie (phonetic), which is managed under an agreement by Orange County and I assumed a lot of this is not, I mean, for instance, a good portion of the property is actually a marsh, that's the main reason we reacquired was to protect the marsh and creek. The house is, we currently have a caretaker who's an employee of the Palisades Interstate Park Commission living there, we don't have any intentions to do anything different, trying to figure out something to do with it.

MR. PETRO: Mark or Andy, any problem with creating a lot that spreads over two different zones, such as the NC and R-5 lines not through the middle?

MR. EDSALL: We've got them all over town and the current lot is split already although it's single.

MR. KRIEGER: No, there's no problem as far as the planning board is concerned because they are not

changing a condition that already exists, I'm not saying that there would be a problem if he were, I'm just saying since you're not, the question's moot.

MR. PETRO: Okay, and where is the frontage on this lot, is it out on 9W, is that how you're creating the--let's see, the roadway se here, your frontage is that whole piece.

MR. REISS: Depends on which part you're talking about. I know we went back and forth with Mark as regards to the width of the frontage, correct?

MR. EDSALL: Yes.

MR. REISS: And I believe it would be either 100 or 150 feet.

MR. PETRO: That's right on 9W?

MR. REISS: Correct, that's the driveway where it comes out.

MR. PETRO: How about, it then goes to the narrowest point and that doesn't matter?

MR. BABCOCK: Frontage is measured right along the road.

MR. PETRO: So, you'd have a pie shaped property as long as you had the frontage?

MR. BABCOCK: Right.

MR. STENT: Is there any frontage on 9W for the Bauer parcel?

MR. REISS: Yeah, to the north there is, I think to the south, it's a little problematic because of the creek, but to the north, there would be. But again, as we said before, we already, obviously, the State were to come in and create an additional access, they'd have to come before you folks.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: I'll make that motion.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Moodna Marsh minor subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We have highway approval on 8/6/99, water, sewer and fire approval also on 8/9, 8/6 and 8/10/1999 respectively. As far as the public hearing's concerned, this is discretionary judgment, as far as the planning board is concerned, it's one lot, you're creating one extra lot, you already have one, so in reality, it's a two lot subdivision but creating one new lot and the lot, what's the full size of this, five acres?

MR. REISS: It's five acres.

MR. STENT: I have no question. The public hearing doesn't seem to bother me, but are we going to have to be concerned with the State or letters from the State or DEC or anything with the wetlands, anything along those lines before we proceed with this? I don't know.

MR. ARGENIO: I don't think so.

MR. PETRO: You're not changing any of the conditions in the field by creating the subdivision?

MR. ARGENIO: There's no development proposed at this point.

MR. REISS: Indeed, really, the whole reason we

acquired the property is to preserve the wetlands, so we're not, we're not going to be proposing anything.

MR. PETRO: Somewhat on that track, you're conveying this remaining property to the DEC, it's already predetermined that they are going to get the rest of the property.

MR. REISS: Well, nothing's predetermined with the State but--

MR. PETRO: They are purchasing the property?

MR. REISS: Yes, hopefully, absolutely.

MR. PETRO: My question is the remaining property as I see 60.231 acres there isn't a contract?

MR. REISS: That's the part they're buying.

MR. PETRO: I don't want to create a subdivision and be taken away from land that, you may be under contract to sell to them or something of that nature. Do I make myself clear?

MR. KRIEGER: In other words, if the DEC thinks they are buying the whole thing, the planning board doesn't want to chop it up and have you go to the closing and say whoops, you don't get part of it.

MR. REISS: Fair question. As much as we would have liked for them to purchase the parcel with the house, they didn't want it. They basically have more than enough historic homes that they can't take care of as of now, this, we're not willing to take this responsibility for keeping that, so not only are they aware of this, this is what they wanted and they are the folks who have nicely did the survey work for us and they prepared the subdivision map, so this will not come as a surprise.

MR. PETRO: At the workshop, Myra tells me DEC was represented?

