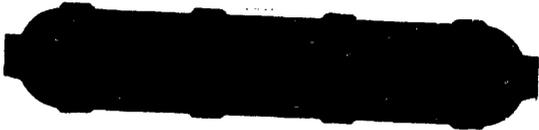


PB# 08-06

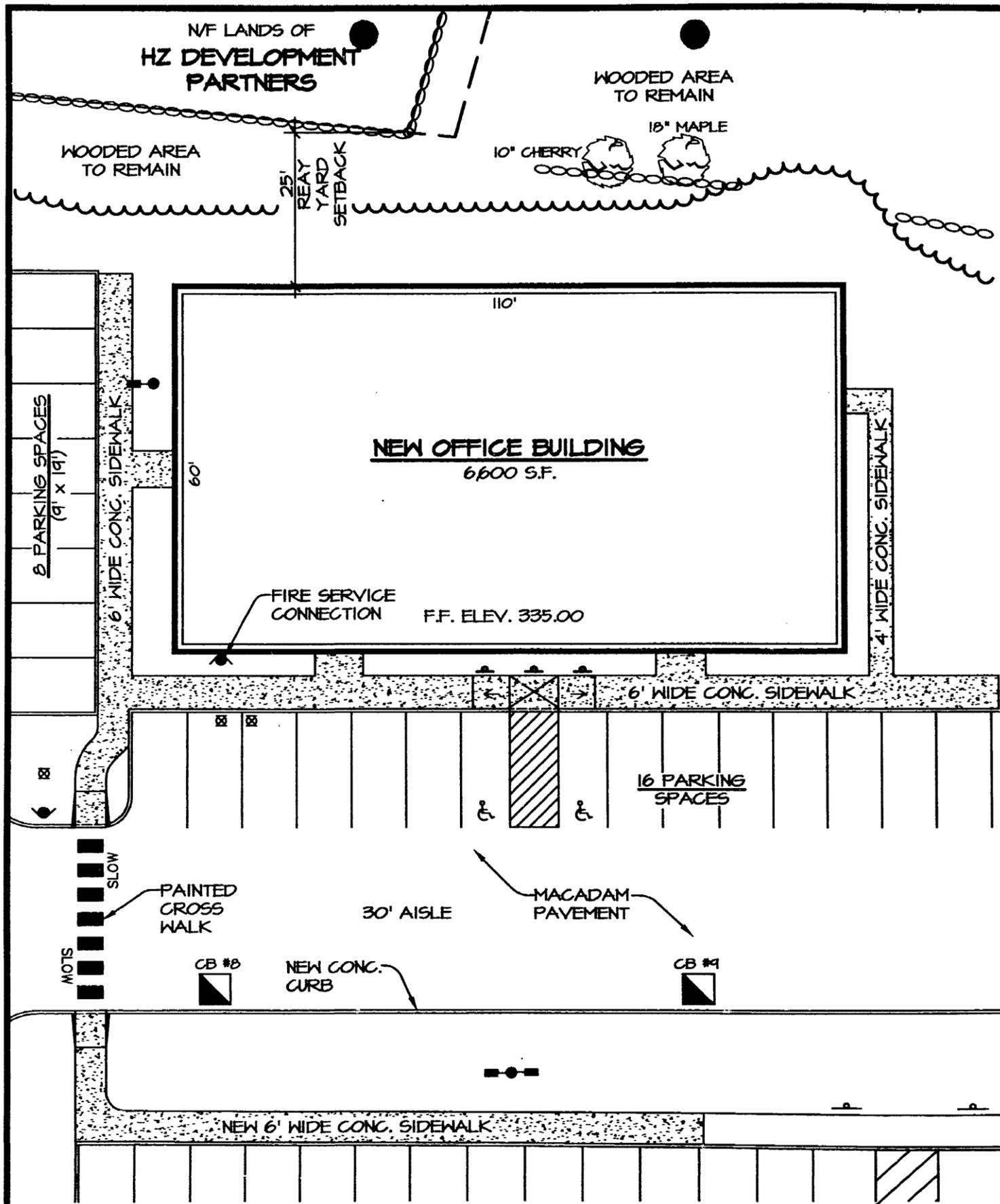
**Poughkeepsie Properties
(LLC)**

4-3-2.21

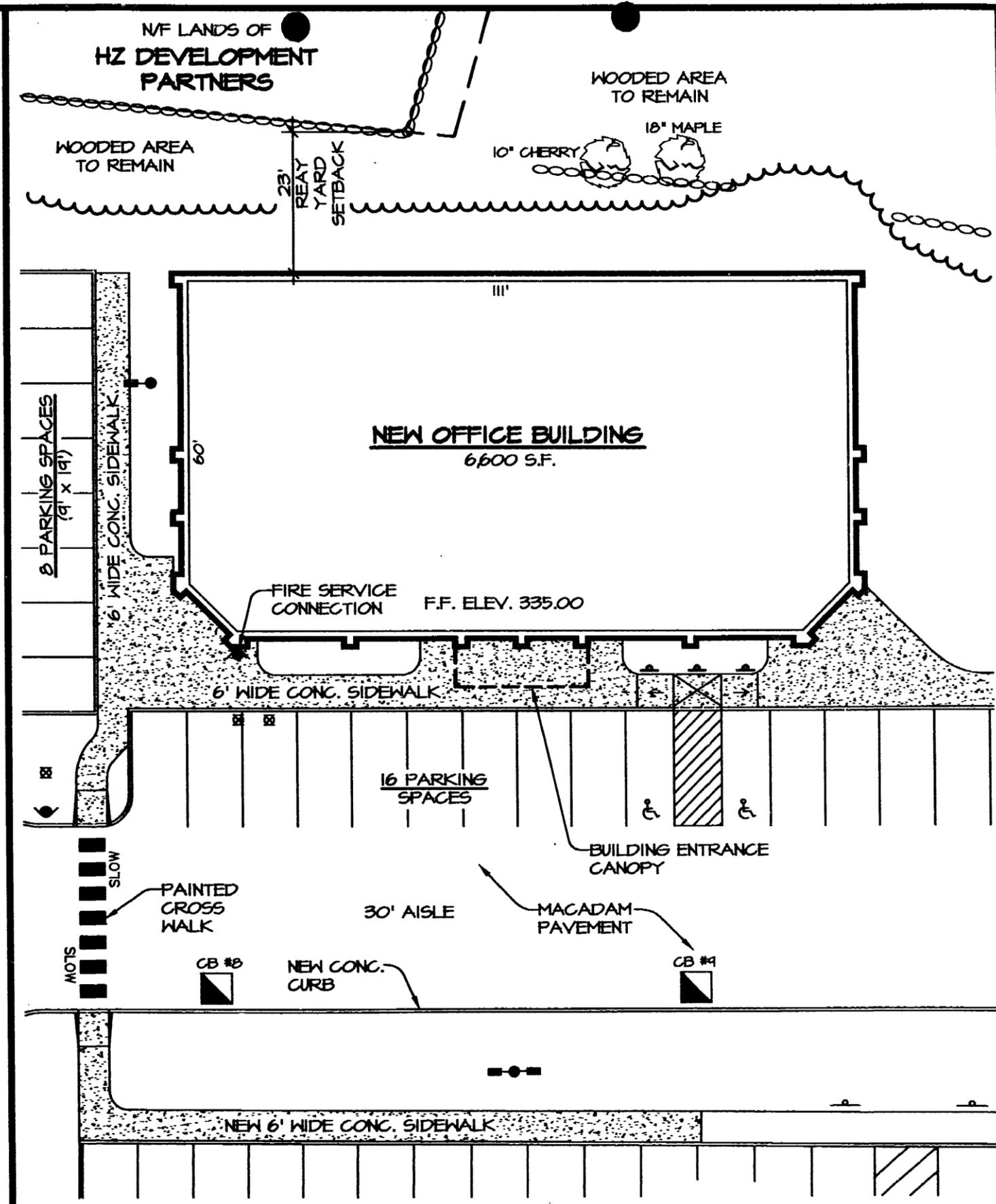


TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 10-8-08

08-06 *Bushkepsie Properties, LLC*
4-5-2.21 *Executive Dr. - 6,600 s.f. Bldg.*



PARTIAL SITE PLAN - APPROVED
SCALE: 1"=20'



PARTIAL SITE PLAN - PROPOSED
SCALE: 1"=20'

STORM WATER MANAGEMENT REPORT

NEW OFFICE BUILDING

FOR

POUGHKEEPSIE PROPERTIES, LLC

EXECUTIVE DRIVE

TOWN OF NEW WINDSOR, NEW YORK



SHAW ENGINEERING

744 Broadway
Newburgh, N.Y. 12550

March 17, 2008

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INTRODUCTION

This Report presents an analysis of the hydrologic and hydraulic conditions found at the site of Poughkeepsie Properties, LLC, located in the Town of New Windsor, Orange County, New York. The subject project totals 2.51 acres and is located on the east side of Executive Drive in the northeastern quadrant of the Town of New Windsor. Presently 1.27 acres of the site is developed and contains a 12,000 SF office building with associated drives, parking spaces and a storm water collection system. Poughkeepsie Properties, LLC proposes to develop the remaining 1.24 acres of the project site with a new 6,600 SF office building and associated driveways, parking areas, utilities, and an underground storm water detention system.

This proposed development is situated in the lower region of a watershed that discharges to the Hudson River through the Silver Stream. To study watershed runoff, a hydrologic model of the site has been developed using procedures outlined in the NRCS (formerly U.S. Department Of Agriculture) Soil Conservation Service Curve Number Method. This methodology was used in conjunction with Haestad Method's "Pondpack" software to generate peak runoff rates and hydrographs for analysis of Pre- and Post-development conditions.

HYDROLOGIC ANALYSIS OF PRE-DEVELOPMENT CONDITIONS

PROCEDURE

As presented above, the watershed model identifies 1.24 acres of the project site that will be developed. The remaining 1.27 acres of the project site will remain in its present state without any improvement. Because this area will not be affected by the proposed development, it has been excluded from further study in this Report.

The model has identified one critical Study Point for examination (Study Point A) that being the site's most southwesterly catch basin which connects to an 18-inch storm drain that extends to the west under Executive Drive. The limits of the 1.24 acre subarea have been indicated on the Pre-Development Drainage Plan to provide an accurate analysis of Pre-development runoff rates.

Peak discharges for this subarea were determined by the Soil Conservation Service methodology that considers rainfall events with 24-hour durations. The total rainfall amounts follow a synthetic distribution based on National Weather Service duration frequency data. The subject watershed analysis is based on a Type III Storm representing the spatial distribution of rainfall in the Atlantic Coastal Region. Twenty-four hour rainfall amounts were obtained from the maps provided by the Soil Conservation Service.

<u>FREQUENCY (years)</u>	<u>RAINFALL AMOUNT (inches)</u>
1	3.0
25	6.0

Runoff Curve Numbers and Time of Concentration for the subarea were also determined by procedures outlined by the Soil Conservation Service. The Orange County Soils Maps were used in conjunction with the Pre-Development Drainage Plan, and on-site investigations were performed to determine the drainage area, soil category, and vegetative cover that were used in the calculation of existing condition Runoff Curve Numbers. The critical runoff path for the subarea was determined through field investigations and field topographic mapping. The Time of Concentration was calculated along the critical path to determine the peak runoff rates for the indicated subarea.

PRE-DEVELOPMENT DRAINAGE PATTERNS

Study Point A (Existing Catch Basin in Southwest Corner)

Subarea On-1 encompasses 1.24 acres of the undeveloped site and its vegetative cover is grass, brush and woods. The topography in this area consists of a relatively uniform slope with a total change in grade of approximately 12 feet. Storm water runoff flows to the southwest where it discharges overland onto the existing parking area, and then into the existing catch basin that discharges to the westerly side of Executive Drive via the 18-inch storm drain.

PRE-DEVELOPMENT PEAK RUNOFF RATES

Appendix "A" of this Report contains "Pondpack" worksheets outlining the calculations of Runoff Curve Numbers, Time of Concentration, and Peak Runoff Rates for Pre-Development Conditions. The Pre-Development Plan depicts the subarea delineation, soil category, and the Time Of Concentration path used in the calculation of these parameters.

Following is a summary table of Peak Runoff Rates for the above subarea for storms having return frequencies of 1 and 25 years:

Pre-Development Storm Water Runoff

<u>Subarea</u>	<u>Drainage</u>	<u>Peak Runoff For Studied Storm Frequencies</u>	
	<u>Area</u> <u>(Acres)</u>	<u>1 Yr</u> <u>(Cfs)</u>	<u>25 Yr.</u> <u>(Cfs)</u>
On-1	1.24	0.6	2.4

HYDROLOGIC ANALYSIS OF POST-DEVELOPMENT CONDITIONS

PROCEDURE

Procedures for the determination of Post-development runoff are similar to the procedures described for Pre-development conditions. Alterations to the Pre-development watershed model to reflect site development include adjustments to hydrologic subareas, Runoff Curve Numbers and Times of Concentration. The character of the one drainage area will be altered by the construction of the proposed building, drives, and appurtenant site improvements. Impervious areas such as driveways, and roofs infiltrate less rainfall than most natural ground covers and, due to their smooth surfaces, generally accelerate runoff. These factors combine to increase storm water discharge rates subsequent to construction.

Mitigation of storm water runoff impacts can be achieved through the implementation of storm water management practices. The storm water management practice chosen for this project is 1,114 linear feet of 36-inch diameter PVC underground pipe that will detain on-site runoff, and release it downstream of the subarea at a controlled rate.

Post-Development Runoff Curve Numbers were generated using appropriate soil categories for grass or impervious surfaces as anticipated with the site development. Composite Runoff Curve Number calculations for each subarea under Post-development conditions are outlined in Appendix "B".

POST-DEVELOPMENT DRAINAGE PATTERNS

To facilitate the analysis of the proposed storm water management facility, the Post-development watershed model of the undeveloped 1.24 acre site has been divided into two subareas. The hydrologic model continues to examine the above referenced Study Point A. These subareas are presented on the attached Post-Development Plan and consist of the following:

Subarea On-1A incorporates the proposed building and parking areas and is 1.05 acres in size. Its storm water will be collected by the subarea's new storm

water collection system where it will be detained by the 1,114 linear feet of 36-inch PVC underground pipe. As under Pre-developed Conditions, the storm water will discharge to the existing southwest catch basin.

Subarea On-1B is 0.19 acres and contains the balance of the project area to be developed. Storm water from this subarea will flow to the existing southerly parking area where it will enter the existing drainage system and flow to Study Point A where it will ultimately combine with the detained storm flow from Subarea On-1A.

ANALYSIS – STUDY POINT A
PROPOSED STORM WATER DETENTION SYSTEM

Mitigation of Post-development storm water impacts will be achieved through the construction of an underground storm water detention system consisting of 1,114 linear feet of 36-inch diameter PVC pipe. Runoff from Subarea On-1A will be held within the detention system and released at a regulated rate through a controlled outlet structure consisting of a 3-inch diameter orifice, and a 1-foot wide rectangular weir. The combined peak discharge from the 1.24 acres under Post-Developed Conditions will not exceed the levels of runoff discharging from the project area under Pre-Developed Conditions for storms having a return frequency of 1 and 25 Years.

The table below summarizes the performance characteristics of the underground detention system with respect to detaining peak storm water flows:

1,114 Linear Feet of 36-Inch Diameter PVC Pipe		
Top Elevation of 36-Inch PVC Pipe		Elev. 330.00
Maximum Storage	= 0.181 Ac.-Ft.	@ Elev. 330.00
Outlets	= 3-Inch Dia. Orifice	@ Elev. 327.00
	= 1.0 Foot Weir	@ Elev. 329.20

$$\text{where } Q_{\text{orifice}} = ca (2gh)^{0.5} \quad c = 0.60$$

$$Q_{\text{weir}} = cl (h)^{1.5} \quad c = 3.0$$

<u>Storm Frequency</u>	<u>Peak Inflow</u>	<u>Peak Outflow</u>	<u>Maximum Stage</u>
1 Yr	2.1 Cfs	0.3 Cfs	Elev. 328.35
25 Yr	4.9 Cfs	1.8 Cfs	Elev. 329.85

Upon exiting the large diameter piping, the outflow combines with the runoff from Subarea On-1B. The sum of these runoffs represents the total runoff from the project area to the existing catch basin in the southwest corner of the site (Study Point A). The

following Table represents the peak runoff rates for the 2 studied storm frequencies under Pre- and Post-development Conditions.

Pre- And Post-Development Storm Water Runoff

Subarea	Prop./ <u>Exist.</u>	Drainage <u>Area</u> (Acres)	<u>Peak Runoff For Studied Storm Freq.</u>	
			<u>1 Yr.</u> (Cfs)	<u>25 Yr.</u> (Cfs)
Study Point A (On-1)	Exist.	1.24	0.6	2.4
Study Point A (On-1A & On-1B)	Prop.	1.24	0.4	2.2

SUMMARY

As demonstrated by the above table and the analyses presented herein, the selected storm water management facility can be successfully incorporated into the proposed Poughkeepsie Property, LLC site to reduce Post-development peak runoff rates to a level equal to those under Pre-development Conditions.

In summary, the Post-development drainage patterns will remain unchanged from the Pre-development conditions. Runoff from the project sites will continue to contribute flow to the discharge point at a rate equal to, or less than that experienced under existing conditions.

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\
Title... Project Date: 9/18/2007
Project Engineer: Gregory J. Shaw
Project Title: Watershed
Project Comments:

DESIGN STORMS SUMMARY

Design Storm File, ID = OrangeCounty

Storm Tag Name = Pre 1

Data Type, File, ID = Synthetic Storm TypeIII 24hr
Storm Frequency = 1 yr
Total Rainfall Depth= 3.0000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

Storm Tag Name = Pre 25

Data Type, File, ID = Synthetic Storm TypeIII 24hr
Storm Frequency = 25 yr
Total Rainfall Depth= 6.0000 in
Duration Multiplier = 1
Resulting Duration = 24.0000 hrs
Resulting Start Time= .0000 hrs Step= .1000 hrs End= 24.0000 hrs

APPENDIX A
PRE-DEVELOPED CONDITIONS

PRE-DEVELOPED CONDITIONS

RUNOFF CURVE NUMBERS

TIMES OF CONCENTRATION

PEAK RUNOFF RATES

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES PRE.PPW

RUNOFF CURVE NUMBER DATA

.....

Soil/Surface Description	CN	Area acres	Impervious Adjustment		Adjusted CN
			%C	%UC	
Open space (Lawns,parks etc.) - Goo	74	.590			74.00
Woods - grass combination - good	72	.620			72.00
Impervious Areas - Paved parking lo	98	.010			98.00

COMPOSITE AREA & WEIGHTED CN ---> 1.220 73.18 (73)

.....

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES PRE.PPW

.....
TIME OF CONCENTRATION CALCULATOR
.....

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 110.00 ft
2yr, 24hr P 3.5000 in
Slope .013600 ft/ft

Avg.Velocity .07 ft/sec

Segment #1 Time: .4309 hrs

Segment #2: Tc: TR-55 Sheet

Mannings n .2400
Hydraulic Length 40.00 ft
2yr, 24hr P 3.5000 in
Slope .020000 ft/ft

Avg.Velocity .10 ft/sec

Segment #2 Time: .1093 hrs

Segment #3: Tc: TR-55 Shallow

Hydraulic Length 32.00 ft
Slope .109400 ft/ft
Unpaved

Avg.Velocity 5.34 ft/sec

Segment #3 Time: .0017 hrs

Total Tc: .5419 hrs
=====

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration = 24.0000 hrs Rain Depth = 3.0000 in
Rain Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
Rain File -ID = - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
HYG File - ID = - SUBAREA ON-1 Pre 1
Tc = .5419 hrs
Drainage Area = 1.220 acres Runoff CN= 73

=====
Computational Time Increment = .07225 hrs
Computed Peak Time = 12.4267 hrs
Computed Peak Flow = .61 cfs

Time Increment for HYG File = .0500 hrs
Peak Time, Interpolated Output = 12.4500 hrs
Peak Flow, Interpolated Output = .61 cfs
=====

DRAINAGE AREA

ID: SUBAREA ON-1
CN = 73
Area = 1.220 acres
S = 3.6986 in
0.2S = .7397 in

Cumulative Runoff

.8573 in
.087 ac-ft

HYG Volume... .087 ac-ft (area under HYG curve)

***** SCS UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .54186 hrs (ID: SUBAREA ON-1)
Computational Incr, Tm = .07225 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 2.55 cfs
Unit peak time Tp = .36124 hrs
Unit receding limb, Tr = 1.44496 hrs
Total unit time, Tb = 1.80621 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 25 year storm
 Duration = 24.0000 hrs Rain Depth = 6.0000 in
 Rain Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
 Rain File -ID = - TypeIII 24hr
 Unit Hyd Type = Default Curvilinear
 HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
 HYG File - ID = - SUBAREA ON-1 Pre 25
 Tc = .5419 hrs
 Drainage Area = 1.220 acres Runoff CN= 73

=====
 Computational Time Increment = .07225 hrs
 Computed Peak Time = 12.4267 hrs
 Computed Peak Flow = 2.36 cfs

 Time Increment for HYG File = .0500 hrs
 Peak Time, Interpolated Output = 12.4000 hrs
 Peak Flow, Interpolated Output = 2.36 cfs
 =====

DRAINAGE AREA

 ID:SUBAREA ON-1
 CN = 73
 Area = 1.220 acres
 S = 3.6986 in
 0.2S = .7397 in

Cumulative Runoff

 3.0886 in
 .314 ac-ft

HYG Volume... .314 ac-ft (area under HYG curve)

***** SCS UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .54186 hrs (ID: SUBAREA ON-1)
 Computational Incr, Tm = .07225 hrs = 0.20000 Tp

 Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
 K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
 Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

 Unit peak, qp = 2.55 cfs
 Unit peak time Tp = .36124 hrs
 Unit receding limb, Tr = 1.44496 hrs
 Total unit time, Tb = 1.80621 hrs

SUMMARY FOR HYDROGRAPH ADDITION
 at Node: STUDY POINT A

HYG Directory: F:\Haestad-New\PondpackDataFiles\PoughProp\

```

=====
Upstream Link ID  Upstream Node ID  HYG file      HYG ID      HYG tag
-----
ADDLINK 20        SUBAREA ON-1          SUBAREA ON-1  Pre 1
=====
  
```

INFLOWS TO: STUDY POINT A

```

-----
HYG file      HYG ID      HYG tag      Volume      Peak Time      Peak Flow
ac-ft        hrs          cfs
-----
          SUBAREA ON-1  Pre 1        .087        12.4500        .61
  
```

TOTAL FLOW INTO: STUDY POINT A

```

-----
HYG file      HYG ID      HYG tag      Volume      Peak Time      Peak Flow
ac-ft        hrs          cfs
-----
          STUDY POINT A  Pre 1        .087        12.4500        .61
  
```

SUMMARY FOR HYDROGRAPH ADDITION
 at Node: STUDY POINT A

HYG Directory: F:\Haestad-New\PondpackDataFiles\PoughProp\

```

=====
Upstream Link ID Upstream Node ID HYG file HYG ID HYG tag
-----
ADDLINK 20 SUBAREA ON-1 SUBAREA ON-1 Pre 25
=====
  
```

INFLOWS TO: STUDY POINT A

```

-----
HYG file HYG ID HYG tag Volume Peak Time Peak Flow
ac-ft hrs cfs
-----
SUBAREA ON-1 Pre 25 .314 12.4000 2.36
  
```

TOTAL FLOW INTO: STUDY POINT A

```

-----
HYG file HYG ID HYG tag Volume Peak Time Peak Flow
ac-ft hrs cfs
-----
STUDY POINT A Pre 25 .314 12.4000 2.36
  
```

PRE-DEVELOPMENT STORM SUMMARY

MASTER DESIGN STORM SUMMARY

Network Storm Collection: OrangeCounty

Return Event	Total Depth in	Rainfall Type	RNF ID
Pre 1	3.0000	Synthetic Curve	TypeIII 24hr
Pre 25	6.0000	Synthetic Curve	TypeIII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Return Type	Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
*STUDY POINT A	JCT	1	.087		12.4500	.61		
*STUDY POINT A	JCT	25	.314		12.4000	2.36		
SUBAREA ON-1	AREA	1	.087		12.4500	.61		
SUBAREA ON-1	AREA	25	.314		12.4000	2.36		

APPENDIX B

POST-DEVELOPED CONDITIONS

POST-DEVELOPED CONDITIONS

RUNOFF CURVE NUMBERS

TIMES OF CONCENTRATION

PEAK RUNOFF RATES

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

RUNOFF CURVE NUMBER DATA

.....

