

PB# 89-15

**WASHINGTON GREEN
WITHDRAWN**

SBL 35-1-103

Withdraw 1-23-90

General Receipt 10482

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

April 19, 1989

Received of Bizza Realty, Bld. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application Fee, Amendment #2 (#89-13)

DISTRIBUTION.

FUND	CODE	AMOUNT
Check # 1450		\$ 25.00

By Pauline H. Townsend
Town Clerk
Title

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

General Receipt 10480

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

April 19, 1989

Received of Pauline H. Townsend, Town Clerk \$ 500.00

Five hundred and 00/100 DOLLARS

For Amended Site Plan Deposit (Bizza Realty Special Order)

DISTRIBUTION.

FUND	CODE	AMOUNT
PIB # 89-15		
Check # 1451		\$ 500.00

By Leland S. Campbell
Comptroller
Title

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/01/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-15

NAME: WASHINGTON GREEN - AMENDED

APPLICANT: EXETER BLDG. CORP.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/19/89	SITE PLAN DEPOSIT	PAID		500.00	
01/31/90	P.B. ENGINEER FEES	CHG	286.80		
		TOTAL:	286.80	500.00	-213.20

PLEASE ISSUE A CHECK IN THE
ABOVE AMOUNT (\$213.20) TO:

EXETER BLDG. CORP.
345 WINDSOR HWY.
NEW WINDSOR, N.Y. 12553

GAVE TO L. REIS 2-1-90 @ 9:20 a.m.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/01/90

PAGE: 1

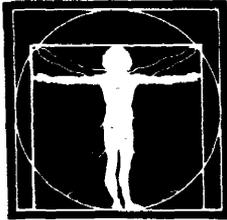
LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-15

NAME: WASHINGTON GREEN - AMENDED

APPLICANT: EXETER BLDG. CORP.

---DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/19/89	APPLICATION FEE	CHG	25.00		
04/19/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	----- 25.00	----- 25.00	----- 0.00



EXETER
BUILDING
C O R P

January 23, 1990

Carl Schiefer
Planning Board Chairman
Town of New Windsor

Dear Carl,

Attached, please find an application for a site plan amendment for Washington Green Phase II. This Amendment reflects changes in building type as well as a footprint change from the original application. This application shall supercede pending application # 89-15 dated 11/22/89, and we hereby wish to withdraw that application.

Also find an application for Washington Green Phase III showing an additional 60 units and the extension of Washington Drive to Old Forge Road.

We look forward to your review & input at the January 24, 1990 planning board meeting.

Sincerely,

Charles Snyder

CS/rfp

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

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Ray W. Liu for the building or subdivision of
Washington Green has been
reviewed by me and is approved

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is water servicing all the property

HIGHWAY SUPERINTENDENT

Stan D. Dio

WATER SUPERINTENDENT

12-

SANITARY SUPERINTENDENT

12-27-89

DATE

Revised
Plans

89 - 15

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, ~~XXXXXXXXXX~~
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
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

*No action needed
by this department
R.R.
22 Jan 90*

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

MEMORANDUM FOR FILE #89-15

The original application, submitted to our office on April 17, 1989, was for:

Site Plan amendment for road change and increase in project to 276 units and the relocation of some units in original approval.

(This original application is in file #89-15)

An amendment to this application was submitted to our office on December 18, 1989 and is for the following:

Change in product type; realignment of building footprint.

(This application is in file #89-15)

Myra Mason

DEC 18 1989

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, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Washington Green Condominiums
2. Name of Applicant Exeter Bldg. Corp. Phone (914) 561-1113
Address 345 Windsor Highway, New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Exeter Bldg. Corp. Phone (914) 561-1113
Address 345 Windsor Highway, New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan William Youngblood Assoc. Phone (914) 357-8188
Address 244 Route 59, Monsey NY 10952
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Michael Waskew Phone (914) 561-1113
(Name)
7. Location: On the West side of Route 32
(Street)
Approx 1800 feet North
(Direction)
of Old Forge Hill Road
(Street)
8. Acreage of Parcel 33.7207 9. Zoning District R5
10. Tax Map Designation: Section 35 Block 1 Lot 103
11. This application is for Change in product type; realignment
of building footprint

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership N/A
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

Wilbur Fried being duly sworn, deposes and says that he resides at 114 East 73rd Street, Bronx, NY 10471 in the County of _____ and State of New York and that he is (the owner in fee) of Washington Green/Exeter Bldg. 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 Michael M. Waskev 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

