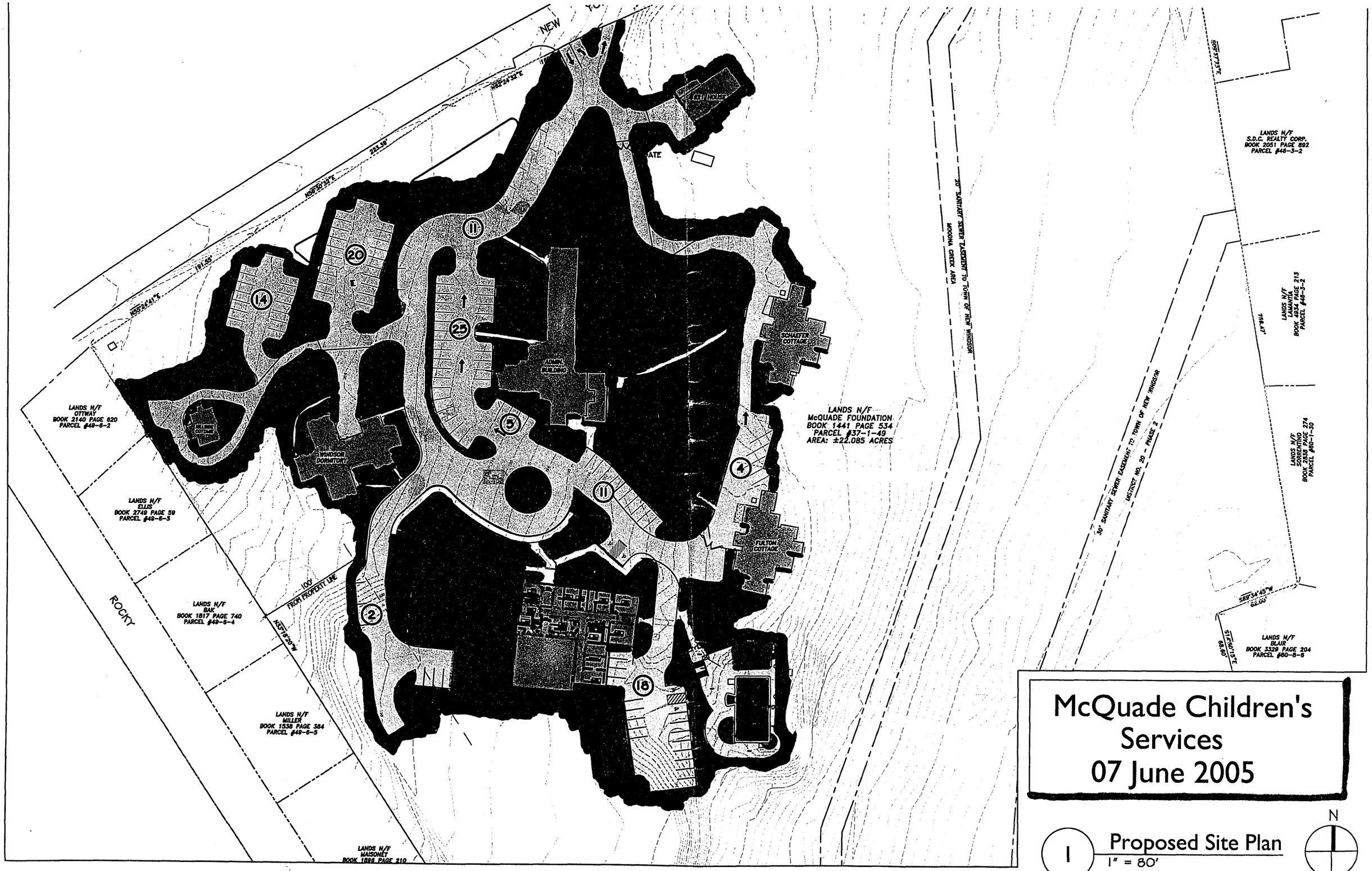
PB# 05-18

McQuade Foundation

37-1-49

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: June 16, 2006

PB# 05-18
mc Quade
* See Additional
maps *



McQuade Children's Services
07 June 2005

1 Proposed Site Plan
1" = 80'

N

= BLDG. DEMO.

= NEW ASPHALT

= BLDG. ADDITIONS

= STORM WATER MANAGEMENT AREA

NEW YORK STATE ROUTE #94

GATE

GATE

LANDS N/F
McQUADE FOUNDATION
BOOK 1441 PAGE 534
PARCEL #37-1-49
AREA: ±22.085 ACRES

LANDS N/F
OTTWAY
BOOK 2140 PAGE 620
PARCEL #48-5-2

LANDS N/F
ELLIS
BOOK 2749 PAGE 59
PARCEL #48-5-3

LANDS N/F
BAK
BOOK 1817 PAGE 740
PARCEL #48-5-4

LANDS N/F
MILLER
BOOK 1538 PAGE 324
PARCEL #48-5-5

ROCKY

100' FROM PROPERTY LINE

N48°18'40"W

POOL

LANDS N/F
S.D.C. REALTY CORP.
BOOK 2051 PAGE 862
PARCEL #48-3-2

LANDS N/F
LAMARTIN
BOOK 2214 PAGE 213
PARCEL #48-3-4

LANDS N/F
SCHWEITZING
BOOK 2214 PAGE 274
PARCEL #48-3-30

LANDS N/F
BEAR
BOOK 3339 PAGE 204
PARCEL #80-5-8

LANDS N/F
CRAIG
BOOK 3318 PAGE 258
PARCEL #80-5-7

LANDS N/F

N

1 Proposed Site Plan
1" = 100'

Proj. No.:	5095
Date:	3/9/05
Drawn By:	trs
Drawing No.:	SK-1

Rev.:	Date:	Description:

Thomas Associates
Architects + Engineers
A TETRA TECH COMPANY

McQuade Children's Services

Proposed Site Layout

General Project Description and Stormwater Management Calculations

Project: McQuade Children's Center Renovations
623 RT 94
New Windsor
Orange County, NY

Project Number: 5095

Client: McQuade Foundation

Prepared By: Thomas Associates
215 The Commons
Ithaca, NY 14850

Date: October 21, 2005
Revised: November 18, 2005

RECEIVED
TOWN OF NEW WINDSOR
NOV 2 3 2005

Table of Contents

General Project Description/ Stormwater Management
- General Project Description
- Stormwater Management Narrative
- Soil Erosion & Sediment Control Narrative
- USGS Location Map
- Type III Cumulative Rainfall Data

Point of Interest #1
- Stormwater Management Flow Summary
- Curve Number/Time of Concentration Calculations
- Pre-Development Hydrographs
- POI #1 & POI #2 Outflow Summary
- Post-Development Hydrographs
- Basin #1 Design Information
- Water Quality/Channel Protection Calculation(s)
- Anti-Seep Collar Design/Outlet Rating Curves
- Routed Basin #1 Outflow Hydrographs
- By-pass Hydrographs
- Post-Development POI #1 Outflow Summary

Point of Interest #2
- Stormwater Management Flow Summary
- Curve Number/Time of Concentration Calculations
- Pre-Development Hydrographs
- POI #1 & POI #2 Outflow Summary
- Post-Development Hydrographs
- Basin #1 Design Information
- Water Quality/Channel Protection Calculation(s)
- Anti-Seep Collar Design/Outlet Rating Curves
- Routed Basin #1 Outflow Hydrographs
- By-pass Hydrographs
- Post-Development POI #2 Outflow Summary

Storm Drainage Calculations
- Pipe Capacity Calculations
- Rainfall IDF Curve
- Storm Tables
- Riprap Outfall Sizing Sheets

Appendix A
Drainage Area Plans
- Pre-Development
- Post-Development Inlet Drainage Plan

General Project Description/Stormwater Management

GENERAL PROJECT DESCRIPTION

The McQuade Children's Center proposes to re-develop the existing 22+/- AC site with the addition of a 13,000 SF Learning Center, demolition of the existing maintenance barn, construction of a new 2000 SF barn structure, modification of the existing bus loop to facilitate student pick-up/drop-off, and the addition of parking facilities to accommodate the anticipated increased demand. Additional site modifications include the installation of associated utilities, landscaping and stormwater management controls necessary to support the re-development. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Final Land Development Plans.

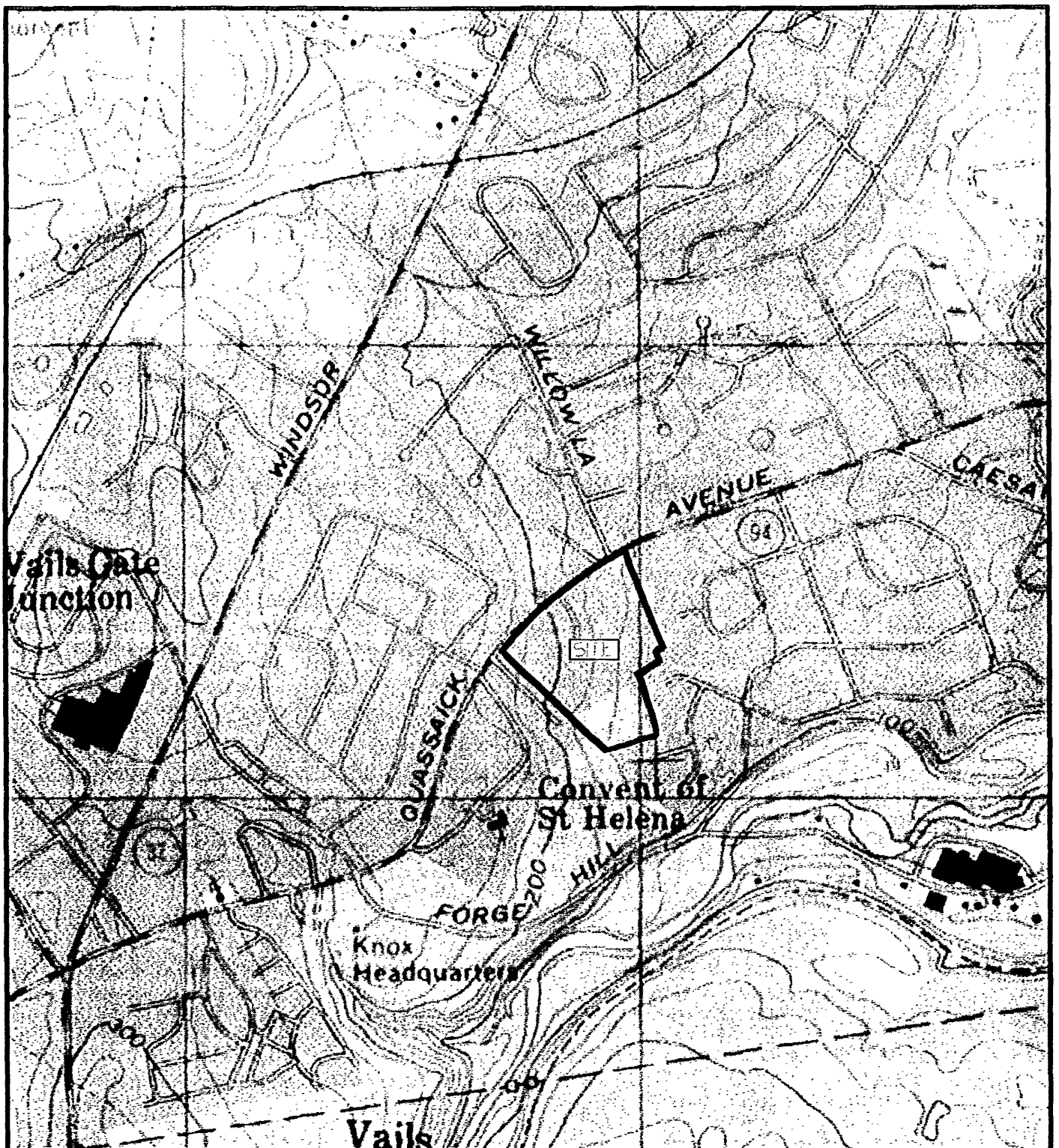
STORMWATER MANAGEMENT

The pre-development condition of the site consists of two (2) points of interest (POI), which are indicated on the attached Pre-Development Drainage Area Plan. POI #1 is located along the northeastern corner of the site, collecting approximately 5.9 AC of runoff. This runoff is currently conveyed offsite via an existing 36" CMP pipe located at this location. POI #2 is located at the southeastern corner of the site, collecting approximately 13.2 AC of runoff. This runoff is currently conveyed offsite via an existing 36" HDPE drainage pipe at this location.
The on-site areas tributary to these points of interest have been delineated and hydrographs have been generated for the 1, 10 and 100-year storm events. The pre-development conditions were analyzed based on existing conditions for all areas tributary to these points of interest.

The post-development condition of the site maintains the same Points of Interest and relative drainage patterns to the greatest extent possible. Due to the addition of buildings and parking facilities, there is an increase in the total impervious surface coverage (26,000 SF) with a subsequent increase in runoff rates and volume. Therefore, two (2) stormwater management basins have been designed. The area tributary to each basin has been delineated and hydrographs have been generated for the 1, 10, and 100-year storm events. These hydrographs have been routed through the basin and added to the hydrographs generated for any bypass areas to determine the total post-development discharge rate. Additionally, the stormwater management basins have been designed in accordance with the new DEC Phase II regulations. Associated Channel Protection and Water Quality Volumes (Cpv,WQv) have been calculated and respective volume requirements have been provided within each sediment forebay and infiltration basin.

The SCS Method was utilized for calculating the peak runoff rates and generating hydrographs for the pre- and post-development conditions as defined in the computer watershed software Pond Pack. The results of the analysis indicate that development will increase runoff rates and volume due to an increase in impervious surfaces. Therefore, the above-mentioned basins have been designed to collect and reduce overall post development runoff rates.

The storm drainage system has been designed to intercept runoff at topographic low points and areas of significant runoff quantities and convey stormwater to the stormwater management basins. Spreadsheets were tabulated utilizing the Rational Method to determine pipe capacity through the storm conveyance system. The overall storm system was designed to convey the 25-year storm event. Additionally, the



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Architects + Engineers
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Name.... TypeIII 24hr Tag: 1
File.... J:\5095\LAND\SWM\

CUMULATIVE RAINFALL FRACTIONS
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450.00	.102	.104	.106	.109	.111
480.00	.114	.117	.119	.122	.125
510.00	.128	.132	.135	.138	.142
540.00	.146	.150	.153	.158	.162
570.00	.166	.170	.175	.179	.184
600.00	.189	.194	.199	.205	.211
630.00	.217	.223	.229	.236	.243
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690.00	.298	.314	.339	.373	.416
720.00	.500	.584	.627	.661	.686
750.00	.702	.713	.724	.734	.742
780.00	.750	.757	.764	.771	.777
810.00	.784	.789	.795	.801	.806
840.00	.811	.816	.821	.825	.830
870.00	.834	.838	.842	.847	.850
900.00	.854	.858	.862	.865	.868
930.00	.872	.875	.878	.881	.883
960.00	.886	.889	.891	.894	.896
990.00	.898	.901	.903	.905	.907
1020.00	.910	.912	.914	.916	.918
1050.00	.919	.921	.923	.925	.926
1080.00	.928	.930	.931	.933	.934
1110.00	.936	.937	.939	.940	.942
1140.00	.943	.945	.946	.948	.949
1170.00	.950	.952	.953	.954	.956
1200.00	.957	.958	.960	.961	.962
1230.00	.963	.965	.966	.967	.968
1260.00	.969	.971	.972	.973	.974
1290.00	.975	.976	.977	.979	.980
1320.00	.981	.982	.983	.984	.985
1350.00	.986	.987	.988	.989	.990
1380.00	.991	.992	.993	.994	.995
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1440.00	1.000				

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570.00	.166	.170	.175	.179	.184
600.00	.189	.194	.199	.205	.211
630.00	.217	.223	.229	.236	.243
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780.00	.750	.757	.764	.771	.777
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840.00	.811	.816	.821	.825	.830
870.00	.834	.838	.842	.847	.850
900.00	.854	.858	.862	.865	.868
930.00	.872	.875	.878	.881	.883
960.00	.886	.889	.891	.894	.896
990.00	.898	.901	.903	.905	.907
1020.00	.910	.912	.914	.916	.918
1050.00	.919	.921	.923	.925	.926
1080.00	.928	.930	.931	.933	.934
1110.00	.936	.937	.939	.940	.942
1140.00	.943	.945	.946	.948	.949
1170.00	.950	.952	.953	.954	.956
1200.00	.957	.958	.960	.961	.962
1230.00	.963	.965	.966	.967	.968
1260.00	.969	.971	.972	.973	.974
1290.00	.975	.976	.977	.979	.980
1320.00	.981	.982	.983	.984	.985
1350.00	.986	.987	.988	.989	.990
1380.00	.991	.992	.993	.994	.995
1410.00	.996	.997	.997	.998	.999
1440.00	1.000				

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990.00	.898	.901	.903	.905	.907
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1200.00	.957	.958	.960	.961	.962
1230.00	.963	.965	.966	.967	.968
1260.00	.969	.971	.972	.973	.974
1290.00	.975	.976	.977	.979	.980
1320.00	.981	.982	.983	.984	.985
1350.00	.986	.987	.988	.989	.990
1380.00	.991	.992	.993	.994	.995
1410.00	.996	.997	.997	.998	.999
1440.00	1.000				

Point of Interest #1

FLOW SUMMARY

	PRE-DEVELOPMENT			POST-DEVELOPMENT			ROUTED ELEVATIONS	
YEAR	POI #1	POI #2		POI #1	POI #2		BASIN #1	BASIN #2
1	6.2	13.95		4.11	7.60		160.66	168.04
10	17.21	38.11		17	36.6		161.52	169.11
100	28.26	62.21		27.77	60.75		162.1	169.76

Type.... Runoff CN-Area
Name.... PRE POI #1

RUNOFF CURVE NUMBER DATA

::

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	Impervious Adjustment %UC	Adjusted CN
Impervious	98	.570			98.00
Pervious (Pasture-Fair)	79	5.330			79.00
COMPOSITE AREA & WEIGHTED CN --->		5.900			80.84 (81)

::

Type.... Tc Calcs
Name.... PRE POI #1

::
TIME OF CONCENTRATION CALCULATOR
::

Segment #1: Tc: TR-55 Sheet

Mannings n	.3500	
Hydraulic Length	100.00	ft
2yr, 24hr P	3.5000	in
Slope	.070000	ft/ft

Avg.Velocity .15 ft/sec

Segment #1 Time: 11.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	110.00	ft
Slope	.073000	ft/ft
Unpaved		

Avg.Velocity 4.36 ft/sec

Segment #2 Time: .42 min

Segment #3: Tc: TR-55 Shallow

Hydraulic Length	49.00	ft
Slope	.061000	ft/ft
Paved		

Avg.Velocity 5.02 ft/sec

Segment #3 Time: .16 min

Segment #4: Tc: TR-55 Shallow

Hydraulic Length	268.00	ft
Slope	.078000	ft/ft
Unpaved		

Avg.Velocity 4.51 ft/sec

Segment #4 Time: .99 min

Segment #5: Tc: TR-55 Shallow

Hydraulic Length 200.00 ft
Slope .055000 ft/ft
Unpaved

Avg.Velocity 3.78 ft/sec

Segment #5 Time: .88 min

Segment #6: Tc: TR-55 Shallow

Hydraulic Length 25.00 ft
Slope .120000 ft/ft
Unpaved

Avg.Velocity 5.59 ft/sec

Segment #6 Time: .07 min

Segment #7: Tc: TR-55 Shallow

Hydraulic Length 178.00 ft
Slope .051000 ft/ft
Unpaved

Avg.Velocity 3.64 ft/sec

Segment #7 Time: .81 min

==========
Total Tc: 14.52 min
==========

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration      = 1440.00 min     Rain Depth = 2.9000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - PRE POI #1 1
Tc            = 14.52 min
Drainage Area = 5.900 acres  Runoff CN= 81

==========================================
Computational Time Increment   =    1.937 min
Computed Peak Time             =  732.00 min
Computed Peak Flow             =     6.20 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =  732.00 min
Peak Flow, Interpolated Output =     6.20 cfs
==========================================

                 DRAINAGE AREA
              -------------------
              ID:PRE POI #1
              CN   =   81
              Area =       5.900 acres
              S    =   2.3457 in
              0.2S =    .4691 in

               Cumulative Runoff
              -------------------
                      1.2371 in
                        .608 ac-ft

HYG Volume...           .608 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.524 min (ID: PRE POI #1)
Computational Incr, Tm =    1.937 min = 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 =    27.62 cfs
Unit peak time      Tp =    9.683 min
Unit receding limb, Tr =   38.730 min
Total unit time,    Tb =   48.413 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration      = 1440.00 min     Rain Depth = 5.5000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - PRE POI #1 10
Tc            = 14.52 min
Drainage Area = 5.900 acres  Runoff CN= 81

==========================================
Computational Time Increment   =    1.937 min
Computed Peak Time             =   730.07 min
Computed Peak Flow             =    17.40 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   732.00 min
Peak Flow, Interpolated Output =    17.21 cfs
==========================================

                DRAINAGE AREA
              -------------------
              ID:PRE POI #1
              CN   =   81
              Area =       5.900 acres
              S    =   2.3457 in
              0.2S =    .4691 in

               Cumulative Runoff
              -------------------
                      3.4311 in
                       1.687 ac-ft

HYG Volume...          1.687 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.524 min (ID: PRE POI #1)
Computational Incr, Tm =    1.937 min = 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 =    27.62 cfs
Unit peak time      Tp =    9.683 min
Unit receding limb, Tr =   38.730 min
Total unit time,    Tb =   48.413 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration      = 1440.00 min     Rain Depth = 8.0000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - PRE POI #1 100
Tc            = 14.52 min
Drainage Area = 5.900 acres  Runoff CN= 81

==========================================
Computational Time Increment   =    1.937 min
Computed Peak Time             =   730.07 min
Computed Peak Flow             =    28.72 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   729.00 min
Peak Flow, Interpolated Output =    28.26 cfs
WARNING: The difference between calculated peak flow
and interpolated peak flow is greater than 1.50%
==========================================

                 DRAINAGE AREA
               -------------------
               ID:PRE POI #1
               CN   =   81
               Area =       5.900 acres
               S    =   2.3457 in
               0.2S =    .4691 in

                Cumulative Runoff
               -------------------
                       5.7423 in
                        2.823 ac-ft

HYG Volume...          2.824 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.524 min (ID: PRE POI #1)
Computational Incr, Tm =    1.937 min = 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 =    27.62 cfs
Unit peak time      Tp =    9.683 min
Unit receding limb, Tr =   38.730 min
Total unit time,    Tb =   48.413 min
```

SUMMARY FOR HYDROGRAPH ADDITION
at Node: PRE-POI #1

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID	HYG file	HYG ID	HYG tag
ADD 1	PRE POI #1	work_pad.hyg	PRE POI #1	1

INFLOWS TO: PRE-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE POI #1	1	.608	732.00	6.20

TOTAL FLOW INTO: PRE-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE-POI #1	1	.608	732.00	6.20

SUMMARY FOR HYDROGRAPH ADDITION
at Node: PRE-POI #1

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID	HYG file	HYG ID	HYG tag
ADD 1	PRE POI #1	work_pad.hyg	PRE POI #1	10

INFLOWS TO: PRE-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE POI #1	10	1.687	732.00	17.21

TOTAL FLOW INTO: PRE-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE-POI #1	10	1.687	732.00	17.21

SUMMARY FOR HYDROGRAPH ADDITION
at Node: PRE-POI #1

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID	HYG file	HYG ID	HYG tag
ADD 1	PRE POI #1	work_pad.hyg	PRE POI #1	100

INFLOWS TO: PRE-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE POI #1	100	2.824	729.00	28.26

TOTAL FLOW INTO: PRE-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE-POI #1	100	2.824	729.00	28.26

Type.... Runoff CN-Area
Name.... AREA TO BASIN #1

RUNOFF CURVE NUMBER DATA

::

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Impervious	98	.800			98.00
Pervious (Fair Cond)	79	2.800			79.00
COMPOSITE AREA & WEIGHTED CN --->		3.600			83.22 (83)

::

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration      = 1440.00 min     Rain Depth = 2.9000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - AREA TO BASIN #1 1
Tc            = 7.50 min
Drainage Area = 3.600 acres  Runoff CN= 83

==========================================
Computational Time Increment   =    1.000 min
Computed Peak Time             =   727.00 min
Computed Peak Flow             =     4.92 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   726.00 min
Peak Flow, Interpolated Output =     4.83 cfs
WARNING: The difference between calculated peak flow
and interpolated peak flow is greater than 1.50%
==========================================

                 DRAINAGE AREA
              -------------------
              ID:AREA TO BASIN #1
              CN    =   83
              Area =        3.600 acres
              S     =   2.0482 in
              0.2S =     .4096 in

               Cumulative Runoff
              -------------------
                      1.3665 in
                        .410 ac-ft

HYG Volume...           .410 ac-ft (area under HYG curve)

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

Time Concentration, Tc =    7.500 min (ID: AREA TO BASIN #1)
Computational Incr, Tm =    1.000 min = 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 =    32.63 cfs
Unit peak time      Tp =    5.000 min
Unit receding limb, Tr =   20.000 min
Total unit time,    Tb =   25.000 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration      = 1440.00 min     Rain Depth = 5.5000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - AREA TO BASIN #1 10
Tc            = 7.50 min
Drainage Area = 3.600 acres  Runoff CN= 83

==========================================
Computational Time Increment   =    1.000 min
Computed Peak Time             =  727.00 min
Computed Peak Flow             =   12.88 cfs

Time Increment for HYG File    =    3.00 min
Peak Time, Interpolated Output =  726.00 min
Peak Flow, Interpolated Output =   12.76 cfs
==========================================

                DRAINAGE AREA
              -------------------
              ID:AREA TO BASIN #1
              CN   =   83
              Area =       3.600 acres
              S    =   2.0482 in
              0.2S =    .4096 in

               Cumulative Runoff
              -------------------
                      3.6298 in
                       1.089 ac-ft

HYG Volume...          1.089 ac-ft (area under HYG curve)

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

Time Concentration, Tc =    7.500 min (ID: AREA TO BASIN #1)
Computational Incr, Tm =    1.000 min = 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 =    32.63 cfs
Unit peak time      Tp =    5.000 min
Unit receding limb, Tr =   20.000 min
Total unit time,    Tb =   25.000 min
```

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration = 1440.00 min Rain Depth = 8.0000 in
Rain Dir = J:\5095\LAND\SWM\
Rain File -ID = - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - AREA TO BASIN #1 100
Tc = 7.50 min
Drainage Area = 3.600 acres Runoff CN= 83

==========
Computational Time Increment = 1.000 min
Computed Peak Time = 727.00 min
Computed Peak Flow = 20.71 cfs

Time Increment for HYG File = 3.00 min
Peak Time, Interpolated Output = 726.00 min
Peak Flow, Interpolated Output = 20.59 cfs
==========

DRAINAGE AREA

ID:AREA TO BASIN #1
CN = 83
Area = 3.600 acres
S = 2.0482 in
0.2S = .4096 in

Cumulative Runoff

5.9774 in
1.793 ac-ft

HYG Volume... 1.793 ac-ft (area under HYG curve)

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

Time Concentration, Tc = 7.500 min (ID: AREA TO BASIN #1)
Computational Incr, Tm = 1.000 min = 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 = 32.63 cfs
Unit peak time Tp = 5.000 min
Unit receding limb, Tr = 20.000 min
Total unit time, Tb = 25.000 min

Type.... Vol: Elev-Area
Name.... BASIN #1

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
156.00	-----	.0001	.0000	.000	.000
157.00	-----	.0001	.0003	.000	.000
158.00	-----	.0600	.0624	.021	.021
159.00	-----	.0700	.1948	.065	.086
160.00	-----	.0900	.2394	.080	.166
161.00	-----	.1100	.2995	.100	.265
162.00	-----	.1300	.3596	.120	.385
163.00	-----	.1400	.4049	.135	.520

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

Type.... Outlet Input Data

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 156.00 ft
Increment = .50 ft
Max. Elev.= 163.00 ft

****
OUTLET CONNECTIVITY
****

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

Structure	No.		Outfall	El, ft	E2, ft
Orifice-Circular	O0	--->	C0	159.070	163.000
Weir-Rectangular	W0	--->	C0	160.300	163.000
Culvert-Circular	C0	--->	TW	156.000	163.000

TW SETUP, DS Channel

OUTLET STRUCTURE INPUT DATA

Structure ID = O0
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 159.07 ft
Diameter = .3330 ft
Orifice Coeff. = .420

Structure ID = W0
Structure Type = Weir-Rectangular

# of Openings = 1
Crest Elev. = 160.30 ft
Weir Length = 3.00 ft
Weir Coeff. = 2.600000

```
Structure ID       = CO
Structure Type     = Culvert-Circular
-----------------------------------
No. Barrels        =         1
Barrel Diameter    =    1.5000 ft
Upstream Invert    =    156.00 ft
Dnstream Invert    =    155.68 ft
Horiz. Length      =     63.00 ft
Barrel Length      =     63.00 ft
Barrel Slope       =    .00508 ft/ft

OUTLET CONTROL DATA...
Mannings n         =     .0120
Ke                 =     .5000  (forward entrance loss)
Kb                 =   .015519  (per ft of full flow)
Kr                 =     .5000  (reverse entrance loss)
HW Convergence     =      .001  +/- ft

INLET CONTROL DATA...
Equation form      =         1
Inlet Control K    =     .0098
Inlet Control M    =    2.0000
Inlet Control c    =    .03980
Inlet Control Y    =     .6700
T1 ratio (HW/D)    =     1.158
T2 ratio (HW/D)    =     1.304
Slope Factor       =     -.500
```

WATER QUALITY VOLUME (WQv)-BASIN #1

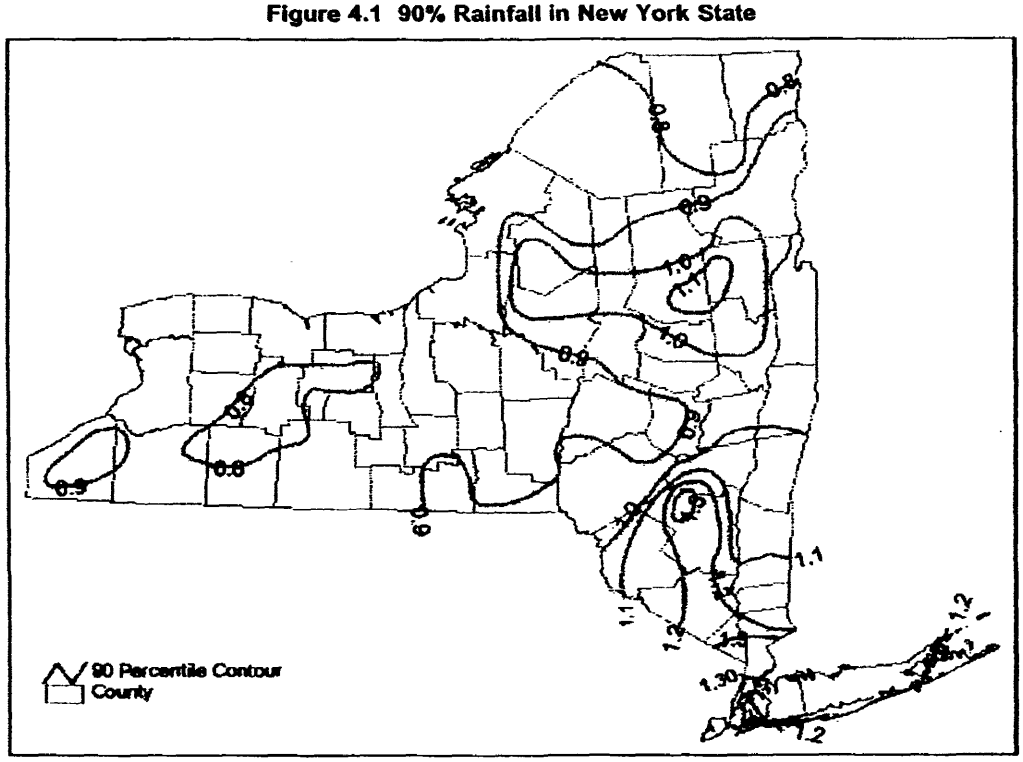
Project: McQuade Childrens Center
Location: West Windsor, NY
Date: 10/13/2005

P =	1.2	90% Rainfall Event Number (see Figure 4.1, Chapter 4, Page 2, New York Management Design Manual)
I =	14.1	0.05+0.009 * I, where "I" is percent impervious cover (%)
A =	6.10	Site Area (acres)

WQv = (P x Rv x A)/12

WQv = 0.122 (acre-feet)

Figure 4.1 90% Rainfall in New York State



File.... J:\5095\LAND\SWM\SWM10_12_05.PPW

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
160.00	-----	.0120	.0000	.000	.000
161.00	-----	.0200	.0475	.016	.016
162.00	-----	.0300	.0745	.025	.041 → ≈ 1786 Ft³

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

Basin #1 Sediment Forebay

→ $WQ_v = 5314\ Ft^3$

→ Requirement: required volume = 25%

→ Minimum Forebay size = (.25)(5314) = 1329 Ft³

Required volume = 1329 Ft³
Provided volume = 1786 Ft³

File.... J:\5095\LAND\SWM\SWM10_12_05.PPW

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
156.00	-----	.0001	.0000	.000	.000
157.00	-----	.0001	.0003	.000	.000
158.00	-----	.0600	.0624	.021	.021
159.00	-----	.0700	.1948	.065	.086 ← .092
160.00	-----	.0900	.2394	.080	.166
161.00	-----	.1100	.2995	.100	.265
162.00	-----	.1300	.3596	.120	.385
163.00	-----	.1400	.4049	.135	.520

(WQv × 75%)

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

WQv (Refer to attached sheet for WQv calculation)

.122 × .75 = .092 acft

$$\frac{160-159}{.166-.086} = \frac{160-x}{.166-.092}$$

$x = 159.07$

⇒ Start Basin #1 routing @ elevation: 159.07

Cpv

POND ROUTED TOTAL OUTFLOW HYG...
HYG file = J:\5095\LAND\SWM\work_pad.hyg
HYG ID = BASIN #1 OUT
HYG Tag = 1

Peak Discharge = 2.23 cfs
Time to Peak = 741.00 min
HYG Volume = .409 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
537.00	.00	.00	.00	.00	.00
552.00	.00	.00	.00	.00	.00
567.00	.00	.00	.00	.00	.00
582.00	.00	.00	.01	.01	.01
597.00	.01	.01	.01	.01	.01
612.00	.01	.01	.02	.02	.02
627.00	.02	.02	.02	.02	.03
642.00	.03	.03	.03	.03	.04
657.00	.04	.04	.04	.05	.05
672.00	.05	.06	.06	.07	.07
687.00	.07	.08	.09	.09	.10
702.00	.11	.13	.15	.16	.18
717.00	.20	.22	.26	.29	.66
732.00	1.29	1.85	2.12	2.23	2.23
747.00	2.15	2.02	1.84	1.66	1.48
762.00	1.32	1.18	1.08	1.00	.96
777.00	.92	.88	.84	.80	.76
792.00	.73	.70	.68	.65	.63
807.00	.61	.60	.58	.56	.55
822.00	.54	.52	.51	.50	.49
837.00	.48	.47	.46	.45	.44
852.00	.43	.42	.41	.41	.40
867.00	.39	.39	.38	.38	.37
882.00	.36	.36	.35	.35	.35
897.00	.34	.34	.33	.33	.32
912.00	.32	.31	.31	.30	.30
927.00	.30	.30	.30	.30	.30
942.00	.30	.30	.30	.30	.30
957.00	.30	.30	.30	.30	.30
972.00	.30	.29	.29	.29	.29
987.00	.29	.29	.29	.29	.29

Basin #1 - 1-year storm event drains in 33 hrs; (Refer to attached hydrograph) therefore the 24 hr. Cpv volume has been met.