Soil/Surface Description	CN	Area acres	Impervious Adjustment		Adjusted CN
			%C	%UC	
Impervious Areas - Paved parking lo	98	.690			98.00
Open space (Lawns, parks etc.) - Goo	74	.310			74.00
Woods - grass combination - good	72	.050			72.00

COMPOSITE AREA & WEIGHTED CN ---> 1.050 89.68 (90)
.....

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

RUNOFF CURVE NUMBER DATA

.....

Soil/Surface Description	CN	Area acres	Impervious Adjustment		Adjusted CN
			%C	%UC	
Woods - good	70	.080			70.00
Open space (Lawns, parks etc.) - Goo	74	.110			74.00

COMPOSITE AREA & WEIGHTED CN ---> .190 72.32 (72)

.....

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

.....
TIME OF CONCENTRATION CALCULATOR
.....

Segment #1: Tc: User Defined

Segment #1 Time: .0833 hrs

=====
Total Tc: .0833 hrs

Calculated Tc < Min.Tc:
Use Minimum Tc...
Use Tc = .0833 hrs
=====

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

.....
TIME OF CONCENTRATION CALCULATOR
.....

Segment #1: Tc: TR-55 Sheet

Mannings n .4000
Hydraulic Length 90.00 ft
2yr, 24hr P 3.5000 in
Slope .040000 ft/ft

Avg.Velocity .10 ft/sec

Segment #1 Time: .2384 hrs

Segment #2: Tc: TR-55 Sheet

Mannings n .2400
Hydraulic Length 10.00 ft
2yr, 24hr P 3.5000 in
Slope .050000 ft/ft

Avg.Velocity .11 ft/sec

Segment #2 Time: .0250 hrs

Segment #3: Tc: TR-55 Shallow

Hydraulic Length 12.00 ft
Slope .058300 ft/ft
Unpaved

Avg.Velocity 3.90 ft/sec

Segment #3 Time: .0009 hrs

=====
Total Tc: .2642 hrs
=====

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration = 24.0000 hrs Rain Depth = 3.0000 in
Rain Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
Rain File -ID = - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
HYG File - ID = - SUBAREA ON-1A Dev 1
Tc (Min. Tc) = .0833 hrs
Drainage Area = 1.050 acres Runoff CN= 90

=====
Computational Time Increment = .01111 hrs
Computed Peak Time = 12.1063 hrs
Computed Peak Flow = 2.12 cfs

Time Increment for HYG File = .0500 hrs
Peak Time, Interpolated Output = 12.1000 hrs
Peak Flow, Interpolated Output = 2.12 cfs
=====

DRAINAGE AREA

ID:SUBAREA ON-1A
CN = 90
Area = 1.050 acres
S = 1.1111 in
0.2S = .2222 in

Cumulative Runoff

1.9841 in
.174 ac-ft

HYG Volume... .174 ac-ft (area under HYG curve)

***** SCS UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .08330 hrs (ID: SUBAREA ON-1A)
Computational Incr, Tm = .01111 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = 14.28 cfs
Unit peak time Tp = .05553 hrs
Unit receding limb, Tr = .22213 hrs
Total unit time, Tb = .27767 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 25 year storm
 Duration = 24.0000 hrs Rain Depth = 6.0000 in
 Rain Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
 Rain File -ID = - TypeIII 24hr
 Unit Hyd Type = Default Curvilinear
 HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
 HYG File - ID = - SUBAREA ON-1A Dev 25
 Tc (Min. Tc) = .0833 hrs
 Drainage Area = 1.050 acres Runoff CN= 90

=====
 Computational Time Increment = .01111 hrs
 Computed Peak Time = 12.0952 hrs
 Computed Peak Flow = 4.91 cfs

Time Increment for HYG File = .0500 hrs
 Peak Time, Interpolated Output = 12.1000 hrs
 Peak Flow, Interpolated Output = 4.91 cfs
 =====

DRAINAGE AREA

 ID: SUBAREA ON-1A
 CN = 90
 Area = 1.050 acres
 S = 1.1111 in
 0.2S = .2222 in

Cumulative Runoff

 4.8459 in
 .424 ac-ft

HYG Volume... .424 ac-ft (area under HYG curve)

***** SCS UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .08330 hrs (ID: SUBAREA ON-1A)
 Computational Incr, Tm = .01111 hrs = 0.20000 Tp
 Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
 K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
 Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)
 Unit peak, qp = 14.28 cfs
 Unit peak time Tp = .05553 hrs
 Unit receding limb, Tr = .22213 hrs
 Total unit time, Tb = .27767 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration = 24.0000 hrs Rain Depth = 3.0000 in
Rain Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
Rain File -ID = - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
HYG File - ID = - SUBAREA ON-1B Dev 1
Tc = .2642 hrs
Drainage Area = .190 acres Runoff CN= 72

=====
Computational Time Increment = .03523 hrs
Computed Peak Time = 12.2248 hrs
Computed Peak Flow = .12 cfs

Time Increment for HYG File = .0500 hrs
Peak Time, Interpolated Output = 12.2000 hrs
Peak Flow, Interpolated Output = .12 cfs
=====

DRAINAGE AREA

ID: SUBAREA ON-1B
CN = 72
Area = .190 acres
S = 3.8889 in
0.2S = .7778 in

Cumulative Runoff

.8081 in
.013 ac-ft

HYG Volume... .013 ac-ft (area under HYG curve)

***** SCS UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .26423 hrs (ID: SUBAREA ON-1B)
Computational Incr, Tm = .03523 hrs = 0.20000 Tp

Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)

Unit peak, qp = .81 cfs
Unit peak time Tp = .17615 hrs
Unit receding limb, Tr = .70460 hrs
Total unit time, Tb = .88075 hrs

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 25 year storm
Duration = 24.0000 hrs Rain Depth = 6.0000 in
Rain Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
Rain File -ID = - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
HYG File - ID = - SUBAREA ON-1B Dev 25
Tc = .2642 hrs
Drainage Area = .190 acres Runoff CN= 72

=====
Computational Time Increment = .03523 hrs
Computed Peak Time = 12.1896 hrs
Computed Peak Flow = .48 cfs

Time Increment for HYG File = .0500 hrs
Peak Time, Interpolated Output = 12.2000 hrs
Peak Flow, Interpolated Output = .47 cfs
=====

DRAINAGE AREA

ID:SUBAREA ON-1B
CN = 72
Area = .190 acres
S = 3.8889 in
0.2S = .7778 in

Cumulative Runoff

2.9932 in
.047 ac-ft

HYG Volume... .047 ac-ft (area under HYG curve)

***** SCS UNIT HYDROGRAPH PARAMETERS *****

Time Concentration, Tc = .26423 hrs (ID: SUBAREA ON-1B)
Computational Incr, Tm = .03523 hrs = 0.20000 Tp
Unit Hyd. Shape Factor = 483.432 (37.46% under rising limb)
K = 483.43/645.333, K = .7491 (also, K = 2/(1+(Tr/Tp))
Receding/Rising, Tr/Tp = 1.6698 (solved from K = .7491)
Unit peak, qp = .81 cfs
Unit peak time Tp = .17615 hrs
Unit receding limb, Tr = .70460 hrs
Total unit time, Tb = .88075 hrs

REACH ROUTING SUMMARY
 (Hydrograph Translation)

HYG Directory = F:\Haestad-New\PondpackDataFiles\PoughProp\
 Inflow HYG file-ID = NONE STORED - JUNC ON-1B Dev 1
 Outflow HYG file-ID = NONE STORED - REACH ON-1B Dev 1

Base Flow = .00 cfs
 No Infiltration

Translation = .0500 hrs

	Inflow Hydrograph	Outflow Hydrograph
Time Start...	11.4000 hrs	11.4500 hrs
Time Step....	.0500 hrs	.0500 hrs
Time End.....	24.2500 hrs	24.3000 hrs
Peak Time....	12.2000 hrs	12.2500 hrs
Peak Flow....	.12 cfs	.12 cfs

Inflow/Outflow Volumes

Inflow	=	.013 ac-ft
- Unrouted	=	.000 ac-ft
+ Base Flow	=	.000 ac-ft
- Infiltration	=	.000 ac-ft

Outflow	=	.013 ac-ft

REACH ROUTING SUMMARY
(Hydrograph Translation)

HYG Directory = F:\Haestad-New\PondpackDataFiles\PoughProp\
Inflow HYG file-ID = NONE STORED - JUNC ON-1B Dev 25
Outflow HYG file-ID = NONE STORED - REACH ON-1B Dev 25

Base Flow = .00 cfs
No Infiltration

Translation = .0500 hrs

	Inflow Hydrograph	Outflow Hydrograph
	-----	-----
Time Start...	8.9500 hrs	9.0000 hrs
Time Step....	.0500 hrs	.0500 hrs
Time End.....	24.3500 hrs	24.4000 hrs
Peak Time....	12.2000 hrs	12.2500 hrs
Peak Flow....	.47 cfs	.47 cfs

Inflow/Outflow Volumes

Inflow	=	.047 ac-ft
- Unrouted	=	.000 ac-ft
+ Base Flow	=	.000 ac-ft
- Infiltration	=	.000 ac-ft

Outflow	=	.047 ac-ft

ROUTING POST-DEVELOPMENT FLOWS
FROM SUBAREA ON-1A THROUGH
UNDERGROUND STORM WATER DETENTION SYSTEM

File..... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

COMPUTED VOLUMES FOR A PIPE

US Invert Elev. = 327.00 ft
 DS Invert Elev. = 327.00 ft
 Barrel Length = 1114.00 ft
 Computed Slope = .000000 ft/ft
 Diameter = 3.0000 ft
 # of Barrels = 1.00

Slice Width = 1.00 ft
 Vertical Incr. = .10 ft

Elevation (ft)	Perpendicular DS Depth (ft)	DS Area (sq.ft)	Wetted Length (ft)	Filled Length (ft)	Perpendicular US Depth (ft)	US Area (sq.ft)	Total Volume (ac-ft)
327.00	.00	.0000	1114.00	.00	.00	.0000	.000
327.10	.10	.0723	1114.00	.00	.10	.0723	.002
327.20	.20	.2024	1114.00	.00	.20	.2024	.005
327.30	.30	.3679	1114.00	.00	.30	.3679	.009
327.40	.40	.5603	1114.00	.00	.40	.5603	.014
327.50	.50	.7744	1114.00	.00	.50	.7744	.020
327.60	.60	1.0064	1114.00	.00	.60	1.0064	.026
327.70	.70	1.2535	1114.00	.00	.70	1.2535	.032
327.80	.80	1.5132	1114.00	.00	.80	1.5132	.039
327.90	.90	1.7835	1114.00	.00	.90	1.7835	.046
328.00	1.00	2.0626	1114.00	.00	1.00	2.0626	.053
328.10	1.10	2.3487	1114.00	.00	1.10	2.3487	.060
328.20	1.20	2.6404	1114.00	.00	1.20	2.6404	.067
328.30	1.30	2.9360	1114.00	.00	1.30	2.9360	.075
328.40	1.40	3.2345	1114.00	.00	1.40	3.2345	.083
328.50	1.50	3.5343	1114.00	.00	1.50	3.5343	.090
328.60	1.60	3.8341	1114.00	.00	1.60	3.8341	.098
328.70	1.70	4.1325	1114.00	.00	1.70	4.1325	.106
328.80	1.80	4.4282	1114.00	.00	1.80	4.4282	.113
328.90	1.90	4.7199	1114.00	.00	1.90	4.7199	.121
329.00	2.00	5.0060	1114.00	.00	2.00	5.0060	.128
329.10	2.10	5.2851	1114.00	.00	2.10	5.2851	.135
329.20	2.20	5.5554	1114.00	.00	2.20	5.5554	.142
329.30	2.30	5.8151	1114.00	.00	2.30	5.8151	.149
329.40	2.40	6.0622	1114.00	.00	2.40	6.0622	.155
329.50	2.50	6.2942	1114.00	.00	2.50	6.2942	.161
329.60	2.60	6.5083	1114.00	.00	2.60	6.5083	.166
329.70	2.70	6.7007	1114.00	.00	2.70	6.7007	.171
329.80	2.80	6.8662	1114.00	.00	2.80	6.8662	.175
330.00	3.00	7.0686	1114.00	.00	3.00	7.0686	.181

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 327.00 ft
Increment = .50 ft
Max. Elev.= 330.00 ft

OUTLET CONNECTIVITY

----> Forward Flow Only (UpStream to DnStream)
<--- Reverse Flow Only (DnStream to UpStream)
<----> Forward and Reverse Both Allowed

Structure	No.	Outfall	E1, ft	E2, ft
Weir-Rectangular	W1	----> CV	329.200	330.000
Orifice-Circular	O1	----> CV	327.000	330.000
Culvert-Circular	CV	----> TW	325.500	330.000
TW SETUP, DS Channel				

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

OUTLET STRUCTURE INPUT DATA

Structure ID = W1
Structure Type = Weir-Rectangular

of Openings = 1
Crest Elev. = 329.20 ft
Weir Length = 1.00 ft
Weir Coeff. = 3.000000

Weir TW effects (Use adjustment equation)

Structure ID = O1
Structure Type = Orifice-Circular

of Openings = 1
Invert Elev. = 327.00 ft
Diameter = .2500 ft
Orifice Coeff. = .600

File.... F:\Haestad-New\PondpackDataFiles\PoughProp\POUGHKEEPSIE PROPERTIES POST.PPW

OUTLET STRUCTURE INPUT DATA

Structure ID = CV
Structure Type = Culvert-Circular

No. Barrels = 1
Barrel Diameter = 1.2500 ft
Upstream Invert = 325.50 ft
Dnstream Invert = 324.00 ft
Horiz. Length = 80.00 ft
Barrel Length = 80.01 ft
Barrel Slope = .01875 ft/ft

OUTLET CONTROL DATA...

Mannings n = .0120
Ke = .5000 (forward entrance loss)
Kb = .019790 (per ft of full flow)
Kr = .5000 (reverse entrance loss)
HW Convergence = .001 +/- ft

INLET CONTROL DATA...

Equation form = 1
Inlet Control K = .0078
Inlet Control M = 2.0000
Inlet Control c = .03790
Inlet Control Y = .6900
T1 ratio (HW/D) = 1.127
T2 ratio (HW/D) = 1.287
Slope Factor = -.500

Use unsubmerged inlet control Form 1 equ. below T1 elev.
Use submerged inlet control Form 1 equ. above T2 elev.

In transition zone between unsubmerged and submerged inlet control,
interpolate between flows at T1 & T2...

At T1 Elev = 326.91 ft ---> Flow = 4.80 cfs
At T2 Elev = 327.11 ft ---> Flow = 5.49 cfs

Structure ID = TW
Structure Type = TW SETUP, DS Channel

FREE OUTFALL CONDITIONS SPECIFIED

CONVERGENCE TOLERANCES...

Maximum Iterations= 30
Min. TW tolerance = .01 ft
Max. TW tolerance = .01 ft
Min. HW tolerance = .01 ft
Max. HW tolerance = .01 ft
Min. Q tolerance = .10 cfs
Max. Q tolerance = .10 cfs

LEVEL POOL ROUTING SUMMARY

HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
Inflow HYG file = NONE STORED - 36" PIPE IN Dev 1
Outflow HYG file = NONE STORED - 36" PIPE OUT Dev 1

Pond Node Data = 36" PIPE
Pond Volume Data = 36" PIPE
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 327.00 ft
Starting Volume = .000 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout = .00 cfs
Time Increment = .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

=====
Peak Inflow = 2.12 cfs at 12.1000 hrs
Peak Outflow = .26 cfs at 12.5000 hrs

Peak Elevation = 328.35 ft
Peak Storage = .079 ac-ft
=====

MASS BALANCE (ac-ft)

+ Initial Vol = .000
+ HYG Vol IN = .174
- Infiltration = .000
- HYG Vol OUT = .173
- Retained Vol = .000

Unrouted Vol = -.000 ac-ft (.125% of Inflow Volume)

LEVEL POOL ROUTING SUMMARY

HYG Dir = F:\Haestad-New\PondpackDataFiles\PoughProp\
Inflow HYG file = NONE STORED - 36" PIPE IN Dev 25
Outflow HYG file = NONE STORED - 36" PIPE OUT Dev 25

Pond Node Data = 36" PIPE
Pond Volume Data = 36" PIPE
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 327.00 ft
Starting Volume = .000 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout = .00 cfs
Time Increment = .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

=====
Peak Inflow = 4.91 cfs at 12.1000 hrs
Peak Outflow = 1.78 cfs at 12.3500 hrs

Peak Elevation = 329.85 ft
Peak Storage = .177 ac-ft
=====

MASS BALANCE (ac-ft)

+ Initial Vol = .000
+ HYG Vol IN = .424
- Infiltration = .000
- HYG Vol OUT = .424
- Retained Vol = .000

Unrouted Vol = -.000 ac-ft (.051% of Inflow Volume)

SUMMARY FOR HYDROGRAPH ADDITION
 at Node: STUDY POINT A

HYG Directory: F:\Haestad-New\PondpackDataFiles\PoughProp\

```

=====
Upstream Link ID  Upstream Node ID  HYG file      HYG ID        HYG tag
-----
ROUTE ON-1A      36" PIPE      IN            ROUTE ON-1A   Dev 1
REACH ON-1B      JUNC ON-1B    REACH ON-1B  REACH ON-1B   Dev 1
=====
  
```

INFLOWS TO: STUDY POINT A

```

-----
HYG file          HYG ID          HYG tag          Volume          Peak Time        Peak Flow
ac-ft              hrs              cfs
-----
                ROUTE ON-1A     Dev 1            .173            12.5000          .26
                REACH ON-1B     Dev 1            .013            12.2500          .12
  
```

TOTAL FLOW INTO: STUDY POINT A

```

-----
HYG file          HYG ID          HYG tag          Volume          Peak Time        Peak Flow
ac-ft              hrs              cfs
-----
                STUDY POINT A   Dev 1            .186            12.3000          .36
  
```

SUMMARY FOR HYDROGRAPH ADDITION
 at Node: STUDY POINT A

HYG Directory: F:\Haestad-New\PondpackDataFiles\PoughProp\

```

=====
Upstream Link ID  Upstream Node ID  HYG file      HYG ID        HYG tag
-----
ROUTE ON-1A      36" PIPE      IN            ROUTE ON-1A   Dev 25
REACH ON-1B      JUNC ON-1B    REACH ON-1B  REACH ON-1B   Dev 25
=====
  
```

INFLOWS TO: STUDY POINT A

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time hrs	Peak Flow cfs
	ROUTE ON-1A	Dev 25	.424	12.3500	1.78
	REACH ON-1B	Dev 25	.047	12.2500	.47

TOTAL FLOW INTO: STUDY POINT A

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time hrs	Peak Flow cfs
	STUDY POINT A	Dev 25	.471	12.3500	2.19

POST-DEVELOPMENT STORM SUMMARY

MASTER DESIGN STORM SUMMARY

Network Storm Collection: OrangeCounty

Return Event	Total Depth in	Rainfall Type	RNF ID
Dev 1	3.0000	Synthetic Curve	TypeIII 24hr
Dev 25	6.0000	Synthetic Curve	TypeIII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
36" PIPE	IN	POND 1	.174		12.1000	2.12		
36" PIPE	IN	POND 25	.424		12.1000	4.91		
36" PIPE	OUT	POND 1	.173		12.5000	.26	328.35	.079
36" PIPE	OUT	POND 25	.424		12.3500	1.78	329.85	.177
JUNC ON-1B	JCT	1	.013		12.2000	.12		
JUNC ON-1B	JCT	25	.047		12.2000	.47		
*STUDY POINT A	JCT	1	.186		12.3000	.36		
*STUDY POINT A	JCT	25	.471		12.3500	2.19		
SUBAREA ON-1A	AREA	1	.174		12.1000	2.12		
SUBAREA ON-1A	AREA	25	.424		12.1000	4.91		
SUBAREA ON-1B	AREA	1	.013		12.2000	.12		
SUBAREA ON-1B	AREA	25	.047		12.2000	.47		

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/15/2008

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

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

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/08/2008	PLANS STAMPED	APPROVED
06/25/2008	P.B. APPEARANCE (DISCUSSION)	MINOR CHANGE . MINOR CHANGE IN PLAN..APPROVE BY BOARD...FILED WITH BUILDING . INSPECTOR OFFICE AND FILE 08-06
04/23/2008	P.B. APPEARANCE	ND; CLOSED PH;APP CO . NO PUBLIC COMMENT; PUT 117 EXECUTIVE DRIVE ON ALL PLANS; . SUBMIT COST ESTIMATE; CLOSED PH; DECL NEG DEC.
03/12/2008	P.B. APPEARANCE	LA: SCHED PH . CHECK DEVELOPMENTAL COVERAGE PRIOR TO PH; CONSIDER SOLAR . LIGHTING; NEED STORMWATER CALCULATIONS PRIOR TO PH;

Shaw Engineering

Consulting Engineers

744 Broadway
P.O.Box 2569
Newburgh, New York 12550
(845) 561-3695

September 24, 2008

Chairman Genaro Argenio and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Office Building For Poughkeepsie Properties, LLC
Executive Drive

Gentlemen:

Enclosed please find the following checks to closeout your project file:

\$ 125.00	Final Approval Fee
\$ 1,824.60	Escrow Fee
\$ 3,650.00	Inspection Fee

Please call when the plans are available to be picked up.