22 day of NOV 1989

David Fried
(Owner's Signature)
David Fried
(Applicant's Signature)

Elizabeth R. Spidle
Notary Public

(Title)

Elizabeth R. Spidle
Notary Public State of New York
No. 01SP4952530
Orange County
My Commission Expires
June 19, 1991

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 1 May 1989
SUBJECT: Washington Green at New Windsor

PLANNING BOARD REFERENCE NUMBER: PB-89-15

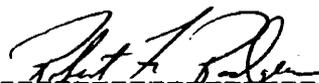
FIRE PREVENTION REFERENCE NUMBER: FPS-89-043

A review of the above referenced subject site plan/ subdivision was conducted on 1 May 1989, with the following being noted.

- 1) Proposed thirty (30) foot wide fire lane to be macadam, not stone as shown.
- 2) Due to the redirection of roadway, it will be necessary to show water main lines and fire hydrants.

PLAN DATED: 19 April 1989; Revision 1

This site plan/subdivision is found unacceptable.



Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

DISCUSSION:

~~_____~~ - Mr. Michael Waskew came before the Board presenting the proposal.

BY MR. WASKEW: We want to make the whole building two feet deeper to add for storage only.

BY MR. MCCARVILLE: You are changing the foot print, that is a whole other issue.

BY MR. MCCARVILLE: I make a motion to approve the amended site plan for the recycling centers, three recycling centers on the

NOV - 8 1989 66

Washington Green site plan, subject to fire department approval and fees to be paid.

BY MR. VANLEEUVEN: I will second that.

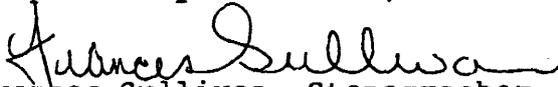
BY MR. RONES: This matter is determined to be an exempt action under SEQRA being a minor amendment to the site plan.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.
Lander: Aye.
Schiefer: Aye.
Soukup: Aye.

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

Respectfully submitted, ~


Frances Sullivan, Stenographer

NOV - 8 1989

WASHINGTON GREEN SUBDIVISION - AMENDED SITE PLAN (89-15) ROUTE 32

Mr. Michael Waskew came before the Board representing this proposal.

Mr. Waskew: I am going to put up three plans, although you have one that is before you that has been in your hands for a little bit, I am really here to get direction from the Board and hopefully to get referred to the Zoning Board of Appeals for the purposes of resolving this problem. If you will just indulge me for a minute, let me review what this is all about and why we have three plans. The plan that you have had in your possession for a little while is road variation A and all we have really done is highlighted the part of the plan that we are discussing. Washington Green is an approved site plan consisting of 210 condominiums and on the plan that you don't have but on this plan, there is shown dotted some variations. The dotted lines shows what is existing as an approval and then what has happened to change it and let me give you a history briefly. We were approached by the town in order to try to complete a thru road through the project. Some of you weren't on the Board when the original approval was given but as part of the approval itself offered for dedication a 30 foot wide fire access lane which temporarily ends in a cul-de-sac. There is land reserved for the town to continue a road however a thought was proper in the future and that land was reserved for the town. Apparently traffic patterns or political climates or something has changed and the crossing or the crossing has been difficult to arrange over the railroad. In any case, the town is trying to complete this thru road but the crossing is required over an existing grade crossing which the town owns at what would be the continuation of Old Forge Hill Road. Complicating the problem, there is a great deal of construction anticipated on Route 32 from the intersection of Old Forge Hill Road and Route 32 south through the five corners over the next year or two. So, this road becomes more essentially a traffic relief road. Complications come in that we have already completed a large portion of this work, those of you that have been on the site know that including the drainage and all the blasting and road cuts for this land, curbs and storm drains and sewer lines and water lines have been installed through this whole section. Four of the foundations are in place and three of the buildings are quite far along, one of them almost completed. However, that doesn't mean that we don't want to help in any way we can and various discussions had led us to road variation A and the probably preferred solution to the problem. What that would consist of is continuing the existing access off Route 32 and at a point just short of which also includes part of property which now belongs to John Miller, we are going to curve, follow our property line, come across the portion of property which belongs to the common school district back onto our property and enter Forge Hill Road at a right angle in excess of 100 feet from the other intersection, I believe. That necessitated some land swaps which we are very willing to do. We are willing to give this portion of the land over to the school district, the school district apparently has been favorable towards swapping this land partially over to Exeder Building and partially over to the Town of New Windsor or naturally it would be dedicated to the Town of New Windsor.