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
1002.00	.29	.29	.29	.29	.29
1017.00	.29	.28	.28	.28	.28
1032.00	.28	.28	.28	.28	.28
1047.00	.28	.28	.28	.27	.27
1062.00	.27	.27	.27	.27	.27
1077.00	.27	.27	.27	.27	.27
1092.00	.26	.26	.26	.26	.26
1107.00	.26	.26	.26	.26	.26
1122.00	.25	.25	.25	.25	.25
1137.00	.25	.25	.25	.24	.24
1152.00	.24	.24	.24	.24	.24
1167.00	.23	.23	.23	.23	.23
1182.00	.23	.23	.23	.23	.22
1197.00	.22	.22	.22	.22	.22
1212.00	.22	.22	.21	.21	.21
1227.00	.21	.21	.21	.21	.21
1242.00	.21	.21	.20	.20	.20
1257.00	.20	.20	.20	.20	.20
1272.00	.20	.19	.19	.19	.19
1287.00	.19	.19	.19	.19	.19
1302.00	.19	.18	.18	.18	.18
1317.00	.18	.18	.18	.18	.18
1332.00	.18	.18	.17	.17	.17
1347.00	.17	.17	.17	.17	.17
1362.00	.17	.17	.17	.17	.16
1377.00	.16	.16	.16	.16	.16
1392.00	.16	.16	.16	.16	.16
1407.00	.16	.15	.15	.15	.15
1422.00	.15	.15	.15	.15	.15
1437.00	.14	.14	.14	.14	.14
1452.00	.14	.13	.13	.13	.13
1467.00	.12	.12	.12	.12	.11
1482.00	.11	.11	.11	.11	.10
1497.00	.10	.10	.10	.10	.09
1512.00	.09	.09	.09	.09	.09
1527.00	.08	.08	.08	.08	.08
1542.00	.08	.07	.07	.07	.07
1557.00	.07	.07	.07	.07	.06
1572.00	.06	.06	.06	.06	.06
1587.00	.06	.06	.05	.05	.05
1602.00	.05	.05	.05	.05	.05
1617.00	.05	.05	.05	.04	.04
1632.00	.04	.04	.04	.04	.04
1647.00	.04	.04	.04	.04	.04
1662.00	.04	.03	.03	.03	.03

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
1677.00	.03	.03	.03	.03	.03
1692.00	.03	.03	.03	.03	.03
1707.00	.03	.03	.03	.03	.02
1722.00	.02	.02	.02	.02	.02
1737.00	.02	.02	.02	.02	.02
1752.00	.02	.02	.02	.02	.02
1767.00	.02	.02	.02	.02	.02
1782.00	.02	.02	.02	.02	.02
1797.00	.01	.01	.01	.01	.01
1812.00	.01	.01	.01	.01	.01
1827.00	.01	.01	.01	.01	.01
1842.00	.01	.01	.01	.01	.01
1857.00	.01	.01	.01	.01	.01
1872.00	.01	.01	.01	.01	.01
1887.00	.01	.01	.01	.01	.01
1902.00	.01	.01	.01	.01	.01
1917.00	.01	.01	.01	.01	.01
1932.00	.01	.01	.01	.01	.01
1947.00	.01	.01	.01	.01	.01
1962.00	.01	.01	.00	.00	.00
1977.00	.00	.00	.00	.00	.00
1992.00	.00	.00	.00	.00	.00
2007.00	.00	.00	.00	.00	.00
2022.00	.00	.00	.00	.00	.00
2037.00	.00	.00	.00	.00	.00

Basin #1 - 1 yr. storm, drains in approx. 33 hrs., therefore basin #1 Cpv requirement has been met

BASIN #1

ANTI-SEEP COLLAR DESIGN

This procedure provides the anti-seep collar dimensions for only temporary sediment basins to increase the seepage length by 15% for various pipe slopes, embankment slopes and riser heights.

The first step in designing anti-seep collars is to determine the length of pipe within the saturated zone of the embankment. This can be done graphically or by the following equation, assuming that the upstream slope of the embankment intersects the invert of the pipe at its upstream end. (See embankment-invert intersection on the drawing below:

$$L_s = y\,(z + 4)\left[1 + \frac{\text{pipe slope}}{0.25\text{-pipe slope}}\right]$$

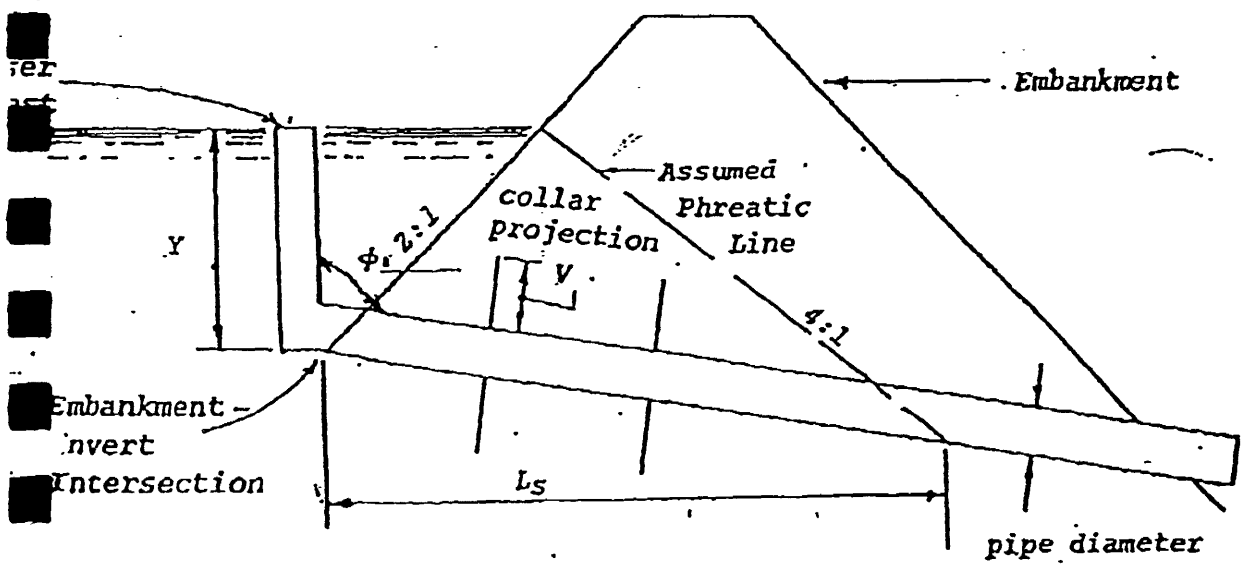
where: L_s = length of pipe in the saturated zone (ft.)

y = distance in feet from upstream invert of pipe to highest normal water level expected to occur during the life of the structure, usually the top of the riser.

z = slope of upstream embankment as a ratio of z ft. horizontal to one ft. vertical.

pipe slope = slope of pipe in feet per foot.

This procedure is based on the approximation of the phreatic line as shown in the drawing below:



f. Anti-Seep Collars - anti-seep collars shall be installed around all conduits through earth fills of impoundment structures according to the following criteria:

(1) Collars shall be placed to increase the seepage length along the conduit by a minimum of 15 percent of the pipe length located within the saturation zone.

(2) Collar spacing shall be between 5 and 14 times the vertical projection of each collar.

(3) All collars shall be placed within the saturation zone.

(4) The assumed normal saturation zone (phreatic line) shall be determined by projecting a line at a slope of 4 horizontal to 1 vertical from the point where the normal water (riser crest) elevation touches the upstream slope of the fill to a point where this line intersects the invert of the pipe conduit. All fill located within this line may be assumed as saturated.

When anti-seep collars are used, the equation for revised seepage length becomes:

$$\text{or } N = \frac{.075(L_s)}{P}$$

Where: L_s = Saturated length is length, in feet, of pipe between riser and intersection of phreatic line and pipe invert.

N = number of anti-seep collars.

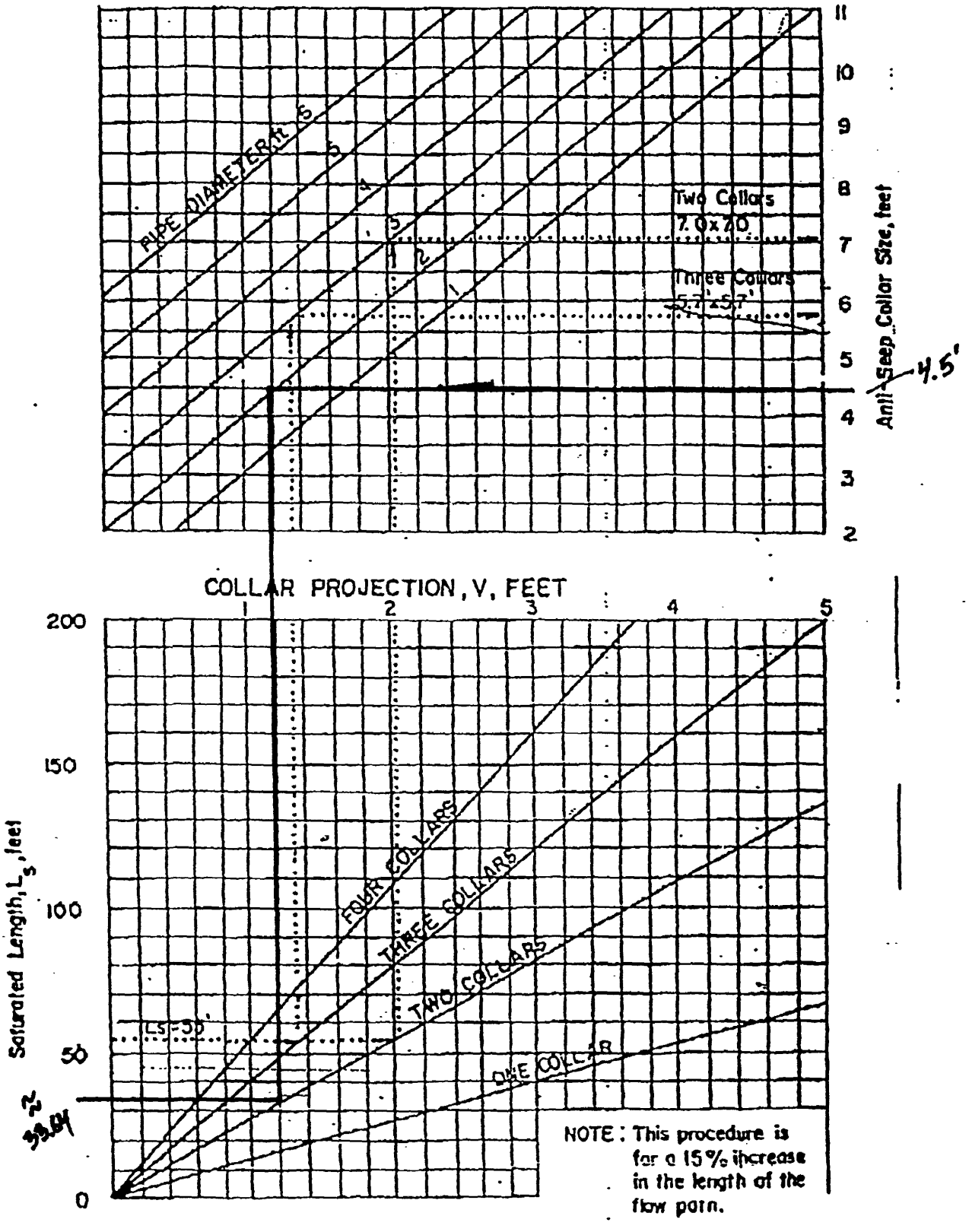
P = vertical projection of collar from pipe, in feet.

(5) All anti-seep collars and their connections shall be watertight.

See page 18.19 for anti-seep collar design, and page 18.23 for construction details.

g. Outlet - An outlet shall be provided, including a means of conveying the discharge in an erosion-free manner to an existing stable channel. Where discharge occurs at the property line, drainage easements will be obtained in accordance with local ordinances. Adequate notes and references will be shown on the erosion and sediment control plan.

ANTI-SEEP COLLAR DESIGN



ANTI-SEEP COLLAR DESIGN - BASIN #1

$$L_s = y(z+4)\left[1 + \frac{\text{pipe slope}}{.25 - \text{pipe slope}}\right]$$

$z = 3$

pipe slope $= .005$

$y = 4.71$

$$L_s = 4.71(7)\left[1 + \frac{.005}{.25 - .005}\right]$$

→ $L_s = 33.64$ ft

→ per attached chart: 2-collars 4.5'x4.5'

→ $p = \frac{.075(L_s)}{N} = \frac{.075(33.64)}{2} = 1.26$

→ Collar spacing shall be between 5 and 14 times vertical projection.

$5 \times 1.26 = 6.3'$

$14 \times 1.26 = 17.64$

→ Two (2)-4.5'x4.5' collars, twelve (12) feet apart

Type.... Composite Rating Curve
Name.... Outlet 1

***** COMPOSITE OUTFLOW SUMMARY ****

WS Elev, Total Q		Notes		
		Converge		
Elev. ft	Q cfs	TW Elev ft	Error +/-ft	Contributing Structures
156.00	.00	Free Outfall		
156.50	.00	Free Outfall		
157.00	.00	Free Outfall		
157.50	.00	Free Outfall		
158.00	.00	Free Outfall		
158.50	.00	Free Outfall		
159.00	.00	Free Outfall		
159.07	.00	Free Outfall		
159.50	.15	Free Outfall		O0,C0 (no Q: W0)
160.00	.26	Free Outfall		O0,C0 (no Q: W0)
160.30	.30	Free Outfall		O0,C0 (no Q: W0)
160.50	1.02	Free Outfall		O0,W0,C0
161.00	4.75	Free Outfall		O0,W0,C0
161.50	9.87	Free Outfall		O0,W0,C0
162.00	15.71	Free Outfall		O0,W0,C0
162.50	18.57	Free Outfall		O0,W0,C0
163.00	20.23	Free Outfall		O0,W0,C0

Type.... Pond E-V-Q Table
Name.... BASIN #1
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW

LEVEL POOL ROUTING DATA

HYG Dir = J:\5095\LAND\SWM\
Inflow HYG file = work_pad.hyg - BASIN #1 IN 1
Outflow HYG file = work_pad.hyg - BASIN #1 OUT 1

Pond Node Data = BASIN #1
Pond Volume Data = BASIN #1
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 159.07 ft
Starting Volume = .091 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 3.00 min

Elevation ft	Outflow cfs	Storage ac-ft	Area acres	Infilt. cfs	Q Total cfs	2S/t + O cfs
156.00	.00	.000	.0001	.00	.00	.00
156.50	.00	.000	.0001	.00	.00	.02
157.00	.00	.000	.0001	.00	.00	.04
157.50	.00	.003	.0162	.00	.00	1.45
158.00	.00	.021	.0600	.00	.00	10.11
158.50	.00	.052	.0649	.00	.00	25.22
159.00	.00	.086	.0700	.00	.00	41.54
159.07	.00	.091	.0713	.00	.00	43.94
159.50	.15	.123	.0797	.00	.15	59.79
160.00	.26	.166	.0900	.00	.26	80.42
160.30	.30	.193	.0958	.00	.30	93.95
160.50	1.02	.213	.0997	.00	1.02	104.13
161.00	4.75	.265	.1100	.00	4.75	133.23
161.50	9.87	.323	.1198	.00	9.87	166.15
162.00	15.71	.385	.1300	.00	15.71	202.21
162.50	18.57	.452	.1350	.00	18.57	237.12
163.00	20.23	.520	.1400	.00	20.23	272.05

```
Type.... Pond Routing Summary                                  Page 5.02
Name.... BASIN #1     OUT   Tag:      1                      Event: 1 yr
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr   Tag:      1

                    LEVEL POOL ROUTING SUMMARY

 HYG Dir          = J:\5095\LAND\SWM\
 Inflow  HYG file = work_pad.hyg - BASIN #1     IN  1
 Outflow HYG file = work_pad.hyg - BASIN #1     OUT 1

 Pond Node   Data = BASIN #1
 Pond Volume Data = BASIN #1
 Pond Outlet Data = Outlet 1

 No Infiltration

 INITIAL CONDITIONS
 ----------------------------------
 Starting WS Elev   =   159.07 ft
 Starting Volume    =     .091 ac-ft
 Starting Outflow   =      .00 cfs
 Starting Infiltr.  =      .00 cfs
 Starting Total Qout=      .00 cfs
 Time Increment     =     3.00 min


 INFLOW/OUTFLOW HYDROGRAPH SUMMARY
 ====================================================
 Peak Inflow       =      4.83 cfs    at    726.00 min
 Peak Outflow      =      2.23 cfs    at    741.00 min
 ----------------------------------------------------
 Peak Elevation    =    160.66 ft
 Peak Storage =           .230 ac-ft
 ====================================================


 MASS BALANCE (ac-ft)
 --------------------------
+ Initial Vol  =        .091
+ HYG Vol IN   =        .410
- Infiltration =        .000
- HYG Vol OUT  =        .409
- Retained Vol =        .091
                 ----------
 Unrouted Vol =       -.000 ac-ft  (.008% of Inflow Volume)
```

```
Type.... Pond Routing Summary                                  Page 5.03
Name.... BASIN #1     OUT   Tag:     10                     Event: 10 yr
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr   Tag:     10

                    LEVEL POOL ROUTING SUMMARY

 HYG Dir           = J:\5095\LAND\SWM\
 Inflow  HYG file = work_pad.hyg - BASIN #1     IN  10
 Outflow HYG file = work_pad.hyg - BASIN #1     OUT 10

 Pond Node    Data = BASIN #1
 Pond Volume Data = BASIN #1
 Pond Outlet Data = Outlet 1

 No Infiltration

 INITIAL CONDITIONS
 ----------------------------------
 Starting WS Elev    =   159.07 ft
 Starting Volume     =     .091 ac-ft
 Starting Outflow    =      .00 cfs
 Starting Infiltr.   =      .00 cfs
 Starting Total Qout=       .00 cfs
 Time Increment      =     3.00 min


 INFLOW/OUTFLOW HYDROGRAPH SUMMARY
 ==================================================
 Peak Inflow         =     12.76 cfs    at    726.00 min
 Peak Outflow        =     10.14 cfs    at    732.00 min
 --------------------------------------------------
 Peak Elevation      =    161.52 ft
 Peak Storage =             .326 ac-ft
 ==================================================


 MASS BALANCE (ac-ft)
 -------------------------
+ Initial Vol   =        .091
+ HYG Vol IN    =       1.089
- Infiltration =         .000
- HYG Vol OUT   =       1.088
- Retained Vol =         .091
                   ----------
 Unrouted Vol =        -.000 ac-ft   (.003% of Inflow Volume)
```

```
Type.... Pond Routing Summary                                  Page 5.04
Name.... BASIN #1     OUT   Tag:    100                    Event: 100 yr
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr   Tag:    100

                    LEVEL POOL ROUTING SUMMARY

 HYG Dir          = J:\5095\LAND\SWM\
 Inflow  HYG file = work_pad.hyg - BASIN #1     IN  100
 Outflow HYG file = work_pad.hyg - BASIN #1     OUT 100

 Pond Node   Data = BASIN #1
 Pond Volume Data = BASIN #1
 Pond Outlet Data = Outlet 1

 No Infiltration

 INITIAL CONDITIONS
 ----------------------------------
 Starting WS Elev   =   159.07 ft
 Starting Volume    =     .091 ac-ft
 Starting Outflow   =      .00 cfs
 Starting Infiltr.  =      .00 cfs
 Starting Total Qout=      .00 cfs
 Time Increment     =     3.00 min


 INFLOW/OUTFLOW HYDROGRAPH SUMMARY
 ====================================================
 Peak Inflow       =     20.59 cfs    at    726.00 min
 Peak Outflow      =     16.28 cfs    at    732.00 min
 ----------------------------------------------------
 Peak Elevation    =    162.10 ft
 Peak Storage =           .398 ac-ft
 ====================================================


 MASS BALANCE (ac-ft)
 --------------------------
+ Initial Vol  =        .091
+ HYG Vol IN   =       1.793
- Infiltration =        .000
- HYG Vol OUT  =       1.793
- Retained Vol =        .091
                 ----------
 Unrouted Vol =       -.000 ac-ft  (.002% of Inflow Volume)
```

Type.... Runoff CN-Area
Name.... BY-PASS #1

RUNOFF CURVE NUMBER DATA

::

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
Impervious	98	.060			98.00
Pervious (Fair Cond)	79	2.440			79.00
COMPOSITE AREA & WEIGHTED CN --->		2.500			79.46 (79)

::

Type.... Tc Calcs
Name.... BY-PASS #1

::
TIME OF CONCENTRATION CALCULATOR
::

Segment #1: Tc: TR-55 Sheet

Mannings n	.3500	
Hydraulic Length	100.00	ft
2yr, 24hr P	3.5000	in
Slope	.060000	ft/ft
Avg.Velocity	.14	ft/sec

Segment #1 Time: 11.89 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	171.00	ft
Slope	.050000	ft/ft
Unpaved		
Avg.Velocity	3.61	ft/sec

Segment #2 Time: .79 min

Segment #3: Tc: TR-55 Shallow

Hydraulic Length	178.00	ft
Slope	.056000	ft/ft
Unpaved		
Avg.Velocity	3.82	ft/sec

Segment #3 Time: .78 min

Segment #4: Tc: TR-55 Shallow

Hydraulic Length	386.00	ft
Slope	.093000	ft/ft
Unpaved		
Avg.Velocity	4.92	ft/sec

Segment #4 Time: 1.31 min

========================
Total Tc: 14.77 min
========================

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration      = 1440.00 min     Rain Depth = 2.9000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - BY-PASS #1 1
Tc            = 14.77 min
Drainage Area = 2.500 acres  Runoff CN= 79

==========================================
Computational Time Increment   =    1.969 min
Computed Peak Time             =   732.35 min
Computed Peak Flow             =     2.33 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   732.00 min
Peak Flow, Interpolated Output =     2.32 cfs
==========================================

                 DRAINAGE AREA
               -------------------
               ID:BY-PASS #1
               CN    =   79
               Area =       2.500 acres
               S     =   2.6582 in
               0.2S =     .5316 in

                Cumulative Runoff
               -------------------
                       1.1159 in
                         .232 ac-ft

HYG Volume...            .232 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.765 min (ID: BY-PASS #1)
Computational Incr, Tm =    1.969 min = 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 =    11.51 cfs
Unit peak time      Tp =    9.843 min
Unit receding limb, Tr =   39.374 min
Total unit time,    Tb =   49.217 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration      = 1440.00 min     Rain Depth = 5.5000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - BY-PASS #1 10
Tc            = 14.77 min
Drainage Area = 2.500 acres  Runoff CN= 79

==========================================
Computational Time Increment   =    1.969 min
Computed Peak Time             =  730.38 min
Computed Peak Flow             =    6.93 cfs

Time Increment for HYG File    =    3.00 min
Peak Time, Interpolated Output =  732.00 min
Peak Flow, Interpolated Output =    6.86 cfs
==========================================

                 DRAINAGE AREA
               -------------------
               ID:BY-PASS #1
               CN   =   79
               Area =       2.500 acres
               S    =   2.6582 in
               0.2S =    .5316 in

                Cumulative Runoff
               -------------------
                       3.2366 in
                         .674 ac-ft

HYG Volume...            .674 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.765 min (ID: BY-PASS #1)
Computational Incr, Tm =    1.969 min = 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 =    11.51 cfs
Unit peak time      Tp =    9.843 min
Unit receding limb, Tr =   39.374 min
Total unit time,    Tb =   49.217 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration      = 1440.00 min     Rain Depth = 8.0000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - BY-PASS #1 100
Tc            = 14.77 min
Drainage Area = 2.500 acres  Runoff CN= 79

==========================================
Computational Time Increment   =    1.969 min
Computed Peak Time             =   730.38 min
Computed Peak Flow             =    11.67 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   732.00 min
Peak Flow, Interpolated Output =    11.50 cfs
WARNING: The difference between calculated peak flow
and interpolated peak flow is greater than 1.50%
==========================================

                DRAINAGE AREA
             -------------------
             ID:BY-PASS #1
             CN   =   79
             Area =       2.500 acres
             S    =   2.6582 in
             0.2S =    .5316 in

              Cumulative Runoff
             -------------------
                     5.5079 in
                      1.147 ac-ft

HYG Volume...          1.147 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.765 min (ID: BY-PASS #1)
Computational Incr, Tm =    1.969 min = 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 =    11.51 cfs
Unit peak time      Tp =    9.843 min
Unit receding limb, Tr =   39.374 min
Total unit time,    Tb =   49.217 min
```

Type.... Node: Addition Summary
Name.... POST-POI #1
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr Tag: 1

SUMMARY FOR HYDROGRAPH ADDITION
at Node: POST-POI #1

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID		HYG file	HYG ID	HYG tag
OUTFALL 1	BASIN #1	IN	work_pad.hyg	OUTFALL 1	1
ADD 3	BY-PASS #1		work_pad.hyg	BY-PASS #1	1

INFLOWS TO: POST-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	OUTFALL 1	1	.409	741.00	2.23
work_pad.hyg	BY-PASS #1	1	.232	732.00	2.32

TOTAL FLOW INTO: POST-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	POST-POI #1	1	.642	738.00	4.11

Type.... Node: Addition Summary
Name.... POST-POI #1
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr Tag: 10

SUMMARY FOR HYDROGRAPH ADDITION
at Node: POST-POI #1

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID		HYG file	HYG ID	HYG tag
OUTFALL 1	BASIN #1	IN	work_pad.hyg	OUTFALL 1	10
ADD 3	BY-PASS #1		work_pad.hyg	BY-PASS #1	10

INFLOWS TO: POST-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	OUTFALL 1	10	1.088	732.00	10.14
work_pad.hyg	BY-PASS #1	10	.674	732.00	6.86

TOTAL FLOW INTO: POST-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	POST-POI #1	10	1.763	732.00	17.00

Type.... Node: Addition Summary
Name.... POST-POI #1
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr Tag: 100

SUMMARY FOR HYDROGRAPH ADDITION
at Node: POST-POI #1

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID		HYG file	HYG ID	HYG tag
OUTFALL 1	BASIN #1	IN	work_pad.hyg	OUTFALL 1	100
ADD 3	BY-PASS #1		work_pad.hyg	BY-PASS #1	100

INFLOWS TO: POST-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	OUTFALL 1	100	1.793	732.00	16.28
work_pad.hyg	BY-PASS #1	100	1.147	732.00	11.50

TOTAL FLOW INTO: POST-POI #1

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	POST-POI #1	100	2.940	732.00	27.77

Point of Interest #2

FLOW SUMMARY

	PRE-DEVELOPMENT			POST-DEVELOPMENT			ROUTED ELEVATIONS	
YEAR	POI #1	POI #2		POI #1	POI #2		BASIN #1	BASIN #2
1	6.2	13.95		4.11	7.60		160.66	168.04
10	17.21	38.11		17	36.6		161.52	169.11
100	28.26	62.21		27.77	60.75		162.1	169.76

Type.... Runoff CN-Area
Name.... PRE POI #2

RUNOFF CURVE NUMBER DATA

::

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	Impervious Adjustment %UC	Adjusted CN
Impervious	98	2.000			98.00
Pervious (Pasture-Fair)	79	11.200			79.00
COMPOSITE AREA & WEIGHTED CN --->		13.200			81.88 (82)

::

Type.... Tc Calcs
Name.... PRE POI #2

:::
TIME OF CONCENTRATION CALCULATOR
:::

Segment #1: Tc: TR-55 Sheet

Mannings n	.3500	
Hydraulic Length	100.00	ft
2yr, 24hr P	3.5000	in
Slope	.060000	ft/ft

Avg.Velocity .14 ft/sec

Segment #1 Time: 11.89 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	179.00	ft
Slope	.073000	ft/ft
Unpaved		

Avg.Velocity 4.36 ft/sec

Segment #2 Time: .68 min

Segment #3: Tc: TR-55 Shallow

Hydraulic Length	60.00	ft
Slope	.050000	ft/ft
Unpaved		

Avg.Velocity 3.61 ft/sec

Segment #3 Time: .28 min

Segment #4: Tc: TR-55 Shallow

Hydraulic Length	168.00	ft
Slope	.065000	ft/ft
Unpaved		

Avg.Velocity 4.11 ft/sec

Segment #4 Time: .68 min

Segment #5: Tc: TR-55 Shallow

Hydraulic Length 385.00 ft
Slope .083000 ft/ft
Unpaved

Avg.Velocity 4.65 ft/sec

Segment #5 Time: 1.38 min

Segment #6: Tc: TR-55 Shallow

Hydraulic Length 281.00 ft
Slope .025000 ft/ft
Unpaved

Avg.Velocity 2.55 ft/sec

Segment #6 Time: 1.84 min

==========
Total Tc: 16.75 min
==========

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration      = 1440.00 min     Rain Depth = 2.9000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - PRE POI #2 1
Tc            = 16.75 min
Drainage Area = 13.200 acres  Runoff CN= 82

==========================================
Computational Time Increment   =    2.233 min
Computed Peak Time             =  732.50 min
Computed Peak Flow             =   14.03 cfs

Time Increment for HYG File    =    3.00 min
Peak Time, Interpolated Output =  732.00 min
Peak Flow, Interpolated Output =   13.95 cfs
==========================================

                 DRAINAGE AREA
               -------------------
               ID:PRE POI #2
               CN   =   82
               Area =      13.200 acres
               S    =   2.1951 in
               0.2S =    .4390 in

                Cumulative Runoff
               -------------------
                       1.3007 in
                        1.431 ac-ft

HYG Volume...           1.431 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   16.749 min (ID: PRE POI #2)
Computational Incr, Tm =    2.233 min = 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 =    53.58 cfs
Unit peak time      Tp =   11.166 min
Unit receding limb, Tr =   44.665 min
Total unit time,    Tb =   55.831 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration      = 1440.00 min     Rain Depth = 5.5000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - PRE POI #2 10
Tc            = 16.75 min
Drainage Area = 13.200 acres  Runoff CN= 82

==========================================
Computational Time Increment   =    2.233 min
Computed Peak Time             =   732.50 min
Computed Peak Flow             =    38.19 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   732.00 min
Peak Flow, Interpolated Output =    38.11 cfs
==========================================

                 DRAINAGE AREA
              -------------------
              ID:PRE POI #2
              CN   =   82
              Area =      13.200 acres
              S    =   2.1951 in
              0.2S =    .4390 in

               Cumulative Runoff
              -------------------
                      3.5299 in
                       3.883 ac-ft

HYG Volume...          3.883 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   16.749 min (ID: PRE POI #2)
Computational Incr, Tm =    2.233 min = 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 =    53.58 cfs
Unit peak time      Tp =   11.166 min
Unit receding limb, Tr =   44.665 min
Total unit time,    Tb =   55.831 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration      = 1440.00 min     Rain Depth = 8.0000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - PRE POI #2 100
Tc            = 16.75 min
Drainage Area = 13.200 acres  Runoff CN= 82

==========================================
Computational Time Increment   =    2.233 min
Computed Peak Time             =   732.50 min
Computed Peak Flow             =    62.28 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   732.00 min
Peak Flow, Interpolated Output =    62.21 cfs
==========================================

                 DRAINAGE AREA
              -------------------
              ID:PRE POI #2
              CN   =   82
              Area =      13.200 acres
              S    =   2.1951 in
              0.2S =    .4390 in

               Cumulative Runoff
              -------------------
                      5.8598 in
                       6.446 ac-ft

HYG Volume...          6.445 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   16.749 min (ID: PRE POI #2)
Computational Incr, Tm =    2.233 min = 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 =    53.58 cfs
Unit peak time      Tp =   11.166 min
Unit receding limb, Tr =   44.665 min
Total unit time,    Tb =   55.831 min
```

SUMMARY FOR HYDROGRAPH ADDITION
at Node: PRE-POI #2

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID	HYG file	HYG ID	HYG tag
ADD 4	PRE POI #2	work_pad.hyg	PRE POI #2	1

INFLOWS TO: PRE-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE POI #2	1	1.431	732.00	13.95

TOTAL FLOW INTO: PRE-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE-POI #2	1	1.431	732.00	13.95

SUMMARY FOR HYDROGRAPH ADDITION
at Node: PRE-POI #2

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID	HYG file	HYG ID	HYG tag
ADD 4	PRE POI #2	work_pad.hyg	PRE POI #2	10

INFLOWS TO: PRE-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE POI #2	10	3.883	732.00	38.11

TOTAL FLOW INTO: PRE-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE-POI #2	10	3.883	732.00	38.11

SUMMARY FOR HYDROGRAPH ADDITION
at Node: PRE-POI #2

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID	HYG file	HYG ID	HYG tag
ADD 4	PRE POI #2	work_pad.hyg	PRE POI #2	100

INFLOWS TO: PRE-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE POI #2	100	6.445	732.00	62.21

TOTAL FLOW INTO: PRE-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	PRE-POI #2	100	6.445	732.00	62.21

Type.... Runoff CN-Area
Name.... AREA TO BASIN #2

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	Impervious Adjustment %UC	Adjusted CN
Impervious	98	1.990			98.00
Pervious (Fair Cond)	79	4.120			79.00
COMPOSITE AREA & WEIGHTED CN --->		6.110			85.19 (85)

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration      = 1440.00 min     Rain Depth = 2.9000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - AREA TO BASIN #2 1
Tc            = 7.00 min
Drainage Area = 6.110 acres  Runoff CN= 85

==========================================
Computational Time Increment   =     .933 min
Computed Peak Time             =   727.07 min
Computed Peak Flow             =     9.29 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   726.00 min
Peak Flow, Interpolated Output =     9.17 cfs
==========================================

                DRAINAGE AREA
              -------------------
              ID:AREA TO BASIN #2
              CN   =   85
              Area =       6.110 acres
              S    =   1.7647 in
              0.2S =    .3529 in

               Cumulative Runoff
              -------------------
                      1.5046 in
                        .766 ac-ft

HYG Volume...           .766 ac-ft (area under HYG curve)

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

Time Concentration, Tc =    7.000 min (ID: AREA TO BASIN #2)
Computational Incr, Tm =     .933 min = 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 =    59.34 cfs
Unit peak time      Tp =    4.667 min
Unit receding limb, Tr =   18.667 min
Total unit time,    Tb =   23.333 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration      = 1440.00 min     Rain Depth = 5.5000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - AREA TO BASIN #2 10
Tc            = 7.00 min
Drainage Area = 6.110 acres  Runoff CN= 85