Very truly yours,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/08/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/17/2008	APPROVAL FEE	CHG	125.00		
09/23/2008	REC. CK. #264402	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/08/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/05/2008	REC. CK. #263661	PAID		750.00	
03/12/2008	P.B. MINUTES	CHG	84.00		
04/11/2008	LEGAL NOTICE	CHG	11.50		
04/11/2008	LEGAL NOTICE	CHG	11.50		
04/23/2008	P.B. MINUTES	CHG	63.00		
06/25/2008	P.B. MINUES	CHG	42.00		
09/17/2008	P.B. ENGINEER FEE	CHG	1977.60		
09/17/2008	P.B. ATTY FEE	CHG	385.00		
09/23/2008	REC. CK. # 264403	PAID		1824.60	
		TOTAL:	2574.60	2574.60	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

September 18, 2008

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREGG SHAW, P.E.

SUBJECT: 08-06 - POUGHKEEPSIE PROPERTIES FEES DUE

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - Amount over escrow posted.....	\$	1,824.60
Check #3 - 2% of cost est. \$182,518. - inspection fee.....	\$	3,650.00

Upon receipt of these checks, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,


Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/18/2008

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/05/2008	REC. CK. #263661	PAID		750.00	
03/12/2008	P.B. MINUTES	CHG	84.00		
04/11/2008	LEGAL NOTICE	CHG	11.50		
04/11/2008	LEGAL NOTICE	CHG	11.50		
04/23/2008	P.B. MINUTES	CHG	63.00		
06/25/2008	P.B. MINUES	CHG	42.00		
09/17/2008	P.B. ENGINEER FEE	CHG	1977.60		
09/17/2008	P.B. ATTY FEE	CHG	385.00		
		TOTAL:	----- 2574.60	----- 750.00	----- 1824.60

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/18/2008

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LISTING OF PLANNING BOARD **FEE**
4% FEE

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/17/2008	2% OF-COST EST182,518 INS	CHG	3650.00		
		TOTAL:	3650.00	0.00	3650.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/18/2008

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/17/2008	APPROVAL FEE	CHG	125.00		
		TOTAL:	<u>125.00</u>	<u>0.00</u>	<u>125.00</u>

744 Broadway
P.O.Box 2569
Newburgh, New York 12550
(845) 561-3695

July 11, 2008

Chairman Genaro Argenio and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Office Building for Poughkeepsie Properties LLC.
121 Executive Drive

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Office Building for Poughkeepsie Properties LLC. This Estimate was **revised** in accordance with the Comments of Mark Edsall, P.E.

Our Estimate is as follows:

CONSTRUCTION ESTIMATE

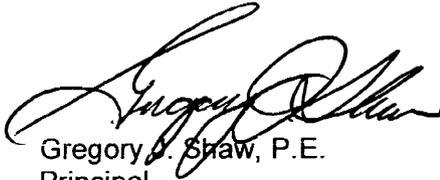
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Erosion Control	1.24 Ac	\$ 2,000	\$ 2,480
Catch Basin	10 Ea.	\$ 2,700	\$ 27,000
15" Storm Water Pipe	314 L.F.	\$ 30	\$ 9,420
Paving & Base	2,526 S.Y.	\$ 20	\$ 50,520
Parking Space Striping	969 L.F.	\$ 0.50	\$ 485
Handicapped Sign & Striping	1 Ea.	\$ 225	\$ 225
Concrete Curbing	1,045 L.F.	\$ 18	\$ 18,810
6' Wide Concrete Sidewalk	321 S.Y.	\$ 40	\$ 12,840
Masonry Refuse Enclosure	1 Ea.	\$ 5,000	\$ 5,000

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
6" Sewer Main	230 L.F.	\$ 27	\$ 6,210
6" Water Main	276 L.F.	\$ 50	\$ 13,800
Hydrants	1 Ea.	\$ 2,700	\$ 2,700
Split Rail Fence	40 L.F.	\$ 16	\$ 640
Masonry Retaining Wall	44 L.F.	\$ 80	\$ 3,520
Pole With Single Luminaire	2 Ea.	\$ 1,500	\$ 3,000
Pole With Double Luminaire	3 Ea.	\$ 1,900	\$ 5,700
Landscaping Trees	26	\$ 250	\$ 6,500
Landscaping Shrubs	41	\$ 36	\$ 1,476
Topsoil & Seeding	2,032 S.Y.	\$ 6	\$ 12,192
Total			\$ 187,721
TOTAL CONSTRUCTION ESTIMATE:			\$ 182,518

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 3,650.00

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

Cc: Poughkeepsie Properties, LLC.

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 8- 6

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	-----DOLLARS-----		
									BILLED	BALANCE		
8-6	383526	08/20/08	TIME	MJE	MC PKPSE PROP COST EST	124.00	0.30	37.20				
8-6	384323	08/27/08	TIME	JRS	MR PKPSE PROP BOND RVW	124.00	0.50	62.00				
8-6	384861	08/28/08	TIME	MJE	MC PKSPE PROP BOND RVW	124.00	0.50	62.00				
TASK TOTAL								1977.60		0.00	-1816.40	161.20
GRAND TOTAL								1977.60		0.00	-1816.40	161.20

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDS

TASK: 8- 6

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
8-6	353008	02/20/08	TIME	MJE	WS	POUGHKSIE PROP S/P	124.00	0.40	49.60			
8-6	355508	03/07/08	TIME	MJE	MC	SHAW DISC PKPSE PROP	124.00	0.40	49.60			
8-6	355514	03/07/08	TIME	MJE	MR	PGHKPS PRP S/P RVW	124.00	0.90	111.60			
8-6	355517	03/07/08	TIME	MJE	AA	OCDP REF/EMC MM	124.00	0.40	49.60			
8-6	355902	03/10/08	TIME	MJE	MC	POUGHKEEPSIE PROP SP	124.00	0.30	37.20			
8-6	355906	03/10/08	TIME	MJE	PM	MTG AF RE PKPSE SP	124.00	0.30	37.20			
8-6	355925	03/11/08	TIME	MJE	PM	MTG DC RVW PKPSE PRO	124.00	0.40	49.60			
8-6	355929	03/11/08	TIME	MJE	MC	TC/GA RE PKPSE PROP	124.00	0.30	37.20			
8-6	355958	03/12/08	TIME	MJE	MR	POUGH PROP SP	124.00	0.20	24.80			
8-6	355964	03/12/08	TIME	MJE	MC	EMC GJS RE PKPSE PRO	124.00	0.20	24.80			
8-6	355966	03/12/08	TIME	MJE	MM	PKPSE PROP REG MTG	124.00	0.40	49.60			
8-6	355970	03/12/08	TIME	MJE	MC	TC/GJS PKPSE PROP IS	124.00	0.30	37.20			
8-6	357081	03/18/08	TIME	MJE	PM	INF COMM MTG-PKPSE	124.00	0.30	37.20			
									595.20			
8-6	357499	03/25/08				BILL 08-850						-595.20
												-595.20
8-6	401770					PD/CR 08-850 PD 04/09/08		595.20				
8-6	360270	04/01/08	TIME	JRS	MR	POUGH PROP SWPPP	124.00	1.50	186.00			
8-6	360602	04/14/08	TIME	JRS	MR	POUGHKEEPSIE PROP	124.00	1.00	124.00			
8-6	361024	04/14/08	TIME	MJE	MR	PKPSE PROP S/P	124.00	0.80	99.20			
8-6	361027	04/14/08	TIME	MJE	MC	EMC MM:APP	124.00	0.20	24.80			
8-6	361032	04/14/08	TIME	MJE	MC	GJS:PKPSE PROP	124.00	0.20	24.80			
8-6	361040	04/15/08	TIME	MJE	PM	PKPSE PROP-INF COMM	124.00	0.30	37.20			
8-6	361046	04/16/08	TIME	MJE	MC	PKPSE PROP FINALIZE	124.00	0.20	24.80			
8-6	361053	04/16/08	TIME	MJE	PM	MTG/GJS:PKPSE PROP	124.00	0.30	37.20			
8-6	362191	04/17/08	TIME	MJE	MC	DISC PK PROP W/GA	124.00	0.20	24.80			
8-6	362636	04/23/08	TIME	JRS	MM	PGHKPSE PROPERTIES	124.00	0.50	62.00			
8-6	363900	04/28/08	TIME	MJE	MC	DC:PKPSE PROP	124.00	0.20	24.80			
8-6	364775	05/07/08	TIME	MJE	WS	PKPSE PROP RVW ALT	124.00	0.50	62.00			
8-6	364778	05/07/08	TIME	MJE	WS	PKPSE PROP DISC PLAN	124.00	0.40	49.60			
8-6	364785	05/07/08	TIME	MJE	MC	CJS:PKPSE PROP ALT	124.00	0.30	37.20			
8-6	368017	05/28/08	TIME	MJE	MC	EMC SHAW-PKPSE PROP	124.00	0.20	24.80			
8-6	370911	06/11/08	TIME	MJE	MC	PKPSE PRP ALT BLDG	124.00	0.20	24.80			
8-6	370916	06/11/08	TIME	MJE	MC	MM:PKPSE AGENDA ITEM	124.00	0.20	24.80			
8-6	372373	06/19/08	TIME	MJE	MC	MM:PKPSE PROP	124.00	0.20	24.80			
8-6	374448	06/25/08	TIME	MJE	MM	PKPSE PROP MTG DISC	124.00	0.30	37.20			
8-6	374469	06/25/08	TIME	MJE	MC	GJS:PKPSE PROP MOD	124.00	0.20	24.80			
									979.60			
8-6	368798	06/04/08				BILL 08-1394						-843.20
												-843.20
8-6	402503					PD/CR 08-1394 PD 06/19/08		843.20				
8-6	376139	07/03/08	TIME	AWW	GM	PKPSE PROPERTIES	65.00	2.00	130.00			
8-6	375843	07/08/08	TIME	MJE	MC	PKPSE PROP COST EST	124.00	0.20	24.80			
8-6	375852	07/08/08	TIME	MJE	MC	PKPSE PROP COST EST	124.00	0.40	49.60			
8-6	375859	07/09/08	TIME	MJE	MC	PKPSE PROP COST EST	124.00	0.30	37.20			
									241.60			
8-6	377912	07/23/08				BILL 08-1971						-378.00
												-378.00
8-6	403153					PD/CR 08-1971 PD 08/07/08		378.00				

Date	Entry #	Received From/Paid To Explanation	Che# Rec#	Rcpts	General Disbs	Fees	Bld		Trust Activity		Balance
							Inv#	Acc	Rcpts	Disbs	
12132	TOWN OF NEW WINDSOR										
6185907		POUGHKEEPSIE PROPERTIES, LLC SITE PLAN PB# 08									Resp Lawyer: JRL
Mar 10/2008	129766	Lawyer: DRC 0.50 Hrs X 175.00 REVIEW APPLICATION MATERIALS PB# 08-06				87.50		7183			
Mar 10/2008	129767	Lawyer: DRC 0.20 Hrs X 175.00 REVIEW M EDSALL'S COMMENTS PB# 08-06				35.00		7183			
Mar 11/2008	129606	Lawyer: DRC 0.10 Hrs X 175.00 ATTEND MEETING WITH M EDSALL PB# 08-06				17.50		7183			
Mar 12/2008	129708	Lawyer: DRC 0.30 Hrs X 175.00 ATTEND PLANNING BOARD MEETING PB# 08-06				52.50		7183			
Apr 14/2008	137337	Lawyer: DRC 0.10 Hrs X 175.00 REVIEW 239 REPORT PB# 08-06				17.50					
Apr 14/2008	137338	Lawyer: DRC 0.10 Hrs X 175.00 REVIEW M EDSALL'S COMMENTS PB# 08-06				17.50					
Apr 22/2008	138749	Billing on Invoice 7183 FEES 192.50			0.00			7183			
Apr 23/2008	141548	Lawyer: DRC 0.30 Hrs X 175.00 ATTEND MEETING PB# 08-06				52.50					
Apr 27/2008	141503	Lawyer: DRC 0.50 Hrs X 175.00 PREPARE RESOLUTION ADOPTING A NEG DEC; A NEG DEC; AND A RESOLUTION GRANTING SITE PLAN APPROVAL				87.50					
Apr 27/2008	141504	Lawyer: DRC 0.10 Hrs X 175.00 EMAIL TO M EDSALL PB# 08-06				17.50					
May 2/2008	142427	TOWN OF NEW WINDSOR PMT - PAYMENT ON ACCOUNT	013387	192.50							

TOTALS PERIOD	UNBILLED			= TOTAL	BILLED			BALANCES		TRUST
	CHE	+ RECOV	+ FEES		DISBS	+ FEES	+ TAX - RECEIPTS	= A/R		
	0.00	0.00	192.50	192.50	0.00	192.50	0.00	192.50	0.00	0.00

REPORT SELECTIONS - Client Ledger

Layout Template Default
 Requested by Rose Thoma
 Finished Monday, May 05, 2008 at 11:50:25 AM
 Ver 8.20c
 Matters 6185907
 Clients All
 Major Clients All
 Client Intro Lawyer All
 Matter Intro Lawyer All
 Responsible Lawyer All
 Assigned Lawyer All
 Type of Law All
 Select From Active, Inactive Matters
 Matters Sort by Default
 New Page for Each Lawyer No
 New Page for Each Matter No
 No Activity Date Dec 31/2199
 Firm Totals Only No
 Totals Only No
 Entries Shown - Billed Only No
 Entries Shown - Disbursements Yes
 Entries Shown - Receipts Yes
 Entries Shown - Time or Fees Yes
 Entries Shown - Trust Yes
 Incl. Matters with Retainer Bal No
 Incl. Matters with Neg Unbld Disb No
 Trust Account All
 Working Lawyer All
 Include Corrected Entries No
 Show Check # on Paid Payables No
 Show Client Address No
 Consolidate Payments No
 Show Trust Summary by Account No
 Printed from Register

385.00

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR SITE PLAN APPROVAL**

*Poughkeepsie Properties, LLC
PB # 08-06*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by Poughkeepsie Properties, LLC (the "applicant") for a project described as the "New Office Building for Poughkeepsie Properties";

WHEREAS, the subject site consists of 2.51 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 4, block 3, and lot 2.21 (SBL 4-3-2.21); and

WHEREAS, the action involves a request for a site plan approval to construct an office building; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, a duly advertised public hearing on the application for site plan approval was held on April 23, 2008 at which time all those wishing to be heard were given the opportunity to heard; and

WHEREAS, on April 23, 2008 the public hearing on the application for site plan approval was closed; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on March 7, 2008 recommending local determination; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and

cc: J. Shaw

other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of ten sheets, prepared by Shaw Engineering dated February 11, 2008, with no revisions; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the site plan.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member Van Lamm, seconded by Member Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	<u>Absent</u>
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent

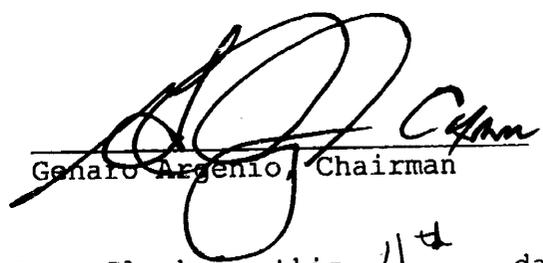
Chairman, Genaro Argenio

Aye Nay Abstain Absent

Alternate, Henry Schieble

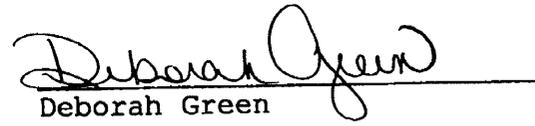
Aye Nay Abstain Absent

Dated: April 23, 2008
New Windsor, New York


Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 4th day
of April, 2008.




Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

*Poughkeepsie Properties, LLC
PB # 08-06
(S-B-L: 4-3-2.21)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Poughkeepsie Properties, LLC Site Plan
Action Type: Unlisted Action; Uncoordinated Review
Location: Town of New Windsor, County of Orange
Location: Executive Drive
Zoning District: PI
Tax Map Parcel: 4-3-2.21

Summary of Action:

The action involves a request for subdivision approval for an office building to be constructed on one lot located in the PI District in the Town of New Windsor. The applicant proposes to construct a 6,600 square foot office building with appropriate parking and storm water management system.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting site plan approval.

The site plan layout is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, stormwater impacts, nor public service demands would be significant or excessive with the construction of the proposed office building. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: April 23, 2008
Agency Address: Town of New Windsor Planning Board
Town Hall – 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman

**RESOLUTION GRANTING SITE PLAN APPROVAL
FOR AN OFFICE BUILDING**

*Poughkeepsie Properties, LLC
PB # 08-06*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by Poughkeepsie Properties, LLC (the "applicant") for a project described as the "New Office Building for Poughkeepsie Properties";

WHEREAS, the subject site consists of 2.51 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 4, block 3, and lot 2.21 (SBL 4-3-2.21); and

WHEREAS, the action involves a request for a site plan approval to construct an office building; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, a duly advertised public hearing on the application for site plan approval was held on April 23, 2008 at which time all those wishing to be heard were given the opportunity to heard; and

WHEREAS, on April 23, 2008 the public hearing on the application for site plan approval was closed; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on March 7, 2008 recommending local determination; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and

cc: B. Shaw

other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of ten sheets, prepared by Shaw Engineering dated February 11, 2008, with no revisions; and

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan.

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the site plan subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit a bond estimate for the public improvements acceptable to the Planning Board Engineer and shall provide performance security in a form and amount acceptable to the Town Board and Town Attorney.
5. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plan for signature within 360 days of the date of this resolution. The Planning Board hereby grants the two (2) ninety (90) day extensions as authorized by Town Law § 276(7)(c). This approval will expire on April 18, 2009, and no further extensions can be granted.

Upon motion made by Member Van Sauer, seconded by Member Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher Aye Nay Abstain Absent

Member, Howard Brown Aye Nay Abstain Absent

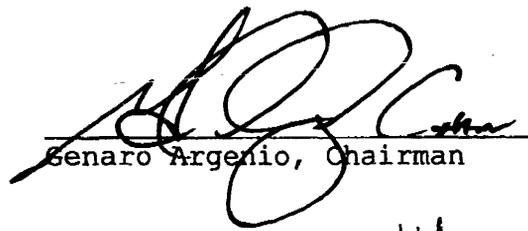
Member, Neil Schlesinger Aye Nay Abstain Absent

Member, Henry Vanleeuwen Aye Nay Abstain Absent

Chairman, Genaro Argenio Aye Nay Abstain Absent

Alternate, Henry Schieble Aye Nay Abstain Absent

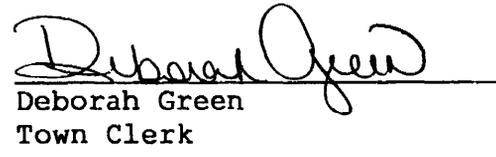
Dated: April 23, 2008
 New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 4th day
of ~~April~~, 2008.

June



Deborah Green
Town Clerk

LEGAL NOTICE
NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 535 Union Avenue, New Windsor, New York on APRIL 23, 2008 at 7:30 P.M. on the approval of the proposed for FOUCHKEEPSIE PROPERTIES, LLC. - Proposed construction of 6,600 s.f. building with parking.
Located at: EXECTUME DRIVE (Tax Map #Section 4, Block 3, Lot 2.21). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 535 Union Avenue, New Windsor, NY prior to the Public Hearing.
Date: APRIL 2, 2008
By Order of
TOWN OF NEW WINDSOR PLANNING BOARD

STATE OF NEW YORK

COUNTY OF ORANGE, ss:

Kathleen O'Brien, being duly sworn, disposes and says that she is the Supervisor of the Legal Department of the E.W. Smith Publishing Company, Inc., Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which is annexed is a true copy was published in said newspaper 1 time(s) commencing on the 11th day of April, A.D., 2008 and ending on the 11th day of April, A.D., 2008.

Kathleen O'Brien

Subscribed and shown to before me this 13th day of May, 2008.

Deborah Green

Notary Public of the State of New York
County of Orange
My commission expires _____

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
4/22/2008	1358

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project
<i>myea</i>		

Issue Date	Description	Rate	Amount
4/11/2008	LEGAL ADS: LEGAL NOTICE 07-25 FREDA 1 AFFIDAVIT	7.11 4.00	7.11 4.00
4/11/2008	LEGAL ADS: LEGAL NOTICE 08-06 POUGHKEEPSIE PROP 1 AFFIDAVIT	7.50 4.00	7.50 4.00
Total			\$22.61

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2008

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/06/2008	EAF SUBMITTED	03/06/2008	WITH APPLICA
ORIG	03/06/2008	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/06/2008	LEAD AGENCY DECLARED	03/12/2008	TOOK LA
ORIG	03/06/2008	DECLARATION (POS/NEG)	04/23/2008	DECL NEG DEC
ORIG	03/06/2008	SCHEDULE PUBLIC HEARING	03/12/2008	SCHED PH
ORIG	03/06/2008	PUBLIC HEARING HELD . NO PUBLIC COMMENT - CLOSED PUBLIC HEARING	04/23/2008	CLOSED PH
ORIG	03/06/2008	WAIVE PUBLIC HEARING	/ /	
ORIG	03/06/2008	FINAL PUBLIC HEARING	/ /	
ORIG	03/06/2008	PRELIMINARY APPROVAL	/ /	
ORIG	03/06/2008	LEAD AGENCY LETTER SENT	/ /	

DISCUSSION:

POUGHKEEPSIE_PROPERTIES_(08-06)

MR. ARGENIO: Okay, discussion, Poughkeepsie Properties. Mr. Shaw is here. I have 11 x 17.

MR. SHAW: I have them also.

MR. EDSALL: I've got spares.

MR. SHAW: About two months ago this board approved a new building for Poughkeepsie Properties at the end of Executive Drive, it's where the Board of Ed presently has their building. There's an existing building there and this board approved another building to be constructed on that site. We have a resolution of approval and a negative dec. We have not closed the project out with Myra because they started getting back into the architecture of the buildings and I had a chance once that got resolved to sit down with Mark and basically show him this sketch. And as you look on the left-hand side of it, that's what the board approved and just at the configuration of the building we have a 25 rear yard setback, we have a 6,600 square foot building and we have parking at dead center of the building, that's what this board approved based upon the new architecture on the left-hand side of the sketch you'll see that it's the same 6,600 square foot building.

MR. ARGENIO: Is everything the same except the sidewalk layout and the building footprint?

MR. SHAW: Yes, and the location of the handicapped parking.

MR. ARGENIO: Got that.

MR. SHAW: And that's pretty much it. I wanted to

submit drawings to Myra for stamping and in a conversation with Mark I went over this with him, he said it may be worthwhile just stop by the board, show them the sketch, make sure they don't have a problem with it and that it is in substantial conformance with what has been approved.

MR. ARGENIO: Anybody have a problem?

MR. SCHLESINGER: I need a little clarification on the approved plan on the right side we have a 4 foot wide concrete sidewalk going into the entrance into the building?

MR. SHAW: Correct.

MR. SCHLESINGER: You eliminated that so we're losing one entrance there?

MR. SHAW: Yes.

MR. SCHLESINGER: Correct, okay, how many entrances are there on the new building?

MR. SHAW: There's going to be a canopy in the center and there's going to be some entrances in the two corners.

MR. SCHLESINGER: In the two corners so we're going from two entrances to three?