MR. EDSALL: Yeah, we had representatives from the DEC

and as was indicated, the plan has been prepared by the DEC's surveyors.

MR. PETRO: All right.

MR. STENT: I see no problem. Make a motion we waive public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Moodna Marsh minor subdivision. Is there any further discussion?

MR. LUCAS: Just two items, one should we, since part of the parcel that's being subdivided is in the Town of Cornwall, should we send them something?

MR. REISS: I'm sorry, that was not a question for me.

MR. PETRO: I'll refer to Andy.

MR. LUCAS: The other thing is there going to be a pedestrian walk?

MR. REIS: I think at some point, they may try and connect from the existing Plum Point, which is kind of over here, okay, not coming in from Route 9W or anything like that, that's my understanding.

MR. KRIEGER: The Town of Cornwall, I think first of all, you should, as a matter of courtesy, you should let them know and the bulk of it being in New Windsor after you let them know, if they want to do it, they have, because part of it is in Cornwall, they have that right. If they don't want to do it, then you have something on record that says you go ahead.

MR. REISS: Nothing in Cornwall's being divided.

MR. EDSALL: Jim--

MR. KRIEGER: Part of the parcel's in Cornwall, so all I'm saying as a matter of courtesy between boards at

the very least, you ought to let them know.

MR. EDSALL: There's a good chance that the County Clerk's Office before they file this map will look for the stamp from both towns, as they have in the past, and I would be more than happy as we have done on applications that span the town line to take this to Cornwall and explain it to them and I'm sure that they'd be amenable to stamping it because there really is no activity going on in Cornwall.

MR. LUCAS: Really a problem with us taking lead agency.

MR. EDSALL: But the whole thing with lead agency is it's an involved agency, Cornwall has no approval on this, so they are not an involved agency, there's no problem with you taking lead agency.

MR. LUCAS: I see no problem.

MR. PETRO: Motion before the board to waive the public hearing under its discretionary judgment and we have roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as SEQRA, again, we know there's wetlands on the site, if there's no wetlands on the particular parcel, the 5 acre parcel that's being subdivided, is that correct?

MR. REISS: That's correct.

MR. PETRO: We're not infringing on any buffer zone or wetlands whatsoever by creating this subdivision.

MR. REISS: Correct.

MR. PETRO: Mark, you agree with that?

MR. EDSALL: I do and I see no reason why you couldn't adopt a negative dec.

MR. STENT: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Moodna Marsh minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, at this time, do you see any other reason why we cannot go forward and grant a final subdivision to this map with the one addition being that we do send a letter to Cornwall that comes back without a problem?

MR. KRIEGER: Or send Mark to Cornwall.

MR. EDSALL: I'll carry it to Cornwall, that's fine.

MR. PETRO: We can move forward with the understanding that you wouldn't be receiving a final stamp until we have the letter from Cornwall that they don't have any problem, I couldn't imagine why they'd have a problem with the tip of this being in Cornwall, the percentage would be I'm sure less than ten percent.

MR. STENT: I make a motion we grant final approval to the Moodna Marsh minor subdivision with the subject to receiving a letter back from the Town of Cornwall.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the

Town of New Windsor Planning Board grant final approval to the Moodna Marsh minor subdivision on Route 9W with the subject to as Mr. Stent read in the minutes. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/11/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/16/1999	WORK SESSION APPEARANCE	SUBMIT
02/03/1999	WORK SESSION APPEARANCE	SUB. APPLIC
03/04/1998	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/11/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	EAF SUBMITTED	08/05/1999	WITH APPLIC
ORIG	08/05/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/05/1999	LEAD AGENCY DECLARED	/ /	
ORIG	08/05/1999	DECLARATION (POS/NEG)	/ /	
ORIG	08/05/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/05/1999	PUBLIC HEARING HELD	/ /	
ORIG	08/05/1999	WAIVE PUBLIC HEARING	/ /	
ORIG	08/05/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/05/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-22
NAME: MOODNA MARSH SUBDIVISION
APPLICANT: REISS, WARREN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/05/1999	REC CK#1245&1246 150./EA	PAID		300.00	
		TOTAL:	0.00	300.00	-300.00