==========================================
Computational Time Increment   =     .933 min
Computed Peak Time             =   727.07 min
Computed Peak Flow             =    23.01 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   726.00 min
Peak Flow, Interpolated Output =    22.91 cfs
==========================================

                 DRAINAGE AREA
              -------------------
              ID:AREA TO BASIN #2
              CN    =   85
              Area =       6.110 acres
              S     =   1.7647 in
              0.2S =     .3529 in

               Cumulative Runoff
              -------------------
                      3.8329 in
                       1.952 ac-ft

HYG Volume...          1.952 ac-ft (area under HYG curve)

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

Time Concentration, Tc =    7.000 min (ID: AREA TO BASIN #2)
Computational Incr, Tm =     .933 min = 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 =    59.34 cfs
Unit peak time      Tp =    4.667 min
Unit receding limb, Tr =   18.667 min
Total unit time,    Tb =   23.333 min
```

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration      = 1440.00 min     Rain Depth = 8.0000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - AREA TO BASIN #2 100
Tc            = 7.00 min
Drainage Area = 6.110 acres  Runoff CN= 85

==========================================
Computational Time Increment   =     .933 min
Computed Peak Time             =   726.13 min
Computed Peak Flow             =    36.31 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   726.00 min
Peak Flow, Interpolated Output =    36.25 cfs
==========================================

                 DRAINAGE AREA
               -------------------
               ID:AREA TO BASIN #2
               CN   =   85
               Area =       6.110 acres
               S    =   1.7647 in
               0.2S =    .3529 in

                Cumulative Runoff
               -------------------
                       6.2132 in
                        3.164 ac-ft

HYG Volume...          3.164 ac-ft (area under HYG curve)

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

Time Concentration, Tc =    7.000 min (ID: AREA TO BASIN #2)
Computational Incr, Tm =     .933 min = 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 =    59.34 cfs
Unit peak time      Tp =    4.667 min
Unit receding limb, Tr =   18.667 min
Total unit time,    Tb =   23.333 min
```

Type.... Vol: Elev-Area
Name.... BASIN #2

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
162.00	-----	.0001	.0000	.000	.000
163.00	-----	.0001	.0003	.000	.000
164.00	-----	.0800	.0828	.028	.028
165.00	-----	.1000	.2694	.090	.117
166.00	-----	.1200	.3295	.110	.227
167.00	-----	.1500	.4042	.135	.362
168.00	-----	.1700	.4797	.160	.522
169.00	-----	.2000	.5544	.185	.707
170.00	-----	.2300	.6445	.215	.922
171.00	-----	.2600	.7345	.245	1.166

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

File.... J:\5095\LAND\SWM\SWM10_12_05.PPW

REQUESTED POND WS ELEVATIONS:

Min. Elev.= 162.00 ft
Increment = .50 ft
Max. Elev.= 171.00 ft

****
OUTLET CONNECTIVITY
****

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

Structure	No.		Outfall	El, ft	E2, ft
Orifice-Circular	O0	--->	C0	165.800	171.000
Weir-Rectangular	W0	--->	C0	167.700	171.000
Culvert-Circular	C0	--->	TW	162.000	171.000
TW SETUP, DS Channel					

OUTLET STRUCTURE INPUT DATA

Structure ID = O0
Structure Type = Orifice-Circular

# of Openings = 1
Invert Elev. = 165.80 ft
Diameter = .3330 ft
Orifice Coeff. = .600

Structure ID = W0
Structure Type = Weir-Rectangular

# of Openings = 1
Crest Elev. = 167.70 ft
Weir Length = 4.00 ft
Weir Coeff. = 2.600000

Weir TW effects (Use adjustment equation)

```
Structure ID       = C0
Structure Type     = Culvert-Circular
-----------------------------------
No. Barrels        =          1
Barrel Diameter    =     2.0000 ft
Upstream Invert    =     162.00 ft
Dnstream Invert    =     161.82 ft
Horiz. Length      =      37.00 ft
Barrel Length      =      37.00 ft
Barrel Slope       =     .00486 ft/ft

OUTLET CONTROL DATA...
Mannings n         =      .0120
Ke                 =      .5000  (forward entrance loss)
Kb                 =    .010575  (per ft of full flow)
Kr                 =      .5000  (reverse entrance loss)
HW Convergence     =       .001  +/- ft

INLET CONTROL DATA...
Equation form      =          1
Inlet Control K    =      .0098
Inlet Control M    =     2.0000
Inlet Control c    =     .03980
Inlet Control Y    =      .6700
T1 ratio (HW/D)    =      1.158
T2 ratio (HW/D)    =      1.304
Slope Factor       =      -.500
```

WATER QUALITY VOLUME (WQv)-BASIN #2

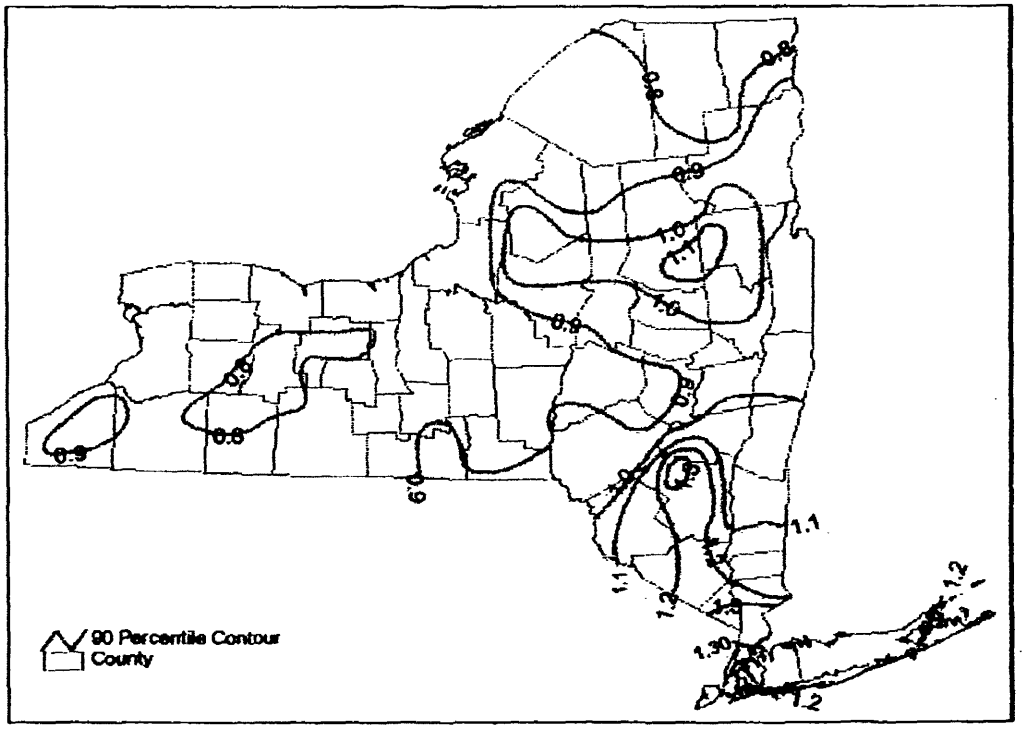
Project: McQuade Childrens Center
Location: West Windsor, NY
Date: 10/13/2005

P =	1.2	90% Rainfall Event Number (see Figure 4.1, Chapter 4, Page 2, New York Management Design Manual)
I =	17.8	0.05+0.009 * I, where "I" is percent impervious cover (%)
A =	13.00	Site Area (acres)

WQv = (P x Rv x A)/12

WQv = 0.278 (acre-ft)

Figure 4.1 90% Rainfall in New York State



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Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
164.00	-----	.0100	.0000	.000	.000
165.00	-----	.0200	.0441	.015	.015
166.00	-----	.0300	.0745	.025	.040
167.00	-----	.0400	.1046	.035	.074 → ≈ 3223 Ft³

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

Basin #2 Sediment Forebay

→ $WQ_v = 11892\ Ft^3$

→ Requirement: required volume = 25% of WQ_v

→ $WQ_v = (.25)(11892\ Ft^3) = 2973\ Ft^3$

Required volume = $2973\ Ft^3$
Provided volume = $3223\ Ft^3$

File.... J:\5095\LAND\SWM\SWM10_12_05.PPW

Elevation (ft)	Planimeter (sq.in)	Area (acres)	A1+A2+sqr(A1*A2) (acres)	Volume (ac-ft)	Volume Sum (ac-ft)
162.00	-----	.0001	.0000	.000	.000
163.00	-----	.0001	.0003	.000	.000
164.00	-----	.0800	.0828	.028	.028
165.00	-----	.1000	.2694	.090	.117 ← .205 ac-ft (WQv x 75%)
166.00	-----	.1200	.3295	.110	.227
167.00	-----	.1500	.4042	.135	.362
168.00	-----	.1700	.4797	.160	.522
169.00	-----	.2000	.5544	.185	.707
170.00	-----	.2300	.6445	.215	.922
171.00	-----	.2600	.7345	.245	1.166

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Volume = (1/3) * (EL2-EL1) * (Area1 + Area2 + sq.rt.(Area1*Area2))

where: EL1, EL2 = Lower and upper elevations of the increment
Area1,Area2 = Areas computed for EL1, EL2, respectively
Volume = Incremental volume between EL1 and EL2

WQv (Refer to attached sheet for WQv calculation)

.273 x .75 = .205 ac-ft

$$\frac{166-165}{.227-.117} = \frac{166-x}{.227-.205}$$

x = 165.80

→ Start Basin #2 routing @ elevation: 165.80

Cpv

POND ROUTED TOTAL OUTFLOW HYG...
HYG file = J:\5095\LAND\SWM\work_pad.hyg
HYG ID = BASIN #2 OUT
HYG Tag = 1

Peak Discharge = 2.70 cfs
Time to Peak = 750.00 min
HYG Volume = .765 ac-ft

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
501.00	.00	.00	.00	.00	.00
516.00	.00	.00	.00	.00	.00
531.00	.00	.00	.00	.00	.00
546.00	.00	.00	.01	.01	.01
561.00	.01	.01	.01	.01	.01
576.00	.01	.01	.01	.02	.02
591.00	.02	.02	.02	.02	.02
606.00	.03	.03	.03	.03	.03
621.00	.04	.04	.04	.04	.04
636.00	.05	.05	.05	.06	.06
651.00	.06	.07	.07	.07	.08
666.00	.08	.09	.10	.10	.11
681.00	.12	.13	.13	.14	.15
696.00	.17	.18	.20	.23	.26
711.00	.30	.32	.35	.39	.43
726.00	.48	.52	.55	1.19	1.73
741.00	2.10	2.41	2.65	2.70	2.63
756.00	2.48	2.30	2.19	2.09	1.99
771.00	1.90	1.81	1.73	1.65	1.57
786.00	1.50	1.43	1.37	1.32	1.27
801.00	1.22	1.18	1.14	1.10	1.07
816.00	1.04	1.01	.99	.96	.94
831.00	.92	.89	.87	.85	.83
846.00	.81	.80	.78	.76	.75
861.00	.74	.72	.71	.70	.69
876.00	.68	.67	.66	.65	.64
891.00	.63	.62	.61	.61	.60
906.00	.59	.58	.57	.56	.56
921.00	.55	.55	.55	.55	.55
936.00	.55	.55	.55	.55	.55
951.00	.55	.55	.55	.55	.55

Basin #2 - 1-year storm event drains in 40 hrs; (Refer to attached hydrograph) therefore the 24 hr. Cpv volume has been met.

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
966.00	.54	.54	.54	.54	.54
981.00	.54	.54	.54	.54	.54
996.00	.54	.54	.54	.53	.53
1011.00	.53	.53	.53	.53	.53
1026.00	.53	.53	.53	.53	.52
1041.00	.52	.52	.52	.52	.52
1056.00	.52	.52	.52	.51	.51
1071.00	.51	.51	.51	.51	.51
1086.00	.51	.50	.50	.50	.50
1101.00	.50	.50	.50	.49	.49
1116.00	.49	.49	.49	.49	.49
1131.00	.49	.48	.48	.48	.48
1146.00	.48	.48	.48	.47	.47
1161.00	.47	.47	.47	.47	.47
1176.00	.47	.46	.46	.46	.46
1191.00	.46	.46	.46	.45	.45
1206.00	.45	.45	.45	.45	.45
1221.00	.45	.44	.44	.44	.44
1236.00	.44	.44	.44	.44	.43
1251.00	.43	.43	.43	.43	.43
1266.00	.43	.43	.42	.42	.42
1281.00	.42	.42	.41	.41	.41
1296.00	.41	.41	.41	.40	.40
1311.00	.40	.40	.40	.40	.39
1326.00	.39	.39	.39	.39	.39
1341.00	.38	.38	.38	.38	.38
1356.00	.38	.38	.37	.37	.37
1371.00	.37	.37	.37	.36	.36
1386.00	.36	.36	.36	.36	.36
1401.00	.35	.35	.35	.35	.35
1416.00	.35	.34	.34	.34	.34
1431.00	.34	.34	.34	.33	.33
1446.00	.33	.33	.33	.32	.32
1461.00	.32	.32	.32	.31	.31
1476.00	.31	.31	.30	.30	.29
1491.00	.29	.28	.28	.28	.27
1506.00	.27	.26	.26	.26	.25
1521.00	.25	.24	.24	.24	.23
1536.00	.23	.23	.22	.22	.22
1551.00	.21	.21	.21	.20	.20
1566.00	.20	.19	.19	.19	.18
1581.00	.18	.18	.18	.17	.17
1596.00	.17	.17	.16	.16	.16
1611.00	.16	.15	.15	.15	.15
1626.00	.14	.14	.14	.14	.14

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
1641.00	.13	.13	.13	.13	.13
1656.00	.12	.12	.12	.12	.12
1671.00	.11	.11	.11	.11	.11
1686.00	.11	.10	.10	.10	.10
1701.00	.10	.10	.10	.09	.09
1716.00	.09	.09	.09	.09	.09
1731.00	.08	.08	.08	.08	.08
1746.00	.08	.08	.08	.07	.07
1761.00	.07	.07	.07	.07	.07
1776.00	.07	.07	.07	.06	.06
1791.00	.06	.06	.06	.06	.06
1806.00	.06	.06	.06	.06	.06
1821.00	.06	.06	.05	.05	.05
1836.00	.05	.05	.05	.05	.05
1851.00	.05	.05	.05	.05	.05
1866.00	.05	.05	.05	.05	.04
1881.00	.04	.04	.04	.04	.04
1896.00	.04	.04	.04	.04	.04
1911.00	.04	.04	.04	.04	.04
1926.00	.04	.04	.04	.04	.04
1941.00	.03	.03	.03	.03	.03
1956.00	.03	.03	.03	.03	.03
1971.00	.03	.03	.03	.03	.03
1986.00	.03	.03	.03	.03	.03
2001.00	.03	.03	.03	.03	.03
2016.00	.03	.03	.03	.02	.02
2031.00	.02	.02	.02	.02	.02
2046.00	.02	.02	.02	.02	.02
2061.00	.02	.02	.02	.02	.02
2076.00	.02	.02	.02	.02	.02
2091.00	.02	.02	.02	.02	.02
2106.00	.02	.02	.02	.02	.02
2121.00	.02	.02	.02	.02	.02
2136.00	.02	.02	.02	.02	.02
2151.00	.02	.01	.01	.01	.01
2166.00	.01	.01	.01	.01	.01
2181.00	.01	.01	.01	.01	.01
2196.00	.01	.01	.01	.01	.01
2211.00	.01	.01	.01	.01	.01
2226.00	.01	.01	.01	.01	.01
2241.00	.01	.01	.01	.01	.01
2256.00	.01	.01	.01	.01	.01
2271.00	.01	.01	.01	.01	.01
2286.00	.01	.01	.01	.01	.01
2301.00	.01	.01	.01	.01	.01

HYDROGRAPH ORDINATES (cfs)
Output Time increment = 3.00 min
Time on left represents time for first value in each row.

Time min					
2316.00	.01	.01	.01	.01	.01
2331.00	.01	.01	.01	.01	.01
2346.00	.01	.01	.01	.01	.01
2361.00	.01	.01	.01	.01	.01
2376.00	.01	.01	.01	.01	.01
2391.00	.01	.01	.01	.01	.01
2406.00	.01	.01	.01	.01	.01
2421.00	.01	.01	.01	.00	.00
2436.00	.00	.00	.00	.00	.00
2451.00	.00	.00	.00	.00	.00
2466.00	.00	.00	.00	.00	.00
2481.00	.00	.00	.00	.00	.00
2496.00	.00	.00	.00	.00	.00
2511.00	.00	.00	.00	.00	.00
2526.00	.00	.00	.00	.00	.00
2541.00	.00	.00	.00	.00	.00
2556.00	.00	.00			

Basin #2 - 1yr. storm, drains in approx. 40 hrs., therefore basin #2 Cpv requirement has been met.

BASIN #2

ANTI-SEEP COLLAR DESIGN

his procedure provides the anti-seep collar dimensions for only temporary iment basins to increase the seepage length by 15% for various pipe slopes, ankment slopes and riser heights.

he first step in designing anti-seep collars is to determine the length of ipe within the saturated zone of the embankment. This can be done graphi- ly or by the following equation, assuming that the upstream slope of the mbankment intersects the invert of the pipe at its upstream end. (See em- kment-invert intersection on the drawing below:

$$L_s = y\,(z + 4)\left[1 + \frac{\text{pipe slope}}{0.25\text{-pipe slope}}\right]$$

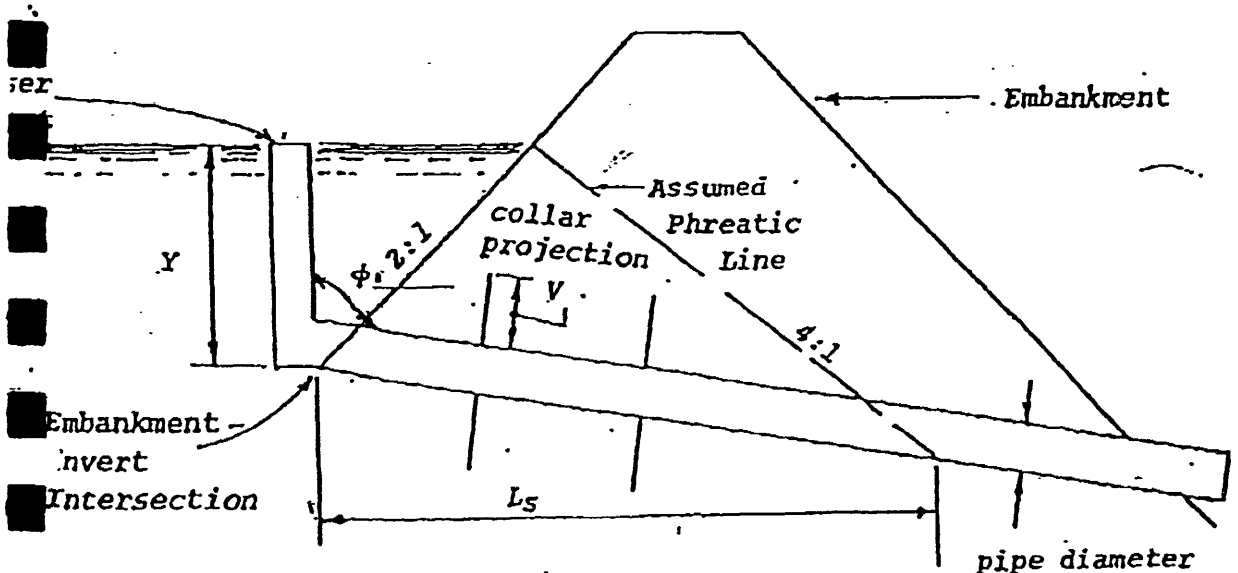
where: L_s = length of pipe in the saturated zone (ft.)

y = distance in feet from upstream invert of pipe to highest normal water level expected to occur during the life of the structure, usually the top of the riser.

z = slope of upstream embankment as a ratio of z ft. horizontal to one ft. vertical.

pipe slope = slope of pipe in feet per foot.

his procedure is based on the approximation of the phreatic line as shown in e drawing below:



f. Anti-Seep Collars - anti-seep collars shall be installed around all conduits through earth fills of impoundment structures according to the following criteria:

(1) Collars shall be placed to increase the seepage length along the conduit by a minimum of 15 percent of the pipe length located within the saturation zone.

(2) Collar spacing shall be between 5 and 14 times the vertical projection of each collar.

(3) All collars shall be placed within the saturation zone.

(4) The assumed normal saturation zone (phreatic line) shall be determined by projecting a line at a slope of 4 horizontal to 1 vertical from the point where the normal water (riser crest) elevation touches the upstream slope of the fill to a point where this line intersects the invert of the pipe conduit. All fill located within this line may be assumed as saturated.

When anti-seep collars are used, the equation for revised seepage length becomes:

$$\text{or } N = \frac{.075(L_s)}{P}$$

Where: L_s = Saturated length is length, in feet, of pipe between riser and intersection of phreatic line and pipe invert.

N = number of anti-seep collars.

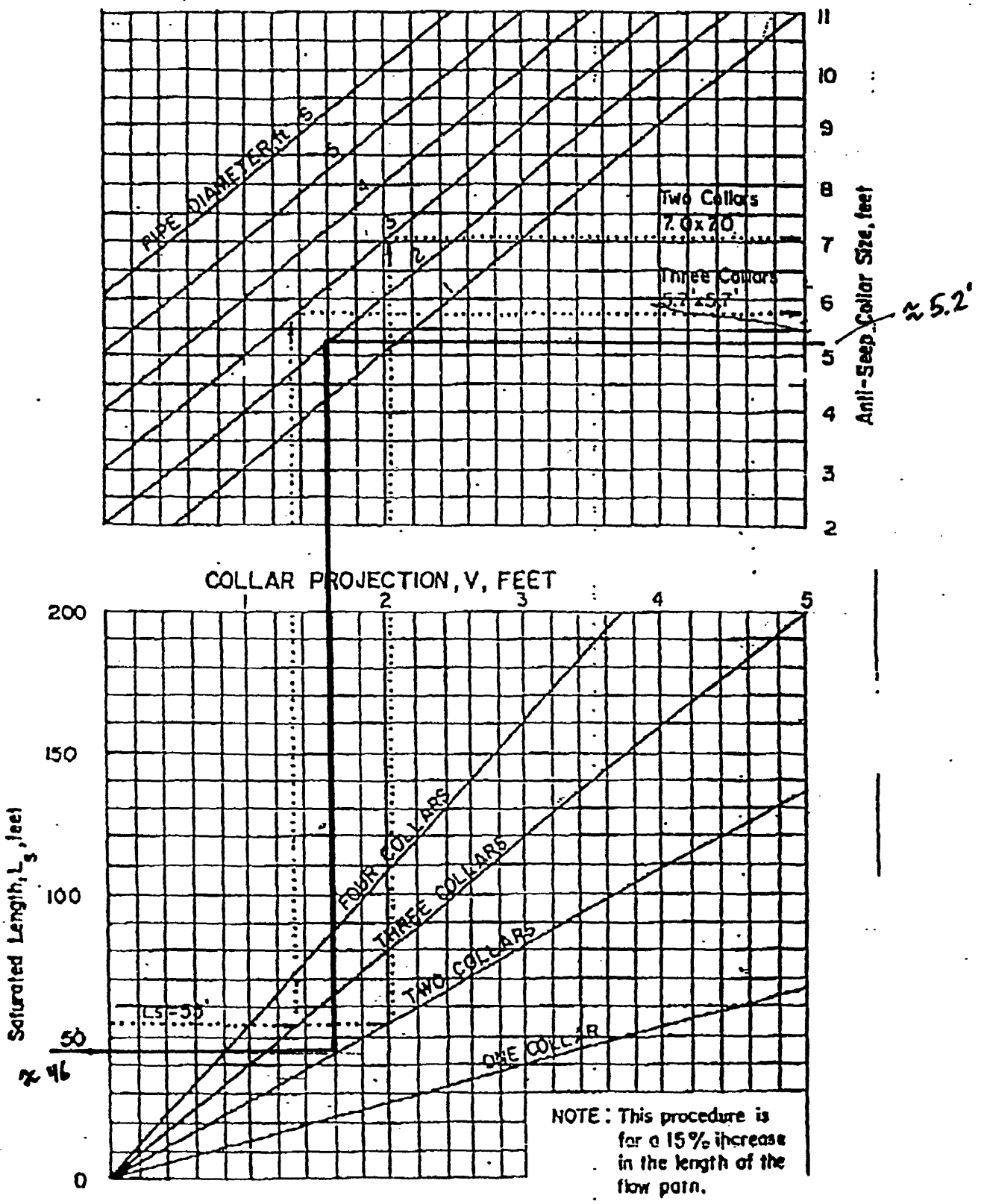
P = vertical projection of collar from pipe, in feet.

(5) All anti-seep collars and their connections shall be watertight.

See page 18.19 for anti-seep collar design, and page 18.23 for construction details.

g. Outlet - An outlet shall be provided, including a means of conveying the discharge in an erosion-free manner to an existing stable channel. Where discharge occurs at the property line, drainage easements will be obtained in accordance with local ordinances. Adequate notes and references will be shown on the erosion and sediment control plan.

ANTI-SEEP COLLAR DESIGN



ANTI-SEEP COLLAR DESIGN - BASIN #2

$$L_s = y(z+4)\left[1 + \frac{\text{pipe slope}}{.25 - \text{pipe slope}}\right]$$

$z = 3$

pipe slope = .005

$y = 6.41$

$$L_s = 6.41(7)\left[1 + \frac{.005}{.25 - .005}\right]$$

→ $L_s = 45.79$ ft

→ per attached chart: 2-collars 5.2' × 5.2'

→ $p = \frac{.075(45.79)}{2} = 1.72'$

→ Collar spacing shall be between 5 and 14 times vertical projection.

$5 \times 1.72' = 8.6'$

$14 \times 1.72' = 24.08'$

→ Two (2) - 5.2' × 5.2' collars, sixteen (16) feet apart

Type.... Composite Rating Curve
Name.... Outlet 2

File.... J:\5095\LAND\SWM\SWM10_12_05.PPW

***** COMPOSITE OUTFLOW SUMMARY ****

WS Elev, Total Q		Converge		Notes
Elev. ft	Q cfs	TW Elev ft	Error +/-ft	Contributing Structures
162.00	.00	Free Outfall		
162.50	.00	Free Outfall		
163.00	.00	Free Outfall		
163.50	.00	Free Outfall		
164.00	.00	Free Outfall		
164.50	.00	Free Outfall		
165.00	.00	Free Outfall		
165.50	.00	Free Outfall		
165.80	.00	Free Outfall		
166.00	.07	Free Outfall		O0,C0 (no Q: W0)
166.50	.31	Free Outfall		O0,C0 (no Q: W0)
167.00	.43	Free Outfall		O0,C0 (no Q: W0)
167.50	.52	Free Outfall		O0,C0 (no Q: W0)
167.70	.55	Free Outfall		O0,C0 (no Q: W0)
168.00	2.28	Free Outfall		O0,W0,C0
168.50	7.82	Free Outfall		O0,W0,C0
169.00	15.15	Free Outfall		O0,W0,C0
169.50	23.64	Free Outfall		O0,W0,C0
170.00	32.74	Free Outfall		O0,W0,C0
170.50	37.25	Free Outfall		O0,W0,C0
171.00	40.04	Free Outfall		O0,W0,C0

LEVEL POOL ROUTING DATA

HYG Dir = J:\5095\LAND\SWM\
Inflow HYG file = work_pad.hyg - BASIN #2 IN 1
Outflow HYG file = work_pad.hyg - BASIN #2 OUT 1

Pond Node Data = BASIN #2
Pond Volume Data = BASIN #2
Pond Outlet Data = Outlet 2

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 165.80 ft
Starting Volume = .204 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 3.00 min

Elevation ft	Outflow cfs	Storage ac-ft	Area acres	Infilt. cfs	Q Total cfs	2S/t + O cfs
162.00	.00	.000	.0001	.00	.00	.00
162.50	.00	.000	.0001	.00	.00	.02
163.00	.00	.000	.0001	.00	.00	.04
163.50	.00	.004	.0214	.00	.00	1.89
164.00	.00	.028	.0800	.00	.00	13.40
164.50	.00	.070	.0897	.00	.00	33.92
165.00	.00	.117	.1000	.00	.00	56.87
165.50	.00	.170	.1098	.00	.00	82.24
165.80	.00	.204	.1159	.00	.00	98.62
166.00	.07	.227	.1200	.00	.07	110.10
166.50	.31	.291	.1346	.00	.31	141.13
167.00	.43	.362	.1500	.00	.43	175.67
167.50	.52	.440	.1598	.00	.52	213.24
167.70	.55	.472	.1639	.00	.55	228.94
168.00	2.28	.522	.1700	.00	2.28	254.91
168.50	7.82	.611	.1847	.00	7.82	303.35
169.00	15.15	.707	.2000	.00	15.15	357.22
169.50	23.64	.810	.2147	.00	23.64	415.88
170.00	32.74	.922	.2300	.00	32.74	478.79
170.50	37.25	1.040	.2448	.00	37.25	540.73
171.00	40.04	1.166	.2600	.00	40.04	604.59

```
Type.... Pond Routing Summary                                  Page 5.07
Name.... BASIN #2     OUT   Tag:      1                      Event: 1 yr
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr   Tag:      1

                    LEVEL POOL ROUTING SUMMARY

 HYG Dir           = J:\5095\LAND\SWM\
 Inflow  HYG file = work_pad.hyg - BASIN #2     IN  1
 Outflow HYG file = work_pad.hyg - BASIN #2     OUT 1

 Pond Node   Data = BASIN #2
 Pond Volume Data = BASIN #2
 Pond Outlet Data = Outlet 2

 No Infiltration

 INITIAL CONDITIONS
 ----------------------------------
 Starting WS Elev   =   165.80 ft
 Starting Volume    =     .204 ac-ft
 Starting Outflow   =      .00 cfs
 Starting Infiltr.  =      .00 cfs
 Starting Total Qout=      .00 cfs
 Time Increment     =     3.00 min


 INFLOW/OUTFLOW HYDROGRAPH SUMMARY
 ==================================================
 Peak Inflow        =      9.17 cfs    at    726.00 min
 Peak Outflow       =      2.70 cfs    at    750.00 min
 --------------------------------------------------
 Peak Elevation     =    168.04 ft
 Peak Storage =            .528 ac-ft
 ==================================================


 MASS BALANCE (ac-ft)
 --------------------------
+ Initial Vol  =        .204
+ HYG Vol IN   =        .766
- Infiltration =        .000
- HYG Vol OUT  =        .765
- Retained Vol =        .205
                 ----------
 Unrouted Vol =       -.000 ac-ft  (.002% of Inflow Volume)
```

```
Type.... Pond Routing Summary                                  Page 5.08
Name.... BASIN #2     OUT   Tag:     10                     Event: 10 yr
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr   Tag:     10

                    LEVEL POOL ROUTING SUMMARY

 HYG Dir           = J:\5095\LAND\SWM\
 Inflow  HYG file = work_pad.hyg - BASIN #2     IN  10
 Outflow HYG file = work_pad.hyg - BASIN #2     OUT 10

 Pond Node   Data = BASIN #2
 Pond Volume Data = BASIN #2
 Pond Outlet Data = Outlet 2

 No Infiltration

 INITIAL CONDITIONS
 ----------------------------------
 Starting WS Elev   =   165.80 ft
 Starting Volume    =     .204 ac-ft
 Starting Outflow   =      .00 cfs
 Starting Infiltr.  =      .00 cfs
 Starting Total Qout=      .00 cfs
 Time Increment     =     3.00 min


 INFLOW/OUTFLOW HYDROGRAPH SUMMARY
 ====================================================
 Peak Inflow       =     22.91 cfs    at    726.00 min
 Peak Outflow      =     17.07 cfs    at    732.00 min
 ----------------------------------------------------
 Peak Elevation    =    169.11 ft
 Peak Storage =           .730 ac-ft
 ====================================================


 MASS BALANCE (ac-ft)
 -------------------------
+ Initial Vol  =        .204
+ HYG Vol IN   =       1.952
- Infiltration =        .000
- HYG Vol OUT  =       1.951
- Retained Vol =        .205
                  ----------
 Unrouted Vol =       -.000 ac-ft  (.001% of Inflow Volume)
```

```
Type.... Pond Routing Summary                                  Page 5.09
Name.... BASIN #2     OUT   Tag:    100                    Event: 100 yr
File.... J:\5095\LAND\SWM\SWM10_12_05.PPW
Storm... TypeIII 24hr   Tag:    100

                    LEVEL POOL ROUTING SUMMARY

 HYG Dir           = J:\5095\LAND\SWM\
 Inflow  HYG file = work_pad.hyg - BASIN #2     IN  100
 Outflow HYG file = work_pad.hyg - BASIN #2     OUT 100

 Pond Node   Data = BASIN #2
 Pond Volume Data = BASIN #2
 Pond Outlet Data = Outlet 2

 No Infiltration

 INITIAL CONDITIONS
 ----------------------------------
 Starting WS Elev   =   165.80 ft
 Starting Volume    =     .204 ac-ft
 Starting Outflow   =      .00 cfs
 Starting Infiltr.  =      .00 cfs
 Starting Total Qout=      .00 cfs
 Time Increment     =     3.00 min


 INFLOW/OUTFLOW HYDROGRAPH SUMMARY
 ====================================================
 Peak Inflow       =     36.25 cfs    at    726.00 min
 Peak Outflow      =     28.39 cfs    at    732.00 min
 ----------------------------------------------------
 Peak Elevation    =    169.76 ft
 Peak Storage =           .867 ac-ft
 ====================================================


 MASS BALANCE (ac-ft)
 --------------------------
+ Initial Vol  =        .204
+ HYG Vol IN   =       3.164
- Infiltration =        .000
- HYG Vol OUT  =       3.163
- Retained Vol =        .205
                  ----------
 Unrouted Vol =       -.000 ac-ft  (.001% of Inflow Volume)
```

Type.... Tc Calcs
Name.... BY-PASS #2

::
TIME OF CONCENTRATION CALCULATOR
::

Segment #1: Tc: TR-55 Sheet

Mannings n	.3500
Hydraulic Length	100.00 ft
2yr, 24hr P	3.5000 in
Slope	.070000 ft/ft
Avg.Velocity	.15 ft/sec

Segment #1 Time: 11.18 min

Segment #2: Tc: TR-55 Shallow

Hydraulic Length	50.00 ft
Slope	.160000 ft/ft
Unpaved	
Avg.Velocity	6.45 ft/sec

Segment #2 Time: .13 min

Segment #3: Tc: TR-55 Shallow

Hydraulic Length	60.00 ft
Slope	.090000 ft/ft
Unpaved	
Avg.Velocity	4.84 ft/sec

Segment #3 Time: .21 min

Segment #4: Tc: TR-55 Shallow

Hydraulic Length	340.00 ft
Slope	.017000 ft/ft
Unpaved	
Avg.Velocity	2.10 ft/sec

Segment #4 Time: 2.69 min

Total Tc: 14.21 min

Type.... Runoff CN-Area
Name.... BY-PASS #2

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	Impervious Adjustment %UC	Adjusted CN
Impervious	98	.320			98.00
Pervious (fair-cond)	79	6.570			79.00
COMPOSITE AREA & WEIGHTED CN --->		6.890			79.88 (80)