MR. SHAW: There may be some fire exit doors in the back, okay, I didn't think it was necessary to put sidewalks around the building to accommodate that. When I did up this original sketch that's when the board approved, there were no architectural drawings, I put in a sidewalk because, I thought it was appropriate to have a fire door somewhere and I figured seeing that we had an entrance on one side of the building why not put one on the other and that's the architectural

drawings have now been generated at least elevations, things shifted, the three main entrances now are where I have them indicated and there may be a fire door as I said in the back or maybe on that one side.

MR. ARGENIO: Mike, how does the code speak to sidewalk and a fire door?

MR. BABCOCK: You don't need that, you're going to need a concrete pad to step out on or stairs, I don't think there's going to be stairs here, it's a one level building.

MR. SHAW: Correct, the grade around it is flat.

MR. SCHLESINGER: I don't know whether this has to be referred to somebody other than us.

MR. ARGENIO: I don't see it as an issue, they submitted a generic box with 6,600 square feet.

MR. SCHLESINGER: Just talking about for fire.

MR. SHAW: But that comes under planning board review of the drawings in order to get a building permit.

MR. EDSALL: Just one difference which I want in the record, Mr. Shaw can confirm that it complies the rear yard setback is changing two feet from 25 to 23.

MR. SHAW: Correct.

MR. EDSALL: And that does meet zoning?

MR. SHAW: Yes.

MR. EDSALL: But that's the only setback change is two feet shift in the building?

MR. ARGENIO: I would say.

MR. SCHLESINGER: You did that to accommodate the entrance in the front?

MR. SHAW: Yeah, correct, it has to do with the entranceways and a little bit more meat in front of the building for the sidewalks and the planting area.

MR. ARGENIO: I think when they applied and I don't, I'm not a mindreader but showed a generic 6,600 square foot building. Subsequent to that they get a tenant or did something and/or got a final building design and that building design is a little bit, looks like it's a little nicer than the original box that was there and Mr. Edsall said they have to come in to the board.

MR. VAN LEEUWEN: I want to know who the owner of this is.

MR. SHAW: River Realty, they're out of Poughkeepsie. President is Mark Raphael, no relationship to Mr. Helmer.

MR. EDSALL: One other item so the record is clear when they refined the entranceways, they did add a canopy on the front which does not create any problem but again it's as you said it's a building design.

MR. BABCOCK: I just think it should be on the record.

MR. ARGENIO: That's fine.

MR. EDSALL: I don't see any problem with it.

MR. BROWN: I see no problem.

MR. GALLAGHER: No.

MR. VAN LEEUWEN: I'm never happy with this kind of stuff so--

June 25, 2008

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MR. ARGENIO: Do we need to have a vote?

MR. CORDISCO: Yes.

MR. ARGENIO: Accept a motion we accept this sketch as written.

MR. SCHLESINGER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded we accept Mr. Shaw's sketch as written. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	ABSTAIN
MR. ARGENIO	AYE

MR. SHAW: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN VILLAGE OF: New Windsor P/B APP. NO.: 100-3 08-06

WORK SESSION DATE: 7 MAY 08 PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: RESUB. REQ'D:

PROJECT NAME: Poughkeepsie Prop

REPRESENTATIVES PRESENT: Gress Shaw

MUNICIPAL REPS PRESENT: BLDG INSP. PB ATTY.
FIRE INSP. PLANNER
MHE REP (MJE) (Other) P/B CHMN OTHER

ITEMS DISCUSSED: disc last min change STND CHECKLIST: PROJECT TYPE
6660 vs 6600 DRAINAGE SITE PLAN
OK pks DUMPSTER SPEC PERMIT
23 vs 25 car SCREENING L L CHG.
end + middle canopy LIGHTING SUBDIVISION
slight on pks to right (Streetlights) LANDSCAPING OTHER
BLACKTOP
ROADWAYS
APPROVAL BOX

GTS via email MJE pdt

DISC
5/28

PROJECT STATUS:
ZBA Referral: Y N
Ready For Meeting Y N
Recommended Mtg Date DISC 5/28

April 23, 2008

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POUGHKEEPSIE_PROPERTIES,_LLC_(08-06)

MR. ARGENIO: The next public hearing is Poughkeepsie Properties, LLC.

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

MR. ARGENIO: Mr. Shaw, I see him coming forward. The application proposes construction of a 6,600 square foot office building on the existing 2 1/2 acre office building site. The plan was previously reviewed at the 12 March, 2008 planning board meeting. This application is before the board tonight for a public hearing. Greg, would you please as you know we'd like to see some of the high points if you made some changes please bring them to our attention and after that we'll open it up to the public and then we'll chat about it again.

MR. SHAW: Thank you. First of all there were no changes, okay.

MR. ARGENIO: As I recall, the plan was a pretty clean plan.

MR. SHAW: Yes, it was. What we have is a 2 1/2 acre parcel on Executive Drive. Presently on the site is an existing two story office building and about 69 parking spaces in this location and in this location. What we're proposing, okay, is to construct a one story office building which would be the second office building on the site for a total of 6,600 square feet and not only would we be providing parking for this new additional office building but we would also be providing the deficiency of the parking that the existing building has when this building was reapproved I believe the parking requirement was 1 space for 200 square feet now it's one per 150 so the demand of the existing building has increased and we provided that

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into our site.

MR. ARGENIO: So you meet the 1 to 150?

MR. SHAW: Correct, for both buildings. With respect to water and sewer we'll be connecting into the town's lines on Executive Drive with respect to storm drainage we're proposing an underground system where we're collecting storm water from our new development and we're discharging from our site into the existing storm drainage system at a rate not to exceed the flow off the site today in its undeveloped state. We have prepared a storm water management report to that effect and I believe that's been reviewed and accepted by your engineering consultant. And finally, again with respect to the new building and the parking areas we have prepared the required lighting plan, landscaping plan and site improvement details which are normally part of the approval process of this board. Thank you.

MR. VAN LEEUWEN: Who's in the existing building?

MR. SHAW: River Realty and the Newburgh Board of Education.

MR. ARGENIO: Greg, I'm searching the plan, maybe you can answer without me having to search, what's the height of that masonry retaining wall at the corner of the parking lot and what is it constructed of?

MR. SHAW: It's going to be made out of masonry and the top elevation is 333 and the lowest elevation again it drops along the wall is 330 so maximum distance is 3 feet.

MR. ARGENIO: So it is not relieved in the wall?

MR. SHAW: That's correct.

MR. ARGENIO: You have the 6 foot wide sidewalk that we

typically request, you're certainly familiar with that, where I was concerned was about the overhang of the bumper. You have the masonry refuse enclosure which Neil is going to ask you about in a minute or two.

MR. VAN LEEUWEN: Is this the old ENAP building?

MR. BABCOCK: Next door to it, yes.

MR. SHAW: I believe when we, when I left the board meeting not only did you request the public hearing you referred this off to the County, all right, that was one of the requirements and I believe you did get a response back.

MR. ARGENIO: Local determination is the response from the county.

MR. SHAW: Fine, that's completed.

MR. ARGENIO: I'm going to open it up to the public, you guys look at it, if you have anymore questions, my memory serves me it was fairly thoroughly done initially and Mark's comments were relatively long but let's open it up to the public and then I have a couple comments that I would like to make subsequent to the public hearing. On the 9th day of April, four addressed envelopes were sent out containing the notice of public hearing for this application. If there's anybody in the room this evening that would like to speak for against or just comment on this application please raise your hand, be recognized, come forward and you'll be afforded that opportunity to speak.

MR. SCHLESINGER: Motion to close the public hearing.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded to close the public hearing on Poughkeepsie Properties.

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Roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. SCHEIBLE AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: Mike or Greg, there was discussion about a downstream culvert that was problematic on this entire site for a litany of reasons which I don't need to get into. Was that removed?

MR. BABCOCK: Yes.

MR. ARGENIO: It's an open channel now.

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: I have one question of Greg, that building, the old house, was he able to buy that because we were going to get a road by the red light to go down.

MR. SHAW: I don't know what you're referring to, there's no--

MR. BABCOCK: The Sloan house, Bill Helmer.

MR. SHAW: But my client is not Bill Helmer.

MR. BABCOCK: This is different.

MR. SHAW: My client is Poughkeepsie Properties, this has nothing to do with Bill Helmer at all.

MR. ARGENIO: I know, Mr. Van Leeuwen is looking for an update on that, there's a threshold somewhere in this

package where Mr. Helmer's going to hopefully purchase that house, one of our planning ideas because we're in fact the planning board was to attempt to create a road link that ties into that controlled intersection for future development in the project, I guess.

MR. SHAW: I had heard that, that the goal was to get another road out to 207 but as I said, Bill Helmer is not the applicant, he has nothing to do with this parcel whatsoever.

MR. ARGENIO: Understood. Neil or Henry or Danny, do you have anything?

MR. VAN LEEUWEN: No, nothing else.

MR. SCHLESINGER: Just the point that Henry just brought up we have to keep a close watch on that because there's work.

MR. VAN LEEUWEN: We had trouble years ago, didn't we?

MR. SCHEIBLE: There's work being done.

MR. SCHLESINGER: That house is being renovated.

MR. ARGENIO: Mike, do you know anything about that?

MR. BABCOCK: No.

MR. ARGENIO: I wasn't aware of that.

MR. SCHLESINGER: They reinforced the front steps with concrete, cut down some shrubbery.

MR. VAN LEEUWEN: You're right, they did.

MR. SCHLESINGER: I see it every day.

MR. VAN LEEUWEN: And that's not the first time that

Bill Helmer made a promise that he didn't keep.

MR. BABCOCK: If Bill Helmer bought that building it's to be torn up, he wouldn't be fixing up the stoop.

MR. ARGENIO: Greg, this discussion has nothing to do with your client. I point out to the members one has nothing to do with the other but duly noted, Henry, maybe it would be wise for us to follow up a little bit on that, Michael and just to see where it's at because the discussions we had about that acquisition of that house were not really very ambiguous, they were pretty clear that that's where we'd like to see this thing go so--

MR. VAN LEEUWEN: One of the reasons you got my approval to subdivide that other piece.

MR. ARGENIO: Yes, I remember specifically.

MR. VAN LEEUWEN: Otherwise I wouldn't have gone for it, maybe we ought to ask Mr. Tadesco to check tonight.

MR. BABCOCK: Mr. Helmer did not own that house, we understood that the house was up for sale.

MR. VAN LEEUWEN: But he told us he was going to try and buy it.

MR. BABCOCK: He wants it, I truly believe he wants it but he doesn't want to pay more than what he feels it's worth.

MR. ARGENIO: More than half of what it's worth.

MR. BABCOCK: More than what he feels it's worth and that's where I think we're at at this point but I will find out and I will let the chairman know.

MR. ARGENIO: Check on that, Mike, I'd like to know

where we're at. If anybody sees fit, I'll accept a motion we declare negative dec.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec under the SEQRA process. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. SCHEIBLE	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Dan, you're unusually mute. Does anybody have anything else on this?

MR. GALLAGHER: I have something about the lighting. Is this one of the applicants that are trying out the solar lights?

MR. ARGENIO: This is not, this was before we endeavored into that whole solar thing but it's a good point. We certainly are looking to do that and Mr. Shaw does appear in front of us quite frequent so keep that in mind.

MR. SHAW: I'm anxious to see how is SKS works out, I don't know if the lights are there, I'm hoping to get them up.

MR. ARGENIO: That's Route 32.

MR. SHAW: That's the test site for solar lighting, I'm

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interested to see how that looks because I know that's the board's preference in the future, just want to make sure it works.

MR. ARGENIO: We have highway and fire approval. Mike, I'd like you to just if you can shed some light on what I'm about to read relative to 9-1-1. This is disapproved, assigned numbers 117 Executive Drive shall be placed on all plans. That seems to me to be a pretty simple comment and that I interpret it as them saying that. Greg, you'll install the address of 117 Executive Drive on all the plans? Are you okay with that?

MR. SHAW: I can do that, sure, yes.

MR. VAN LEEUWEN: So moved.

MR. ARGENIO: I'll accept a motion for final if somebody sees fit.

MR. CORDISCO: Just as in the last case we'll prepare a decision and include a provision that they provide a bond estimate for the key improvements.

MR. ARGENIO: And put the note about the 9-1-1.

MR. CORDISCO: Yes.

MR. ARGENIO: Motion.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval to the Poughkeepsie Properties site plan. Roll call.

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ROLL CALL

MR. SCHLESINGER	AYE
MR. SCHEIBLE	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



**McGOEY, HAUSER and EDSALL
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: POUGHKEEPSIE PROPERTIES LLC SITE PLAN
PROJECT LOCATION: EXECUTIVE DRIVE
SECTION 4 – BLOCK 3 – LOT 2.21
PROJECT NUMBER: 08-06
DATE: 23 APRIL 2008
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A NEW 6,600 s.f. OFFICE BUILDING ON THE EXISTING 2.5+ ACRE OFFICE BUILDING SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 MARCH 2008 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the PI zoning district of the Town. The bulk information on the plan appears correct and the site complies with minimum bulk requirements for the zone and use.
2. We have not received new plans for this meeting, although there was only one technical correction needed based on my previous comments.
3. The applicant was asked to evaluate the potential downstream stormwater impacts to the adjoining industrial park. A stormwater report has been submitted that demonstrates that storms up to a 25-year storm are being adequately addressed on site. This is consistent with the Town's requirement for this size site.
4. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
5. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review on 3-7-08. It was returned "Local Determination".

Respectfully Submitted,

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

MJE/st NW08-06-23April08.doc

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

Assessors Office

April 2, 2008

GREG SHAW
744 BROADWAY
NEWBURGH, NY 12550

Re: 4-3-2.21

ZBA#: 08-06 (4)

Dear Mr. Shaw

According to our records, the attached list of property owners are abutting and across the street from your property.

The charge for this service is \$25.00 minus your deposit of \$25.00.

No further balance due.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/LK
Attachments

CC: Myra Mason, Zoning Board

4-3-1.1

Newburgh Water Supply
83 Broadway
Newburgh, NY 12550

4-3-2.221

Willoughby 103 Realty LLC
PO Box 202
New York, NY 10024

4-3-3

HZ Development Partners
27 Rte 210
Stony Point, NY 10980

4-3-1.2

State Of New York
Attn: Colin Campbell
5th FL AE Smith Bldg.
Albany, NY 12236

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/23/2008

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LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG 04/23/2008	INFRASTRUCTURE COMM	04/21/2008	SEE NOTES . JOHN EGITTO ADVISED WE NEED TO WORK OUT THE WATER MAIN . OWNERSHIP; THE TOWN WILL MOVE FORWARD WITH THE ACCEPTANCE OF . THE DEDICATION OF EXECUTIVE DRIVE. MARK EDSALL WILL LOOK . INTO THIS WITH ANTHONY FAYO; . FLOW MONITORING NEEDS TO BE COMPLETED AT PUMP STATION AND . THE NUMBERS PROVIDED TO JOHN EGITTO - CAMO;
ORIG 03/06/2008	MUNICIPAL HIGHWAY . WITH R MC GOEY'S SPECIFICATIONS	03/12/2008	APPROVED
ORIG 03/06/2008	MUNICIPAL WATER	/ /	
ORIG 03/06/2008	MUNICIPAL SEWER	/ /	
ORIG 03/06/2008	MUNICIPAL FIRE	03/07/2008	APPROVED
ORIG 03/06/2008	NYS DOT	/ /	
ORIG 03/06/2008	E911 . ASSIGNED NUMBERS 117 EXECUTIVE DRIVE SHALL BE PLACED ON ALL . PLANS.	03/14/2008	DISAPPROVED
ORIG 03/06/2008	O.C. PLANNING	/ /	
ORIG 03/06/2008	O.C. HEALTH DEPT.	/ /	
ORIG 03/06/2008	INFRASTRUCTURE COMM	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/23/2008

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

03/12/2008 P.B. APPEARANCE LA: SCHED PH
. CHECK DEVELOPMENTAL COVERAGE PRIOR TO PH; CONSIDER SOLAR
. LIGHTING; NEED STORMWATER CALCULATIONS PRIOR TO PH;

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/23/2008

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	03/06/2008	EAF SUBMITTED	03/06/2008	WITH APPLICA
ORIG	03/06/2008	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	03/06/2008	LEAD AGENCY DECLARED	03/12/2008	TOOK LA
ORIG	03/06/2008	DECLARATION (POS/NEG)	/ /	
ORIG	03/06/2008	SCHEDULE PUBLIC HEARING	03/12/2008	SCHED PH
ORIG	03/06/2008	PUBLIC HEARING HELD	/ /	
ORIG	03/06/2008	WAIVE PUBLIC HEARING	/ /	
ORIG	03/06/2008	FINAL PUBLIC HEARING	/ /	
ORIG	03/06/2008	PRELIMINARY APPROVAL	/ /	
ORIG	03/06/2008	LEAD AGENCY LETTER SENT	/ /	

Orange County Department of Planning
Application for Mandatory County Review of Local Planning Action
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.
To be signed by Local Official.

MUNICIPALITY: Town of New Windsor

TAX MAP ID: 4-3-2.21
(Section-Block-Lot)

Local File #: 08-06
Please refer to this number in any correspondence.

Project Name: Poughkeepsie Properties Site Plan Am.

Applicant: Poughkeepsie Properties LLC
Address: 297 Mill Street, Poughkeepsie, NY 12601

Send Copy of Letter to Applicant: (check one)
Yes No

Attorney, Engineer, Architect: Shaw Engineering, Newburgh, NY

Location of Site: Executive Drive (Off NYS Rt. 207)
(Street, highway, nearest intersection)

Size of Parcel: 2.5+ Ac. Existing Lots: 1 Proposed Lots/Units: 1

Present Zoning District: PI

TYPE OF REVIEW:

- Site Plan (SP): Proposed 6600 s.f. office building (on existing approved site)
- Special Use Permit* (SUP) _____
- Variance* USE (UV): _____
AREA (AV): _____
- Zoning District Change* From: _____ To: _____
- Zoning Amendment To Section: _____
- Subdivision: Major _____ Minor _____
 Sketch Preliminary Final (Please indicate stage)
- Other Comments: _____

Date: 3-7-08

Mark J. Edsall, P.E.
Signature

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

* Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID# _____

GML 239 Referral Guide - 02/27/2007

Sext 3/7/08



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

P.B. # 08-06
cc: D.C. G. Shaw
M.E.
4/8/08
DEPARTMENT OF PLANNING
124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

GENERAL MUNICIPAL LAW 239 L, M OR N REPORT

Local File #: 08-06
Referred by: Town of New Windsor
Applicant: Poughkeepsie Properties, LLC
Proposed Action: Site Plan = addition of second commercial building along with parking and pedestrian improvements to site with existing commercial building
Reason for Review: Within 500 Ft of NYS Route 207
Date of Full Statement: March 10, 2008

Reference/County ID No.: NWT07-08M

County Tax ID: S: 4 B: 3 L: 2.21

Comments: The Department has received the above site plan application and has found no evidence that intermunicipal or countywide impacts would result from its approval. We offer the following comments for your consideration:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.
2. Having no further comments, from a County perspective, the department recommends that the Planning Board proceed with its review process

County Recommendation: Local Determination

Date: March 19, 2008



David Church, AICP
Commissioner of Planning

"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. A referring body which acts with a supermajority vote acts contrary to a recommendation of modification or disapproval must set forth the reasons for the contrary action in such report. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."



REPORT OF FINAL LOCAL ACTION

**To: Orange County Department of Planning
124 Main Street
Goshen, NY 10924**

From:

Date:

**Subject: GML 239 Referral ID#NWT07-08M
Name of project: Poughkeepsie Properties, LLC**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken. In regard to the proposed action described above, the following final action was taken:

_____ Our local board **approved** this action on _____.

_____ Our local board **approved** this action **with modifications** on _____.
Briefly, the modifications consisted of:

_____ Our local board **disapproved** this action on _____.
Briefly, the reasons for disapproving this action were:

_____ The proposal was **withdrawn**.

Additional space for comments on actions:

POUGHKEEPSIE_PROPERTIES,_LLC_(08-06)

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

MR. ARGENIO: I see Mr. Shaw. The application proposes the construction of a new 6,600 square foot office building on the existing 2 1/2 acre office building site. The plan was reviewed on a concept basis only. We have young Mr. Shaw here. Mr. Shaw please tell us what you'd like to do here?

MR. SHAW: It's on Executive Drive, it's a PI zone. The property is 2.51 acres in size and currently has an existing two story office building on it about 12,000 square feet with about 80 parking spaces, the building has town sewer and water.

MR. ARGENIO: This is behind the, is this behind the glass building, is that right?

MR. SHAW: Yes.

MR. ARGENIO: Point to where the glass building would be in proximity to your site plan.

MR. SHAW: It would be here.

MR. ARGENIO: About in that direction, okay. Go ahead.

MR. SHAW: Like I said, the existing building has town sewer and water and looking to propose a new office building with 6,600 square feet and with that we're going to provide 44 parking spaces and we'll also have town sewer and water. The storm water for the job we're going to contain the storm water with underground piping which is designed for one and two--

MR. ARGENIO: Can I ask one question? Are there any coverage issues, looks like you have a lot going on

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there?

MR. SHAW: We're actually just underneath the one acre threshold for the SPDES permit.

MR. ARGENIO: Okay, go ahead.

MR. SHAW: Anyway, like I said, the storm water detention system was designed for one year and 25 year storm. This project is located 300 feet from the New York State Route 207 so it will have to go out to the Orange County Department of Planning.

MR. ARGENIO: So you're going to hold the water for a period of time so as to increase in theory in no way, shape or form the runoff post-development from what it is pre-development?

MR. SHAW: Right.

MR. ARGENIO: Mark, any problem with that?

MR. EDSALL: We haven't seen the calculations yet but the theory is a valid one as long as the calculations demonstrate it.

MR. ARGENIO: Okay.

MR. SHAW: Also Executive Drive it's my understanding that the neighboring property is going to extend Executive Drive up to Temple Hill Road as to relieve congestion on Route 207.

MR. ARGENIO: At some point in time.

MR. SHAW: Yes, and also since this job is not located on a state road and we don't have to go to the health department for anything. I'm here to start the SEQRA process.

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MR. ARGENIO: Neil?

MR. SCHLESINGER: Where is this relative to the medical building?

MR. ARGENIO: Where the heart guy is.

MR. SCHLESINGER: You recently got approval for a medical building in that area also?

MR. SHAW: Not I.

MR. EDSALL: Where the turnaround is to the right of this plan the proposed and not yet to be built but approved medical building is just here to the right, it's right at that turn.

MR. SCHLESINGER: And there's an existing two story office building, who's in that building? Just trying to put all this together in my mind.

MR. SHAW: Board of Education and River Realty.

MR. BABCOCK: Used to be ENAPP.

MR. SCHEIBLE: Right in between the two, I'm sorry to interrupt.

MR. SCHLESINGER: And I pull in where the glass building is, does that road continue all the way around into this site?

MR. SHAW: Yes, we're the next lot on the left-hand side.

MR. BABCOCK: Go passed the glass building.