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

AUG 06 1999

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 99-22

DATE PLAN RECEIVED: RECEIVED AUG - 5 1999

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 _____

W. James Sullivan 8/6/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-22

DATE PLAN RECEIVED: RECEIVED AUG - 5 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

TWL Orange 23 - Scenic Hudson Land Trust has been

reviewed by me and is approved ✓

~~disapproved _____~~

If disapproved, please list reason _____

Notify water if any interference with water
system -

HIGHWAY SUPERINTENDENT DATE

Steve D. Dio - 8-9-99

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 10 August 1999

SUBJECT: The Scenic Hudson Land Trust, Inc.

Planning Board Reference Number: PB-99-22

Dated: 5 August 1999

Fire Prevention Reference Number: FPS-99-029

A review of the above referenced subject subdivision plan was conducted on 9 August 1999.

This subdivision plan is acceptable.

Plans Dated: 8 July 1999.



Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

P/BQ# 99-22

TOWN/VILLAGE OF New Windsor

WORK SESSION DATE: 16 June 99

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Scenic Windsor

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Warren Reis

MUNIC REPS PRESENT:

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call out lot 1 + 2
- deed restriction or combine lots
since lot 2 has no deeded use
and want have SRP
(lot 2 going to NYS)

next avail agenda after Plans

CLOSING STATUS

_____	Set for agenda
_____	possible agenda item
_____	Discussion item for agenda
_____	ZBA referral on agenda

pbwsform 10MJE98



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

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF NEW WINDSOR P/B # 99-3-22

WORK SESSION DATE: 4 MAR 98 APPLICANT RESUB. REQUIRED: Full late

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: DEC Subdivision / Scenic Hudson

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Matteson / Fred Gerty

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER
PLANNER
P/B CHMN.
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Scenic Hudson currently owns.

former Ben Washburn Prop

Historic House - SAC / parkland & hiking proposed

DOT

2 - lot SFR remains - want to share

(may be with PIFC)



New York State
Department of Environmental Conservation



FREDERICK J. GERTY, JR.
Regional Forester
Region 3

21 South Platt Corners Road
New Paltz, NY 12561-1696

(914) 256-3084
Fax: (914) 255-3042



New York State
Department of Environmental Conservation



B. KEITH MATTESON
Land & Claims Adjuster 2
Region 3

21 South Platt Corners Road
New Paltz, NY 12561-1696

Tel. (914) 256-3007
Fax: (914) 255-3042



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

MICHAEL D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
JAMES 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
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 100-100

WORK SESSION DATE: 3 FEB 99 APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Scenic Hudson

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Warren Reiss (Scenic H) Andy Beze (N&C)

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 2 lot subdiv

- plan should restrict easement to
non-vehicle - pedestrian & canoe

R-3 @ FP. then NC need 125' lot width.

CLOSING STATUS

- Set for agenda
- X possible agenda item if plans
- Discussion item for agenda
- ZSA referral on agenda

pbwsform 10MJ98



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision: Lot Line Change Site Plan Special Permit

Tax Map Designation: Sec. 37 Block 1 Lot 14

1. Name of Project MOODNA MARSH

2. Owner of Record THE SCENIC HUDSON LAND TRUST, INC. Phone 914.473.4440

Address: 9 Vassar Street, Poughkeepsie, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant WARREN REISS Phone 914.473.4440

Address: 9 Vassar Street, Poughkeepsie, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan ROBERT A. BERGEN Phone 914.265.3003

Address: NYS DEC, New Paltz, NY
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney WARREN P. REISS Phone _____

Address 9 Vassar Street, Poughkeepsie, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

WARREN P. REISS
(Name) (Phone)

7. Project Location:

On the EAST side of ROUTE 9W AT MOODNA CREEK feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 65 Zone R3/R5/NC School Dist. _____