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 1 year storm
Duration      = 1440.00 min     Rain Depth = 2.9000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - BY-PASS #2 1
Tc            = 14.21 min
Drainage Area = 6.890 acres  Runoff CN= 80

==========================================
Computational Time Increment   =    1.895 min
Computed Peak Time             =   731.30 min
Computed Peak Flow             =     6.90 cfs

Time Increment for HYG File    =     3.00 min
Peak Time, Interpolated Output =   732.00 min
Peak Flow, Interpolated Output =     6.84 cfs
==========================================

                 DRAINAGE AREA
              -------------------
              ID:BY-PASS #2
              CN   =   80
              Area =       6.890 acres
              S    =   2.5000 in
              0.2S =    .5000 in

               Cumulative Runoff
              -------------------
                      1.1755 in
                        .675 ac-ft

HYG Volume...           .675 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.209 min (ID: BY-PASS #2)
Computational Incr, Tm =    1.895 min = 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 =    32.96 cfs
Unit peak time      Tp =    9.473 min
Unit receding limb, Tr =   37.891 min
Total unit time,    Tb =   47.364 min
```

SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 10 year storm
Duration = 1440.00 min Rain Depth = 5.5000 in
Rain Dir = J:\5095\LAND\SWM\
Rain File -ID = - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - BY-PASS #2 10
Tc = 14.21 min
Drainage Area = 6.890 acres Runoff CN= 80

==========

Computational Time Increment	=	1.895 min
Computed Peak Time	=	731.30 min
Computed Peak Flow	=	19.81 cfs
Time Increment for HYG File	=	3.00 min
Peak Time, Interpolated Output	=	729.00 min
Peak Flow, Interpolated Output	=	19.61 cfs

==========

DRAINAGE AREA

ID:BY-PASS #2
CN = 80
Area = 6.890 acres
S = 2.5000 in
0.2S = .5000 in

Cumulative Runoff

3.3333 in
1.914 ac-ft

HYG Volume... 1.914 ac-ft (area under HYG curve)

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

Time Concentration, Tc = 14.209 min (ID: BY-PASS #2)
Computational Incr, Tm = 1.895 min = 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 =	32.96 cfs
Unit peak time	Tp =	9.473 min
Unit receding limb,	Tr =	37.891 min
Total unit time,	Tb =	47.364 min

```
SCS UNIT HYDROGRAPH METHOD

STORM EVENT: 100 year storm
Duration      = 1440.00 min     Rain Depth = 8.0000 in
Rain Dir      = J:\5095\LAND\SWM\
Rain File -ID =  - TypeIII 24hr
Unit Hyd Type = Default Curvilinear
HYG Dir       = J:\5095\LAND\SWM\
HYG File - ID = work_pad.hyg - BY-PASS #2 100
Tc            = 14.21 min
Drainage Area = 6.890 acres  Runoff CN= 80

==========================================
Computational Time Increment   =    1.895 min
Computed Peak Time             =  729.40 min
Computed Peak Flow             =   33.05 cfs

Time Increment for HYG File    =    3.00 min
Peak Time, Interpolated Output =  729.00 min
Peak Flow, Interpolated Output =   32.77 cfs
==========================================

                 DRAINAGE AREA
              -------------------
              ID:BY-PASS #2
              CN   =   80
              Area =       6.890 acres
              S    =   2.5000 in
              0.2S =    .5000 in

               Cumulative Runoff
              -------------------
                      5.6250 in
                       3.230 ac-ft

HYG Volume...          3.230 ac-ft (area under HYG curve)