MR. SCHLESINGER: There's another building behind it.

MR. BABCOCK: Which is the existing building on that

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plan and this new building is going between the glass building and that building that used to be ENAPP.

MR. SCHLESINGER: Okay.

MR. SCHEIBLE: That still dead ends?

MR. BABCOCK: That's correct, it's going to continue and make a left-hand turn eventually and go down and tie into Wembly Road.

MR. ARGENIO: Go ahead, Mr. Shaw.

MR. SHAW: Pretty much gave you my speech. Public hearing necessary?

MR. ARGENIO: Well, this is going to go to the county.

MR. SHAW: Right.

MR. ARGENIO: I certainly appreciate you're asking about it and I don't think the public hearing's going to slow you down at all and this board's position has always been that we certainly like to, we lean more to have the public hearing than to not have it, especially in an event that it doesn't slow the applicant down if things can keep moving, I don't think that there's going to be, there would be a lot of activity at a public hearing because the size of the lots in this location but I will pass it around the room. Mr. Scheible, do you have any thoughts about the public hearing on this application?

MR. SCHEIBLE: I firmly believe that we should have a public hearing.

MR. ARGENIO: There's your thought. Danny?

MR. GALLAGHER: I can go along with that, I don't see why not.

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MR. SCHLESINGER: I don't think there's anything negative by having a public hearing.

MR. ARGENIO: I kind of feel the same way. It's not going to slow you down, your plans, Mr. Shaw, are typically of premier quality and they typically don't require a lot of additional meetings for additional review for comments that have not been taken care of. Have we sent to the county?

MS. MASON: Yes.

MR. ARGENIO: That's been done already. Can we schedule this Mark at this point?

MR. EDSALL: You can.

MR. ARGENIO: We have?

MR. EDSALL: You can authorize the public hearing, the Orange County Department of Planning is done, you can assume the position of lead agency, you may want to defer number 5 until after the public hearing.

MR. ARGENIO: I'll accept a motion that we, the Town of New Windsor Planning Board declare lead agency.

MR. SCHLESINGER: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board take the position as lead agency on the Poughkeepsie Properties site plan. No further discussion, roll call.

ROLL CALL

MR. SCHEIBLE AYE

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. ARGENIO AYE

MR. ARGENIO: I will accept a motion that we authorize a public hearing.

MR. SCHLESINGER: So moved.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board authorize a public hearing for the Poughkeepsie Properties LLC site plan at this time.

ROLL CALL

MR. SCHEIBLE AYE
MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. ARGENIO AYE

MR. ARGENIO: I think it's a good idea, Henry, I think that you really set a nice tone there, it's not going to hurt anything, just it's not a bad thing.

MR. SCHEIBLE: It's not going to be built tomorrow.

MR. ARGENIO: It's always good to get it input on these type of things. I agree with Mark that we should probably should hold off on SEQRA until after the public hearing.

MR. EDSALL: Just a quick question, I think you might have been leaning on your, one of your questions as to the development coverage relative to zoning, the plan shows 58 percent versus 85 permitted.

MR. ARGENIO: Eighty-five is permitted and they're at

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58 percent, that's all, that's all one lot, yes?

MR. SHAW: Yes.

MR. ARGENIO: Okay, you did the calculations, somebody must of?

MR. EDSALL: I didn't.

MR. SHAW: We'll doublecheck it but--

MR. ARGENIO: As I said your plans are typically pretty good and pretty thoroughly reviewed before they get to us.

MR. EDSALL: There's no large areas but there's a lot of a, multitude of smaller areas.

MR. ARGENIO: It's a lot of pavement is what I was thinking.

MR. EDSALL: They can check it before the public hearing.

MR. SHAW: Yes, we will.

MR. ARGENIO: Guys have any direction that you'd like to give Mr. Shaw, Sr. and Mr. Shaw, Jr. at this point in time? What size are the pipes underground for your pond? I can't see that.

MR. SHAW: I believe they're three feet.

MR. ARGENIO: Plastic pipe?

MR. SHAW: Yes.

MR. ARGENIO: Perforated I would assume?

MR. SHAW: No.

MR. ARGENIO: Solid holding that water under there?

MR. SHAW: Yes.

MR. SCHEIBLE: That's the only concern I would have is the drainage.

MR. ARGENIO: Well, they obviously have a small guy that they hire that goes in there and cleans those pipes every five or ten years. What they do, Henry, I have witnessed these before, they are not uncommon, the water goes underground and it flows against, I haven't seen all the nuts and bolts of this exactly, but flows against the weir at some point in time when it rises to a certain level it begins to release.

MR. SCHEIBLE: Over the past two weeks I have seen a lot of water come above the ground.

MR. ARGENIO: How are you releasing this on this?

MR. SHAW: I believe there's an small orifice to release it slowly, there's a weir at a certain elevation to dump it over.

MR. ARGENIO: There's a small hole in the bottom of the weir, one or two inch, as the water builds up on the weir it's released through the orifice and then if it gets too high in the event of a three or four or who knows what kind of hundred year storm we get it goes over the top of the weir. Look at it, think about it. Do you have a flag pole on this site?

MR. SHAW: I don't believe so.

MR. ARGENIO: See if you can find a spot for that, that would be good. How is your landscaping? Did you do a landscaping plan and lighting as well?

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MR. SHAW: Yes.

MR. BABCOCK: This might be something for the applicant to think about some solar lighting.

MR. ARGENIO: I was just thinking the same thing. Are you aware of any of these efforts on behalf of the Town?

MR. SHAW, SR.: Yes, we're on the workshop for New Windsor Realty and the next meeting is to discuss the lighting.

MR. ARGENIO: Which is that?

MR. SHAW, SR.: That's next on Windsor Highway.

MR. ARGENIO: Very good, I was told that at the infrastructure meeting and for the benefit of the other members, the Town Supervisor has directed those people in the appropriate position to investigate and pursue the use of solar lighting on projects within the town and also on lights on roads where the town is going to take over the lighting at some point in time and he's received or is in the process of receiving some proposals from some solar companies for a number one standard that we'll use on our lighting within the town. Michael, thank you for reminding me of this, I meant to mention it to these guys, number one a standard of lights that we're going to use for lights that we're going to have as a town and number two so the owners and applicants to this board in this town can include solar lighting on their projects just because it's a good idea, not because we have any interest in anything at all but because it's a more, it's a greener impact for any application that comes before this board.

MR. SCHEIBLE: I think it's a great idea.

MR. ARGENIO: I meant to mention it, Mike, I'm glad you mentioned it, thank you for that. So what Mr. Shaw's referring to is there's a project next to Duffer's that two or three story office building on 32 where the front parking lot's at grade, the rear parking lot's below grade and they're working with, they meaning Mr. Shaw's office and the owner is working with the vendor or two vendors that we have selected as a town to try and incorporate some solar lighting into that project, so we can see what the color of the lights and see how it's going to be around town, it's almost a pilot project for us as a town. Is there anything else Mr. Shaw?

MR. EDSALL: Jerry?

MR. ARGENIO: Existing coverage is included in that, is it not?

MR. SHAW: Yes.

MR. SCHEIBLE: Up front near the existing macadam.

MR. ARGENIO: Lot of coverage.

MR. EDSALL: I just wanted to ask Gerry to try to get calculations in as early as possible so we can have those in final form when the plans are posted for the public hearing.

MR. ARGENIO: What calculations are you looking for?

MR. EDSALL: One's for the storm water, I'd like, maybe they don't have to have a SWPPP for this project, so the normal hurdle of getting the SWPPP approved before they can move on to the public hearing doesn't exist, but I'd like the calculations to be on file available for public review prior to the public hearing.

MR. SHAW: That will not be a problem, they're already

March 12, 2008

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done.

MR. ARGENIO: Okay, Mr. Shaw, thank you very much.



**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: MHENT@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM



TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: POUGHKEEPSIE PROPERTIES LLC SITE PLAN
PROJECT LOCATION: EXECUTIVE DRIVE
SECTION 4 – BLOCK 3 – LOT 2.21
PROJECT NUMBER: 08-06
DATE: 12 MARCH 2008
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A NEW 6,600 s.f. OFFICE BUILDING ON THE EXISTING 2.5+ ACRE OFFICE BUILDING SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

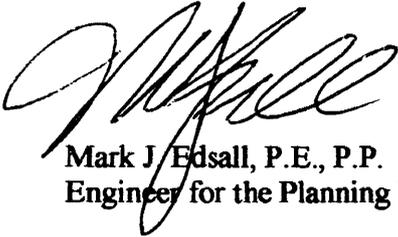
1. The property is located in the PI zoning district of the Town. The bulk information on the plan appears correct and the site complies with minimum bulk requirements for the zone and use.
2. I reviewed the plans with Highway Superintendent Fayo and our joint comments are as follows:
 - The plan depicts excavation across/within Executive Drive, a road proposed for dedication to the Town. The detail for the backfill within the roadway should meet Town standards (full depth NYSDOT Item No. 4 rather than on-site material, and proper restoration pavement thickness).
3. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
6. This project is within a 500-foot distance from NYS Route 207 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). The referral has been made and response is pending.
7. The applicant's professional has indicated that the area of disturbance (in acres) related to the project is less than one acre. A note confirming same should be added to the plan. A full SWPPP is not required based on this disturbance.

Respectfully Submitted,



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

MJE/st
NW08-06-12Mar08.doc

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4610
Fax: (845) 563-4693

OFFICE OF THE INFRASTRUCTURE COMMITTEE

PROJECT REVIEW SHEET

TO: **PLANNING BOARD**

P.B. FILE: **08-06** DATE RECEIVED:**03/18/08** TAX MAP #:**4-3-2.21**

THE MAPS AND/OR PLANS FOR: **POUGHKEEPSIE PROPERTIES, LLC**

SITE PLAN **XXX**, SUBDIVISION , LOT LINE CHANGE ,
SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

NO RECOMMENDATIONS:

Notes:

X RETURN TO PLANNING BOARD WITH THE FOLLOWING RECOMMENDATIONS:

Notes: Flow monitoring needs to be completed at pump station and the numbers provided to John Egitto, Operations Manager, CAMO Pollution Control

Signature: 
Reviewed by: George A. Green, Supervisor Date: 03/25/08

cc: Jerry Argenio, Planning Board Chairman
 Dominic Cordisco, Planning Board Attorney
 Mark J. Edsall, Planning Board Engineer
 Michael Babcock, Building Inspector
 Michael Blythe, Town Attorney

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4610
Fax: (845) 563-4693

OFFICE OF THE INFRASTRUCTURE COMMITTEE

PROJECT REVIEW SHEET

TO: ✓ PLANNING BOARD

P.B. FILE: 08-06 DATE RECEIVED: 04/15/08 TAX MAP #:4-3-2.21

THE MAPS AND/OR PLANS FOR: Poughkeepsie Properties LLC

SITE PLAN XXXX, SUBDIVISION , LOT LINE CHANGE ,
SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

NO RECOMMENDATIONS:

Notes:

RETURN TO PLANNING BOARD WITH THE FOLLOWING RECOMMENDATIONS:

Notes: Let's get him moving. John Egitto advised we need to work out the water main ownership. The Town will move forward with the acceptance of the dedication of Executive Drive. Mark Edsall will look into this with Anthony Fayo.

Signature:

Gene C. Green 4/21/08
Reviewed by: _____ Date: _____

cc: Jerry Argenio, Planning Board Chairman
Dominic Cordisco, Planning Board Attorney
Mark J. Edsall, Planning Board Engineer
Michael Babcock, Building Inspector
Michael Blythe, Town Attorney



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **E 911 COORDINATOR**

P.B. FILE #08-06 DATE RECEIVED: 03-05-08 TAX MAP #4-3-2.21

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 03-12-08 TO BE ON AGENDA FOR THE 03-12-08 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

POUGHKEEPSIE PROPERTIES, LLC

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: Assigned E-911 Number 117 Executive
Drive shall be placed on all plans

Signature: [Signature] 3/14/08
Reviewed by date

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/06/2008

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 8-6

NAME: NEW OFFICE BLDG FOR POUGHKEEPSIE PROP PA2008-4
APPLICANT: POUGHKEEPSIE PROPERTIES, LLC

Handwritten: P. Henney 3-18-08

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/05/2008	REC. CK. #263661	PAID		750.00	

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

P.B. #08-06 Escrow

Poughkeepsie Properties, LLC

c/o River Management, Inc.
P.O. Box 5309, 297 Mill St.
Poughkeepsie, NY 12602

(845) 473-3711

M & T Bank
P.O. Box 7000
Fishkill, NY 12524-7000

10-4/220

263661

**** SEVEN HUNDRED FIFTY AND 00/100 DOLLARS

02/06/08

\$750.00*****

TO THE
ORDER OF

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Handwritten Signature: Mark Raphael

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 263661⑈ ⑆ 022000046⑆ 2115001620⑈

P.B. #08-06 Application fee

Poughkeepsie Properties, LLC

c/o River Management, Inc.
P.O. Box 5309, 297 Mill St.
Poughkeepsie, NY 12602

(845) 473-3711

M & T Bank
P.O. Box 7000
Fishkill, NY 12524-7000

10-4/220

263660

**** ONE HUNDRED TWENTY FIVE AND 00/100 DOLLARS

02/06/08

\$125.00*****

TO THE
ORDER OF

Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Handwritten Signature: Mark Raphael

⑈ 263660⑈ ⑆ 022000046⑆ 2115001620⑈

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Thomas Lucchesi, Asst. Fire Inspector

**SUBJECT: PB-08-06
Poughkeepsie Properties Inc.
121 Executive Dr.
SBL: 4-3-2.21**

DATE: March 7, 2008

Fire Prevention Reference Number: FPS-08-012

A review of the above referenced plan has been conducted and is acceptable.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

RECEIVED

P.B. FILE #08-06

DATE RECEIVED: 03-05-08 TAX MAP #4-3-2.21

MAR 07 2008

N.W. HIGHWAY DEP

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 03-12-08 TO BE ON AGENDA FOR THE 03-12-08 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

POUGHKEEPSIE PROPERTIES, LLC

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: With R. McGoey's specifications.

DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

3/12/08
date

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan Special Permit _____

Tax Map Designation: Sec. 4 Block 3 Lot 2.21

BUILDING DEPARTMENT REFERRAL NUMBER 2008 - 4

1. Name of Project New Office Building for Poughkeepsie Properties, LLC
2. Owner of Record Poughkeepsie Properties, LLC Phone 845-486-1100
Address: 297 Mill Street Poughkeepsie NY 12601
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Same as Above Phone _____
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 845-561-3695
Address: Shaw Engineering, 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. 845-561-3695 845-561-3027
(Name) (Phone) (fax)
7. Project Location: On the East side of Executive Drive
(Direction) (Street)
8. Project Data: Acreage 2.51 Zone PI School Dist. Newburgh Consolidated

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED MAR - 5 2008

08 - 06

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. Detailed description of Project: (Use, Size, Number of Lots, etc.) The construction of a 6,600 SF building with appropriate parking and a storm water management system.

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

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

IF THIS APPLICATION IS SIGNED 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.

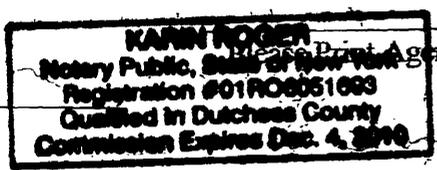
SWORN BEFORE ME THIS:

Mark Raphael, member
(OWNER'S SIGNATURE)

6th DAY OF February 2008

(AGENT'S SIGNATURE)

Karin Roger
NOTARY PUBLIC



Agent's Name as Signed

TOWN USE ONLY:

RECEIVED MAR - 5 2009

DATE APPLICATION RECEIVED

08-06

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Poughkeepsie Properties, LLC., it conducts business at
(OWNER) at

at 297 Mill Street in the County of Dutchess
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 4 Block 3 Lot 2.21)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

it

(Agent Name & Address)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

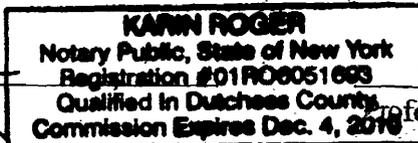
SWORN BEFORE ME THIS:

** Marie Raphael, number
Owner's Signature (MUST BE NOTARIZED)

6th DAY OF February 2008)

Agent's Signature (If Applicable)

Karin Roger
NOTARY PUBLIC



Professional Representative's Signature

** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

RECEIVED MAR - 5 2008

08-06

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

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

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

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 No

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

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

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 No

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

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

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

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
 Yes No

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

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

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

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

Town Of New Windsor Planning Board
 Name of Lead Agency

Genaro Argenio
 Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chairman
 Title of Responsible Officer

Signature of Preparer (If different from responsible officer)

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. NA Properties within 500' of site
11. NA Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

RECEIVED MAR - 5 2008

08-06

PROPOSED IMPROVEMENTS

- 22. NA Landscaping
- 23. X Exterior Lighting
- 24. NA Screening
- 25. X Access & Egress
- 26. X Parking Areas
- 27. X Loading Areas
- 28. X Paving Details (Items 25 - 27)
- 29. X Curbing Locations
- 30. X Curbing through section
- 31. X Catch Basin Locations
- 32. X Catch Basin Through Section
- 33. X Storm Drainage
- 34. X Refuse Storage
- 35. NA Other Outdoor Storage
- 36. X Water Supply
- 37. X Sanitary Disposal System
- 38. X Fire Hydrants
- 39. X Building Locations
- 40. X Building Setbacks
- 41. NA Front Building Elevations
- 42. X Divisions of Occupancy
- 43. NA Sign Details
- 44. X Bulk Table Inset
- 45. X Property Area (Nearest 100 sq. ft.)
- 46. X Building Coverage (sq. ft.)
- 47. X Building Coverage (% of total area)
- 48. X Pavement Coverage (sq. ft.)
- 49. X Pavement Coverage (% of total area)
- 50. X Open Space (sq. ft.)
- 51. X Open Space (% of total area)
- 52. X No. of parking spaces proposed
- 53. X No. of parking spaces required

RECEIVED MAR - 5 2008

08-06

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

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

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

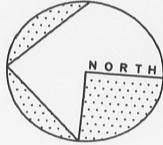
BY:  2-20-2008
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘ **PLEASE NOTE:** ⌘ ⌘ ⌘ ⌘ ⌘ ⌘

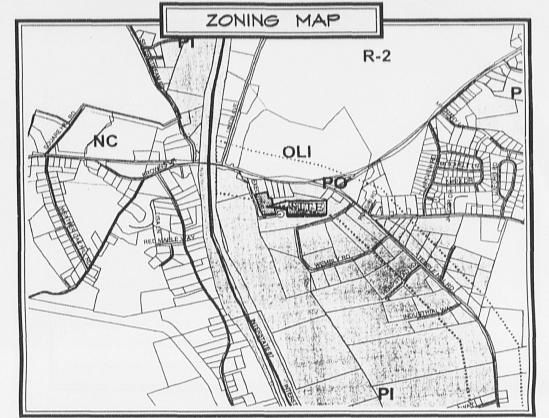
THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

RECEIVED MAR - 5 2008

08-06

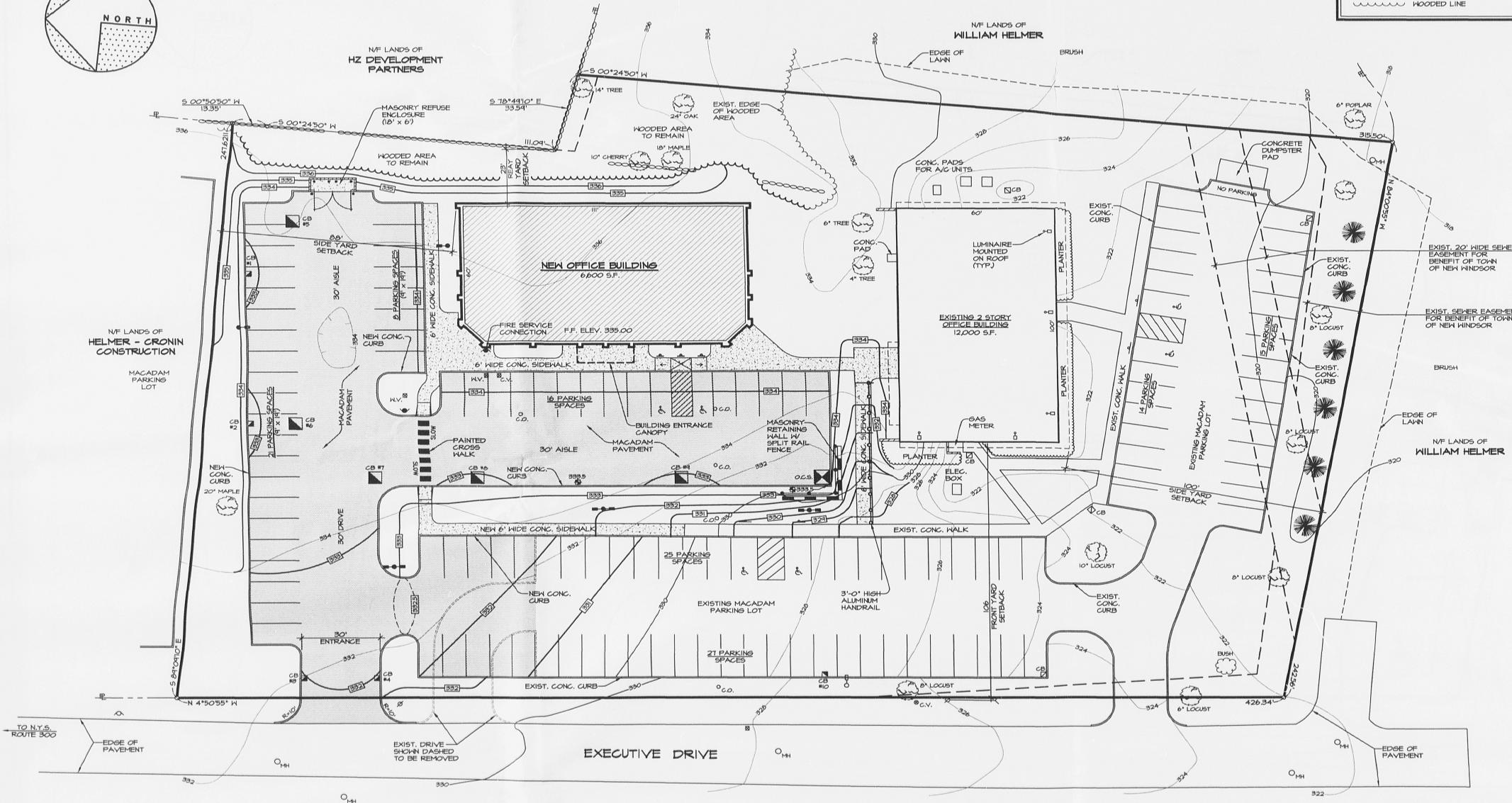


LEGEND			
EXISTING	NEW		
392	2' CONTOUR	334	FINISHED GRADE
380	10' CONTOUR	CB #3	CATCH BASIN No. 3
---	BOUNDARY	CB #6	5' X 5' CATCH BASIN No. 6
---	ADJ. PROPERTY LINE	HYDRANT	HYDRANT
CB	CATCH BASIN	HV.	WATER VALVE
OH	SANITARY MANHOLE	CV.	CURB VALVE
HYDRANT	HYDRANT	C.C.	SANITARY CLEANOUT
U.P.	UTILITY POLE	HP	POLE HV LUMINAIRE
W.V.	WATER VALVE	SE	SPOT ELEV. 333.5
LP	LIGHT POLE HV LUMINAIRE	M.R.W.	MASONRY RETAINING WALL
STONEMALL	STONEMALL	HOODED LINE	HOODED LINE
HOODED LINE	HOODED LINE	MACADAM PAVEMENT	MACADAM PAVEMENT



ZONING SCHEDULE		
ZONE: PI - PLANNED INDUSTRIAL		
BULK REGULATIONS OF PI ZONE - USES: A-1 PROFESSIONAL & BUSINESS OFFICE BUILDING		
BULK REGULATIONS, PI ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	104,130 S.F.
MIN. LOT WIDTH	150 FT.	430 FT.
MIN. FRONT YARD DEPTH	50 FT.	106 FT. (EXIST. BLDG.)
MIN. SIDE YARD - ONE	15 FT.	50 FT. (NEW BLDG.)
MIN. SIDE YARD - BOTH	40 FT.	100 FT. (EXIST. BLDG. & NEW BLDG.)
MIN. REAR YARD DEPTH	20 FT.	25 FT. (NEW BLDG.)
MIN. STREET FRONTAGE	N/A	N/A
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE)	25 FT.	25 FT. (NEW BLDG.)
MAX. FLOOR AREA RATIO	0.60	0.12
DEVELOPMENT COVERAGE	85 %	50.3 %
OFF-STREET PARKING OFFICE	REQUIRED	PROVIDED
1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA		
EXISTING BUILDING (12,000 S.F. / 150 S.F. PER SPACE)	80 SPACES	
NEW BUILDING (6,600 S.F. / 150 S.F. PER SPACE)	44 SPACES	126 SPACES

- NOTES**
- ZONING DISTRICT: PI - PLANNED INDUSTRIAL
 - RECORD OWNER & APPLICANT: POUGHKEEPSIE PROPERTIES, LLC
247 MILL STREET
POUGHKEEPSIE, NY 12601
 - TOTAL PARCEL AREA: 2.51± ACRES
 - TAX MAP DESIGNATION: SECTION 4, BLOCK 3, LOT 2.21
 - BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY INFORMATION OBTAINED FROM DRAWING ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY - NEW WINDSOR REALTY GROUP, LLC" PREPARED BY WILLIAM B. HILDRETH LAND SURVEYOR, P.C. AND DATED JUNE 25, 2009. ELEVATION DATUM USED TAKEN FROM DESIGN DRAWINGS FOR SEWER DISTRICT 12. CONTOUR INTERVAL: 1.00 (2) FEET.
 - THE LOCATION OF UNDERGROUND UTILITIES AND SEWER INVERTS SHOWN HEREON ARE BASED ON EVIDENCE VISIBLE AT GROUND SURFACE AND INFORMATION SHOWN ON THE ABOVE REFERENCED DESIGN DRAWINGS FOR SEWER DISTRICT 20.
 - THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 - 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 59 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7622. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.