PROJECT I.D. NUMBER

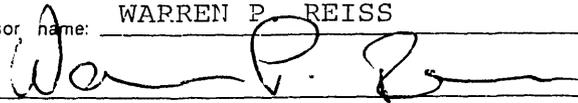
617.21

SEQR

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 THE SCENIC HUDSON LAND TRUST, INC.	2. PROJECT NAME MOODNA MARSH
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE OF 9W, ADJACENT TO MOODNA CREEK AND MARSH.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SUBDIVIDE 65 ACRES INTO TWO PARCELS. LOT 1, 5 ACRES WITH HOUSE. LOT 2, 60.231 ACRES UNDEVELOPED LAND.	
7. AMOUNT OF LAND AFFECTED: Initially <u>65</u> acres Ultimately <u>65</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 type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: 1730 house on 65 acres.	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>WARREN P. REISS</u>	Date: <u>7-29-99</u>
Signature: <u></u>	

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

OVER

89-22

RECEIVED AUG -- 5 1999

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 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:
 NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 NO

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.
 NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 NO

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

RECEIVED AUG - 5 1999

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) SUBDIVIDING 65 ACRES INTO INTO A % ACRE LOT WITH HOUSE AND c) ACRES UNDEVELOPED TO BE TRANSFERRED TO NYS DEC

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

29th DAY OF July 1999

[Signature]
APPLICANT'S SIGNATURE

Kinda B. Vitale
NOTARY PUBLIC

WARREN P. ROSS
Please Print Applicant's Name as Signed

NOTARY PUBLIC, State of New York
Quaker Hill, Dutchess County
Commission Expires Jan 27, 2001 # 4946118

TOWN USE ONLY:

DATE APPLICATION RECEIVED

00-22
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

STEVE ROSENBERG, ^{WORKS}deposes and says that he ~~resides~~
(OWNER)

at 9 VASSAR ST, Poughkeepsie in the County of Dutchess
(OWNER'S ADDRESS)

and State of New York and that he is the ^{LAND PRESERVATION DIRECTOR}owner of property tax map ^{OF}
~~the~~

(Sec. 37 Block 1 Lot 14)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in ^{SCENIC HUDSON LAND TRUST, INC,}
~~the~~

the foregoing application and that he authorizes:

WARREN P. REISS LAND STEWARDSHIP
(Applicant Name & Address, if different from owner)

MANAGER OF SCENIC HUDSON
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

7-29-99

Witness' Signature

[Signature]

Owner's Signature

[Signature]

