

**PB# 01-17**

**RPA Associates  
(Sub.)**

**4-2-21.1,21.2,21.3**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 08-28-2002

PB# 01-17

RPA ASSOC.  
(Sub.)

~~~~~  
\* See Additional  
maps \*

Map Number 185-02 City 01-17  
Section 4 Block 2 Lot 21.1 Town New Windsor  
21.2 Village   
21.3  
Title: RPO Associates LLC, Ldof

Dated: 8-15-02 Filed 8-29-02

Approved by James Bresnan

on 8-28-02

Record Owner RPO Associate LLC

DONNA L. BENSON  
Orange County Clerk

(3 Sheets)

on U 8-28-02  
Record Owner RIO Associate LLC

DONNA L. BENSON  
Orange County Clerk

(3 Sheets)

Dan Simone 914-965-3990  
Cell 914-755-0877

**PAID**

10/23/01 Public Imp.  
Inspection fees \$33,046

7/23/02  
Eng - 410.20



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

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK 12553

(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:  
MJE@MHEPC.COM

10 August 2006

Town of New Windsor Town Board  
355 Union Avenue  
New Windsor, NY 12553

ATTENTION: GEORGE A. GREEN, TOWN SUPERVISOR

SUBJECT: RPA ASSOCIATES SUBDIVISION  
REQUEST FOR REDUCTION OF PUBLIC IMPROVEMENT BOND  
N.W. PLANNING BOARD PROJECT NO. 01-17

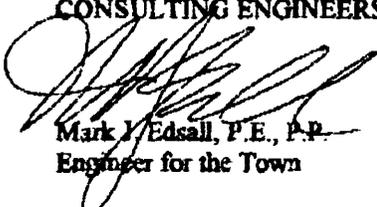
Dear Supervisor Green:

On 10 January 2001 the Planning Board granted conditional approval to the subject project. The project work includes certain public improvements which is required as a condition of the approval granted by the Planning Board. The Town Board previously approved a Public Improvement Performance Guarantee in the amount of \$826,012. The project is under construction and the developer has requested a reduction in the project performance guarantee down to an amount of \$193,832 (see attached breakdown).

Our office has reviewed the request and the status of the project. Based on our review, we recommend that the Town Board reduce the performance guarantee to the requested amount. Please contact me if you have any questions concerning the above.

Very truly yours,

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

  
Mark J. Edsall, P.E., P.P.  
Engineer for the Town

NW01-17-Bond Red Rec 08-10-06.doc  
MJE/r

cc: Anthony Fayo, Town Highway Superintendent (via fax)  
Michael Blythe, Attorney for the Town (via fax)  
Myra Mason, PB Secretary (via fax)

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

**Shaw Engineering****Consulting Engineers**

744 Broadway  
P.O. Box 2589  
Newburgh, New York 12550  
(845) 561-3695

**SUBDIVISION OF LANDS OF RPA ASSOCIATES LLC****PERFORMANCE GUARANTEE REDUCTION NO. 1**

July 24, 2006

| ITEM                                               | AMOUNT         | PREV. RED. | THIS REDUCTION | AMT COMPLETED     |
|----------------------------------------------------|----------------|------------|----------------|-------------------|
|                                                    |                | % COMPLETE | % COMPLETE     |                   |
| <b><u>Right-Of-Way To Temporary Cul-De-Sac</u></b> |                |            |                |                   |
| Clear & Grub                                       | \$ 12,800      | 0 %        | 100 %          | \$ 12,800         |
| Cut To Subgrade                                    | \$ 56,400      | 0 %        | 100 %          | \$ 56,400         |
| Fill To Subgrade                                   | \$ 34,200      | 0 %        | 100 %          | \$ 34,200         |
| 12-Inch Foundation Course                          | \$ 42,300      | 0 %        | 95 %           | \$ 40,185         |
| 3 ½-Inch Asphalt Binder Course                     | \$ 55,519      | 0 %        | 95 %           | \$ 52,743         |
| 1 ½-Inch Asphalt Top Course                        | \$ 23,794      | 0 %        | 95 %           | \$ 22,604         |
| Concrete Curbing                                   | \$ 55,471      | 0 %        | 95 %           | \$ 52,697         |
| Concrete Sidewalk                                  | \$ 22,455      | 0 %        | 95 %           | \$ 21,332         |
| Stone Rubble Retaining Wall                        | \$ 10,800      | 0 %        | 95 %           | \$ 10,260         |
| 5 Foot High Wood Fence                             | \$ 5,180       | 0 %        | 100 %          | \$ 5,180          |
| Trees                                              | \$ 6,825       | 0 %        | 100 %          | \$ 6,825          |
| Soil Erosion & Sediment Control                    | \$ 5,000       | 0 %        | 90 %           | \$ 4,500          |
| Street Identification Sign                         | \$ 150         | 0 %        | 100 %          | \$ 150            |
| Monuments                                          | \$ 1,000       | 0 %        | 0 %            | \$ 0              |
| Topsoil & Seed                                     | \$ 5,834       | 0 %        | 95 %           | \$ 5,542          |
| As-Built Drawings                                  | \$ 2,500       | 0 %        | 0 %            | \$ 0              |
|                                                    | <u>340,228</u> |            |                | <u>\$ 325,418</u> |

**Cul-De-Sac Removal And Extension Of Right-Of-Way**

|                                                         |                  |     |     |             |
|---------------------------------------------------------|------------------|-----|-----|-------------|
| Clear & Grub                                            | \$ 1,600         | 0 % | 0 % | \$ 0        |
| Remove Existing Curbing,<br>Pavement And Retaining Wall | \$ 7,000         | 0 % | 0 % | \$ 0        |
| Cut To Subgrade                                         | \$ 8,400         | 0 % | 0 % | \$ 0        |
| Fill To Subgrade                                        | \$ 20,400        | 0 % | 0 % | \$ 0        |
| 12-Inch Foundation Course                               | \$ 8,280         | 0 % | 0 % | \$ 0        |
| 3 ½-Inch Asphalt Binder Course                          | \$ 10,859        | 0 % | 0 % | \$ 0        |
| 1 ½-Inch Asphalt Top Course                             | \$ 4,654         | 0 % | 0 % | \$ 0        |
| Concrete Curbing                                        | \$ 12,665        | 0 % | 0 % | \$ 0        |
| Soil Erosion & Sediment Control                         | \$ 2,000         | 0 % | 0 % | \$ 0        |
| Monuments                                               | \$ 250           | 0 % | 0 % | \$ 0        |
| Topsoil & Seed                                          | \$ 1,666         | 0 % | 0 % | \$ 0        |
| As-Built                                                | \$ 1,000         | 0 % | 0 % | \$ 0        |
|                                                         | <u>\$ 78,774</u> |     |     | <u>\$ 0</u> |

**Sanitary Sewer System**

|                                         |          |       |      |          |
|-----------------------------------------|----------|-------|------|----------|
| Rehabilitate Union Avenue<br>Sewer Main | \$ 5,000 | 100 % | 90 % | \$ 4,500 |
|-----------------------------------------|----------|-------|------|----------|

## Performance Guarantee Reduction No. 2 (Cont'd)

-2-

July 24, 2006

| ITEM                                                                 | AMOUNT     | PREV. RED. | THIS REDUCTION | AMT COMPLETED |
|----------------------------------------------------------------------|------------|------------|----------------|---------------|
|                                                                      |            | % COMPLETE | % COMPLETE     |               |
| <b>Water System To Temporary Cul-De-Sac (On-Site &amp; Off-Site)</b> |            |            |                |               |
| Clear & Grade Easements                                              | \$ 11,450  | 0 %        | 90 %           | \$ 10,305     |
| Clear Easements                                                      | \$ 3,250   | 0 %        | 90 %           | \$ 2,925      |
| 12-Inch Tapping Sleeve & Valve                                       | \$ 3,500   | 0 %        | 90 %           | \$ 3,150      |
| 12-Inch DIP Water Main                                               | \$ 94,650  | 0 %        | 90 %           | \$ 85,185     |
| 8-Inch DIP Water Main                                                | \$ 20,230  | 0 %        | 90 %           | \$ 18,207     |
| Pressure Reducing Station                                            | \$ 12,000  | 0 %        | 90 %           | \$ 10,800     |
| 12-Inch Valves                                                       | \$ 8,000   | 0 %        | 90 %           | \$ 7,200      |
| 8-Inch Valves                                                        | \$ 9,000   | 0 %        | 90 %           | \$ 8,100      |
| Hydrant Assembly                                                     | \$ 9,000   | 0 %        | 90 %           | \$ 8,100      |
| Fittings With Thrust Block                                           | \$ 7,200   | 0 %        | 90 %           | \$ 6,480      |
| Concrete Encasement                                                  | \$ 4,000   | 0 %        | 90 %           | \$ 3,600      |
| Insulate Existing 20-Inch Water                                      | \$ 3,600   | 0 %        | 90 %           | \$ 3,240      |
| Soil Erosion & Sediment Control                                      | \$ 2,000   | 0 %        | 90 %           | \$ 1,800      |
|                                                                      | \$ 187,880 |            |                | \$ 169,092    |

**Water System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                               |          |     |     |      |
|-------------------------------|----------|-----|-----|------|
| 8-Inch Tapping Sleeve & Valve | \$ 2,500 | 0 % | 0 % | \$ 0 |
| 12-Inch DIP Water Main        | \$ 4,050 | 0 % | 0 % | \$ 0 |
| Fittings With Thrust Block    | \$ 900   | 0 % | 0 % | \$ 0 |
|                               | \$ 7,450 |     |     | \$ 0 |

**Storm Drainage System To Temporary Cul-De-Sac**

|                            |            |     |      |           |
|----------------------------|------------|-----|------|-----------|
| 15-Inch ADS N-12 Pipe      | \$ 5,460   | 0 % | 90 % | \$ 4,914  |
| 18-Inch ADS N-12 Pipe      | \$ 7,770   | 0 % | 90 % | \$ 6,993  |
| 24-Inch ADS N-12 Pipe      | \$ 38,320  | 0 % | 90 % | \$ 34,488 |
| 30-Inch ADS N-12 Pipe      | \$ 11,790  | 0 % | 90 % | \$ 10,611 |
| 36-Inch ADS N-12 Pipe      | \$ 9,075   | 0 % | 90 % | \$ 8,168  |
| Catch Basins               | \$ 26,000  | 0 % | 90 % | \$ 23,400 |
| 5 Ft. Dia. Flushing Basins | \$ 3,500   | 0 % | 90 % | \$ 3,150  |
|                            | \$ 101,915 |     |      | \$ 91,724 |

**Storm Drainage System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                       |           |     |     |      |
|-----------------------|-----------|-----|-----|------|
| 15-Inch ADS N-12 Pipe | \$ 1,560  | 0 % | 0 % | \$ 0 |
| 18-Inch ADS N-12 Pipe | \$ 6,895  | 0 % | 0 % | \$ 0 |
| 24-Inch ADS N-12 Pipe | \$ 6,920  | 0 % | 0 % | \$ 0 |
| Catch Basins          | \$ 6,500  | 0 % | 0 % | \$ 0 |
|                       | \$ 21,875 |     |     | \$ 0 |

## Performance Guarantee Reduction No. 2 (Cont'd)

-3-

July 24, 2006

| ITEM                                       | AMOUNT     | PREV. RED. | THIS REDUCTION | AMT COMPLETED |
|--------------------------------------------|------------|------------|----------------|---------------|
|                                            |            | % COMPLETE | % COMPLETE     |               |
| <b><u>Water Quality Basin No. 1</u></b>    |            |            |                |               |
| Clear & Grub                               | \$ 2,000   | 0 %        | 50 %           | \$ 1,000      |
| Berm & Grading                             | \$ 6,000   | 0 %        | 50 %           | \$ 3,000      |
| 30-Inch Inlet Pipe &<br>Flared End Section | \$ 3,200   | 0 %        | 50 %           | \$ 1,600      |
| Outlet Control Structure w/Drain           | \$ 4,000   | 0 %        | 50 %           | \$ 2,000      |
| 36-Inch Outlet Pipe                        | \$ 3,025   | 0 %        | 50 %           | \$ 1,513      |
| Rip Rap Low Flow Channel                   | \$ 856     | 0 %        | 50 %           | \$ 428        |
| 5 Ft. Fence w/Gates                        | \$ 6,132   | 0 %        | 50 %           | \$ 3,066      |
| Soil Erosion & Sediment Control            | \$ 2,000   | 0 %        | 50 %           | \$ 1,000      |
| Topsoil & Seed                             | \$ 10,360  | 0 %        | 50 %           | \$ 5,180      |
|                                            | \$ 37,573  |            |                | \$ 18,787     |
| <b><u>Water Quality Basin No. 2</u></b>    |            |            |                |               |
| Clear & Grub                               | \$ 4,000   | 0 %        | 50 %           | \$ 2,000      |
| Berm & Grading                             | \$ 6,000   | 0 %        | 50 %           | \$ 3,000      |
| 15-Inch Inlet Pipe & Flared<br>End Section | \$ 1,100   | 0 %        | 50 %           | \$ 550        |
| 18-Inch Inlet Pipe & Flared<br>End Section | \$ 3,300   | 0 %        | 50 %           | \$ 1,650      |
| 24-Inch Inlet Pipe & Flared<br>End Section | \$ 3,300   | 0 %        | 50 %           | \$ 1,650      |
| Outlet Control Structure w/Drain           | \$ 4,000   | 0 %        | 50 %           | \$ 2,000      |
| 30-Inch Outlet Pipe                        | \$ 2,025   | 0 %        | 50 %           | \$ 1,013      |
| Rip Rap Low Flow Channel                   | \$ 3,168   | 0 %        | 50 %           | \$ 1,584      |
| 5 Ft. Fence w/Gates                        | \$ 7,644   | 0 %        | 50 %           | \$ 3,822      |
| Soil Erosion & Sediment Control            | \$ 2,000   | 0 %        | 50 %           | \$ 1,000      |
| Topsoil & Seed                             | \$ 8,780   | 0 %        | 50 %           | \$ 4,390      |
|                                            | \$ 45,317  |            |                | \$ 22,659     |
| PERF.GUARANTEEE AMT.                       | \$ 826,012 |            | WORK COMPLETED | \$ 632,180    |

|                        |                   |
|------------------------|-------------------|
| PERF.GUARANTEEE AMT.   | \$ 826,012        |
| LESS WORK COMPLETED    | \$ 632,180        |
| <b>NEW BOND AMOUNT</b> | <b>\$ 193,832</b> |

CRUM & FORSTER INSURANCE

ALL-PURPOSE SURETY CHANGE RIDER

Rider to be attached and form a part of Bond Number: **610-234546-5**

on behalf of (Principal): RPA Associates, LLC / AVR Realty Co.

and in favor of (Obligee): Town of New Windsor

executed by United States Fire Insurance Company as Surety,

in the amount of Dollars, \$826,012

originally effective: 07/30/02

The Principal and United States Fire Insurance Company hereby consent to changing the said bond as follows:

Effective: **08/10/2006**

The Bond Amount is reduced from \$826,012.00

TO: **\$193,832.00**

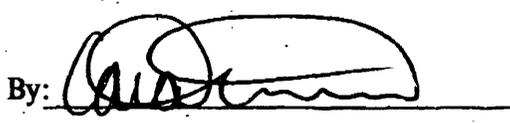
Nothing herein contained shall vary, alter or extend any provision or condition of the bond other than as above stated.

Signed, Sealed and dated this day of September 13, 2006.

RPA Associates, LLC / AVR Realty Co.  
Principal

United States Fire Insurance Company  
Surety

By: 

By: 

Tara Triant, Attorney in Fact

Accepted by:

By: \_\_\_\_\_

This Power of Attorney is granted pursuant to Article IV of the By-Laws of UNITED STATES FIRE INSURANCE COMPANY as now in full force and effect.

**Article IV, Execution of Instruments** - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

**Article III, Officers, Section 3.11, Facsimile Signatures.** The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

#### CERTIFICATE

State of New Jersey  
County of Morris

I, the undersigned, Assistant Secretary of UNITED STATES FIRE INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing POWER OF ATTORNEY remains in full force and effect and has not been revoked and furthermore that the above quoted abstracts of Article IV and Article III, Section 9 of the By-Laws of the Corporation are now in full force and effect.

In Testimony Whereof, I have hereunto subscribed my name and affixed the corporate seal of the said Company, this  
18<sup>th</sup> day of September, 2006.

By Sonia Konopi  
Assistant Secretary  
Sonia Konopi

POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE, WILMINGTON, DELAWARE

231411

KNOW ALL MEN BY THESE PRESENTS: That the UNITED STATES FIRE INSURANCE COMPANY a Corporation duly organized and existing under the laws of the State of Delaware, and having its administrative offices in the Township of Morris, New Jersey, has made, constituted and appointed, and does by these presents make, constitute and appoint, Tara Triant, of Morristown, New Jersey, each

its true and lawful Agent(s) and Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver: Any and all bonds and undertakings-----

and to bind the Corporation thereby as fully and to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Corporation at its offices in Morris Township, New Jersey, in their own proper persons.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous powers issued in behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 19th day of October, 2005.



Attest:

UNITED STATES FIRE INSURANCE COMPANY

*Sonia Konopi*

Assistant Secretary  
Sonia Konopi

*Valerie J. Gasparik*

Vice President  
Valerie J. Gasparik

STATE OF NEW JERSEY)

ss.:

COUNTY OF MORRIS )

On this 19th day October, 2005, before the subscriber, a duly qualified Notary Public of the State of New Jersey, came the above-mentioned Vice President and Assistant Secretary of United States Fire Insurance Company, to me personally known to be the officers described in, and who executed the preceding instrument, and they acknowledged the execution of the same, and being by me duly sworn, deposed and said, that they are the officers of said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at the Township of Morris, the day and year first above written.



*Mary F. Scaff*  
Notary Public

MARY F. SCAFF  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES 3/29/2009

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/29/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd  
A [Disap, Appr

FOR PROJECT NUMBER: 1-17

NAME: RPA ASSOCIATES SUBDIVISION

APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | MEETING-PURPOSE-----                                                                                                                                                   | ACTION-TAKEN-----  |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 08/28/2002 | PLANS STAMPED                                                                                                                                                          | APPROVED           |
| 03/13/2002 | REQUEST FOR REAPPROVAL                                                                                                                                                 | GRANTED - 180 DAYS |
| 06/27/2001 | REQUEST FOR EXTENSION OF APP<br>. TO EXPIRE 1/6/2002                                                                                                                   | GRANTED 2 90-DAYS  |
| 01/10/2001 | P.B. APPEARANCE<br>. SEQRA DONE WITH PUD BY TOWN BOARD<br>. MUST FORM DRAINAGE DISTRICT (TOWN BOARD) - ADDRESS MARK'S<br>. COMMENTS - NEED PERFORMANCE BOND ESTIMATE - | WAIVE PH APPR COND |
| 01/03/2001 | WORK SHOP APPEARANCE                                                                                                                                                   | SUBMIT             |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/29/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-17

NAME: RPA ASSOCIATES SUBDIVISION - PA2000-1248  
APPLICANT: RPA ASSOCIATES, LLC

|      | DATE-SENT  | ACTION-----                    | DATE-RECD  | RESPONSE----- |
|------|------------|--------------------------------|------------|---------------|
| ORIG | 01/05/2001 | EAF SUBMITTED                  | 01/05/2001 | WITH APPLICA  |
| ORIG | 01/05/2001 | CIRCULATE TO INVOLVED AGENCIES | / /        |               |
| ORIG | 01/05/2001 | LEAD AGENCY DECLARED           | 01/10/2001 | UNDER PUD     |
| ORIG | 01/05/2001 | DECLARATION (POS/NEG)          | 01/10/2001 | UNDER PUD     |
| ORIG | 01/05/2001 | SCHEDULE PUBLIC HEARING        | / /        |               |
| ORIG | 01/05/2001 | PUBLIC HEARING HELD            | / /        |               |
| ORIG | 01/05/2001 | WAIVE PUBLIC HEARING           | 01/10/2001 | WAIVED PH     |
| ORIG | 01/05/2001 | AGRICULTURAL NOTICES           | / /        |               |

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#758-2002**

08/26/2002

R.p.a. Associates Llc # 01-17

Received \$ 265.00 for Planning Board Fees on 08/26/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/23/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----  | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------|--------|-----------|-----------|-----------|
| 01/05/2001 | REC. CK. #010782  | PAID   |           | 1200.00   |           |
| 01/10/2001 | P.B. ATTY. FEE    | CHG    | 35.00     |           |           |
| 01/10/2001 | P.B. MINUTES      | CHG    | 49.50     |           |           |
| 06/27/2001 | P.B. MINUTES      | CHG    | 4.50      |           |           |
| 03/13/2002 | P.B. MINUTES      | CHG    | 9.00      |           |           |
| 08/19/2002 | P.B. ENGINEER     | CHG    | 674.20    |           |           |
| 08/23/2002 | RET. TO APPLICANT | CHG    | 427.80    |           |           |
|            |                   | TOTAL: | 1200.00   | 1200.00   | 0.00      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/23/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----        | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------------|--------|-----------|-----------|-----------|
| 08/19/2002 | THREE LOT SUB APPR. FEE | CHG    | 265.00    |           |           |
| 08/23/2002 | REC. CK. #011399        | PAID   |           | 265.00    |           |
|            |                         | TOTAL: | 265.00    | 265.00    | 0.00      |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/23/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----          | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|---------------------------|--------|-----------|-----------|-----------|
| 08/19/2002 | REC FEE FOR ONE LOT 1500. | CHG    | 1500.00   |           |           |
| 08/23/2002 | REC. CK. #011398          | PAID   |           | 1500.00   |           |
|            |                           | TOTAL: | 1500.00   | 1500.00   | 0.00      |





PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/23/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----  | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------|--------|-----------|-----------|-----------|
| 01/05/2001 | REC. CK. #010782  | PAID   |           | 1200.00   |           |
| 01/10/2001 | P.B. ATTY. FEE    | CHG    | 35.00     |           |           |
| 01/10/2001 | P.B. MINUTES      | CHG    | 49.50     |           |           |
| 06/27/2001 | P.B. MINUTES      | CHG    | 4.50      |           |           |
| 03/13/2002 | P.B. MINUTES      | CHG    | 9.00      |           |           |
| 08/19/2002 | P.B. ENGINEER     | CHG    | 674.20    |           |           |
| 08/23/2002 | RET. TO APPLICANT | CHG    | 427.80    |           |           |
|            |                   | TOTAL: | 1200.00   | 1200.00   | 0.00      |

*Please issue a check in  
the amount of 427.80 to  
close out escrow.*

**MEMORANDUM**

*file*

**TO:** MARK EDSALL  
DICK MC GOEY  
GREG SHAW  
DEBBIE GREEN

**FROM:** PHIL

**SUBJECT:** PERFORMANCE SECURITY - LANDS OF RPA  
ASSOCIATES LLC WINDSOR HIGHWAY,  
TOWN OF NEW WINDSOR

**DATE:** AUGUST 13, 2002

I have received the above referred performance bond and it is satisfactory.

PAC

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/20/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION----- | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------|--------|-----------|-----------|-----------|
| 01/05/2001 | REC. CK. #010782 | PAID   |           | 1200.00   |           |
| 01/10/2001 | P.B. ATTY. FEE   | CHG    | 35.00     |           |           |
| 01/10/2001 | P.B. MINUTES     | CHG    | 49.50     |           |           |
| 06/27/2001 | P.B. MINUTES     | CHG    | 4.50      |           |           |
| 03/13/2002 | P.B. MINUTES     | CHG    | 9.00      |           |           |
| 08/19/2002 | P.B. ENGINEER    | CHG    | 674.20    |           |           |
|            |                  | TOTAL: | 772.20    | 1200.00   | (-427.80) |

*To be returned  
to applicant*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/20/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----          | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|---------------------------|--------|-----------|-----------|-----------|
| 08/19/2002 | REC FEE FOR TWO LOTS 1500 | CHG    | 3000.00   |           |           |
|            |                           | TOTAL: | 3000.00   | 0.00      | 3000.00   |

Check # 2

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/20/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----        | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|-------------------------|--------|-----------|-----------|-----------|
| 08/19/2002 | THREE LOT SUB APPR. FEE | CHG    | 265.00    |           |           |
|            |                         | TOTAL: | 265.00    | 0.00      | 265.00    |

Check #1

EPIPHANY DRIVE  
DESCRIPTION

Page 1 of 3

for  
RPA Associates, LLC  
Right of Way to be Dedicated to  
The Town of New Windsor

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being a proposed fifty (50) foot wide Right of Way as shown on a map entitled "Subdivision of Lands of RPA Associates, LLC", said map having been filed in the Orange County Clerk's Office on as Map No. being more particularly described as follows:

BEGINNING at a point in the westerly line of lands to be gratuitously dedicated for Windsor Highway (N.Y.S. Route 32), where said line is intersected by the southerly line of Lot No. 1, running thence, the following courses:

1. Along said westerly line of Windsor Highway, S 40°19'50" W 93.27' to a point;
2. Along Parcel A, lands to be dedicated to the Town of New Windsor for Water Quality Storm Water Detention, on a curve to the left having a radius of 40.00' a distance of 52.97' to a point of tangency;
3. Still along said Parcel, S 87°05'44" W 243.99' to a point of curvature;
4. Still along said Parcel, on a curve to the right having a radius of 275.00' a distance of 349.70' to a point of tangency;
5. Still along said Parcel, N 20°02'42" W 378.56' to a point of curvature;
6. Still along said Parcel, on a curve to the left having a radius of 225.00' a distance of 117.79' to a point of tangency;
7. Still along said Parcel, N 50°02'25" W 35.41' to a point of curvature;
8. Still along said Parcel, on a curve to the left having a radius of 340.00' a distance of 275.08' to a point of tangency;
9. Still along said Parcel, S 83°36'13" W 274.40' to a point;
10. Along the easterly line of Lot No. 3, N 6°23'47" W 50.00' to a point;

Right of Way to be Dedicated to  
The Town of New Windsor

11. Along the southerly line of Lot No. 2, N 83°36'13" E 274.40' to a point of curvature;
12. Still along said line, on a curve to the right having a radius of 390.00' a distance of 315.54' to a point of tangency;
13. Still along said line, S 50°02'25" E 35.41' to a point of curvature;
14. Still along said line, on a curve to the right having a radius of 275.00' a distance of 143.97' to a point of tangency;
15. Still along said line, and continuing along the southerly line of Lot No. 1, S 20°02'42" E 378.56' to a point of curvature;
16. Still along the southerly line of Lot No. 1, on a curve to the left having a radius of 225.00' a distance of 286.12' to a point of tangency;
17. Still along said line, N 87°05'44" E 272.17' to a point of curvature;
18. Still along said line, on a curve to the right having a radius of 85.00' a distance of 39.12' to a point of reverse curvature;
19. Still along said line, on a curve to the left having a radius of 50.00' a distance of 38.19' to the point or place of BEGINNING.

Containing 2.03 acres of land more or less.

Together with a Temporary Turnaround Easement consisting of two parcels, being more particularly described as follows:

PARCEL I

BEGINNING at a point in the northerly line of the above described Right of Way, said point being N 83°36'13" E 192.88' as measured along said line from its intersection with the easterly line of Lot No. 2, running thence, the following courses:

1. Through Lot No. 2, on a curve to the right having a radius of 60.00' a distance of 130.59' to a point of reverse curvature;
2. Still through Lot No. 2, on a curve to the left having a radius of 15.00' a distance of 14.14' to a point in the northerly line of the above described Right of Way;
3. Along said line, on a curve to the left having a radius of 390.00' a distance of 36.19' to a point of tangency;

Right of Way to be Dedicated to  
The Town of New Windsor

4. Along said line, S 83°36'13" W 81.52' to the point or place of BEGINNING.

PARCEL II

BEGINNING at a point in the southerly line of the above described Right of Way, said point being N 83°36'13" E 192.88' as measured along said line from its intersection with the easterly line of Lot No. 3, running thence, the following courses:

1. Along the southerly line of the above described Right of Way, N 83°36'13" E 81.52' to a point of curvature;
2. Still along said line, on a curve to the right having a radius of 340.00' a distance of 36.92' to a point;
3. Through Lot No. 2, on a curve to the left having a radius of 15.00' a distance of 16.30' to a point of reverse curvature;
4. Still through Lot No. 2, on a curve to the right having a radius of 60.00' a distance of 127.13' to the point or place of BEGINNING.

DESCRIPTION

for  
RPA Associates, LLC  
Parcel A  
Water Quality Storm Water Detention  
to be Conveyed to  
The Town of New Windsor

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, known as Parcel A as shown on a map entitled "Subdivision of Lands of RPA Associates, LLC", said map having been filed in the Orange County Clerk's Office on \_\_\_\_\_ as Map No. \_\_\_\_\_ Being more particularly described as follows:

BEGINNING at a point in the westerly line of Windsor Highway (N.Y.S. Route 32), where said line is intersected by the northerly line of lands now or formerly Windsor Crest Condominiums, running thence, the following courses:

1. Along lands now or formerly Windsor Crest Condominiums, N 50°02'24" W 904.69' to a point;
2. Along the division line between the parcel herein described and Lot No. 2, N 41°25'43" E 244.95' to a point;
3. Along the fifty foot wide Right of Way to be dedicated to the Town of New Windsor, S 20°02'42" E 378.56' to a point of curvature;
4. Still along said Right of Way, on a curve to the left having a radius of 275.00' a distance of 349.70' to a point of tangency;
5. Still along said Right of Way, N 87°05'44" E 243.99' to a point of curvature;
6. Still along said Right of Way, on a curve to the right having a radius of 40.00' a distance of 93.37' to a point in the westerly line of Windsor Highway;
7. Along said line, S 40°04'08" W 229.17' to the point or place of BEGINNING.

Containing 2.55 acres of land more or less.

TOGETHER with and SUBJECT to easements and Rights of Way for access, temporary grading, temporary drainage and water lines as shown on the above referenced map.

The above referenced Right of Way to be dedicated to the Town of New Windsor is to be known as Epiphany Drive.

WATER MAIN EASEMENT  
DESCRIPTION  
for  
RPA Associates, LLC  
to be Dedicated to  
The Town of New Windsor

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being a proposed Water Main Easement of varying width as shown on a map entitled "Subdivision of Lands of RPA Associates, LLC", said map having been filed in the Orange County Clerk's Office on as Map No. being more particularly described as follows:

BEGINNING at a point in the westerly line of lands to be gratuitously dedicated to County of Orange for Union Avenue, where said line is intersected by the southerly line of lands now or formerly Newburgh School District (Heritage Middle School), running thence, the following courses:

1. Along thw westerly line of said lands to be gratuitously dedicated for Union Avenue, S 24°16'23" E 136.73' to a point;
2. Still along said lands, S 37°01'59" E 70.04' to a point;
3. Through Lot No. 2, S 56°29'10" W 116.53' to a point of curvature;
4. Still through said lot, on a curve to the left having a radius of 135.00' a distance of 211.73' to a point of tangency;
5. Still through said lot, S 33°22'24" E 164.75' to a point;
6. Still through said lot, S 56°37'36" W 71.72' to a point of curvature;
7. Still through said lot, on a curve to the left having a radius of 487.50' a distance of 141.81' to a point of tangency;
8. Still through said lot, S 39°57'35" W 444.10' to a point;
9. Still through said lot, S 50°02'24" E 34.68' to a point;
10. Still through said lot, S 39°57'36" W 10.00' to a point in the easterly line of an existing Water Main Easement;
11. Still through Lot No. 2 and along said line, N 50°02'24" W 59.68' to a point;
12. Still through said lot, N 39°57'35" E 454.10' to a point of curvature;

13. Still through said lot, on a curve to the right having a radius of 512.50' a distance of 149.08' to a point of tangency;
14. Still through said lot, N 56°37'36" E 41.72' to a point;
15. Still through said lot, N 33°22'24" W 139.75' to a point of curvature;
16. Still through said lot, on a curve to the right having a radius of 165.00' a distance of 258.78' to a point of tangency;
17. Still through said lot, N 56°29'10" E 67.89' to a point;
18. Still through said lot, N 11°07'46" E 29.96' to a point;
19. Still through said lot, N 24°16'23" W 81.38' to a point;
20. Still through said lot, S 65°43'37" W 10.00' to a point;
21. Still through said lot, N 24°16'23" W 59.99' to a point in the southerly line of lands now or formerly Newburgh School District;
22. Along said line, on a curve to the right having a radius of 627.37' a distance of 34.70' to the point or place of BEGINNING.



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

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**|| Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

**|| Regional Office**  
507 Broad Street  
Miford, Pennsylvania 18337  
(570) 298-2765  
e-mail: mhpc@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**MEMORANDUM**

(via fax)

14 August 2002

**TO: MYRA MASON, PLANNING BOARD SECRETARY**  
**FROM: MARK J. EDSALL, P.E., ENGINEER FOR TOWN**  
**SUBJECT: RPA ASSOCIATES SUBDIVISION - NWPB NO. 01-17**



I received the note from Phil Crotty. The bond is fine. The descriptions were already checked and offers of dedication are with Phil.

The inspection fees are paid. You should collect all other appropriate fees.

Once this is done, I believe the plans can be stamped and released.

Next, we can deal with the site plan.

cc: Myra Mason, PB Secretary (w/encl)  
Greg Shaw, P.E. (via fax, w/o encl)

AS OF: 08/14/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 17

FOR WORK DONE PRIOR TO: 08/14/2002

| TASK NO     | REC    | DATE     | TRAN | EMPL | ACT DESCRIPTION          | RATE  | HRS. | TIME              | DOLLARS |        |         |
|-------------|--------|----------|------|------|--------------------------|-------|------|-------------------|---------|--------|---------|
|             |        |          |      |      |                          |       |      |                   | EXP.    | BILLED | BALANCE |
| 1-17        | 166730 | 01/03/01 | TIME | MJE  | MC RPA SUB               | 85.00 | 0.60 | 51.00             |         |        |         |
| 1-17        | 166421 | 01/10/01 | TIME | MJE  | MM RPA Sub Cond APPL     | 80.00 | 0.10 | 8.00              |         |        |         |
| 1-17        | 166976 | 01/10/01 | TIME | MJE  | MC RPA SUB               | 85.00 | 0.50 | 42.50             |         |        |         |
|             |        |          |      |      |                          |       |      | 101.50            |         |        |         |
| 1-17        | 168370 | 02/23/01 |      |      | BILL 01-212              |       |      |                   |         |        | -101.50 |
|             |        |          |      |      |                          |       |      |                   |         |        | -101.50 |
| 1-17        | 177148 | 06/27/01 | TIME | MJE  | MM Appl Ext to T 6.02    | 0.00  | 0.10 | 0.00              |         |        |         |
| 1-17        | 183434 | 09/17/01 | TIME | MJE  | MC RPA SUBDTV            | 85.00 | 1.00 | 85.00             |         |        |         |
| 1-17        | 183671 | 09/24/01 | TIME | MJE  | MC RPA SUB CLOSEOUT      | 85.00 | 1.00 | 85.00             |         |        |         |
| 1-17        | 183685 | 09/26/01 | TIME | MJE  | MC RPA SUB CLOSEOUT      | 85.00 | 0.70 | 59.50             |         |        |         |
|             |        |          |      |      |                          |       |      | 229.50            |         |        |         |
| 1-17        | 185594 | 10/25/01 |      |      | BILL 01-984              |       |      |                   |         |        | 229.50  |
|             |        |          |      |      |                          |       |      |                   |         |        | 229.50  |
| 1-17        | 191004 | 01/07/02 | TIME | MJE  | MC RPA DISCRIPRT REVIEW  | 88.00 | 0.50 | 44.00             |         |        |         |
| 1-17        | 191005 | 01/07/02 | TIME | MJE  | MC RPA MEMO TO TOWN ATTY | 88.00 | 0.30 | 26.40             |         |        |         |
|             |        |          |      |      |                          |       |      | 70.40             |         |        |         |
| 1-17        | 195506 | 02/25/02 |      |      | BILL 02 323 2/25/02      |       |      |                   |         |        | 70.40   |
|             |        |          |      |      |                          |       |      |                   |         |        | 70.40   |
| 1-17        | 197821 | 03/13/02 | TIME | MJE  | MM RPA SUB REAPPROVAL    | 88.00 | 0.10 | 8.80              |         |        |         |
| 1-17        | 215264 | 08/14/02 | TIME | MJE  | MC Closeout Subdiv       | 88.00 | 0.40 | 35.20             |         |        |         |
|             |        |          |      |      |                          |       |      |                   |         |        |         |
| TASK TOTAL  |        |          |      |      |                          |       |      | 445.40            | 0.00    | 401.40 | 44.00   |
| GRAND TOTAL |        |          |      |      |                          |       |      | <del>445.40</del> | 0.00    | 401.40 | 44.00   |

674.20 per Susan

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).....\$ 115.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$           

TOTAL SUBDIVISION APPROVAL FEES.....\$ 265.00

\* \* \* \* \*

RECREATION FEES:

2 LOTS @ \$500.00 PER LOT/unit.....\$ 3000.00

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$           

PLANNING BOARD ATTORNEY FEES.....\$           

MINUTES OF MEETINGS.....\$           

OTHER.....\$           

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$           Pd

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

ESTIMATE OF PRIVATE IMPROVEMENTS: \$           Pd

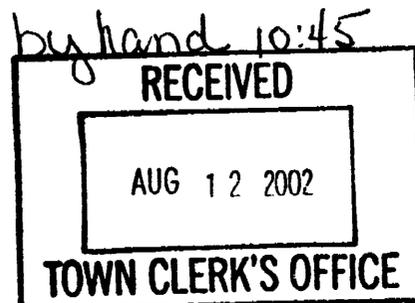
2% OF APPROVED COST ESTIMATE:.....\$             
(INSPECTION FEE)

# Shaw Engineering

cc: Attorney  
M. Mason  
Supervisor  
Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

August 12, 2002



Debra Green, Town Clerk  
TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, New York 12553

Hand Delivered

Re: Performance Security - Lands of RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

Dear Ms. Green:

Enclosed please the original Performance Security for the Subdivision of RPA Associates, LLC. This security is Bond No. 610-2345465 in the amount of \$ 826,012.00. Please refer this bond to the Town Attorney for his review.

Thank you for your attention to this matter.