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

Time Concentration, Tc =   14.209 min (ID: BY-PASS #2)
Computational Incr, Tm =    1.895 min = 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 =    32.96 cfs
Unit peak time      Tp =    9.473 min
Unit receding limb, Tr =   37.891 min
Total unit time,    Tb =   47.364 min
```

SUMMARY FOR HYDROGRAPH ADDITION
at Node: POST-POI #2

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID		HYG file	HYG ID	HYG tag
OUTFALL 2	BASIN #2	IN	work_pad.hyg	OUTFALL 2	1
ADD 6	BY-PASS #2		work_pad.hyg	BY-PASS #2	1

INFLOWS TO: POST-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	OUTFALL 2	1	.765	750.00	2.70
work_pad.hyg	BY-PASS #2	1	.675	732.00	6.84

TOTAL FLOW INTO: POST-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	POST-POI #2	1	1.440	735.00	7.60

SUMMARY FOR HYDROGRAPH ADDITION
at Node: POST-POI #2

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID		HYG file	HYG ID	HYG tag
OUTFALL 2	BASIN #2	IN	work_pad.hyg	OUTFALL 2	10
ADD 6	BY-PASS #2		work_pad.hyg	BY-PASS #2	10

INFLOWS TO: POST-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	OUTFALL 2	10	1.951	732.00	17.07
work_pad.hyg	BY-PASS #2	10	1.914	729.00	19.61

TOTAL FLOW INTO: POST-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	POST-POI #2	10	3.864	732.00	36.60

SUMMARY FOR HYDROGRAPH ADDITION
at Node: POST-POI #2

HYG Directory: J:\5095\LAND\SWM\

Upstream Link ID	Upstream Node ID		HYG file	HYG ID	HYG tag
OUTFALL 2	BASIN #2	IN	work_pad.hyg	OUTFALL 2	100
ADD 6	BY-PASS #2		work_pad.hyg	BY-PASS #2	100

INFLOWS TO: POST-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	OUTFALL 2	100	3.163	732.00	28.39
work_pad.hyg	BY-PASS #2	100	3.230	729.00	32.77

TOTAL FLOW INTO: POST-POI #2

HYG file	HYG ID	HYG tag	Volume ac-ft	Peak Time min	Peak Flow cfs
work_pad.hyg	POST-POI #2	100	6.392	732.00	60.75

Storm Drainage Calculations

Project: McQ[redacted] Child[redacted] Cen[redacted] Project Nu[redacted] 5[redacted] [redacted]imum[redacted] = [redacted] [redacted] i = 25-[redacted]m inte[redacted]n/hr)
Location: 623 State Route 94, New Windsor, NY
File:

Date: 11/18/2005
By: dct

Tc = Time of Concentration (min)
c = Coefficient of Runoff
All piping is HDPE (High Density Polyethylene) with n = 0.010

SYSTEM 1

Start Run

REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-3	DS-2		0.25	1.15	0.2875									DP-5						
TG	192.62	Cov Ok		0.9	0.22	0.198		None													
INV	189.87	188.75	6		TOTAL	0.4855				0.4855	6.00	8.62	4.19	15	HDPE	0.01	196.00	0.57	6.35	5.18	0.63
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-2	DS-4		0.25	0.91	0.2275									DP-4						
TG	192.60	Cov Ok		0.9	0.00	0.0000		From DS-3													
INV	188.65	181.25	6		TOTAL	0.2275		6.63	0.4855	0.713	6.63	8.56	6.10	15	HDPE	0.01	162.00	4.57	17.94	14.63	0.18
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-4	DS-1		0.25	0.43	0.1075									DP-3						
TG	184.50	Cov Ok		0.9	0.21	0.189		From DS-4													
INV	180.75	180.40	6		TOTAL	0.2965		6.81	0.713	1.0095	6.81	8.46	8.54	18	HDPE	0.01	70	0.50	9.65	5.46	0.21
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-14	DS-12		0.25	0.02	0.005									DP-14						
TG	193.50	Cov Ok		0.9	0.10	0.09		None													
INV	190.75	190.29	6		TOTAL	0.0950				0.095	6	8.62	0.82	15	HDPE	0.01	96.00	0.48	5.81	4.74	0.34
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS13	DS-12		0.25	0.27	0.0675									DP-15						
TG	198.25	Cov Ok		0.9	0.34	0.306		None													
INV	195.00	191.50	6		TOTAL	0.3735				0.3735	6	8.62	3.22	15	HDPE	0.01	66.00	5.30	19.33	15.76	0.07
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-12	DS-11		0.25	0.02	0.005									DP-13						
TG	194.75	Cov Ok		0.9	0.10	0.09		From DS-13, DS-14													
INV	190.17	189.15	6		TOTAL	0.0950		6.34	0.4685	0.5635	6.34	8.62	4.86	15	HDPE	0.01	56.00	1.82	11.33	9.24	0.10
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-11	DS-9		0.25	0.03	0.0075									DP-12						
TG	192.40	Cov Ok		0.9	0.18	0.162		From DS-12													
INV	189.05	182.39	6		TOTAL	0.1695		6.44	0.5635	0.733	6.44	8.62	6.32	15	HDPE	0.01	131.00	5.08	18.93	15.43	0.14
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	TD-10	DS-9		0.25	0.04	0.01									DP-11						
TG	186.08	*COVER!*		0.9	0.30	0.27		None													
INV	183.61	181.75	6		TOTAL	0.2800				0.28	6	8.48	2.37	15	HDPE	0.01	16.00	11.63	28.62	23.33	0.01
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-9	DS-8		0.25	0.02	0.005									DP-10						
TG	185.64	Cov Ok		0.9	0.00	0		From DS-11, TD-10													
INV	182.14	180.90	6		TOTAL	0.0050		6.58	1.013	1.018	6.58	8.62	8.78	18	HDPE	0.01	55.00	2.25	20.50	11.61	0.08
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
DS	DS-8	DS-7		0.25	0.07	0.0175									DP-9						
TG	184.40	Cov Ok		0.9	0.09	0.081		From DS-9													
INV	180.80	178.50	6		TOTAL	0.0985		6.66	1.018	1.1165	6.66	8.42	9.40	18	HDPE	0.01	49.00	4.69	29.58	16.75	0.05
REFERENCE POINTS			LOCAL				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
	FROM	TO	Tc	c	A(ac)	cA	from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min

	DS	[redacted]	DS-[redacted]	[redacted]	0.25	[redacted]	0.00	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
	TG	182.00	Cov Ok		0.9		0.22	0.198		From DS-8											
	INV	178.00	177.65	6		TOTAL		0.1980		6.71	1.1165	1.3145	6.71	8.35	10.98	24	HDPE	0.01	69.00	0.51	20.94	6.67	0.17
	REFERENCE POINTS				L O C A L					PREVIOUS cA's		TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
		FROM	TO	Tc	c	A(ac)	cA		from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
	DS	DS-1	ES-1		0.25		0.00	0									DP-2						
End Run	TG	184.30	Cov Ok		0.9		0.02	0.018		From DS-4, DS-7													
	INV	177.55	166.00	6		TOTAL		0.0180		7.02	2.324	2.342	7.02	8.3	19.44	24	HDPE	0.01	66.00	17.50	123.01	39.18	0.03

SYSTEM 2

Start Run	REFERENCE POINTS				L O C A L				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
		FROM	TO	Tc	c	A(ac)	cA		from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
	DS	TD-17	DS-16		0.25		0.21	0.0525									DP-18						
	TG	180.30	Cov Ok		0.9		0.06	0.054		None													
	INV	176.80	175.75	6		TOTAL		0.1065				0.1065	6.00	8.62	0.92	15	HDPE	0.01	31.00	3.39	15.45	12.60	0.04
	REFERENCE POINTS				L O C A L				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
		FROM	TO	Tc	c	A(ac)	cA		from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
	DS	DS-16	DS-15		0.25		0.42	0.105									DP-17						
	TG	179.00	Cov Ok		0.9		0.11	0.099		From TD-17													
	INV	175.65	175.42	6		TOTAL		0.2040		6.04	0.1065	0.3105	6.04	8.59	2.67	15	HDPE	0.01	45.00	0.51	6.00	4.89	0.15
	REFERENCE POINTS				L O C A L				PREVIOUS cA's			TOTAL	Cont.		Q	PIPE			LENGTH	SLOPE	CAP	VEL	TIME
		FROM	TO	Tc	c	A(ac)	cA		from SA	Tc	cA	cA	Tc	i	cfs	dia	mat'l	n	ft	%	cfs	fps	min
	DS	DS-15	ES-3		0.25		0.00	0									DP-16						
End Run	TG	181.40	Cov Ok		0.9		0.08	0.072		From DS-16													
	INV	175.32	175.16	6		TOTAL		0.0720		6.19	0.3105	0.3825	6.19	8.57	3.28	15	HDPE	0.01	31.00	0.52	6.03	4.92	0.11

******Change only Numbers in Red!*********

Project Location:

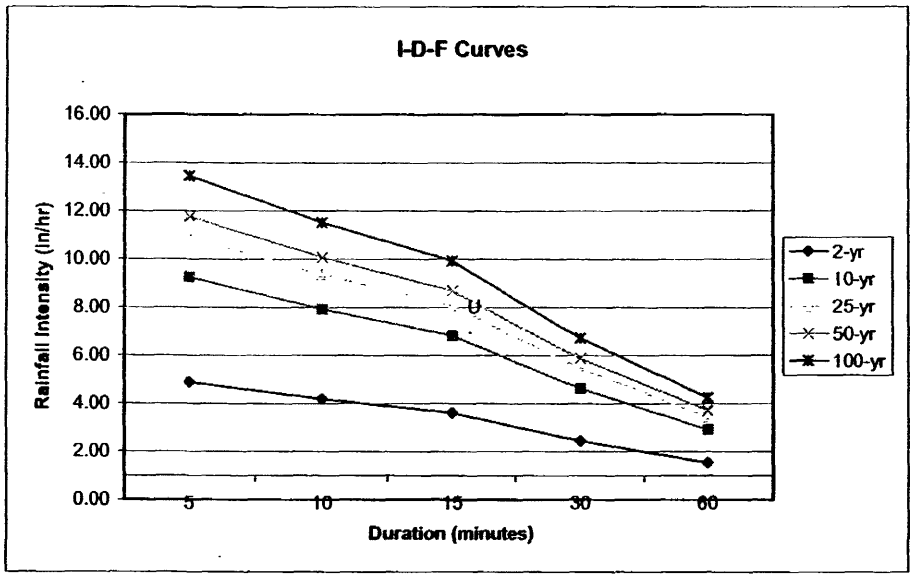
1 Day Precipitation Accumulation (in/hr)

2-yr	10-yr	25-yr	50-yr	100-yr
2.9	5.5	6.5	7	8

Time (min.)	Maximum Precipitation (in/hr)				
	2-yr	10-yr	25-yr	50-yr	100-yr
5	4.87	9.24	10.92	11.76	13.44
10	4.18	7.92	9.36	10.08	11.52
15	3.60	6.82	8.06	8.68	9.92
30	2.44	4.62	5.46	5.88	6.72
60	1.54	2.92	3.45	3.71	4.24

Solver:

Year Storm	Duration	Time (min.)	Max Precipitation	Intensity
25	6	5	10.920	***10.61***
		10	9.360	
		15	8.060	
		30	5.460	
		60	3.445	
		120	#REF!	
		180	#REF!	
		360	#REF!	
		720	#REF!	
		1080	#REF!	



STORM DRAINAGE PIPING SCHEDULE					
ID	LENGTH	FROM	TO	SIZE/MATERIAL	SLOPE (%)
DP-2	66	DS-1	ES-1	24" HDPE	17.50
DP-3	70	DS-4	DS-1	18" HDPE	0.50
DP-4	162	DS-2	DS-4	15" HDPE	4.57
DP-5	196	DS-3	DS-2	15" HDPE	0.57
DP-6	73	DS-5	ES-2	18" HDPE	17.53
DP-8	69	DS-7	DS-1	24" HDPE	0.50
DP-9	49	DS-8	DS-7	18" HDPE	4.69
DP-10	55	DS-9	DS-8	18" HDPE	2.25
DP-11	16	TD-10	DS-9	15" HDPE	7.63
DP-12	131	DS-11	DS-9	15" HDPE	5.08
DP-13	56	DS-12	DS-11	15" HDPE	1.82
DP-14	96	DS-14	DS-12	15" HDPE	0.50
DP-15	66	DS-13	DS-12	15" HDPE	5.30
DP-16	31	DS-15	ES-3	15" HDPE	0.50
DP-17	45	DS-16	DS-15	15" HDPE	0.50
DP-18	31	TD-17	DS-16	15" HDPE	3.39
DP-19	41	ES-4	DS-18	18" HDPE	0.50
DP-20	74	DS-19	DS-18	15" HDPE	0.50
DP-21	133	DS-20	DS-18	18" HDPE	0.50
DP-22	53	TD-21	DS-20	15" HDPE	0.55
DP-23	44	DS-22	DS-20	18" HDPE	17.50
DP-24	62	DS-18	DS-22	15" HDPE	2.10
DP-25	39	DS-24	DS-22	18" HDPE	0.50
DP-26	189	DS-25	DS-24	15" HDPE	2.80
DP-27	100	DS-29	DS-25	15" HDPE	3.60
DP-28	77	DS-26	DS-25	15" HDPE	0.52
DP-29	37	DS-27	DS-26	15" HDPE	0.54
DP-30	82	DS-28	DS-26	15" HDPE	1.10

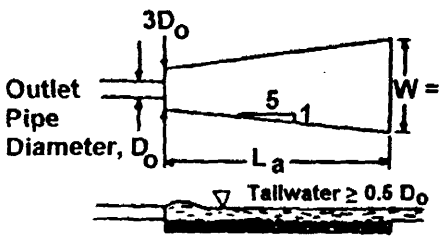
STORM DRAINAGE STRUCTURE SCHEDULE					
ID	STRUCTURE TYPE	RIM/GRATE/GROUND ELEV	INV IN (A)	INV IN (B)	INV OUT
ES-1	END SECTION	168	—	—	166
DS-1	2 X 2 INLET	184.3	177.65	180.4	177.55
DS-2	2 X 2 INLET	192.6	188.75	—	188.65
DS-3	2 X 2 INLET	192.6	—	—	189.87
DS-4	2 X 2 INLET	184.5	181.25	—	180.75
DS-7	2 X 2 INLET	182	178.5	—	178
DS-8	2 X 2 INLET	184.4	180.9	—	180.8
DS-9	2 X 2 INLET	185.64	182.39	181.75	182.14
TD-10	15" DIA. TRENCH DRAIN	186.08	183.75	—	183.61
DS-11	2 X 2 INLET	192.4	189.15	—	189.05
DS-12	2 X 2 INLET	194.75	191.5	190.29	190.17
DS-13	2 X 2 INLET	198.25	—	—	195
DS-14	2 X 2 INLET	193.5	—	—	190.75
ES-3	END SECTION	181	—	—	175.16
DS-15	2 X 2 INLET	181.4	175.42	—	175.32
DS-16	2 X 2 INLET	179	175.75	—	175.65
TD-17	15" DIA. TRENCH DRAIN	180.3	177.05	—	176.8
ES-4	END SECTION	173	—	—	169.83
DS-18	2 X 2 INLET	177	170.13	173.38	170.03
DS-19	2 X 2 INLET	177	—	—	173.75
DS-20	2 X 2 INLET	184	180.5	180.75	170.79
TD-21	15" DIA. TRENCH DRAIN	187	183.75	—	183.67
DS-22	2 X 2 INLET	191.85	188.3	188.6	188.2
DS-23	2 X 2 INLET	193.18	—	—	189.93
DS-24	2 X 2 INLET	192	188.75	—	188.5
DS-25	2 X 2 INLET	200.4	194.05	197.15	193.95
DS-26	2 X 2 INLET	199.1	195.85	194.55	194.45
DS-27	2 X 2 INLET	198	—	—	194.75
DS-28	2 X 2 INLET	202	—	—	196.75
DS-29	2 X 2 INLET	204	—	—	200.75

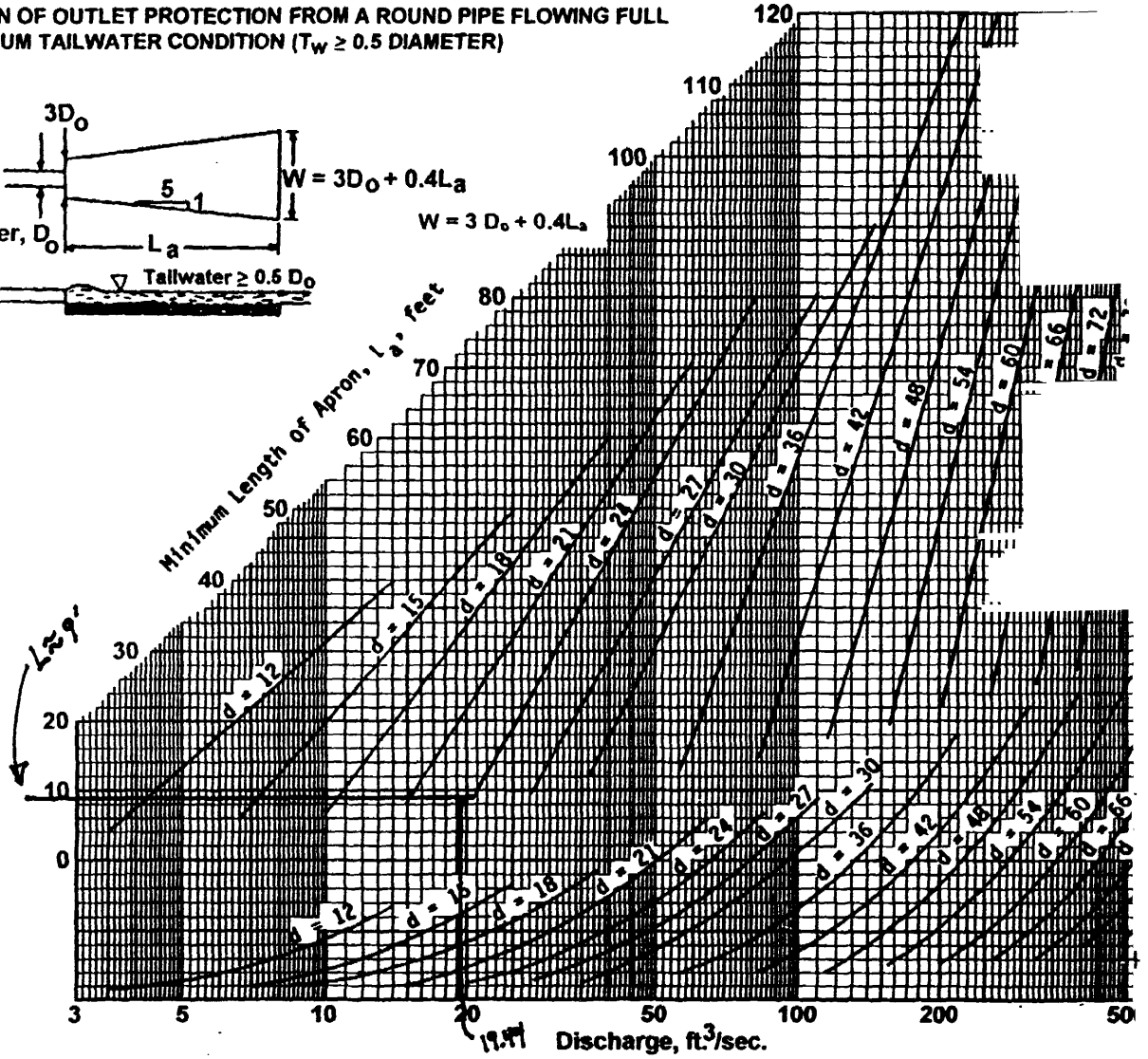
RIP-RAP SIZING SUMMARY

Structure	Flow (cfs)	Pipe Dia. (in)	Length (ft)	Width $_{Initial}$ (ft)	Width $_{Final}$ (ft)	Stone Classification	d_{50} Stone S
ES#1	19.44	24	9	6.00	10.00	R-3	3
ES#3	3.28	15	8	3.75	11.75	R-3	3
ES#4	9.00	18	8	4.50	12.50	R-3	3
ES#5	36.42	24	21	6.00	27.00	R-5	9
ES#6	19.92	18	17	4.50	21.50	R-5	9

E5#1

DESIGN OF OUTLET PROTECTION FROM A ROUND PIPE FLOWING FULL MAXIMUM TAILWATER CONDITION ($T_W \geq 0.5$ DIAMETER)





For discharge velocities exceeding Maximum Allowable for Riprap indicated, increase d_{50} stone size and/or pro

363-2134-008 / March 13, 2000 / Page 117

$Q_{25} = 19.44$ cfs

Dia = 24"

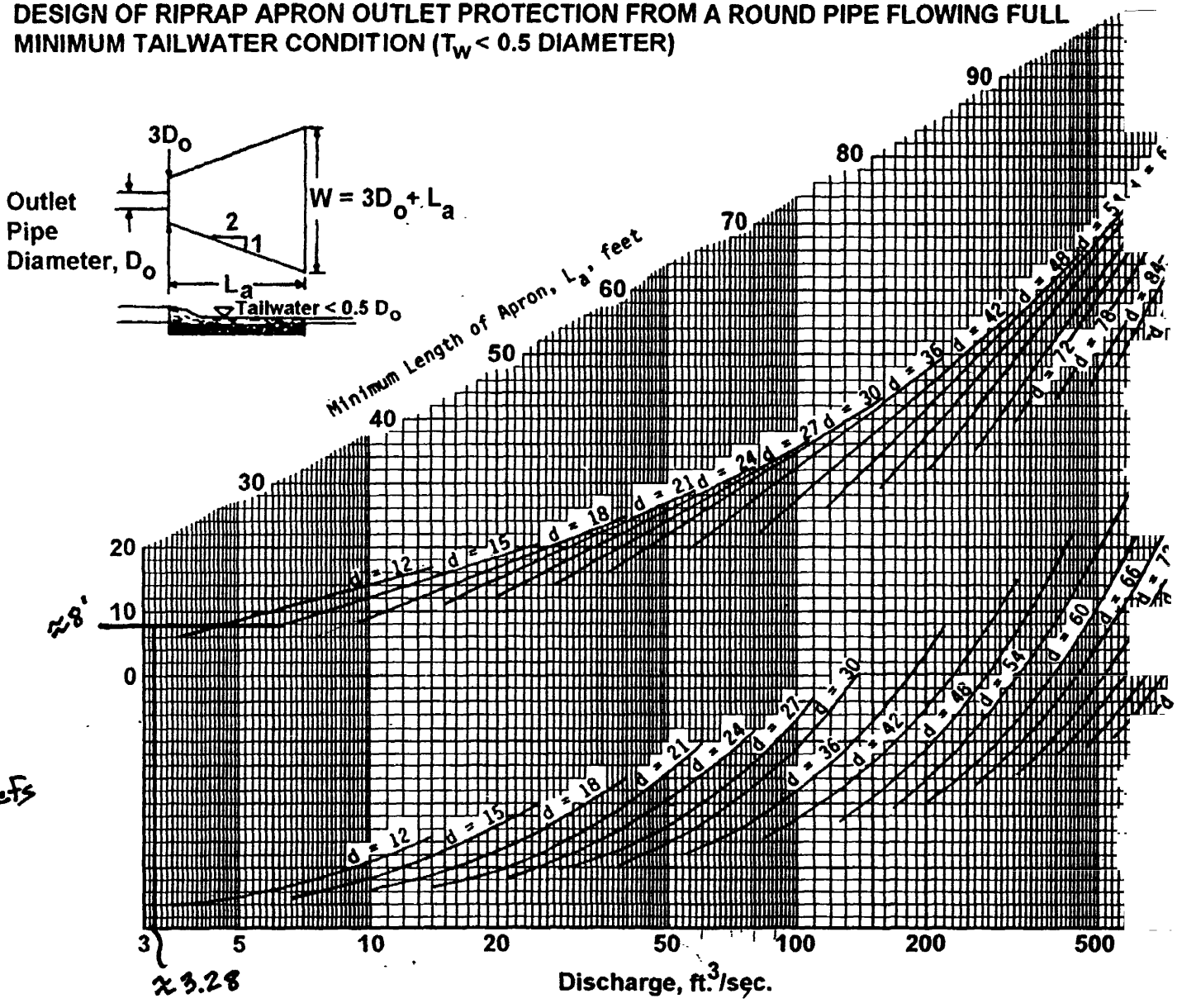
L = 9'

$W_i = 6'$

$W_f = 10'$

R-3 RIP-RAP

DESIGN OF RIPRAP APRON OUTLET PROTECTION FROM A ROUND PIPE FLOWING FULL MINIMUM TAILWATER CONDITION (T_W < 0.5 DIAMETER)



* For discharge velocities exceeding Maximum Allowable for Riprap indicated, increase d_{50} stone size and/or provide velocity re

363-2134-008 / March 13, 2000 / Page 116

Q_{25} = 3.28 cfs

Dia = 15"

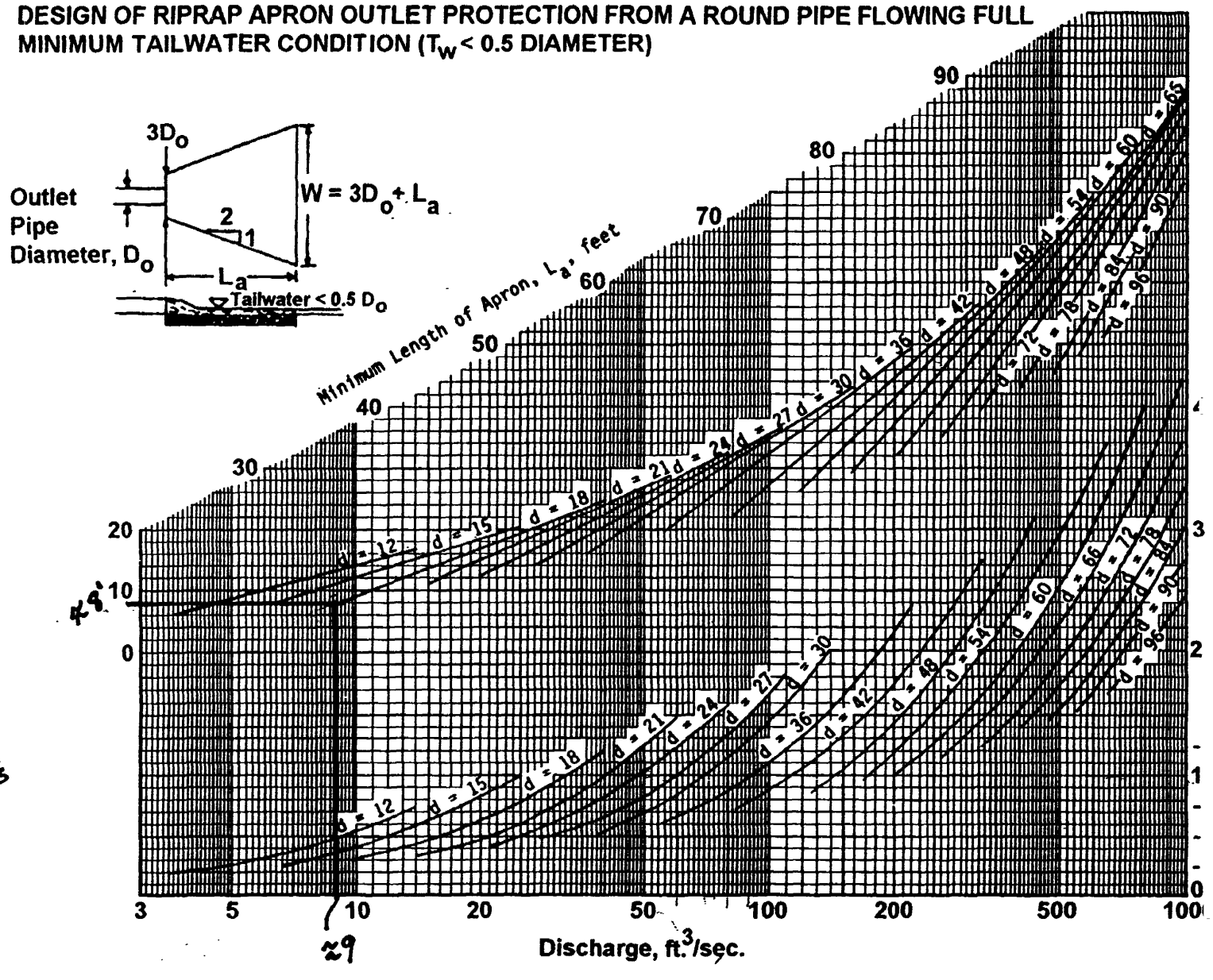
La = 8'

W_i = 3.75'

W_f = 11.75'

R-3 RIPRAP

DESIGN OF RIPRAP APRON OUTLET PROTECTION FROM A ROUND PIPE FLOWING FULL MINIMUM TAILWATER CONDITION (T_W < 0.5 DIAMETER)



* For discharge velocities exceeding Maximum Allowable for Riprap indicated, increase d_{50} stone size and/or provide velocity reduction de

363-2134-008 / March 13, 2000 / Page 116

Q_{25} = 9.00 cfs

Dia = 18"

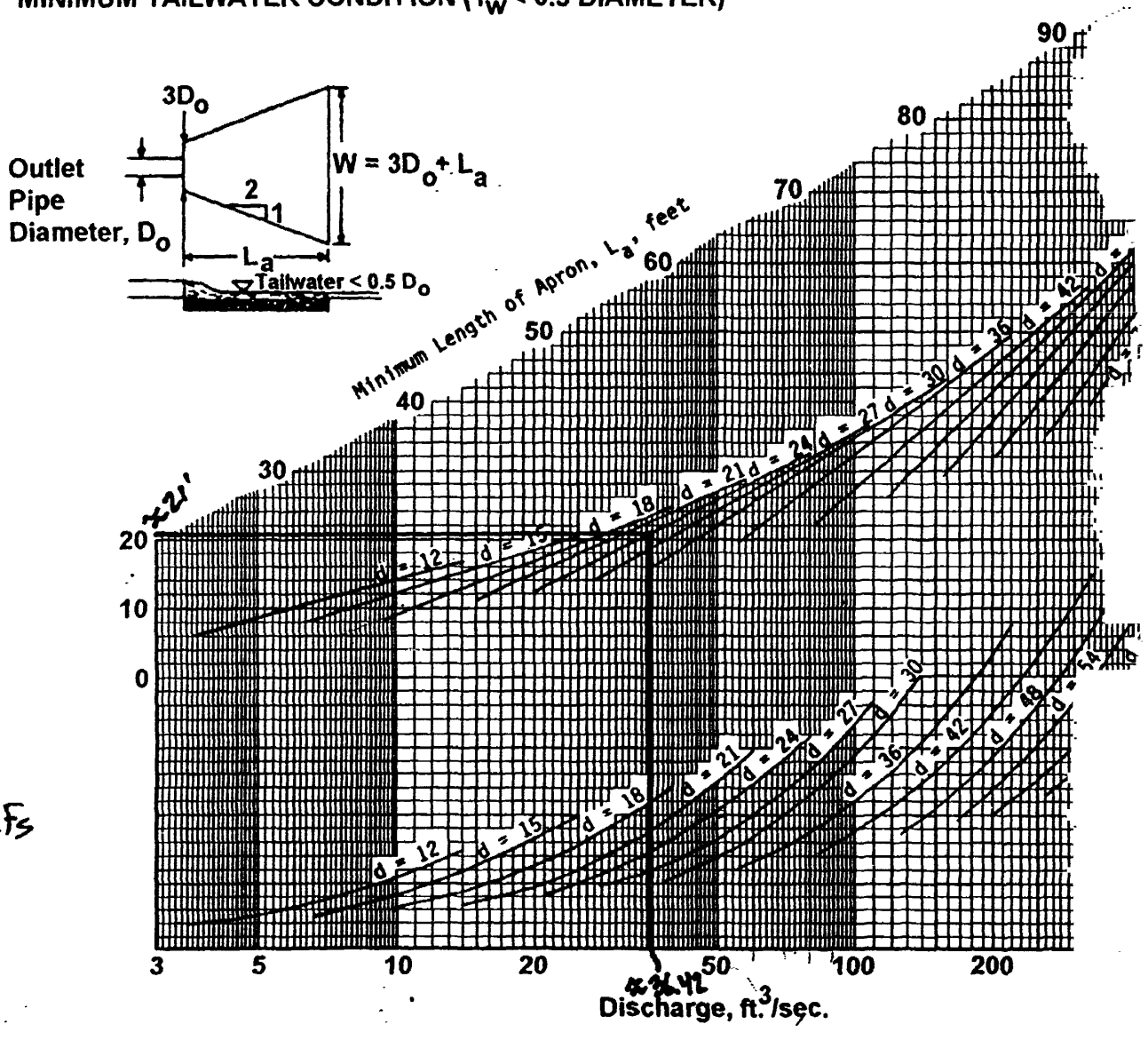
L_a = 8'

W_i = 4.5'

W_f = 12.5'

R-3 RIP-RAP

DESIGN OF RIPRAP APRON OUTLET PROTECTION FROM A ROUND PIPE FLOWING FUL MINIMUM TAILWATER CONDITION (T_W < 0.5 DIAMETER)

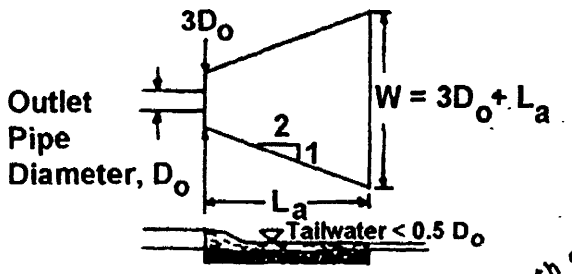


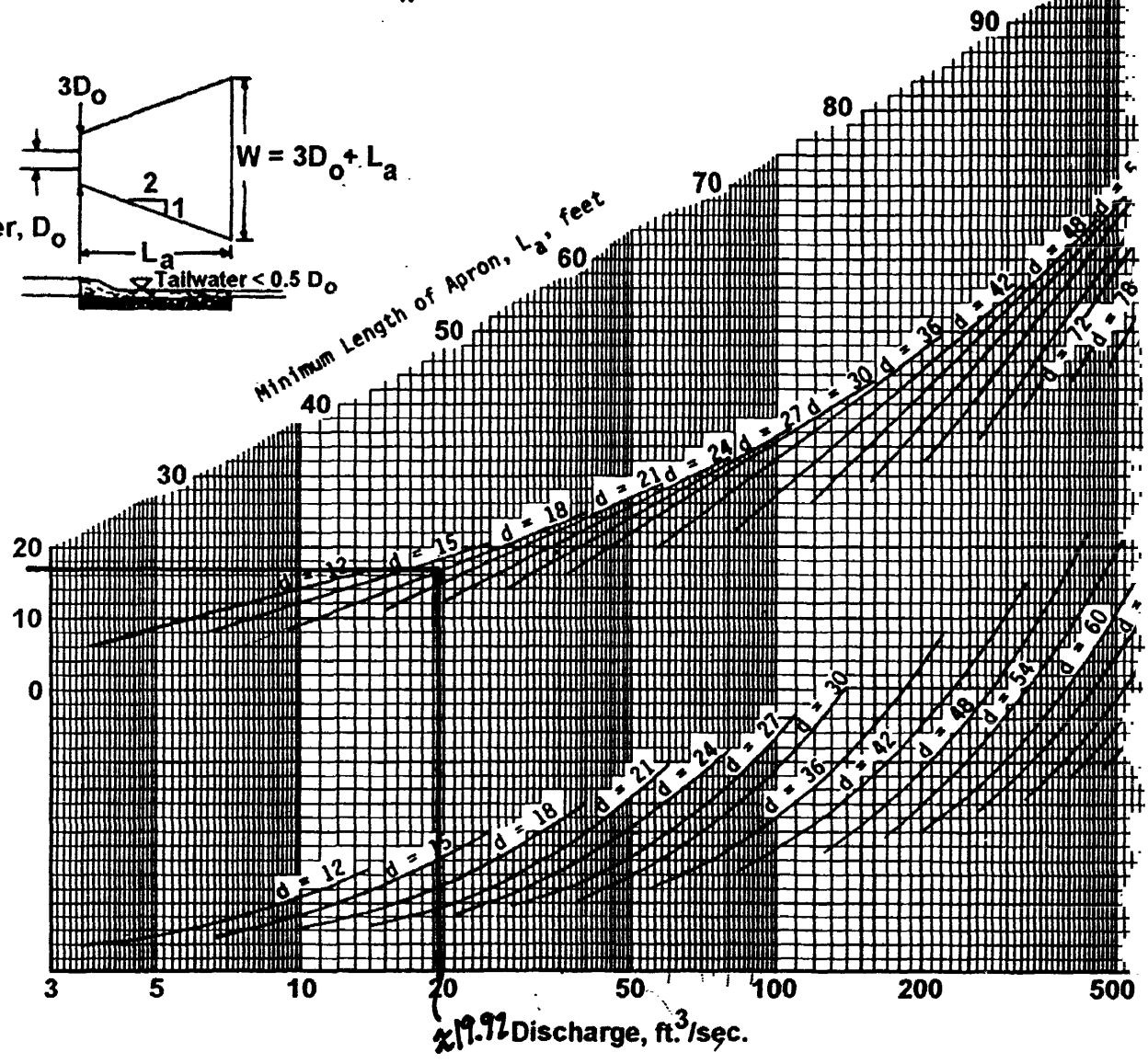
* For discharge velocities exceeding Maximum Allowable for Riprap indicated, increase d_{50} stone size and/or provi

Q_{100} = 36.42 cfs
Dia = 24"
La = 21'
W_i = 6'
W_F = 27'

R-5 RIP RAP

DESIGN OF RIPRAP APRON OUTLET PROTECTION FROM A ROUND PIPE FLOWING FULL MINIMUM TAILWATER CONDITION (T_W < 0.5 DIAMETER)





* For discharge velocities exceeding Maximum Allowable for Riprap indicated, increase d_{50} stone size and/or provide veloc

Q_{100} = 19.92 cfs
Dia = 18"
L_a = 17'
W_i = 4.5'
W_f = 21.5'

R5-RIP-RAP

Appendix

1 Pre-Development Drainage Plan
NTS

N

Rev. No.:	Date:	Description:

If this document is signed and sealed by a licensed Professional Engineer you are hereby warned that it is a violation of law for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way.

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McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

Pre-Development Drainage Plan

Drawn by:	Date:	Drawing No.:
dct	May 31 2004	

T+ Project No.:
5095

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1 Post-Development/Inlet Drainage Plan
NTS

Rev. No.:	Date:	Description:

If this document is signed and sealed by a licensed Professional Engineer you are hereby warned that it is a violation of law for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way.

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McQuade Childrens Services

Additions and Alterations to
McQuade Childrens Services

Post-Development/Inlet Drainage Plan

Drawn by:	Date:	Drawing No.:
dcl	May 31 2004	

T+ Project No.:
5095

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DORMITORY AUTHORITY of the STATE of NEW YORK

STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
Notice of Determination of Nonsignificance

Date: July 11, 2005

Lead Agency: Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Applicant: McQuade Foundation
623 Blooming Grove Turnpike
(New York State Route 94)
New Windsor, New York 12553
(Orange County)

This notice issued pursuant to Part 617 of the implementing regulations *(State Environmental Quality Review)* pertaining to Article 8 of the Environmental Conservation Law.

The Dormitory Authority of the State of New York, as lead agency, has determined that the proposed action described below, will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Title of Action: McQuade Foundation *[Construction and Renovation of the Kaplan School Academic Center]*

***SEQR* Status:** Unlisted Action — 6 *N.Y.C.R.R.* 617.2 (ak)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (DASNY) has received a funding request from McQuade Foundation (MF), which proposes to undertake the construction and renovation of the Kaplan School Academic Center and the reconfiguration of the campus drive and parking. The proposed action consists of DASNY's authorization of the issuance of an amount not to exceed $10,000,000 of Dormitory Authority obligations on behalf of McQuade Foundation. The proceeds of the tax-exempt bond issuance will be used to finance the proposed project, which consists of the construction and equipping of a two-story, approximately 22,000-gross-square-foot (gsf) addition and the renovation of the existing, approximately 9,000-gsf Kaplan School. The expansion of the Kaplan School will require the demolition of an existing, approximately 2,500-gsf, wood-framed maintenance garage. While the maintenance garage will be replace with a modern facility in the future, there are no current plans for the facility, and it will not be funded with any of the proceeds from this bond issue. Additionally, the existing campus drive will be internally reconfigured with the entrance from Blooming Grove Turnpike (New York State Route 94) reduced in width to properly direct the ingress and egress of vehicles. As part of the existing internal campus roadway reconfiguration, the existing on-campus parking will increase by 81 parking spaces from 25 spaces to 106 spaces.

Location of Proposed Project

The *Construction and Renovation of the Kaplan School Academic Center* and the associated access roadway and parking reconfiguration encompass a site of approximately 7.0 acres within the approximately 22.1-acre campus of the McQuade Foundation. The 22.1-acre site is situated along the south side of Blooming Grove Turnpike (New York State Route 64), approximately one mile east of the intersection of the "Five Corners," the junction of Blooming Grove Turnpike, the Windsor Highway (New York State Route 32), and Temple Hill Road. The proposed project site is located within the Town of New Windsor, Orange County, New York.

Description of the Institution

In August 1991 legislation was passed enabling the Dormitory Authority to finance renovation and construction of educational facilities for 853 Schools that provide services to children under 21 years of age who are emotionally disturbed, mentally ill, have learning disabilities, physical handicaps, behavioral problems, autism, or any combination thereof. The schools receive their legal authority pursuant to Chapter 853 of the Laws of 1976 (Article 89) of the Education Law and operate under the supervision of the State Education Department, the State Office of Children and Family Services and the State Office of Mental Retardation and Developmental Disabilities. The Dormitory Authority to date has financed projects for a total of thirteen 853 Schools.

Established in 1862 by church lady members in the Newburgh Union Female Guardian Society, "The Home for the Friendless" was developed to provide school and lodging for destitute children in and around Newburgh, New York area. Dr. Milton Ash McQuade, a local doctor, greatly sympathized with the lonely Home children and became their staunch supporter. His extraordinary support began the McQuade Endowment and in 1945 the Home was renamed in his honor. Today, McQuade Children's Services, a not-for-profit organization with a broad array of services, annually bestows the Dr. Milton Ash McQuade award to those who help to improve the lives of children and families within the Newburgh area. The present location of the McQuade Children Services is the site of the former Harris Estate, who's main building has been developed into the Administration Building for the foundation. The site currently contains eight buildings and contains 44 resident students. McQuade also provides services for an additional 40 day-treatment students which travel to the site from within a 50-mile radius of Newburgh. The proposed expansion of the Kaplan School Academic Center (KSAC) will allow for an increase of approximately 5 to 10 day-treatment students.

The McQuade Foundation, also known as McQuade Children's Services (MCS), is one of these 853 Schools, which provides educational, social and counseling services to students with emotional problems in the lower Hudson Valley. McQuade is an accredited, not-for-profit organization, which was founded in 1862. McQuade was granted full membership in and is and accredited by the Child Welfare League of America. McQuade's service for children and teenagers currently provides care to approximately 84 special needs boys and girls and their families, who are struggling to overcome personal, social, emotional and educational challenges. The McQuade Foundation offers therapeutic residential care, emergency diagnostic assessment, shelter services, special education and community based programs on its 22-acre site. In addition, MCS provides children's diagnostic centers in Fair Oaks and Newburgh as well as group homes in Cornwall and Washingtonville, New York. MCS also operates a Family Preservation Program through caseworkers operating in Orange County. The majority of students entering the residential program are placed under court order by the family courts of the eight counties comprising the lower Hudson Valley.

The KSAC, the main on-campus educational facility, was constructed in 1986 and established to provide educational services to 40 residential children and teenagers and 18 participants in the day treatment program. Today, the KSAC provides residential care to 44 students and day services to an additional 40 students. This increase illustrates the need for the proposed expansion. The building is comprised of nine classrooms, a gymnasium, library, pool and auditorium. The KSAC is approved by the New York State Education Department to provide specialized residential care and special education services to students who are severely emotionally disturbed.

Reasons Supporting This Determination

Overview. The Dormitory Authority completed this environmental review in accordance with procedures set forth in the *State Environmental Quality Review (SEQR)* implementing

regulations (6 *N.Y.C.R.R.* Part 617). Representatives of the Dormitory Authority reviewed the *Environmental Assessment Form – Part I (EAF–Part I),* dated April 22, 2004, for the proposed project, which was prepared by the client and their consultant, Thomas Associates, Architects + Engineers.

The proposed project constitutes an Unlisted action pursuant to 6 *N.Y.C.R.R.* 617.2 (ak), of the *SEQR* implementing regulations pertaining to Article 8 of the Environmental Conservation Law. On May 18, 2004, the Dormitory Authority circulated a lead agency request letter containing the *EAF-Part I* and supporting documentation to the involved agencies and interested parties. There being no objection to the Dormitory Authority assuming *SEQR* lead agency status, it initiated a coordinated review among the involved agencies.

Dormitory Authority representative visited the site and environs on April 6, 2004 and July 28, 2004, to discussed the proposed project's environmental effects with representatives of MF. Additionally, the proposed project was discussed with McQuade's consultants, as well as representatives of the involved agencies. **Based on the above, and the additional information set forth below, the Dormitory Authority as lead agency analyzed the relevant areas of environmental concern and determined that the proposed project will not have a significant adverse impact on the environment.**

General Findings. The McQuade Foundation is an accredited, not-for-profit organization founded in 1862. McQuade was granted full membership in, and is an accredited by, the Child Welfare League of America. As part of the McQuade Foundation, the Kaplan School Academic Center is the main on-campus educational facility. As noted earlier in this determination, the KSAC was constructed in 1986 and was established to provide educational services to 40 residential children and teenagers and 18 participants in the Program's day treatment program. These numbers have increased to provide residential care to 44 students and day services to another 40 students. The Center is approved by the New York State Education Department to provide specialized residential care and special education services to students who are severely emotionally disturbed.

The existing, approximately 9,000-gsf (gsf) Kaplan School Academic Center was built to meet the State Education standards of 1986. However, in the 18 years since its inception, regulatory compliance issues have significantly changed, and the emotional and educational needs of students have become more acute, the students are older and the standards set by the New York State Board of Regents are more rigorous. In order to meet the special educational needs of New York's most needy students and more stringent Regents standards, the KSAC needs to be renovated and expanded into a modern learning facility, capable of providing McQuade students with the facilities and learning atmosphere necessary to surpass these elevated standards.

The proposed project is comprised of the following components: Expansion and reconfiguration of classrooms, expansion of library and media center, establishment of a Home Careers and Learning Center, the addition of a kitchen and cafeteria, the addition of nurse's

station and examination room, relocation of administrative services into the expanded KSAB, and upgrading the capacity of heating, ventilation and air conditioning systems. Additionally, the existing internal campus roadway and parking will be reconfigured. There will be no increase in the existing amount of beds currently on the MCS campus, however, the amount of day-treatment students accessing the site daily will increase by approximately 5 to 10.

Zoning. The proposed MF campus (Block and lot number 37-1-49) is an allowed use within the Suburban Residential (Excluding Two Family) District (R-4) according to the Town of New Windsor Zoning Map and Table of Use/Bulk Regulations. The McQuade Foundation currently has a valid special use permit in place, however the expansion of the KSAC requires site plan review and approval of the Town of New Windsor Planning Board. The planning board is currently reviewing the McQuade Foundation's site plan for the required special use permit approval as required under the Town's Table of Use/Bulk Regulations.

The Town of New Windsor zoning districts within one-quarter mile of the project site include: Suburban Residential (Including Two Family) District (R-3), Suburban Residential (Excluding Two Family) District (R-4), Multiple Family Residential District (R-5), Neighborhood Commercial District (NC), Cluster District (CL-1), Design Shopping District (C), and Professional Office District (PO). The project site will retain its existing zoning. The Town of New Windsor, in their letter of June 15, 2005 (attached) notes "*...we have completed an initial review of the subject application currently before the Planning Board. Based on this initial review, it is our opinion that the application does not require any variances from the Town Zoning Code.*" Based on the foregoing, the proposed project will not have an adverse impact on the zoning within this area of the Town of New Windsor.

Land Use. The proposed project will not create a significant adverse impact on land or land use. The McQuade Foundation, as a private school, requires a special use permit within the Suburban Residential (R-4) district. The project site lies within a suburban area within the Town of New Windsor, with an adequate road system in place to support the proposed development of the addition. Predominate land uses within one-quarter mile of the McQuade campus are residential, design shopping, professional office, neighborhood commercial, cluster, and planned industrial. The proposed project site is bordered to the east and south by a Cluster District (CL-1), and to the west and north by the Suburban Residential (Excluding Two Family) District (R-4). The existing area can be classified as residential, with professional offices residing along both sides of Blooming Grove Turnpike (New York State Route 94) east of the entrance of the McQuade Foundation site.

The proposed project would create little change in the general land use within the development area, since it entails the development of additional educational facilities for the established private school, within a site currently containing the approved and permitted use. The *Construction and Renovation of the Kaplan School Academic Center* would be consistent with allowable uses within the existing zoning district, and, therefore, will not result in any significant adverse impact to land use.

Community Character. The surrounding neighborhood can be characterized as a well-established mix of residential, professional and light-commercial districts. The proposed project will not significantly impact the growth and character of the surrounding neighborhoods, since the proposed project is consistent with the allowable development in the Suburban Residential District (R-4). There will be no jobs lost as a result of this project. The construction of the proposed project, or the increase of 5 to 10 day-treatment students to the 22.1-acre campus will not comprise the neighborhood, or the community of which it is part. There will be no adverse impact to the community character as a result of the proposed project.

The current availability of open space and recreational resources will not be adversely affected by the proposed project, since the proposed project will neither result in a significant number of new jobs nor create new residential population demands.

Socioeconomic Characteristics. The proposed project to be constructed on the proposed project site will not have an adverse impact on the socioeconomic characteristics of the surrounding community. The Kaplan School Academic Center currently contains the gymnasium, library/media center, offices, and classroom spaces. The proposed expansion of the Kaplan Center will complement the existing use and be a direct outgrowth of the facilities current use. The proposed expansion of the KSAC will allow for an additional 5 to 10 day-treatment students to be educated on-site.

The improvements at the existing facility will aid in the education of the students that McQuade serves, and will not adversely effect the existing socioeconomic conditions within this extensively suburban portion of the Town of New Windsor. Additionally, there will be no adverse impact with regard to the number of new residents seeking employment. The new facilities will not require the hiring of new employees. Construction of the proposed facilities will result in the generation of approximately 50 new construction-related jobs over the estimated 6-month construction period. This amount of workers would not adversely impact the construction workforce currently existing within the Town of New Windsor or the greater City of Newburgh area.

Community Facilities. Community facilities are public or publicly-funded facilities such as fire protection, police protection, schools, hospitals and other health care facilities, libraries, and day care centers. The Vails Gate Fire Department (VGFD) provides fire protection services to the existing McQuade campus. The proposed project is not expected to have an adverse impact on the ability of the existing fire department to provide services to the community surrounding the proposed project site, or to McQuade facilities. The primary law enforcement department serving area containing the McQuade campus is the Town of New Windsor Police Department.

The proposed project will expand the facilities to educate troubled and special needs students, thus aiding the surrounding community. The proposed expansion and upgrade of the KSAC will allow for improved education opportunities to the underserved students in the greater Newburgh area. Additionally, since the proposed project does not contain a new residential

component, there will be no impact on community schools, libraries, or day care centers. The proposed project will not significantly impact the existing community facilities of the Town of New Windsor.