Mr. VanLeeuwen: You are getting almost the same amount of property in return.

Mr. Waskew: The person that loses the portion of his property is John Miller but it is a difficult piece of property as you know to develop in any case, it is a reason that he is proposing a large commercial project on it. What has happened is that on this week, the Zoning Board of Appeals denied the Miller variance so that is why you see road variation B and road variation C before you that may complicate some of the issues. The part of our problem is that time has become a problem. We are building quite quickly and we are building very efficiently because we don't know what to do yet. We'd like to cooperate with the town. Additionally, all of these additional costs are real and we'd like to realize back some of those costs by an increase in the amount of units. We are in fact entitled to have a 10% increase as senior citizen housing, 60 or older under the code itself is permissible. We'd like to come back to the Board however we'd like to amortize the cost of all these things and what we'd do is request an increase in the amount of units on the property to 276 and all these plans show 276 units. Basically, that means these buildings are placed along Forge Hill Road, five buildings. We kind of like that for a couple of reasons because it creates a continuity within the site. We would berm up this area and landscape it. We take great care in the way we landscape and deal with properties. But, that is the portion that would have to go to the Zoning Board of Appeals. However, what I am looking for now is some kind of direction from the Board and maybe a little brainstorming session on these variations. We thought this would be the clean one but the complications have come up because on the Miller property--

Mr. McCaryville: What is the complication of the Miller property.

Mr. Waskew: He has to give up this corner. He is not a very cooperative person as you may or may not know. Road variation B, let's just go on, would not make--well, let's go to another road, variation B is a private road, it is listed as a private road. We did not offer that road for dedication to the town. It is almost the same as road variation A except the road will continue through the center of the condominium between the two already almost constructed buildings, building A and B.

Mr. VanLeeuwen: I don't think it should go through the center.

Mr. Waskew: It is a private road and the point would be is that it would be used as a traffic relief road, Town of New Windsor would be given free access across it at any time. However, it would be maintained by the condominium and what it does it limits some of the legal aspects.

Mr. VanLeeuwen: It is not good for you and for us as far as I'm concerned.

Mr. Waskew: I am coming here for direction. It changes some things, it means there will be no accessibility to the side of Miller's

property and many things change in his plan.

Mr. McCarville: What is wrong with road C.

Mr. Waskew: Road C is another variation. We are asking it to be a private road but it can be offered for dedication. It consists, it is a very difficult construction. It is a much more expensive piece of construction for us. Nevertheless, we still believe we can amortize it with this additional unit count, ignoring the layout of units S, T, U, V and W. We'd like to use the layout as in road variation A. I had to do this since Monday, I didn't have an extra plan.

Mr. VanLeeuwen: Don't you think you'd rather see and I am talking for the project as well as the town, don't you think you'd rather see that the roadway is included more or less from your project.

Mr. Waskew: Far and away our preferred road variation is A but I don't know that is a realistic option.

Mr. Schiefer: I don't like A, C and E having to cross the town. It may be private access to the town just to get to the club, the entertainment, I don't like that at all.

Mr. VanLeeuwen: I think those other two plans take away from the privacy of the project, B and C.

Mr. Waskew: We prefer road variation A.

Mr. VanLeeuwen: I don't care for the two down the center. I am looking at the other one.

Mr. Waskew: This one has an additional option of should the town be able to secure this.

Mr. Edsall: Mike, you know the property in the back better than I can recall, what is the ground condition back there because I know there is quite a bit of wet area where the road is proposed along the tracks, what is the conditions.

Mr. Waskew: It is really pretty solid, there is a shale base. The reason it is so wet, all the natural drainage goes that way. There was a stream and of course the railroad right-of-way berms up and creates a dam so it is wet. We'd have to build this up.

Mr. Edsall: That would end up being a fill, correct.

Mr. Waskew: Yes.

Mr. Edsall: I want the Board to understand that not only does it make it more expensive for Mike to build but makes it more expensive for the town to maintain when you are building and constructing a town road on fill. The town is going to have to live with it for years, if it settles and the road breaks apart, the town is going to have to reconstruct it.

Mr. Waskew: Which is one of the reasons we offer it for a private road.