Very truly yours,

SHAW ENGINEERING



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Town Of New Windsor Planning Board  
Tom Perna, RPA Associates, LLC

UNITED STATES FIRE INSURANCE COMPANY  
500 UNICORN PARK, 5<sup>TH</sup> FLOOR  
WOBURN, MA 01801

BOND #610-2345465

KNOW ALL MEN BY THESE PRESENTS, That We, RPA Associates, LLC as Principal and the United States Fire Insurance Company, a corporation authorized to do business in the State of New York, having an office and place of business at Woburn, Massachusetts, as Surety are held and firmly bound unto the Town of New Windsor, as Obligee in the sum of Eight Hundred Twenty Six Thousand Twelve and no/100----(\$826,012.00) lawful money of the United States of America for the payment whereof to the Obligee, the said Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns jointly and severally firmly by these presents.

SIGNED, SEALED AND DATED this July 30, 2002

WHEREAS, the above Principal has made application to the Town of New Windsor (Obligee) for approval of a subdivision map entitled RPA Associates Subdivision – Union Ave & Route 32

WHEREAS, the Planning Board granted the final approval on among other things that this bond be given to guarantee the construction and installation of the improvements listed on Engineer's Estimate.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the Principals shall well and truly make and complete the said improvements to the land covered by the subject subdivision in accordance with the rules and regulations of the Town of New Windsor (Obligee), within (2) years from the date of the conditional approval of the final plat, then this obligation of the Surety is to be null and void; otherwise to remain in full force and effect after said time.

The Surety warrants and covenants to the Obligee that in failure of the Principal to fully perform and complete the said improvements at the time of the expiration of the (2) year term, then upon demand of the Obligee, made in writing posted by ordinary mail to the office of the Surety, the Surety would perform and complete the improvements in place of the Principal, or at the election of the Surety, tender a certified check for the amount of the cost completion not exceeding the sum herein before recited and payable to the Obligee.

NO party other than the Obligee shall have any rights hereunder as against the Surety.

The aggregate liability of the Surety on the bond obligation shall not exceed the penal sum thereof for any cause or reason whatsoever. This is the basis on which the Surety executed this bond and any party claiming to have any right against the Surety is bound by this limitation.

RPA Associates, LLC

BY Allen V. Rose

United States Fire Insurance Company

BY Mary E. Brinckerhoff  
Mary E. Brinckerhoff  
Attorney-in-Fact

**UNITED STATES FIRE INSURANCE COMPANY  
NEW YORK, NEW YORK**

**STATEMENT AS OF DECEMBER 31, 2001**

| <b>ASSETS</b>                                              |                               | <b>LIABILITIES AND SURPLUS</b>             |                               |
|------------------------------------------------------------|-------------------------------|--------------------------------------------|-------------------------------|
| Bonds.....                                                 | \$1,399,141,410               | Losses and Loss<br>Adjustment              |                               |
| Common Stocks .....                                        | 143,138,882                   | Expenses .....                             | \$1,581,905,103               |
| Cash and Bank<br>Deposits .....                            | (13,243,832)                  | Taxes and<br>Expenses .....                | 44,493,173                    |
| Short Term<br>Investments .....                            | 196,670,160                   | Unearned<br>Premiums .....                 | 195,824,315                   |
| Premium Balances<br>Receivable.....                        | 146,877,203                   | Other Liabilities .....                    | (344,841,467)                 |
| Equities and Deposits<br>in Pools and<br>Associations..... | 4,083,173                     | Capital .....                              | \$4,586,262                   |
| Other Assets.....                                          | <u>114,241,922</u>            | Paid in and<br>Contributed<br>Surplus..... | 274,329,699                   |
|                                                            |                               | Other Surplus .....                        | <u>234,611,833</u>            |
|                                                            |                               | Surplus to<br>Policyholders.....           | <u>513,527,794</u>            |
| <b>Total Admitted Assets</b>                               | <b><u>\$1,990,908,918</u></b> | <b>Total Liabilities and Surplus</b>       | <b><u>\$1,990,908,918</u></b> |

Notes: Bonds and Common Stock are valued in accordance with the basis adopted by the National Association of Insurance Commissioners.

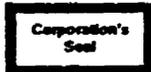
Other liabilities and other surplus include \$500.3 million from the company's retroactive reinsurance cessions

STATE OF NEW JERSEY

COUNTY OF MORRIS

SS:

**DENNIS J. HAMMER**, Senior Vice President & Controller and **PETER J. DALY**, Senior Vice President of United States Fire Insurance Company being duly sworn, each for himself deposes and says that they are the above described officers of the said Company and that on the 31<sup>st</sup> day of December, 2001 the Company actually possessed the assets set forth in the foregoing statement and that such assets were available for the payment of losses and claims and held for the protection of its policyholders and creditors, except as hereinbefore indicated, and that the foregoing statement is a correct exhibit of such assets and liabilities of the said Company on the 31<sup>st</sup> day of December, 2001 according to the best of their information, knowledge and belief, respectively.



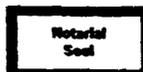
*Dennis J. Hammer*  
Senior Vice President & Controller

*Peter J. Daly*  
Senior Vice President

Sworn to and Subscribed before me this  
31<sup>st</sup> day of March, 2002.

*Catherine A. Sincavage*

Catherine A. Sincavage  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 12, 2004



This Power of Attorney is granted pursuant to Article IV of the By-Laws of the UNITED STATES FIRE INSURANCE COMPANY as now in full force and effect.

**ARTICLE IV Execution of Instruments.** "The Chairman of the Board, Vice-Chairman of the Board, President, or any Vice-President, in conjunction with the Secretary, or any Secretary, if more than one shall be appointed by the Board, or an Assistant Secretary, shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation."

This Power of Attorney is signed and sealed under and by the authority of Article III, Section 9 of the By-Laws of the UNITED STATES FIRE INSURANCE COMPANY as now in full force and effect.

**ARTICLE III Section 9 Facsimile Signatures.** "The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed facsimile, lithographed, or otherwise produced . . . The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued."

**CERTIFICATE**

State of New Jersey  
County of Morris

I, the undersigned, Assistant Secretary of UNITED STATES FIRE INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing POWER OF ATTORNEY remains in full force and effect and has not been revoked and furthermore that the above quoted abstracts of Article IV and Article III, Section 9 of the By-Laws of the Corporation are now in full force and effect.

In Testimony Whereof, I have hereunto subscribed my name and affixed the corporate seal of the said Company, this  
30TH day of JULY, 2002

By Herbert H. Linder  
Assistant Secretary  
Herbert H. Linder

POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE, NEW YORK, N.Y.

166486

KNOW ALL MEN BY THESE PRESENTS: That the UNITED STATES FIRE INSURANCE COMPANY a Corporation duly organized and existing under the laws of the State of New York, and having its administrative offices in the Township of Morris, New Jersey, has made, constituted and appointed, and does by these presents make, constitute and appoint Mary E. Brinckerhoff, Sterling C. Gaston, Janice A. Ballard, H. Todd Brinckerhoff, and Rosemarie A. Robbins, of Fishkill, New York, each

its true and lawful Agent(s) and Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver: Any and all bonds and undertakings-----

and to bind the Corporation thereby as fully and to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Corporation at its offices in Morris Township, New Jersey, in their own proper persons.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous powers issued in behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 1<sup>st</sup> day of August, 2001.

Attest:

Herbert H. Linder

Assistant Secretary  
Herbert H. Linder

UNITED STATES FIRE INSURANCE COMPANY

Michael R. Mitchell

Vice President  
Michael R. Mitchell



STATE OF NEW JERSEY)

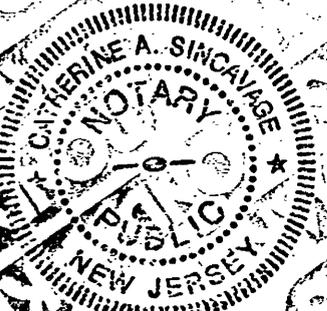
ss.:

COUNTY OF MORRIS)

On this 1<sup>st</sup> day of August, 2001, before the subscriber, a duly qualified Notary Public of the State of New Jersey, came the above-mentioned Vice President and Assistant Secretary of United States Fire Insurance Company, to me personally known to be the officers described in, and who executed the preceding instrument, and they acknowledged the execution of the same, and being by me duly sworn, deposed and said, that they are the officers of said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at the Township of Morris, the day and year first above written.

(Signed)  
(Seal)



Catherine A. Sincavage  
Notary Public

Catherine A Sincavage  
Notary Public of New Jersey  
My Commission Expires July 12, 2004

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**



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

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

*Writer's E-mail Address:*  
*mje@mhepc.com*

**MEMORANDUM**

**1 August 2002**

**TO: PHIL CROTTY, ESQ., ATTORNEY FOR TOWN**

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

**SUBJECT: RPA ASSOCIATES SUBDIVISION – NWPB NO. 01-17**

I received copies of the offers of dedication (roadway and drainage district parcel), as well as the watermain easement in connection with the subject application. In my review of the descriptions, I noted some required corrections, and have received new descriptions via Greg Shaw.

These corrected descriptions are attached hereto. They are acceptable.

Related to the above, I have notices that several references have been made to the Patriot Ridge subdivision. ***Please note this is the RPA Associates subdivision, a different project. All references to Patriot Ridge on documents pertaining to Schedule A-1, A-2 and A-3 and this action should be deleted. Patriot Ridge is a different project, without any current approvals, that is still before the Planning Board.***

If you have any questions regarding the above, contact me at your convenience.

cc: Myra Mason, PB Secretary (w/encl)  
Greg Shaw, P.E. (via fax, w/o encl)



**CARLIN • SIMPSON & ASSOCIATES**  
Consulting Geotechnical and Environmental Engineers

61-67 Main Street, Sayreville, New Jersey 08872  
Tel. (732) 432-5757  
Fax. (732) 432-5717

9 August 2002

**Principals**  
Robert J. Carlin P.E.  
Robert B. Simpson, P.E.

**Associates**  
Robert H. Barnes, P.E.  
Meredith R. Roessner  
Kurt W. Anke

Brockway Development LLC  
12 Mulberry Loop  
Wappinger Falls, NY 12590

Att: Mr. John Rives

Re: Letter of Suitability On-Site Soil  
Proposed Roadway (Epiphany Drive)  
Patriot Ridge Development  
New Windsor, NY (02-102)

Gentlemen:

In accordance with your request, we have performed field density tests on the portion of the referenced roadway which has been constructed to date. It is our understanding that approximately 1 to 1.5 feet of on-site soil was placed in layers and compacted between stations 3+00 and 8+50 of the proposed roadway.

Based on our experience, the on-site soil being used to construct the roadway is suitable for use as structural fill to support the proposed road.

We understand that approximately 2 to 3 additional feet of fill will be required to achieve the design subgrade elevation. We recommend that the new fill be placed in 8 inch layers and compacted to a minimum of 92% Maximum Modified Density (ASTM D-1557). Each layer shall be tested and approved prior to subsequent layers being placed.

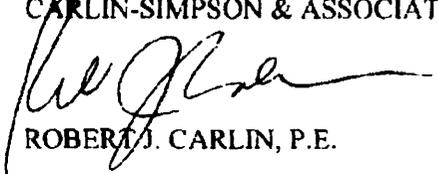
Field density tests taken on 5 August 2002 indicate that all areas of the roadway which have been filled to date have been compacted adequately with the exception of an area in the vicinity of station 4+00. Prior to placing any additional fill, this area shall be re-compacted and tested. Once approved, new fill can be placed as described above.

Upon reaching the design subgrade elevation suitable "subgrade" material will be required. The gradation and compaction requirements shall meet those set forth by the project specifications.

Thank your for letting us assist you on this project.

Very truly yours,

CARLIN-SIMPSON & ASSOCIATES



Handwritten signature of Robert J. Carlin in black ink, featuring a stylized, cursive script.

ROBERT J. CARLIN, P.E.

RJC:jw

Cc: Mr. Thomas P. Perna  
RPA Associates

Mr. Mark Edsall  
McGoey, Hauser & Edsall

12-18-01 Dmc

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

To: The Commissioner of Public Works  
Goshen, NY 10924

PERMIT FOR WORK ON A COUNTY ROAD

Department of Public Wor  
P.O. Box 509, Route 17m  
Goshen, NY 10924

Application is hereby made for permission under Section 136 of the Highway Law, to enter upon and construct the following facilities on the following named Orange County Road:

Permit # 69-6390-01 Permit Type COMMERCIAL  
(Driveway, Utility, Special Road, Special Event)

Call Before You Dig # \_\_\_\_\_  
(Ticket Number)

Applicant Information (Contractor)

Name DANIEL P. GIMODE  
Contact RPA ASSOCIATES LLC  
Address ONE EXECUTIVE BLVD  
City YONKERS  
State, Zip NEW YORK 10701  
Phone 1 (914) 905-3990  
Fax (914) 423-4526  
E-mail address Dana@arrreality.com

Owner Information

Name same  
Contact \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State, Zip \_\_\_\_\_  
Phone ( ) \_\_\_\_\_

Location

Street (County Road #) 69 Segment (Official use only) 20

Address

Location Rt 32 and CR 69

Purpose ENTRANCE TO NEW RETAIL CENTER & LANE WIDENING

Special Conditions

Town, Section-Block-Lot # NEW WINDSOR 4-2-21

In Pavement  Yes  No Size \_\_\_\_\_ Depth \_\_\_\_\_

If permit is granted, I hereby agree to conform to all the conditions and restrictions forming a part of this permit and to restore to its original condition, any portion of the road, shoulders or drainage that may be disturbed.

IF, AFTER SUFFICIENT TIME AS DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS, OR HIS REPRESENTATIVE, THE WORK TO BE PERFORMED UNDER THIS PERMIT IS NOT COMPLETED, SAID PERMIT SHALL BE CANCELLED AND THE DEPOSIT WILL BE FORFEITED.

[Signature] VP 11/27/01  
(Applicant's Signature) (Title) (Date)

One Executive Blvd, Yonkers, NY 10701  
(Address)

Permission is hereby granted to applicant to perform work enumerated above, subject to attached conditions and restriction. A certified Check No. 11082, in the sum of \$ 100,000.00 payable to the ORANGE COUNTY COMMISSIONER OF FINANCE, is to be deposited as a guarantee that the applicant will comply with this permit and that the road will be restored to its original condition at the expense of the applicant.

Call UFPO two working  
Days before digging!  
**1-800-962-7962**  
Non-members must be contacted separately

Date 12/17/01 [Signature] FORGAF  
COMMISSIONER OF PUBLIC WORKS  
Edmund A. Fairs, P.F.  
BY [Signature] E.M. Slade, P.E.

OFFICIAL USE ONLY

Date Submitted 12-17-01 Temp. Patch Date \_\_\_\_\_ App. Ck.# 011082 4,025.  
Date Issued 12-17-01 Temp. Patch Contractor \_\_\_\_\_ Insp. Ck.# \_\_\_\_\_  
Start Date 12-19-01 Perm. Patch Date \_\_\_\_\_ Bond \$ 011082 100,000.  
Expiration 12-17-02 Perm. Patch Contractor \_\_\_\_\_ Cert. # 018343

Reviewer's Initial PK&CR Review Status: Closed Pending Public Received Technical  
Date Reviewed 12-4-01 (circle one) Decision Hearing Review

Decision Date 12-11-01 Decision: Approved Conditional Denied Withdrawal  
(circle one) Approval

Jul-25-02 10:03am

From-AVR HOMEFILEDERS (ENGINEERING)

+9144734526

T-R&N

P 01/01

F-633

PERM 42p (8/93)

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION  
HIGHWAY WORK PERMIT

Permit Fee: \$ 1400.00  
Insurance Fee: \$ 0.00  
Total Received: \$ 1400.00  
Check or M.O. No.: 011039

Permit No.: ~~800100~~ 19  
Project Identification No.:  
Expiration Date: 12/31/20  
SH No.: 9039  
Deposit Rec. for \$ 0.00  
Check or M.O. No.:  
Dated: / /

PERM 17 on file  
NA

06/01/2002

Deposit Rec. for \$ 0.00  
Check or M.O. No.:  
Dated: / /

\*Permittee:

RPA ASSOCIATES, LLC  
1 EXECUTIVE BOULEVARD  
YONKERS, NY 10701  
att: DANIEL SIMONE

Estimated Cost of Work Performed in the State Right-of-Way \$

300000.00  
Chargeable to Bond No.: 61022814  
or Undertaking on File: (\$ 300000.00)  
NA

Billing Address: (Complete if different from above)

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

CONSTRUCTION OF HIGHWAY IMPROVEMENTS ALONG ROUTE 32 & CR 69 (UNION AVE) INCLUDING BUT NOT LIMITED TO PAVEMENT WIDENING, CURBING, SIDEWALKS, RESURFACING, PAVEMENT MARKING, TRAFFIC SIGNAL MODIFICATION, ETC.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. ANYONE WORKING IN THE STATE HIGHWAY RIGHT-OF-WAY IS REQUIRED TO WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND HARD HAT.

County - ORANGE

Municipality - NEW WINDSOR

Route - 32

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, required; and  
APPLICANT TO WHO PERMITTED AND REGULATIONS GENERAL OF STATE, AND PROVISIONS OF STATE, COUNTY AND MUNICIPAL LAWS, ALL OF WHICH ARE  
application and form of this permit.

Dated at: **ROUIGHKEEPSTF. N Y**  
Sub Signed: **12/20/2001**

Commissioner of Transportation  
*[Signature]*  
By: **www.traffic.com**

**IMPORTANT**

**THIS PERMIT, WITH APPLICATION AND DRAWING (OR COPIES THEREOF) ATTACHED SHALL BE PLACED IN THE HANDS OF THE CONTRACTOR BEFORE ANY WORK BEGINS. THE HIGHWAY WORK PERMIT SHALL BE AVAILABLE AT THE SITE DURING CONSTRUCTION. BEFORE WORK IS STARTED AND UPON ITS COMPLETION, THE PERMITTEE ABSOLUTELY MUST NOTIFY THE RESIDENT ENGINEER.**

**TERRY TOBIN** 112 DICKSON STREET  
(914) 562-4020 NEWBURGH, NEW YORK 10990

**UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED, SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.**

Work authorized by this permit has been completed. Refund of deposit or return/release of bond is requested.

DATE PERMITTEE AUTHORIZED AGENT (if Any)

Work authorized by this permit has been satisfactorily completed and is accepted. Reverse side of this form must be completed.

- Refund of Deposit is authorized
- Return of Bond is authorized
- Amount charged against Bond may be released
- Retain Bond for future permits
- Other

DATE RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

- Permit closed
- Bond returned/released
- Refund of Guarantee Deposit on this permit is authorized
- Other

DATE REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

\* Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.

CORRESPONDENCE

RPA ASSOCIATES, LLC SUBDIVISION (01-17)

MR. PETRO: "Gentlemen, please consider this letter my client's request for reapproval of the conditional site plan approval granted by your board on January 10, 2001. Thank you in advance for your cooperation in this matter." Shaw Engineering. And the second letter, can we do these at one time Andy or do each one?

MR. EDSALL: Separate applications.

MR. KRIEGER: We want to do them separate.

MR. PETRO: This is for reapproval of the conditional site plan, anybody have an objection to that? Motion for another 180?

MR. EDSALL: No, this is, it would be reapproved, it's good for 180, they'd have the opportunity to ask for two 90 day extensions.

MR. PETRO: 190 or you're going to be working on this so once you get your permit.

MR. SHAW: I'd like to do it for 180, but at the last workshop meeting, my client told both Mark and Mike that he plans on posting the bond and getting stamped plans in May, so I would think a 6 month approval would be sufficient.

MR. PETRO: He can always come back again. Okay, six months, gentlemen.

MR. KARNAVEZOS: Motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month extension.

MR. EDSALL: Though it's a reapproval, the law says 180 days.

March 13, 2002

52

MR. PETRO: For 180 days. Any further discussion from the board members?

ROLL CALL

|                |     |
|----------------|-----|
| MR. BRESNAN    | AYE |
| MR. LANDER     | AYE |
| MR. KARNAVEZOS | AYE |
| MR. PETRO      | AYE |

# Shaw Engineering

## Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

March 6, 2002

Chairman James R. Petro, Jr. and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: Subdivision Of Lands of RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

Gentlemen:

Please consider this letter my client's request for re-approval of the Conditional Subdivision Approval granted by your Board on January 10, 2001.

Thank you in advance for your cooperation in this matter.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Tom Perna, RPA Associates LLC

3/13/02

Granted reapproval  
for 180 days

PLANNING BOARD  
TOWN OF NEW WINDSOR

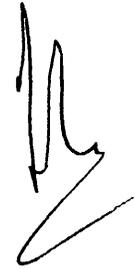
AS OF: 10/23/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION-----          | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|---------------------------|--------|-----------|-----------|-----------|
| 10/23/2001 | 4% OF COST EST. 826012.00 | CHG    | 33040.00  |           |           |
| 10/23/2001 | REC. CK. #011033          | PAID   |           | 33040.00  |           |
|            |                           | TOTAL: | 33040.00  | 33040.00  | 0.00      |



**PAID**  
10/23/01 Public Imp  
Inspect fees



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

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**□ Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

**□ Regional Office**

507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

26 September 2001

Town of New Windsor

555 Union Avenue

New Windsor, NY 12553

Attn: SUPERVISOR GEORGE J. MEYERS and TOWN BOARD MEMBERS

**SUBJECT: RPA ASSOCIATES SUBDIVISION - UNION AVE. & RT. 32**  
**RECOMMENDATION OF PUBLIC IMPROVEMENT BOND AMOUNT**  
**PLANNING BOARD APPLICATION NO. 01-17**

Dear Supervisor Meyers and Town Board Members:

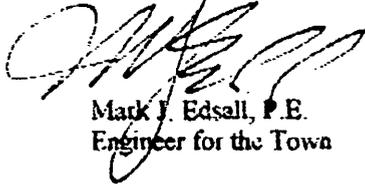
As the Board may be aware, the Town Planning Board granted the subject application conditional final subdivision approval at their 10 January 2001 regular meeting.

The application involved public improvements including the project roadway, water and sanitary sewer work, stormwater improvements, etc. I received an estimate from the developer's engineer, Greg Shaw, P.E., with regard to the Public Improvement Bond value. I required revisions to the estimate initially submitted, to be consistent with the portion of the work deemed public improvements, and unit costs applied for all projects within the Town.

Attached please find the most recent estimate prepared. It is my recommendation that the Town Board approve a Public Improvement Bond amount in the revised value of \$826,012, as per the attached (revised) breakdown.

The developer will be required to make payment to the Town for an inspection fee in an amount per the Town fee schedule. It is my understanding that the fee is 4%, which equates to a fee of \$33,040 for this portion of the project. Please contact me if you have any questions regarding this recommendation.

Very truly yours,  
McGOEY HAUSER & EDSALL  
CONSULTING ENGINEERS, P.C.



Mark J. Edsall, P.E.  
Engineer for the Town

NW:01-17-Bond\_Letter 092601 MJE/ra

**Shaw Engineering**

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
(914) 561-3695

September 24, 2001

Chairman James R. Petro and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: Subdivision Of Lands Of RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

Gentlemen:

We have presented below for your consideration our revised Public Improvement Bond Estimate for the Subdivision of the Lands Of RPA Associates, LLC. Our estimate is as follows:

**PUBLIC IMPROVEMENT BOND ESTIMATE**

| <u>ITEM</u>                                 | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u>     |
|---------------------------------------------|-----------------|-------------------|-------------------|
| <u>Right-Of-Way To Temporary Cul-De-Sac</u> |                 |                   |                   |
| Clear & Grub                                | 1,600 L.F.      | \$ 8              | \$ 12,800         |
| Cut To Subgrade                             | 14,100 C.Y.     | \$ 4              | \$ 56,400         |
| Fill To Subgrade                            | 5,700 C.Y.      | \$ 6              | \$ 34,200         |
| 12-Inch Foundation Course                   | 2,115 C.Y.      | \$ 20             | \$ 42,300         |
| 3 1/2-Inch Asphalt Binder Course            | 6,345 S.Y.      | \$ 8.75           | \$ 55,519         |
| 1 1/2-Inch Asphalt Top Course               | 6,345 S.Y.      | \$ 3.75           | \$ 23,794         |
| Concrete Curbing                            | 3,263 L.F.      | \$ 17             | \$ 55,471         |
| Concrete Sidewalk                           | 499 S.Y.        | \$ 45             | \$ 22,455         |
| Dry Stone Rubble Retaining Wall             | 1,350 S.F.      | \$ 8              | \$ 10,800         |
| 5 Foot High Double Face Wood Fence          | 370 L.F.        | \$ 14             | \$ 5,180          |
| Trees                                       | 39              | \$ 175            | \$ 6,825          |
| Soil Erosion & Sediment Control             | L.S.            | \$ 5,000          | \$ 5,000          |
| Street Identification Sign                  | 1               | \$ 150            | \$ 150            |
| Monuments                                   | 8               | \$ 125            | \$ 1,000          |
| Topsoil & Seed                              | 2,917 S.Y.      | \$ 2              | \$ 5,834          |
| As-Built Drawings                           | L.S.            | \$ 2,500          | \$ 2,500          |
|                                             |                 |                   | <u>\$ 340,228</u> |

Chairman James Petro and  
Members of the Planning Board (Cont'd)

-2-

September 24, 2001

**Cul-De-Sac Removal And Extension Of Right-Of-Way**

|                                                         |            |                    |                    |
|---------------------------------------------------------|------------|--------------------|--------------------|
| Clear & Grub                                            | 200 L.F.   | \$ 8               | \$ 1,600           |
| Remove Existing Curbing, Pavement<br>And Retaining Wall | L.S.       | \$ 7,000           | \$ 7,000           |
| Cut To Subgrade                                         | 2,100 C.Y. | \$ 4               | \$ 8,400           |
| Fill To Subgrade                                        | 3,400 C.Y. | \$ 6               | \$ 20,400          |
| 12-Inch Foundation Course                               | 414 C.Y.   | \$ 20              | \$ 8,280           |
| 3 1/2-Inch Asphalt Binder Course                        | 1,241 S.Y. | \$ 8.75            | \$ 10,859          |
| 1 1/2-Inch Asphalt Top Course                           | 1,241 S.Y. | \$ 3.75            | \$ 4,654           |
| Concrete Curbing                                        | 745 L.F.   | \$ 17              | \$ 12,665          |
| Soil Erosion & Sediment Control<br>Monuments            | L.S.<br>2  | \$ 2,000<br>\$ 125 | \$ 2,000<br>\$ 250 |
| Topsoil & Seed                                          | 833 S.Y.   | \$ 2               | \$ 1,666           |
| As-Builts                                               | L.S.       | \$ 1,000           | \$ 1,000           |
|                                                         |            |                    | <u>\$ 78,744</u>   |

*78,774*

| <u>ITEM</u>                          | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u> |
|--------------------------------------|-----------------|-------------------|---------------|
| <b><u>Sanitary Sewer System</u></b>  |                 |                   |               |
| Rehabilitate Union Avenue Sewer Main | L.S.            | \$ 5,000          | \$ 5,000      |

**Water System To Temporary Cul-De-Sac (On-Site & Off-Site)**

|                                 |            |           |                   |
|---------------------------------|------------|-----------|-------------------|
| Clear & Grade Easements         | 1,145 L.F. | \$ 10     | \$ 11,450         |
| Clear Easements                 | 650 L.F.   | \$ 5      | \$ 3,250          |
| 12-Inch Tapping Sleeve & Valve  | 1          | \$ 3,500  | \$ 3,500          |
| 12-Inch DIP Water Main          | 1,893 L.F. | \$ 50     | \$ 94,650         |
| 8-Inch DIP Water Main           | 578 L.F.   | \$ 35     | \$ 20,230         |
| Pressure Reducing Station       | 1          | \$ 12,000 | \$ 12,000         |
| 12-Inch Valves                  | 4          | \$ 2,000  | \$ 8,000          |
| 8-Inch Valves                   | 9          | \$ 1,000  | \$ 9,000          |
| Hydrant Assembly                | 5          | \$ 1,800  | \$ 9,000          |
| Fittings With Thrust Block      | 24         | \$ 300    | \$ 7,200          |
| Concrete Encasement             | 16 C.Y.    | \$ 250    | \$ 4,000          |
| Insulate Existing 20-Inch Water | 180 L.F.   | \$ 20     | \$ 3,600          |
| Soil Erosion & Sediment Control | L.S.       | \$ 2,000  | \$ 2,000          |
|                                 |            |           | <u>\$ 187,880</u> |

Chairman James Petro and  
Members of the Planning Board (Cont'd)

-3-

September 24, 2001

**Water System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                               |    |      |          |          |
|-------------------------------|----|------|----------|----------|
| 8-Inch Tapping Sleeve & Valve | 1  |      | \$ 2,500 | \$ 2,500 |
| 12-Inch DIP Water Main        | 81 | L.F. | \$ 50    | \$ 4,050 |
| Fittings With Thrust Block    | 3  |      | \$ 300   | \$ 900   |
|                               |    |      |          | \$ 7,450 |

**Storm Drainage System To Temporary Cul-De-Sac**

|                            |     |      |          |            |
|----------------------------|-----|------|----------|------------|
| 15-Inch ADS N-12 Pipe      | 182 | L.F. | \$ 30    | \$ 5,460   |
| 18-Inch ADS N-12 Pipe      | 222 | L.F. | \$ 35    | \$ 7,770   |
| 24-Inch ADS N-12 Pipe      | 958 | L.F. | \$ 40    | \$ 38,320  |
| 30-Inch ADS N-12 Pipe      | 262 | L.F. | \$ 45    | \$ 11,790  |
| 36-Inch ADS N-12 Pipe      | 165 | L.F. | \$ 55    | \$ 9,075   |
| Catch Basins               | 20  |      | \$ 1,300 | \$ 26,000  |
| 5 Ft. Dia. Flushing Basins | 2   |      | \$ 1,750 | \$ 3,500   |
|                            |     |      |          | \$ 101,915 |

**Storm Drainage System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                       |     |      |          |           |
|-----------------------|-----|------|----------|-----------|
| 15-Inch ADS N-12 Pipe | 52  | L.F. | \$ 30    | \$ 1,560  |
| 18-Inch ADS N-12 Pipe | 197 | L.F. | \$ 35    | \$ 6,895  |
| 24-Inch ADS N-12 Pipe | 173 | L.F. | \$ 40    | \$ 6,920  |
| Catch Basins          | 5   |      | \$ 1,300 | \$ 6,500  |
|                       |     |      |          | \$ 21,875 |

**Water Quality Basin No. 1**

|                                         |       |      |          |           |
|-----------------------------------------|-------|------|----------|-----------|
| Clear & Grub                            | L.S.  |      | \$ 2,000 | \$ 2,000  |
| Berm & Grading                          | L.S.  |      | \$ 6,000 | \$ 6,000  |
| 30-Inch Inlet Pipe & Flared End Section | L.S.  |      | \$ 3,200 | \$ 3,200  |
| Outlet Control Structure w/Drain        | L.S.  |      | \$ 4,000 | \$ 4,000  |
| 36-Inch Outlet Pipe                     | 55    | L.F. | \$ 55    | \$ 3,025  |
| 4 Ft. Wide Rip Rap Low Flow Channel     | 107   | L.F. | \$ 8     | \$ 856    |
| 5 Ft. Fence w/Gates                     | 511   | L.F. | \$ 12    | \$ 6,132  |
| Soil Erosion & Sediment Control         | L.S.  |      | \$ 2,000 | \$ 2,000  |
| Topsoil & Seed                          | 5,180 | S.Y. | \$ 2     | \$ 10,360 |
|                                         |       |      |          | \$ 37,573 |

Chairman James Petro and  
Members of the Planning Board (Cont'd)

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September 24, 2001

**Water Quality Basin No. 2**

|                                         |            |          |           |
|-----------------------------------------|------------|----------|-----------|
| Clear & Grub                            | L.S.       | \$ 4,000 | \$ 4,000  |
| Berm & Grading                          | L.S.       | \$ 8,000 | \$ 6,000  |
| 15-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 1,100 | \$ 1,100  |
| 18-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 3,300 | \$ 3,300  |
| 24-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 3,300 | \$ 3,300  |
| Outlet Control Structure w/Drain        | L.S.       | \$ 4,000 | \$ 4,000  |
| 30-Inch Outlet Pipe                     | 45 L.F.    | \$ 45    | \$ 2,025  |
| 4 Ft. Wide Rip Rap Low Flow Channel     | 396 L.F.   | \$ 8     | \$ 3,168  |
| 5 Ft. Fence w/Gates                     | 637 L.F.   | \$ 12    | \$ 7,644  |
| Soil Erosion & Sediment Control         | L.S.       | \$ 2,000 | \$ 2,000  |
| Topsoil & Seed                          | 4,390 S.Y. | \$ 2     | \$ 8,780  |
|                                         |            |          | \$ 45,317 |

**TOTAL CONSTRUCTION ESTIMATE:****\$ 826,012**

Should this Estimate be acceptable to your Board, my client will pay the 4% inspection fee of \$33,040.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: Mark Edsall, P.E., Planning Board Engineer  
Tom Perna, RPA Assoc. LLC

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
(914) 561-3695

September 24, 2001

Chairman James R. Petro and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Condominium Complex For RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

Gentlemen:

We have presented below for your consideration our revised Construction Estimate for the site improvements for the New Condominium Complex For RPA Associates LLC. Our estimate is as follows:

## CONSTRUCTION ESTIMATE

| <u>ITEM</u>                 | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u> |
|-----------------------------|-----------------|-------------------|---------------|
| Macadam Pavement            | 7,643 S.Y.      | \$ 14             | \$ 107,002    |
| Concrete Curbing            | 4,740 L.F.      | \$ 10             | \$ 47,400     |
| Concrete Sidewalks          | 434 S.Y.        | \$ 35             | \$ 15,190     |
| Handicap Sign/Striping      | 2               | \$ 125            | \$ 250        |
| Dry Rubble Retaining Walls  | 8,900 S.F.      | \$ 8              | \$ 71,200     |
| Street Identification Signs | 7               | \$ 125            | \$ 875        |
| Sanitary Sewer Main (8")    | 3,071 L.F.      | \$ 25             | \$ 76,775     |
| Manholes                    | 25              | \$ 1,300          | \$ 32,500     |
| Water Main (8")             | 1,070 L.F.      | \$ 25             | \$ 26,750     |
| Hydrants                    | 4               | \$ 1,300          | \$ 5,200      |
| Valves                      | 1               | \$ 700            | \$ 700        |

| <u>ITEM</u>                          | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u>    |
|--------------------------------------|-----------------|-------------------|------------------|
| Storm Drain Piping (15"-18")         | 3,210 L.F.      | \$ 25             | \$ 80,250        |
| Storm Drain Piping (24")             | 459 L.F.        | \$ 30             | \$ 13,770        |
| Catch Basins                         | 47              | \$ 1,000          | \$ 47,000        |
| Flushing Basins                      | 6               | \$ 1,300          | \$ 7,800         |
| Rip-Rap Swale                        | 635             | \$ 10             | \$ 6,350         |
| Small Recycle Center – w/Landscaping | 3               | \$ 2,000          | \$ 6,000         |
| Large Recycle Center – w/Landscaping | 2               | \$ 4,000          | \$ 8,000         |
| Roadway Lighting Lamposts            | 22              | \$ 1,000          | \$ 22,000        |
| Entrance Lamposts                    | 72              | \$ 500            | \$ 36,000        |
| Emergency Entrance w/ Crash Gate     | 1               | \$ 1,500          | \$ 1,500         |
| Individual Building Landscaping      | 20              | \$ 2,000          | \$ 40,000        |
| Trees – Common Areas                 | 215             | \$ 125            | \$ 26,875        |
| Shrubs – Common Areas                | 160             | \$ 25             | \$ 4,000         |
| <b>Total</b>                         |                 |                   | <b>\$683,387</b> |

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$13,668.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: Mark Edsall, P.E., Planning Board Engineer  
Tom Perna, RPA Assoc. LLC

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
(914) 561-3695

September 24, 2001

Chairman James R. Petro and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: Subdivision Of Lands Of RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

Gentlemen:

We have presented below for your consideration our revised Public Improvement Bond Estimate for the Subdivision of the Lands Of RPA Associates, LLC. Our estimate is as follows:

### PUBLIC IMPROVEMENT BOND ESTIMATE

| <u>ITEM</u>                                 | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u>     |
|---------------------------------------------|-----------------|-------------------|-------------------|
| <u>Right-Of-Way To Temporary Cul-De-Sac</u> |                 |                   |                   |
| Clear & Grub                                | 1,600 L.F.      | \$ 8              | \$ 12,800         |
| Cut To Subgrade                             | 14,100 C.Y.     | \$ 4              | \$ 56,400         |
| Fill To Subgrade                            | 5,700 C.Y.      | \$ 6              | \$ 34,200         |
| 12-Inch Foundation Course                   | 2,115 C.Y.      | \$ 20             | \$ 42,300         |
| 3 ½-Inch Asphalt Binder Course              | 6,345 S.Y.      | \$ 8.75           | \$ 55,519         |
| 1 ½-Inch Asphalt Top Course                 | 6,345 S.Y.      | \$ 3.75           | \$ 23,794         |
| Concrete Curbing                            | 3,263 L.F.      | \$ 17             | \$ 55,471         |
| Concrete Sidewalk                           | 499 S.Y.        | \$ 45             | \$ 22,455         |
| Dry Stone Rubble Retaining Wall             | 1,350 S.F.      | \$ 8              | \$ 10,800         |
| 5 Foot High Double Face Wood Fence          | 370 L.F.        | \$ 14             | \$ 5,180          |
| Trees                                       | 39              | \$ 175            | \$ 6,825          |
| Soil Erosion & Sediment Control             | L.S.            | \$ 5,000          | \$ 5,000          |
| Street Identification Sign                  | 1               | \$ 150            | \$ 150            |
| Monuments                                   | 8               | \$ 125            | \$ 1,000          |
| Topsoil & Seed                              | 2,917 S.Y.      | \$ 2              | \$ 5,834          |
| As-Built Drawings                           | L.S.            | \$ 2,500          | \$ 2,500          |
|                                             |                 |                   | <u>\$ 340,228</u> |

**Cul-De-Sac Removal And Extension Of Right-Of-Way**

|                                                         |            |                    |                    |
|---------------------------------------------------------|------------|--------------------|--------------------|
| Clear & Grub                                            | 200 L.F.   | \$ 8               | \$ 1,600           |
| Remove Existing Curbing, Pavement<br>And Retaining Wall | L.S.       | \$ 7,000           | \$ 7,000           |
| Cut To Subgrade                                         | 2,100 C.Y. | \$ 4               | \$ 8,400           |
| Fill To Subgrade                                        | 3,400 C.Y. | \$ 6               | \$ 20,400          |
| 12-Inch Foundation Course                               | 414 C.Y.   | \$ 20              | \$ 8,280           |
| 3 ½-Inch Asphalt Binder Course                          | 1,241 S.Y. | \$ 8.75            | \$ 10,859          |
| 1 ½-Inch Asphalt Top Course                             | 1,241 S.Y. | \$ 3.75            | \$ 4,654           |
| Concrete Curbing                                        | 745 L.F.   | \$ 17              | \$ 12,665          |
| Soil Erosion & Sediment Control<br>Monuments            | L.S.<br>2  | \$ 2,000<br>\$ 125 | \$ 2,000<br>\$ 250 |
| Topsoil & Seed                                          | 833 S.Y.   | \$ 2               | \$ 1,666           |
| As-Builts                                               | L.S.       | \$ 1,000           | \$ 1,000           |
|                                                         |            |                    | <u>\$ 78,744</u>   |

| <u>ITEM</u>                          | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u> |
|--------------------------------------|-----------------|-------------------|---------------|
| <b><u>Sanitary Sewer System</u></b>  |                 |                   |               |
| Rehabilitate Union Avenue Sewer Main | L.S.            | \$ 5,000          | \$ 5,000      |

**Water System To Temporary Cul-De-Sac (On-Site & Off-Site)**

|                                 |            |          |                   |
|---------------------------------|------------|----------|-------------------|
| Clear & Grade Easements         | 1,145 L.F. | \$ 10    | \$ 11,450         |
| Clear Easements                 | 650 L.F.   | \$ 5     | \$ 3,250          |
| 12-Inch Tapping Sleeve & Valve  | 1          | \$ 3,500 | \$ 3,500          |
| 12-Inch DIP Water Main          | 1,893 L.F. | \$ 50    | \$ 94,650         |
| 8-Inch DIP Water Main           | 578 L.F.   | \$ 35    | \$ 20,230         |
| Pressure Reducing Station       | 1          | \$12,000 | \$ 12,000         |
| 12-Inch Valves                  | 4          | \$ 2,000 | \$ 8,000          |
| 8-Inch Valves                   | 9          | \$ 1,000 | \$ 9,000          |
| Hydrant Assembly                | 5          | \$ 1,800 | \$ 9,000          |
| Fittings With Thrust Block      | 24         | \$ 300   | \$ 7,200          |
| Concrete Encasement             | 16 C.Y.    | \$ 250   | \$ 4,000          |
| Insulate Existing 20-Inch Water | 180 L.F.   | \$ 20    | \$ 3,600          |
| Soil Erosion & Sediment Control | L.S.       | \$ 2,000 | \$ 2,000          |
|                                 |            |          | <u>\$ 187,880</u> |

**Water System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                               |    |      |          |                 |
|-------------------------------|----|------|----------|-----------------|
| 8-Inch Tapping Sleeve & Valve | 1  |      | \$ 2,500 | \$ 2,500        |
| 12-Inch DIP Water Main        | 81 | L.F. | \$ 50    | \$ 4,050        |
| Fittings With Thrust Block    | 3  |      | \$ 300   | \$ 900          |
|                               |    |      |          | <u>\$ 7,450</u> |

**Storm Drainage System To Temporary Cul-De-Sac**

|                            |     |      |          |                   |
|----------------------------|-----|------|----------|-------------------|
| 15-Inch ADS N-12 Pipe      | 182 | L.F. | \$ 30    | \$ 5,460          |
| 18-Inch ADS N-12 Pipe      | 222 | L.F. | \$ 35    | \$ 7,770          |
| 24-Inch ADS N-12 Pipe      | 958 | L.F. | \$ 40    | \$ 38,320         |
| 30-Inch ADS N-12 Pipe      | 262 | L.F. | \$ 45    | \$ 11,790         |
| 36-Inch ADS N-12 Pipe      | 165 | L.F. | \$ 55    | \$ 9,075          |
| Catch Basins               | 20  |      | \$ 1,300 | \$ 26,000         |
| 5 Ft. Dia. Flushing Basins | 2   |      | \$ 1,750 | \$ 3,500          |
|                            |     |      |          | <u>\$ 101,915</u> |

**Storm Drainage System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                       |     |      |          |                  |
|-----------------------|-----|------|----------|------------------|
| 15-Inch ADS N-12 Pipe | 52  | L.F. | \$ 30    | \$ 1,560         |
| 18-Inch ADS N-12 Pipe | 197 | L.F. | \$ 35    | \$ 6,895         |
| 24-Inch ADS N-12 Pipe | 173 | L.F. | \$ 40    | \$ 6,920         |
| Catch Basins          | 5   |      | \$ 1,300 | \$ 6,500         |
|                       |     |      |          | <u>\$ 21,875</u> |

**Water Quality Basin No. 1**

|                                         |       |      |          |                  |
|-----------------------------------------|-------|------|----------|------------------|
| Clear & Grub                            | L.S.  |      | \$ 2,000 | \$ 2,000         |
| Berm & Grading                          | L.S.  |      | \$ 6,000 | \$ 6,000         |
| 30-Inch Inlet Pipe & Flared End Section | L.S.  |      | \$ 3,200 | \$ 3,200         |
| Outlet Control Structure w/Drain        | L.S.  |      | \$ 4,000 | \$ 4,000         |
| 36-Inch Outlet Pipe                     | 55    | L.F. | \$ 55    | \$ 3,025         |
| 4 Ft. Wide Rip Rap Low Flow Channel     | 107   | L.F. | \$ 8     | \$ 856           |
| 5 Ft. Fence w/Gates                     | 511   | L.F. | \$ 12    | \$ 6,132         |
| Soil Erosion & Sediment Control         | L.S.  |      | \$ 2,000 | \$ 2,000         |
| Topsoil & Seed                          | 5,180 | S.Y. | \$ 2     | \$ 10,360        |
|                                         |       |      |          | <u>\$ 37,573</u> |

**Water Quality Basin No. 2**

|                                         |            |          |                  |
|-----------------------------------------|------------|----------|------------------|
| Clear & Grub                            | L.S.       | \$ 4,000 | \$ 4,000         |
| Berm & Grading                          | L.S.       | \$ 6,000 | \$ 6,000         |
| 15-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 1,100 | \$ 1,100         |
| 18-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 3,300 | \$ 3,300         |
| 24-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 3,300 | \$ 3,300         |
| Outlet Control Structure w/Drain        | L.S.       | \$ 4,000 | \$ 4,000         |
| 30-Inch Outlet Pipe                     | 45 L.F.    | \$ 45    | \$ 2,025         |
| 4 Ft. Wide Rip Rap Low Flow Channel     | 396 L.F.   | \$ 8     | \$ 3,168         |
| 5 Ft. Fence w/Gates                     | 637 L.F.   | \$ 12    | \$ 7,644         |
| Soil Erosion & Sediment Control         | L.S.       | \$ 2,000 | \$ 2,000         |
| Topsoil & Seed                          | 4,390 S.Y. | \$ 2     | \$ 8,780         |
|                                         |            |          | <u>\$ 45,317</u> |

**TOTAL CONSTRUCTION ESTIMATE:**

\$ 826,011

Should this Estimate be acceptable to your Board, my client will pay the 4% inspection fee of \$33,040.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: Mark Edsall, P.E., Planning Board Engineer  
Tom Perna, RPA Assoc. LLC

RPA SUBDIVISION (01-17)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this discussion.