Utility and Energy Requirements. Energy demand for the proposed project consists of the building loads for heating, ventilation, and air conditioning (HVAC) systems, and for lighting and other electrical power. Electrical and natural gas utilities service will continue to be purchased from the Central Hudson Gas and Electric Corporation (CHG&E), which is located in Poughkeepsie, New York. Energy use and consumption at the proposed project site would increase due to the development of additional building space, but the increase is considered minimal, and will not require the upgrade of the existing infrastructure delivering these utilities to the McQuade site. The resulting expansion on campus will not have an adverse impact on the utility and energy requirements of the surrounding community or the Town of New Windsor.

Ecological Resources. There will be no impact to any terrestrial ecological features. There are no wetlands, water bodies or streams located on or adjacent to the project site. The proposed project will not have any impact on endangered or threatened wildlife species since none are known to inhabit or visit the site. The project site is not located within, or adjacent to a special flood hazard area (Zone A or V) as identified by the Federal Insurance Administration pursuant to the Flood Disaster Protection Act of 1973. There are no wetlands located on or adjacent to the project site. The proposed project will not have any impact on endangered or threatened wildlife species since none are known to inhabit or visit the site.

Water Supply and Sewage Disposal. The proposed project will not result in any significant impact on domestic water or sanitary sewer service in the area. The anticipated water usage for the project, including the renovation work at the existing Kaplan Center, is expected to be approximately 1,425 gallons per day (gpd). This increase in consumption over current levels will not have an adverse impact on the water distribution system of the Town of New Windsor Water Department, which is capable of handling this relatively small increase. No impact to the water quality or water distribution system of the Town of New Windsor will result from construction of the proposed project.

The proposed project will comply with all applicable regulations restricting the substances and rate of flow that can be discharged into public sewers, as regulated by the Town of New Windsor Water Department. The sewage discharge from the project site due to the proposed facility will increase above current rates by approximately 1,425 gpd, including the renovation work. While the projected amount is an increase over existing levels produced by this facility, the existing municipal sewage system is capable of handling the increased amount. There will be no adverse impact to the existing municipal sewage system overseen by the Town of New Windsor Water Department due to the proposed facility.

Stormwater Runoff. The proposed projects will increase the total amount of impervious surface areas onsite on approximately 7.5 acres, an increase of approximately 0.5 acre of new impervious areas on-site. Detention areas on-site will be utilized for the collection and

containment of the stormwater runoff. Roof drains within the building will handle the stormwater runoff from the expansion projects roof. The reconfigured paved parking and roadway surfaces will have the stormwater water runoff directed to the detention areas. The detention areas will be connected to the existing municipal system. The Town of New Windsor Planning Board and the Town Engineer will be consulted regarding the stormwater management requirements of the Town, and the design criteria to be utilized prior to any connection to the existing Town system. Adverse impacts to the groundwater quality are not expected to result from the proposed project.

The *United States Environmental Protection Agency (USEPA)* finalized the *State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-02-01)* on January 8, 2003. According to the federal law commonly known as the Phase II Stormwater Regulations, permits are required since March 10, 2003, for stormwater discharges from construction activities. Owners/operators of construction activities that exist on or after March 10, 2003, and that involve one acre or more of land disturbance, must obtain *SPDES* permit coverage under either the new *SPDES General Permit for Stormwater Discharges from Construction Activity (GP-01-01)* or an individual permit. To obtain coverage under the general permit, the McQuade Foundation will be required to file a Notice of Intent (NOI) with the New York State Department of Environmental Conservation (NYSDEC) prior to the commencement of construction. The NOI is a formal document, prepared on a form available from NYSDEC, that is an affirmation of the McQuade Foundation's understanding and belief that the activity is eligible for coverage under this permit and that a Storm Water Pollution Protection Plan (SWPPP) will be prepared and implemented in accordance with the permit. The principal objective of the SWPPP is to comply with the SPDES stormwater permit for construction activities by planning and implementing the following practices: (a) Reduction or elimination of erosion and sediment loading to water bodies during construction activities; (b) Control of the impact of stormwater runoff on the water quality of the receiving water; (c) Control of the increased volume and peak rate of runoff during and after construction; and (d) Maintenance of stormwater controls during and after completion of construction.

Based on the foregoing, the proposed project will not have a significant adverse impact upon the stormwater collecting or handling systems on campus or within this portion of the Town of New Windsor.

Solid Waste. The proposed project will generate approximately 2.0 tons per month of solid waste. This amount represents an increase over existing amounts generated by the total campus. Additionally, a one-time amount of approximately 3.0 tons will be generated due to the demolition of the existing maintenance garage and the renovation work. The McQuade Foundation contracts with a private hauler, Marangi Trash Haulers, which will truck all of the generated solid waste off site to the City of Newburgh Transfer Station. The private hauler may route the material to any authorized transfer station or disposal facility. There will be no significant impact anticipated to the waste handling facilities currently in operation due to the proposed project.

Air Quality. Construction-related activities could result in short-term impacts on ambient air quality. Heavy construction operations at the project site would result in slight, temporary increase in pollutant emission from the various pieces of construction equipment used on-site and from truck and automobile traffic traveling to and from the project site. The principal air quality impact associated with construction, demolition and renovation activities is the generation of fugitive dust. Fugitive dust emissions may occur during the construction activities, but they can be mitigated by: watering affected areas, the use of dust palliatives, and the use of dust covers for construction vehicles.

The proposed project will not engender any adverse on-site stationary source air quality impacts. There will be no adverse impacts to air quality as a result of the construction of the McQuade Foundation's *Construction and Renovation of the Kaplan School Academic Center.*

Noise Quality. Impacts to community noise levels will result from construction activities at the proposed development sites. Noise related to construction activities is caused primarily by the operation of construction and demolition equipment and from construction vehicles and delivery vehicles traveling to and from the site. Small increases in noise levels due to construction vehicles can be expected near defined truck routes, such as Blooming Grove Turnpike (New York State Route 94). Compliance with noise control measures required by the United States Environmental Protection Agency (USEPA) noise emission standards for construction equipment is expected.

The proposed project will reconfigure the existing internal campus roadway, but the reconfiguration will not reflect in a degradation of noise quality due to vehicular traffic, since no additional vehicular traffic is anticipated. The increase of 5 to 10 additional day-treatment students will not cause any increase in the current noise levels generated during the school day, since the increase is considered minimal when compared to the to the existing 84 students which currently utilize the site. There will be no significant adverse impact on the noise quality within this portion of the Town of New Windsor due to the proposed project.

Open Space and Recreational Resources. The proposed project will not create an impact on open space or recreation. The current availability of open space and recreational resources will not be adversely affected by the proposed project because it will neither result in a significant number of new jobs nor create any significant residential population demands. The proposed project will not require additional public services, and will not have a significant impact on: police protection; fire protection and ambulance service; health care facilities; gas, electric, and telephone service; water supply or sewage treatment and disposal service; or solid waste disposal.

The proposed project site is not developed, and is currently the site of an existing baseball field, which will be relocated to a nearby area. The increase in students associated with the proposed project will not have an adverse impact on the existing recreational facilities within the Town of New Windsor, because the McQuade campus contains its own gymnasium, pool, and

ball field. The proposed project will not create any new residential population demands outside the McQuade campus. Existing open space will be minimally affected, but it will be considered neither significant nor adverse.

Transportation. There will be no impact to the transportation facilities of the Town of New Windsor as a result of the construction of the proposed project. The facility exists and any anticipated increase in the amount of students would travel by private school district transportation. Use of the Town or County's mass transportation system will increase minimally, if at all, due to the increase in student population, but the existing bus systems will adequately handle any potential increase with no adverse impacts anticipated.

There will be no impact to the transportation facilities of this area of the Town of New Windsor as a result of the proposed project. The proposed project consists of construction of an addition to an existing educational facility and renovations to its existing building. It is expected that staffing levels at the facility will remain at current levels after the expansion is complete. This increase of 5 to 10 day-treatment students will not have a significant adverse impact on the transportation infrastructure within this suburban area of Orange County, due to the arrival and departure of the students via private bus transportation.

Parking. The proposed expansion of the Kaplan Center has given the McQuade Foundation the opportunity to reconfigure and streamline the internal campus roadway and increase the amount of existing parking. The existing 25 spaces will be augmented with an additional 81 spaces, bringing the on-site total to 106 parking spaces. Upon consultation with the project sponsor and architect, the Town of New Windsor, in their letter of June 15, 2005, determined that the proposed project did not require any variances.

The 44 students that reside at the McQuade campus are not of driving age, and will not occupy nor need parking. The approximately 50 students that commute to McQuade are bused to the school, and will not require parking. The total staff currently employed at the site is 70 individuals, with that amount potential reaching 85 employees. The 106 parking spaces include four spaces designated for recreational or "pool use." Overflow parking for school events is also available for a minimum of 50 vehicles on-site. The 106 spaces meets the requirements as set forward in the Town of New Windsor Code §300-60, Item 22, as well as §300-60, Item 24 as modified based on no student driving load.

As part of the parking improvements, the past issue of non-compliant handicapped parking has also been resolved. A total of 5 handicapped-compliant parking spaces will be provided within the reconstructed parking areas. The handicapped spaces will also be moved closer to the entrances they serve for improved access. As part of this improvement, large curb ramps or areas of depressed curb are proposed to eliminate steps and tripping hazards.

Based on the foregoing, the proposed project would not create a significant impact to parking on the McQuade campus, and would in fact increase current available parking spaces for parents, guardians, visitors, and staff, while rectifying the deficiency in handicapped accessible

spaces and safe, fluid vehicular movement throughout the campus. The proposed project will not create a significant adverse impact on parking in the area surrounding the McQuade Foundation's campus.

Traffic. Impacts to public transportation and pedestrian circulation will be minimal. The main roadway serving the campus is Blooming Grove Turnpike, which is a generally free-flowing, 2-lane primary roadway, with one-lane of travel heading east and west. Since the McQuade campus is located within a suburban environment, the surrounding community also utilizes this roadway. On a daily basis the proposed Kaplan Center addition will not have a significant impact on traffic volumes on Blooming Grove Turnpike. It is expected that the renovated and expanded educational building will not cause an increase in trips to the site. McQuade currently requires the transport of 40 students to the site from outside school districts, with an expected increase of 5 to 10 students. The amount of traffic to and from the site will remain the same, as the additional students will be arriving from the same school district base already transporting students to the McQuade site.

The New York State Department of Transportation (NYSDOT) requires a State Highway Work Permit for any curb cuts and/or work within the Blooming Grove Drive (New York State Route 94) right of way. An application and final site plan for the driveway entrance and exit should be forwarded to the NYSDOT's Local Residency as soon as possible to initiate the requisite review process.

With the proposed project, there would be minor increases in traffic volumes in the immediate area of the entrance to the McQuade site due to constructions vehicles and workers accessing the site, coupled with the proposed reconfiguration of the existing McQuade entrance off of Blooming Grove Turnpike. Upon commencement of construction activities, there may be minor disruptions to traffic flow on segments of Blooming Grove Turnpike immediately adjacent to the project site, but these disruptions will be short in duration and will end upon the completion of construction of the proposed project.

There will be no long-term impacts to the surrounding roadway in the area of the project. It is anticipated that the proposed project will contribute minimally to A.M. and P.M. peak-hour trip generations. Street capacities would be sufficient to accommodate these construction related increases. There will be no significant adverse impact to the area's roadways, which will adequately handle any minimal increase resulting from the proposed project.

Historic Resources and Archeological Resources. The proposed project was reviewed by DASNY in accordance with the State § 14.09 Preservation Laws and relevant implementing regulations. Consultation has been made with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The OPRHP, in their letter of August 11, 2004 (OPRHP Project Number 04PR02634; attached), noted, "*...it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.*" Likewise, it is the opinion of DASNY that the proposed project

would have no impact upon cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

For Further Information:

Contact Person:	Jack D. Homkow Director Office of Environmental Affairs
Address:	Dormitory Authority of the State of New York One Penn Plaza, 52nd Floor New York, New York 10119-0098
Telephone: Fax:	(212) 273-5033 (212) 273-5128

Copies of This Notice Sent to:

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Supervisor
Town of New Windsor
555 Union Ave
New Windsor, New York 12553

Mr. James Petro, Jr.
Chairman
Town of New Windsor Planning Board
555 Union Ave
New Windsor, New York 12553

Mr. Richard P. Walker
Executive Director
McQuade Children's Services
Box 4064
New York State Route 94
New Windsor, New York 12553

The Honorable William J. Larkin, Jr.
New York State Senator
39th Senatorial District
1093 Little Britain Rd
New Windsor, New York 12553

The Honorable Nancy Calhoun
New York State Assemblymember
96 Assembly District
1002 World Tradeway
Stewart International Airport
New Windsor, New York 12553

The Honorable Edward A. Diana
Orange County Executive
Orange County Government Center
255 Main Street
Goshen, New York 10924

Mr. A. Alan Seidman
Orange County Legislative Chairman
Orange County Government Center
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Camo Pollution Control
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Mr. Robert Dennison
Director
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Eleanor Roosevelt State Office Building
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Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or immeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether the impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☒ **A.** The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore, **a negative declaration will be prepared**.

☐ **B.** Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in Part 3 have been required, therefore, **a CONDITIONED negative declaration will be prepared.** *

☐ **C.** The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore, **a positive declaration will be prepared**.

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

McQuade Foundation – *Construction and Renovation of the Kaplan School Academic Center*
Name of Action

Dormitory Authority of the State of New York
Name of Lead Agency

Jack D. Hornkow
Name of Responsible Officer in Lead Agency

Director, Office of Environmental Affairs
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

July 11, 2005
Date

Robert S. Derico, R.A.
Environmental Manager

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

STATE ENVIRONMENTAL QUALITY REVIEW
ENVIRONMENTAL ASSESSMENT FORM
PART I — PROJECT INFORMATION

(Prepared by Project Sponsor)

NOTICE: This document is designed to assist the Dormitory Authority in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, including Parts A through E, and submit documents required. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review.

It is expected that completion of the EAF—Part I will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance. For further information regarding the Dormitory Authority's State Environmental Quality Review (SEQR) procedures, in general, or for assistance with the Environmental Assessment Form—Part I, you may contact a member of the Dormitory Authority's SEQR and Historic Preservation Unit. **(Note: A separate EAF—Part I must be completed for each separate site or building.)**

Name of Action Campus School Project 853 Schools Program		
Location of Action (Include Street Address, Municipality and County) 623 Route 94 Town of New Windsor Orange County		
Name of Applicant/Sponsor (and contact person) McQuade Foundation		Business Telephone 845-561-0436
Address PO Box 4064		
City/PO New Windsor	State N.Y.	Zip Code 12553
Name of Owner (if different) Same		Business Telephone
Address		
City/PO	State	Zip Code
Description of Action: Approximately 22,000 sq. feet new construction and renovation of approximately 9000 sq. feet of existing campus school, repair and new construction of existing road system. Addition and renovations to existing school		

(Revised 12/00)

Please Complete Each Question—Indicate N/A if Not Applicable

BACKGROUND INFORMATION

1. The predominant facility type (use) existing on the site is school and cottages. The number of separate buildings existing on the site is 9. The total square footage of existing structures is 39,996. The total number of structures to be demolished is 1. The total square footage of buildings to be demolished is 2,500.

2. The total number and stories of new additions will be 1 and 2, respectively. The use of the newly constructed additions is school. The total square footage of new additions is 22,000

3. The total number and stories of separate new buildings will be na and _____, respectively. The use of each newly constructed building is _____. The total square footage of each new building is _____

4. The uses of buildings or areas proposed for renovations are school. The total square footage of renovations is 9,000. The date(s) of construction of the building(s) to be renovated are 1989

5. The number of separate project sites is 1. The size of each site in acres is 220. The site is in the ☐ Village ☒ Town or ☐ City of New Windsor which has a population of 22,866. The total size of the project site will increase by 0 acres or decrease by 0 acres as a result of the proposed project.

6. The total construction cost for the proposed project is $8,100,000. The total number of dwelling units or beds will change from 9 to 8 upon project completion. Remove old barn

7. List the project architect's name, company, address, and telephone number:
The Thomas Group 80 State Street, Albany, NY 12207
Garret Hamlin 518-434-3133 Fax: 518-434-3095

8. List the general contractor's or construction manager's name, company, address, and telephone number: The Thomas Group Same as #7

9. List the environmental consultant's name, company, address, and telephone number:
DeGraf, Foy, Holt-Harris, Kunz & Devine - Robert Biggerstaff
90 State Street, Albany, NY 12207 518-462-5300

10. Identify the specific Dormitory Authority program and funding amount for which this application has been made: 853 Schools Program $8,100,000

A. SITE DESCRIPTION

1. Attach a project location map (e.g., appropriate portion U.S. Geological Survey quadrangle map or equivalent) indicating existing property boundaries and dimensions, topography, roads, and major structures. SEE EAF-PART I ATTACHMENT A1A, A1B, A1C, A1D

2. Present land use(s) of project sponsor's site:

a. ☐ Urban ☒ Suburban ☐ Rural
b. ☐ Residential ☒ Institutional ☐ Commercial ☐ Industrial ☐ Agricultural
☐ Forest ☐ Parkland ☐ Manufacturing ☐ Other: Specify School
c. Specific uses now on project site are (e.g., hospital with separate parking garage) Special Ed School

d. Site has been used as above since 1951 (year)

3. Past land use(s) of project sponsor's site (if known): Residential Estate

4. Indicate below how the project sponsor's site will change as a result of the action proposed.

APPROXIMATE ACREAGE	CURRENTLY		AFTER COMPLETION	
Meadow or Brushland (Non-agricultural)		acres		acres
Forested	12.1	acres	12.1	acres
Agricultural (includes orchards. cropland, pasture, etc.)		acres		acres
Wetland (Freshwater or Tidal as per Articles 24, 25, or ECL)		acres		acres
Water Surface Area		acres		acres
Unvegetated (rock, earth or fill)		acres		acres
Roads, and other paved surfaces	3	acres	3.25	acres
Buildings (ground floor coverage)	4	acres	4.25	acres
Other (indicate type) LAWN	3	acres	2.5	acres
Totals	22.1	acres	22.1	acres

5. Attach a neighborhood map showing major land uses within a one-mile radius of the project site. The map should identify roads, transportation facilities, institutions (including military bases), residential areas (and their character), parks and recreational facilities, major commercial areas, industrial/manufacturing facilities (including factories, energy production plants, public or private landfills, incinerators, gas stations, waste treatment facilities). SEE EAF PART I - ATTACHMENT A5

a. The uses of the properties directly adjoining and across the street from the proposed project site are: Residential

6. Is project substantially contiguous to, or contain, a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No. If yes, describe the condition that applies:

7. Is project substantially contiguous to, or contain a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No. If yes, describe the condition that applies:

8. What is predominant soil type(s) on the project site? SXC, Swartswood Soil

a. Soil drainage: ☐ Well drained (____% of site); ☒ Moderately well drained (100 % of site); ☐ Poorly drained (____% of site).
b. Has the project site been significantly filled? ☐ Yes ☒ No. If yes, what are the nature and origins of the fill materials?

c. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See NYCRR 370).

9. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

a. What is depth to bedrock? 6 - 10 (in feet).

10. Approximate percentage of proposed site with slopes: 0-10% 8.75 %; 10-15% 9.25 %; 15% or greater 3.25 %

11. What is the depth of the water table? 3 - 6 (in feet)
Source of information: soil survey of Orange County, N.Y. USDA

12. Is site located over a primary, principal, or sole source aquifer (as designated by the U.S. Environmental Protection Agency)? ☐ Yes ☒ No. Identify:

13. Do hunting, fishing, or shell fishing opportunities currently exist in the project area? ☐ Yes ☒ No

14. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No. According to:
Identify each species:

15. Is there any visible evidence of possible groundwater or soil contamination on the proposed or any adjacent sites (e.g., stressed vegetation, stained soil, discolored surface water, foul odors, leaking containers)? ☐ Yes ☒ No. If yes, describe:

16. Are there any aboveground or underground tanks for storage of fuel or liquid waste products currently on the site? ☒ Yes ☐ No. If yes, describe storage capacity and product stored for each tank and attach the NYSDEC Bulk Storage Registration Certificate (if applicable) in accordance with 6 NYCRR Part 612: 2 500 gallon #2 Home heating fuel - no permit required

17. Are any new aboveground and/or underground storage tanks proposed? ☐ Yes ☒ No. If yes, describe storage capacity and products to be stored for each new tank:

18. Are there any unique or unusual land forms on the project site (i.e., cliffs, dunes, other geological formations) ☐ Yes ☒ No. If yes, describe:

19. Is the project site currently used by the community or neighborhood as an open space or recreation area? ☐ Yes ☒ No. If yes, describe:

20. Does the project site include scenic views known to be important to the community? ☐ Yes ☒ No. If yes, describe view and identify character of view or vista:

21. Streams within or contiguous to project area: None

a. Name of stream and name of river to which it is tributary: N/A

22. Are any lakes, ponds, wetland areas within or contiguous to project area? ☐ Yes ☒ No.

a. Name _____ b. Size (in acres) _____

23. Is site served by existing public utilities? ☒ Yes ☐ No.

a. Which will be used to service this project? ☒ Electricity ☒ Gas ☒ Water ☐ Steam ☐ Storm sewer ☒ Sanitary sewer ☐ Other (Describe)

b. Attach name, address and telephone numbers for each utility company or authority to service proposed project. See attached EAF PART I - ATTACHMENT A23b

c. Will public or private improvements be required to allow connections? ☐ Yes ☒ No.

24. Will any utilities necessary to support the project be provided exclusively on-site; or will any public utilities be supported by on-site facilities (e.g., sanitary sewage treatment facility, stormwater retention basin, cogeneration plant, etc.)? ☐ Yes ☒ No.

25. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Sections 303 and 304? ☐ Yes ☒ No. If yes, describe:

26. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? (Contact regional NYSDEC office to verify). ☐ Yes ☒ No. If yes, describe:

27. Has the project site or any sites within a ½-mile radius of the project site ever been used for storage or disposal of solid or hazardous waste? (Contact regional NYSDEC office to verify). ☐ Yes ☒ No. If yes, identify:

28. Is the site located in a coastal area as defined in 19 NYCRR Part 600 (Waterfront Revitalization and Coastal Resources Policies and Procedures)? ☐ Yes ☒ No. If yes, identify:

B. PROJECT DESCRIPTION

1. **Attach a site plan of proposed new site development and/or renovation which indicates proposed new site boundaries, topography, structures, buildings to be altered, dimensions and heights, new roads and parking, power or incineration structures, storm drainage structures, utilities, etc.** SEE EAF PART I - ATTACHMENT B1, B1A, B1B, B1C

2. Total contiguous acreage owned or controlled by project sponsor: 22.1 acres.

3. Project acreage to be developed: 7 acres initially; 7.5 acres ultimately.

4. Project acreage to remain undeveloped: 14.5 acres. (See page 3)

5. Project will occupy 1,100 linear feet of frontage along a public thoroughfare. Name of thoroughfare: Route 94 (BLOOMING GROVE TURNPIKE)

6. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No. Maximum numbers of trips generated by proposed action in A.M. and P.M. peak hours, respectively: No generation of additional trips

7. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No.

8. Will the proposed project result in a demand for additional parking? ☐ Yes ☒ No.

9. The number of off-street parking spaces existing: 25; proposed: 81 (106 TOTAL) (DASNY REVISION)

10. The number of loading (service and delivery) berths existing is 1; proposed 1

11. Will the project require any state or local permits for curb cuts or traffic signalization? ☒ Yes ☐ No. If yes, describe:
Existing Blooming Grove Turnpike entrance will be narrowed to aide the revised traffic circulation pattern, correcting the current ingress/egress conflict.

12. Has a traffic or parking study been done? ☐ Yes ☒ No. (If yes, submit a copy with this SEQR application.)

13. If residential, number and type of housing units: na

	One-Family	Two-Family	Multiple-Family
Existing			
Proposed			

If hospital, health-related, or nursing facility, the number of beds existing_____; proposed_____

14. Dimension (in feet) of largest proposed structure 45' 0" height; 110' width 150' length

15. How much natural material (i.e., rock, earth, etc.) will be removed from the site? none tons/cubic yards. How much fill will be imported onto the site? _____ tons/cubic yards. Origin _____

16. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A.