Applicant's Signature if different than owner

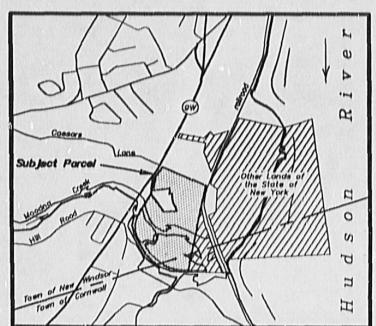
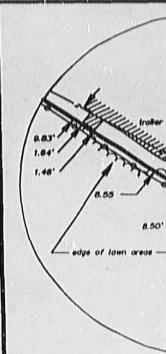
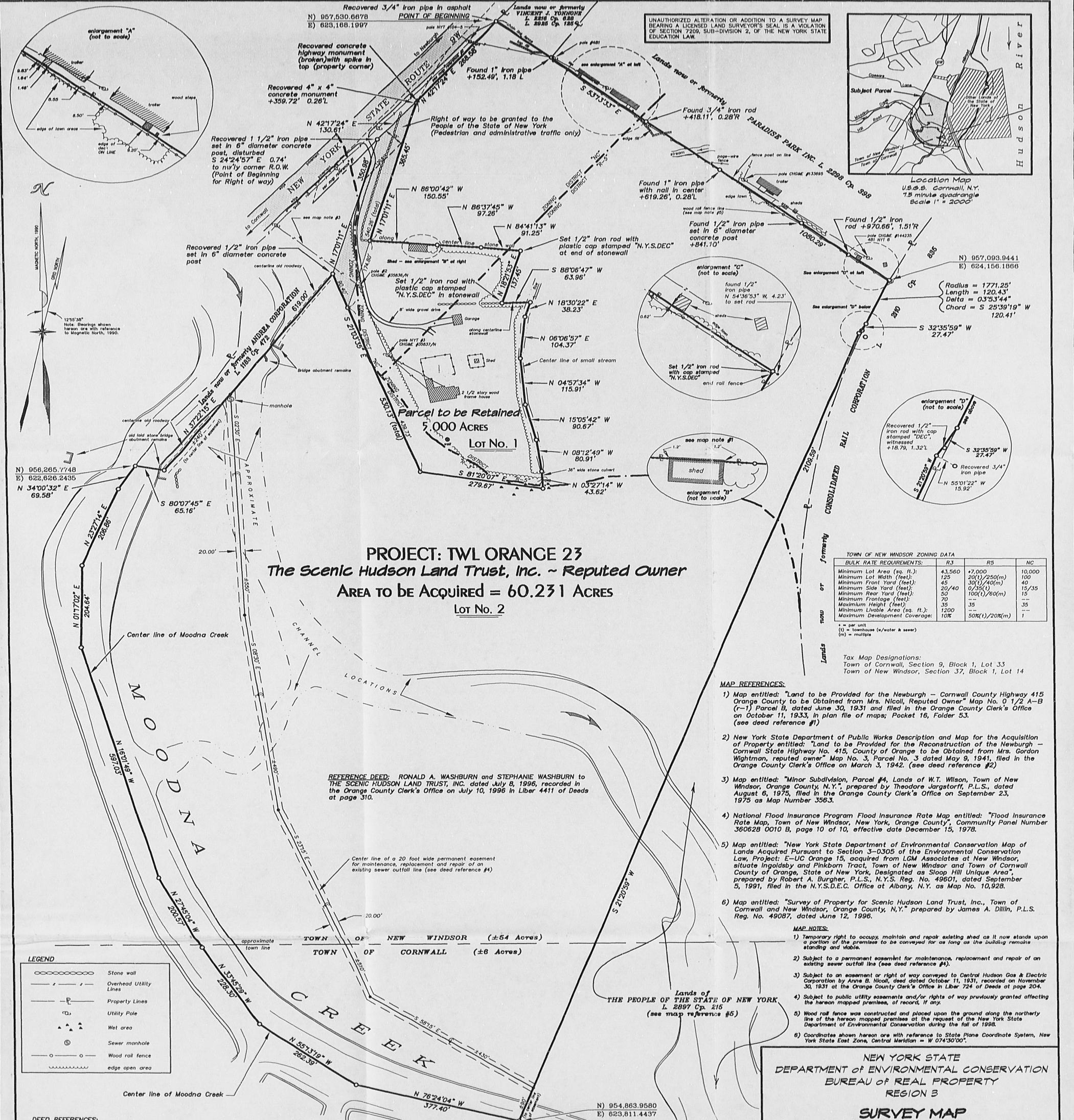
Warren P. Reiss

Representative's Signature

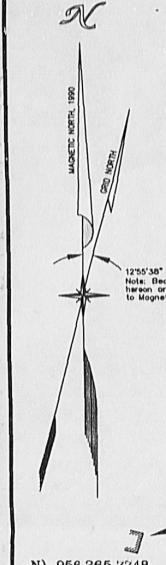
THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.

99-291

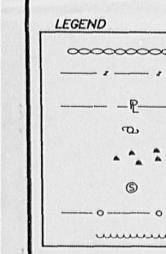
RECEIVED AUG - 6 1999



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.