MR. PETRO: Second one RPA subdivision 01-17 request for two 90 day extensions of conditional approval. Mark, same time period?

MR. EDSALL: Same time period for the next one as well.

MR. PETRO: Motion to approve.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant request for two 90 day extensions of conditional approval for the RPA subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

|                |     |
|----------------|-----|
| MR. ARGENIO    | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER     | AYE |
| MR. PETRO      | AYE |

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

July 11, 2001

Chairman James R. Petro and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: Subdivision Of Lands Of RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

Gentlemen:

We have presented below for your consideration our Public Improvement Bond Estimate for the Subdivision of the Lands Of RPA Associates, LLC. Our estimate is as follows:

## PUBLIC IMPROVEMENT BOND ESTIMATE

| <u>ITEM</u>                                 | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u>     |
|---------------------------------------------|-----------------|-------------------|-------------------|
| <u>Right-Of-Way To Temporary Cul-De-Sac</u> |                 |                   |                   |
| Clear & Grub                                | 1,600 L.F.      | \$ 8              | \$ 12,800         |
| Cut To Subgrade                             | 14,100 C.Y.     | \$ 4              | \$ 56,400         |
| Fill To Subgrade                            | 5,700 C.Y.      | \$ 6              | \$ 34,200         |
| 12-Inch Foundation Course                   | 2,115 C.Y.      | \$ 20             | \$ 42,300         |
| 3 ½-Inch Asphalt Binder Course              | 6,345 S.Y.      | \$ 8.75           | \$ 55,519         |
| 1 ½-Inch Asphalt Top Course                 | 6,345 S.Y.      | \$ 3.75           | \$ 23,794         |
| Concrete Curbing                            | 3,263 L.F.      | \$ 17             | \$ 55,471         |
| Concrete Sidewalk                           | 499 S.Y.        | \$ 45             | \$ 22,455         |
| Dry Stone Rubble Retaining Wall             | 1,350 S.F.      | \$ 8              | \$ 10,800         |
| 5 Foot High Double Face Wood Fence          | 370 L.F.        | \$ 14             | \$ 5,180          |
| Trees                                       | 39              | \$ 175            | \$ 6,825          |
| Soil Erosion & Sediment Control             | L.S.            | \$ 5,000          | \$ 5,000          |
| Street Identification Sign                  | 1               | \$ 150            | \$ 150            |
| Monuments                                   | 8               | \$ 125            | \$ 1,000          |
| Topsoil & Seed                              | 2,917 S.Y.      | \$ 2              | \$ 5,834          |
| As-Built Drawings                           | L.S.            | \$ 2,500          | \$ 2,500          |
|                                             |                 |                   | <u>\$ 340,228</u> |

**Cul-De-Sac Removal And Extension Of Right-Of-Way**

|                                                         |            |                    |                    |
|---------------------------------------------------------|------------|--------------------|--------------------|
| Clear & Grub                                            | 200 L.F.   | \$ 8               | \$ 1,600           |
| Remove Existing Curbing, Pavement<br>And Retaining Wall | L.S.       | \$ 7,000           | \$ 7,000           |
| Cut To Subgrade                                         | 2,100 C.Y. | \$ 4               | \$ 8,400           |
| Fill To Subgrade                                        | 3,400 C.Y. | \$ 6               | \$ 20,400          |
| 12-Inch Foundation Course                               | 414 C.Y.   | \$ 20              | \$ 8,280           |
| 3 ½-Inch Asphalt Binder Course                          | 1,241 S.Y. | \$ 8.75            | \$ 10,859          |
| 1 ½-Inch Asphalt Top Course                             | 1,241 S.Y. | \$ 3.75            | \$ 4,654           |
| Concrete Curbing                                        | 745 L.F.   | \$ 17              | \$ 12,665          |
| Soil Erosion & Sediment Control<br>Monuments            | L.S.<br>2  | \$ 2,000<br>\$ 125 | \$ 2,000<br>\$ 250 |
| Topsoil & Seed                                          | 833 S.Y.   | \$ 2               | \$ 1,666           |
| As-Builts                                               | L.S.       | \$ 1,000           | \$ 1,000           |
|                                                         |            |                    | <u>\$ 78,744</u>   |

| <u>ITEM</u>                         | <u>QUANTITY</u> | <u>UNIT PRICE</u> | <u>AMOUNT</u>    |
|-------------------------------------|-----------------|-------------------|------------------|
| <b><u>Sanitary Sewer System</u></b> |                 |                   |                  |
| 8-Inch PVC Gravity Pipe             | 195 L.F.        | \$ 40             | \$ 7,800         |
| 4 Foot Dia. Manholes                | 3               | \$ 1,500          | \$ 4,500         |
|                                     |                 |                   | <u>\$ 12,300</u> |

**Water System To Temporary Cul-De-Sac (On-Site & Off-Site)**

|                                 |            |          |                   |
|---------------------------------|------------|----------|-------------------|
| Clear & Grade Easements         | 1,145 L.F. | \$ 10    | \$ 11,450         |
| Clear Easements                 | 650 L.F.   | \$ 5     | \$ 3,250          |
| 12-Inch Tapping Sleeve & Valve  | 1          | \$ 3,500 | \$ 3,500          |
| 12-Inch DIP Water Main          | 1,893 L.F. | \$ 50    | \$ 94,650         |
| 8-Inch DIP Water Main           | 578 L.F.   | \$ 35    | \$ 20,230         |
| Pressure Reducing Station       | 1          | \$12,000 | \$ 12,000         |
| 12-Inch Valves                  | 4          | \$ 2,000 | \$ 8,000          |
| 8-Inch Valves                   | 9          | \$ 1,000 | \$ 9,000          |
| Hydrant Assembly                | 5          | \$ 1,800 | \$ 9,000          |
| Fittings With Thrust Block      | 24         | \$ 300   | \$ 7,200          |
| Concrete Encasement             | 16 C.Y.    | \$ 250   | \$ 4,000          |
| Insulate Existing 20-Inch Water | 180 L.F.   | \$ 20    | \$ 3,600          |
| Soil Erosion & Sediment Control | L.S.       | \$ 2,000 | \$ 2,000          |
|                                 |            |          | <u>\$ 187,880</u> |

**Water System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                               |    |      |          |                 |
|-------------------------------|----|------|----------|-----------------|
| 8-Inch Tapping Sleeve & Valve | 1  |      | \$ 2,500 | \$ 2,500        |
| 12-Inch DIP Water Main        | 81 | L.F. | \$ 50    | \$ 4,050        |
| Fittings With Thrust Block    | 3  |      | \$ 300   | \$ 900          |
|                               |    |      |          | <u>\$ 7,450</u> |

**Storm Drainage System To Temporary Cul-De-Sac**

|                            |     |      |          |                   |
|----------------------------|-----|------|----------|-------------------|
| 15-Inch ADS N-12 Pipe      | 182 | L.F. | \$ 30    | \$ 5,460          |
| 18-Inch ADS N-12 Pipe      | 222 | L.F. | \$ 35    | \$ 7,770          |
| 24-Inch ADS N-12 Pipe      | 958 | L.F. | \$ 40    | \$ 38,320         |
| 30-Inch ADS N-12 Pipe      | 262 | L.F. | \$ 45    | \$ 11,790         |
| 36-Inch ADS N-12 Pipe      | 165 | L.F. | \$ 55    | \$ 9,075          |
| Catch Basins               | 20  |      | \$ 1,300 | \$ 26,000         |
| 5 Ft. Dia. Flushing Basins | 2   |      | \$ 1,750 | \$ 3,500          |
|                            |     |      |          | <u>\$ 101,915</u> |

**Storm Drainage System After Removal Of Cul-De-Sac And Extension Of Right-Of-Way**

|                       |     |      |          |                  |
|-----------------------|-----|------|----------|------------------|
| 15-Inch ADS N-12 Pipe | 52  | L.F. | \$ 30    | \$ 1,560         |
| 18-Inch ADS N-12 Pipe | 197 | L.F. | \$ 35    | \$ 6,895         |
| 24-Inch ADS N-12 Pipe | 173 | L.F. | \$ 40    | \$ 6,920         |
| Catch Basins          | 5   |      | \$ 1,300 | \$ 6,500         |
|                       |     |      |          | <u>\$ 21,875</u> |

**Water Quality Basin No. 1**

|                                         |       |      |          |                  |
|-----------------------------------------|-------|------|----------|------------------|
| Clear & Grub                            | L.S.  |      | \$ 2,000 | \$ 2,000         |
| Berm & Grading                          | L.S.  |      | \$ 6,000 | \$ 6,000         |
| 30-Inch Inlet Pipe & Flared End Section | L.S.  |      | \$ 3,200 | \$ 3,200         |
| Outlet Control Structure w/Drain        | L.S.  |      | \$ 4,000 | \$ 4,000         |
| 36-Inch Outlet Pipe                     | 55    | L.F. | \$ 55    | \$ 3,025         |
| 4 Ft. Wide Rip Rap Low Flow Channel     | 107   | L.F. | \$ 8     | \$ 856           |
| 5 Ft. Fence w/Gates                     | 511   | L.F. | \$ 12    | \$ 6,132         |
| Soil Erosion & Sediment Control         | L.S.  |      | \$ 2,000 | \$ 2,000         |
| Topsoil & Seed                          | 5,180 | S.Y. | \$ 2     | \$ 10,360        |
|                                         |       |      |          | <u>\$ 37,573</u> |

**Water Quality Basin No. 2**

|                                         |            |          |           |
|-----------------------------------------|------------|----------|-----------|
| Clear & Grub                            | L.S.       | \$ 4,000 | \$ 4,000  |
| Berm & Grading                          | L.S.       | \$ 6,000 | \$ 6,000  |
| 15-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 1,100 | \$ 1,100  |
| 18-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 3,300 | \$ 3,300  |
| 24-Inch Inlet Pipe & Flared End Section | L.S.       | \$ 3,300 | \$ 3,300  |
| Outlet Control Structure w/Drain        | L.S.       | \$ 4,000 | \$ 4,000  |
| 30-Inch Outlet Pipe                     | 45 L.F.    | \$ 45    | \$ 2,025  |
| 4 Ft. Wide Rip Rap Low Flow Channel     | 396 L.F.   | \$ 8     | \$ 3,168  |
| 5 Ft. Fence w/Gates                     | 637 L.F.   | \$ 12    | \$ 7,644  |
| Soil Erosion & Sediment Control         | L.S.       | \$ 2,000 | \$ 2,000  |
| Topsoil & Seed                          | 4,390 S.Y. | \$ 2     | \$ 8,780  |
|                                         |            |          | \$ 45,317 |

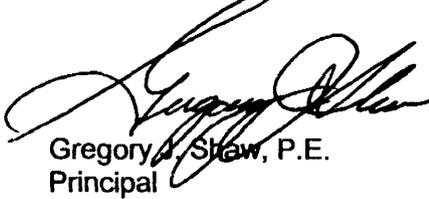
**TOTAL CONSTRUCTION ESTIMATE:**

\$ 833,311

Should this Estimate be acceptable to your Board, my client will pay the 4% inspection fee.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: Tom Perna, RPA Assoc. LLC

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

June 25, 2001

Via Fax: 563-4695

Chairman James R. Petro, Jr. and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: Subdivision Of Lands of RPA Associates, LLC  
Windsor Highway, Town Of New Windsor

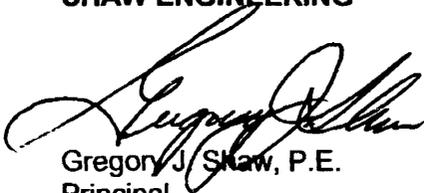
Gentlemen:

Please consider this letter my client's request for (2) 90 days extension to the Conditional Subdivision Approval granted by your Board on January 10, 2001.

Thank you in advance for your cooperation in this matter.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Tom Perna, RPA Associates LLC

*2 - 90-Day Extensions  
Expires 1/6/2002*

*(m) (S) 4 Eyes  
L A 0 Nayp*

REGULAR ITEMS:

RPA SUBDIVISION (01-17) ROUTE 32 & UNION AVE.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is for a three lot commercial subdivision, proposed subdivision of 86.223 acre tract into three lots and two dedication parcels to the Town.

MR. SHAW: Okay, thank you, Mr. Chairman. This parcel you have seen many times before. What we have submitted before you tonight is this application for the subdivision to create the road and create the parcels and following application which we'll deal with the condo units on one of the lots but for now, let's speak to the subdivision. What we're proposing is to subdivide this parcel actually consists of three independent parcels today into three new parcels, reconfigured a 50 foot wide roadway, which is going to be dedicated to the Town of New Windsor and what I am calling Parcel A, which is that parcel of land which abuts up against Windsor Crest condos which will contain the storm water detention facilities for both the condo project and the retail and which we're proposing to incorporate into a drainage district and dedicate to the Town of New Windsor. But for now, let's speak to the roadway itself.

MR. LANDER: Mr. Shaw, are we looking at the same map as you are?

MR. SHAW: No, you're not, I thought I would use this map which gives you a little bit better overall picture at least of the front parcel.

MR. LANDER: So A is down here?

MR. SHAW: Is all this.

MR. PETRO: Could have shaded them three different colors and it would be nice. You got a box of crayons?

MR. SHAW: I'll take that under advisement. The

drawings that we submitted to you I believe you're looking at the face sheet consists of 17 drawings showing all the individual construction components that are part of the subdivision application. Those components are the construction of the roadway itself up to where lot number 2 terminates and lot number 3 begins. The drawings also reflect a temporary cul-de-sac which will be built. Again, that cul-de-sac is required in accordance with the Town Zoning Law. The documents reflect the road profiles, storm drainage system and any and all utilities which are going into Town road. It reflects the storm drainage system and the roadway, especially that which is the outfall from the storm water detention facilities and also the 36 inch pipe which is going to be required to take the water from the basins to the intersection of Windsor Highway and Route 32, an elaborate set of drawings but all necessary, all a component of this roadway. The subdivision plans note that we got approval from the Town of New Windsor for this roadway to exceed the maximum allowable slope of ten percent. The roadway in the upper portion is going to be 12 percent and we received approval according to your zoning from the Town Engineer and from the highway superintendent and the date of that approval is so noted on the plans. So what we're asking for tonight is a subdivision approval of this project to create three independent parcels, one for what's known as the retail, the second parcel which is known for, known as the condo units and the balance of the parcel which runs to the west and to the south. Those are the three parcels, plus the roadway itself which will be dedicated to the Town, built in accordance with the Town specs and bonded and Parcel A which will hopefully be part of a drainage district which will also be dedicated to the Town. And again, with respect to the condo units, we'll speak to that at the next item on the agenda.

MR. PETRO: Three parcels, give me that one more time.

MR. SHAW: Retail will be parcel one, the condos will be the second lot, the third lot will be the balance of the properties.

MR. PETRO: What about the one from New Windsor?

MR. SHAW: I'm calling that as a parcel, not lot, lot 1 lot 2, lot 3, Parcel A, it's really not creating it as a lot because we're dedicating it to New Windsor, that's being treated similar to the road.

MR. PETRO: Is it not a separate tax parcel, tax map parcel are going to be part of lot 1?

MR. SHAW: Let me just back up for a second. When we got the retail approved, this portion was supposed to be attached to the retail parcel, that's the way this board approved it. If you take a look at the tax maps, it's not that way. This is a lot, this is a lot, that lot ended right through here, so the tax maps show this as a lot, once you cross this line, you're into this portion, okay. What we're proposing to do is reconfigure this and make all of this Parcel A so to take this which is a separate tax lot, merge it with this piece and not have it attached to the retail, but have it designated at Parcel A to the Town.

MR. PETRO: Why are you saying Parcel A and not lot number 4?

MR. SHAW: I think it's just semantics, I don't believe this is a four lot subdivision. If the board prefers to call it lot 4, we can call it lot 4. It's just that when we did Windsor Woods subdivision, there was storm water detention facilities that were dedicated over to the Town for that project and we did that by calling it Parcel A. It seemed to be acceptable to the Town then, I thought we'd just follow suit this time.

MR. EDSALL: Jim, I think we're better off calling it Parcel A because it's not by zoning intended as a lot, it's not even intended as any purpose, other than to be dedicated to the Town for municipal purposes and we don't give lot numbers to the road, same with this lot, so I think, it's probably cleaner to not number it.

MR. LANDER: Who's going to maintain that?

MR. EDSALL: The drainage district, the Town Board adopted a resolution which outlined policy that

requires that these basins that serve residential or multiple uses be dedicated to the Town and that the benefited parties or benefited lots, depending how you look at it, become part of a drainage district which must be created by the Town Board, that policy was adopted probably a year and a half ago, I understand that it's now going to be modified slightly or just cleaned up and then put into the actual Town Law. So the procedure's in place by the Town Board.

MR. PETRO: Greg, did we not, when you originally got the approval for the retail area down by the road, didn't we do a subdivision then?

MR. SHAW: Correct, this map will be superseding that subdivision. When we went in and got the retail approved, that was a subdivision plan, a separate application and that broke that parcel up into two lots, I believe, and as I think though hopefully it won't change, you had the retail parcel, the retail parcel came, this piece, and that lot line through here, so this was lot 1. Lot 2 was the balance that being the 50 foot leg and the rest of the property. All right, so, there was a 2 lot subdivision. When it got filed in the clerk's office, they made it three lots, again, they identified this as a lot, on that drawing, we showed taking that by the Orange County DPW that by the New York State DOT based upon the best information we had at that time, it's now a year and a half later and we're ready for permits from the DOT and DPW and there's a different taking. This subdivision plan shows now the correct taking, different than what was on the previous subdivision plan. So, the intent of this drawing is to supersede in every fashion the information that was on the previous plan. Again, the previous plan, two lots, one and the balance, in this case it's 1, the condo and then the balance to the south and to the west.

MR. PETRO: You're making this subdivision, we're going to find out why when we get to the next application, correct?

MR. SHAW: Correct.

MR. EDSALL: Mark, you have a lot of comments, how do you want to handle this?

MR. EDSALL: Obviously, it's a fairly simple subdivision, complicated by certain factors and I think one is the fact that the road may be put in and either the retail or multi-family could be built out first. So you've got to take into account differences in sequencing and construction and because of the variables, Greg has prepared some of the plans that total I believe 17 drawings. So there's a lot of detail that goes beside this subdivision plan that I think the board has in front of them. I have no problem if it's your desire to conditionally approve it in dealing with this list of conditions I have here. They're not big items, they require Town Board action which again is separate from this board. My understanding DOT's already approved it, I just want to make sure that the latest approval is on file. The road name is again a very minor item, but we need to get Bob to write off on that. The cost estimate is a normal condition. I just need to make sure that's approved properly, the offers of dedication and the related documents, again, that's a normal condition of approval. Kind of the somewhat different one is comment F, which is my final review of the plans with the highway superintendent, that's only because these are quite a large set of plans that we just want to look at one more time, make sure Henry's satisfied and the same with myself, so the conditions are normal, other than the drainage district and my final review with Henry.

MR. PETRO: Can I have a motion for lead agency?

MR. EDSALL: On SEQRA, you don't have to.

MR. PETRO: Because it's in the PUD?

MR. EDSALL: All you need to do and if you agree with me, you can so note it, already a SEQRA review has occurred by the Town Board, it's part of the PUD for the site plan, you have already discussed the fact that the development is consistent with the PUD, consistent with the reviews made as part of the DEIS and FEIS and

as well the findings, that determination you have already reached on the site plan, as long as you and I assume you would, cause this is, you take the same position with this on the record, you're done with SEQRA.

MR. PETRO: Planning Board should determine if a public hearing will be necessary for this minor subdivision or same can be waived under its discretionary judgment.

MR. LANDER: I don't think it's that minor, Mr. Chairman, talking about subdivision in the front which everybody knows about, then we have proposed lot number 3, which is 55 acres.

MR. PETRO: Well, we always had that, though, that was always.

MR. LANDER: But everything was always the big discussion was retail at the bottom and then the condos, townhouses or apartments in the second lot.

MR. SHAW: Mr. Chairman, the only thing different between this and the approved subdivision is creation of lot 3 and again, we did have a public hearing on the condo portion and again, part of that was the road system.

MR. ARGENIO: And the drainage district, the separate Parcel A for the drainage district is different as well?

MR. SHAW: Correct, those are the only two wrinkles to the filed plan that exist right now.

MR. LANDER: But we never went passed into the 55 acres, it always went up to the school and then, you know, everybody knew that there would be single-family houses or whatever, 55 acres, but I don't think it was actually discussed.

MR. SHAW: Maybe what we have to take a step back, I'd like to show the board something. Just to eliminate some confusion and maybe there's no confusion, just my perception we're proposing this Town road end in a

temporary cul-de-sac, this cul-de-sac is going to be located here, okay, we're not going to be extending the road through this 50 foot leg or to the rear, our road construction is going to terminate right in this area. So, it isn't as if we're going back further to the west different than what was on the previous subdivision plan, okay.

MR. ARGENIO: That's what's approved right now, the cul-de-sac?

MR. SHAW: No, that's what I'm asking you to approve what was previously approved was this lot married to this portion, the balance being the 50 foot leg and the remaining parcel. What I'm asking the board to do by approving this is to create lot 3, okay, an additional lot and to create this Parcel A for storm water management purposes, but this spine road going through the balance, to the balance of the property was on the previous subdivision plan indicated as a right-of-way and always was intended to service the back.

MR. ARGENIO: Mark, what approvals are needed from the Town Board?

MR. EDSALL: Well, again, they reviewed the PUD so all their approvals relative to the PUD, the location of the spine road, was part of the approved PUD, all the environmental reviews are done by the Town Board, at this point, the Town Board's got to establish the drainage district based on a new requirement that was created after the reviews done for the PUD, they need to approve the bond amount which they always do for Town roads and they need to approve the offers of dedication which they always do for Town roads. So the only new thing the Town Board has to do that's out of the ordinary is the drainage district and that's not really different or unique for this site, it's just something that's new since the PUD was reviewed.

MR. ARGENIO: I see.

MR. SHAW: Can I just say one more thing? While that road's going to extend up to this corner and terminate with the cul-de-sac, that's never going to be built.

What's going to happen from a practical point of view is this road's going to be built and terminate in this area and that will allow us to build the condo units, all right, there will be an application to develop the balance of the property. When that approval is obtained, and hopefully is obtained, they'll continue with this road right through that 50 foot spine to the balance. The only reason for the drawings showing this cul-de-sac in the area is to comply with the Town highway specifications. It will all be bonded. But from a practical point of view, that will build the road here, leave the bond in place, never build that and then at the appropriate time, just continue the road to the west and to the south. So I don't want the board to get too hung up on the temporary cul-de-sac nor with the formality with respect to the ordinance.

MR. LANDER: If you're not going to build it, don't put it on there.

MR. SHAW: But you have to.

MR. LANDER: Well then you're going to have to.

MR. PETRO: It's like plotting the house on the last lot and you build it somewhere else.

MR. LANDER: I'm still not crazy about Parcel A because taxpayers of New Windsor are going to have to maintain that.

MR. SHAW: No, they're not because the district is going to be set up incorporating the lands of RPA Associates.

MR. LANDER: RPA's going to pay to maintain it?

MR. SHAW: The property owners of all lots within the lands of RPA will be the sole people contributing to that district and when the balance of the piece gets developed, hopefully, it will, and there are ponds over there, they'll be incorporated into the same district so the burden will not be carried by the taxpayers.

MR. BABCOCK: Just like a sewer district, only the

people that are being serviced by that sewer will pay.

MR. PETRO: Keep in mind, gentlemen, that the 55 acres in the rear when they come for planning board approval for that definitely going to have a public hearing, so just by going with the subdivision, nothing else is going to happen with that land only changing the lands, we're still going to have a public hearing when he does the single family homes. So, with that, vote the way you want. Motion to have or not have a public hearing only for the 3 lot subdivision? I'll also remind you that after that comes the actual site plan for the same property.

MR. ARGENIO: Which property?

MR. PETRO: For the condos, but we already had a public hearing for that, correct?

MR. SHAW: Correct.

MR. PETRO: So next chance for the public hearing would be the development of the 55 acres.

MR. SHAW: Mr. Chairman, if I can interrupt, I know it's important to this board when we were proposing to construct this road, the board was sensitive to the adjacent property, Windsor Crest Condos, and asked for a fence, asked for screening. All of that is going to be incorporated into this roadwork with the construction of this road independent if this doesn't get built when this roadway does get built, those improvements will be installed and we'll be bonding it.

MR. PETRO: Now you're going to be building it onto lands of New Windsor?

MR. SHAW: No, we'll dedicate to you after construction is complete, the Town won't be taking over raw land when all the improvements are in and the Town inspected them and satisfied then you'll accept it.

MR. PETRO: Motion to waive the public hearing, let's do it that way first for the RPA Associates site plan condo complex.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing under its discretionary judgment or the RPA Associates subdivision on Route 32 and Union Avenue. Is there any further discussion from the board members? if not, roll call.

ROLL CALL

|                |     |
|----------------|-----|
| MR. ARGENIO    | AYE |
| MR. BRESNAN    | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER     | NO  |
| MR. PETRO      | AYE |

MR. PETRO: With that, Mark, you had a lot of subject-to's or notes, we'll call them, to be corrected that you read in earlier. With that, we have highway approval, conditional consultation with Mark Edsall during final review which we discussed and we have a fire approval on 1/8/2001, I would entertain a motion for final approval of the subdivision with the notes that Mark read in earlier which has to be discussed with the applicant and once they are corrected, the plans can be signed. Mark, do you want to add anything before I ask for a final?

MR. EDSALL: Just what's in my comments, if you have those.

MR. PETRO: Can I have a motion for final approval of the subdivision?

MR. ARGENIO: Make that motion.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the RPA Associates minor subdivision with the notes

that were added in earlier being corrected and/or at least looked into and taken care of with our engineer. Any further discussion from the board members? If not, roll call.

ROLL CALL

|                |     |
|----------------|-----|
| MR. ARGENIO    | AYE |
| MR. BRESNAN    | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER     | AYE |
| MR. PETRO      | AYE |

MR. PETRO: You have to work with Mark on all the comments, they have to be corrected.

MR. SHAW: It's really not a question of being corrected as in deficiencies in the drawings, they're really procedural, such as doing up a public improvement bond estimate and that's just a normal thing.

MR. PETRO: I'll reword my comment then, at least look into them.

MR. SHAW: I understand your point.



**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)  
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- **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

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

**PROJECT NAME:** RPA ASSOCIATES MINOR SUBDIVISION  
**PROJECT LOCATION:** RT.32 and UNION AVENUE (CR #69)  
SECTION 4 – BLOCK 2 – LOTS 21.1, 21.2 & 21.3  
**PROJECT NUMBER:** 01-17  
**DATE:** 10 JANUARY 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 86.23  
ACRE TRACT (CURRENTLY THREE TAX LOTS) INTO THREE  
LOTS, AND TWO DEDICATION PARCELS TO THE TOWN.

1. The property is located in the properties of the previously approved PUD. This subdivision plan is consistent with the development configuration contemplated in the review of the PUD, as well as the subsequently submitted individual site plans applications.
2. One item which has changed since the previous reviews is relative to the stormwater requirements. The Town Board recently adopted a policy which requires creation of Drainage Districts to serve residential subdivisions. This application is a mixture of residential and commercial, and the stormwater facilities ultimately serve both type uses. As such, creation of a drainage district is warranted. This will require dedication of the lands utilized for the stormwater management to the Town. In line with same, the plan depicts not only the roadway dedication parcel, but also "Parcel A" which is the parcel for stormwater facilities.
3. The complete subdivision plan set consists of seventeen (17) drawings. A complete and detailed review of all these drawings has not been completed by our office, although my cursory review of the set, and my meetings with Mr. Shaw indicate that the drawings are in final form.

The Board may wish to consider a conditional approval. If you so desire, I suggest you complete the procedural items below, and make the approval subject to the following conditions:

- a. Creation and final approval of the Town Drainage District in accordance with the Town Board's requirements.
  - b. Submittal of documentation verifying the approvals obtained from the NYSDOT.
  - c. Identification of the roadway name (pursuant to approval from the Fire Inspector), and indication of the road name on the final subdivision plans.
  - d. Submittal and approval, by the Town Board, of the Public Improvement Cost Estimate.
  - e. Submittal and approval, by the Town Board, Town Attorney and Town Engineer of all Offers of Dedication and related documents.
  - f. Acceptance of the final plans, subsequent to the final detailed review of the submittal set by the Planning Board Engineer, in cooperation with the Highway Superintendent.
  - g. Payment of all fees due.
4. The Town Board previously performed a complete review of the potential environmental impacts for the PUD with submission of a Environmental Impact Statement and issuance of Findings. This application is part of the previously reviewed PUD. The Planning Board, after consideration of the facts, determine whether this submission is consistent with the PUD, as well as the previously adopted findings. If this is consistent, I believe no further SEQRA review is necessary.
5. 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. The Board should keep in mind that public hearings were previously held regarding the PUD application.

Respectfully Submitted,



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

ONE EXECUTIVE BOULEVARD  
YONKERS, NEW YORK 10701  
(914) 965-3990  
FAX (914) 423-4526

January 29, 2001

Mr. Glenn Marshall  
Town Historian  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: RPA Associates LLC Proposed Development of the Epiphany College Property  
Town of New Windsor

Dear Mr. Marshall:

Reference is made to your letter of January 25, 2001 to the Town of New Windsor Planning Board relative to an archaeological investigation on the subject parcel.

Based upon your interest in the subject parcel, I am submitting, attached herewith, a letter of September 9, 1988 from Hunter Associates and a copy of their completed Phase 1-A Cultural Resource Survey.

Please note the contents of the letter of September 9, 1988 and specifically, the following paragraph:

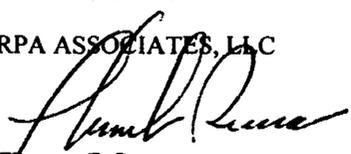
In summary, there are, in our opinion, no outstanding archaeological issues on the Epiphany College property that still require consideration. We will not be recommending any further cultural resource studies in our report on the Phase 2 work.

Based upon the above outlined and the attached information, it is our opinion that adequate archaeological studies have been done on the subject parcel.

If you have any further inquiries or comments please feel free to contact me.

Very truly yours,

RPA ASSOCIATES, LLC

  
Thomas F. Perna

TFP:kd

Enclosures

cc: Greg Shaw

James Petro, Chairman of the Planning Board

**HUNTER  
RESEARCH  
ASSOCIATES**

Cultural Resource Consultants

714 S. Clinton Ave.  
Trenton, NJ 08611  
Tel. 609/695-0122

September 9, 1988

Paula Gilbert  
Parish & Wiener, Inc.  
555 White Plains Road  
Tarrytown, NY 10591-5179

Re: Epiphany College Property, New Windsor, NY  
Phase 2 Cultural Resource Survey

Dear Ms. Gilbert:

Please accept this letter as an interim report on our Phase 2 field activities on the Epiphany College property. This work has generally followed the specifications of our proposal of July 22, 1988 (as revised July 28, 1988). We have now completed all archaeological fieldwork and historical research. The work tasks remaining include some limited historic architectural analysis of the Epiphany College buildings, detailed analysis of archaeological materials and preparation of the final project report.

Four sections of the property have been archaeologically investigated over the past month as part of the Phase 2 studies. Please refer to the marked-up copy of the site plan for the locations of these investigations.