a. If yes, for what intended purpose is the site being reclaimed?_____
b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No.
c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No.

17. How many acres of vegetation (trees, shrubs, ground cover) will be removed from site? .4 acres.

18. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☒ No. Identify:

19. The anticipated period of construction (including demolition): six months
Starting date Fall 2004; completion date Summer 2005

20. If multi-phased: N/A Construction planned to be all one phase
a. Total number of phases anticipated_____
b. Anticipated date of commencement Phase I: _____ month _____ year
c. Approximate completion date of final phase: _____ month _____ year

d. Is Phase I functionally necessary to subsequent phases? ☐ Yes ☐ No.
e. What work will be completed in each phase? _____

21. Will blasting occur during construction? ☐ Yes ☒ No.

22. Number of jobs generated: during construction 50; after project is complete 0.

23. Number of jobs eliminated by this project: 0.

24. Will project require relocation of any people, businesses, or facilities? ☐ Yes ☒ No.
If yes, explain: _____

25. What types and amounts of liquid waste will be discharged as a result of the operation of the proposed project? ☒ Sanitary sewage; 1,425 gpd; ☐ Industrial waste; gpd.
a. For each type that will not go into a permitted municipal system, indicate whether effluent will be discharged into surface or groundwaters. If surface, name water body into which it will be discharged: Sanitary Sewage _____
Industrial Waste _____
b. Indicate status of any discharge permits required for liquid waste disposal or attach permits: _____

26. Will the surface area of an existing water body increase or decrease as a result of the proposed? ☐ Yes ☒ No. If yes, explain:

27. Is project or any portion of project located in a 100-year floodplain? ☐ Yes ☒ No. In a coastal high hazard area? ☐ Yes ☒ No.

28. What are the components of the proposed stormwater disposal system and their locations:
Connection to town system On-site detention likely to be required

a. What are the design criteria used? _____
b. Who administers stormwater management requirements in your locality? _____

29. Will the project generate solid waste? ☒ Yes ☐ No.

a. If yes, what is the amount generated per month? 2 tons.
b. Identify the name and location of the solid waste facility to be used:
Town of New Windsor
c. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No.
If yes, explain: _____
d. Will the project generate any solid waste due to demolition of existing structures? ☒ Yes ☐ No.
If yes, what is the approximate amount to be taken off-site?
3 ton demolition of existing barn

30. Will the project involve disposal of solid waste? ☐ Yes ☒ No.

a. If yes, what is the anticipated rate of disposal? _____ tons/month.
b. If yes, what is the anticipated site life? _____ years.

31. Will the project generate any hazardous, toxic or infectious waste either during construction or operation of facility? ☐ Yes ☒ No.

    a. If yes, what types (e.g., PCBs, asbestos, radiological, medical, infectious, etc.)?_____

    b. If yes, what is the anticipated rate of disposal? _____ tons/month.
    c. Is the applicant operating an on-site incinerator? ☐ Yes ☒ No.
    d. For applicants utilizing an off-site incineration facility, identify final disposal location: _____

32. Will project use herbicides or pesticides? ☐ Yes ☒ No. If yes, identify:

33. Will project routinely produce odors (more than one hour per day? ☐ Yes ☒ No.

34. Will project contain any new stationary sources of air emissions (e.g., boiler, laboratory vents, etc.)? ☒ Yes ☐ No. If yes, describe:
    Residential high efficiency - gas fired boiler

35. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No.

36. Will project result in an increase in energy use? ☒ Yes ☐ No. If yes, indicate type(s) and percentage (%) increase over existing use in the applicable service area: See attached

37. If water supply is from wells, indicate pumping capacity na gallons/minute.

38. Total anticipated water usage per day: 1425 gallons/day.

39. Does the project sponsor have knowledge of any environmental liens or government notifications relating to past or current violations of environmental laws with respect to the proposed project site or any facility on it? ☐ Yes ☒ No. If yes, explain:_____

40. Does project involve any local, state or federal funding other than the Dormitory Authority? ☐ Yes ☒ No. If yes, explain sources and amounts:_____

41. Approvals/Permits Required. (Attach Copies of Approvals/Permits Received or Applications submitted. Please be sure to include environmental permits for: underground and aboveground storage tanks, waste haulers, wetlands, stream disturbance, SPDES, etc.):

	Permit/Approval Type	Submittal/Approval Dates	Specific Approval Agency
City, Town, Village Board			
City, Town, Village Planning Board			
City, Town Zoning Board	pending		
City, County Health Department.			
Other Local Agencies	SPDES		DEC

Regional Agencies			
State Agencies	Funding		DASNY
State Education (SEE EAF-PART I ATTACHMENT B41)	see attached		
Federal Agencies			

IMPORTANT: For each agency approval needed or received, attach a list of the full agency name, address, telephone number and contact person.

C. ZONING AND PLANNING INFORMATION

1. Please attach a local zoning map showing zoning districts in the project area and environs and a copy of the zoning regulations (or applicable portion) pertaining to the proposed project site.
SEE EAF PART I - ATTACHMENT A5, C1A & C1B

2. Does proposed action involve a planning or zoning decision? ☐ Yes ☒ No. If yes, indicate specific decision required: ☐ zoning amendment; ☐ zoning variance; ☐ special use permit; ☐ subdivision; ☐ site plan; ☐ new/revision of master plan; ☐ resource management plan; ☐ other (identify): _____

3. What is the present zoning classification(s) of the site? R4 SUBURBAN Residence Dist.
Indicate block and lot numbers: 37-1-49

4. What is the maximum potential development of the site if developed as permitted by the present zoning? Units and/or floor area: R4 allowable uses include schools and campus dormitories

5. What is the proposed zoning of the site? R4

6. What is the maximum potential development of the site if developed as permitted by the proposed zoning? Units and/or floor area: R4 FLOOR AREA (20% OF SITE) = 192,535 SF +/-

7. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No.

8. If zoning variance is required, specify reason: ☐ height, ☐ density, ☐ bulk, ☐ setback, ☐ parking, or ☐ other. na

9. What are the predominant land use(s) and zoning classifications within a ¼-mile radius of proposed action? C, R4, PO, NC, CL1, R3, P1
(SEE EAF PART I - ATTACHMENT A5 & A5A)

10. Is the proposed action compatible with adjoining, surrounding land uses within a ¼-mile radius? ☒ Yes ☐ No.

11. If the proposed action requires the subdivision of land, how many lots are proposed? What are the lot sizes proposed? 2 TO BE DETERMINED

12. Will proposed action require any authorization(s) for the formation or extension of sewer or water districts? ☐ Yes ☒ No. Identify district: _____

13. Will the proposed action create an increased demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No. If yes, which services: _____

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No.
b. If capacity insufficient, explain how increased demand will be met: _____

14. Do you know of any public controversy related to potential adverse environmental impacts associated with your proposal? ☐ Yes ☒ No. If yes, describe: _____

Identify any groups or organizations opposed to project based on potential adverse environmental impacts grounds: _____

D. INFORMATIONAL DETAILS

Attach any additional information as needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

a. If an environmental determination has been made previously in conjunction with an approval by another government agency, submit for review all materials related to that determination: the written determination (i.e., Negative Declaration, Conditional Negative Declaration, or Positive Declaration), any Draft or Final Environmental Impact Statement, Findings Statement, environmental audit report, or permit application(s).

b. Attach appropriate portion of applicable Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map (FIRM)" with the project boundaries located on that map.

c. Attach any cultural resources impact determination made so far by, or evidence of prior consultation with, the New York State Office of Parks, Recreation & Historic Preservation (OPRHP). If a project review impact determination letter has been previously issued by the OPRHP include a copy of that letter with this EAF. **(A project review impact determination letter is required for all projects wholly or partially funded or undertaken by the Dormitory Authority in accordance with the State Historic Preservation Act of 1980.)**

E. VERIFICATION

I certify that the information provided above is true to the best of my knowledge.

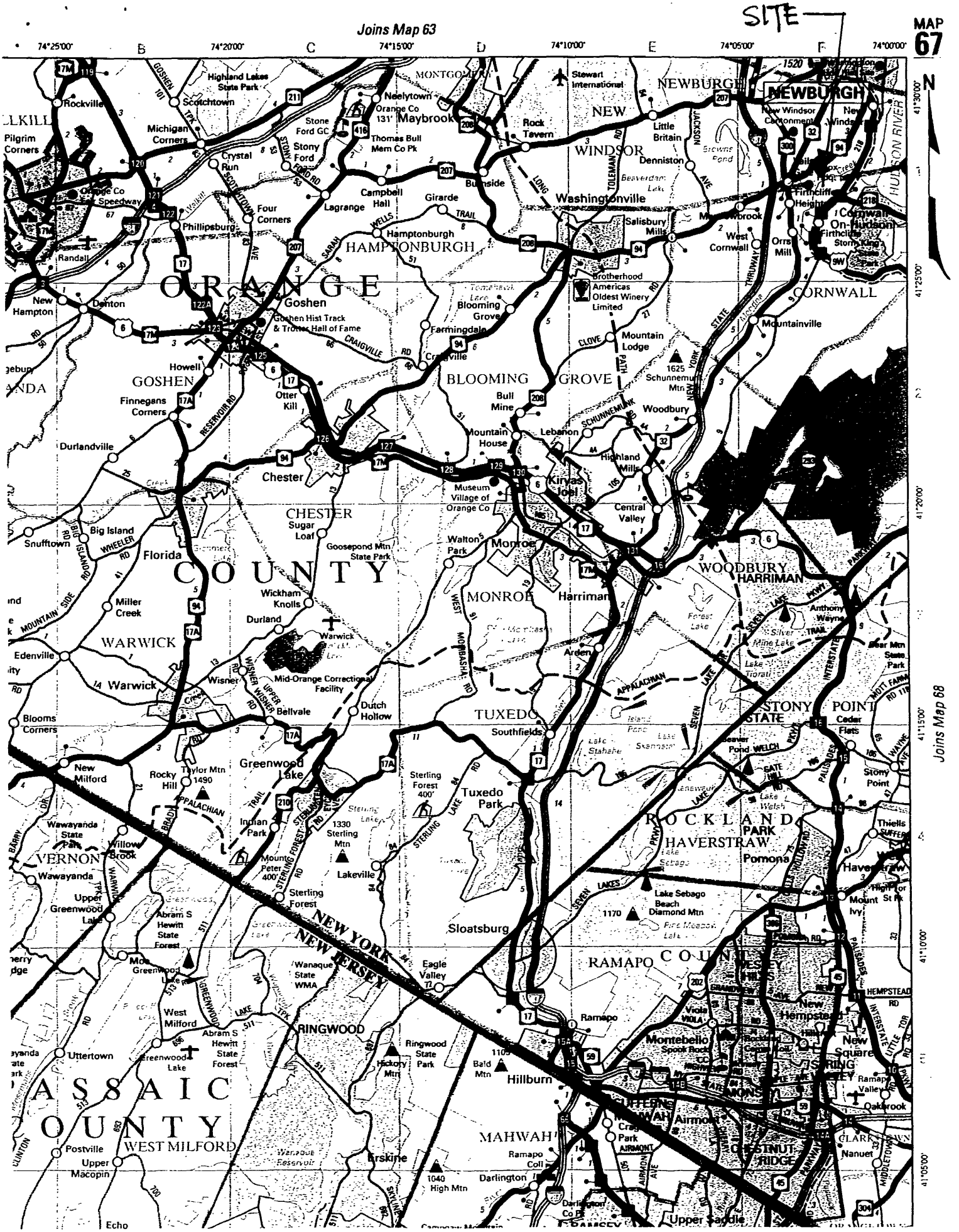
Applicant/Project Sponsor Name McQuade Foundation

Authorized Representative's Name Robert E. Flowers

Representative's Title Director of Finance

Signature of Applicant or Authorized Representative _____

Date 4-22-04



EAST PART II - ATTACHMENT A1A

Yahoo! My Yahoo! Mail

YAHOO! Get Local Maps

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New User? Sign Up

Search the web

ART INSTRUCTION SCHOOLS

Are You an Artist?
Get our FREE Art Test Click Here

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Maps | Driving Directions Create My Locations

Printable Version | Email Map | Link to this Map

New Windsor, NY 12553

Change Location | Save this Address | Driving Directions: To this location or From this location

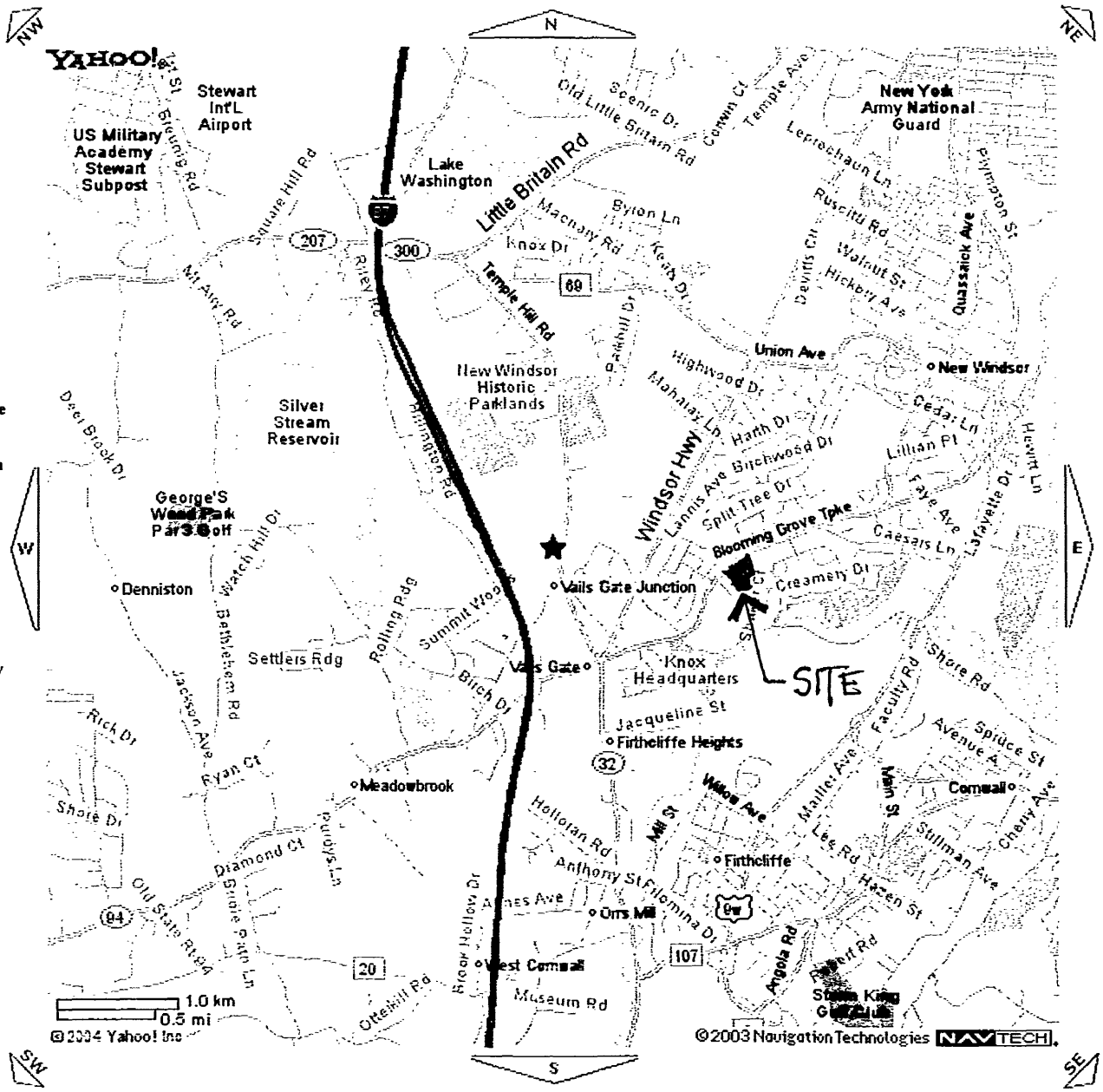
Zoom
In
1
2 street
3
4 city
5
6
7
8 state
9
10
country
Zoom
Out

Make
Map
Smaller
Clicking on Map:

Zoom in & Re-Center

Re-Center Only

Map Legend



SmartVie
See Location
Food &
Mexica
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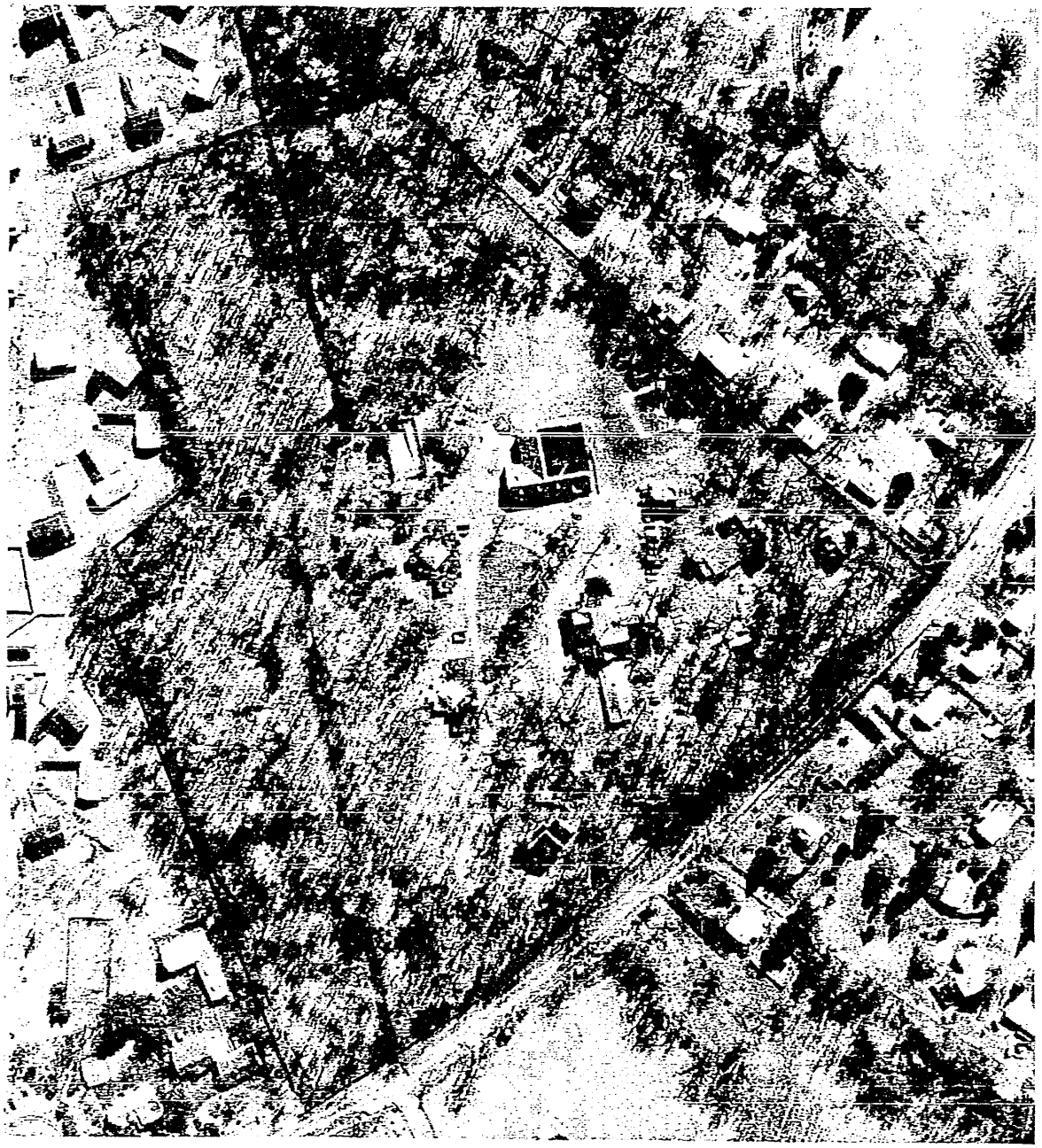
Shoppi
Travel
Financi

Maps Smart

Tell us what

EAF PART II - ATTACHMENT 1 A B

ORANGE COUNTY
TOWN OF NEW WINDSOR
SECTION 37, BLOCK 1, LOT 49.
DEED 1441, PAGE 534 RECORDED 10/4/57

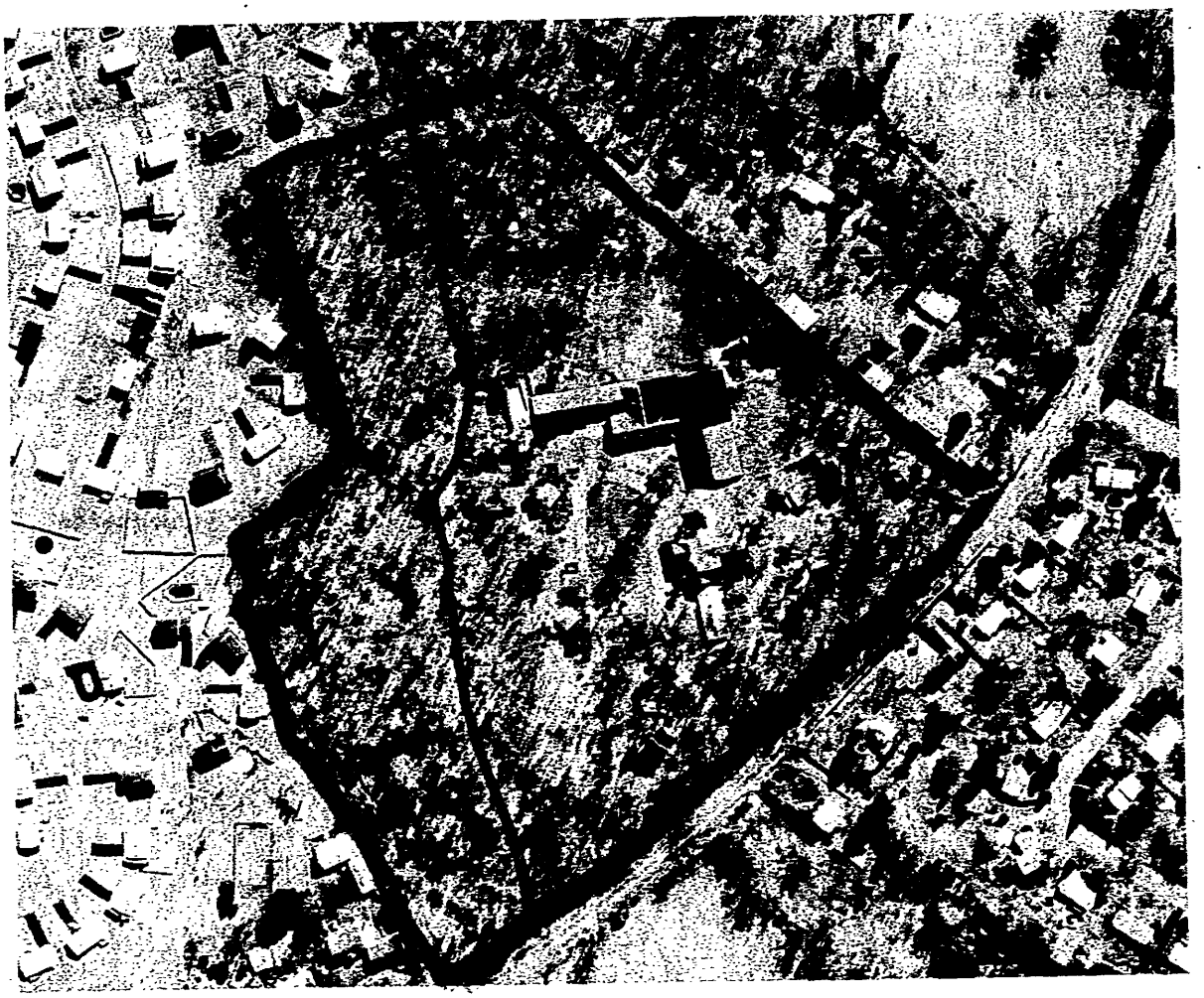


Aerial Photograph of Existing Site

221 ACRES APPROX 1,000 SQFT RD FRONTAGE.
GREEN = EXISTING RIGHT OF WAY (TOWN)
ORANGE = APPROX PROPERTY LINES

Thomas Associates
Architects + Engineers PC

KAE DAOTP ATTACHMENT #1C.



Aerial Photograph of Proposed Site

Thomas Associates
Architects + Engineers PC

EAF PART I - ATTACHMENT A1D

SITE DATA

TOTAL # OF PARKING SPACES (INCLUDING HC) = 106

TOTAL # OF HC PARKING SPACES = 5

APPROX. TOTAL BUILDING SQ. FOOTAGE = 55,590

KEY

(#) NUMBER OF PROPOSED PARKING SPACES

[#] APX. BLDG. SQUARE FOOTAGES

HC PROPOSED HANDICAPPED PARKING SPACES

1 Proposed Site Plan
1" = 100'

Proj. No.:	5095
Date:	4/15/05
Drawn By:	PGB
Drawing No.:	PK-1

Rev.:	Date:	Description:

Thomas Associates
Architects + Engineers
A TETRA TECH COMPANY

McQuade Children's Services

Proposed Site Layout

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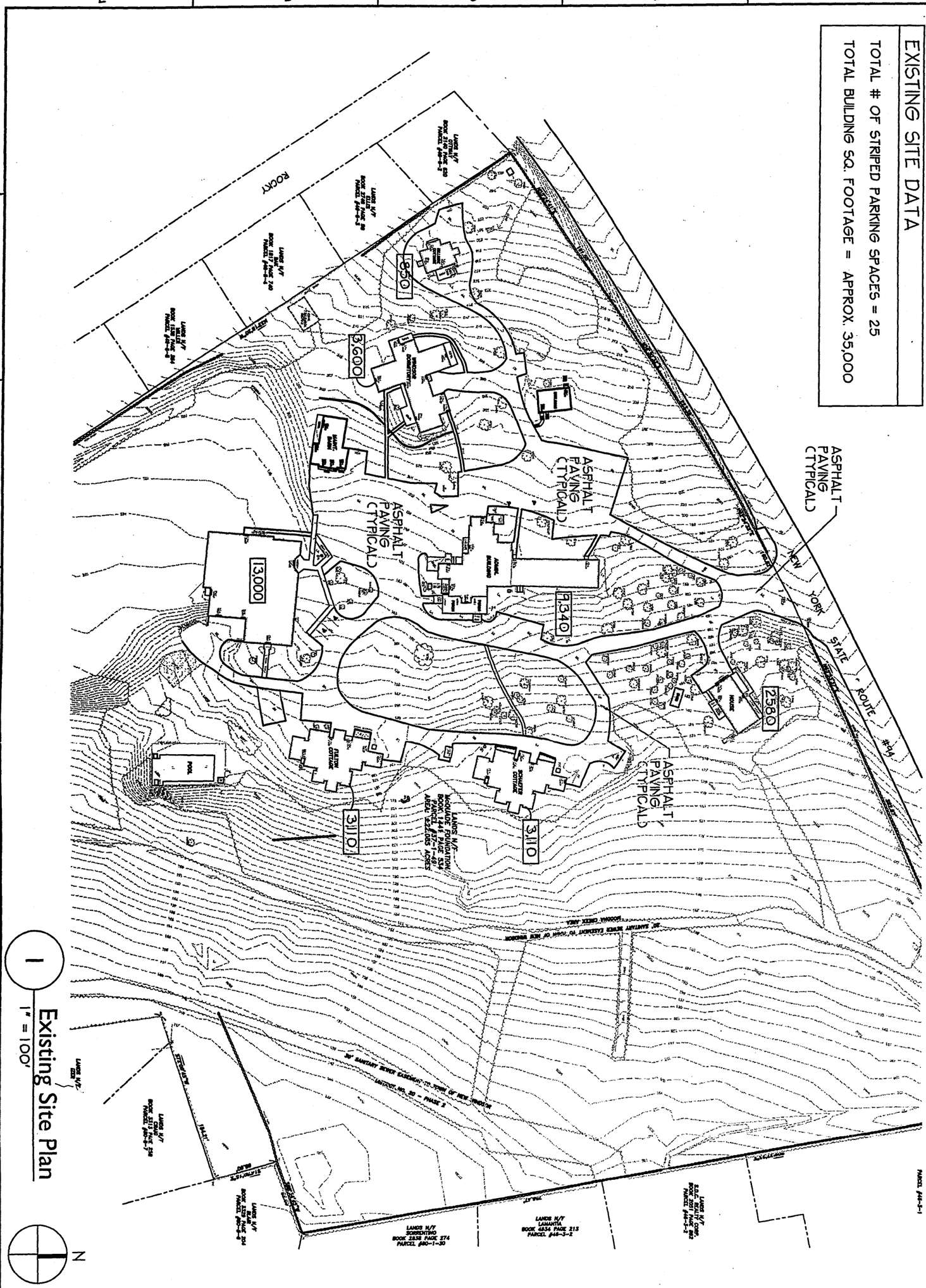
J:\5095\LAND\Civil\5095PK-2.dwg, 4/15/2005 1:55:33 PM, pgb



1 Existing Site Plan
1" = 100'

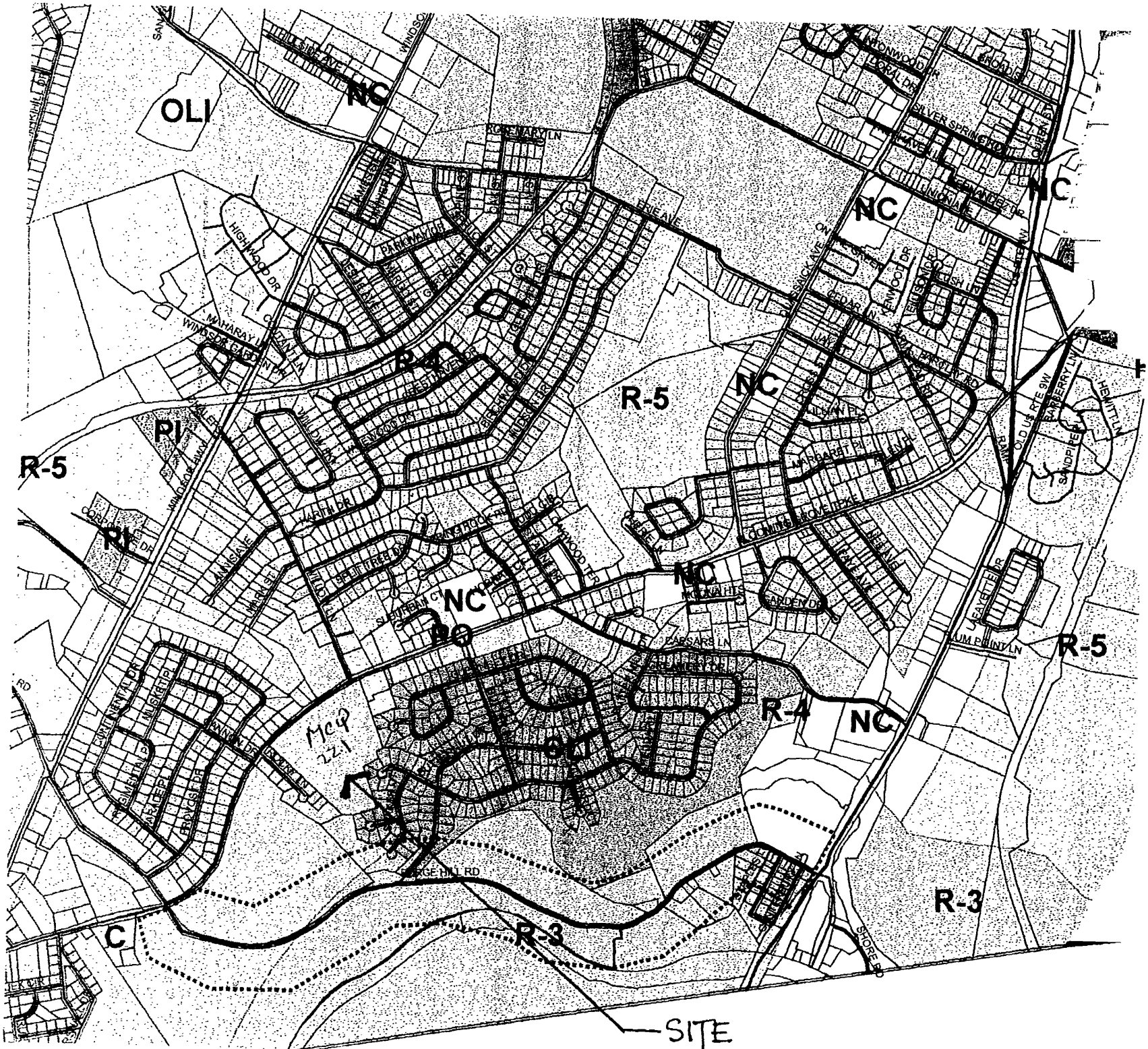
Thomas Associates
Architects + Engineers
A TETRATECH COMPANY

Rev.:	Date:	Description:

Proj. No.: 5095
Date: 4/15/05
Drawn By: PGB
Drawing No.: PK-2

McQuade Children's Services

Existing Site Layout


OLI
NC
R-4
R-5
PI
C
R-3
McP 22.1
SITE
ROSEMARY LN
HIGHWOOD DR
WINDSOR
PARKWAY DR
WESTVIEW DR
WILDWOOD DR
MAHARAY LN
WINDSOR PARK LN
MARTIN DR
SUNSET TREE DR
SUNSAGE AVE
CONTINENTAL DR
FRANCIS DR
GEORGE HILL RD
SUTTON CT
PARSARS LN
COMMERCE TURNPIKE
SILVER SPRING RD
FRIE AVE
KENWOOD DR
CEDAR LN
HEWITT LN
SANDPIPER
LAFAYETTE DR
SHORE RD
OLD US RTE 9W

EAF PART P

ARTICLE II Zoning Districts and Zoning Map

§ 300-3. Districts established. [Amended 11-20-1996 by L.L. No. 7-1996; 4-7-1999 by L.L. No. 2-1999; 6-7-2000 by L.L. No. 3-2000]

A. There are hereby established, and the Town of New Windsor is divided into, classes of districts listed below:

Symbol	Title
R-1	Rural Residential
R-2	Open Space Residential
R-3	Suburban Residential (including two-family)
R-4	Suburban Residential (excluding two-family)
R-5	Multiple-Family Residential
NC	Neighborhood Commercial
C	Design Shopping
OLI	Office and Light Industry
PI	Planned Industrial
AP	Airport
AP-1	Airport-1
PO	Professional Office
CL-1	Cluster

McQuade Children's Services
New Windsor, NY 12553

23B. Electric & Gas

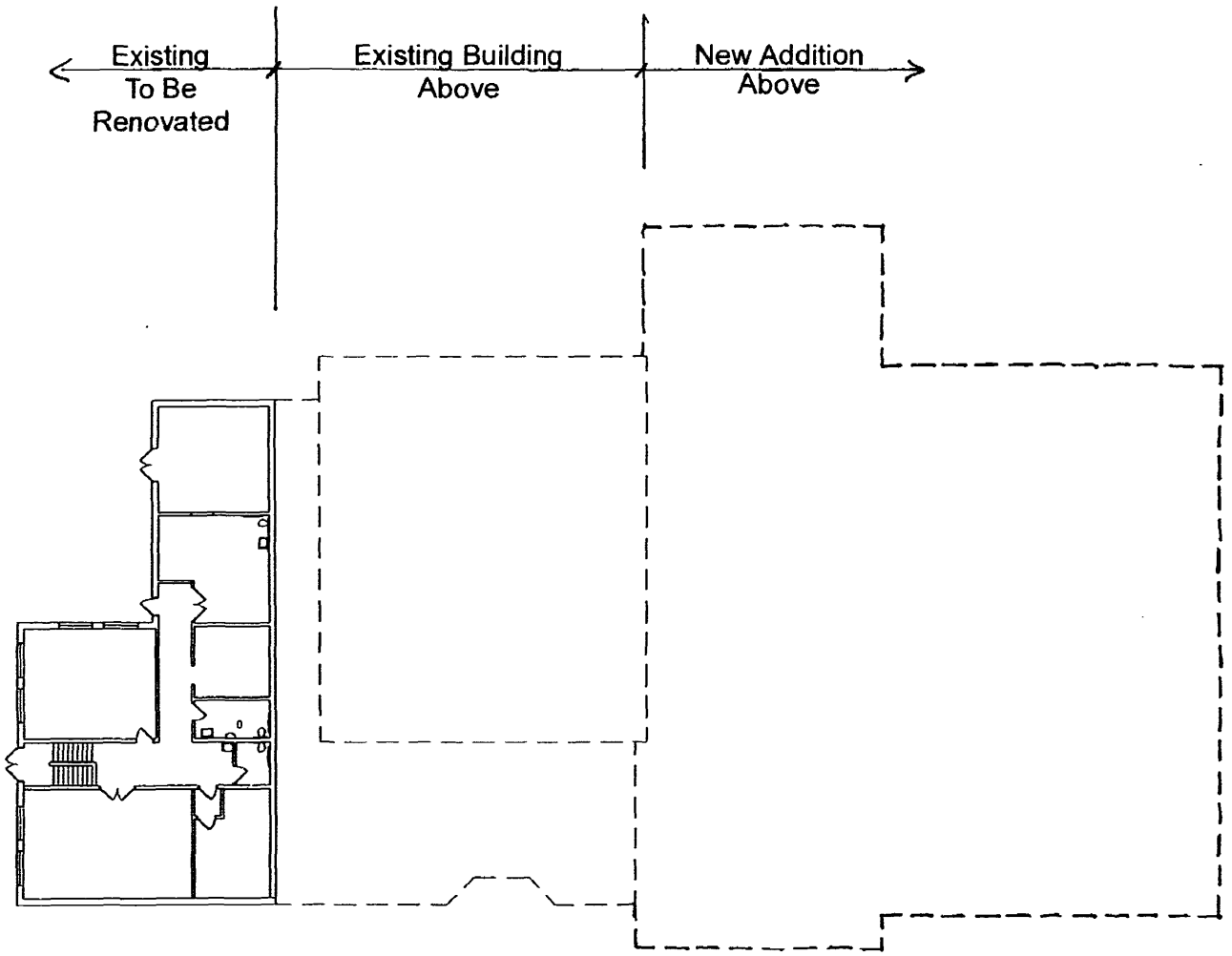
Central Hudson Gas and Electric Corp.
284 South Avenue
Poughkeepsie, NY 12601
845-452-2700

Water & Sewer

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
845-563-4627

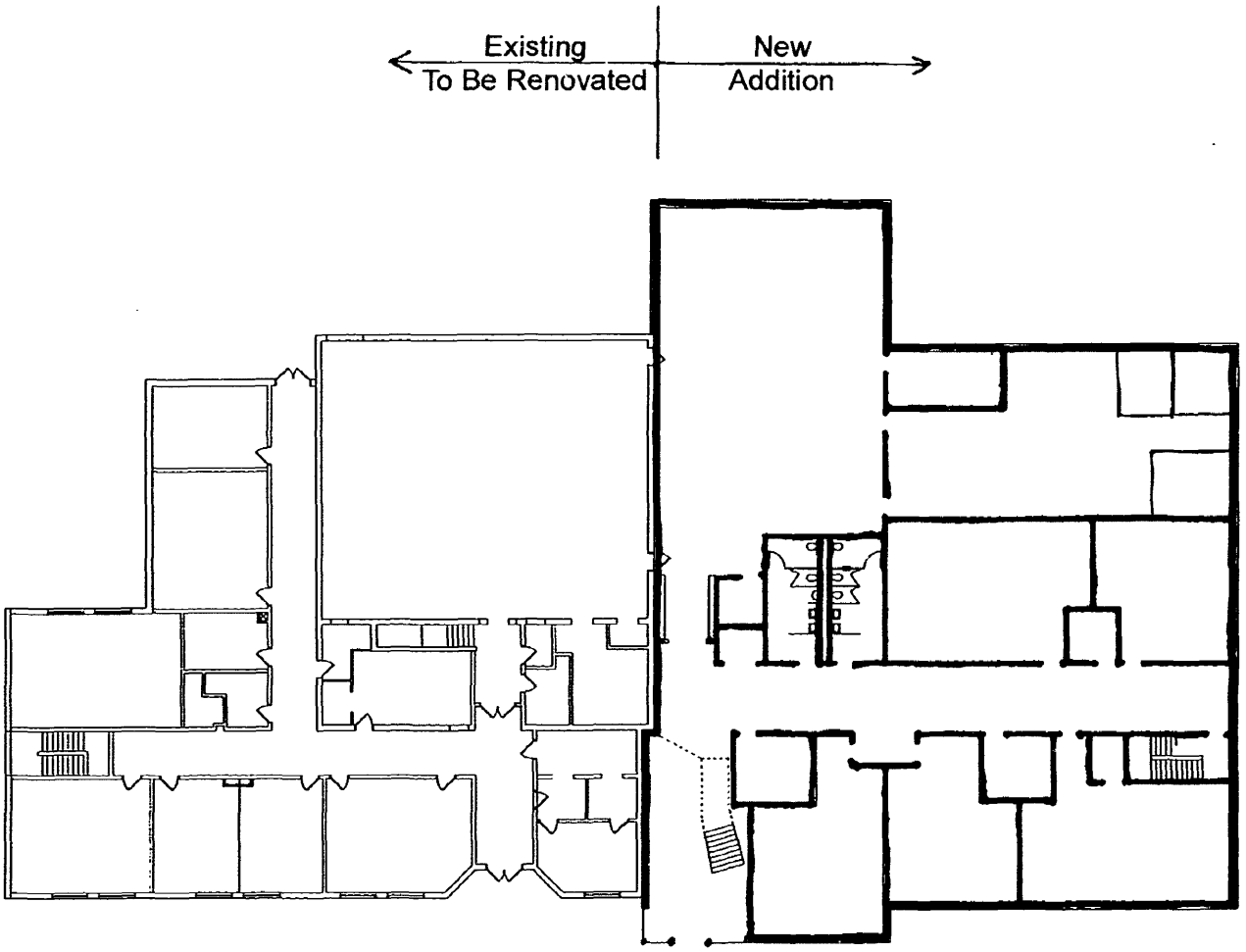
36. Increase in fuel and electrical use typical demand for this type of facility

EAF PART I ATTACHMENT A 23b



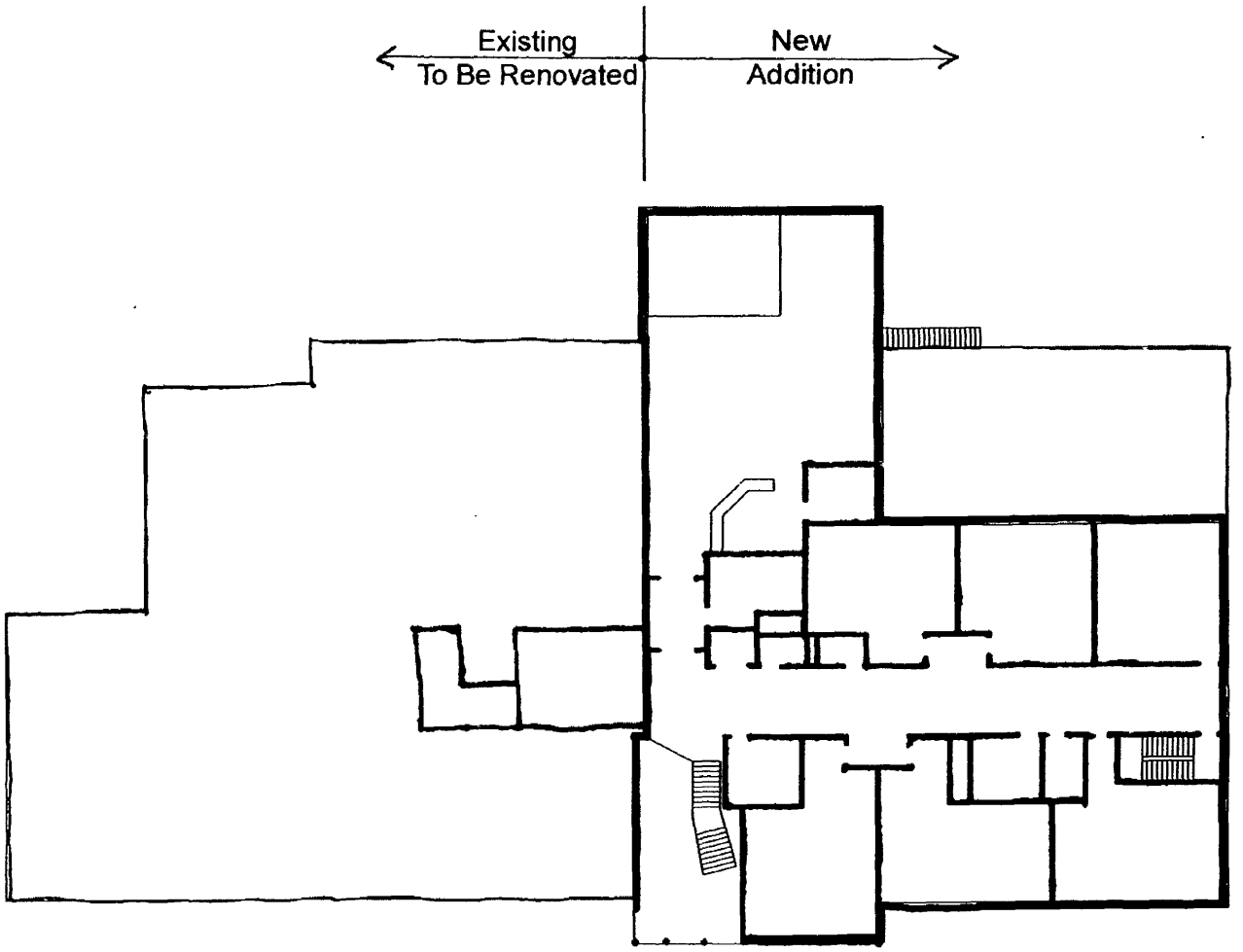
3 **Basement**
no scale

Thomas Associates Architects + Engineers A TETRA TECH COMPANY			Proj. No.: 5095
			Date: 5/17/04
	Rev.:	Date:	Drawn By: gch
McQuade Children's Services			Drawing No.:
Kaplan School			A3
Conceptual Plan			



1 First Floor
no scale

Thomas Associates Architects + Engineers A TETRATECH COMPANY			Proj. No.: 5095
			Date: 5/17/04
	Rev.:	Date:	Drawn By: gch
McQuade Children's Services			Drawing No.:
Kaplan School			A1
Conceptual Plan			



2 Second Floor
no scale

Thomas Associates Architects + Engineers A TETRA TECH COMPANY			Proj. No.: 5095
			Date: 5/17/04
	Rev.:	Date:	Drawn By: gch
McQuade Children's Services			Drawing No.:
Kaplan School			A2
Conceptual Plan			

FAX 518-257-3100.
Bob DERICO

RECEIVED DEC 29 2003

THE STATE EDUCATION DEPARTMENT / THE UNIVERSITY OF THE STATE OF NEW YORK / ALBANY, NY 12234

Special Education Program Services and Reimbursement Bureau: Thomas Hamel, Chief

- Rate Setting Unit
http://www.nysed.gov/psru/paruhome.htm
- Medicaid Services Unit
http://www.stacnt.nysed.gov/medicaid/services.htm
Room 304 EB
Phone: (518) 474-3227 FAX: (518) 486-3608

- STAC and Special Aide for Students with Disabilities Unit
Room 514 EB
Phone: (518) 474-7116 Fax (518) 402-5047
http://www.nysed.gov/sms/stac

December 18, 2003

Mr. Richard Walker
Executive Director
McQuade Foundation
P.O. Box 4064
New Windsor, NY 12550

Dear Mr. Walker:

I am writing to inform you that your agency's application for the capital construction/renovation project, to be financed from the future sale of bonds through the Dormitory Authority of the State of New York has been granted preliminary approval. During the preliminary approval process, the State Education Department and the New York State Division of the Budget reviewed the application, made modifications, and approved the project in principle.

At this time, your school may begin developing final plans and specifications that include the conditions listed in the attached Project Assurances. Such final plans and specifications should be submitted to the Dormitory Authority and your local building code enforcement agency. (The NYS Education Department - Bureau of Facilities Planning acts as the local building code authority for Special Act School Districts only.)

We will be providing the Dormitory Authority with the required documentation, including the Department's and Division of the Budget's preliminary approval documents. You may begin a dialogue with the Dormitory Authority as soon as you find it feasible to do so.

Please note that before any construction/renovation work can begin, a building permit must be obtained from your local building code authority. Upon issuance, a copy of the building permit, along with a copy of the final project plans must be submitted to the NYS Education Department-Rate Setting Unit. Additionally, please be advised that this notice does not imply that the Dormitory Authority has approved a financing transaction to finance the project. You will be responsible for providing information to the Dormitory Authority so it may structure a proposed financing transaction which will need to pass through various other approval processes related to Dormitory Authority financing.

Please sign and return the enclosed Project Assurances to the Rate Setting Unit if you wish to proceed with your project. Upon receipt of these assurances, a copy will be forwarded to the

EAF Part I ATTACHMENT B41

Dormitory Authority with the preliminary approval documents. If you have any questions, please contact Margaret Gibson at (518) 486-2910 or Nellie Goutos at (518) 486-2688.

Sincerely,

Thomas Hamel

Thomas Hamel, Chief

TH:MG:pe
Enclosure

cc: Cheryl Ishmael, Dormitory Authority
Richard Lasky, Department of Social Services
Dr. Rebecca Cort

NYS EDUCATION DEPARTMENT
PROGRAM SERVICES REIMBURSEMENT UNIT
REVISED PROJECT ASSURANCES

ATE December 18, 2003

Agency Name: McQuade Foundation

Project Description: Construction of School Building Additions and Renovation of Existing Facility

We acknowledge preliminary approval of our capital project and agree with the terms and conditions set forth below:

1. Final project plans will be developed consistent with plans which have been reviewed and approved by the New York State Education Department and the New York State Division of The Budget. A copy of the final building plans and the building permit will be submitted to the Rate Setting Unit prior to beginning any construction/renovation work.

2. The Rate Setting Unit will establish a separate Capital Project Part I tuition rate.

3. The school will bill all appropriate placement agencies (or individuals in the case of private placements) and will remit payments as required.

4. The total approved project cost, which will be funded by a loan from the Dormitory Authority through the sale of tax exempt bonds, cannot exceed $8,100,000, including the costs of the transaction.

5. Dormitory Authority financing will not be used for the following components which were included as part of the application:

- Swimming Pool
- Landscaping Expenses exceeding $110,000.
- Square footage deleted from proposed project as listed below
  - Room 3 – Time Out Room – 147 square feet
  - Room 19 – Academic Remediation – 178 square feet
  - Room 136 – Academic Remediation – 199 square feet
  - Basement Commons Area – 500 square feet
  - Multi-Use/Cafeteria Space – 2512 square feet
  - Room 105A – Food Service Manager's Office – 15 square feet
  - Room 107A – Music Instructor's Office – 55 square feet
  - Entrance Way/Lobby Area – 300 square feet
  - Room 110 – Clerical – 224 square feet
  - Room 110 C – Supervising Teacher's Office – 42 square feet
  - Room 110 D – Guidance Counselor's Office – 59 square feet
  - Room 110E – Principal's Office – 40 square feet
  - Room 108 – Conference Room – 317 square feet
  - Room 117C – Psychologist Office – 24 square feet
  - Room 128 – Interview Room – 133 square feet
  - Nurse's Office – 199 square feet
  - Room 111 – Main Office – 106 square feet
  - IEP Group Therapy Room – 287 square feet
  - Room 126 – Therapy Office – 33 square feet
  - Room 130 – Therapy Office – 33 square feet
  - First Floor Community Area – 500 square feet
  - Performing Arts Classroom – 286 square feet
  - Behavior Skills Classroom – 450 square feet
  - Computer lab – 321 square feet

- Furniture and Equipment exceeding $35,000.
- Incidental costs exceeding 25% of Building Construction costs.
- Architect/Engineering fees in excess of 8%

6. Dormitory Authority financing will not be used for construction contingencies exceeding 5% of new construction costs and 10% of renovation costs.

7. Reasonable legal fees incurred in connection with the approved capital project may be included in the approved capital project cost. However, to the extent such legal fees are in excess of the amount permitted by tax law to be paid from bond proceeds, these costs will become the responsibility of the school. Legal fees that are ineligible for payment through bond proceeds may be eligible for State reimbursement within the operating tuition rate subject to the Reimbursable Cost Manual and the non-direct care screen.

8. Any use of the facility for non-educational purposes, including use by the residential agency and/or any outside organizations, will require prior approval by the Dormitory Authority and if approved, an appropriate rental fee must be charged. Such revenue must be reported as offsetting revenue on appropriate financial reporting forms.

Signature: _____ Date: _____
Executive Director

MAY-3-2004 09:51 FROM:MCQUADE 8455615720 TO:15182573100 P:5/5

Table of Use/Bulk Regulations
Suburban Residential (R-4)
Town of New Windsor
Part 1
[Added 3-5-1986 by L.L. No. 1-1986; amended 4-7-1999 by L.L. No. 2-1999; 10-3-2001 by L.L. No. 4-2001; 7-3-2002 by L.L. No. 5-2002; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	A	B	C	D	E	F	G	H	I	J	K	L
	Uses Permitted by Right	Uses by Special Permit of the Planning Board	Minimum Lot Area (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	The following commercial agriculture operations and accessory uses thereto, provided that there shall be no storage of manure or other odor- or dust-producing substance or use, except spraying and dusting to protect vegetation, within 50 feet of any lot line:		5 acres	200	100	50/100	50	50	40	N/A	N/A	20
1(a)	Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries.											
2	Buildings, structures and uses owned and operated by the Town of New Windsor.											
3	Commercial forestry.[1]		5 acres									
4	Recreational facilities subject to § 300-19.[1]											
5	Places of worship, including parish houses.[1]		3 acres	125	45	20/40	50	70	35	N/A		25
6	One-family dwellings, not to exceed 1 dwelling on each lot (regardless of the availability of central water or central sewer).	1. Convalescence facility without central sewer and central water[1] 2. Home professional office as defined in § 300-89.[1]	43,560	125	45	20/40	50	70	35	N/A	1,200	20

Notes:
[1] Planning Board site plan approval required; refer to use regulations.
[2] Special permit by the Town Board required.
[3] Subject to expansion by the Planning Board in connection with site plan approval.

EAF PART II - ATTACHMENT C1A

Table of Use/Bulk Regulations
Suburban Residential (R-4)
Town of New Windsor
Part 2
[Added 3-5-1986 by L.L. No. 1-1986; amended 4-7-1999 by L.L. No. 2-1999; 10-3-2001 by L.L. No. 4-2001; 7-3-2002 by L.L. No. 5-2002; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	A	B	C	D	E	F	G	H	I	J	K	L
	Uses Permitted by Right	Uses by Special Permit of the Planning Board	Minimum Lot Area (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
		3. Annual membership clubs providing recreation facilities subject to § 300-19.[1]	5 acres	200	100	50/100	50	50	40	N/A	N/A	20
		4. Cemeteries.[1] 5. Reservoirs.[1]	10 acres	300	100	100/200	100	100	18	N/A		20
		6. Private schools and colleges and other educational institutions, other than trade and technical schools.[1] 7. Philanthropic or eleemosynary institutions, hospitals or sanitoriums for general medical care.[1]	20 acres	300	100	100/200	100	100	50	N/A	N/A	20
		8. Senior citizen housing.[1,2]	Refer to § 300-18.									

Notes:
[1] Planning Board site plan approval required; refer to use regulations.
[2] Special permit by the Town Board required.
[3] Subject to expansion by the Planning Board in connection with site plan approval.

EAF PART I - ATTACHMENT C1B

April 15, 2005

Thomas Associates
Architects + Engineers

The Thomas Group
215 The Commons
Ithaca, New York 14850
Phone (607) 277 - 7100
Fax (607) 277 - 1410
pgb@TheThomasGroup.com

Mr. Mark J. Edsall, P.E. 895-567-3100
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

Re: **Additions and Alterations to:**
McQuade Children's Services
Parking Requirements
T+ Project Number 5095

Dear Mark:

Attached please find the following information regarding the above named project:

- **Drawing PK-1 – Proposed Site Layout Plan,** showing the proposed parking layout and parking counts
- **Drawing PK-2 – Existing Site Layout Plan,** showing the existing pavement plan
- Table showing a comparison of the four options in the New Windsor Town Code for parking requirements which potentially apply to this project (300-60, Items 22 & 24)

Please note that in the existing condition there are twenty-five striped parking spaces; however, on-site there are often additional cars that are randomly parked at various locations around the site, in a sometimes chaotic fashion.

McQuade Children's Services is proposing to complete a capital project, with the following goals:

- An adequate number of new parking spaces to satisfy the Town regulations and the projected needs of the staff and visitors of the complex. (As the students are not of driving age, no student parking is required.)

- An orderly parking layout that is clearly marked.

- A new circulation pattern that increases safety of the students and other pedestrians.

- Accessible parking spaces in accordance with ADA guidelines.

- Reuse of the existing pavement as much as possible to keep the project within budget.

ADDITIONS & ALTERATIONS TO
McQUADE CHILDREN'S SERVICES
T+ PROJECT NO. 5095
DATE: APRIL 15, 2005

Thomas Associates
Architects + Engineers
215 The Commons
Ithaca, New York 14850

PARKING REQUIREMENTS – BASED ON TOWN OF NEW WINDSOR CODE SECTION 300-60

Existing and Future Populations of School

1. Total Student Population (**No students drive to school – all are full time residents or are bussed to and from site**)
   a. Existing — 84 students
   b. Future — 94 students

2. Total Staff Population
   a. Existing — 70 staff members
   b. Total Staff Population – Future — 85 staff members

3. Total Facility Building Square Footage (Apx.)
   a. Existing — 35,590 SF
   b. Future — 55,590 SF

300-60-Item# 22 – Schools (Non-Adult): one for each 12 seats for students or one for each four seats in auditoriums, whichever is greater.

1. One parking space for each 12 student seats : 94 students (future) ÷ 12 = — 8 parking spaces

2. One parking space per four Auditorium Seats (Multi-Purpose Room / Cafeteria) : 167 ÷ 4 = — 42 parking spaces

Greater = **42 parking spaces required**

300-60 Item# 24 – Schools of Special or Private Instruction: one space per each student, plus one space per employee, or one space per 200 square feet of total floor area, as determined by the Planning Board.

3. One space per each student, plus one space per employee : 94 students(future) + 85 (future) staff = 179 parking spaces
   -OR-
   As no students drive to school anticipated need would be for 85 (future) staff = **85 parking spaces**
   -OR-
4. One space per 200 square feet of total floor area : 55,590 (apx.) square feet ÷ 200 = 278 parking spaces

-OR-

<u>300-60 Item# 8 – Recreational areas with no buildings</u>: four spaces per acre.

5. (4) new spaces have been incorporated in the new parking lot scheme designated for "pool use". **4 parking spaces**

<u>Parking Analysis Summary:</u>

One hundred and six parking spaces are planned for the developed site (see attached drawing PK-1) this figure includes four designated spaces for "pool use".
Overflow parking for school events is also available for a minimum of an additional 50 spaces on site.
One hundred and six spaces meets the requirements set forward in the Town code 300-60,22 as well as 300-60,24 as modified based on no students of driving age.

(8) Recreation areas with no buildings: four spaces per acre.

(9) Recreation areas with buildings: four spaces per acre of outdoor use, plus spaces as determined by the parking requirements for the building use, including but not limited to retail stores, restaurants and eating and drinking establishments (if permitted).

(10) Fraternal, social and annual membership clubs: one space for each 300 square feet of building area in membership use, plus additional spaces as determined by the Planning Board for other accessory or principal uses.

(11) Hunting preserve (as approved by the New York State Department of Environmental Conservation): one space per each two acres.

(12) Boat docks, marinas and related clubhouses: one for each two slips, plus the use of the building or clubhouse.

(13) Summer colonies and vacation campgrounds: one for five guests of the colony or one for each campsite.

(14) Buildings or open stands for the display of agricultural products: one for each five feet of front wall of such stand or 300 square feet of floor space, whichever is greater.

(15) Hospitals, sanitoriums, and philanthropic and eleemosynary institutions: one space for each two beds, plus five spaces for each operating room and clinic suite.

(16) Medical and dental clinics: one space per 175 square feet of total floor area.

(17) Convalescence facility and nursing homes: one space per each four beds, plus one space per employee.

(18) Undertaking establishments and funeral homes: 30 spaces per parlor or chapel.

(19) Cemeteries: off-street standing area to accommodate 50 automobiles.

(20) Railroad, public utility, radio and television transmission antennas and essential services: minimum one space, or one space per 300 square feet of building area or one space per employee, as determined by the Planning Board.

(21) Churches and other places of worship: one space per each three-person seating capacity.

(22) Schools (non-adult): one for each 12 seats for students or one for each four seats in auditoriums, whichever is greater.

(23) Day-care centers: one space per employee, plus one space per five children. A turnaround shall be provided so that no vehicle is required to exit the facility by backing onto a public road.

(24) Schools of special or private instruction: one space per each student, plus one space per employee, or one space per 200 square feet of total floor area, as determined by the Planning Board.

Rec'd 2-11-05 (RS)

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
ELEANOR ROOSEVELT STATE OFFICE BUILDING
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603-2594

ROBERT A. DENNISION, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

PLANNING AND PROGRAM MANAGEMENT

February 8, 2005

Mr. Robert S. Derico, Environmental Manager
Office of Environmental Affairs
Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

RE: STATE ENVIRONMENTAL QUALITY REVIEW
McQUADE FOUNDATION CONSTRUCTION &RENOVATION
OF THE KAPLAN SCHOOL ACADEMIC CENTER
TOWN OF NEW WINDSOR
ORANGE COUNTY

[X] This Department has no objection to the Dormitory Authority of the State of New York assuming the role of lead agency for this action.