N) 056,265.7748
E) 622,626.2435
N 34°0'32\"/>



- DEED REFERENCES:**
- 1) ANNE B. NICOLL as sole executrix and trustee under the last Will and Testament of HENRY D. NICOLL to THE COUNTY OF ORANGE dated October 10, 1933, recorded in the Orange County Clerk's Office on October 11, 1933 in Liber 743 of Deeds at page 129.
 - 2) ANNE CAMAC NICOLL WIGHTMAN and WILLIAM L. NICOLL to THE COUNTY OF ORANGE dated February 6, 1942, recorded in the Orange County Clerk's Office on March 9, 1942 in Liber 881 of Deeds at page 380.
 - 3) ANNE CAMAC NICOLL WIGHTMAN and WILLIAM L. NICOLL and ELIZABETH B. NICOLL to RALPH S. SHORTER and RUTH M. SHORTER dated October 13, 1949, recorded in the Orange County Clerk's Office on October 14, 1949 in Liber 1138 of Deeds at page 236.
 - 4) RALPH S. SHORTER and RUTH M. SHORTER to the TOWN OF NEW WINDSOR dated November 22, 1967, recorded in the Orange County Clerk's Office on December 22, 1967 in Liber 1784 of Deeds at page 721.

LOT SUMMARIES:
LOT NO. 1 - Retained Parcel
Area = 5.000 Acres
LOT NO. 2 - Conveyance Parcel
Area = 60.231 Acres

HORIZONTAL CONTROL DATA REFERENCE
Instrumentation - (4) 4000 SSE TRIMBLE RECEIVERS
Survey Method - Static Differential GPS
Network connections measured January 8, 1997
Ellipsoid Model - WGS 84
Linear Unit - meter / U.S. survey foot
Horizontal Datum - NAD 83 (1992)
Horizontal Control Stations held fixed, in establishing local survey control:
1) Stewart 1995 (NYS DOT, CBN) B order
N 41-29-06.49983
W 074-05-50.15485
Ellipsoid height 87.336 m.
2) Falmestock 1995 (NYS DOT, CBN) B order
N 073-51-32.94951
3) Ptolemy 1995 (NYS DOT, CBN) B order
N 41-18-42.07940
W 073-58-14.43501

PLANNING BOARD
TOWN OF CORNWALL
Final Approval
Date: 11/2/00
Chair: [Signature]

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
Date: JAN 24 2000
[Signature]

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BUREAU OF REAL PROPERTY
REGION 3

SURVEY MAP

OF LANDS TO BE ACQUIRED PURSUANT TO
SECTION 3-0905 OF THE NEW YORK STATE
ENVIRONMENTAL CONSERVATION LAW

PROJECT: TWL ORANGE 23
The Scenic Hudson Land Trust, Inc.
(REPUTED OWNER)

---SITUATE---
Ingoldsby & Pinkbom Tract
Towns of Cornwall & New Windsor
County of Orange
State of New York

Designated as Tidal Wetlands

SCALE 1 INCH = 100 FEET

SURVEY JOB NO. 3-300
SURVEY FILE NO. C-575
FIELD BOOK NO. RAB #32
pages 6 - 31

MAP NUMBER 11,485

TOWN OF NEW WINDSOR ZONING DATA

BULK RATE REQUIREMENTS:	R3	R5	NC
Minimum Lot Area (sq. ft.):	43,560	7,000	10,000
Minimum Lot Width (feet):	125	20(1)/250(m)	100
Minimum Front Yard (feet):	45	30(1)/40(m)	40
Minimum Side Yard (feet):	20/40	0/35(0)	15/35
Minimum Rear Yard (feet):	50	100(1)/60(m)	15
Minimum Frontage (feet):	70	---	---
Maximum Height (feet):	35	35	35
Minimum Livable Area (sq. ft.):	1200	---	---
Maximum Development Coverage:	10%	50%(1)/20%(m)	1

+ = per unit
(1) = lot/units (w/water & sewer)
(m) = multiple

Tax Map Designations:
Town of Cornwall, Section 9, Block 1, Lot 33
Town of New Windsor, Section 37, Block 1, Lot 14