At the Cumming house site 15 shovel tests were excavated at 25-foot intervals along three lines spaced 20 feet apart. While a few 18th- and 19th-century cultural materials were recovered from disturbed and general contexts, no structural remains were encountered. This site has been heavily impacted by road improvements and utilities installation. Topsoil removal and fill deposition has also occurred further from the highway. We believe that the core of this site has lost all archaeological integrity. Although the Cumming house is of historical interest, significant archaeological remains do not survive. No further work is recommended.

The southeastern corner of the northern tract adjacent to Route 32 was investigated for possible remains relating to the Second Massachusetts Brigade encampment. The main line of huts in this encampment appears to be located to the south of the Epiphany College property (a portion of this encampment was encountered on the opposite side of Route 32 in a recent study of the Windsor Square development). Initially, seven 275-foot long lines spaced 25 feet apart were examined using a metal detector. Numerous "hits" were recorded, but all proved to be the result of modern trash. Four of the seven lines were also investigated with a resistivity instrument. These located geological features (glacial boulders and boulder scars) but produced no evidence of historical features. A total of 29 shovel tests were excavated. No evidence whatever was found that could be related to the Revolutionary War era encampment.

The entire southern tract was examined extremely thoroughly for possible burials dating from the period of the New Windsor cantonment. This work began with a careful surface inspection to delineate those areas where bedrock and glacial erratics were outcropping or close to the surface. Interment was clearly impossible in these areas and also in areas of steeply sloping ground. This removed large portions of the southern tract from serious consideration as potential burial locales. Because of the stoniness of the terrain, none of the southern tract appears to have been plowed. The area appears to have been cut over, partially cleared of stones (these have been piled up as field boundaries) and then used for grazing.

Subsequently, fieldwork in the southern tract was mostly concentrated on the plateau to the east of the power line easement (chiefly above the 370-foot contour), although some subsurface work was performed to the west of the easement to confirm the shallowness of the soils. A metal detector was used to survey 15 lines spaced at 25-foot intervals. These lines varied in length, the longest being approximately 1,100 feet. Again; a fair amount of modern trash was identified as well as a few cut nails. A total of 75 shovel tests were excavated in this portion of the property. These excavations investigated metal detector "hits", vegetation anomalies, humps and bumps and depressions. No evidence was found for burials and no 18th-century cultural materials were recovered. On the basis of the subsurface testing and the character of the terrain, we believe there is little or no chance that burials exist in this area. No further work is recommended here.

The final area of subsurface investigation was the site of the first Heron tenant house. Ten shovel tests in three clusters were excavated in this vicinity close to the original course of Union Avenue. Extensive cutting and filling action has taken place in this area, probably relating to the driveway entrance to the college. No structural remains or historic cultural materials were observed here. The site of the tenant house appears to have totally destroyed. No further work is recommended at this location.

As you are aware, the cemetery associated with the college was not located within the property that is the subject of this work. It was on the neighboring Hilltop Estates property and the burials there were dug up and re-interred in a cemetery at the intersection of Routes 9W and 94. The report on the Phase 1 study has been revised to reflect this information and the other comments that you passed on to us.

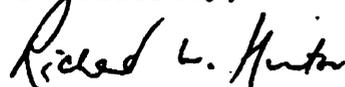
In summary, there are, in our opinion, no outstanding archaeological issues on the Epiphany College property that still require consideration. We will not be recommending any further cultural resource studies in our report on the Phase 2 work.

I am enclosing the revised master copy and one xerox copy of the Phase 1 report with an invoice for the balance owing under the Phase 1 contract. I am also enclosing a first invoice under the Phase 2 contract as per the payment schedule in our proposal. The aerial photograph you kindly loaned us is being mailed to you under separate cover. We will begin assembling the final report on the Phase 2 work on my return from Britain at the beginning of October. This should probably be submitted to you in mid-November or thereabouts.

If you have any questions regarding these materials, feel free to call (you should speak with Ian Burrow). I will be in regular contact with the office while I am away and should be able to deal with urgent problems should these arise.

It has been a pleasure working with you on this project and we appreciate all the support and interest you have given our studies.

Yours sincerely,



Richard W. Hunter

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/11/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-17

NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | MEETING-PURPOSE-----                                        | ACTION-TAKEN-----  |
|------------|-------------------------------------------------------------|--------------------|
| 01/10/2001 | P.B. APPEARANCE                                             | WAIVE PH APPR COND |
|            | . SEQRA DONE WITH PUD BY TOWN BOARD                         |                    |
|            | . MUST FORM DRAINAGE DISTRICT (TOWN BOARD) - ADDRESS MARK'S |                    |
|            | . COMMENTS - NEED PERFORMANCE BOND ESTIMATE -               |                    |
| 01/03/2001 | WORK SHOP APPEARANCE                                        | SUBMIT             |

RESULTS OF P.B. MEETING OF: January 10, 2001

PROJECT: RPA Subdivision P.B.# 01-17

LEAD AGENCY:

PUD

NEGATIVE DEC:

PUD

- 1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_
- 2. TAKE LEAD AGENCY: Y\_\_ N\_\_

M) \_\_ S) \_\_ VOTE: A\_\_ N\_\_  
 CARRIED: YES\_\_ NO\_\_

M) \_\_ S) \_\_ VOTE: A\_\_ N\_\_  
 CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M) B S) A VOTE: A 4 N 1 WAIVED: Y  N\_\_

SCHEDULE P.H. Y\_\_ N

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M) \_\_ S) \_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M) A S) B VOTE: A 5 N 0 APPROVED: 1-10-01

M) \_\_ S) \_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

|                                               |
|-----------------------------------------------|
| Drainage District - Need formed by T.B.       |
| Mark's comments of 1-10-01                    |
| Need Perf Bond amt - Must be approved by T.B. |
| SEORA review was covered by Town Board        |
| Under the PUD                                 |
|                                               |
|                                               |
|                                               |



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

PLANNING BOARD FILE NUMBER: **01-17**

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED  
JAN - 5 2001

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

RPA ASSOC. \_\_\_\_\_ has been

reviewed by me and is approved

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Water is available - notify water  
dept. for location

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT      DATE  
Stem 10. div - 1-10-01  
\_\_\_\_\_  
WATER SUPERINTENDENT      DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JAN 08 2001

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

PLEASE RETURN COMPLETED FORM TO:

N.W. HIGHWAY DEPT.

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-17 RECEIVED

DATE PLAN RECEIVED: JAN - 5 2001

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 Does not apply subject to  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

consultation with Mark Edell during final Review

Henry Hull 1/10/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/10/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| DATE-SENT       | AGENCY-----                                                              | DATE-RECD  | RESPONSE-----  |
|-----------------|--------------------------------------------------------------------------|------------|----------------|
| ORIG 01/05/2001 | MUNICIPAL HIGHWAY<br>. CONSULTATION WITH MARK EDSALL DURING FINAL REVIEW | 01/10/2001 | APPROVED COND. |
| ORIG 01/05/2001 | MUNICIPAL WATER                                                          | / /        |                |
| ORIG 01/05/2001 | MUNICIPAL SEWER                                                          | / /        |                |
| ORIG 01/05/2001 | MUNICIPAL FIRE                                                           | 01/08/2001 | APPROVED       |
| ORIG 01/05/2001 | NYS DOT                                                                  | / /        |                |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/10/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 1-17

NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | MEETING-PURPOSE----- | ACTION-TAKEN----- |
|------------|----------------------|-------------------|
| 01/03/2001 | WORK SHOP APPEARANCE | SUBMIT            |

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/10/2001

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

|      | DATE-SENT  | ACTION-----                    | DATE-RECD  | RESPONSE----- |
|------|------------|--------------------------------|------------|---------------|
| ORIG | 01/05/2001 | EAF SUBMITTED                  | 01/05/2001 | WITH APPLICA  |
| ORIG | 01/05/2001 | CIRCULATE TO INVOLVED AGENCIES | / /        |               |
| ORIG | 01/05/2001 | LEAD AGENCY DECLARED           | / /        |               |
| ORIG | 01/05/2001 | DECLARATION (POS/NEG)          | / /        |               |
| ORIG | 01/05/2001 | SCHEDULE PUBLIC HEARING        | / /        |               |
| ORIG | 01/05/2001 | PUBLIC HEARING HELD            | / /        |               |
| ORIG | 01/05/2001 | WAIVE PUBLIC HEARING           | / /        |               |
| ORIG | 01/05/2001 | AGRICULTURAL NOTICES           | / /        |               |

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4811

**RECEIPT  
#22-2001**

01/08/2001

Rpa Associates Llc # 01-17

Received \$ 50.00 for Planning Board Fees, on 01/08/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

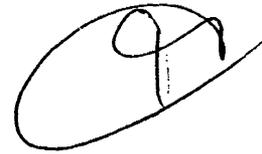
AS OF: 01/08/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 1-17  
NAME: RPA ASSOCIATES SUBDIVISION  
APPLICANT: RPA ASSOCIATES, LLC

| --DATE--   | DESCRIPTION----- | TRANS  | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------|--------|-----------|-----------|-----------|
| 01/05/2001 | REC. CK. #010782 | PAID   |           | 1200.00   |           |
|            |                  | TOTAL: | 0.00      | 1200.00   | -1200.00  |



P.B. #01-17 ESCROW

R.P.A. ASSOCIATES LLC

1 EXECUTIVE BLVD.

YONKERS, NY 10701

965-3990

FLEET BANK  
HEMPSTEAD, NY 11550

010782

1-32  
210

DATE

12/20/2000

CHECK AMOUNT

\$

\*\*\*\*\*1,200.00

PAY

ONE THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS\*\*\*\*\*

TO THE  
ORDER  
OF

Town Of New Windsor

555 Union Ave

New Windsor, NY 12553

R.P.A. ASSOCIATES LLC

⑈010782⑈ ⑆021000322⑆ 94057 80982⑈

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**SUBJECT:** RPA Associates, LLC

**DATE:** January 8, 2001

Planning Board Reference Number: PB-01-17

Dated: 5 January 2001

Fire Prevention Reference Number: FPS-01-001

A review of the above referenced subject subdivision plan was conducted on 8 January 2001.

This subdivision plan is acceptable.

Plans Dated: 2 January 2001



Robert F. Rodgers  
Fire Inspector

RFR/dh

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1763

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JAN 08 2001

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

PLEASE RETURN COMPLETED FORM TO:

N.W. HIGHWAY DEPT

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-17

DATE PLAN RECEIVED: JAN - 5 2001

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 Does not apply ~~subject to~~  
~~disapproved~~ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

consultation with Mark Edmell during final Review

Henry Hull 1/10/01  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



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

TOWN/VILLAGE OF New Windsor P/B # \_\_\_\_\_

WORK SESSION DATE: 12-6-00 APPLICANT RESUB. REQUIRED: later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: RPA

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Shaw

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- P/H was held
- Plans now 100% done
- need MJE review
- have plans with and without detail
- verify obligation for off site improvements.
- approval resolution - conditions.
- cond appl. also in October -

Pass next mtg.

- 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.

- Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
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RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B #        -       

WORK SESSION DATE: 3 Jan 01 APPLICANT RESUB. REQUIRED: new plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: LPA

PROJECT STATUS: NEW        OLD x

REPRESENTATIVE PRESENT: Greg S. Bill

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Condo plans - 30 dwgs
- need to look @ drainage dist & majority from S/P's
- ck PLV loc - does it need to be reloc
- do we want 12" easement

- straight out w/  Set for agenda  
 possible agenda item  
 Discussion item for agenda  
 ZBA referral on agenda

pbwsform 10MJE98 School

Wood Names 4+ spine rd.

sheet 5  
Bob WM + hyd loc + names



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 X Lot Line Change \_\_\_\_\_ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 4 Block 2 Lot 21.1, 21.2 & 21.3

1. Name of Project Subdivision Of Lands Of RPA Associates, LLC

2. Owner of Record RPA Associates LLC Phone 965-3990

Address: One Executive BLVD., Yonkers, NY 10701  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

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

Gregory J. Shaw, P.E. 561-3695  
(Name) (Phone)

7. Project Location:

On the West side of Windsor Highway 0 feet  
(Direction) (Street) (No.)  
South of Union Avenue  
(Direction) (Street)

8. Project Data: Acreage 86.23 Zone PUD School Dist. Newburgh Enlarged

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.) Subdivision of 3 parcels of land totaling 86.23 acres into 3 new lots and a new right-of-way to be dedicated to the Town of New Windsor

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 X no \_\_\_\_\_

**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:

22nd DAY OF December 2020

[Signature]  
APPLICANT'S SIGNATURE

[Signature]  
NOTARY PUBLIC

[Signature]  
Please Print Applicant's Name as Signed

JANAI L. MCCARTHY-WALSH  
Notary Public, State of New York

\*\*\*\*\*Notary Public Commission Expires October 26, 2022\*\*\*\*\*

TOWN USE ONLY: Commission Expires October 26, 2022

\_\_\_\_\_  
DATE APPLICATION RECEIVED

01-17  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

RPA Associates LLC, <sup>it</sup>deposes and says that ~~he~~ <sup>it</sup> conducts business  
(OWNER)

at One Executive Blvd., Yonkers in the County of Westchester  
(OWNER'S ADDRESS)

and State of New York and that <sup>it</sup>~~he~~ is the owner of property tax map

(Sec. 4 Block 2 Lot     ) 21.1, 21.2 & 21.3  
designation number (Sec.      Block      Lot     ) which is the premises described in

the foregoing application and that he authorizes:

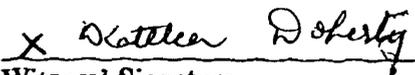
\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E. And Thomas Perna  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 12/22/00

X   
Owner's Signature

X   
Witness' Signature

\_\_\_\_\_  
Applicant's Signature if different than owner

  
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.**

**01-17**

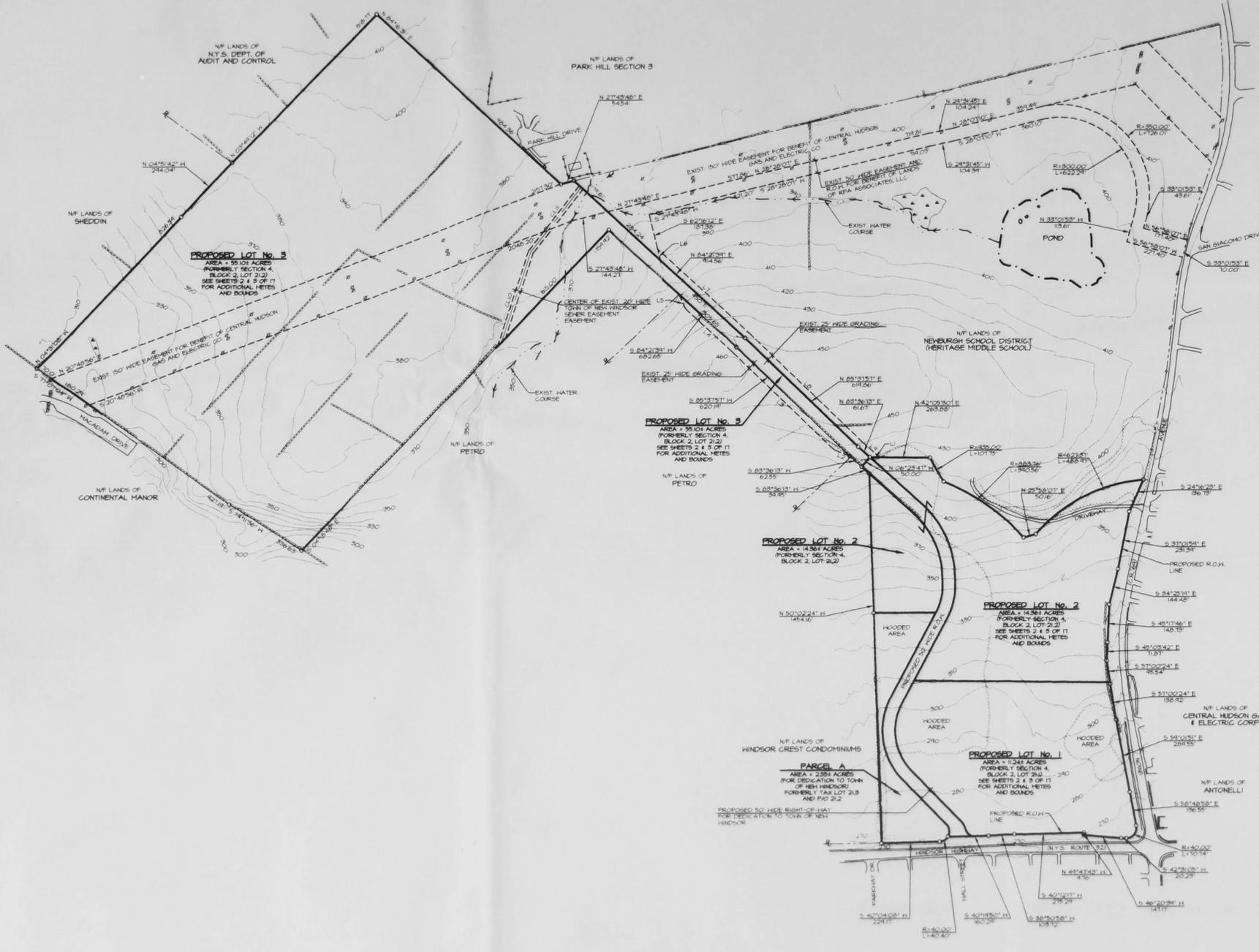
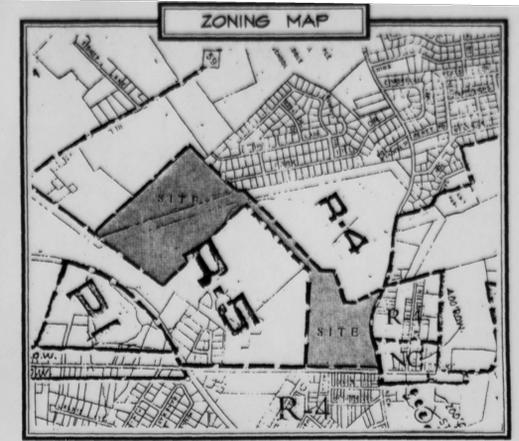
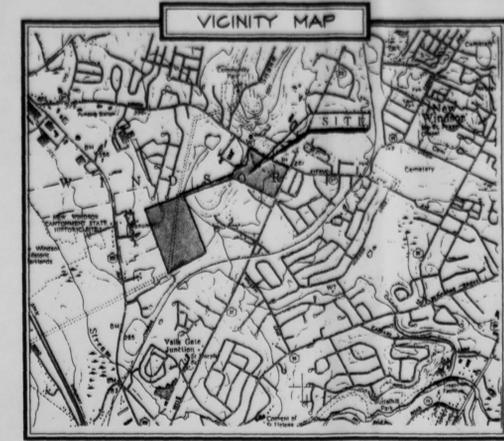
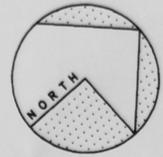
**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1.     X     Name and address of Applicant.
- \* 2.     X     Name and address of Owner.
3.     X     Subdivision name and location
4.     X     **Provide 4" wide X 2" high box directly above title block preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.  
(ON ALL PAGES OF SUBDIVISION PLAN)**
5.     X     Tax Map Data (Section, Block & Lot).
6.     X     Location Map at a scale of 1" = 2,000 ft.
7.     X     Zoning table showing what is required in the particular zone and what applicant is proposing.
8.     X     Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9.     X     Date of plat preparation and/or date of any plat revisions.
10.     X     Scale the plat is drawn to and North arrow.
11.     X     Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12.     X     Surveyor's certificate.
13.     X     Surveyor's seal and signature.
14.     X     Name of adjoining owners.
15.     NA     Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16.     NA     Flood land boundaries.
17.     NA     A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18.     X     Final metes and bounds.

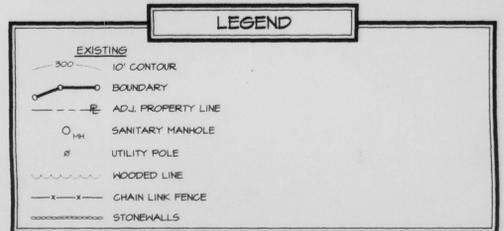
19.   X   Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20.   X   Include existing or proposed easements.
21.  NA  Right-of-way widths.
22.  NA  Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23.   X   Lot area (in square feet for each lot less than 2 acres).
24.  NA  Number the lots including residual lot.
25.   X   Show any existing waterways.
- \*26.  NA  A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27.  NA  Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
28.  NA  Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29.  NA  Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30.  NA  Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31.  NA  Provide "septic" system design notes as required by the Town of New Windsor.
32.   X   Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33.   X   Indicate percentage and direction of grade.
34.   X   Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35.   X   Indicate location of street or area lighting (if required).





**NOTES**

- RECORD OWNER & APPLICANT: RPA ASSOCIATES, LLC  
1 EXECUTIVE BOULEVARD  
YONKERS, NEW YORK 10710
- ZONING: PLANNED UNIT DEVELOPMENT (P.U.D.)
- PARCEL AREA:  
LOT No. 1: 11.241 ACRES  
LOT No. 2: 14.361 ACRES  
LOT No. 3: 2.031 ACRES  
NEW 50' WIDE R.O.W.: 2.551 ACRES  
PARCEL A: 0.691 ACRES  
UNION AVE. DEDICATION: 0.261 ACRES  
WINDSOR HIGHWAY DEDICATION: 0.261 ACRES  
TOTAL: 26.231 ACRES
- TAX MAP DESIGNATION: SECTION 4, BLOCK 2, LOTS 211, 212 AND 213
- THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS.



| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 91.72  | N 42°08'30" E |
| L2   | 64.85  | S 62°57'25" W |
| L3   | 560.35 | S 69°55'51" W |
| L4   | 250.84 | S 64°23'04" W |
| L5   | 60.20  | N 71°06'04" W |
| L6   | 45.45  | S 62°56'52" W |
| L7   | 488.67 | N 64°23'04" E |
| L8   | 68.26  | N 69°57'11" E |
| L9   | 24.41  | N 69°50'01" E |
| GL10 | 378.00 | N 26°57'48" W |
| GL11 | 321.25 | N 11°24'34" W |

**GENERAL NOTES (APPLICABLE TO SHEETS 2 & 3 OF 20)**

- THE INFORMATION PRESENTED ON THESE SUBDIVISION PLANS SUPERCEDES ALL INFORMATION PRESENTED ON THE FORMER SUBDIVISION PLANS PREPARED BY GREVAS & HILDRETH LAND SURVEYORS, P.C. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP NO. 125-94.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION T204 (2) OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

**SPECIAL NOTES (APPLICABLE TO SHEETS 2 & 3 OF 20)**

- BEING LOT NO. 2 AS SHOWN ON A MAP ENTITLED "SKY-LOM NEW WINDSOR DEVELOPMENT CORP. LOT LINE CHANGE PLAN," SAID MAP HAVING BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 1994 AS MAP NO. 30-94. TAX MAP SECTION 4 BLOCK 2 LOT 21.
- NO CERTIFICATION IS MADE FOR ITEMS NOT VISIBLE AT GROUND SURFACE AT THE TIME OF SURVEY.
- THIS PLAN WAS PREPARED PURSUANT TO A TITLE REPORT PREPARED BY KENNETH PREGNO AGENCY LTD. (TITLE NO. KPO-1957) AND IS SUBJECT TO EASEMENTS OR OTHER GRANTS NOT VISIBLE, IF ANY.

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON ON AND TO THE FILING OF THIS MAP.

SIGNED THIS 22<sup>ND</sup> DAY OF AUGUST 2002

*[Signature]*  
RPA ASSOCIATES, LLC

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 11 DECEMBER 1994, A FIELD SURVEY FOR THE N.Y.S.D.O.T. ACQUISITION COMPLETED ON 28 NOVEMBER 1990 AND A FIELD SURVEY COMPLETED ON 3 APRIL 1991 PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.

*[Signature]*  
HILLARY B. HILDRETH, L.L.S.



**Grevas & Hildreth** LAND SURVEYORS P.C.  
407 SOUTH PLAIN ROAD, SUITE 3, NEWBURGH, N.Y. 12550  
TEL: 845.339.2800

PLAN FOR: **SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC**

ORANGE COUNTY, NEW YORK

**FINAL SUBDIVISION PLAN**

SHEET 1 OF 20  
BYVAL WITHOUT SHEET 20 OF 20

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

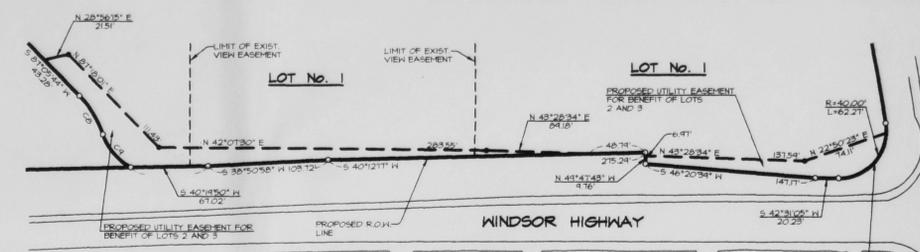
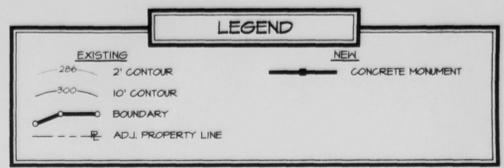
AUG 28 2002

By: *[Signature]*  
By: *[Signature]*

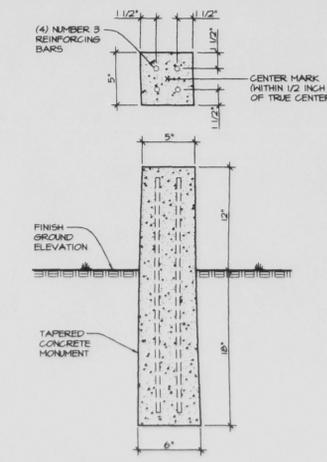


| CURVE-TABLE |        |        |         |            |        |               |
|-------------|--------|--------|---------|------------|--------|---------------|
| CURVE       | LENGTH | RADIUS | TANGENT | DELTA      | CHORD  | CHORD-BEARING |
| C1          | 52.47  | 40.00  | 31.08   | 75°22'38"  | 44.18  | N 55°44'05" H |
| C2          | 344.10 | 275.00 | 202.91  | 123°19'41" | 526.81 | S 56°28'24" E |
| C3          | 111.78 | 225.00 | 80.25   | 24°19'48"  | 106.45 | N 58°22'33" H |
| C4          | 275.28 | 340.00 | 195.57  | 49°21'22"  | 291.84 | N 38°18'04" H |
| C5          | 305.54 | 390.00 | 166.95  | 46°21'22"  | 301.00 | N 38°18'04" H |
| C6          | 145.41 | 275.00 | 78.67   | 24°19'48"  | 142.59 | N 58°22'33" H |
| C7          | 286.12 | 225.00 | 166.26  | 123°19'41" | 267.23 | S 56°28'24" E |
| C8          | 34.12  | 65.00  | 15.91   | 36°22'10"  | 35.15  | N 74°49'11" H |
| C9          | 36.14  | 50.00  | 20.08   | 43°45'36"  | 31.21  | S 66°24'55" E |
| C10         | 107.15 | 195.00 | 53.44   | 08°56'11"  | 107.64 | S 50°18'45" H |
| C11         | 290.56 | 365.38 | 193.57  | 29°19'17"  | 391.24 | S 30°20'54" H |
| C12         | 486.41 | 621.37 | 251.66  | 44°34'24"  | 476.64 | S 14°40'24" H |

| EASEMENT CURVE-TABLE |        |        |         |           |        |               |
|----------------------|--------|--------|---------|-----------|--------|---------------|
| CURVE                | LENGTH | RADIUS | TANGENT | DELTA     | CHORD  | CHORD-BEARING |
| E1                   | 45.62  | 49.50  | 22.95   | 87°11'38" | 45.47  | S 02°45'22" H |
| E2                   | 106.48 | 311.8  | 53.57   | 9°35'44"  | 106.15 | S 10°08'20" H |
| E3                   | 100.48 | 584.14 | 50.54   | 04°46'56" | 100.80 | S 30°24'58" H |
| E4                   | 108.31 | 514.67 | 54.70   | 04°45'15" | 107.19 | S 30°18'45" H |
| E5                   | 87.05  | 611.7  | 43.62   | 03°07'38" | 86.47  | S 67°22'11" H |
| E6                   | 68.92  | 134.50 | 43.38   | 35°44'56" | 62.56  | N 51°22'55" E |
| E7                   | 84.67  | 345.44 | 45.09   | 12°56'34" | 84.49  | N 27°10'10" E |
| E8                   | 45.25  | 420.44 | 47.65   | 12°57'51" | 45.04  | N 27°10'10" E |
| E9                   | 45.52  | 154.50 | 51.44   | 35°44'56" | 47.81  | N 51°22'55" E |
| E10                  | 68.28  | 566.37 | 41.71   | 03°08'14" | 68.21  | S 67°05'13" H |
| E11                  | 68.00  | 284.67 | 44.47   | 04°23'01" | 67.59  | S 50°21'45" H |
| E12                  | 65.83  | 564.14 | 48.23   | 04°43'37" | 65.71  | S 30°20'54" H |
| E13                  | 41.65  | 566.14 | 50.24   | 15°31'22" | 41.54  | S 14°02'55" H |
| E14                  | 13.30  | 140.50 | 6.65    | 05°25'25" | 13.21  | S 07°14'26" H |



WINDSOR HIGHWAY UTILITY EASEMENT  
SCALE: 1"=60'



CONCRETE MONUMENT DETAIL  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 28 2000

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATED, THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP.

SIGNED THIS 22 DAY OF AUGUST 2002

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN RESULTED FROM AN ACTUAL FIELD SURVEY OF THE INDICATED PREMISES COMPLETED ON 11 DECEMBER 1994, A FIELD SURVEY FOR THE N.Y.S.D.O.T. ACQUISITION COMPLETED ON 26 NOVEMBER 1990 AND A FIELD SURVEY COMPLETED ON 3 APRIL 1991 PERFORMED IN ACCORDANCE WITH THE CODE OF PRACTICE ADOPTED BY THE N.Y. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC., AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT.

WILLIAM B. HILDETH  
HILLIARY B. HILDETH, L.L.S.

STATE OF NEW YORK  
COUNTY OF WINDSOR  
LAND SURVEYORS

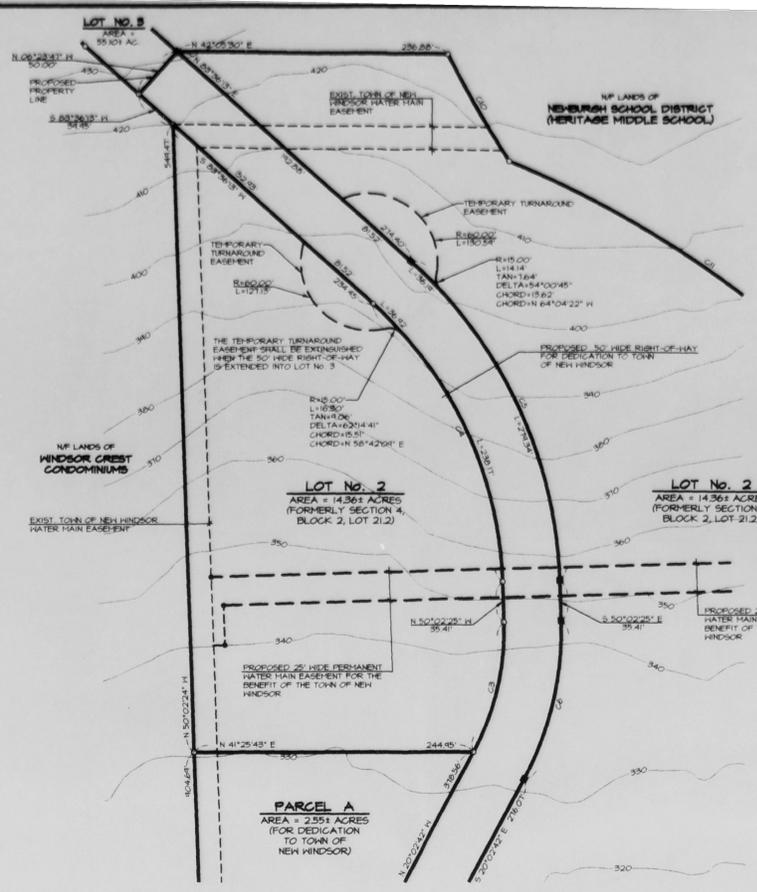
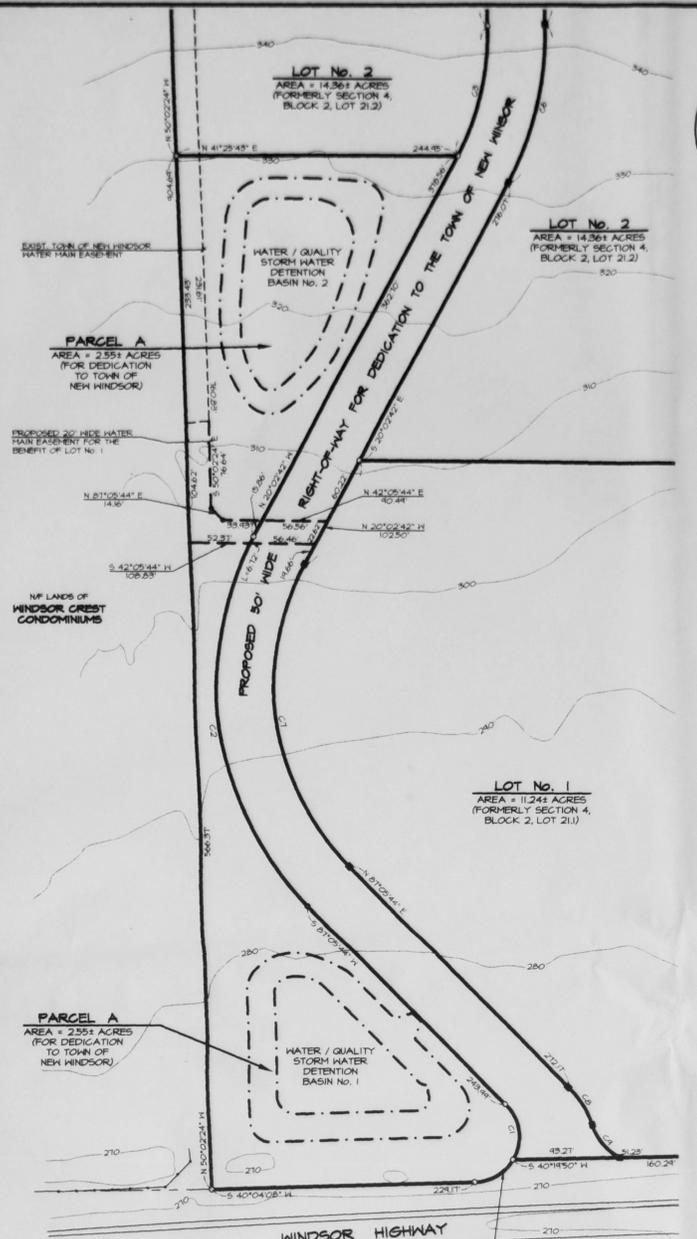
**Grevas & Hildreth, P.C.**  
407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, N.Y. 12550  
TEL: 845-266-8800

DATE: 8-2-2001  
DRAWN: WBS  
CHECKED: WBS  
SCALE: 1"=60'  
DATE: 1-2-2001  
JOB: 97-028

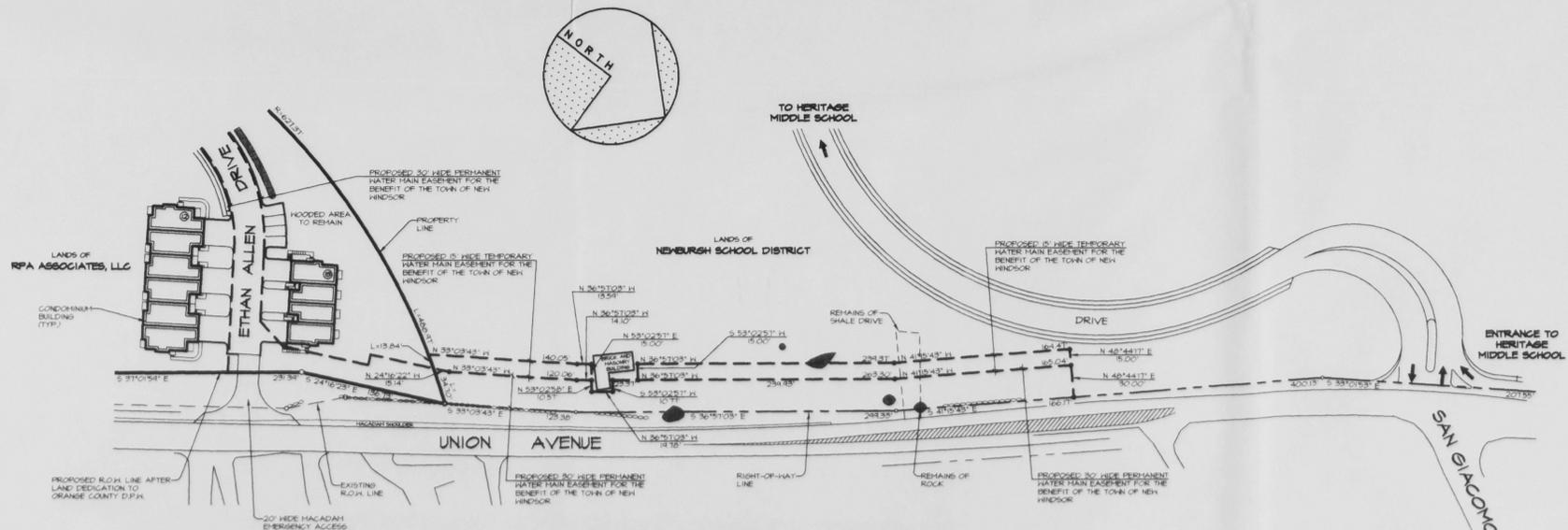
PLAN FOR:  
**SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC**  
ORANGE COUNTY, NEW YORK

**FINAL SUBDIVISION PLAN - PARTIAL**

SHEET 2 OF 20  
INVALID WITHOUT SHEET 20 OF 20

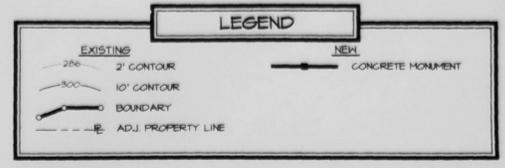


TEMPORARY TURNAROUND EASEMENT - TOWN ROAD  
SCALE: 1"=60'



OFF - SITE WATER MAIN EASEMENT PLAN  
SCALE: 1"=60'

| CURVE | LENGTH | RADIUS | TANGENT | DELTA     | CHORD  | CHORD BEARING |
|-------|--------|--------|---------|-----------|--------|---------------|
| C1    | 52.47  | 42.00  | 31.87   | 75°20'08" | 49.18  | N 55°44'08" E |
| C2    | 344.10 | 275.00 | 202.47  | 12°51'34" | 526.61 | S 56°28'24" E |
| C3    | 171.71 | 225.00 | 60.28   | 21°54'43" | 116.45 | N 55°02'33" E |
| C4    | 275.00 | 340.00 | 145.57  | 48°21'22" | 261.64 | N 13°18'00" E |
| C5    | 355.54 | 390.00 | 166.48  | 46°21'22" | 307.00 | N 15°18'00" E |
| C6    | 143.47 | 275.00 | 75.87   | 21°54'43" | 142.93 | N 55°02'33" E |
| C7    | 226.12 | 225.00 | 166.28  | 12°51'34" | 261.25 | S 56°28'24" E |
| C8    | 34.12  | 55.00  | 19.91   | 38°22'50" | 36.35  | N 15°45'11" E |
| C9    | 38.48  | 50.00  | 20.00   | 45°45'30" | 31.21  | S 68°24'55" E |
| C10   | 101.75 | 485.00 | 33.44   | 06°36'11" | 107.64 | S 18°07'23" E |
| C11   | 290.50 | 285.78 | 192.52  | 25°11'21" | 381.39 | S 14°28'34" E |
| C12   | 486.47 | 621.37 | 251.60  | 44°34'24" | 476.64 | S 14°48'24" E |



**OWNER'S CERTIFICATE**  
THE UNDERSIGNED, OWNER OF THE PROPERTY HERE-ON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON ON AND TO THE FILING OF THIS MAP.  