N/F LANDS OF STATE OF NEW YORK (PALISADES INTERSTATE PARK COMMISSION)

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL
PLANNING BOARD PROJECT NUMBER 08-06
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT - 8 2008
411 ADDRESS: 111 EXECUTIVE DRIVE
TAX MAP SECTION 4, BLOCK 3, LOT 2.21

DRAWINGS ARE INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY DRAWINGS 1 OF 10 THROUGH 10 OF 10.

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

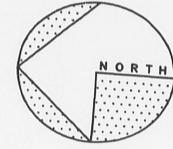
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NO.	DESCRIPTION	DATE
1	BUILDING FOOTPRINT AND SIDEWALK	6-27-2008
ISSUE	REVISION	DATE

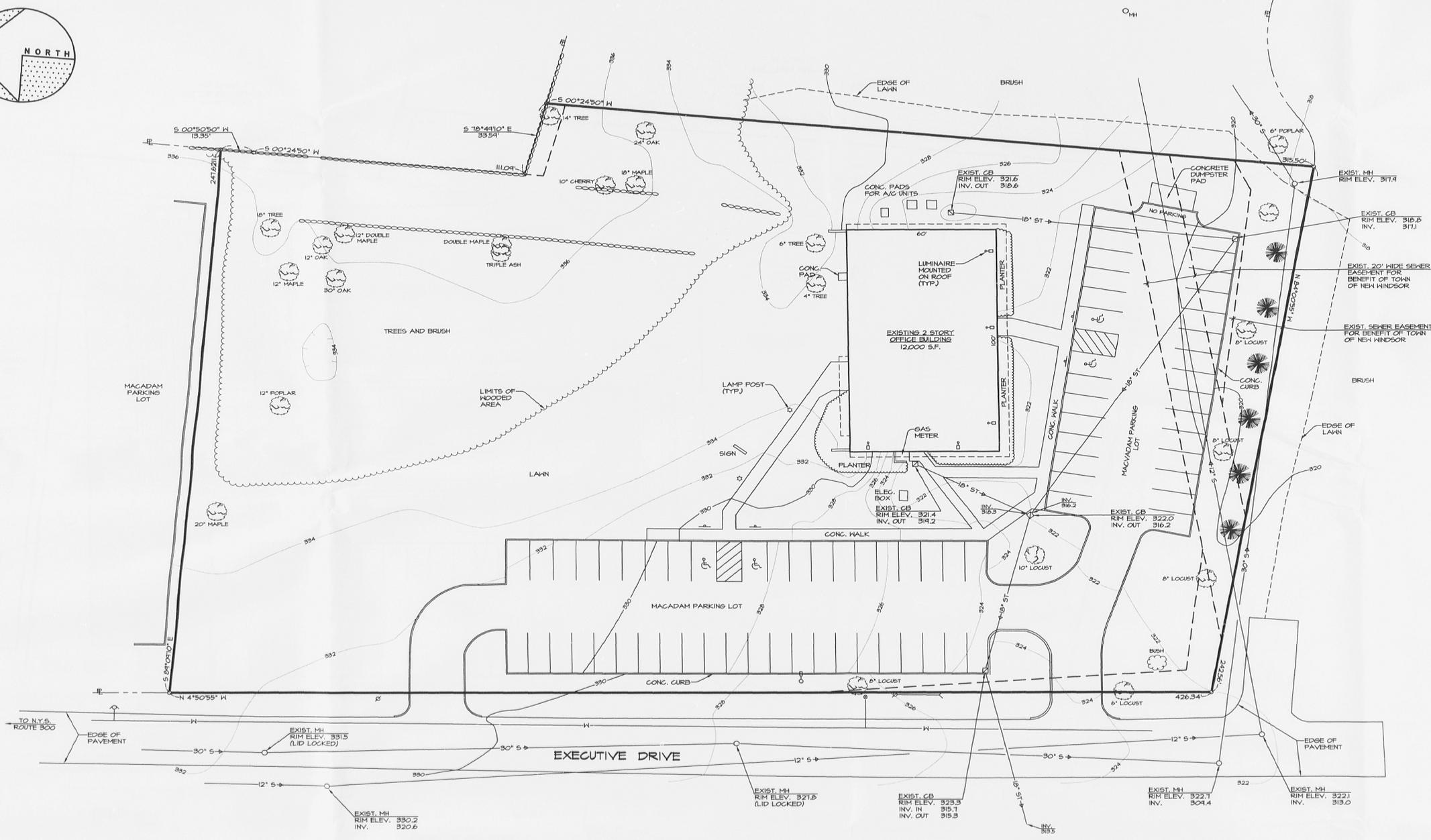
Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 2-11-2008

Drawing: **SITE DEVELOPMENT / GRADING PLAN**
Project: NEW OFFICE BUILDING FOR **POUGHKEEPSIE PROPERTIES, LLC**
121 EXECUTIVE DRIVE TOWN OF NEW WINDSOR, N.Y.