Mr. Jones: How are you going to make it private once you offer it to the town.

Mr. Waskew: We would not offer it until you requested us to offer it. All that does is really cut the town's cost, it increases the condominiums cost, that is part of why we need additional units. The monthly maintenance cost would rise for the additional residences which we really can't do, we have to amortize it over the remainder of the units. Those are the options before us. I know that is a difficult problem for all of us to wrestle with. However, I am presenting it to you and again, I have to remind you that time is becoming very critical for us so we'd like to get one of these directions.

Mr. Soukup: Since the Zoning Board of Appeals decision, have you talked to anybody on the Town Board about the option and variations.

Mr. Waskew: No. Mr. Green has been away on vacation so we have no real way to talk about the--we had discussed this variation before.

Mr. Soukup: As far as road variation A, the only sticking point you have is the corner of Miller, the other pieces.

Mr. Waskew: It cleans up the school's land.

Mr. Soukup: I am assuming the Miller piece is the only sticking point.

Mr. Waskew: Absolutely.

Mr. McCarville: We are forgetting one more piece and that is the rest of Vails Gate Heights. During every public hearing we assured them that there would be no additional traffic put onto Forge Hill Road and that was in our very adamant but small group of people that did not want that complex coming out onto Forge Hill and here what we are doing with A, B and C is exactly what we assured them would not happen. Whatever we do has to go to another public hearing.

Mr. Waskew: Certainly, as part of the Zoning Board of Appeals process, there'd be a public hearing for something like that.

Mr. VanLeeuwen: If you remember correctly, when they were here and they said if there was an access to 300, they'd have no objection.

Mr. McCarville: Not coming--we are talking an access of road C about midway down that would not even connect into the current Forge Hill Road.

Mr. VanLeeuwen: They said if it went across and the connection was made to 300, they'd have no objection, if I remember correctly.

Mr. McCarville: But, they didn't want it on Forge Hill Road.

Mr. VanLeeuwen: If it was on 300, they'd have no problem but since this is a dead end, they didn't want all the people from there coming through there but if there was a connection to 300 or Freedom Road, they would have no problem with it.

Mr. McCarville: I didn't hear it that way.

Mr. VanLeeuwen: I did.

Mr. Waskew: I think all three variations are, you know, are viable.

Mr. Soukup: I was looking at road variation A, you do have a road parking area off of Forge Hill Road adjacent to the two units there that would be that road A could swing to the left and aim towards the crossing on the railroad on your own property and we could do some realignment of the road paving or exiting on Forge Hill Road not actually have a physical connection between the two except one that could be relatively inconvenient with respect to thru traffic and wouldn't encourage many people to use Forge Hill, would encourage them to get on road variation A right over the railroad for this purpose and when they are coming back, stay on road A except with a turning movement that would not be a direct favorable movement onto Forge Hill. So, the residents would be protected in some way.

Mr. McCarville: We have to keep this traffic out of the residential area.

Mr. Waskew: But, part of the problem with that is you have two parallel roadways here and the other thing that we wanted to do--

Mr. Soukup: That is not an objection.

Mr. Waskew: Although we have a little room to move as it turns out the nature of the construction is that we use up so little site area with the footprint of the building that we probably have room to move this forward. We want to isolate ourselves from the project. We have left the trees existing and we would increase that landscaping on there. We like the privacy of this solution, to be frank with you. It seems to work best in all ways. The only problem is Mr. Miller's property.

Mr. McCarville: I agree with what Vince is saying, use the road A even more so as a buffer by bringing it parallel to the other road.

Mr. Soukup: I think we all lean toward variation A or at least tends toward that the other two are much less desirable. The problem I see in addition to Mr. Miller is that we probably would need to go through an amendment to your site plan approval which would require and amendment to the DEIS, also a supplemental EIS and we'd have to deal with the traffic as well as the access and utilities so I realize you are opening the door to that much of a function doing this.

Mr. Roncs: We don't have a draft EIS.

Mr. Waskew: We did a long form EAF.

Mr. Soukup: It would have to go through another hearing for amendment to site plan which would change the traffic pattern. You'd have to deal with these items as Part 3 to the EAF.

Mr. VanLeeuwen: W, Y, T, and U and S are strictly senior citizens.

Mr. Waskew: We'd like to have that definition of what it is modified slightly. I think we can do that through the Zoning Board of Appeals too to read adult residential rather than the senior citizens definition which is a difficult one and selling to senior citizens is a difficult problem. It says 60 and up in your code. We'd like it to read simply adults.