SIGNED THIS 22 DAY OF AUGUST 2002  
RPA ASSOCIATES, LLC

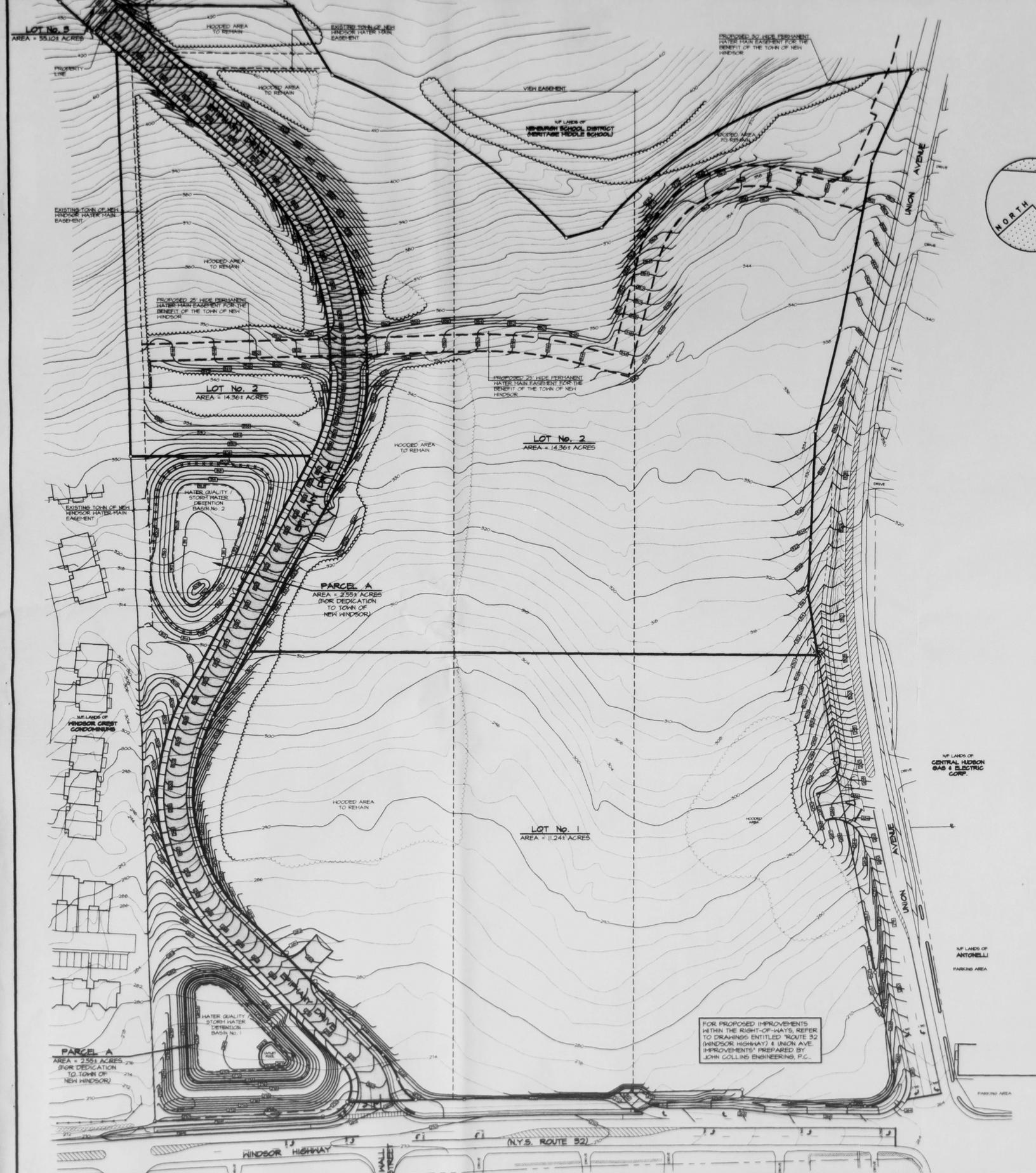
**CERTIFICATION**  
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WILLIAM B. HILDETH  
WILLIAM B. HILDETH, L.L.S.



**& Grevas Hildreth LAND SURVEYORS**  
407 SOUTH PLANK ROAD, SUITE 3, NEWBURGH, N.Y. 12550  
TEL: 845.566.6600

TOWN OF NEW WINDSOR  
GRANGE COUNTY  
NEW YORK  
**SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC**  
**FINAL SUBDIVISION PLAN - PARTIAL**  
SHEET 3 OF 20  
INVALID WITHOUT SHEET 20 OF 20

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
AUG 28 2002



| LEGEND                       |                        |
|------------------------------|------------------------|
| EXISTING                     | NEW                    |
| 336 2' CONTOUR               | — 260 — FINISHED GRADE |
| 340 10' CONTOUR              | ~~~~~ HOODED LINE      |
| — BOUNDARY                   |                        |
| - - - - - ADJ. PROPERTY LINE |                        |
| ~~~~~ HOODED LINE            |                        |
| - - - - - CHAIN LINK FENCE   |                        |

FOR PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAYS, REFER TO DRAWINGS ENTITLED "ROUTE 52 (HINDSOR HIGHWAY) & UNION AVE. IMPROVEMENTS" PREPARED BY JOHN COLLINS ENGINEERING, P.C.

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW HINDSOR  
AUG 28 2002  
By: [Signature]  
By: [Signature]

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 20 THROUGH 20 OF 20.

**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh N.Y. 12550

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| ISSUE | REVISION            | DATE      |
|-------|---------------------|-----------|
| 4     | ROAD GRADING        | 8-18-2002 |
| 3     | NO REVISION         | 4-30-2002 |
| 2     | STREET NAME         | 11-8-2001 |
| 1     | WATER MAIN EASEMENT | 1-5-2001  |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=50'  
Date: 1-2-2001

Drawing: **COMPOSITE ROAD PLAN**  
Project: SUBDIVISION OF LANDS OF **RPA ASSOCIATES, LLC**  
HINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

4 OF 20  
Project No. 9904



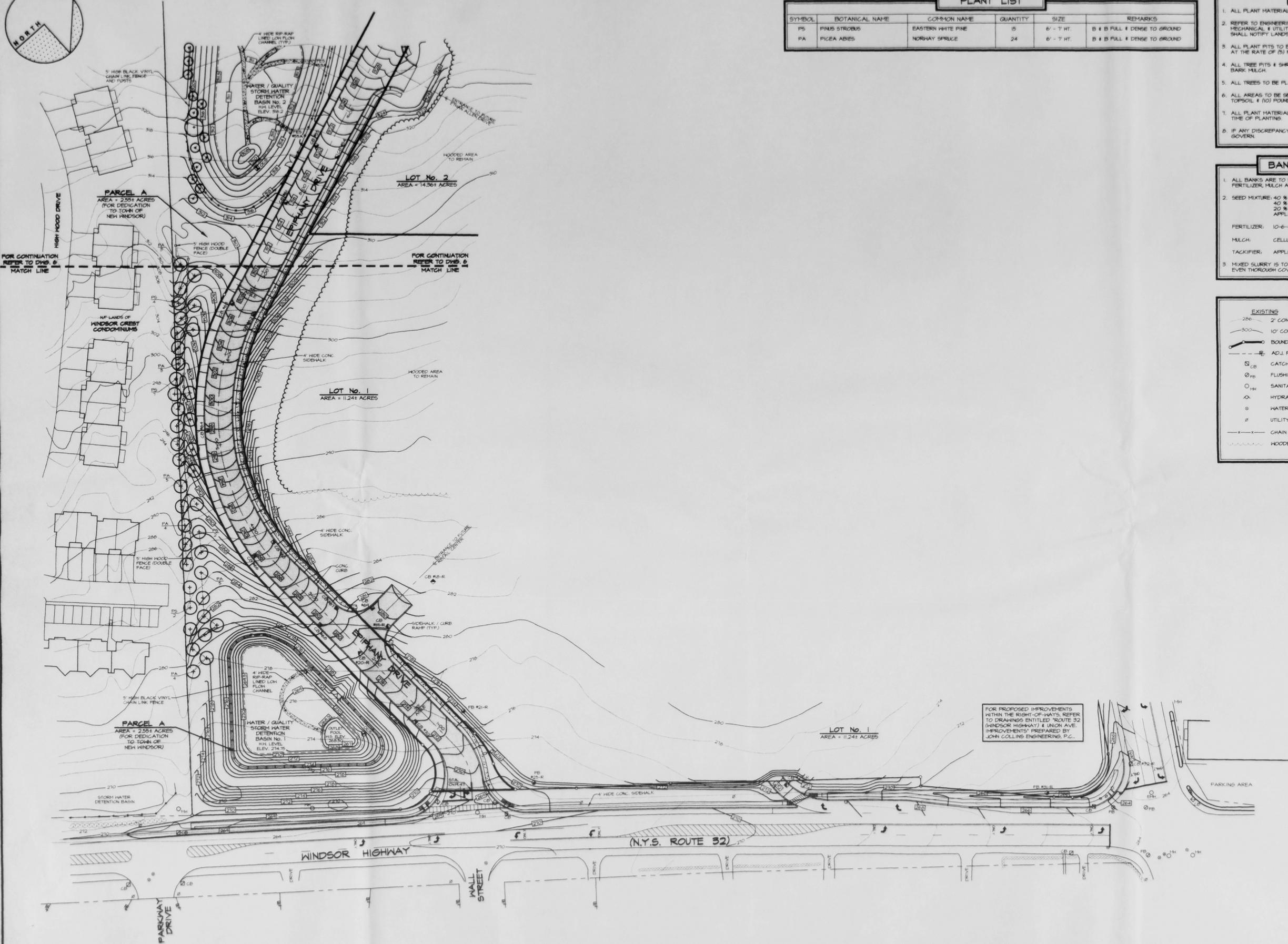
| PLANT LIST |                |                    |          |             |                              |  |
|------------|----------------|--------------------|----------|-------------|------------------------------|--|
| SYMBOL     | BOTANICAL NAME | COMMON NAME        | QUANTITY | SIZE        | REMARKS                      |  |
| PS         | PINUS STROBUS  | EASTERN WHITE PINE | 15       | 6' - 7' HT. | B # B FULL # DENSE TO GROUND |  |
| PA         | PICEA ABIES    | NORWAY SPRUCE      | 24       | 6' - 7' HT. | B # B FULL # DENSE TO GROUND |  |

- PLANTING NOTES**
1. ALL PLANT MATERIALS TO BE OF HIGHEST QUALITY NURSERY GROWN STOCK.
  2. REFER TO ENGINEERING DRAWINGS PRIOR TO ANY EXCAVATION FOR LOCATION OF MECHANICAL & UTILITY LINES & STRUCTURES - IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR SUGGESTED CHANGES.
  3. ALL PLANT PITS TO BE BACKFILLED WITH TOPSOIL MIXED WITH 0-20-0 FERTILIZER AT THE RATE OF (5) POUNDS PER YARD.
  4. ALL TREE PITS & SHRUB BEDS TO BE MULCHED WITH 3" DEEP FRESH CUT SHREDDED BARK MULCH.
  5. ALL TREES TO BE PLANTED & STAKED AS PER DETAIL.
  6. ALL AREAS TO BE SEEDED OR SODDED ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL & (10) POUNDS OF 10-30-15 FERTILIZER PER 1,000 SQ. FT.
  7. ALL PLANT MATERIALS TO BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM THE TIME OF PLANTING.
  8. IF ANY DISCREPANCY EXISTS BETWEEN THE PLAN & PLANT LIST, THE PLAN SHALL GOVERN.

- BANK STABILIZATION NOTES**
1. ALL BANKS ARE TO BE SEEDED HYDRAULICALLY. SEED TO BE MIXED WITH WATER, FERTILIZER, MULCH AND TACKIFIER.
  2. SEED MIXTURE: 40% RELIANT HARD FESCUE, 40% JAMESTOWN II CHEVINGS FESCUE, 20% PALMER II PERENNIAL RYEGRASS, APPLIED @ 5 POUNDS PER 1,000 S.F.
  - FERTILIZER: 10-6-4 APPLIED @ 10 POUNDS PER 1,000 S.F.
  - MULCH: CELLULOSE WOOD FIBER APPLIED @ 35 POUNDS PER 1,000 S.F.
  - TACKIFIER: APPLIED AS PER MANUFACTURERS REC.
  3. MIXED SLURRY IS TO BE APPLIED AT THE RATE OF 150 GALLONS PER ACRE IN AN EVEN THOROUGH COVER ON ALL BANKS.

**LEGEND**

|                    |                          |
|--------------------|--------------------------|
| 2' CONTOUR         | FINISHED GRADE           |
| 10' CONTOUR        | CATCH BASIN              |
| BOUNDARY           | FLUSHING BASIN           |
| ADJ. PROPERTY LINE | VALVE                    |
| CATCH BASIN        | FLARED END SECTION       |
| FLUSHING BASIN     | OUTLET CONTROL STRUCTURE |
| SANITARY MANHOLE   | HOODED LINE              |
| HYDRANT            |                          |
| WATER VALVE        |                          |
| UTILITY POLE       |                          |
| CHAIN LINK FENCE   |                          |
| HOODED LINE        |                          |



FOR PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAYS, REFER TO DRAWINGS ENTITLED "ROUTE 32 (WINDSOR HIGHWAY) & UNION AVE. IMPROVEMENTS" PREPARED BY JOHN COLLINS ENGINEERING, P.C.

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 28 2002

By: *James P. ...*  
By: *James P. ...*

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 20 THROUGH 20 OF 20.

**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh, N.Y. 12550

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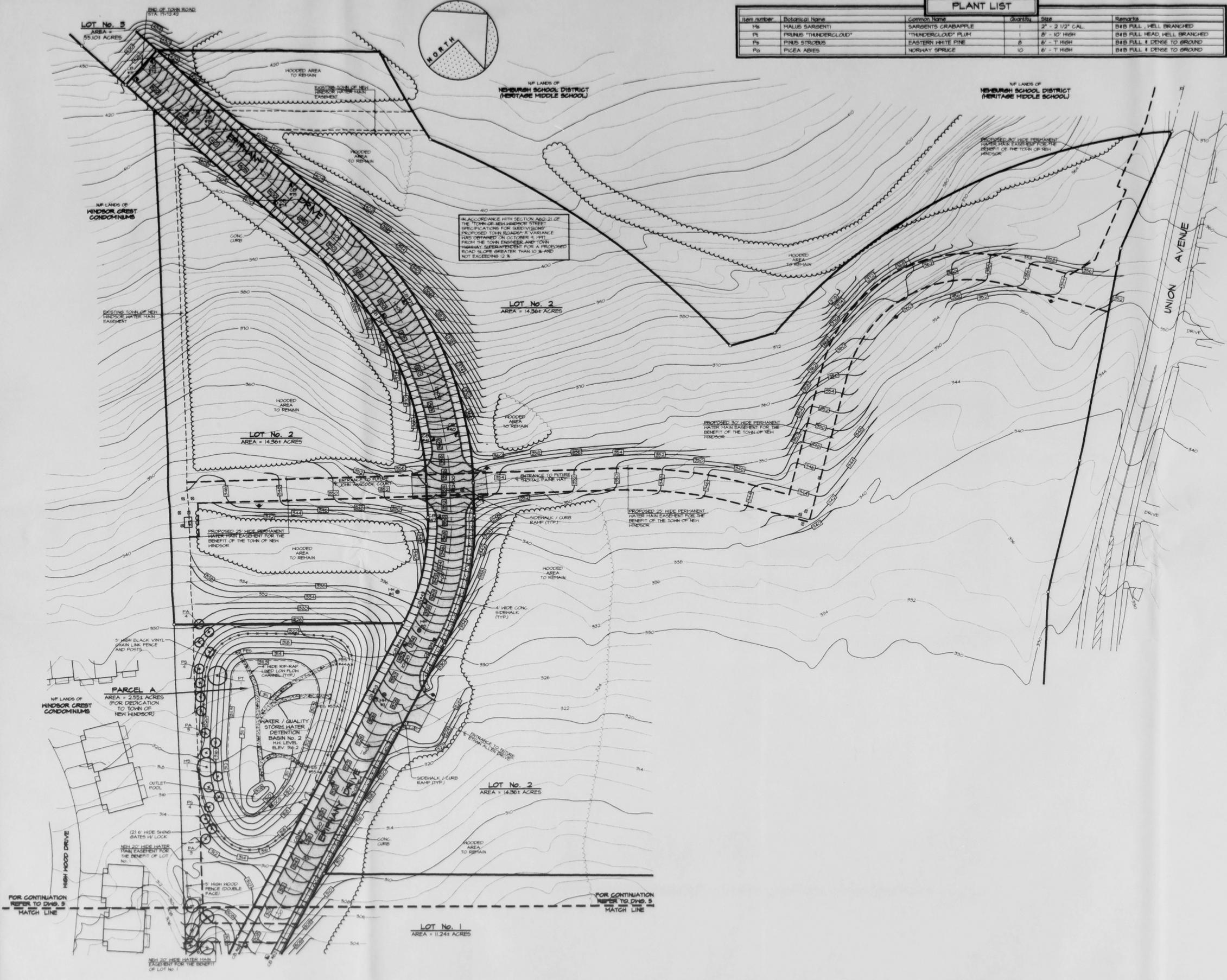
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| ISSUE | REVISION     | DATE      |
|-------|--------------|-----------|
| 4     | NO REVISION  | 8-19-2002 |
| 3     | NO REVISION  | 4-30-2002 |
| 2     | STREET NAMES | 11-8-2001 |
| 1     | NO REVISION  | 7-5-2001  |

Drawn By: *J.R.J.*  
Checked By: *G.J.S.*  
Scale: 1"=40'  
Date: 1-2-2001

Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

5 OF 20  
Project No. 9904



| Item Number | Botanical Name        | Common Name         | Quantity | Size             | Remarks                      |
|-------------|-----------------------|---------------------|----------|------------------|------------------------------|
| M6          | MALUS SARSENTI        | SARGENT'S CRABAPPLE | 1        | 2" - 2 1/2" CAL. | B&B FULL, WELL BRANCHED      |
| P1          | PRUNUS "THUNDERCLOUD" | "THUNDERCLOUD" PLUM | 1        | 8" - 10" HIGH    | B&B FULL HEAD, WELL BRANCHED |
| P5          | PRINUS STROBUS        | EASTERN WHITE PINE  | 8        | 8" - 1" HIGH     | B&B FULL & DENSE TO GROUND   |
| P6          | PICEA ABIES           | NORWAY SPRUCE       | 10       | 8" - 1" HIGH     | B&B FULL & DENSE TO GROUND   |

| EXISTING |                    | NEW   |                          |
|----------|--------------------|-------|--------------------------|
| 200      | 2' CONTOUR         | ---   | FINISHED GRADE           |
| 300      | 10' CONTOUR        | CB    | CATCH BASIN              |
| ---      | BOUNDARY           | FB    | FLUSHING BASIN           |
| ---      | ADJ. PROPERTY LINE | SM    | SANITARY MANHOLE         |
| W        | WATER VALVE        | H     | HYDRANT                  |
| U        | UTILITY POLE       | V     | VALVE                    |
| ---      | HOODED LINE        | FE    | FLARED END SECTION       |
| ---      | CHAIN LINK FENCE   | OC    | OUTLET CONTROL STRUCTURE |
|          |                    | 10+00 | ROAD STA. 10+00          |
|          |                    | ---   | HOODED LINE              |

IN ACCORDANCE WITH SECTION 400-21 OF THE TOWN OF NEW HINDSOR STREET SPECIFICATIONS FOR SUBDIVISION PROPOSED TOWN SQUARES A VARIANCE HAS OBTAINED ON OCTOBER 4, 1991 FROM THE TOWN ENGINEER AND TOWN HIGHWAY SUPERINTENDENT FOR A PROPOSED ROAD SLOPE GREATER THAN 10% AND NOT EXCEEDING 12%.

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL  
APPROVAL GRANTED BY TOWN OF NEW HINDSOR  
AUG 28 2002  
By: [Signature]

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**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh, N.Y. 12550

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| ISSUE | REVISION                          | DATE      |
|-------|-----------------------------------|-----------|
| 4     | ROAD GRADING                      | 8-14-2002 |
| 3     | RENUMBERED CATCH BASINS LINE ST 1 | 4-30-2002 |
| 2     | STREET NAMES                      | 11-8-2001 |
| 1     | WATER MAIN EASEMENT               | 1-5-2001  |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=40'  
Date: 1-2-2001

Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
HINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

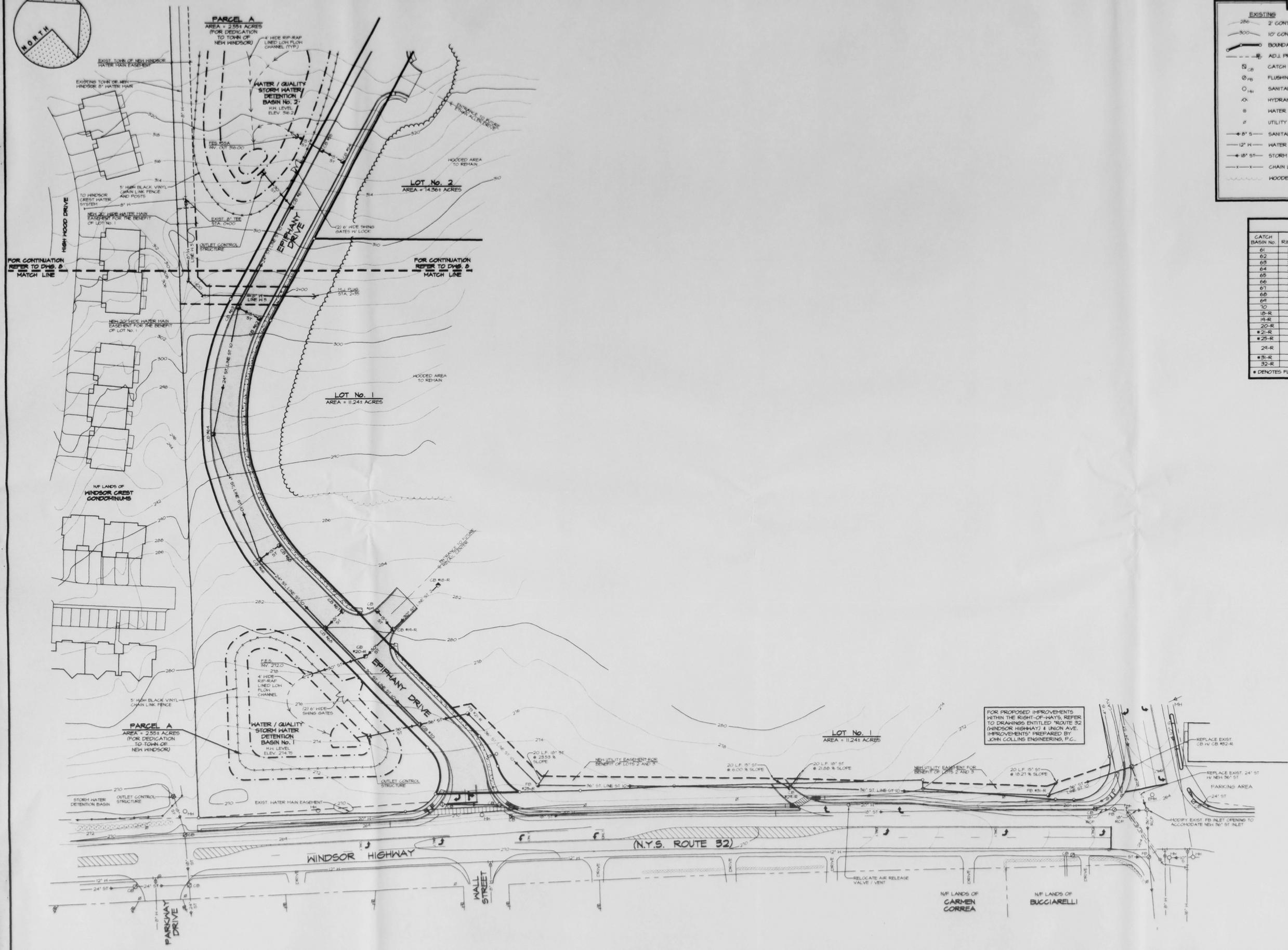
6 OF 20  
Project No. 9904



| LEGEND             |                          |
|--------------------|--------------------------|
| EXISTING           | NEW                      |
| 2" CONTOUR         | CATCH BASIN              |
| 10' CONTOUR        | FLUSHING BASIN           |
| BOUNDARY           | SANITARY MANHOLE         |
| ADJ. PROPERTY LINE | VALVE                    |
| CATCH BASIN        | HYDRANT                  |
| FLUSHING BASIN     | SANITARY SEWER           |
| SANITARY MANHOLE   | WATER MAIN               |
| HYDRANT            | STORM DRAIN              |
| WATER VALVE        | FLARED END SECTION       |
| UTILITY POLE       | FITTINGS W/ THRUST BLOCK |
| SANITARY SEWER     | RETAINING WALL           |
| WATER MAIN         | DIVERSION SHALE          |
| STORM SEWER        | WOODED LINE              |
| CHAIN LINK FENCE   | MACADAM PAVEMENT         |
| WOODED LINE        |                          |

| CATCH BASIN SCHEDULE |           |         |             |         |             |          |
|----------------------|-----------|---------|-------------|---------|-------------|----------|
| CATCH BASIN No.      | RIM ELEV. | INV. IN | FROM        | INV. IN | FROM        | INV. OUT |
| 61                   | 315.3     | 307.50  | O.C.S.      |         |             | 307.50   |
| 62                   | 306.8     |         |             |         |             | 304.25   |
| 63                   | 306.8     | 303.00  | CB No. 61   | 303.75  | CB No. 62   | 303.00   |
| 64                   | 297.6     | 294.00  | CB No. 63   |         |             | 294.00   |
| 65                   | 288.0     |         |             |         |             | 285.25   |
| 66                   | 288.0     | 284.00  | CB No. 64   | 284.75  | CB No. 65   | 284.00   |
| 67                   | 281.2     |         |             |         |             | 278.25   |
| 68                   | 281.2     | 277.00  | CB No. 66   | 277.75  | CB No. 67   | 269.50   |
| 69                   | 280.0     |         |             |         |             | 276.00   |
| 70                   | 275.0     | 267.40  | CB No. 68   | 267.37  | 36" STUB    | 267.37   |
| 18-R                 | 281.4     | 274.40  | CB No. 11-R | 274.30  | CB No. 11-R | 275.40   |
| 19-R                 | 278.5     | 275.20  | CB No. 18-R |         |             | 275.20   |
| 20-R                 | 277.0     | 272.75  | CB No. 19-R |         |             | 272.75   |
| 21-R                 | 274.5     | 266.75  | CB No. 10   |         |             | 266.75   |
| 25-R                 | 272.0     | 265.65  | FB No. 21-R | 264.00  | 18" STUB    | 265.65   |
| 24-R                 | 271.5     | 262.85  | FB No. 25-R | 264.50  | 18" STUB    | 262.85   |
| 31-R                 | 267.5     | 260.00  | FB No. 24-R | 263.50  | 15" STUB    | 260.00   |
| 32-R                 | 264.0     | 254.00  | FB No. 31-R | 254.00  | 24" ST      | 254.00   |

\* DENOTES FLUSHING BASIN



FOR PROPOSED IMPROVEMENTS WITHIN THE RIGHT-OF-WAYS, REFER TO DRAWINGS ENTITLED "ROUTE 32 (WINDSOR HIGHWAY) & UNION AVE. IMPROVEMENTS" PREPARED BY JOHN COLLINS ENGINEERING, P.C.

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW HINDSOR

AUG 28 2002

By: [Signature]

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Consulting Engineers

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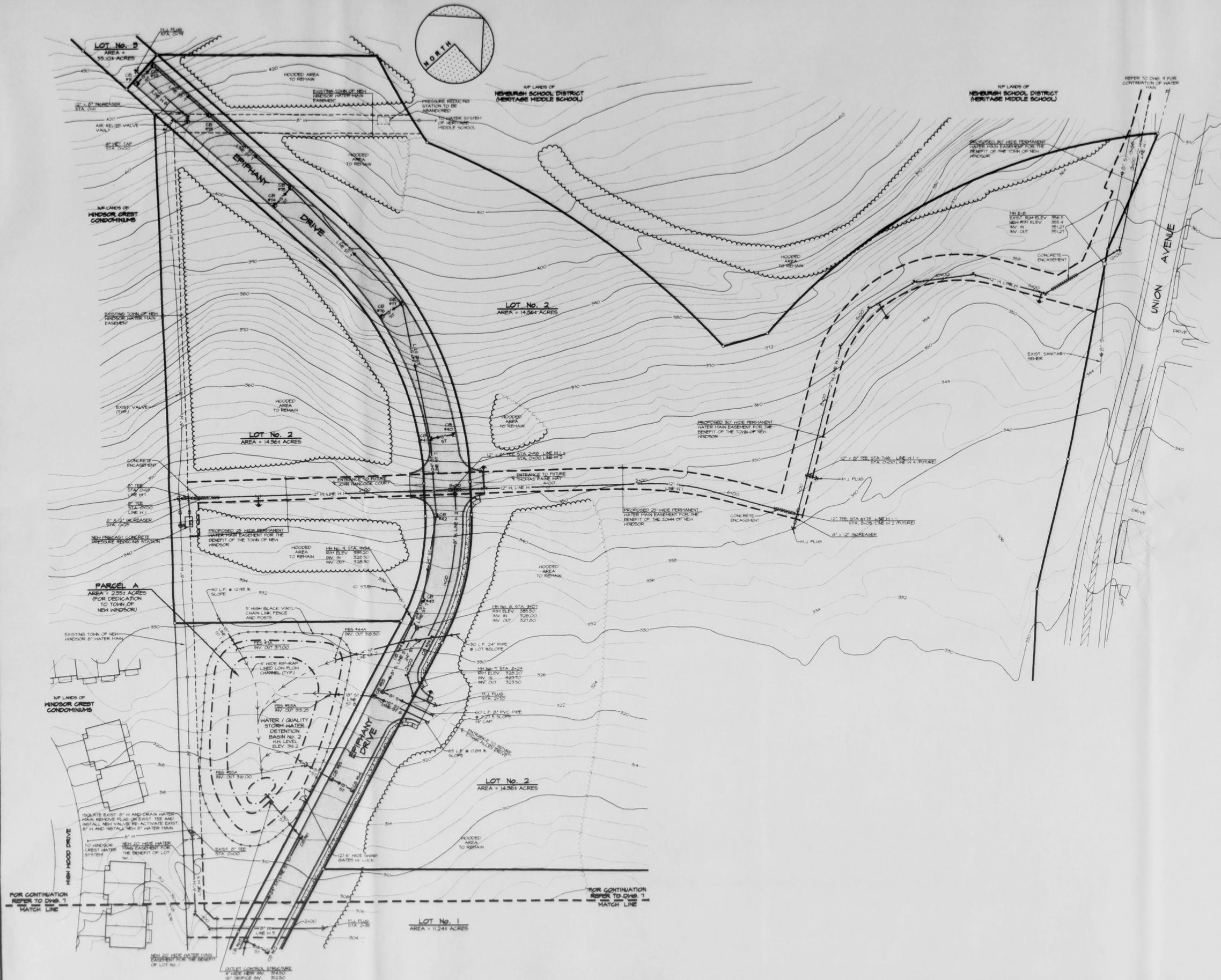
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| ISSUE | REVISION     | DATE      |
|-------|--------------|-----------|
| 4     | NO REVISION  | 5-19-2002 |
| 3     | NO REVISION  | 4-30-2002 |
| 2     | STREET NAMES | 11-8-2001 |
| 1     | NO REVISION  | 1-9-2001  |

Drawn By: J.B.J.  
Checked By: G.J.S.  
Scale: 1"=40'  
Date: 1-2-2001

Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
WINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

7 OF 20  
Project No. 9904



### LEGEND

|                          |                          |
|--------------------------|--------------------------|
| EXISTING 350' 2' CONTOUR | NEW CATCH BASIN No. 43   |
| 340' 10' CONTOUR         | SAINTARY MANHOLE No. 7   |
| BOUNDARY                 | VALVE                    |
| ADJ. PROPERTY LINE       | HYDRANT                  |
| WATER VALVE              | 8" S. SAINTARY SEWER     |
| 8" W. WATER MAIN         | 12" W. WATER MAIN        |
| CHAIN LINK FENCE         | 15" ST. STORM DRAIN      |
| HOODED LINE              | FLARED END SECTION       |
|                          | FITTINGS W/ THRUST BLOCK |
|                          | HOODED LINE              |

### NOTES

- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 118B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 33 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT UNION AVENUE CONTAINS UNDERGROUND ELECTRIC, WATER, TELEPHONE, CABLE TV AND GAS. THE LOCATIONS OF THESE UTILITIES SHALL BE CONSIDERED APPROXIMATE, AND MAY REQUIRE RELOCATION DUE TO RIGHT-OF-WAY AND SITE GRADINGS. PRIOR TO COMMENCING SITE WORK, TEST PITS SHALL BE EXCAVATED TO LOCATE UTILITIES FOR CONFLICTS WITH NEW SITE WORK.