1 OF 10
Project No. 0708



LEGEND	
EXISTING	
318	2' CONTOUR
320	10' CONTOUR
---	BOUNDARY
- - -	ADJ. PROPERTY LINE
CB	CATCH BASIN
○	SANITARY MANHOLE
○	HYDRANT
○	UTILITY POLE
○	WATER VALVE
○	LAMP POST
○	POLE W/ LUMINAIRE
— 12" S	SANITARY SEWER
— 12" W	WATER MAIN
— 18" ST	STORM SEWER
○	STONEHALL
~~~~~	WOODED LINE



TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

PLANNING BOARD PROJECT NUMBER 08-06  
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT - 8 2008

411 ADDRESS: 113 EXECUTIVE DRIVE  
TAX MAP SECTION 4, BLOCK 3, LOT 2.21

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**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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NO	REVISION	DATE
1	NO REVISION	6-21-2008
	REVISION	

Drawn By: J.R.J. Drawing: **EXISTING CONDITIONS PLAN**

Checked By: G.J.S. Project: **NEW OFFICE BUILDING FOR FOUGHKEEPSIE PROPERTIES, LLC**

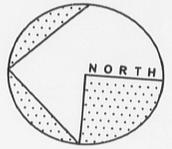
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Date: 2-11-2008

121 EXECUTIVE DRIVE TOWN OF NEW WINDSOR, N.Y.

Project No. 0708

2 OF 10

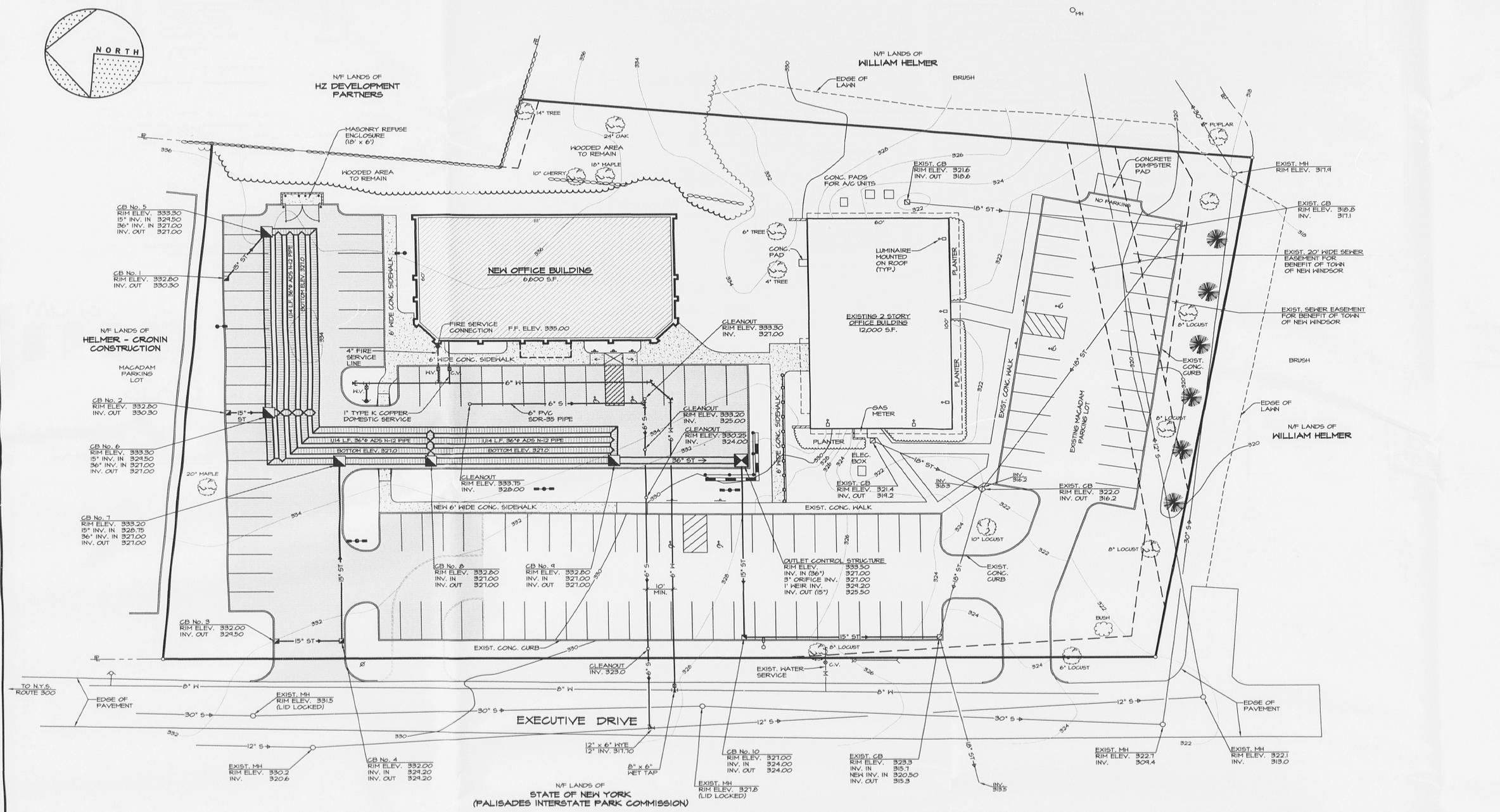


LEGEND			
EXISTING	NEW		
318	2' CONTOUR	CB #5	CATCH BASIN No. 5
320	10' CONTOUR	CB #6	5' x 5' CATCH BASIN No. 6
---	BOUNDARY	HYDRANT	HYDRANT
---	ADJ. PROPERTY LINE	H.V.	WATER VALVE
CB	CATCH BASIN	C.V.	CURB VALVE
OH	SANITARY MANHOLE	6" S	SANITARY SEWER
H	HYDRANT	15" ST	STORM DRAIN
U	UTILITY POLE	6" H	SPRINKLER SERVICE LINE
W	WATER VALVE	6" S	SANITARY CLEANOUT
LO	POLE W/ LUMINAIRE	CO	POLE W/ LUMINAIRE
12" S	SANITARY SEWER	M	MASONRY RETAINING WALL
8" H	WATER MAIN	W	WOODED LINE
18" ST	STORM SEWER	M	MACADAM PAVEMENT
OO	STONEHALL		
W	WOODED LINE		

- NOTES**
- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 14B 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.
  - WHERE REQUIRED, BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

- UTILITY MATERIAL SPECIFICATIONS**
- SANITARY SEWER: PVC SDR-35
  - STORM SEWERS: ADS N-12 PVC PIPING
  - ON-SITE SPRINKLER SERVICE LINE: CLASS 52 DUCTILE IRON PIPE, CEMENT LINED AND BITUMINOUS COATED
  - DOMESTIC WATER SERVICE: COPPER, TYPE K

- 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 SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A215-91 FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER FRESH-ON OR MECHANICAL JOINT AS REQUIRED.
  - ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C10/A210-93 FOR DUCTILE IRON COMPACT FITTINGS OR ANSI/AWWA C153/A213-94 FOR DUCTILE IRON COMPACT FITTINGS.
  - ALL VALVES SHALL BE DOUBLE DISC, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C500-93 SUCH AS MUELLER A-2300-23 OR APPROVED EQUAL.
  - WATER SERVICE LINE SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER B-25000. CURB VALVES SHALL BE MUELLER B-25204. CURB BOXES SHALL BE MUELLER H-10310.
  - 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 IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEW WINDSOR WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEW WINDSOR WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.



TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

PLANNING BOARD PROJECT NUMBER 08-06

911 ADDRESS, 117 EXECUTIVE DRIVE  
TAX MAP SECTION 4, BLOCK 3, LOT 2.21

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**Shaw Engineering**  
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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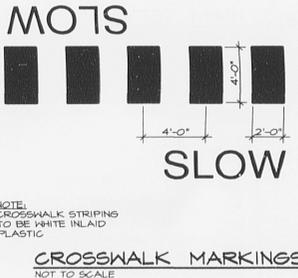
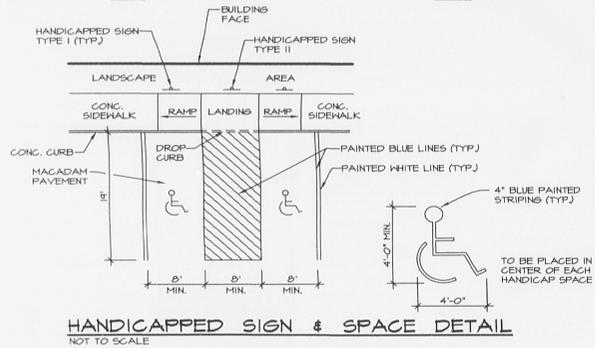
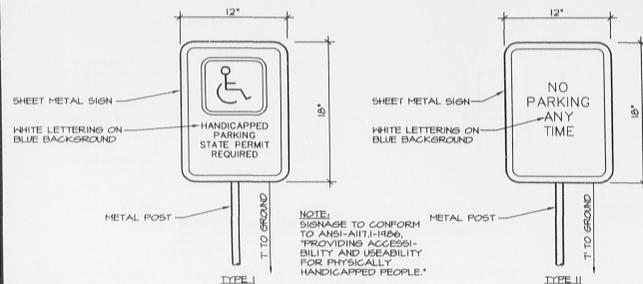
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ISSUE	REVISION	DATE
1	BUILDING FOOTPRINT AND SIDEWALK	6-21-2008

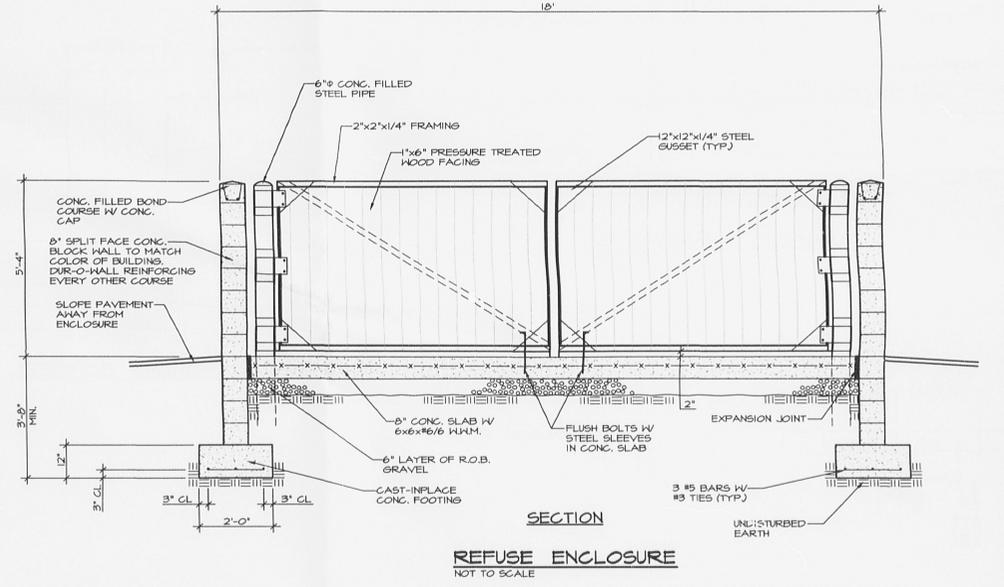
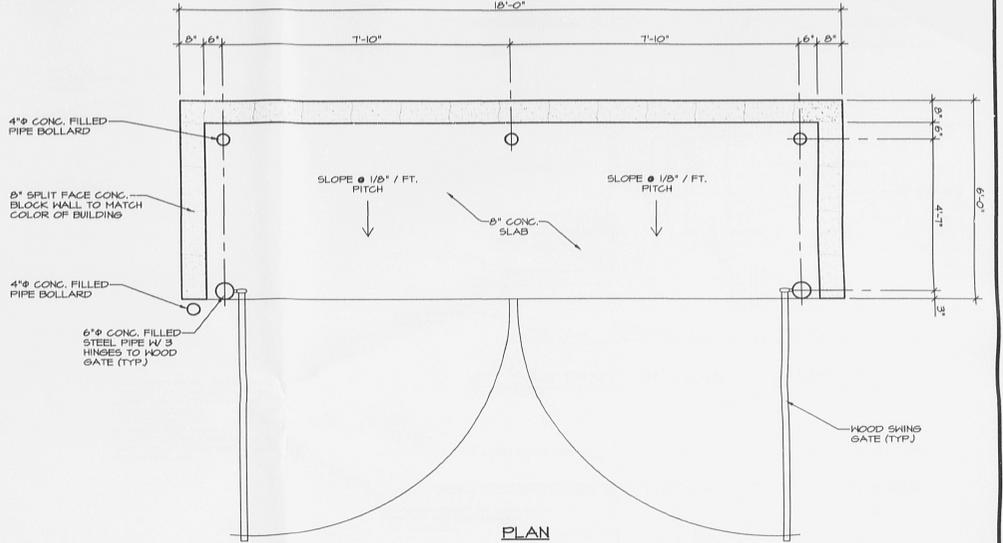
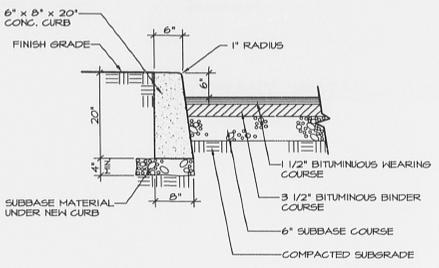
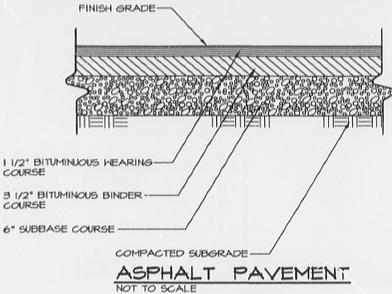
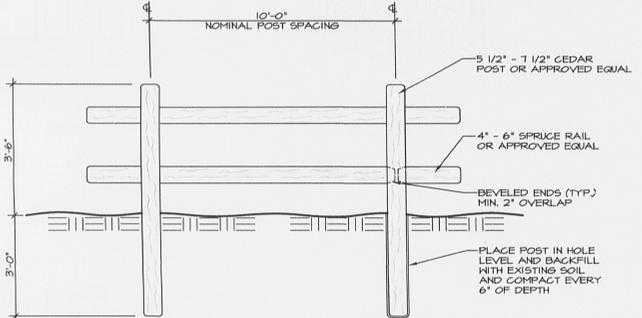
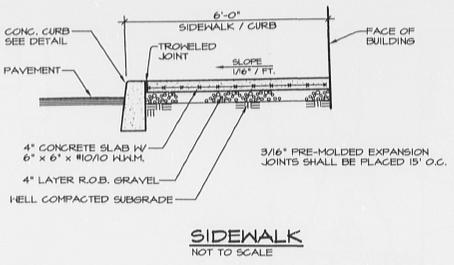
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1" = 20'Date: 2-11-2008

Project: NEW OFFICE BUILDING  
**POUGHKEEPSIE PROPERTIES, LLC**  
121 EXECUTIVE DRIVE TOWN OF NEW WINDSOR, N.Y.

3 OF 10  
Project No. 0708



CROSSWALK MARKINGS  
NOT TO SCALE



TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

PLANNING BOARD PROJECT NUMBER: DB-06

DATE: 8-2008

411 ADDRESS: 111 EXECUTIVE DRIVE  
TAX MAP SECTION 4, BLOCK 3, LOT 2.21

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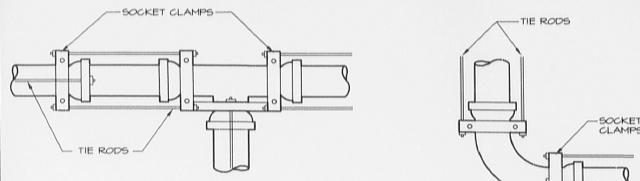
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1	NO REVISION	6-21-2008
ISSUE	REVISION	DATE

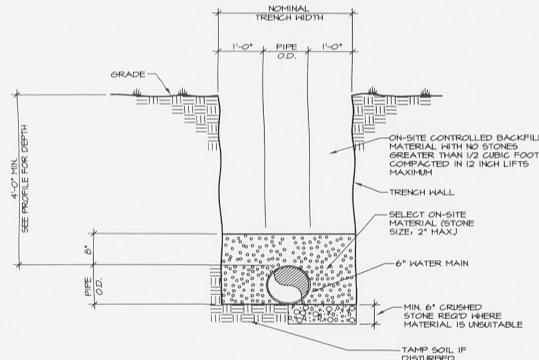
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 2-11-2008

Drawing: SITE DEVELOPEMENT DETAILS  
Project: NEW OFFICE BUILDING  
**FOUGHKEEPSIE PROPERTIES, LLC**  
121 EXECUTIVE DRIVE TOWN OF NEW WINDSOR, N.Y.

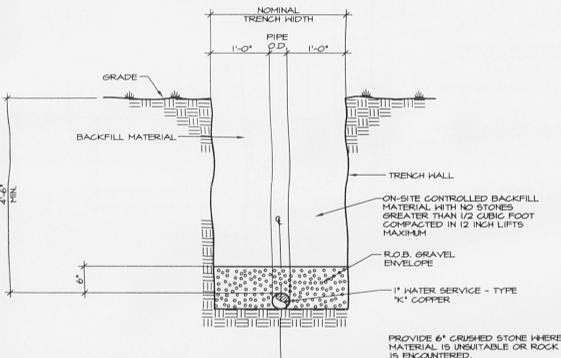
4 OF 10  
Project No. 0708



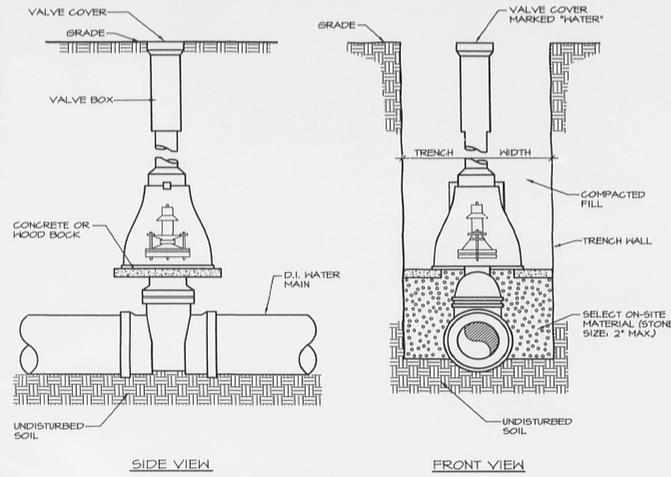
**PIPE HARNESSING DETAIL**  
NOT TO SCALE



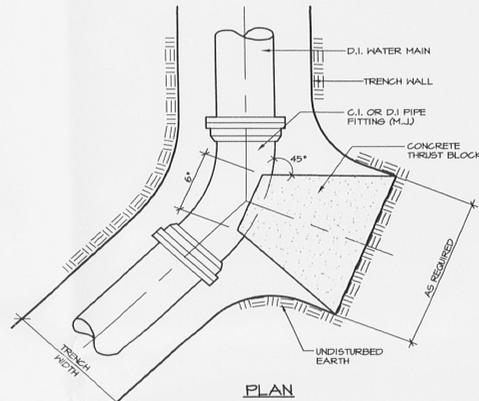
**WATER MAIN EXCAVATION**  
NOT TO SCALE



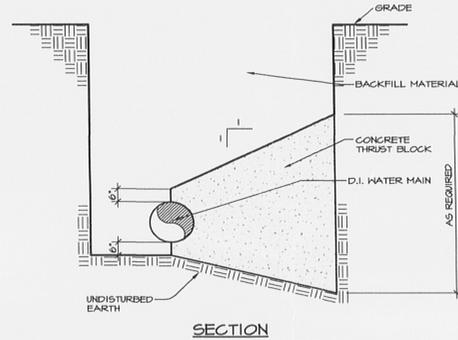
**WATER SERVICE EXCAVATION**  
NOT TO SCALE



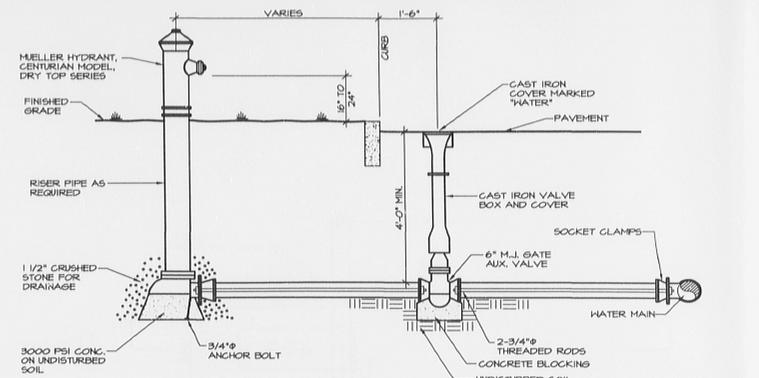
**WATER VALVE INSTALLATION**  
NOT TO SCALE



**THRUST BLOCK**  
NOT TO SCALE

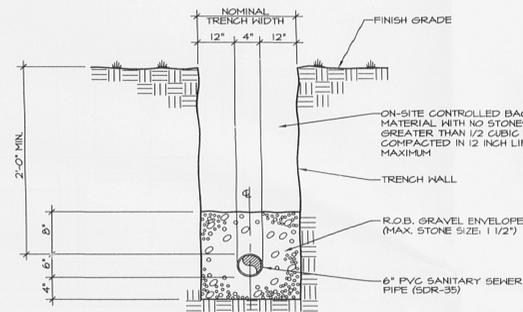


**SECTION**

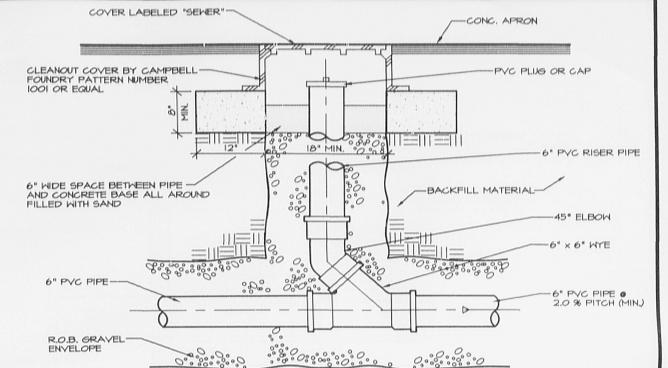


**HYDRANT INSTALLATION**  
NOT TO SCALE

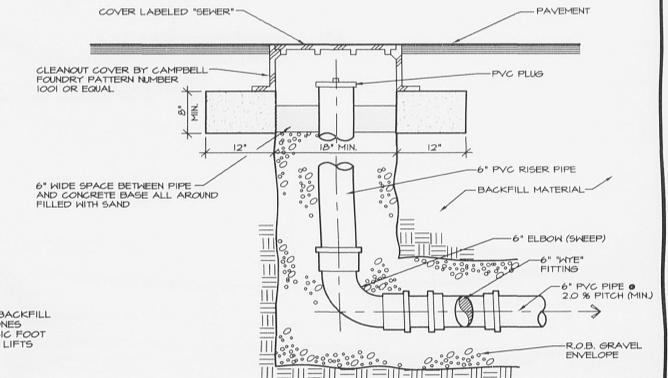
IF GROUNDWATER, OR EVIDENCE THEREOF, IS REVEALED WITHIN 2 FEET OF THE BASE OF THE HYDRANT, DURING INSTALLATION THE HYDRANT DRAIN SHALL REMAIN PLUGGED AND SIGNAGE SHALL BE PLACED ON THE HYDRANT STATING THAT THE HYDRANT MUST BE RIPPED OUT AFTER USE.



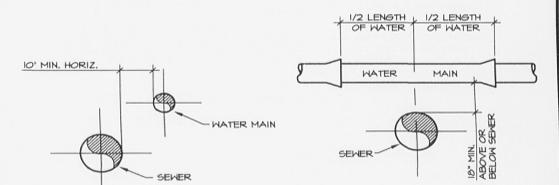
**SANITARY SERVICE TRENCH EXCAVATION**  
NOT TO SCALE



**6" SANITARY IN-LINE CLEANOUT**  
NOT TO SCALE



**6" SANITARY CLEANOUT**  
NOT TO SCALE



- NOTES**
1. 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.
  2. THE TERM SEWER IS DEFINED AS SANITARY, STORM OR SEWER SERVICE LATERALS.
  3. THE TERM WATER MAINS SHALL ALSO INCLUDE WATER SERVICE LINES.
  4. ANY DEVIATION FROM THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS SHALL BE SPECIFICALLY APPROVED BY THE TOWN OF NEW HINDSOR.

**WATER / SEWER SEPARATION**  
NOT TO SCALE

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL

PLANNING BOARD PROJECT NUMBER 08-06  
DATE SUBMITTED BY TOWN OF NEW HINDSOR

411 ADDRESS: 111 EXECUTIVE DRIVE  
TAX MAP SECTION 4, BLOCK 3, LOT 2.21

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NO.	REVISION	DATE
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ISSUE	REVISION	DATE

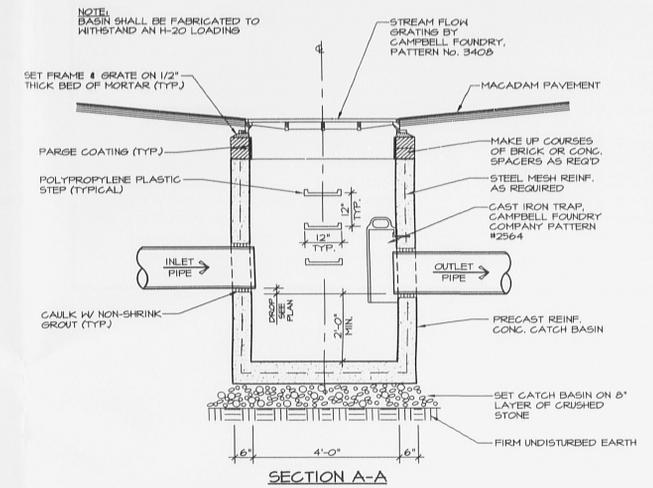
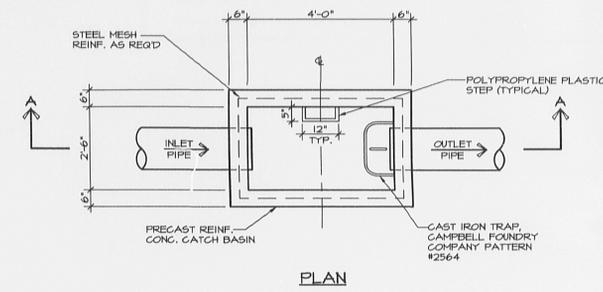
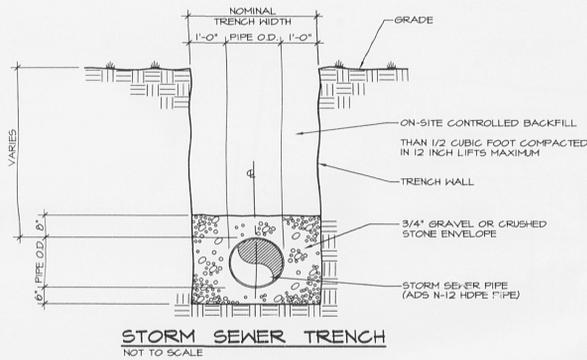
Drawn By: J.R.J. Drawing: **UTILITY DETAILS**

Checked By: G.J.S. Project: NEW OFFICE BUILDING FOR **POUGHKEEPSIE PROPERTIES, LLC**

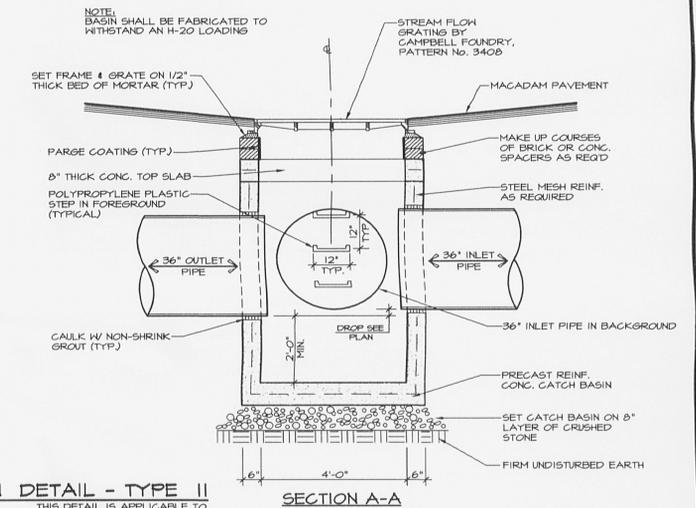
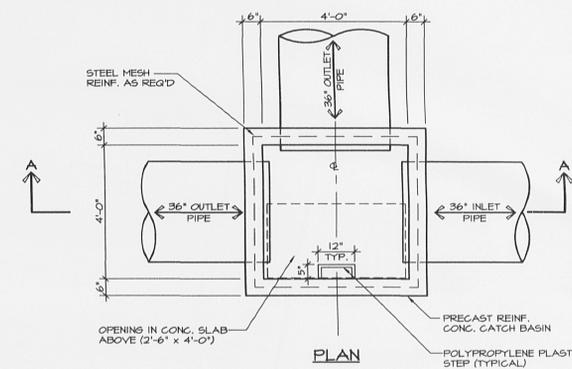
Scale: AS SHOWN Date: 2-11-2008

121 EXECUTIVE DRIVE TOWN OF NEW HINDSOR, N.Y. Project No. 0708

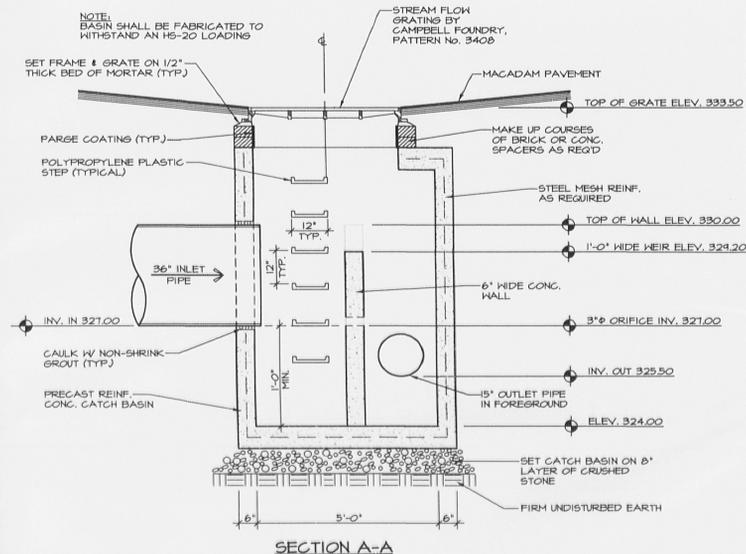
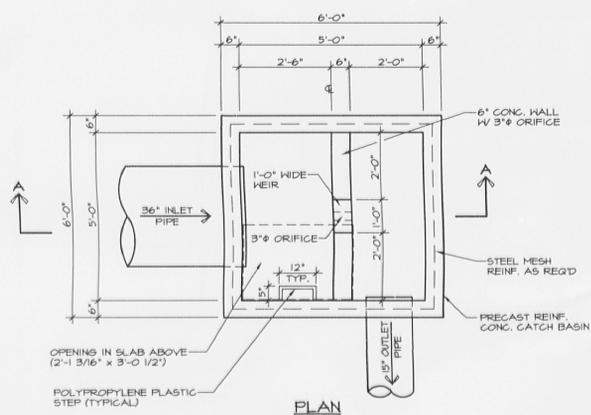
5 OF 10



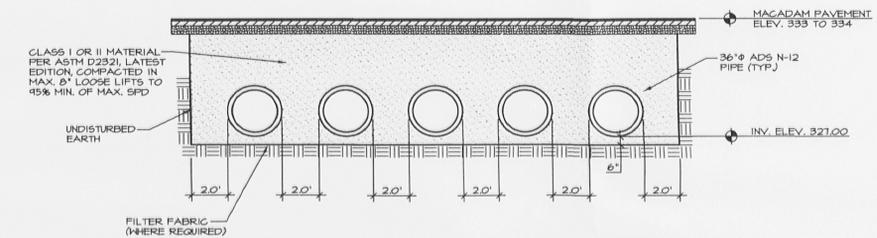
**CATCH BASIN DETAIL - TYPE I**  
NOT TO SCALE



**CATCH BASIN DETAIL - TYPE II**  
NOT TO SCALE  
THIS DETAIL IS APPLICABLE TO C&H 5, 6, 7, 8 & 9



**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



NOTE: BACKFILL REQUIREMENTS, ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS" AND AS ILLUSTRATED IN DETAIL ABOVE. ACCEPTABLE BACKFILL MATERIAL FOR THE PIPE EMBEDMENT ZONE SHALL BE CLASS I OR II AS PRECATED IN ASTM D2321.