Mr. VanLeeuwen: One bedroom units.

Mr. Waskew: We'd be happy to build them as one bedroom units which would limit the option for children and we could set this up as a separate condominium and would probably have to do that since we have an existing condominium and part of its covenant is that it would not allow children.

Mr. VanLeeuwen: I'd say that is the road to go, one bedroom.

Mr. Waskew: We'd be willing to do that.

Mr. Schiefer: Would you put 12 families in each one.

Mr. Waskew: They'd be one bedroom and a little less, slightly less floor space. We might just living areas or larger bedrooms. We are very pleased with the building how it looks from the exterior and how it function also. We'd like to modify it as little as possible.

Mr. VanLeeuwen: And, you'd put the road in for that agreement.

Mr. Waskew: Right, that is why we are adding the additional units. Even if this should take 6 months or so and we'd appreciate if we can get it done in that time. We can delay construction in this area as long as we know we are heading in that direction. We can continue working expecting that it will finish that way. Part of the problem with road variation A is that suddenly we have to move all of these buildings, C, D, E, H, F and G. They are not moved much but they are moved, sewer lines are already in. In fact, these building locations have been set up to account for the fact that a lot of the utilities are already in.

Mr. VanLeeuwen: Will that cause you to move the utility line.

Mr. Waskew: No, just the extensions. We certainly are not going to change the water loop and we are not going to change the location

of the water line which is on an easement to the town.

Mr. VanLeeuwen: What about the existing access road. What are you going to do.

Mr. Waskew: Leave it as a fire access lane. What we'd do is find a way to make it appear as though it is not a road, perhaps block it off. There is a kind of block that you can pave with and let grass grow so fire engines will go through there. The condominium will keep it plowed in the winter time. Fire access is complete, should this access be blocked, the engines have an alternative way to go through. By no means will we encourage traffic.

Mr. VanLeeuwen: How are you going to get from the new road, are you going to have to go three quarters down to the entrance.

Mr. Waskew: Yes. The only entrance would be at the center of the road since this would be part of this, this is all private. We can put a large sign here and we would ask for some kind of variance from the town to put a large sign there to direct people but this would be the main entrance into the project. There is an alternative here and here.

Mr. VanLeeuwen: You have two.

Mr. Waskew: Yes.

Mr. VanLeeuwen: I'd like to see another one up in here.

Mr. Waskew: We certainly could continue that.

Mr. VanLeeuwen: If you come off that main road and you can't come in--

Mr. Waskew: We'd find some way to gooseneck it so people are connecting. It is not a bad solution. It is just that it is getting complex. We'd like the Board's opinion, direction on which of these to head towards. We'd like to get referred to the Zoning Board of Appeals to see whether or not we can get the additional.

Mr. Schiefer: A is the one for me.

Mr. Soukup: I prefer A.

Mr. Lander: I prefer A.

Mr. Jones: I prefer A. There is only one thing about for the people going in and out to the Big V. out Forge Hill Road, that access.

Mr. Waskew: That is here.

Mr. VanLeeuwen: What I'd like you to do is explore the fact of the secondary road.

Mr. Waskew: We could do that. We will bring that in as we develop it. I'd like the Board's indulgence to work simultaneously with the Planning Board and with the Zoning Board of Appeals. The Zoning Board of Appeals really only is ruling on the additional unit count and we could--

Mr. Soukup: I am not sure why we need to go to the Zoning Board of Appeals for additional units.

Mr. Waskew: It exceeds the bulk table regulations for the entire project.

Mr. VanLeeuwen: He's putting more units on.

Mr. Soukup: Because of the premium of the senior citizens.

Mr. Waskew: Correct. I am going beyond, I am asking for 276 units on the site in order to amortize, I have a real financial hardship, that is a permissible reason to the Zoning Board of Appeals. I am asking for 66 additional units of which I'd like 60 to be one bedroom.

Mr. Soukup: You feel you have a reasonable prognosis that the Zoning Board of Appeals would give that variance.

Mr. Waskew: Based on the financial hardship, yes. We are going through this exercise through all this work in order to try and accommodate some of the traffic patterns that the Town of New Windsor needs to solve. That is the situation we are trying to be cooperative and we would like to be paid for that.

Mr. Schiefer: We'd be getting the same return on that sales price as on the rest of it.