### CATCH BASIN SCHEDULE

| CATCH BASIN NO. | RIM ELEV. | INV. IN | FROM      | INV. IN | FROM      | INV. OUT |
|-----------------|-----------|---------|-----------|---------|-----------|----------|
| 39              | 335.0     | 320.20  | CB No. 39 |         |           | 320.20   |
| 40              | 361.0     |         |           |         |           | 357.50   |
| 41              | 361.0     | 357.00  | CB No. 40 |         |           | 356.25   |
| 42              | 350.3     | 346.00  | CB No. 41 |         |           | 346.00   |
| 43              | 336.6     | 334.50  | CB No. 42 |         |           | 334.50   |
| 44              | 335.2     | 314.80  | CB No. 39 | 324.50  | CB No. 43 | 314.80   |
| 53              | 327.8     | 315.75  | CB No. 52 |         |           | 315.75   |
| 54              | 320.1     |         |           |         |           | 310.0    |
| 55              | 320.1     | 316.50  | CB No. 54 |         |           | 316.50   |
| 71              | 429.0     |         |           |         |           | 420.50   |
| 72              | 429.0     | 414.75  | CB No. 71 |         |           | 414.50   |
| 73              | 415.0     | 410.00  | CB No. 72 |         |           | 405.50   |
| 74              | 346.5     |         |           |         |           | 345.50   |
| 75              | 346.5     | 344.75  | CB No. 73 | 345.00  | CB No. 74 | 344.25   |
| 76              | 376.5     |         |           |         |           | 375.50   |
| 77              | 376.5     | 374.00  | CB No. 75 | 375.00  | CB No. 76 | 374.00   |

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 28 2002

By: *[Signature]*  
Town Engineer

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744 Broadway Newburgh N.Y. 12550

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| NO.   | REVISION                          | DATE      |
|-------|-----------------------------------|-----------|
| 4     | NO REVISION                       | 5-19-2002 |
| 3     | RENUMBERED CATCH BASINS LINE ST 7 | 4-30-2002 |
| 2     | STREET NAMES                      | 11-8-2001 |
| 1     | 12" WATER MAIN & EXTENSION        | 1-5-2001  |
| ISSUE | REVISION                          | DATE      |

Drawn By: *J.R.J.*  
Checked By: *G.J.S.*  
Scale: 1"=40'  
Date: 1-2-2001

Drawing: **PARTIAL UTILITY PLAN - WEST**

Project: SUBDIVISION OF LANDS OF **RPA ASSOCIATES, LLC**

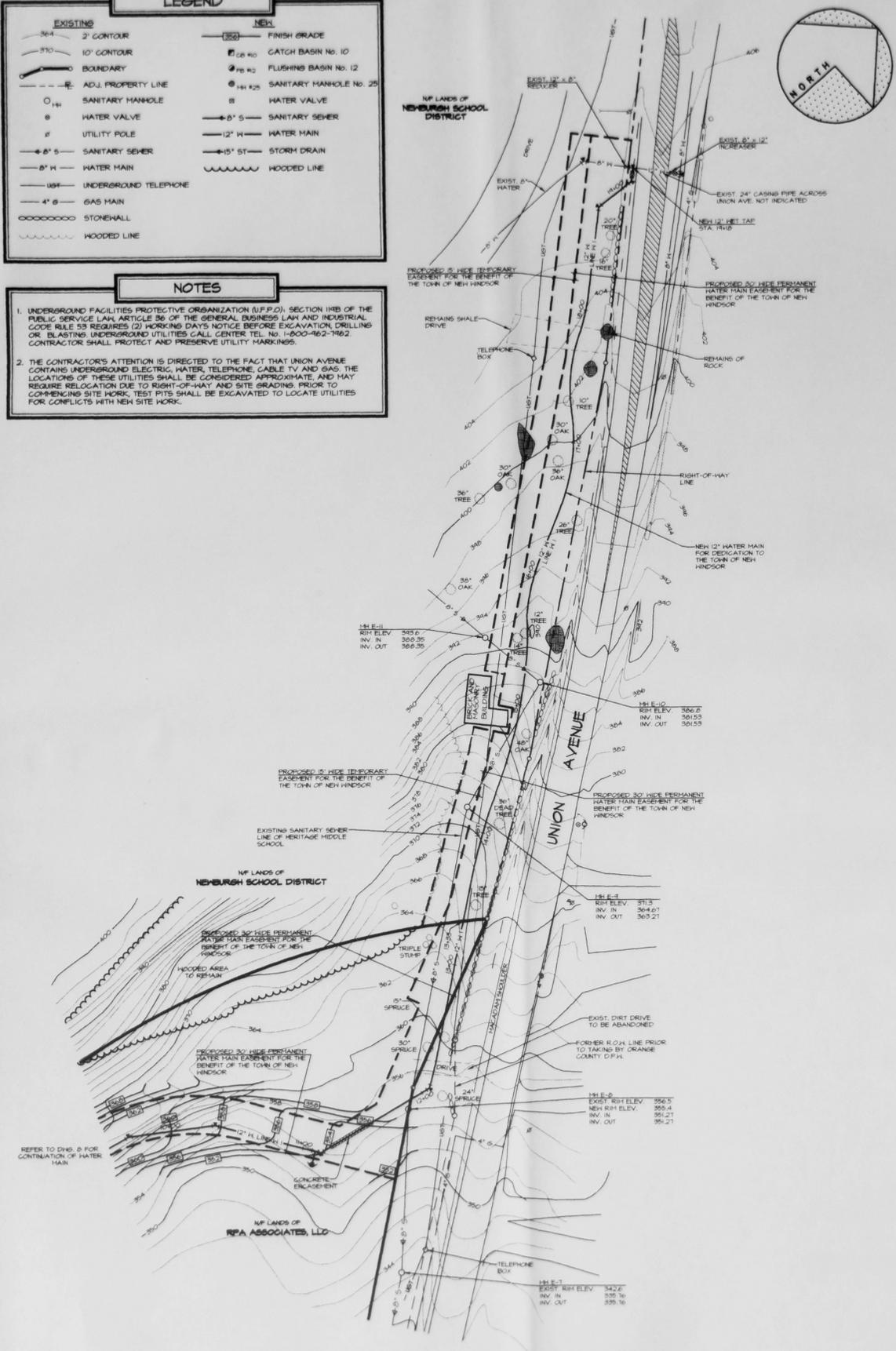
HINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

8 OF 20  
Project No. 9904

| LEGEND   |                       |            |                         |
|----------|-----------------------|------------|-------------------------|
| EXISTING | NEW                   |            |                         |
| 364      | 2' CONTOUR            | — 12" —    | FINISH GRADE            |
| 370      | 10' CONTOUR           | CB NO.     | CATCH BASIN NO. 10      |
| — 0 —    | BOUNDARY              | FB NO.     | FLUSHING BASIN NO. 12   |
| — - - -  | ADJ. PROPERTY LINE    | SM NO.     | SANITARY MANHOLE NO. 25 |
| ○        | SANITARY MANHOLE      | WV         | WATER VALVE             |
| ○        | WATER VALVE           | — 8" S —   | SANITARY SEWER          |
| U        | UTILITY POLE          | — 12" W —  | WATER MAIN              |
| — 8" S — | SANITARY SEWER        | — 15" ST — | STORM DRAIN             |
| — 8" W — | WATER MAIN            | ~~~~~      | HOODED LINE             |
| — UST —  | UNDERGROUND TELEPHONE |            |                         |
| — 4" G — | GAS MAIN              |            |                         |
| ○        | STONEWALL             |            |                         |
| ~~~~~    | HOODED LINE           |            |                         |

**NOTES**

- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 148B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION DRILLING OR EXCAVATING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-1462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT UNION AVENUE CONTAINS UNDERGROUND ELECTRIC, WATER, TELEPHONE, CABLE TV AND GAS. THE LOCATIONS OF THESE UTILITIES SHALL BE CONSIDERED APPROXIMATE, AND MAY REQUIRE RELOCATION DUE TO RIGHT-OF-WAY AND SITE GRADING. PRIOR TO COMMENCING SITE WORK, TEST PITS SHALL BE EXCAVATED TO LOCATE UTILITIES FOR CONFLICTS WITH NEW SITE WORK.



OFF - SITE UTILITY PLAN  
SCALE: 1"=40'

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

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AUG 28 2002  
By: [Signature]  
[Signature]

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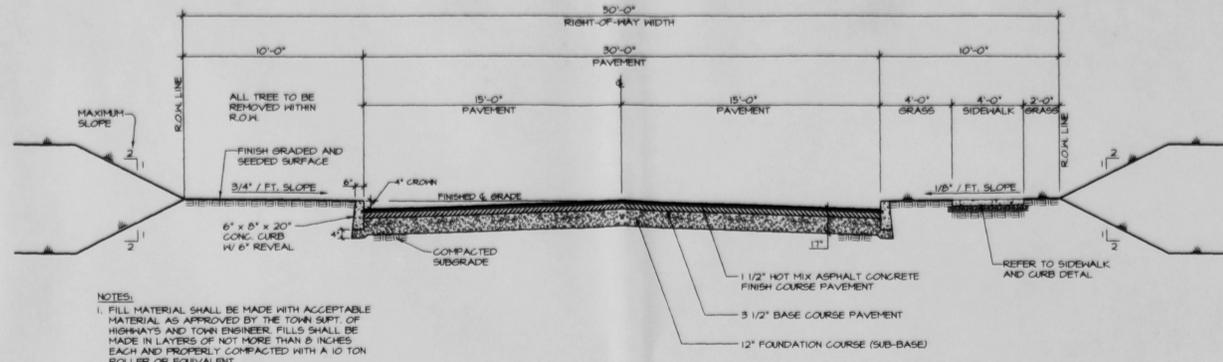
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| ISSUE | REVISION    | DATE      |
|-------|-------------|-----------|
| 3     | NO REVISION | 8-19-2002 |
| 2     | NO REVISION | 4-30-2002 |
| 1     | NO REVISION | 11-8-2001 |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 7-5-2001

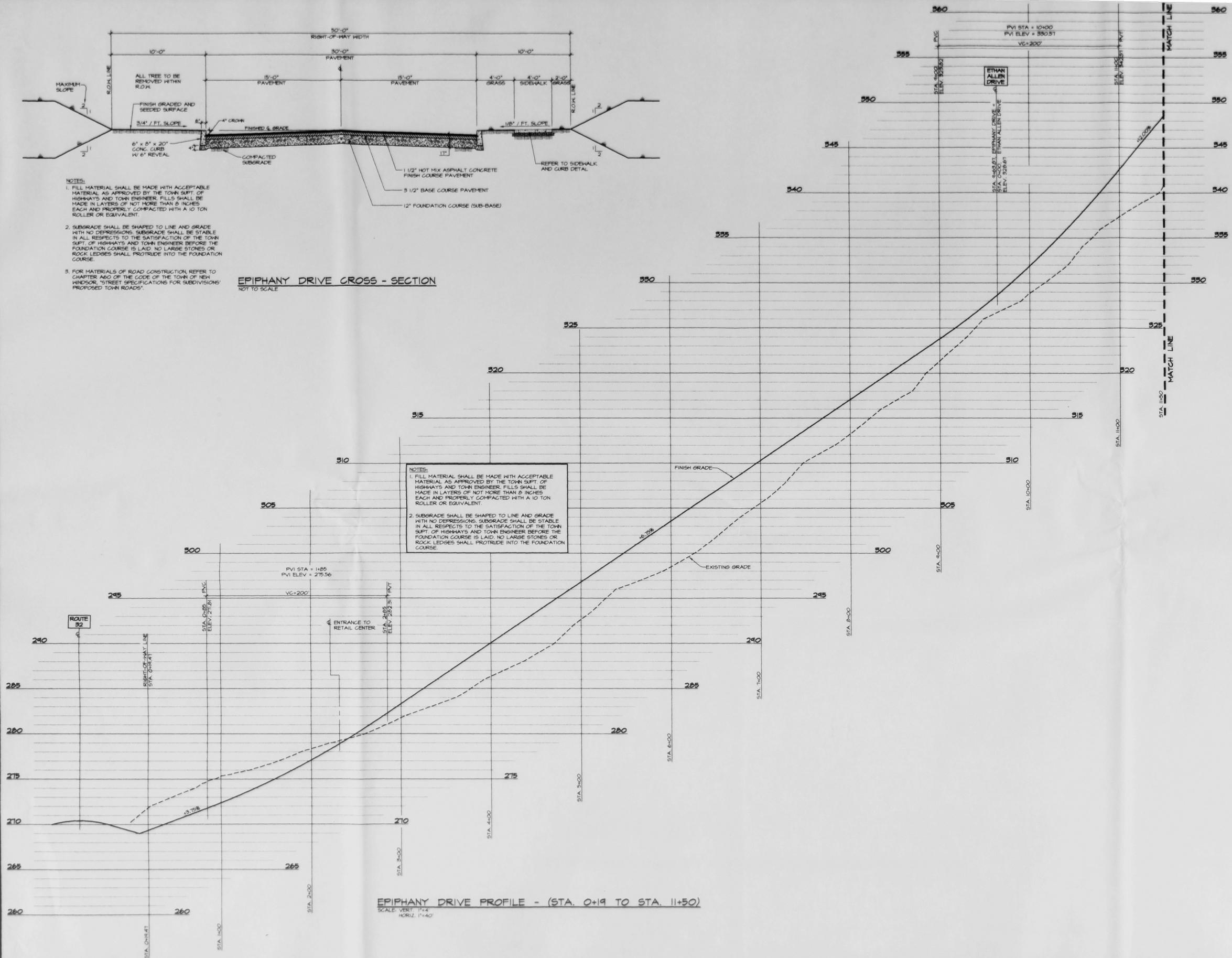
Drawing: **OFF - SITE UTILITY PLAN**  
Project: SUBDIVISION OF LANDS OF **RPA ASSOCIATES, LLC**  
HINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

9 OF 20  
Project No. 9904



- NOTES:
1. FILL MATERIAL SHALL BE MADE WITH ACCEPTABLE MATERIAL AS APPROVED BY THE TOWN SUPT. OF HIGHWAYS AND TOWN ENGINEER. FILLS SHALL BE MADE IN LAYERS OF NOT MORE THAN 8 INCHES EACH AND PROPERLY COMPACTED WITH A 10 TON ROLLER OR EQUIVALENT.
  2. SUBGRADE SHALL BE SHAPED TO LINE AND GRADE WITH NO DEPRESSIONS. SUBGRADE SHALL BE STABLE IN ALL RESPECTS TO THE SATISFACTION OF THE TOWN SUPT. OF HIGHWAYS AND TOWN ENGINEER BEFORE THE FOUNDATION COURSE IS LAID. NO LARGE STONES OR ROCK LEDGES SHALL PROTRUDE INTO THE FOUNDATION COURSE.
  3. FOR MATERIALS OF ROAD CONSTRUCTION, REFER TO CHAPTER 460 OF THE CODE OF THE TOWN OF NEW HINDSOR, "STREET SPECIFICATIONS FOR SUBDIVISIONS PROPOSED TOWN ROADS".

**EPIPHANY DRIVE CROSS - SECTION**  
NOT TO SCALE



- NOTES:
1. FILL MATERIAL SHALL BE MADE WITH ACCEPTABLE MATERIAL AS APPROVED BY THE TOWN SUPT. OF HIGHWAYS AND TOWN ENGINEER. FILLS SHALL BE MADE IN LAYERS OF NOT MORE THAN 8 INCHES EACH AND PROPERLY COMPACTED WITH A 10 TON ROLLER OR EQUIVALENT.
  2. SUBGRADE SHALL BE SHAPED TO LINE AND GRADE WITH NO DEPRESSIONS. SUBGRADE SHALL BE STABLE IN ALL RESPECTS TO THE SATISFACTION OF THE TOWN SUPT. OF HIGHWAYS AND TOWN ENGINEER BEFORE THE FOUNDATION COURSE IS LAID. NO LARGE STONES OR ROCK LEDGES SHALL PROTRUDE INTO THE FOUNDATION COURSE.

**EPIPHANY DRIVE PROFILE - (STA. 0+19 TO STA. 11+50)**  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL  
APPROVAL GRANTED BY TOWN OF NEW HINDSOR  
AUG 28 2002  
By: [Signature]  
By: [Signature]

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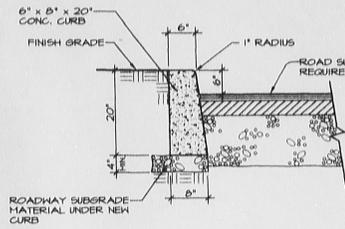
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| ISSUE | REVISION     | DATE      |
|-------|--------------|-----------|
| 4     | NO REVISION  | 8-17-2002 |
| 3     | NO REVISION  | 4-30-2002 |
| 2     | STREET NAMES | 11-8-2001 |
| 1     | NO REVISION  | 1-5-2001  |

Drawn By: J.B.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-2-2001

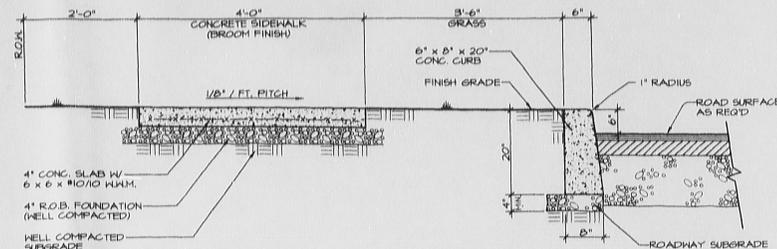
Drawing: ROAD PROFILE & CROSS SECTION  
Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
WINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

10 OF 20  
Project No. 9904



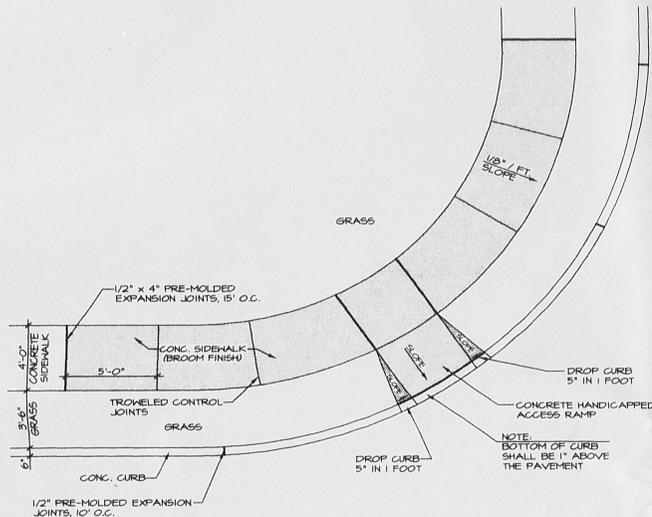
NOTE:  
1. 1/2" PRE-MOLDED EXPANSION JOINTS, 10' O.C.

**CURB DETAIL**  
NOT TO SCALE

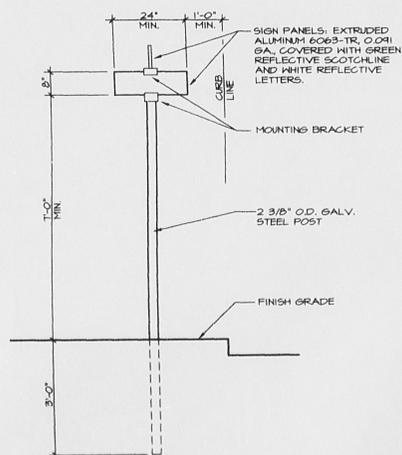


NOTES:  
1. SIDEWALK: 1/2" x 4" PRE-MOLDED EXPANSION JOINTS, 15' O.C.  
2. CURB: 1/2" x 4" PRE-MOLDED EXPANSION JOINTS, 15' O.C.

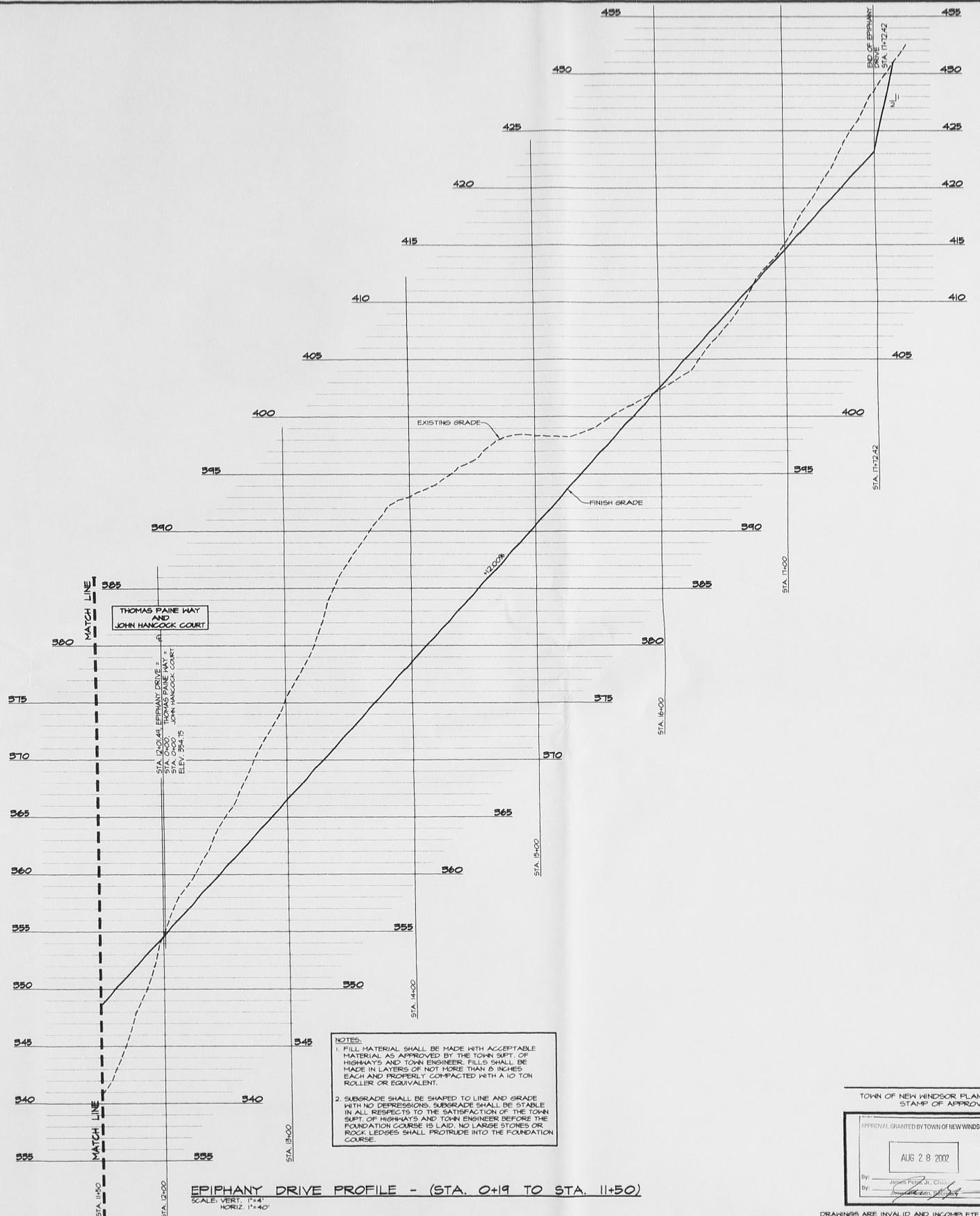
**SIDEWALK / CURB DETAIL**  
NOT TO SCALE



**SIDEWALK / CURB RAMP**  
NOT TO SCALE



**STREET IDENTIFICATION SIGN DETAIL**  
NOT TO SCALE



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STAMP OF APPROVAL

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AUG 28 2002

By: [Signature]  
By: [Signature]

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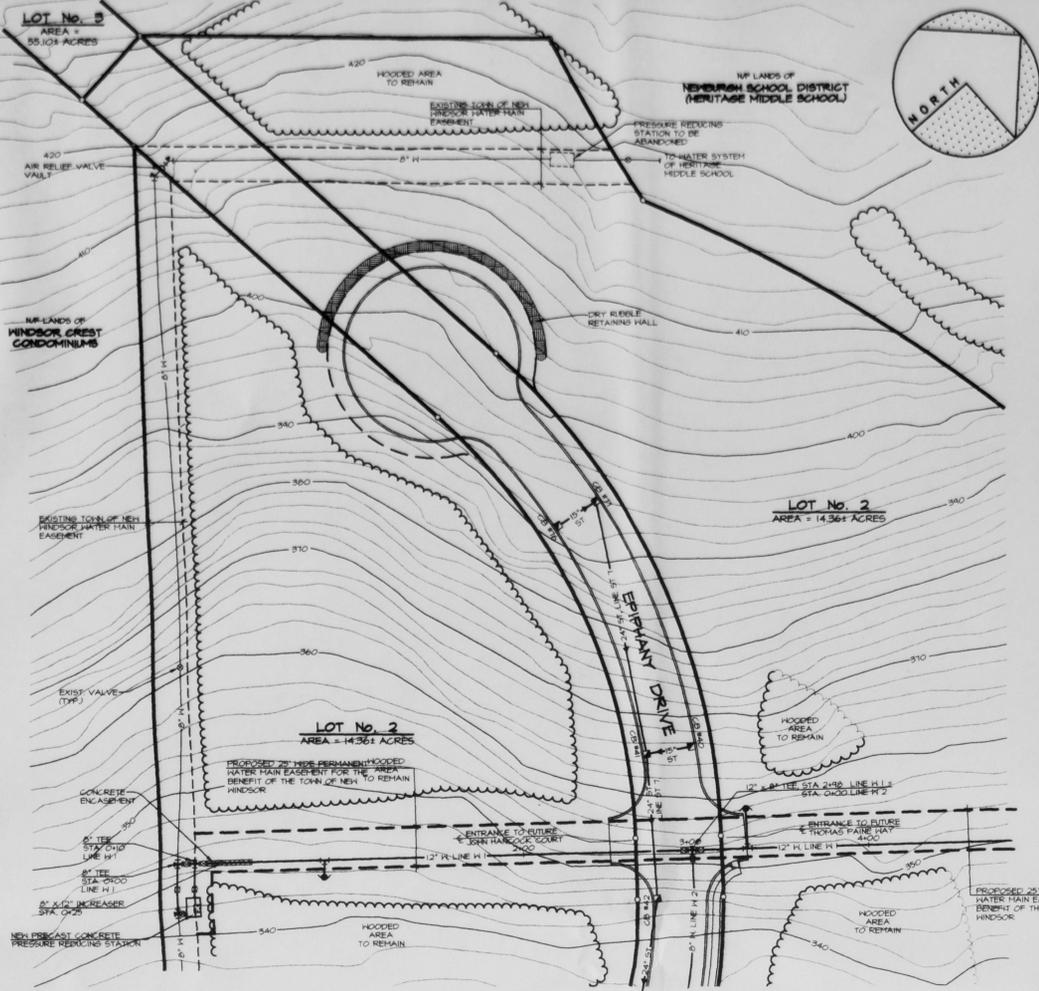
| ISSUE | REVISION             | DATE      |
|-------|----------------------|-----------|
| 4     | 42 REVISION          | 3-19-2002 |
| 3     | NO REVISION          | 4-30-2002 |
| 2     | STREET NAMES         | 11-8-2001 |
| 1     | SIDEWALK / CURB RAMP | 7-5-2001  |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-2-2001

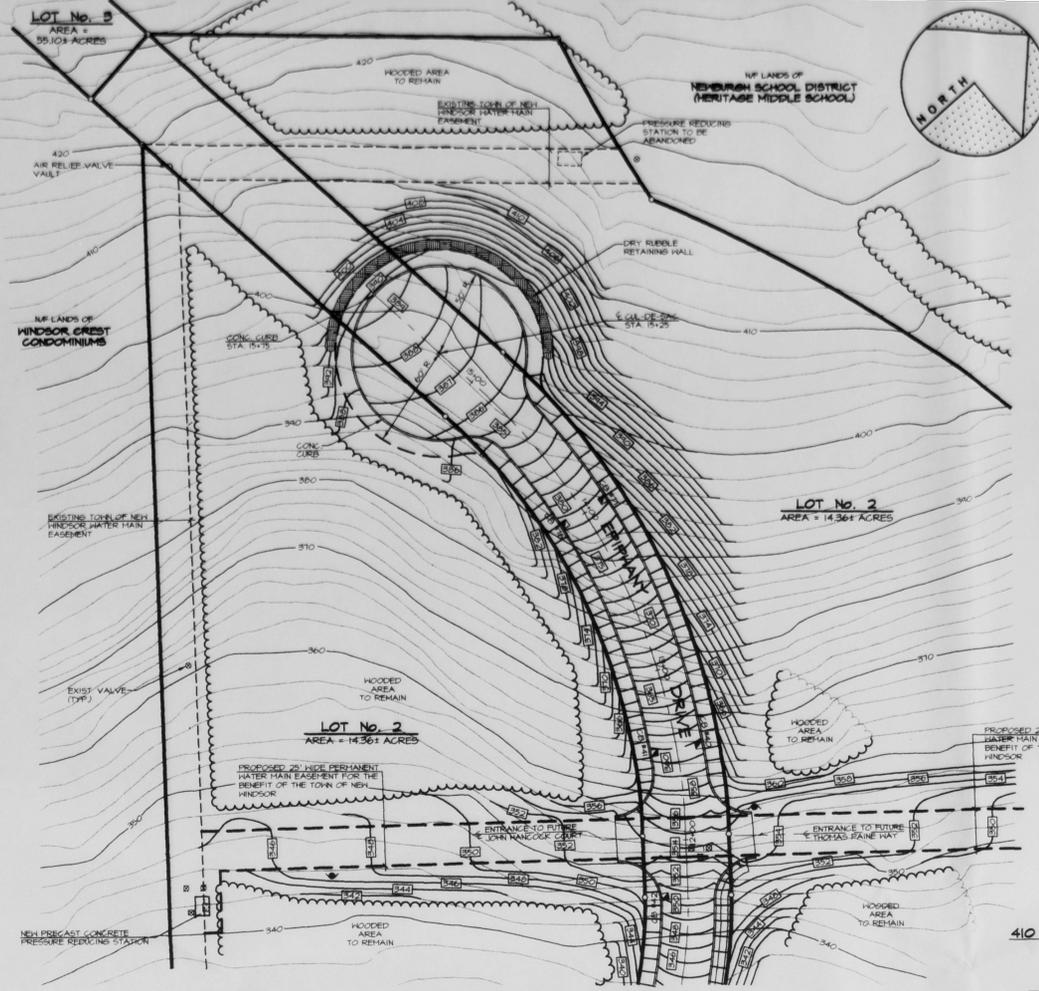
Drawing: **ROAD PROFILE & DETAILS**

Project: SUBDIVISION OF LANDS OF **RPA ASSOCIATES, LLC**  
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

11 OF 20  
Project No. 9904



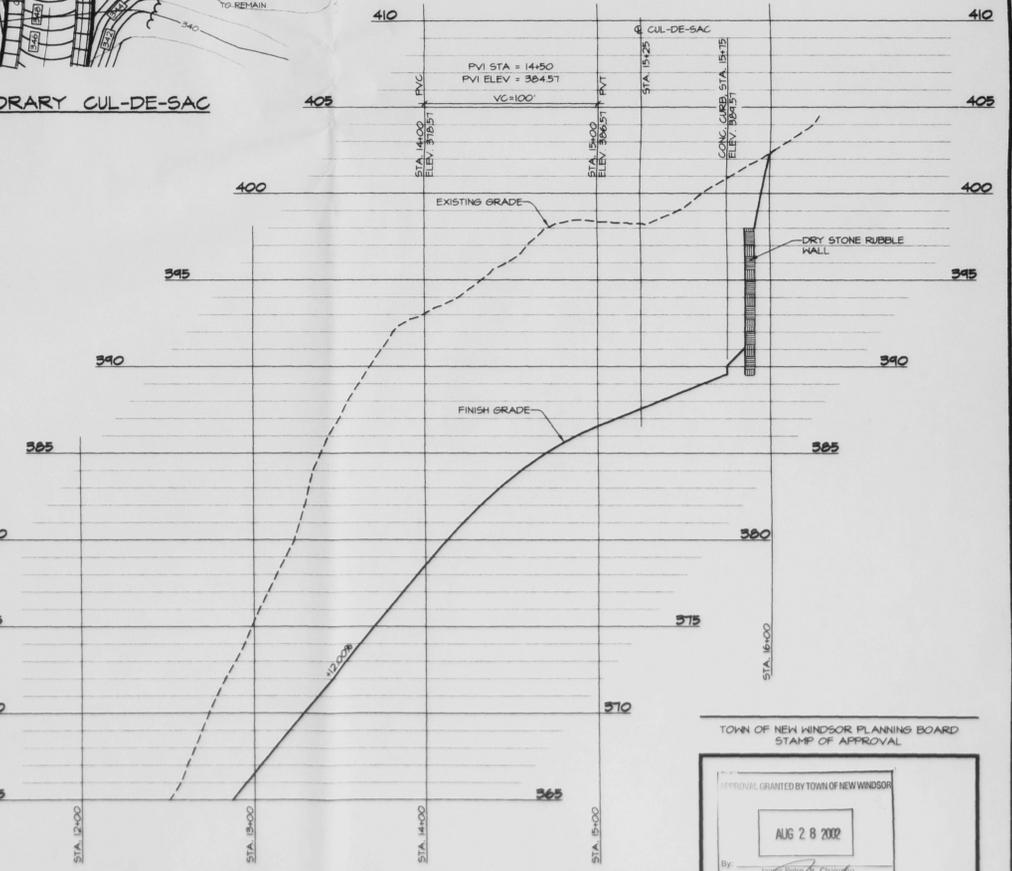
PARTIAL UTILITY PLAN W/ TEMPORARY CUL-DE-SAC  
SCALE: 1"=40'



PARTIAL GRADING PLAN W/ TEMPORARY CUL-DE-SAC  
SCALE: 1"=40'

| LEGEND   |                    |   |                           |
|----------|--------------------|---|---------------------------|
| EXISTING | NEW                |   |                           |
| 336      | 2' CONTOUR         | — | FINISHED GRADE            |
| 340      | 10' CONTOUR        | □ | CATCH BASIN NO. 64        |
| —        | BOUNDARY           | — | 24" ST. STORM DRAIN       |
| —        | ADJ. PROPERTY LINE | — | 12" W. WATER MAIN         |
| —        | 8" W. WATER MAIN   | — | DRY RUBBLE RETAINING WALL |
| —        | CHAIN LINK FENCE   | — | HOODED LINE               |
| —        | HOODED LINE        |   |                           |

| CATCH BASIN SCHEDULE |           |         |               |         |           |          |
|----------------------|-----------|---------|---------------|---------|-----------|----------|
| CATCH BASIN NO.      | RIM ELEV. | INV. IN | FROM          | INV. IN | FROM      | INV. OUT |
| 40                   | 361.0     |         |               |         |           | 357.50   |
| 41                   | 361.0     | 357.00  | CB No. 40     |         |           | 356.25   |
| 42                   | 350.3     | 346.00  | CB No. 41     |         |           | 346.00   |
| 76                   | 378.5     |         |               |         |           | 375.50   |
| 77                   | 378.5     | 374.00  | PIPER 24" ST. | 375.00  | CB No. 76 | 374.00   |



PARTIAL EPIPHANY DRIVE PROFILE W/ TEMPORARY CUL-DE-SAC  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

AUG 28 2002

By: [Signature]

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| NO. | REVISION                                           | DATE      |
|-----|----------------------------------------------------|-----------|
| 4   | NO REVISION                                        | 8-18-2002 |
| 3   | RENUMBERED CATCH BASINS LINE ST 1                  | 4-30-2002 |
| 2   | STREET NAMES                                       | 11-8-2001 |
| 1   | ADDED PARTIAL UTILITY PLAN W/ TEMPORARY CUL-DE-SAC | 7-5-2001  |
|     | ISSUE                                              |           |

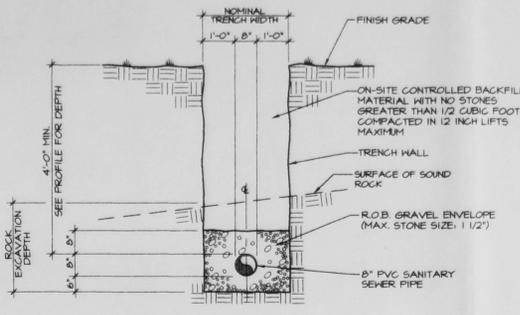
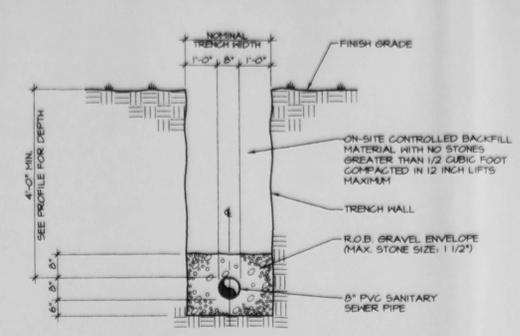
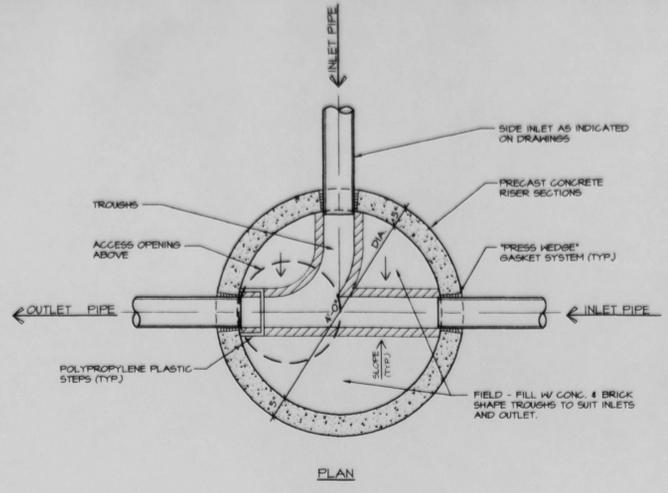
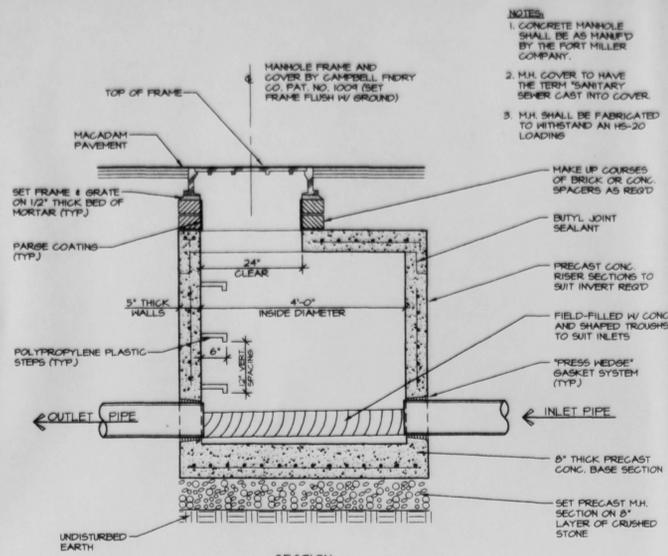
Drawn By: J.R.L.  
Checked By: G.J.S.  
Scale: 1"=40'  
Date: 1-2-2001

Drawing: TEMPORARY CUL-DE-SAC PARTIAL GRADING & UTILITY PLAN AND PROFILE

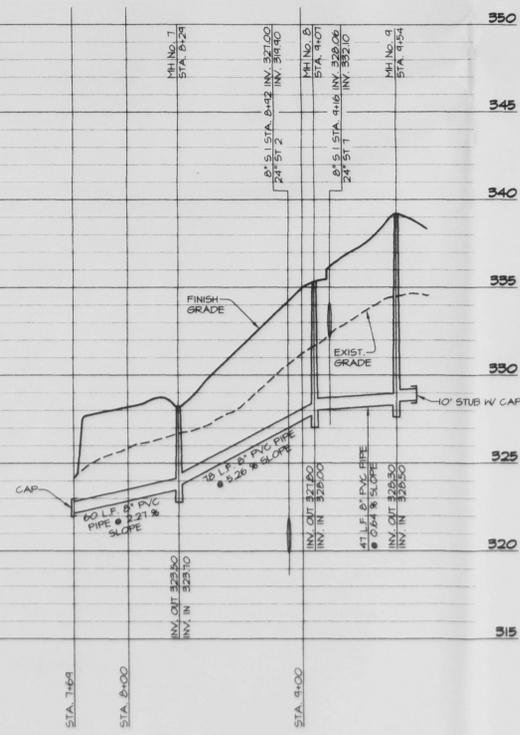
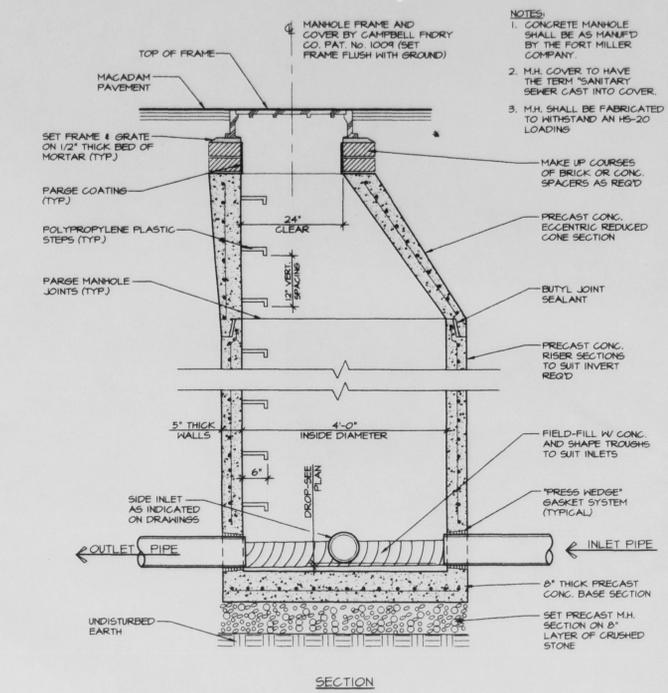
Project: SUBDIVISION FOR LANDS OF RPA ASSOCIATES, LLC

WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

12 OF 20  
Project No. 9904



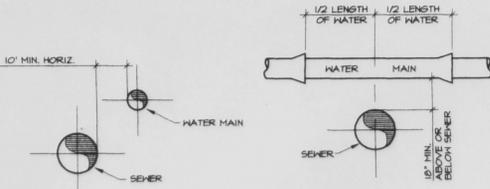
FLAT TOP MANHOLE ASSEMBLY  
NOT TO SCALE



**UTILITY INSTALLATION NOTES**

**SANITARY SYSTEM**

- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE N.Y.S.D.E.C. AND THE TOWN OF NEW WINDSOR.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-RM. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RINGS GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR SEWER DEPARTMENT.