**RETENTION / DETENTION SYSTEM**  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL  
PLANNING BOARD PROJECT NUMBER: 08-06  
FOR  
[Signature]  
411 ADDRESS, 111 EXECUTIVE DRIVE  
TAX MAP SECTION 4, BLOCK 3, LOT 2.21

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

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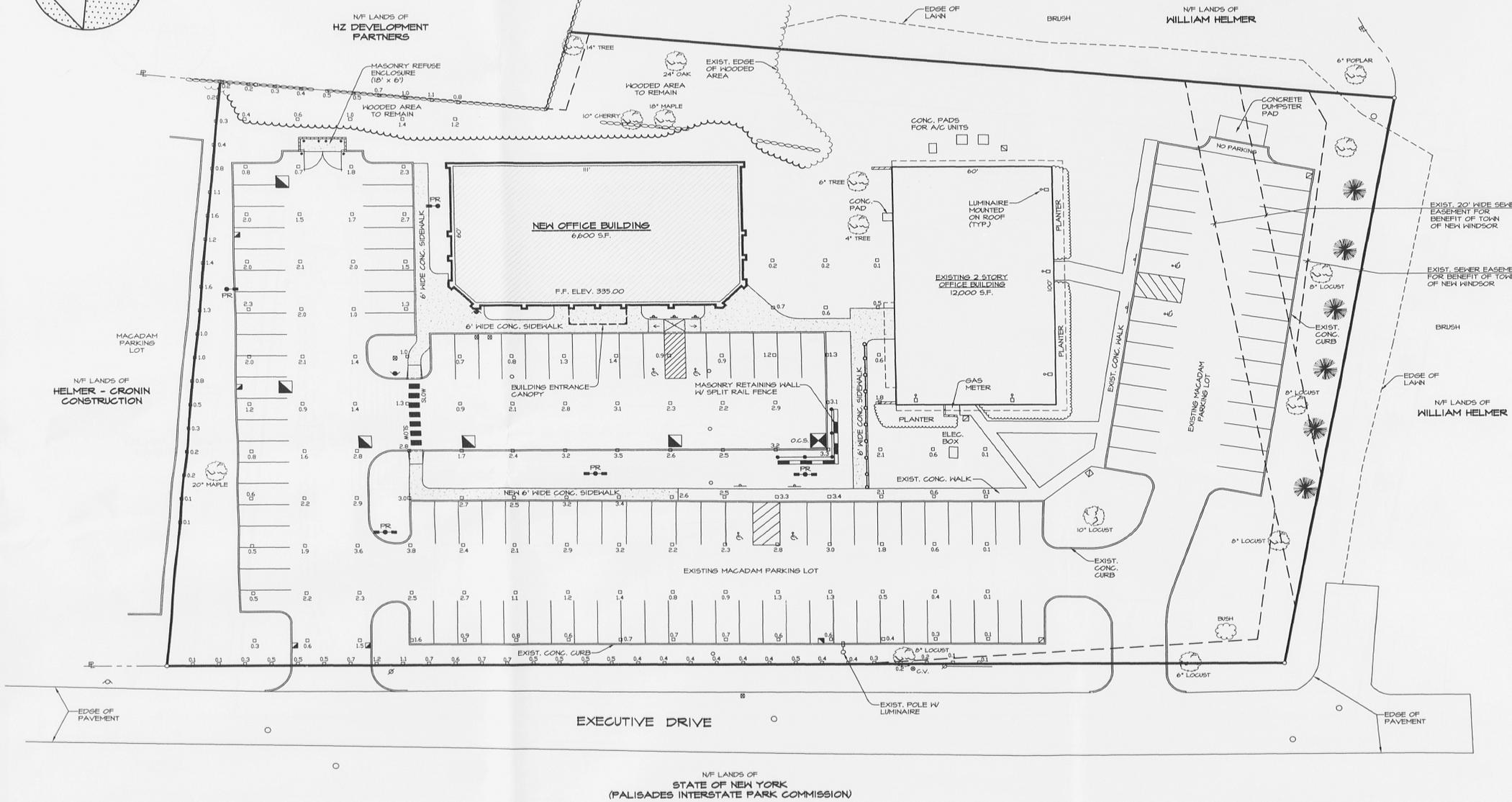
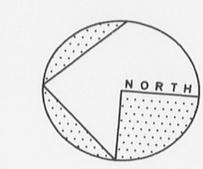
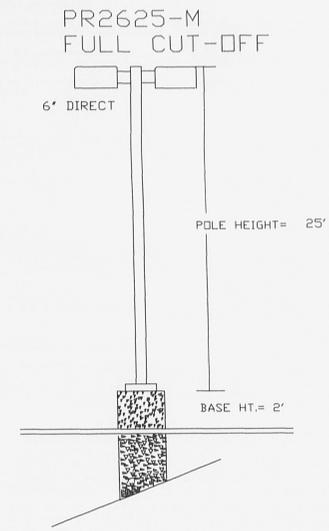
ISSUE	REVISION	DATE
1	NO REVISION	6-21-2008

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: AS SHOWN  
Date: 2-11-2008  
Project: NEW OFFICE BUILDING  
**POUGHKEEPSIE PROPERTIES, LLC**  
121 EXECUTIVE DRIVE  
TOWN OF NEW WINDSOR, N.Y.  
Project No. 0708  
6 OF 10



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	8	PR	SINGLE	22000	0.750	PR2625-M 250W PSMH

ADDITIONAL EQUIPMENT  
 (2) PS4S25S1BZ 25 x 4 x 188 SQUARE STEEL POLE  
 (3) PS4S25S2BZ 25 x 4 x 188 SQUARE STEEL POLE  
 POLE AND FIXTURE MEETS 120 MPH SUSTAINED WINDS



TOWN OF NEW WINDSOR PLANNING BOARD  
 STAMP OF APPROVAL  
 PLANNING BOARD PROJECT NUMBER 08-06  
 APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
 OCT - 8 2008  
 411 ADDRESS AT EXECUTIVE DRIVE  
 TAX MAP SECTION 4, BLOCK 3, LOT 2.21

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**RUUD LIGHTING**  
 800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN  
 Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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ISSUE	REVISION	DATE
1	BUILDING FOOTPRINT AND SIDEWALK	6-21-2008

Drawn By: J.R.J.  
 Checked By: G.J.S.  
 Scale: 1"=20'  
 Date: 2-11-2008  
**LIGHTING PLAN & DETAILS**  
 Project: NEW OFFICE BUILDING FOR POUGHKEEPSIE PROPERTIES, LLC  
 121 EXECUTIVE DRIVE TOWN OF NEW WINDSOR, N.Y.  
 8 OF 10  
 Project No. 0708

**EROSION & SEDIMENT CONTROL MEASURES**

**Temporary Diversion Swales**  
 -Temporary diversion swale will be installed in the location indicated on the drawing for the purpose of diverting stormwater. Swale shall be maintained until the regraded area is stabilized with permanent seeding.

**Silt Fence**  
 -Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

**Land Grading**  
 -Finish land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, rocks or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.  
 -Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.  
 -Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.  
 -Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.  
 -Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

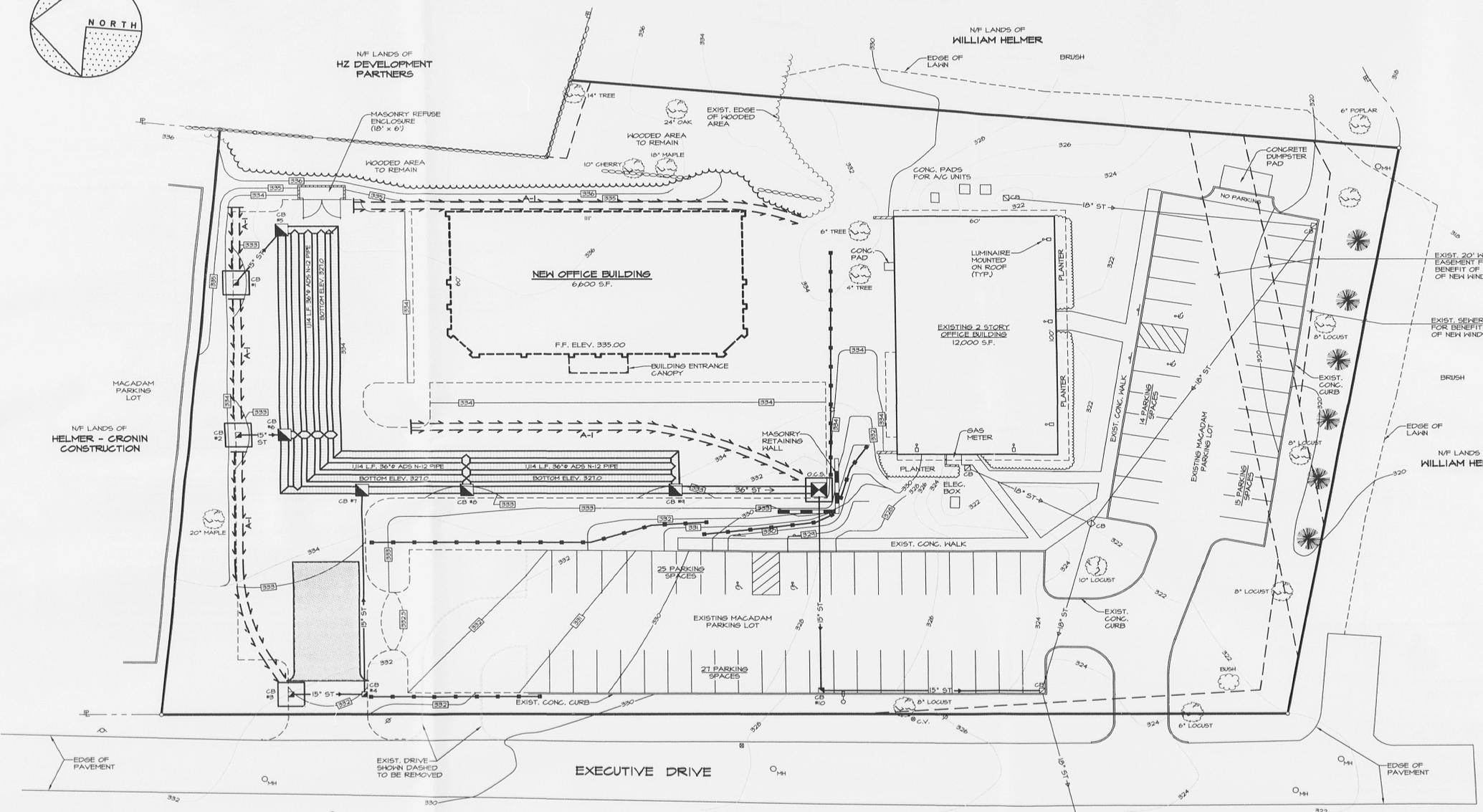
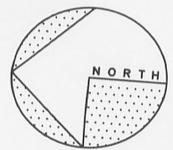
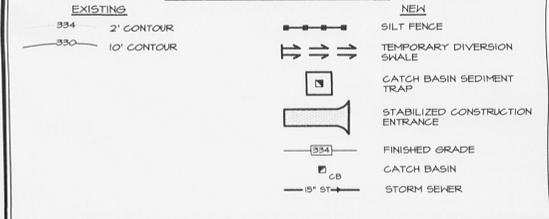
**Pest Control**  
 -Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	300
Latex Emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

**Temporary And Permanent Seeding**  
 -Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seeded if construction does not resume in 15 days.  
 -Apply permanent seeding consisting of:  
 Empire birdfoot trefoil or common white clover 8 lbs per acre  
 Plus tall fescue 20 lbs per acre  
 Plus Ryegrass 8 lbs per acre  
 -Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.  
 -The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

**Topsoil/Mulching**  
 -Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.  
 -Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.  
 -Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the lean areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.  
 -If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 300-500 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

**LEGEND**



TOWN OF NEH WINDSOR PLANNING BOARD  
 STAMP OF APPROVAL  
 PLANNING BOARD PROJECT NUMBER: 08-06  
 081 - 8 2008  
 [Signature]  
 411 ADDRESS: 117 EXECUTIVE DRIVE  
 TAX MAP SECTION 4, BLOCK 3, LOT 2(2)

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**Shaw Engineering**  
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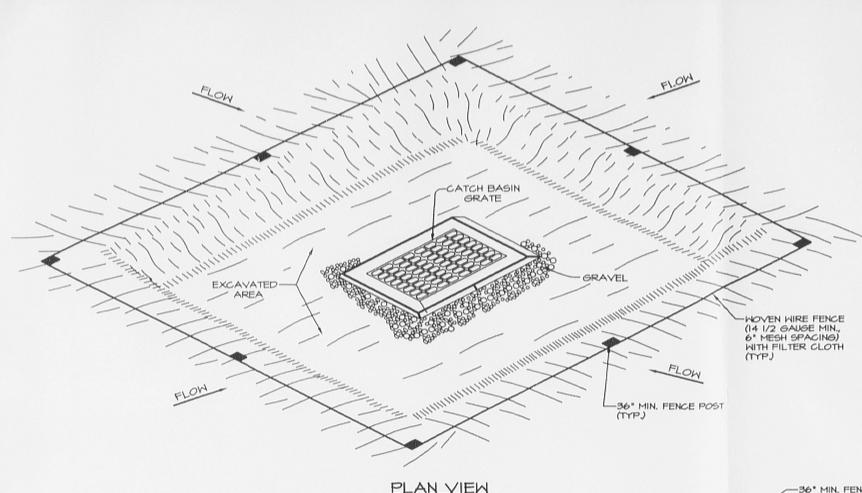
NO.	REVISION	DATE
1	BUILDING FOOTPRINT	6-21-2008
	ISSUE	

Drawn By: J.R.J.  
 Checked By: G.J.S.  
 Scale: 1"=20'  
 Date: 2-11-2008

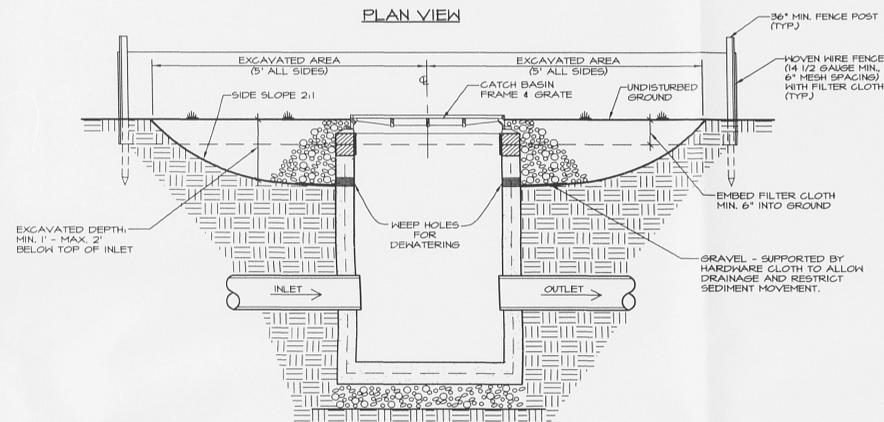
**EROSION & SEDIMENT CONTROL PLAN AND SPECIFICATIONS**

Project: NEW OFFICE BUILDING  
**POUGHKEEPSIE PROPERTIES, LLC**  
 121 EXECUTIVE DRIVE  
 TOWN OF NEH WINDSOR, N.Y.

9 OF 10  
 Project No. 0708



PLAN VIEW

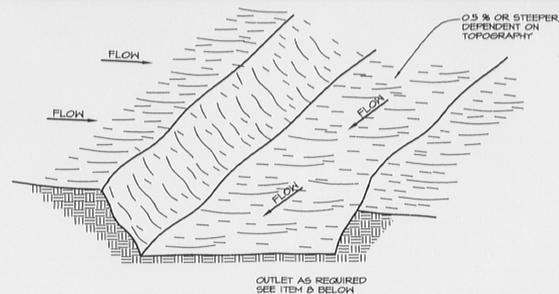


SECTION

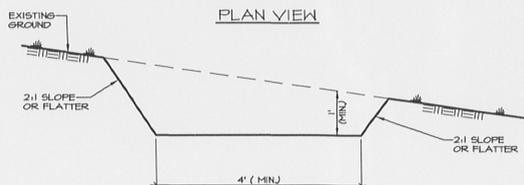
**CATCH BASIN SEDIMENT TRAP**  
NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER. MAXIMUM DRAINAGE AREA: 3 ACRES.
7. KEEP HOLES SHALL BE PROTECTED BY GRAVEL.
8. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL KEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.



PLAN VIEW



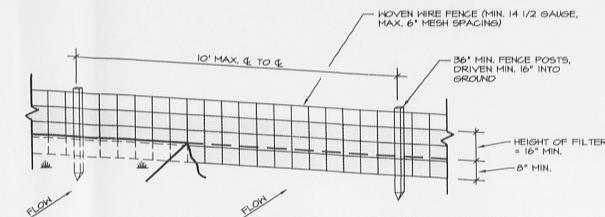
SECTION

**TEMPORARY SHALE DETAIL**  
NOT TO SCALE

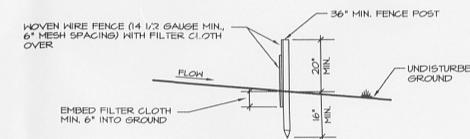
**CONSTRUCTION SPECIFICATIONS**

1. ALL TEMPORARY SHALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SHALE.
5. THE SHALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SHALE.
8. STABILIZATION SHALL BE AS PER THE CHART BELOW:
 

TYPE OF TREATMENT	CHANNEL GRADE	SHALE A (5 AC. OR LESS)
A-1	0.5-3.0 %	SEED AND STRAW MULCH
A-2	3.1-5.0 %	SEED AND STRAW MULCH
A-3	5.1-8.0 %	SEED USING JUTE OR EXCELSIOR, SOD
9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



PERSPECTIVE VIEW

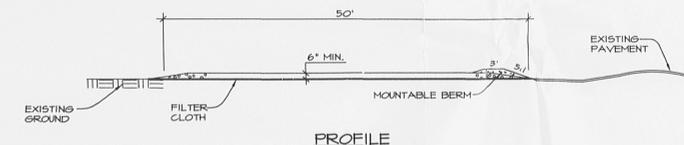


SECTION

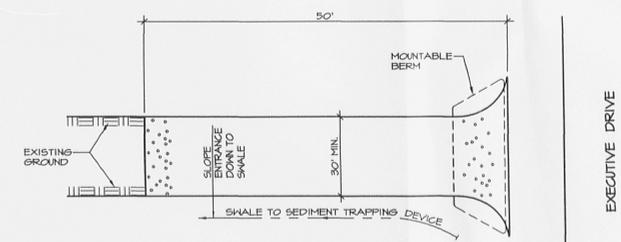
**SILT FENCE DETAIL**  
NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

1. MOOSE WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO MOOSE WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
- POSTS: STEEL, EITHER "1" OR "1 1/2" TYPE OR 2" HARDWOOD
- FENCE: MOOSE WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH: FILTER #1 MIRAFIL 1000, STABILINK T140N OR APPROVED EQUAL
- PREFABRICATED UNIT: GEOPARS ENVIRONMENTAL, OR APPROVED EQUAL



PROFILE



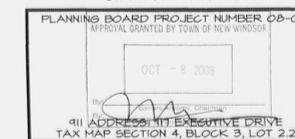
PLAN VIEW

**CONSTRUCTION SPECIFICATIONS**

1. STONE SIZE - USE 2' STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - FIFTY (50) FEET
3. THICKNESS - SIX (6) INCHES.
4. WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
8. WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL



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1	NO REVISION	6-21-2008
ISSUE	REVISION	DATE

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Scale: AS SHOWN  
Date: 2-11-2008

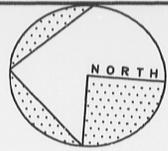
Drawing: **EROSION & SEDIMENT CONTROL DETAILS**

Project: NEW OFFICE BUILDING FOR **POUGHKEEPSIE PROPERTIES, LLC**

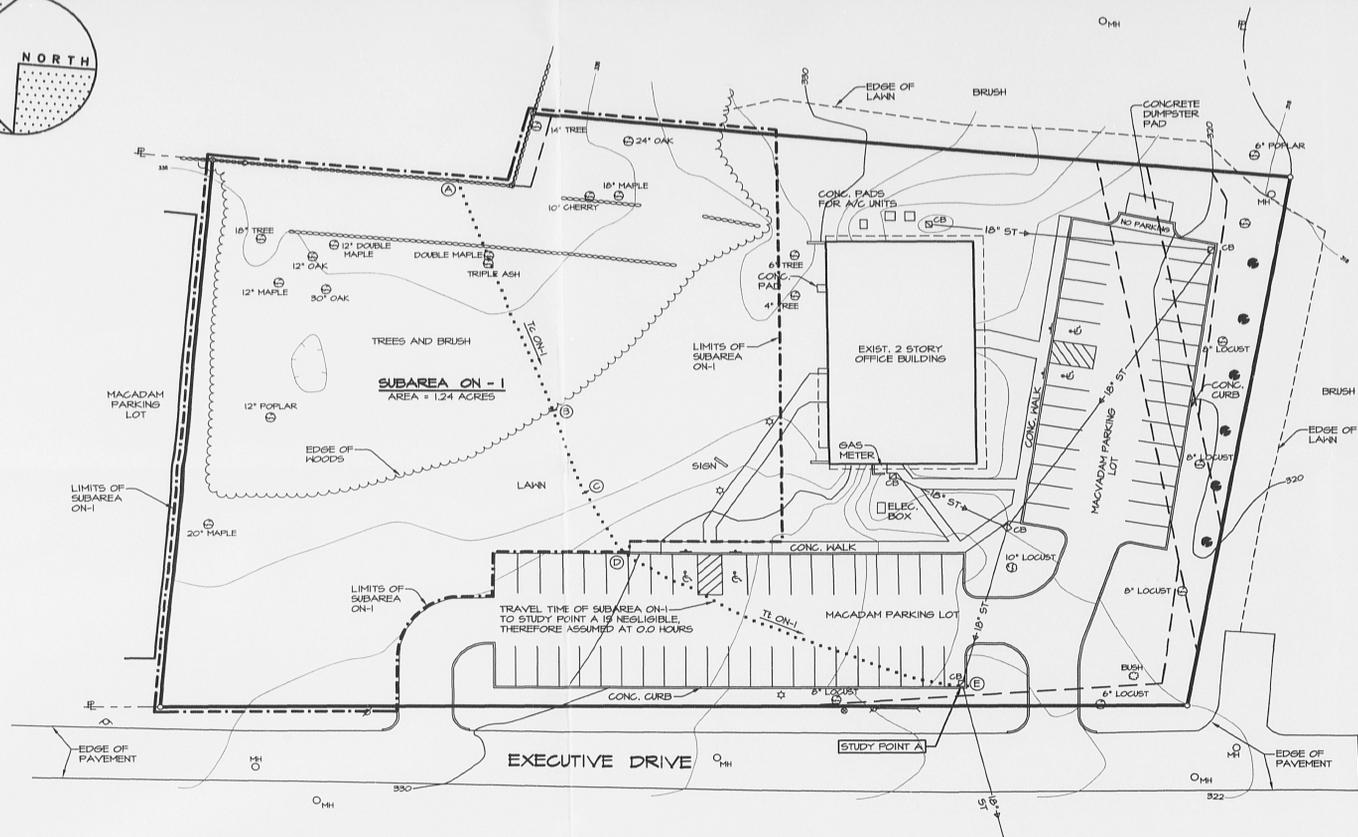
121 EXECUTIVE DRIVE  
TOWN OF NEW HINDSOR, N.Y.

Project No. 0708

10 OF 10

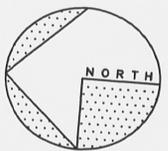


LEGEND	
-----	LIMITS OF SUBAREA
.....	TIME OF CONCENTRATION PATH SUBAREA ON-1
.....	TIME OF TRAVEL PATH SUBAREA ON-1

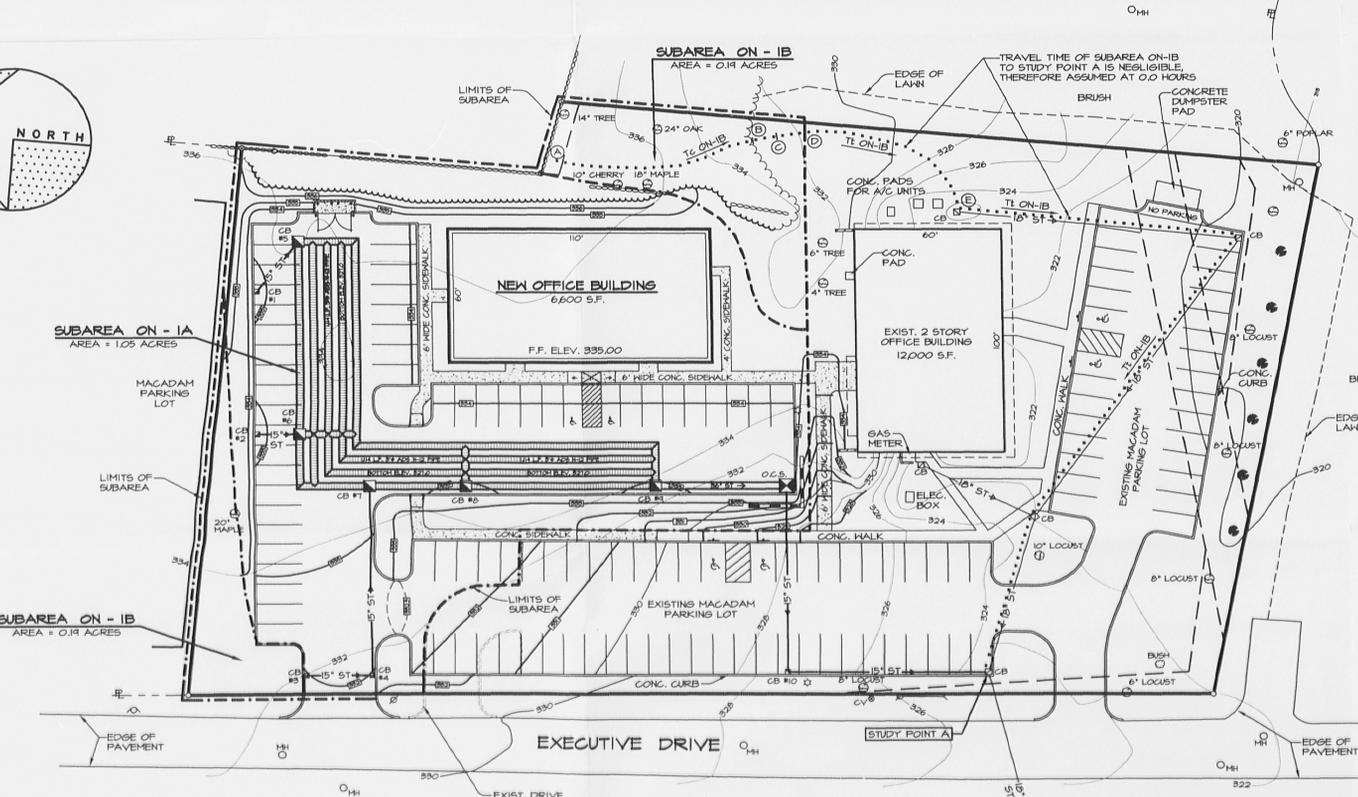


TOTAL PARCEL AREA = 2.51 ACRES

PRE - DEVELOPMENT PLAN  
SCALE: 1"=30'



LEGEND	
-----	LIMITS OF SUBAREA
.....	TIME OF CONCENTRATION PATH SUBAREA ON-1B
.....	TIME OF TRAVEL PATH SUBAREA ON-1B



TOTAL PARCEL AREA = 2.51 ACRES

POST - DEVELOPMENT PLAN  
SCALE: 1"=30'

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ISSUE	REVISION	DATE

Drawn By: J.R.J.	Drawing: PRE - DEVELOPMENT & POST DEVELOPMENT DRAINAGE PLAN	1 OF 1
Checked By: G.J.S.	Project: NEW OFFICE BUILDING FOR FOSHKEEPSIE PROPERTIES, LLC	
Scale: 1"=30'	Project No. 0708	
Date: 3-17-2008	EXECUTIVE DRIVE TOWN OF NEW HINDSOR, N.Y.	