Mr. Waskew: I don't think so. I think the units would have to be somewhat lower price but because there is one less bedroom, it automatically becomes less marketable. It becomes marketable at a lower price. Additionally, we have created a great deal of additional work for ourselves. The alternative we'd be happy to continue and build the 210 condominiums, we will withdraw the dedication of the town road but we'd like that direction so we can get on with our work.

Mr. Soukup: On the financial hardship, have you gotten an estimate as to what the premium cost is going to be for the revised road variation.

Mr. Waskew: I don't have it.

Mr. Schiefer: I think the Zoning Board of Appeals will want it.

Mr. Waskew: It's already cost us several hundred thousand dollars, engineering is running in the million dollar, five figure range.

Mr. Rones: Is there room or budget or desirable for putting some separate recreational facility in for the separate adult area, separate pool or something.

Mr. Waskew: That is a good suggestion. There is room and we would consider that. In any case, a separate recreational facility will be considered then we will have to develop this area more as hiking trails and walking and bike trails. We are already going to ask for a permit to build a bridge across this an old type stone bridge. We are very proud of this project.

Mr. Edsall: I believe also no that you have more or less opened the door for some of the new considerations under the law, one of the things you are going to have to get an approval on the Zoning Board of Appeals is the fact that when you do the unit calculations, all the easements, dedications to the town, wet areas, all those areas have to be subtracted from the lot area purely by new definition which if you are successful in showing them that it is a hardship prior to that change, so be it but you should get that resolved before you come back with a final plan.

Mr. Waskew: I appreciate that, Mark.

Mr. Edsall: The change in the project versus the change in the numbers is quite a bit of difference only because the law changed since you had the approval. I'd get that resolved at the same time.

Mr. Waskew: Can you get us over to the Zoning Board of Appeals, I'd appreciate being able to do much of this simultaneously because when it comes time to build these buildings, they will fall within the roadway or come right up against the roadway and I have setbacks off town roads. These account for all the setbacks.

Mr. McCarville: I make a motion that we make a referral for--

Mr. Schiefer: Let's refer to this as an amended site plan and we will vote on it and disapprove it.

Mr. Soukup: With additional units and road variation A.

Mr. McCarville: I make a motion to approve the Washington Green amended site plan 89-15 with additional units and road variation A.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Soukup	No
Mr. Jones	No
Mr. Lander	No
Mr. Schiefer	No

Mr. Edsall: You may want to get, following that motion, something unanimous to the Zoning Board of Appeals indicating that you feel that the installation of road A may be beneficial to the town and may be good planning for the overall area. It is not purely a consideration for this project but also for that development of

the town, if the Board so desires.

Mr. Schiefer: Any objection this is desirable as far as the town is concerned.

Mr. Soukup: I'd suggest that the road variation change be desirable but not foreclose the Board's decision on the other matters. The other items are their domain and not ours to comment on.

Mr. Edsall: The way I word it, Vince, was that the installation of the road would be beneficial from a planning standpoint to the town purely for the road again.

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, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project WASHINGTON Green
2. Name of Applicant Exeter Bldg. Corp Phone 561-1113
Address 345 Windsor Highway, New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record EXETER Building Corp. Phone (914) 561-1113
Address 345 Windsor, Highway New Windsor NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan William Yangblood ^{Assoc.} Phone 914-357-8188
Address 244 Route 59, Monsey NY 10952
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Michael Washew Phone 561-1113
(Name)
7. Location: On the west side of Route 32
(Street)
Approx 1800 feet NORTH
(Direction)
of Old Forge Hill Road
(Street)
8. Acreage of Parcel 33.7207 9. Zoning District R5
10. Tax Map Designation: Section 35 Block 1 Lot 103
11. This application is for Site plan amendment for ROAD
change and increase in project to 276 UNITS
Relocation of some units in original approval

cc: M.F.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership N/A
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

Wilbur Fried being duly sworn, deposes and says that he resides at 4601 DeLaField Ave - Bronx, NY 10471 in the County of Bronx and State of NEW YORK and that he is (the owner in fee) of Washington Green/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 Michael M. Waskew 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

17 day of April 1987

Dan Fried for Wilbur Fried
(Owner's Signature)

Michael M. Waskew
(Applicant's Signature)

W.P. EBC
(Title)

Frederick G. V...
Notary Public
FREDERICK G. V...
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES 12/31/90
No. 9428125