- MAP REFERENCES:**
- 1) Map entitled: "Land to be Provided for the Newburgh - Cornwall County Highway 415 Orange County to be Obtained from Mrs. Nicoll, Reputed Owner" Map No. 0 1/2 A-B (r-1) Parcel B, dated June 30, 1931 and filed in the Orange County Clerk's Office on October 11, 1933, in plan file of maps; Pocket 16, Folder 53. (see deed reference #1)
 - 2) New York State Department of Public Works Description and Map for the Acquisition of Property entitled: "Land to be Provided for the Reconstruction of the Newburgh - Cornwall State Highway No. 415, County of Orange to be Obtained from Mrs. Gordon Wightman, reputed owner" Map No. 3, Parcel No. 3 dated May 9, 1941, filed in the Orange County Clerk's Office on March 3, 1942. (see deed reference #2)
 - 3) Map entitled: "Minor Subdivision, Parcel #4, Lands of W.T. Wilson, Town of New Windsor, Orange County, N.Y.," prepared by Theodore Jorgastorf, P.L.S., dated August 6, 1975, filed in the Orange County Clerk's Office on September 23, 1975 as Map Number 356.3.
 - 4) National Flood Insurance Program Flood Insurance Rate Map entitled: "Flood Insurance Rate Map, Town of New Windsor, New York, Orange County", Community Panel Number 36062B 0010 B, page 10 of 10, effective date December 15, 1978.
 - 5) Map entitled: "New York State Department of Environmental Conservation Map of Lands Acquired Pursuant to Section 3-0305 of the Environmental Conservation Law, Project: E-UC Orange 15, acquired from LGM Associates of New Windsor, situate Ingoldsby and Pinkbom Tract, Town of New Windsor and Town of Cornwall County of Orange, State of New York, Designated as Sloop Hill Unique Area", prepared by Robert A. Burgher, P.L.S., N.Y.S. Reg. No. 49601, dated September 5, 1991, filed in the N.Y.S.D.E.C. Office at Albany, N.Y. as Map No. 10,928.
 - 6) Map entitled: "Survey of Property for Scenic Hudson Land Trust, Inc., Town of Cornwall and New Windsor, Orange County, N.Y." prepared by James A. Dillin, P.L.S. Reg. No. 49087, dated June 12, 1996.

- MAP NOTES:**
- 1) Temporary right to occupy, maintain and repair existing shed as it now stands upon a portion of the premises to be conveyed for as long as the building remains standing and viable.
 - 2) Subject to a permanent easement for maintenance, replacement and repair of an existing sewer outfall line (see deed reference #4).
 - 3) Subject to an easement or right of way conveyed to Central Hudson Gas & Electric Corporation by Anne B. Nicoll, deed dated October 11, 1931, recorded on November 30, 1931 at the Orange County Clerk's Office in Liber 724 of Deeds at page 204.
 - 4) Subject to public utility easements and/or rights of way previously granted affecting the hereon mapped premises, of record, if any.
 - 5) Wood rail fence was constructed and placed upon the ground along the northerly line of the hereon mapped premises at the request of the New York State Department of Environmental Conservation during the fall of 1998.
 - 6) Coordinates shown hereon are with reference to State Plane Coordinate System, New York State East Zone, Central Meridian = W 074°30'00".



CERTIFICATION:
I HEREBY CERTIFY THAT THIS IS AN ACCURATE SURVEY MAP PREPARED BY ME OR UNDER MY DIRECTION, COMPILED FROM DEEDS OF RECORD, MAPS ON FILE AND AN ACCURATE SURVEY PERFORMED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES ADOPTED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFIED: July 8, 1999
Robert A. Burcher
ROBERT A. BURCHER, L.S.
N.Y.S. REG. NO. 49601
REGIONAL LAND SURVEYOR N.Y.S.D.E.C.
BUREAU OF REAL PROPERTY
REGION 3

MAP COMPLETED: July 8, 1999
DELINEATED BY: [Signature]
MICHAEL D. CARROLL
ASS'T LAND SURVEYOR I N.Y.S.D.E.C.
BUREAU OF REAL PROPERTY
REGION 3