- THE SEWER MAIN AND MANHOLES SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR SEWER DEPARTMENT.



**WATER / SEWER SEPARATION**  
NOT TO SCALE

NOTES:

- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LATERALS.
- THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
- ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE TOWN OF NEW WINDSOR.

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
AUG 28 2002  
By: *Janice Potts, R. P. O'Connell*

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**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh N.Y. 12550

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|-------|-------------|-----------|
| 4     | NO REVISION | 8-19-2002 |
| 3     | NO REVISION | 4-30-2002 |
| 2     | NO REVISION | 11-8-2001 |
| 1     | NO REVISION | 1-5-2001  |

Drawn By: *J.R.J.* Drawing: **SANITARY SEWER PROFILE & DETAILS**

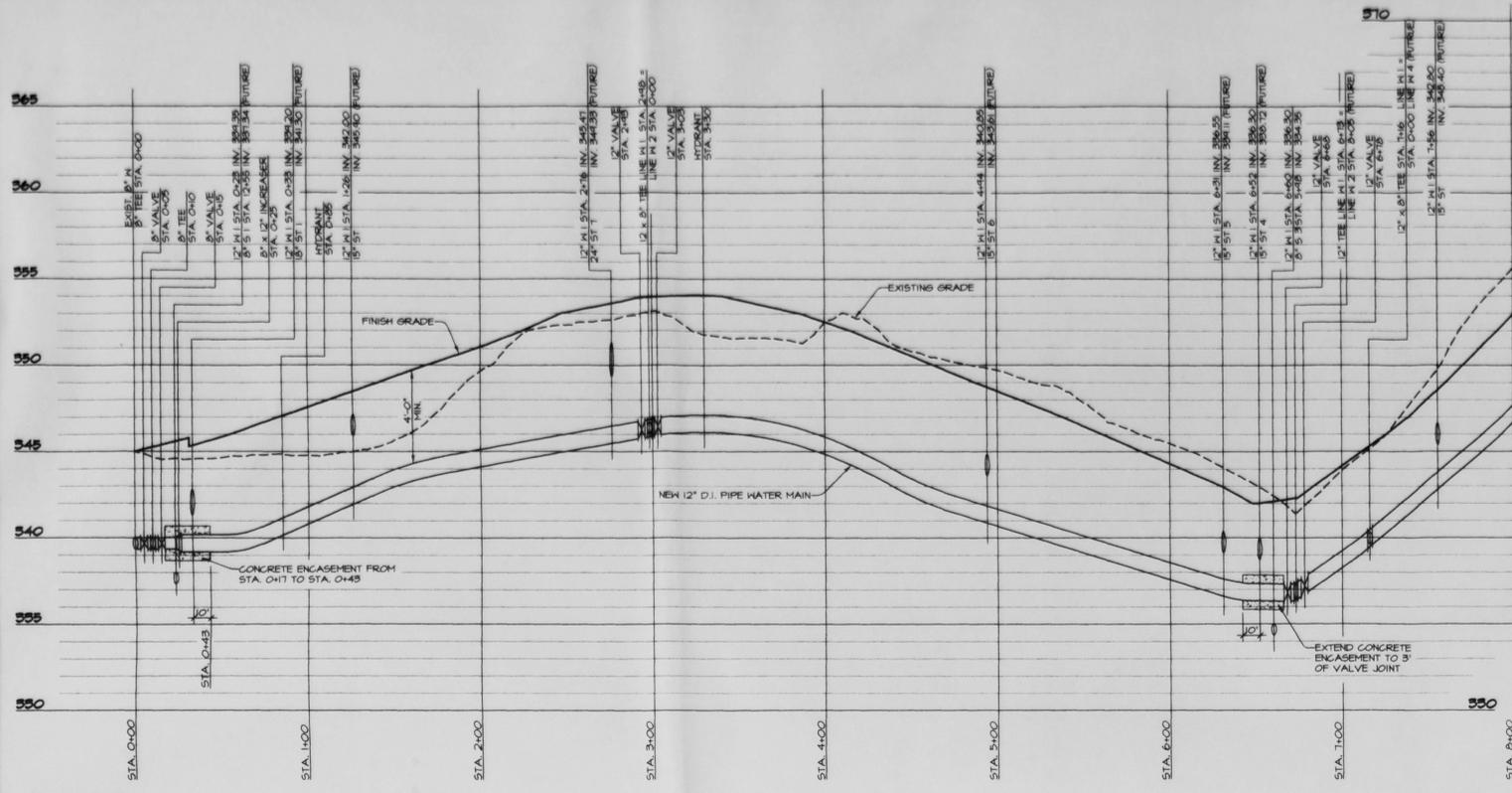
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Scale: **AS SHOWN**

Date: **1-2-2001**

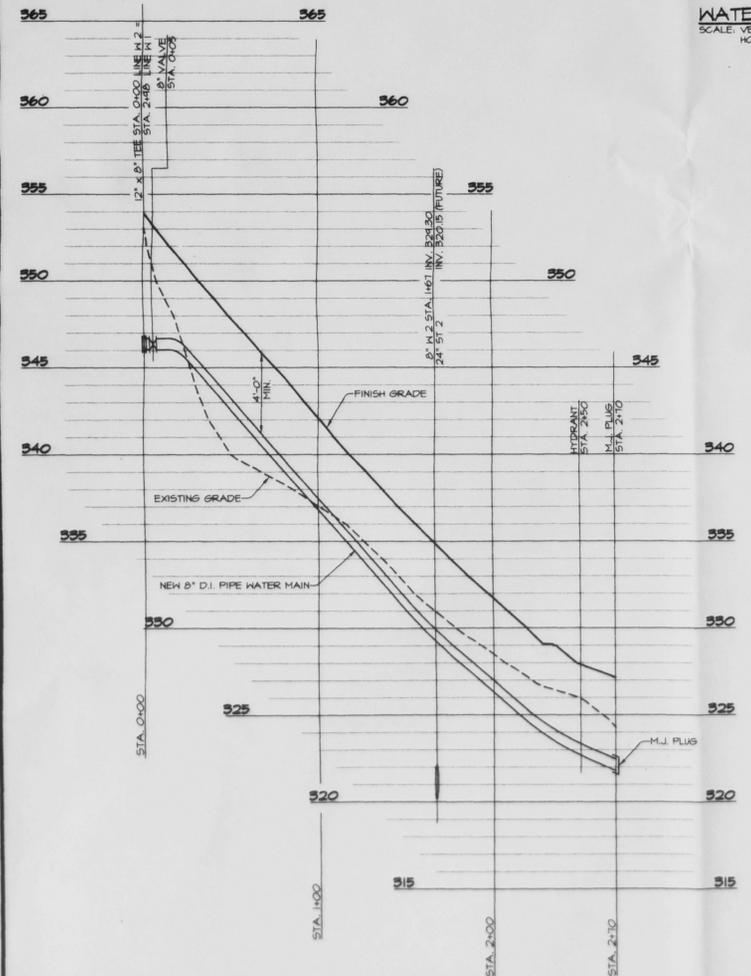
Project No. **9904**

**13 OF 20**



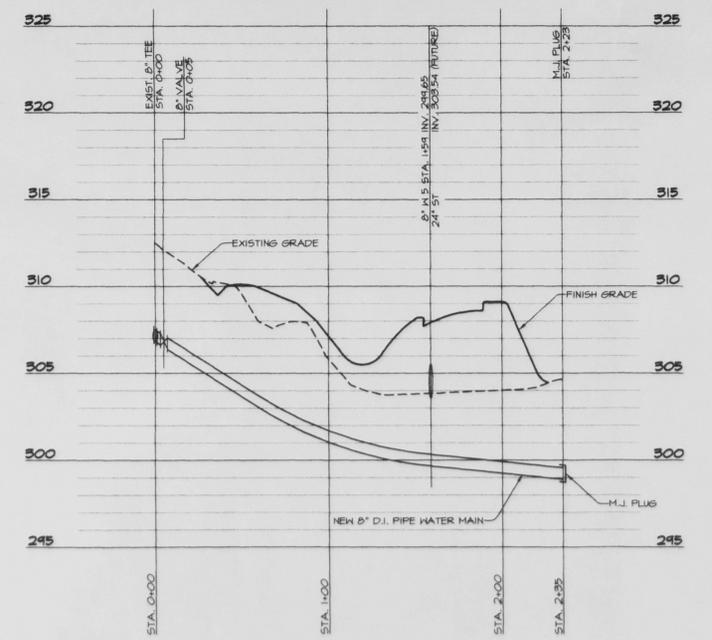
WATER MAIN PROFILE - LINE W 1 (STA. 0+00 TO STA. 13+33)

SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



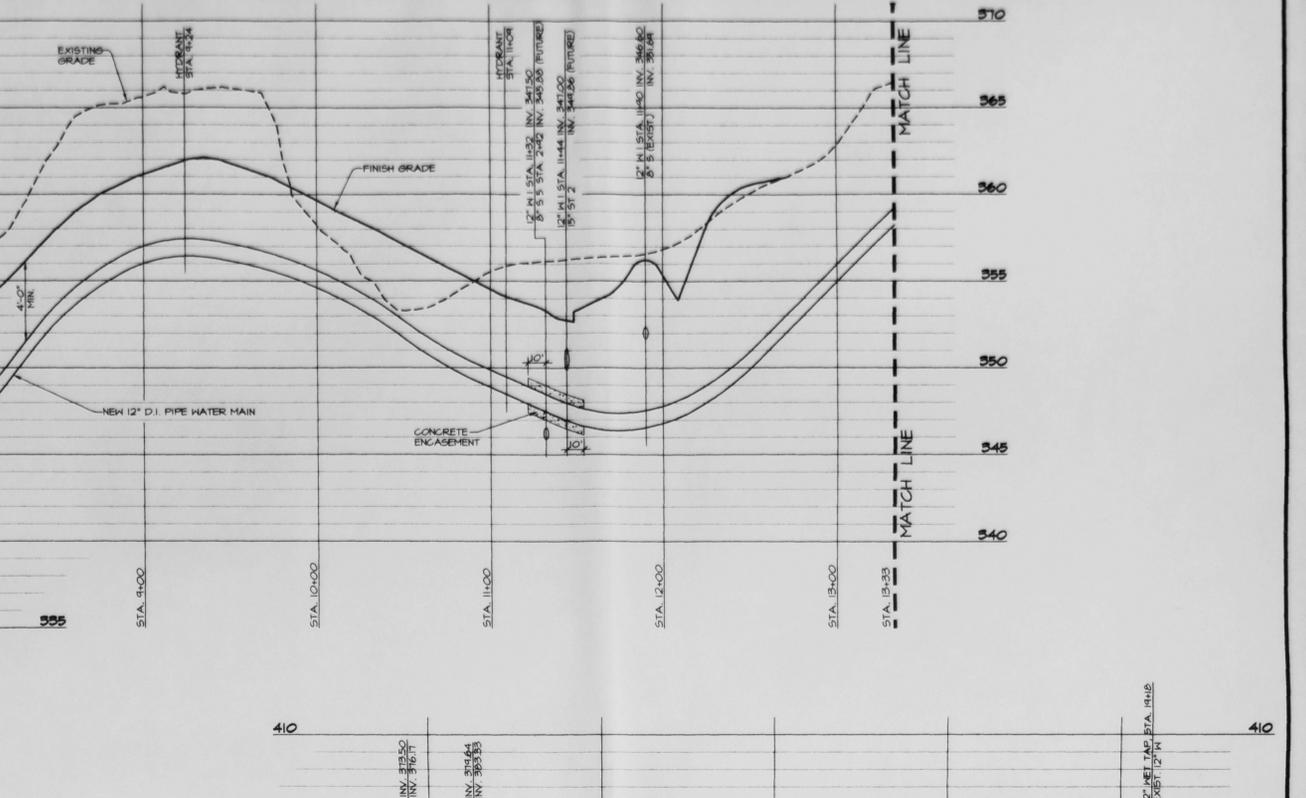
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SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



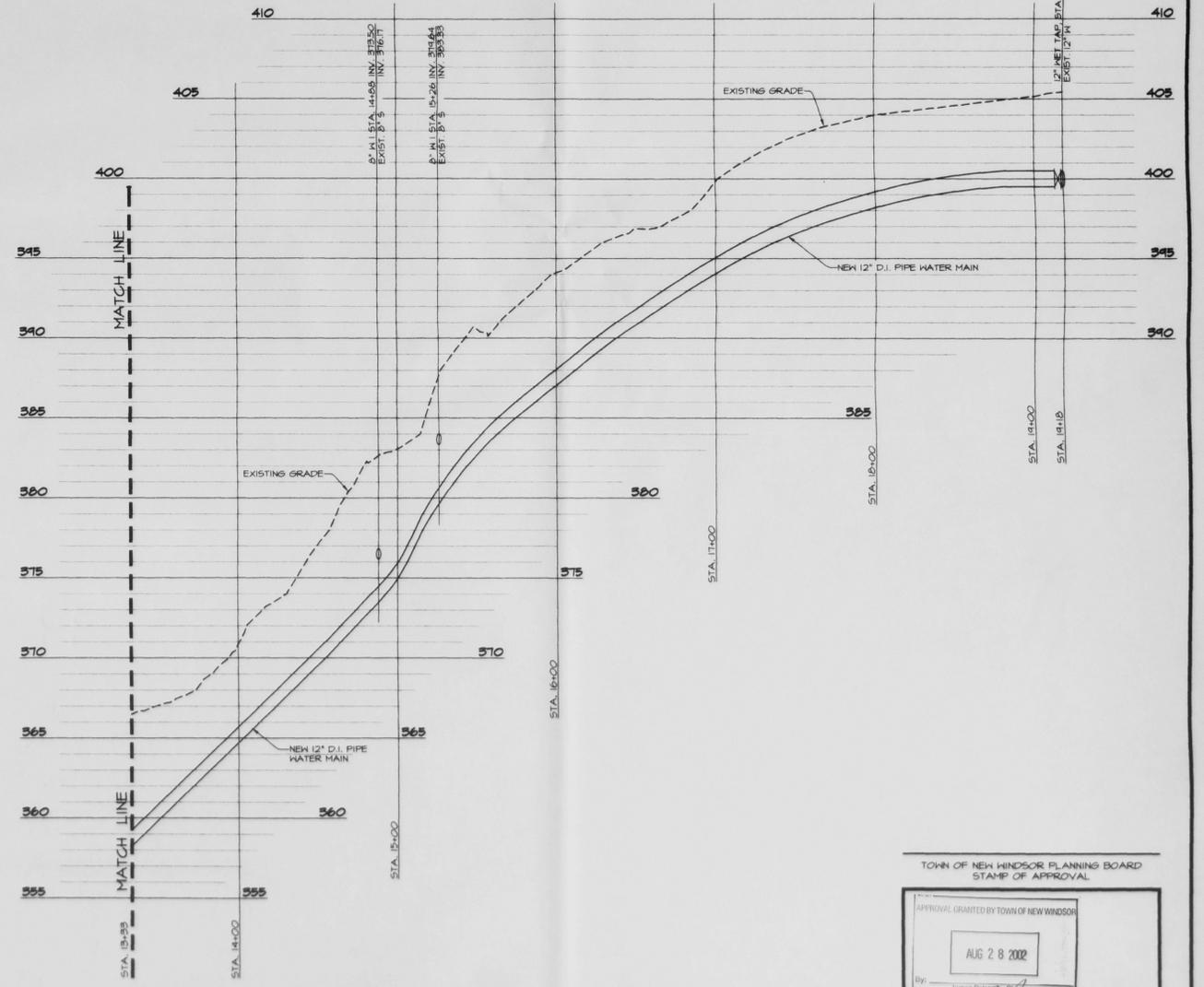
WATER MAIN PROFILE - LINE W 5 (STA. 0+00 TO STA. 2+35)

SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



WATER MAIN PROFILE - OFF-SITE LINE W 1 (STA. 13+33 TO STA. 19+18)

SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW HINDSOR  
AUG 28 2002  
By: James P. [Signature]  
Town of New Windsor

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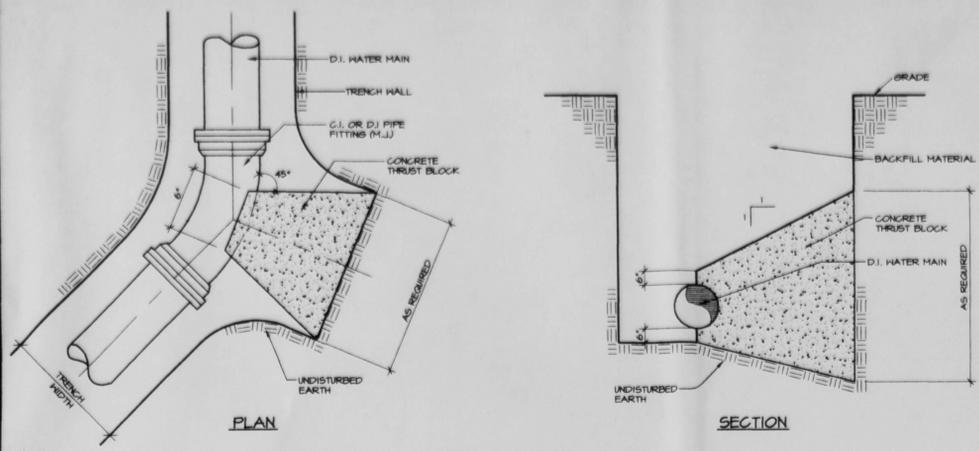
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| 4     | NO REVISION                          | 8-19-2002 |
| 3     | NO REVISION                          | 4-30-2002 |
| 2     | NO REVISION                          | 11-8-2001 |
| 1     | 12" WATER MAIN W/ OFF-SITE EXTENSION | 1-5-2001  |

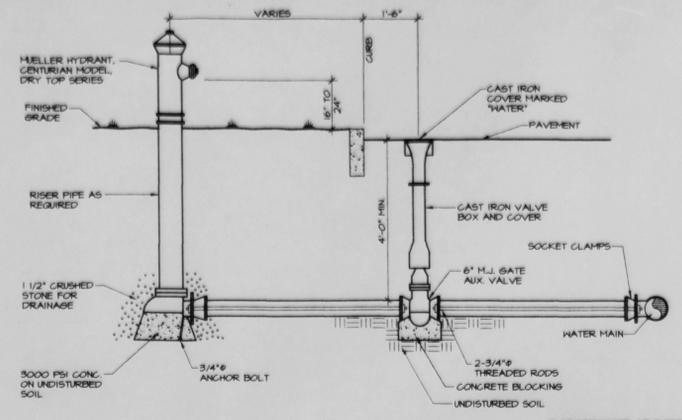
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-2-2001

Drawing: WATER MAIN PROFILES - LINES W 1, W 2 & W 5  
Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
HINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

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Project No. 9904



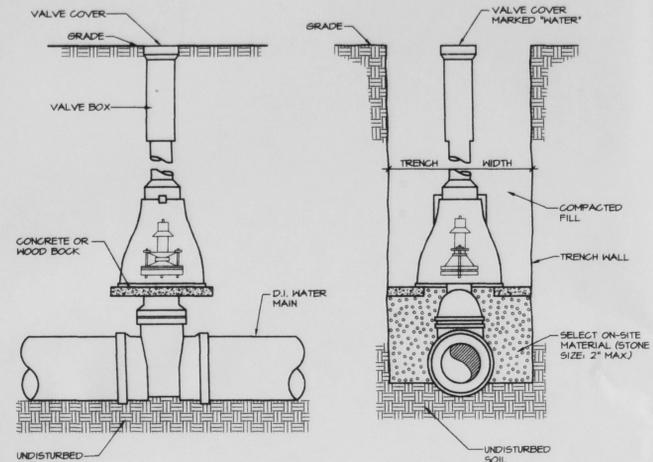
**THRUST BLOCK**  
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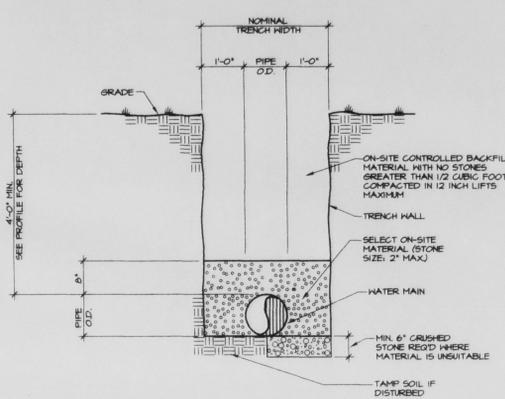
**HYDRANT INSTALLATION**  
NOT TO SCALE

IF GROUNDWATER OR EVIDENCE THEREOF IS REVEALED WITHIN 2 FEET OF THE BASE OF THE HYDRANT DURING INSTALLATION THE HYDRANT DRAIN SHALL REMAIN FLUSHED AND SIGNAGE SHALL BE PLACED ON THE HYDRANT STATING THAT THE HYDRANT MUST BE PUMPED OUT AFTER USE.

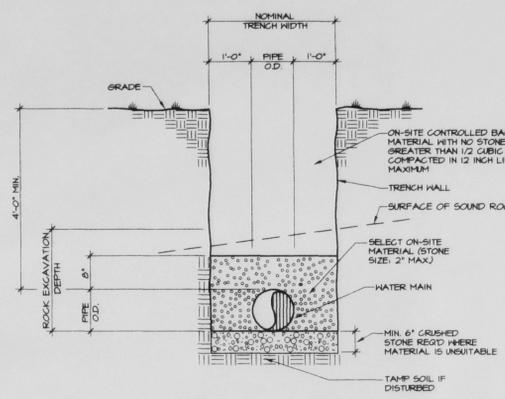
- UTILITY INSTALLATION NOTES**
- WATER SYSTEM**
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEW WINDSOR WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEW WINDSOR WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF NEW WINDSOR.
  - ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED GLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-86 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
  - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MECHANICAL JOINT CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-88 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-00 FOR DUCTILE IRON COMPACT FITTINGS.
  - ALL VALVES SHALL BE DOUBLE DISC MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-83 SUCH AS MUELLER A-2380-20 OR APPROVED EQUAL.
  - TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE DOUBLE DISC MECHANICAL JOINT BY FLANGED END SUCH AS MUELLER H-641 OR EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
  - ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT.
  - THE WATER MAIN SHALL BE TESTED, DISINFECTED, FLUSHED, AND BACTERIOLOGICAL TESTED, AND THIS WORK SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT.



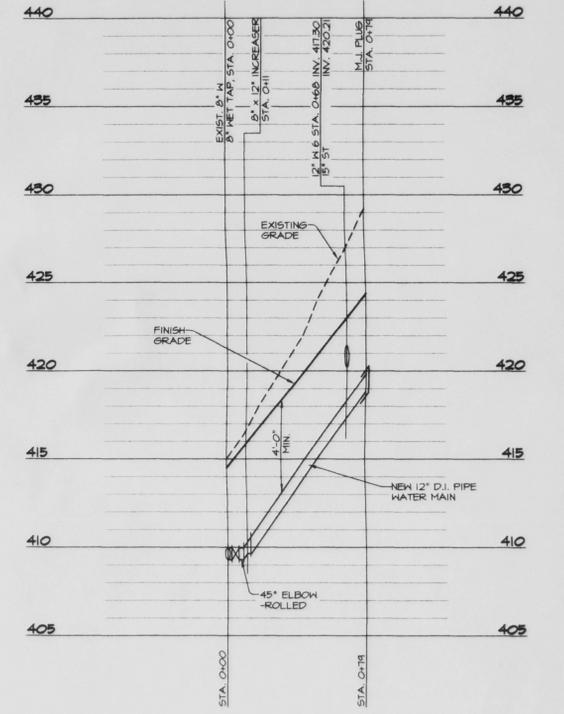
**WATER VALVE INSTALLATION**  
NOT TO SCALE



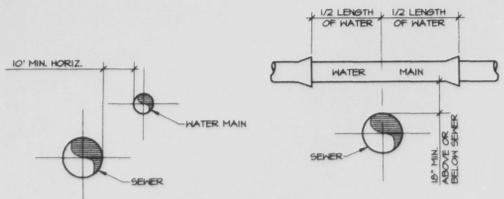
**WATER MAIN EXCAVATION**  
NOT TO SCALE



**WATER MAIN / ROCK TRENCH EXCAVATION**  
NOT TO SCALE

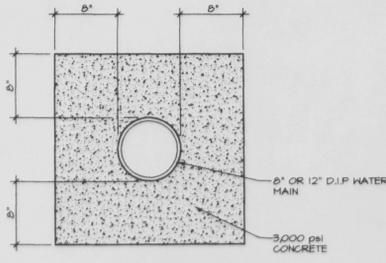


**WATER MAIN PROFILE - LINE W 6 (STA. 0+00 TO STA. 0+79)**  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'

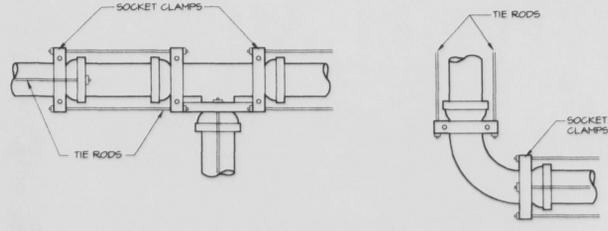


- NOTES**
- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
  - THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LATERALS.
  - THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
  - ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.

**WATER / SEWER SEPARATION**  
NOT TO SCALE



**CONCRETE ENCASEMENT DETAIL**  
NOT TO SCALE



**PIPE HARNESSING DETAIL**  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVED BY TOWN OF NEW WINDSOR  
AUG 28 2002  
By: [Signature] Chairman  
[Signature] Secretary

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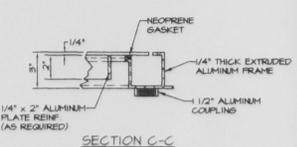
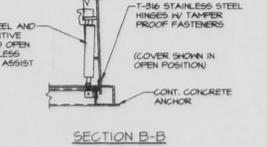
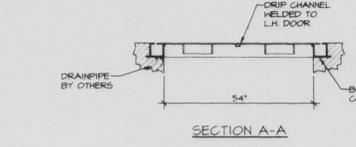
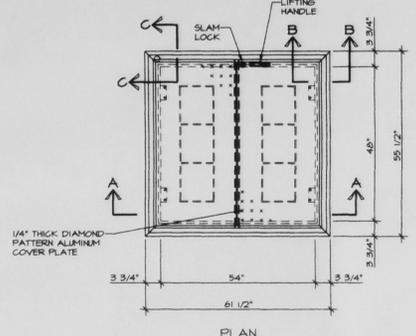
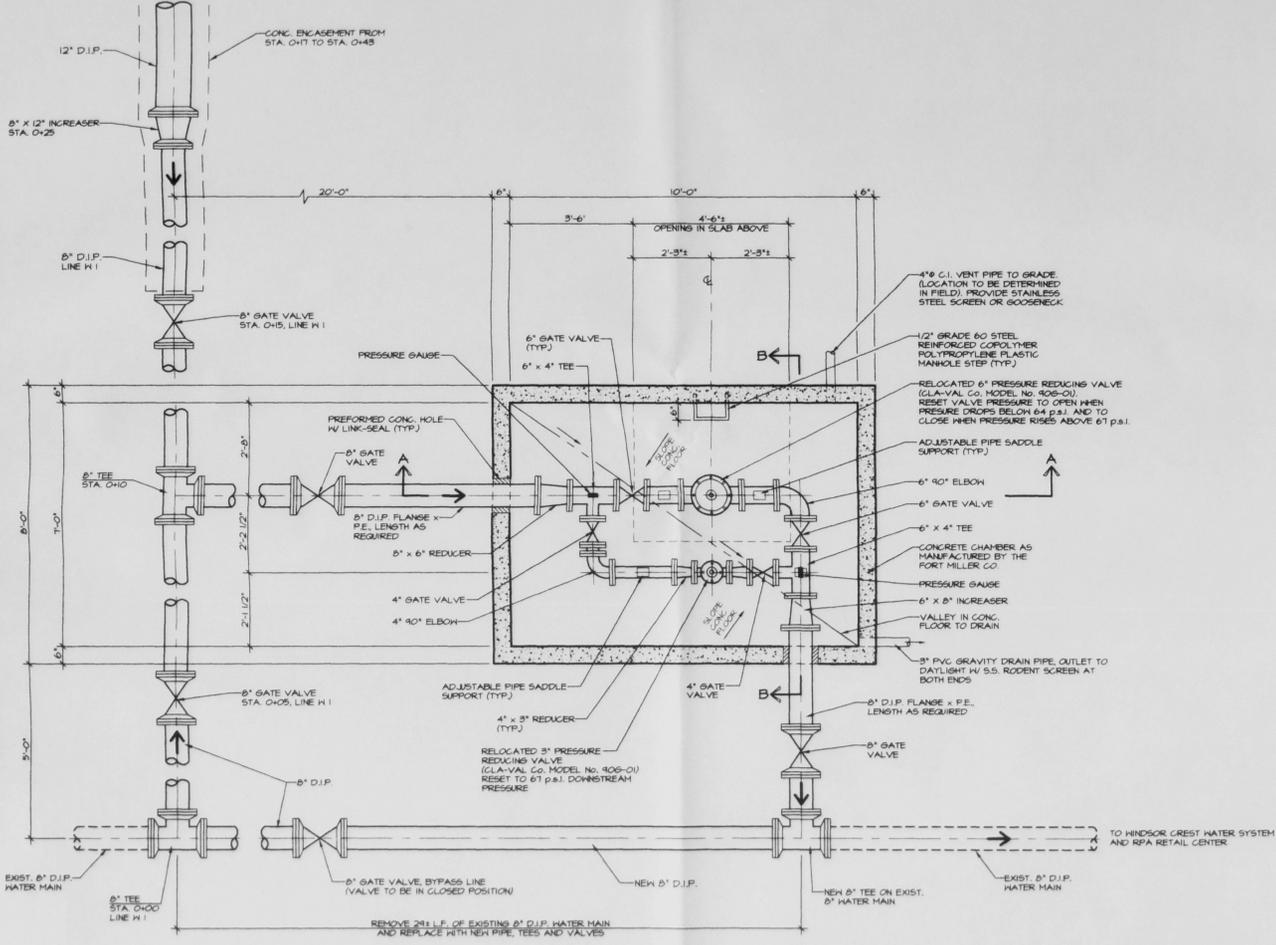
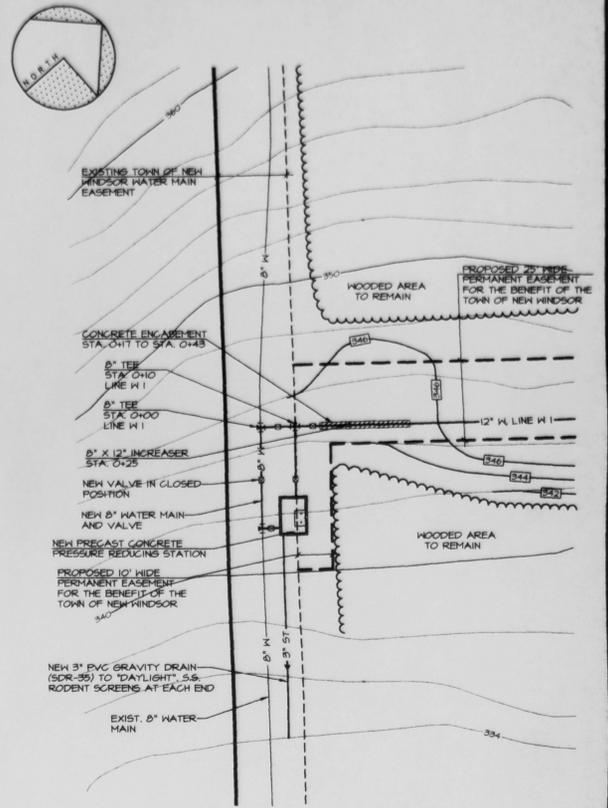
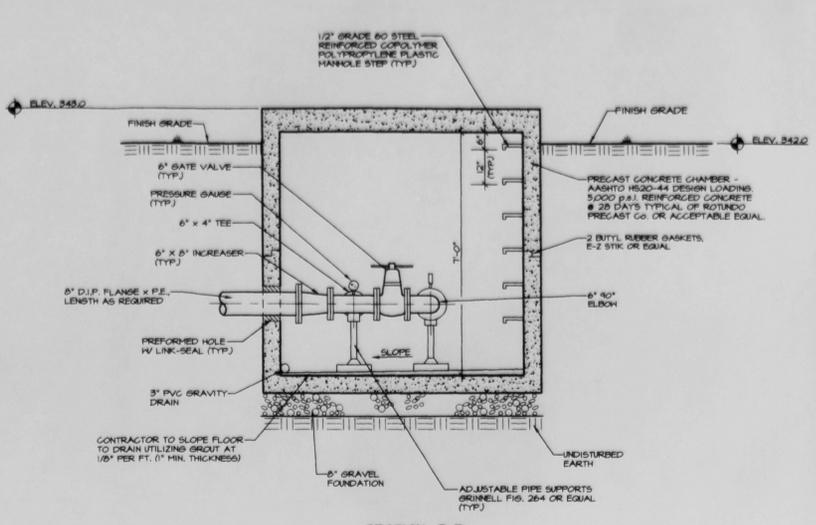
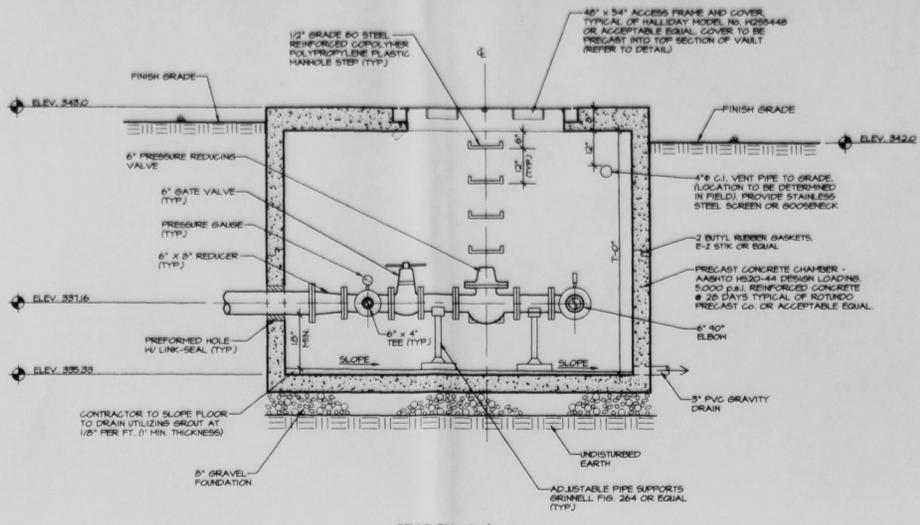
| ISSUE | REVISION               | DATE      |
|-------|------------------------|-----------|
| 4     | ADDED LINE W 6 PROFILE | 8-19-2002 |
| 3     | NO REVISION            | 4-30-2002 |
| 2     | NO REVISION            | 11-8-2001 |
| 1     | NO REVISION            | 1-5-2001  |

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-2-2001

Project: **WATER MAIN PROFILE - LINE W 6 & WATER SYSTEM DETAILS**

SUBDIVISION OF  
**RPA ASSOCIATES, LLC**  
HINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

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Project No. 9904



| LEGEND    |                      |
|-----------|----------------------|
| — 340 —   | EXISTING 2' CONTOUR  |
| — 350 —   | EXISTING 10' CONTOUR |
| — 340 —   | NEW FINISHED GRADE   |
| — 12" W — | NEW 12" WATER MAIN   |
| —         | BOUNDARY             |

- NOTES:**
- THE FOLLOWING SHALL BE RESTRAINED WITH M.J. CONNECTIONS AND RETAINER GLANDS:
    - FROM 8" TEE STA. 010 LINE W 1 THROUGH THE VALVE TO THE PRESSURE REDUCING CHAMBER
    - FROM THE NEW 8" TEE ON THE EXIST. 8" WATER MAIN THROUGH THE VALVE TO THE PRESSURE REDUCING CHAMBER
  - PIPE FITTINGS AND VALVES WITHIN THE CHAMBER SHALL BE FLANGED.
  - SLOPE FLOOR OF CHAMBER @ 1/8" FT. TOWARD FLOOR 5/8".
  - CHAMBER SHALL BE CAPABLE OF WITHSTANDING AASHTO H-20 LOADING.
  - OUTSIDE OF CONCRETE CHAMBER AND MASONRY ACCESS WAYS SHALL RECEIVE 2 COATS OF ASPHALTIC SEALANT.

**PRESSURE REDUCING STATION**  
NOT TO SCALE

**ACCESS FRAME AND COVER DETAILS**  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
AUG 28 2002  
By: *[Signature]*  
By: *[Signature]*

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Consulting Engineers  
744 Broadway Newburgh, N.Y. 12550

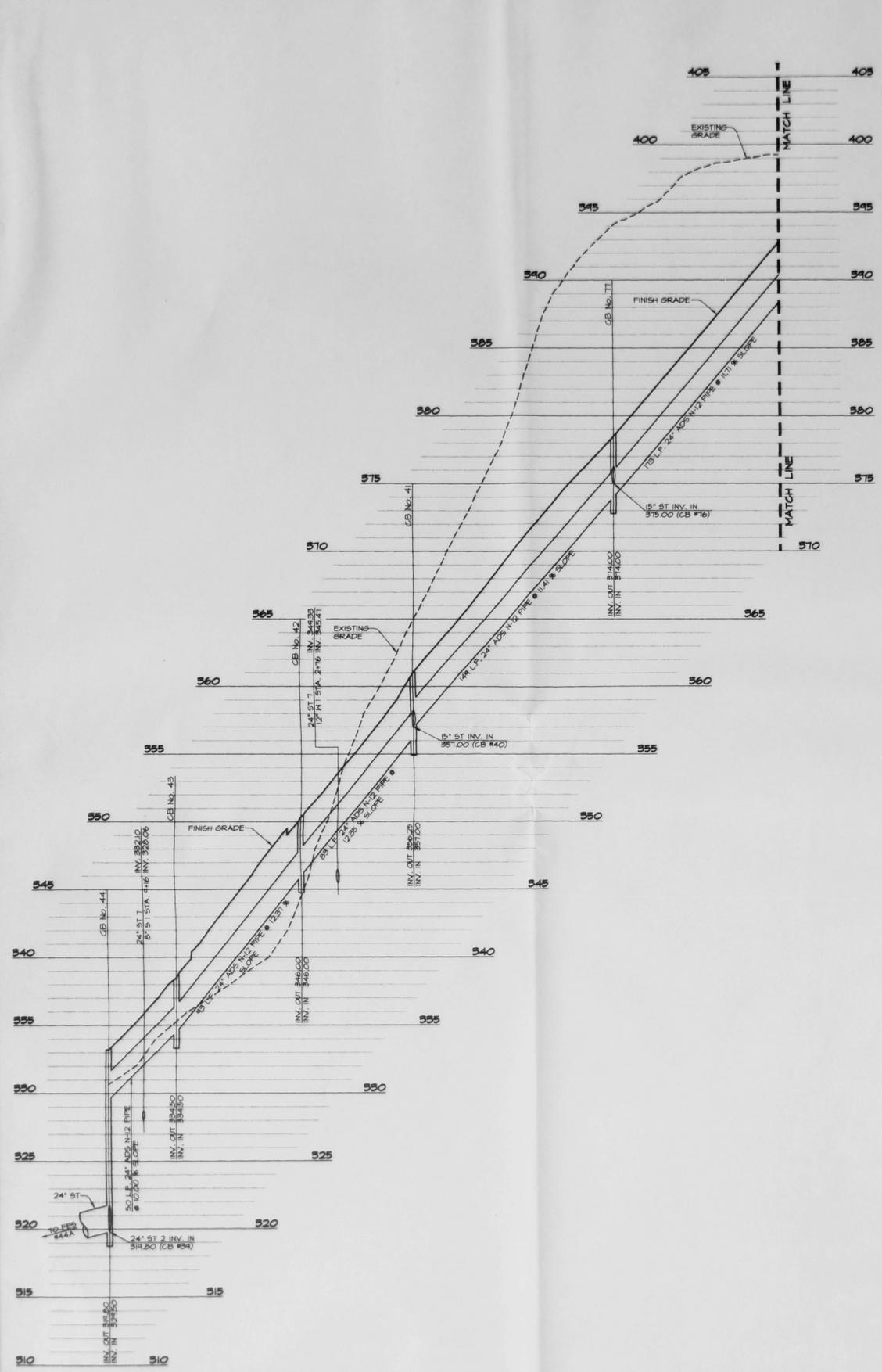
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| 2     | NO REVISION | 4-30-2002 |
| 1     | NO REVISION | 11-8-2001 |
| ISSUE | REVISION    | DATE      |

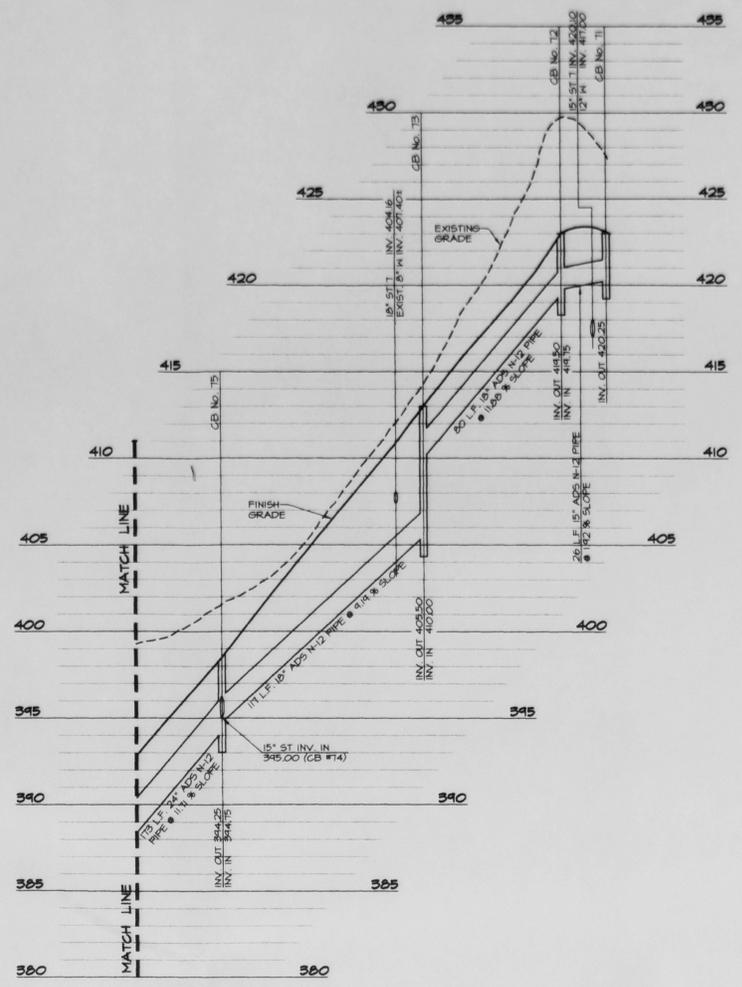
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 7-5-2001

Drawing: **PRESSURE REDUCING STATION PLAN & DETAILS**  
Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

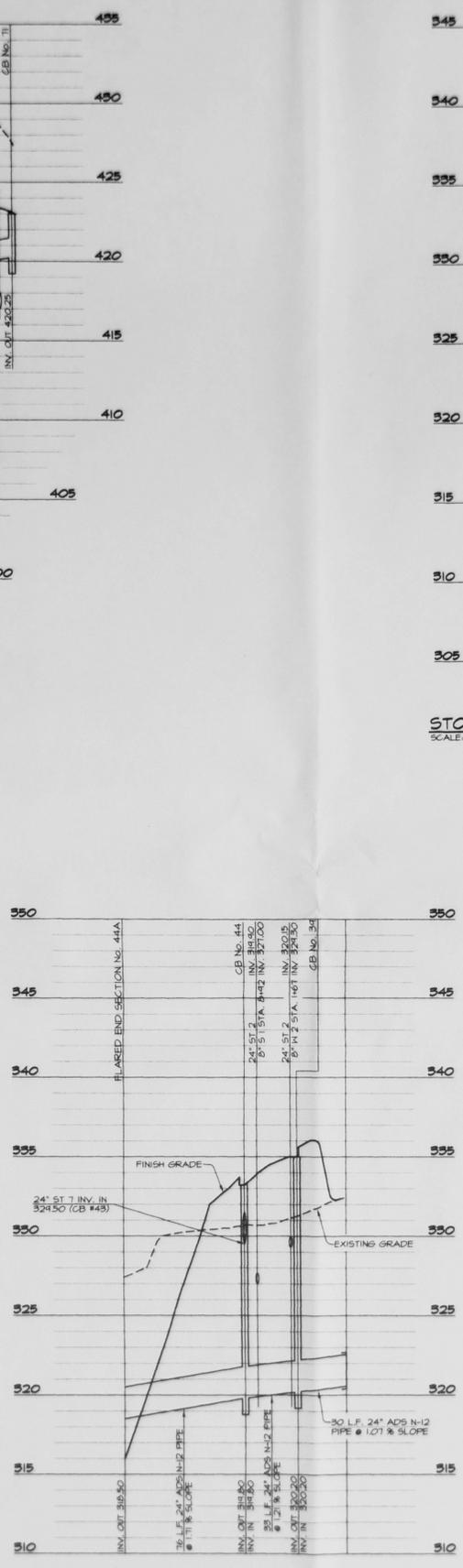
16 OF 20  
Project No. 9904



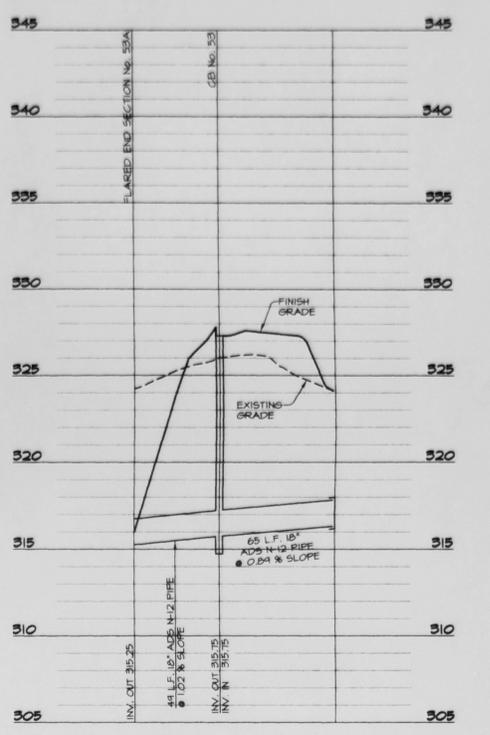
STORM SEWER PROFILE - LINE ST 7  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



STORM SEWER PROFILE - LINE ST 7  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



STORM SEWER PROFILE - LINE ST 2  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



STORM SEWER PROFILE - LINE ST 3  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

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AUG 28 2002  
By: *[Signature]*  
By: *[Signature]*

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Consulting Engineers  
744 Broadway Newburgh, N.Y. 12550

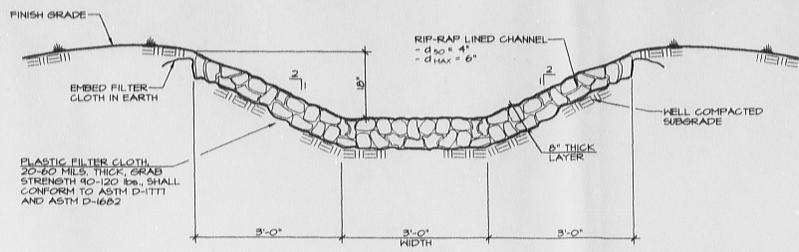
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| 4     | NO REVISION                      | 8-14-2002 |
| 3     | REMEMBERED CATCH BASIN LINE ST 7 | 4-30-2002 |
| 2     | NO REVISION                      | 11-8-2001 |
| 1     | NO REVISION                      | 1-9-2001  |
| ISSUE | REVISION                         | DATE      |

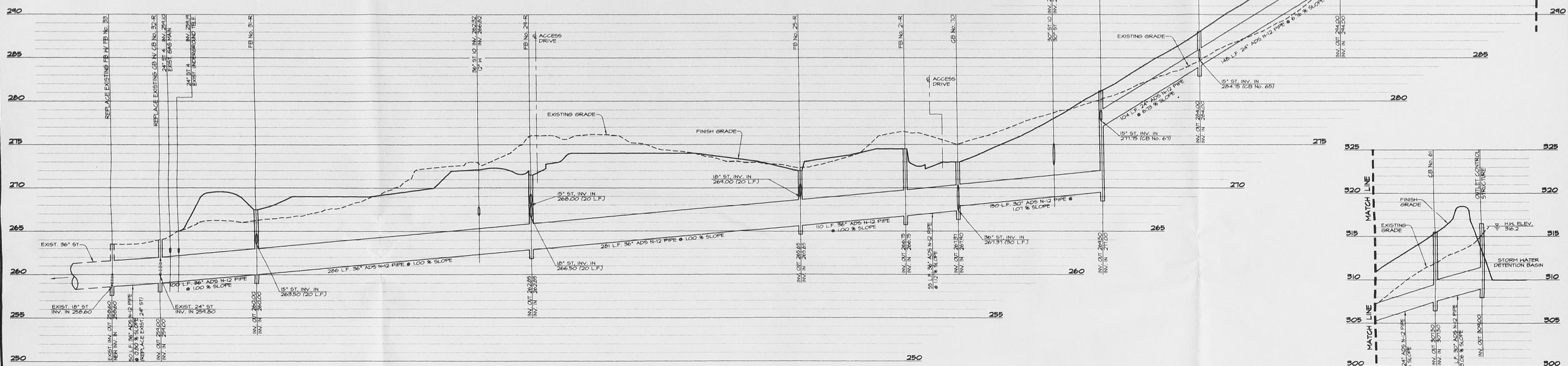
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-2-2001

Drawing: STORM SEWER PROFILES  
Project: SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

17 OF 20  
Project No. 9904

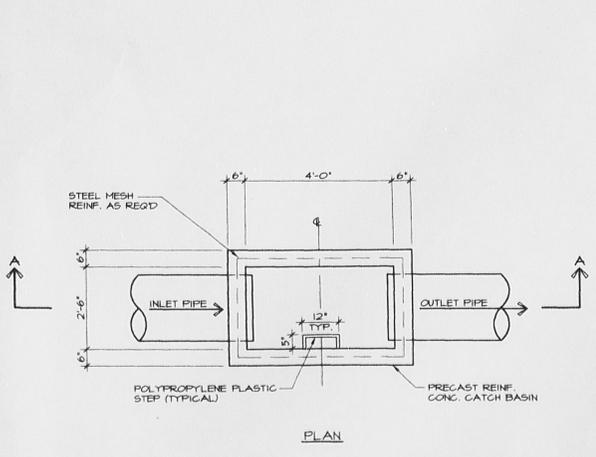


**RIP - RAP LINED SWALE**  
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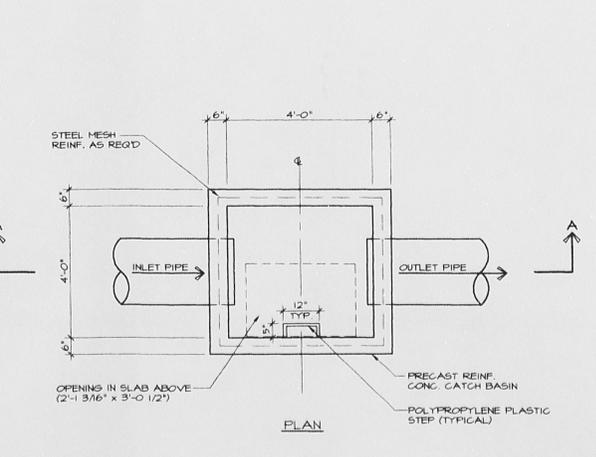
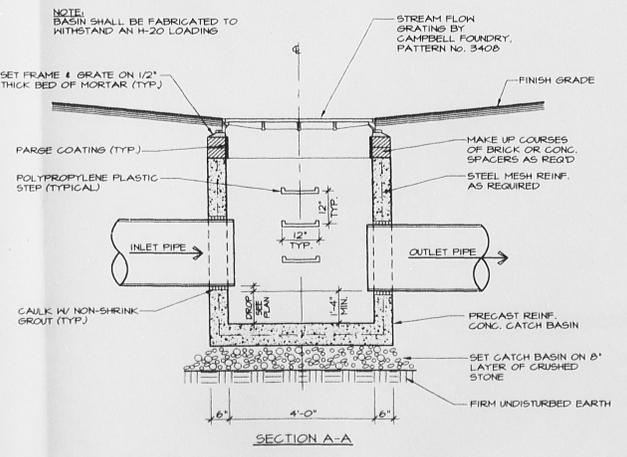


**STORM SEWER PROFILE - LINE ST 10**  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'

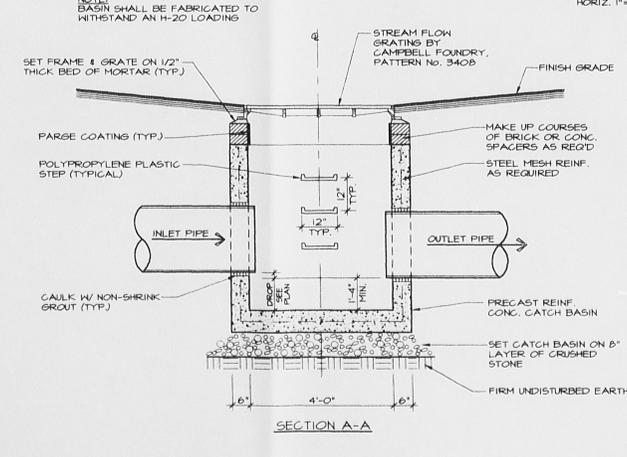
**STORM SEWER PROFILE - LINE ST 10**  
SCALE: VERT. 1"=4'  
HORIZ. 1"=40'



**CATCH BASIN DETAIL - TYPE I**  
NOT TO SCALE



**CATCH BASIN DETAIL - TYPE II**  
NOT TO SCALE



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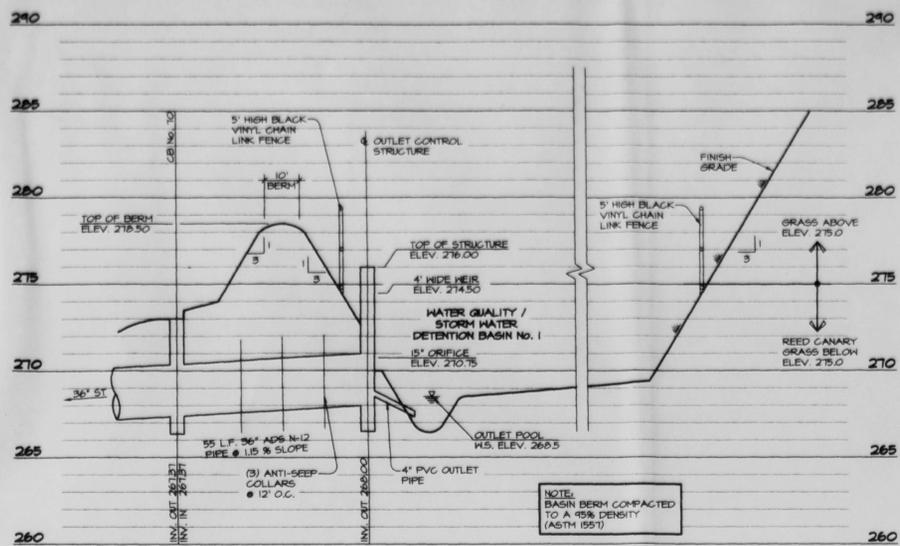
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| 4     | NO REVISION | 8-19-2002 |
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| 2     | NO REVISION | 11-8-2001 |
| 1     | NO REVISION | 7-5-2001  |

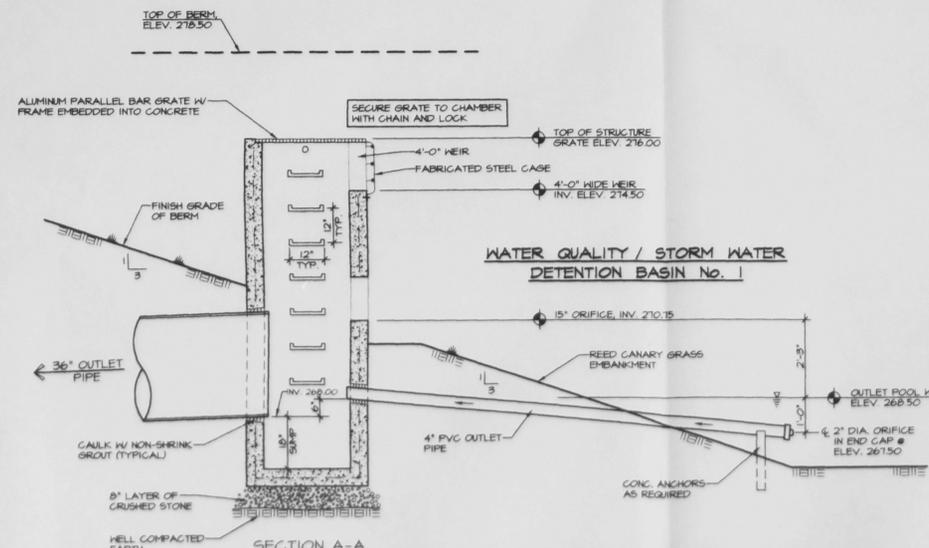
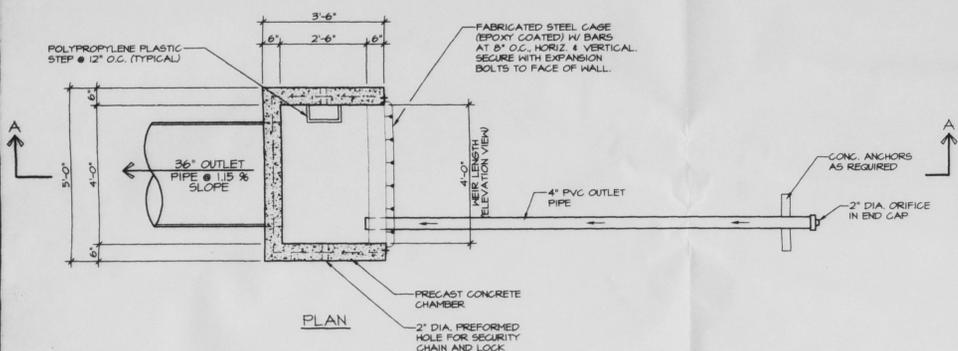
Drawn By: J.B.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 1-2-2001

Project: WINDSOR HIGHWAY STORM SEWER PROFILE & DETAILS  
SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

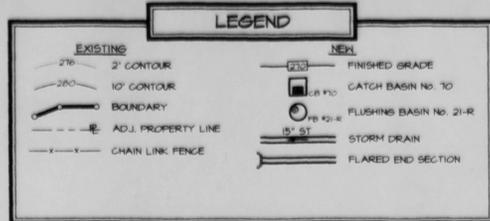
18 OF 20  
Project No. 9904



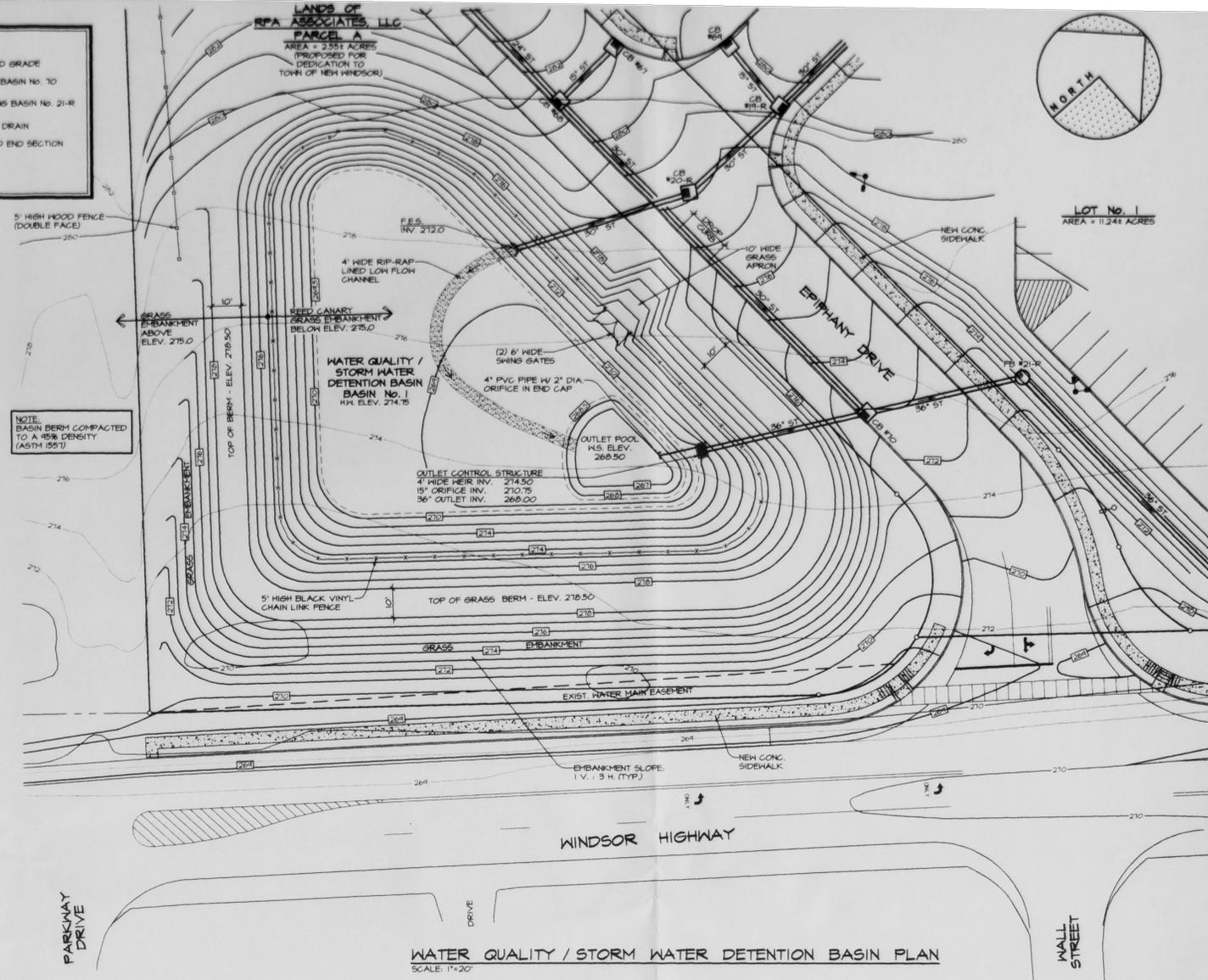
**BERM / BASIN OUTLET PIPING DETAIL**  
SCALE: VERT. 1"=4"  
HORIZ. 1"=20'



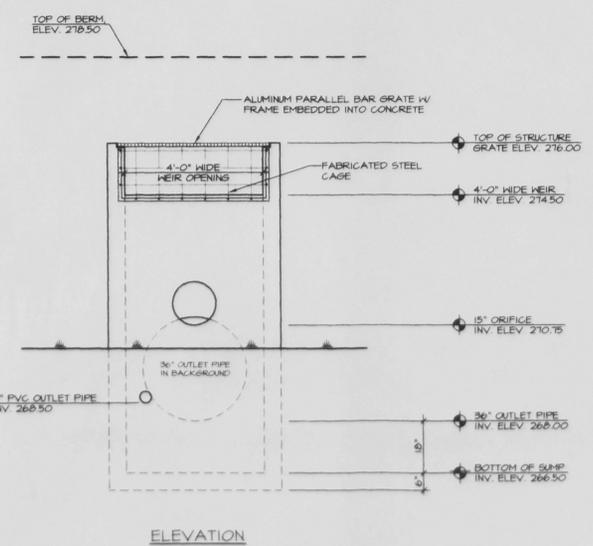
**WATER QUALITY / STORM WATER DETENTION BASIN No. 1**  
**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



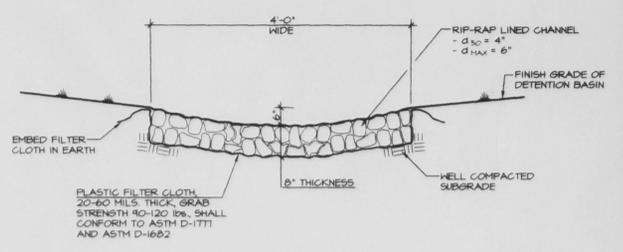
NOTE:  
BASIN BERM COMPACTED TO A 95% DENSITY (ASTM 1557)



**WATER QUALITY / STORM WATER DETENTION BASIN PLAN**  
SCALE: 1"=20'



**CHAIN LINK FENCE**  
NOT TO SCALE



**LOW FLOW CHANNEL DETAIL**  
NOT TO SCALE

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| 2     | STREET NAME       | 11-8-2001 |
| 1     | GENERAL REVISIONS | 7-5-2001  |

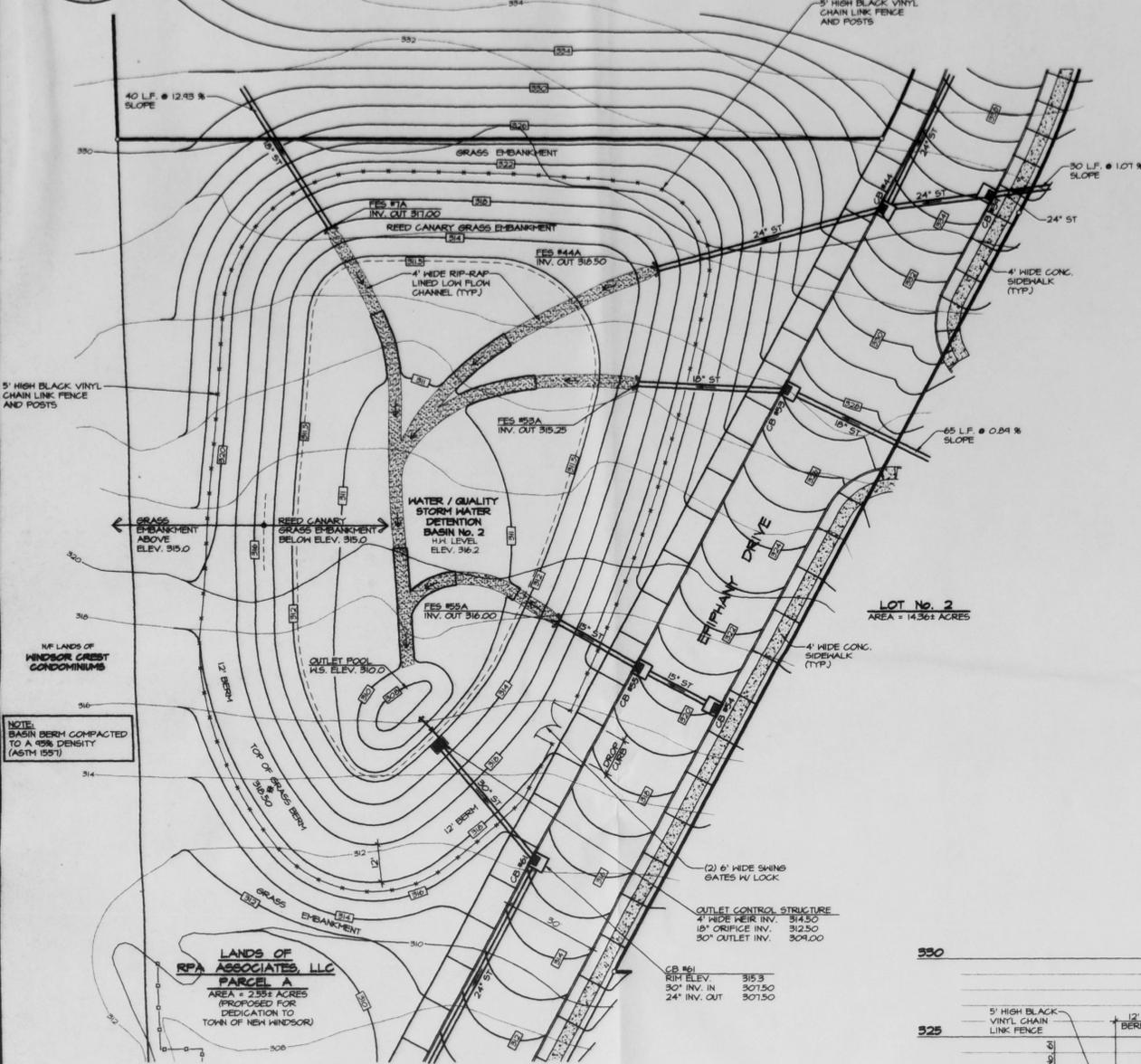
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Checked By: G.J.S.  
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Date: 1-2-2001

Project: **WATER QUALITY / STORM WATER DETENTION BASIN No. 1 PLAN & DETAILS**  
SUBDIVISION OF LANDS OF **RPA ASSOCIATES, LLC**  
WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

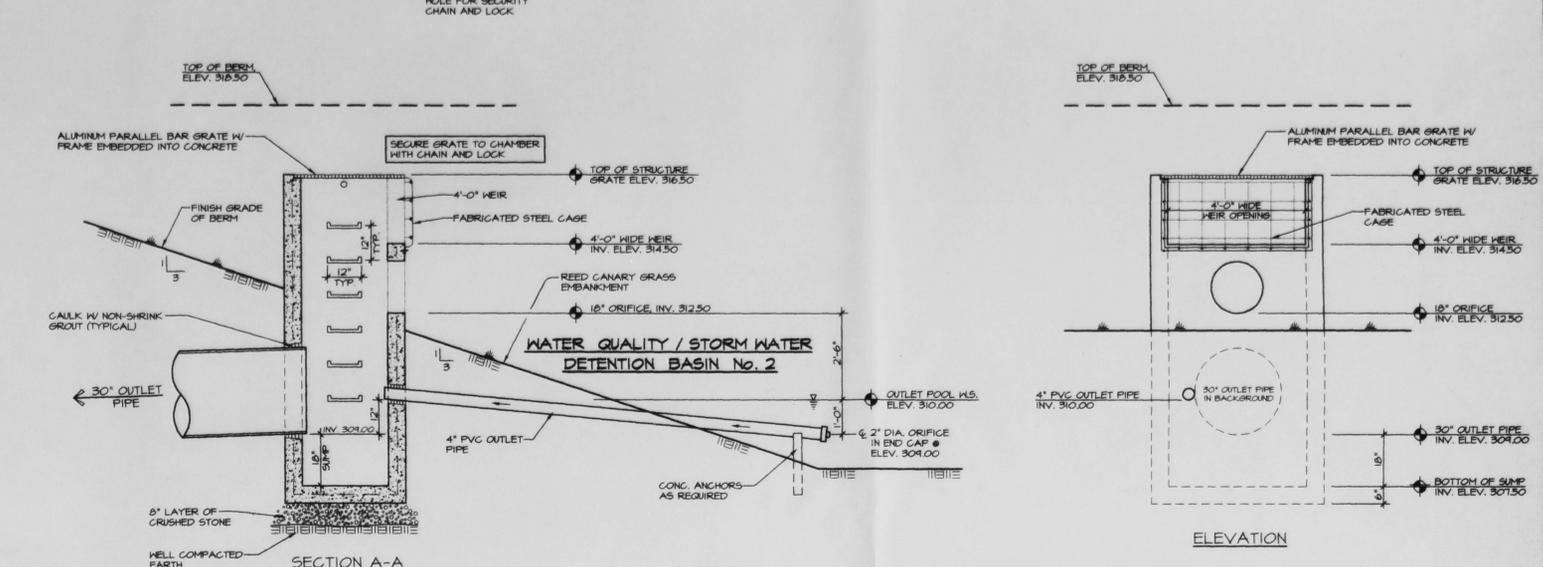
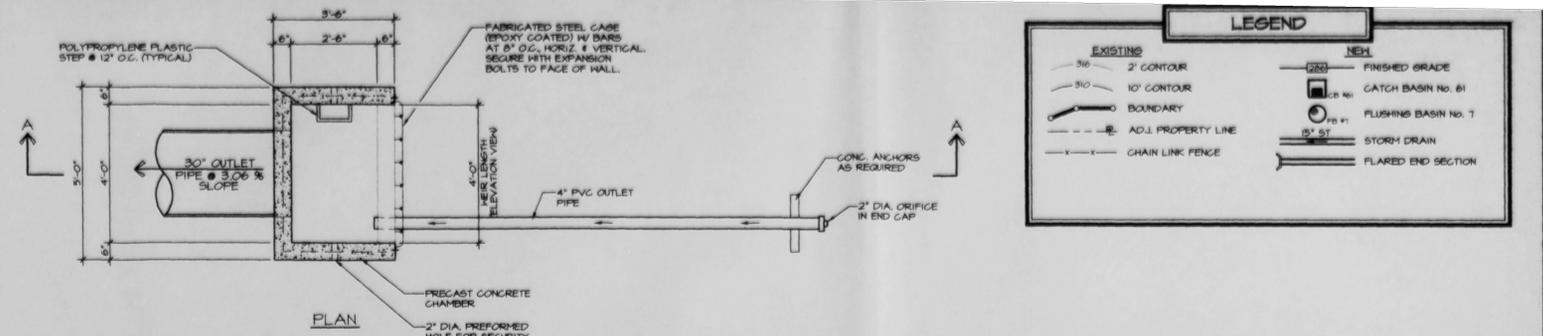
19 OF 20  
Project No. 9904



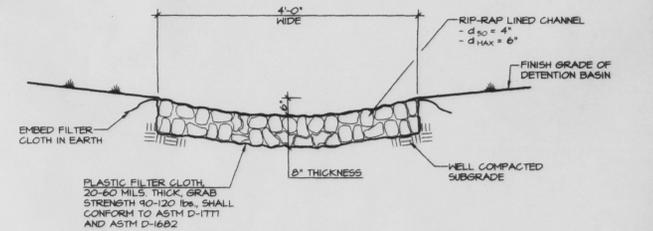
LOT No. 2  
AREA = 14.361 ACRES



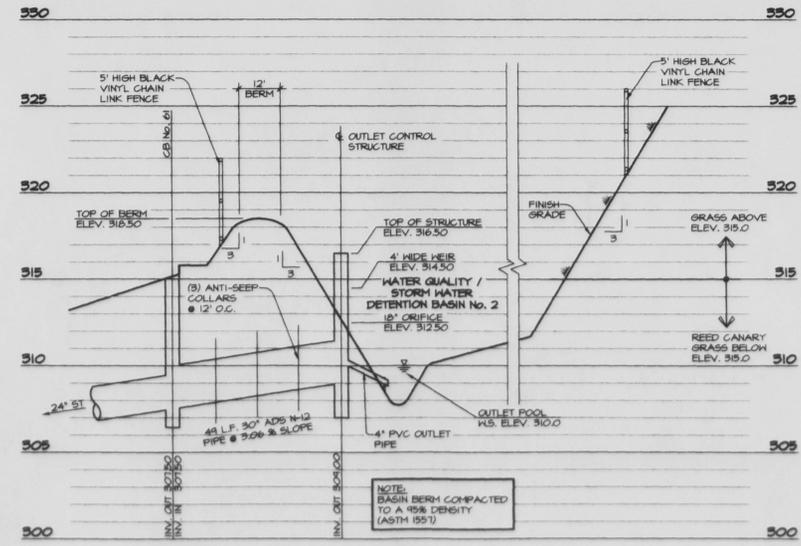
WATER QUALITY / STORM WATER DETENTION BASIN PLAN  
SCALE: 1"=20'



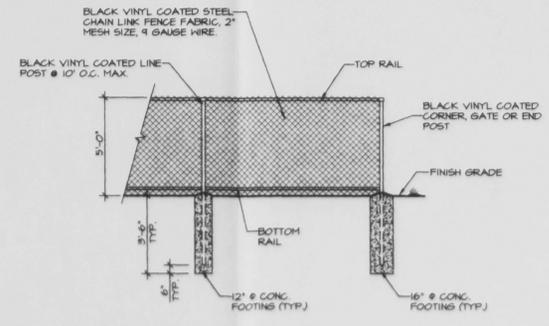
WATER QUALITY / STORM WATER DETENTION BASIN No. 2  
OUTLET CONTROL STRUCTURE  
NOT TO SCALE



LOW FLOW CHANNEL DETAIL  
NOT TO SCALE



BERM / BASIN OUTLET PIPING DETAIL  
SCALE: VERT. 1"=4'  
HORIZ. 1"=20'



CHAIN LINK FENCE  
NOT TO SCALE

| LEGEND             |                      |
|--------------------|----------------------|
| EXISTING           | NEW                  |
| 3/16" 2' CONTOUR   | FINISHED GRADE       |
| 3/16" 10' CONTOUR  | CATCH BASIN NO. 61   |
| BOUNDARY           | FLUSHING BASIN NO. 7 |
| ADJ. PROPERTY LINE | 15" ST. STORM DRAIN  |
| CHAIN LINK FENCE   | FLARED END SECTION   |

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Drawn By: J.B.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 1-2-2001

Project: WATER QUALITY / STORM WATER DETENTION BASIN No. 2  
SUBDIVISION OF LANDS OF RPA ASSOCIATES, LLC  
HINDSOR HIGHWAY TOWN OF NEW HINDSOR, N.Y.

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Project No. 9904