[ ] We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be reasonable.

[ ] If a Draft Environmental Impact Statement of Traffic Study is prepared for the proposed project, please forward a copy to us for review.

[X] Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work within the NYS Route 94 right-of-way. An application and final site plan for the driveway entrance and exit should be forwarded to this Department's local Residency, as soon as possible, to initiate the review process.

[X] Other: Local Residency information: Attn: Permits
C/o Ken Dodge P.E., Resident Engineer
NYS Transportation Department Residency 8-4
112 Dickenson Street
Newburgh, NY 12550

Very truly yours,

Michele Tillery
Civil Engineer I
845-431-7928

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

Bernadette Castro
Commissioner

August 11, 2004

Robert S. Derico, R.A.
Dormitory Authority of the State of New York
Office of Environmental Affairs
515 Broadway
Albany, New York 12207-2964

Re: DASNY/SEQRA
Kaplan School Academic Center Rehab
623 Route 94
New Windsor, Orange County
04PR02634

Dear Mr. Derico:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Ruth L. Pierpont
Director

RLP:bsa

An Equal Opportunity/Affirmative Action Agency
printed on recycled paper

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

15 June 2005

Mr. Robert Derico, R.A.
Dormitory Authority – State of New York
515 Broadway
Albany, New York 12207 - 2964

SUBJECT: McQUADE FOUNDATION SITE PLAN – T/NEW WINDSOR, NY.
SEQRA MATTER – SITE PLAN
(NWPB REF. NO. 05-18)

Dear Mr. Derico:

On June 3, 2005 the Town of New Windsor Planning Board received an application for Site Plan Approval and Special Permit for the subject project. The application was subsequently reviewed for the first time at the Board's meeting on June 8th.

I was recently provided with a copy of a letter dated May 18, 2004 with your signature, provided as a Lead Agency Coordination letter under the State Environmental Quality Review Act. It is somewhat perplexing that this letter was issued at a time when no application was before the Town Planning Board, and in fact over a year prior to any such application being made.

Notwithstanding the above, it is our understanding that DASNY has proceeded with SEQRA. As an involved agency under SEQRA, we request copies of all documents relative to the environmental review.

The Planning Board intends to proceed with the site plan and special permit application review and will consider any potential impacts as part of that review.

Very truly yours,

Mark J. Edsall, P.E. P.P.

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

cc: James Petro, Planning Board Chairman
Mr. Richard Walker, Exec. Dir., McQuade Svcs.

NW05-18-DASNY-SEQRA letter 06-15-05 .doc

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

15 June 2005

Mr. Robert Derico, R.A.
Dormitory Authority – State of New York
515 Broadway
Albany, New York 12207 - 2964

SUBJECT: McQUADE FOUNDATION SITE PLAN – T/NEW WINDSOR, NY.
ZONING COMPLIANCE REVIEW
(NWPB REF. NO. 05-18)

Dear Mr. Derico:

Please be advised that we have completed an initial review of the subject application currently before the Planning Board. Based on this initial review, it is our opinion that the application does not require any variances from the Town Zoning Code.

The Board's review of the site plan is currently ongoing.

If you have any questions concerning the above, please do not hesitate to contact the undersigned at your convenience.

Very truly yours,

Mark J. Edsall, P.E., P.P.

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

cc: James Petro, Planning Board Chairman
Mr. Richard Walker, Exec. Dir., McQuade Svcs.

NW05-18-DASNY Letter 06-15-05 .doc

Part 2 - PROJECT IMPACTS AND THEIR MAGNITUDE
Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form, the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible, the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a) Answer each of the 20 questions in PART 2. ANSWER Yes if there will be any impact.
b) Maybe answers should be considered a Yes answers.
c) In answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur, but threshold is lower than example, check column 1.
d) Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
e) If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.
f) If a potentially large impact checked in column 2 cam be mitigated by change(s) in the project to a small-to-moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
1. Will the proposed action result in a physical change to the project site? ☒ NO ☐ YES			
Examples that would apply to Column 2			
• Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area excess 10%.	☐	☐	☐ YES ☐ NO
• Construction on land where the depth to the water table is less than 3 feet.	☐	☐	☐ YES ☐ NO
• Construction of paved parking area for 1,000 or more vehicles.	☐	☐	☐ YES ☐ NO
• Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	☐	☐	☐ YES ☐ NO
• Construction that will continue for more than 1 year or involve more than one phase or stage.	☐	☐	☐ YES ☐ NO
• Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	☐	☐	☐ YES ☐ NO
• Construction or expansion of a sanitary landfill.	☐	☐	☐ YES ☐ NO
• Construction in a designated floodway.	☐	☐	☐ YES ☐ NO
• Other impacts _____	☐	☐	☐ YES ☐ NO
2. Will there be an effect to any unique or unusual land forms found the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES			
• Specific land forms:_____	☐	☐	☐ YES ☐ NO

IMPACT ON WATER

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
3. Will proposed action affect any water body designated as protected? (Under Articles 15,24,25 of the Environmental Conservation Law, ECL) ☒ NO ☐ YES			
Examples that would apply to column 2			
• Developable area of site contains a protected water body.	☐	☐	☐ YES ☐ NO
• Dredging more than 100 cubic yards of material from channel of a protected stream.	☐	☐	☐ YES ☐ NO
• Extension of utility distribution facilities through a protected water body.	☐	☐	☐ YES ☐ NO
• Construction in a designated freshwater or tidal wetland.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
4. Will proposed action affect any non-protected existing or new body of water? ☒ NO ☐ YES			
Examples that would apply to column 2			
• A 10% increase or decrease in the surface area of any body of water or more than a 10-acre increase or decrease.	☐	☐	☐ YES ☐ NO
• Construction of a body of water that exceeds 10 acres of surface area.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
5. Will Proposed Action affect surface or groundwater quality or quantity? Examples that would apply to column 2. ☒ NO ☐ YES			
• Proposed Action will require a discharge permit. **State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-02-01)**	☒	☐	☐ YES ☐ NO
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	☐	☐	☐ YES ☐ NO
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	☐	☐	☐ YES ☐ NO
• Construction or operation causing any contamination of a water supply system.	☐	☐	☐ YES ☐ NO
• Proposed Action will adversely affect groundwater.	☐	☐	☐ YES ☐ NO
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	☐	☐	☐ YES ☐ NO
• Proposed Action would use in excess of 20,000 gallons per day.	☐	☐	☐ YES ☐ NO
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	☐	☐	☐ YES ☐ NO
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	☐	☐	☐ YES ☐ NO
• Proposed Action will allow residential uses in areas without water and/or sewer services.	☐	☐	☐ YES ☐ NO
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ NO ☐ YES			
• Proposed Action would change flood water flows.	☐	☐	☐ YES ☐ NO

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
• Proposed Action may cause substantial erosion.	☐	☐	☐ YES ☐ NO
• Proposed Action is incompatible with existing drainage patterns.	☐	☐	☐ YES ☐ NO
• Proposed Action will allow development in a designated floodway.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
IMPACT ON AIR			
7. Will proposed action affect air quality? ☒NO ☐ YES			
Examples that would apply to column 2			
• Proposed Action will induce 1,000 or more vehicle trips in any given hour.	☐	☐	☐ YES ☐ NO
• Proposed Action will result in the incineration of more than 1 ton of refuse per hour.	☐	☐	☐ YES ☐ NO
• Emission rate of total contaminants will exceed 5 lbs. Per hour or a heat source producing more than 10 million BTU's per hour.	☐	☐	☐ YES ☐ NO
• Proposed Action will allow an increase in the amount of land committed to industrial use.	☐	☐	☐ YES ☐ NO
• Proposed action will allow an increase in the density of industrial development within existing industrial areas.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
IMPACT ON PLANTS AND ANIMALS			
8. Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES			
Examples that would apply to column 2			
• Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.	☐	☐	☐ YES ☐ NO
• Removal of any portion of a critical or significant wildlife habitat.	☐	☐	☐ YES ☐ NO
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES			
Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	☐	☐	☐ YES ☐ NO
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐	☐	☐ YES ☐ NO
IMPACT ON AGRICULTURAL LAND RESOURCES			
10. Will the Proposed Action affect agricultural land resources? ☒ NO ☐ YES			
Examples that would apply to column 2.			
• The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard orchard, etc.	☐	☐	☐ YES ☐ NO

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
• Construction activity would excavate or compact the soil profile of agricultural land.	☐	☐	☐ YES ☐ NO
• The proposed action would irreversible convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☐	☐	☐ YES ☐ NO
• The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., substance drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff)	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
IMPACT ON AESTHETIC RESOURCES			
11. Will proposed action affect aesthetic resources? ☒NO ☐ YES (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.) **Examples** that would apply to column 2			
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ YES ☐ NO
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐ YES ☐ NO
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ YES ☐ NO
• Other impacts:	☐	☐	☐ YES ☐ NO
IMPACTS ON HISTORIC AND ARCHAEOLOGICAL RESOURCES			
12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? ☒NO ☐ YES Examples that would apply to column 2			
• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐ YES ☐ NO
• Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ YES ☐ NO
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ YES ☐ NO
• Other impacts:	☐	☐	☐ YES ☒ NO
IMPACT ON OPEN SPACE AND RECREATION			
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? Examples that would apply to column 2 ☒ NO ☐ YES			
• The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ YES ☐ NO
• A major reduction of an open space important to the community.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
IMPACT ON CRITICAL ENVIRONMENTAL AREAS			
14. Will Proposed Action impact the exceptional or unique characteristics or a critical environment area (CEA) established pursuant to subdivision 6 NYCRR 617-(g)? ☒ NO ☐ YES List the environmental characteristics that caused the designation of the CEA. _____			
Examples that would apply to column 2			
• Proposed Action to locate within the CEA? **NO**	☐	☐	☐ YES ☐ NO
• Proposed Action will result in a reduction in the quantity of the resource? **NO**	☐	☐	☐ YES ☐ NO
• Proposed Action will result in a reduction in the quality of the resource? **NO**	☐	☐	☐ YES ☐ NO
• Proposed Acton will impact the use, function or enjoyment of the resource? **NO**	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
IMPACT ON TRANSPORTATION			
15. Will there be an effect to existing transportation systems? ☒ NO ☐ YES			
Examples that would apply to column 2			
• Alteration of present patterns of movement of people and/or goods.	☐	☐	☐ YES ☐ NO
• Proposed Action will result in major traffic problems.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO
IMPACT ON ENERGY			
16. Will proposed action affect the community's source of fuel or energy supply? ☒ NO ☐ YES			
• Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.	☐	☐	☐ YES ☐ NO
• Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO

NOISE AND ODOR IMPACTS	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES			
Examples that would apply to column 2			
• Blasting within 1,500 feet of a hospital, school or other sensitive facility.	☐	☐	☐ YES ☐ NO
• Odors will occur routinely (more than one hour per day)	☐	☐	☐ YES ☐ NO
• Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	☐	☐	☐ YES ☐ NO
• Proposed Action will remove natural barriers that would act as a noise screen.	☐	☐	☐ YES ☐ NO
• Other impacts:	☐	☐	☐ YES ☐ NO
IMPACT ON PUBLIC HEALTH			
18. Will proposed Action affect public health and safety? ☒ NO ☐ YES			
Examples that would apply to column 2			
• Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.	☐	☐	☐ YES ☐ NO
• Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)	☐	☐	☐ YES ☐ NO
• Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.	☐	☐	☐ YES ☐ NO
Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.			
Other impacts: _____	☐	☐	☐ YES ☐ NO
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD			
19. Will proposed action affect the character of the existing community? ☒ NO ☐ YES			
Examples that would apply to column 2			
• The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	☐	☐	☐ YES ☐ NO
• The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	☐	☐	☐ YES ☐ NO
• Proposed Action will conflict with officially adopted plans or goals.	☐	☐	☐ YES ☐ NO
• Proposed Action will cause a change in the density of land use.	☐	☐	☐ YES ☐ NO
• Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	☐	☐	☐ YES ☐ NO
• Development will create a demand for additional community services (e.g. schools, police and fire, etc.)	☐	☐	☐ YES ☐ NO
• Proposed Action will set an important precedent for future projects.	☐	☐	☐ YES ☐ NO
• Proposed Action will create or eliminate employment.	☐	☐	☐ YES ☐ NO
• Other impacts: _____	☐	☐	☐ YES ☐ NO

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☒ NO ☐ YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/19/2006

LISTING OF PLANNING BOARD**ACTIONS**

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

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
06/16/2006	PLANS STAMPED	APPROVED
03/22/2006	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS	APPR COND
03/08/2006	P.B. APPEARANCE - PUB HEARIN	CLOSE PH - RETURN
11/30/2005	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS - CORRECT BULK TABLES - CHECK FIRE . DISAPPROVAL - RETURN TO WORK SHOP	RET TO WS -
06/08/2005	P.B.APPEARANCE	RET TO WORK SHOP
05/18/2005	WORK SHOP	SUBMIT
04/20/2005	WORK SHOP	RETURN
03/23/2005	PRESUBMISSION - BOARD	RETURN TO WS
03/16/2005	WORK SHOP	RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/19/2006

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

	DATE-SENT	ACTION----------	DATE-RECD	RESPONSE----------
ORIG	06/03/2005	EAF SUBMITTED	06/03/2005	WITH APPLIC
ORIG	06/03/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/03/2005	LEAD AGENCY DECLARED	/ /	
ORIG	06/03/2005	DECLARATION (POS/NEG)	/ /	
ORIG	06/03/2005	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/03/2005	PUBLIC HEARING HELD	03/08/2006	CLOSED PH
ORIG	06/03/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	06/03/2005	PRELIMINARY APPROVAL	/ /	
ORIG	06/03/2005		/ /	
ORIG	05/01/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/13/2006

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/23/2005	P.B. MINUTES	CHG	60.50		
06/03/2005	REC. CK. #6263	PAID		750.00	
06/08/2005	P.B. ATTY. FEE	CHG	35.00		
06/08/2005	P.B. MINUTES	CHG	60.50		
11/30/2005	P.B. ATTY. FEE	CHG	35.00		
11/30/2005	P.B. MINUTES	CHG	33.00		
03/08/2006	P.B. ATTY. FEE	CHG	35.00		
03/08/2006	P.B. MINUTES	CHG	98.00		
03/22/2006	P.B. ATTY. FEE	CHG	35.00		
03/22/2006	P.B. MINUTES	CHG	28.00		
06/08/2006	P.B. ENGINEER FEE	CHG	2948.80		
06/12/2006	REC. CK. #1020	PAID		2618.80	
		TOTAL:	3368.80	3368.80	0.00

Paid 6/13/06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/13/2006

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

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/08/2006	2% OF 873,000. COST EST	CHG	17460.00		
06/12/2006	REC. CK. #1022	PAID		17460.00	
		TOTAL:	17460.00	17460.00	0.00

Received
6/13/06

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

RECEIPT
#482-2006

06/13/2006

Mcquade Foundation Dasny Project PB#05-18

Received $ 125.00 for Planning Board Fees, on 06/13/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/13/2006

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/08/2006	SITE PLAN APPROVAL FEE	CHG	125.00		
06/12/2006	REC. CK. #1019	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

P.B.#05-18 Approval fee

1019

McQUADE FOUNDATION 561-0436
NEW SCHOOL PROJECT
P.O. BOX 4064
NEW WINDSOR, NY 12553

50-7044-2219

DATE 6/8/06

PAY TO THE ORDER OF Town of New Windsor $ 125.00

One Hundred Twenty-five Dollars + 00/100 DOLLARS

Provident Bank
29 - NEWBURGH, NY 12550

FOR Approval fee #1

⑈001019⑈ ⑆221970443⑆ 100000014054⑈

P.B.#05-18 ESCROW

1020

McQUADE FOUNDATION
NEW SCHOOL PROJECT 561-0436
P.O. BOX 4064
NEW WINDSOR, NY 12553

50-7044-2219

DATE 6/8/06

PAY TO THE ORDER OF Town of New Windsor $ 2618.80

Two Thousand Six Hundred Eighteen Dollars + 80/100 DOLLARS

Provident Bank
29 - NEWBURGH, NY 12550

FOR Amount over Escrow Posted #2

⑈001020⑈ ⑆221970443⑆ 100000014054⑈

P.B. #05-18 2% Inspection fee

1022

McQUADE FOUNDATION
NEW SCHOOL PROJECT 561-0436
P.O. BOX 4064
NEW WINDSOR, NY 12553

50-7044-2219

DATE 6/8/06

PAY TO THE ORDER OF TOWN OF NEW WINDSOR $ 17,460.00

Seventeen Thousand Four Hundred Sixty 00/100 DOLLARS

Provident Bank
29 - NEWBURGH, NY 12550

FOR INSPECTION FEE 2% #3

⑈001022⑈ ⑆221970443⑆ 100000014054⑈

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

June 8, 2006

McQuade Foundation
P.O. Box 4064
New Windsor, NY 12553

ATTN: RICHARD WALKER

SUBJECT: P.B. #05-18 FEES DUE

Dear Mr. Walker:

Please find attached printouts of fees due for subject project.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....$	125.00
Check #2 – Amount over Escrow Posted.....$	2,618.80
Check #3 – 4% of $873,000.00 cost est. (inspection fee).$	~~34,920.00~~ 17,460.00

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

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

Very truly yours,

Myra Mason

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

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2006

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/08/2006	SITE PLAN APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2006

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/23/2005	P.B. MINUTES	CHG	60.50		
06/03/2005	REC. CK. #6263	PAID		750.00	
06/08/2005	P.B. ATTY. FEE	CHG	35.00		
06/08/2005	P.B. MINUTES	CHG	60.50		
11/30/2005	P.B. ATTY. FEE	CHG	35.00		
11/30/2005	P.B. MINUTES	CHG	33.00		
03/08/2006	P.B. ATTY. FEE	CHG	35.00		
03/08/2006	P.B. MINUTES	CHG	98.00		
03/22/2006	P.B. ATTY. FEE	CHG	35.00		
03/22/2006	P.B. MINUTES	CHG	28.00		
06/08/2006	P.B. ENGINEER FEE	CHG	2948.80		
		TOTAL:	3368.80	750.00	2618.80

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2006

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

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/08/2006	4% OF 873,000. COST EST	CHG	34920.00		
		TOTAL:	34920.00	0.00	34920.00

TOWN OF NEW WINDSOR

SITE PLAN FEES

SPECIAL PERMIT: (FLAT FEE) $250.00

APPLICATION FEE: $ 125.00
ESCROW: ($750.00 - $2,000.00) $_____

MULTI-FAMILY ESCROW: _____ UNITS @ $25.00 / UNIT $_____
(AFTER 40 UNITS)

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) $ 125.00

PLAN REVIEW – MULTI-FAMILY: $ 100.00
PLUS $25.00/UNIT $_____ TOTAL A & B: $_____

RECREATION FEE: (MULTI-FAMILY ONLY)

_____ UNITS @ $1,500.00 PER UNIT $_____

PERFORMANCE BOND / COST ESTIMATE AMOUNT $ 873,000.00

INSPECTION FEE:
2% PRIVATE IMPROVEMENTS $_____
4% PUBLIC IMPROVEMENTS $ 34,920.00

TO BE DEDUCTED FROM ESCROW: ESCROW POSTED: $_____

P.B. ENGINEER FEE $_____
P.B. ATTY. FEE $_____
MINUTES OF MEETING $_____
OTHER $_____
TOTAL DEDUCTION: $_____

REFUND: $_____
AMOUNT DUE: $_____

AS OF: 06/06/2006

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant) CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 5- 18

FOR WORK DONE PRIOR TO: 06/06/2006

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION---------	RATE	HRS.	DOLLARS TIME	EXP.	BILLED	BALANCE
5-18	304708	05/04/06	TIME	MJE	MC	THATE:McQUADE	115.00	0.30	34.50			
5-18	306360	05/15/06	TIME	MJE	MC	WALKER:McQUADE	115.00	0.20	23.00			
5-18	306364	05/15/06	TIME	MJE	MC	DAN T:McQUADE	115.00	0.30	34.50			
5-18	306366	05/16/06	TIME	MJE	MC	McQUADE REPS:ISSUES	115.00	0.30	34.50			
5-18	306367	05/16/06	TIME	MJE	MC	McQUADE COST EST/EMM	115.00	0.30	34.50			
5-18	306372	05/16/06	TIME	MJE	MC	EMC:McQUADE COST EST	115.00	0.30	34.50			
5-18	307074	05/16/06	TIME	EMM	MR	McQUADE GRADING:SWPP	99.00	0.50	49.50			
5-18	307081	05/17/06	TIME	EMM	MR	McQUADE GRADING:SWPP	99.00	0.50	49.50			
5-18	308127	05/22/06	TIME	EMM	MR	McQUADE EST RVSN	99.00	0.50	49.50			
									390.00			
5-18	306793	05/24/06				BILL 06-1236					-276.00	
											-276.00	
							TASK TOTAL		2948.80	0.00	-2800.30	148.50
							GRAND TOTAL		2948.80	0.00	-2800.30	148.50

AS OF: 06/06/2006

CHRONOLOGICAL JOB STATUS REP

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 5- 18

FOR WORK DONE PRIOR TO: 06/06/2006

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION---------	RATE	HRS.	TIME	EXP.	DOLLARS BILLED	BALANCE
5-18	283227	11/30/05	TIME	MJE	MC	PETRO:McQUADE	99.00	0.30	29.70			
									871.20			
5-18	279693	11/09/05				BILL 05-1526					-287.10	
5-18	284300	12/16/05				BILL 05-1815					-584.10	
											-871.20	
5-18	286018	01/04/06	TIME	MJE	WS	McQUADE S/P	115.00	0.60	69.00			
5-18	287662	01/11/06	TIME	MJE	MC	McQUADE-THOMAS MEMO	115.00	0.50	57.50			
5-18	291005	02/06/06	TIME	MJE	MC	EMC:McQUADE	115.00	0.30	34.50			
									161.00			
5-18	291661	02/17/06				BILL 06-544					-161.00	
											-161.00	
5-18	295088	03/06/06	TIME	MJE	MC	McQUADE S/P W/MM	115.00	0.20	23.00			
5-18	295091	03/06/06	TIME	MJE	MC	OCDP REFERRAL McQUAD	115.00	0.40	46.00			
5-18	295101	03/07/06	TIME	MJE	MR	McQUADE S/P	115.00	3.00	345.00			
5-18	294356	03/08/06	TIME	MJE	MM	PH held & closed	115.00	0.10	11.50			
5-18	295084	03/09/06	TIME	MJE	PM	McQUADE W/HWY SUPT	115.00	0.20	23.00			
5-18	295823	03/14/06	TIME	MJE	MC	TATE:McQUADE APP	115.00	0.30	34.50			
5-18	295801	03/15/06	TIME	MJE	WS	McQUADE	115.00	0.50	57.50			
5-18	296747	03/20/06	TIME	MJE	MR	McQUADE S/P RVW	115.00	1.00	115.00			
5-18	296750	03/21/06	TIME	MJE	MR	McQUADE S/P REVIEW	115.00	1.00	115.00			
									770.50			
5-18	296887	03/23/06				BILL 06-763					-540.50	
											-540.50	
5-18	299391	04/03/06	TIME	MJE	MC	TC/LM THATE RE:McQUA	115.00	0.20	23.00			
5-18	302886	04/26/06	TIME	MJE	MC	EMC:McQUADE	115.00	0.30	34.50			
									57.50			
5-18	300491	04/13/06				BILL 06-960					-253.00	
											-253.00	
5-18	304700	05/03/06	TIME	MJE	WS	McQUADE N/S	115.00	0.40	46.00			

AS OF: 06/06/2006

CHRONOLOGICAL JOB STATUS REP

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 5- 18

FOR WORK DONE PRIOR TO: 06/06/2006

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION---------	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
									DOLLARS			
5-18	254917	03/16/05	TIME	MJE	WS	MCQUADE SITE PLAN	99.00	0.40	39.60			
5-18	258479	04/20/05	TIME	MJE	WS	MCQUADE POOL	99.00	0.40	39.60			
5-18	258852	04/26/05	TIME	MJE	MC	MCQUADE MINUTA POOL	99.00	0.30	29.70			
5-18	259692	05/06/05	TIME	MJE	MC	TC/BALLARD RE MCQUAD	99.00	0.20	19.80			
5-18	260318	05/09/05	TIME	MJE	MC	EMC/MCQUADE	99.00	0.30	29.70			
5-18	263315	05/09/05	TIME	CJB	CD	McQUADE/PLCT PLANS	65.00	1.00	65.00			
5-18	260357	05/10/05	TIME	MJE	MC	RVW MCQUADE INFO	99.00	0.50	49.50			
5-18	261235	05/18/05	TIME	MJE	WS	McQUADE S/P	99.00	0.40	39.60			
5-18	262105	05/23/05	TIME	MJE	MC	McQUADE W/MM	99.00	0.30	29.70			
5-18	263240	06/08/05	TIME	MJE	MR	McQUADE S/P RVW	99.00	0.80	79.20			
5-18	264279	06/15/05	TIME	MJE	MC	DASNY LTR:McQUADE	99.00	0.70	69.30			
5-18	264301	06/15/05	TIME	MJE	WS	McQUADE S/P	99.00	0.40	39.60			
5-18	264292	06/17/05	TIME	MJE	MC	TC/MM:McQUADE	99.00	0.30	29.70			
5-18	264888	06/21/05	TIME	MJE	MC	DASNY LTRS EMC/McQUA	99.00	0.30	29.70			

									589.70			
5-18	264770	06/22/05				BILL 05-833					-560.00	

											-560.00	
5-18	267793	07/20/05	TIME	MJE	MR	McQUADE AIA	99.00	0.30	29.70			
5-18	267799	07/20/05	TIME	MJE	PM	MM/MB/JF:McQUADE PKG	99.00	0.30	29.70			
5-18	267807	07/20/05	TIME	MJE	WS	McQUADE S/P	99.00	0.40	39.60			
5-18	268338	07/27/05	TIME	MJE	MM	POOL OK > Bldg Dept	99.00	0.10	9.90			

									108.90			
5-18	271898	08/30/05				BILL 05-1154					-138.60	

											-138.60	
5-18	272679	09/01/05	TIME	MJE	MC	TC/THOMAS GP:MCQUADE	99.00	0.40	39.60			
5-18	276009	09/28/05	TIME	BMM	MR	McQUADE SWPPP MTG	99.00	1.00	99.00			
5-18	278741	10/25/05	TIME	BMM	MR	McQUADE SWPPP	99.00	1.50	148.50			
5-18	280644	11/08/05	TIME	MJE	MC	TC/THOMAS:McQUADE	99.00	0.30	29.70			
5-18	281552	11/14/05	TIME	MJE	MC	GM:McQUADE	99.00	0.30	29.70			
5-18	282397	11/15/05	TIME	BMM	MR	McQUADE SWPPP	99.00	0.50	49.50			
5-18	281554	11/18/05	TIME	MJE	MC	GM:McQUADE	99.00	0.20	19.80			
5-18	281555	11/18/05	TIME	MJE	MC	McQUADE W/BMM	99.00	0.30	29.70			
5-18	282412	11/18/05	TIME	BMM	MR	McQUADE SWPPP	99.00	1.00	99.00			
5-18	282052	11/22/05	TIME	MJE	MC	McQUADE/BMM & FILE	99.00	0.70	69.30			
5-18	282053	11/22/05	TIME	MJE	MC	GM:McQUADE STATUS	99.00	0.30	29.70			
5-18	282419	11/22/05	TIME	BMM	MR	McQUADE SWPPP	99.00	1.00	99.00			
5-18	283219	11/29/05	TIME	MJE	MR	McQUADE S/P REVIEW	99.00	1.00	99.00			

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)

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: McQUADE FOUNDATION SITE PLAN
PROJECT LOCATION: OFF NYS ROUTE 94
SECTION 37 – BLOCK 1 – LOT 49
PROJECT NUMBER: 05-18
DATE: 22 MARCH 2006
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION TO THE SCHOOL/GYM BUILDING, A NEW POOL COMPLEX, A NEW MAINTENANCE BUILDING, AND PARKING/DRIVEWAY REVISIONS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 JUNE 2005, 30 NOVEMBER 2005 AND 8 MARCH 2006 PLANNING BOARD MEETINGS.

1. The plans were reviewed at the most recent meeting on 8 March 2006, which was also a public hearing. Several technical corrections were necessary on the plans and were reviewed at that meeting. Subsequent to that meeting, the applicant's consultants revised the plans and met with the undersigned at the 15 March 2006 worksession.

   All necessary corrections have been made on the plan. To my knowledge, there are no outstanding issues with regard to the plans.

2. Procedurally, with regard to the application, note the following:

   - The Board held a public hearing and closed same.
   - As reported at the previous meeting, SEQRA has been completed by the Dormitory Authority of the State of New York (DASNY).
   - As the Board is aware, the off-site utility work would require a utility type Highway Work permit from NYSDOT, which the applicant must obtain prior to starting that work.
   - A referral was made to the Orange County Planning Department per the requirements of New York State General Municipal Law (GML 239). A "Local Determination" response has been received.

   No other procedural steps are required prior to considering Conditional Final Approval.

3. If the Board considers Site Plan Approval, it should be subject to the following conditions (and any others deemed appropriate by the Board):

- That a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.
- That the applicant be required to obtain a Highway Work Permit from the NYSDOT prior to performing any work in the State right-of-way.
- That all approval and site inspection fees be paid prior to stamp of approval.

Respectfully Submitted,

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

MJE/st
NW05-18-22Mar06.doc

Myra Mason

From: Brendan Masterson [bmasterson@mhepc.com]
Sent: Monday, May 22, 2006 8:13 AM
To: Myra Mason
Cc: mje@mhepc.com
Subject: 05-18: McQuade bond estimate ok

Attachments: MCQUADE_BOND_rev1.xls

MCQUADE_BOND
_rev1.xls (114 KB)...

Myra,

Attached please find the bond estimate for McQuade dated revised 19 May 2006.

On-site bond: $873,000.00

No exceptions to the bond as submitted.

Brendan

-----Original Message-----
From: Daniel Thaete [mailto:dct@thethomasgroup.com]
Sent: Friday, May 19, 2006 11:05 AM
To: bmasterson@mhepc.com
Cc: rwalker@McQuade.org; mje@mhepc.com; Eric Tomosky
Subject: Re: McQuade bond estimate

Brendan, per your request, please find attached the updated Bond Estimate for McQuade. This estimate has been revised to reflect new unit costs as outlined within your previous email.

Should you have any questions or require additional information, please feel free to call.
Dan Thaete
Thomas Associates
607-277-7100

Inspect fee
$ 34,920.00

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

BOND ESTIMATE

BASED ON 2006 COSTS

PROJECT:MCQUADE CHILDREN'S SERVICES

DATE OF ESTIMATE: 5/19/2006

PREPARED BY:DCT

No.	Item Description	Quantity			Unit Cost	Subtotal
PUBLIC IMPROVEMENTS						
1	EROSION CONTROL	9	AC		$1,800.00	$16,200
					Subtotal	**$16,200**
2	SITE DRAINAGE					
	A 15" HDPE	1600	LF	$	30.00	$48,000
	B 18" HDPE	550	LF	$	40.00	$22,000
	C 24" HDPE	150	LF	$	45.00	$6,750
	D CATCH BASIN(S)	26	EA	$	2,700.00	$70,200
	E RIP RAP	8	LF	$	8.00	$64
	F END SECTION(S)	5	EA	$	350.00	$1,750
	G TRENCH DRAIN	20	LF	$	40.00	$800
	H STORMWATER BASIN	2	EA	$	25,000.00	$50,000
	I 4" UNDERDRAIN	500	LF	$	20.00	$10,000
					Subtotal	**$209,564**
3	SITE ASPHALT					
	A LIGHT DUTY ASPHALT (SSF,9"R.O.C.,3"ASPHALT)	250	SY	$	18.20	$4,550
	B AUTO DUTY ASPHALT (SSF, 12" R.O.B., 3" ASPHALT)	7500	SY	$	21.00	$157,500
	C HEAVY DUTY ASPHALT (SSF,12" R.O.B., 6" ASPHALT)	4500	SY	$	24.30	$109,350
	D PAINTED LINES (PARKING STALL)	136	EA	$	9.00	$1,224
	E H'CAP STRIPING	6	EA	$	200.00	$1,200
	F STOP BAR(S)	2	EA	$	80.00	$160
					Subtotal	**$273,984**
4	SITE CONCRETE					
	A CONC. WALKS (4"CONC./4" BASE)	840	SY	$	38.00	$31,920
	B HDC CONC. WALKS (6"CONC./12" BASE)	40	SY	$	40.00	$1,600
	C CONC. CURB	3000	LF	$	18.00	$54,000
					Subtotal	**$87,520**
5	SITE WATER					
	A 8" WATER MAIN (CLASS 52 DIP)	600	LF	$	50.00	$30,000
	B FIRE HYDRANT	2	EA	$	2,700.00	$5,400
	C TAPPING SLEEVE AND VALVE	1	EA	$	2,200.00	$2,200
					Subtotal	**$37,600**
6	SITE SANITARY					
	A 2" FORCE MAIN	270	LS	$	20.00	$5,400
	B 6" SDR35 SEWER	270	LF	$	35.00	$9,450
	C MANHOLE	2	EA	$	2,300.00	$4,600
					Subtotal	**$19,450**
7	SITE ELECTRIC					
	A RELOCATE POWER POLE(S) / SITE LIGHTING	7	EA	$	1,500.00	$10,500
					Subtotal	**$10,500**
8	SITE IMPROVEMENTS					
	A LANDSCAPING TREES	29	EA	$	180.00	$5,220
	B LANDSCAPING SCHRUBS	44	EA	$	25.00	$1,100
	C LANDSCAPING PEREINNAL	13	EA	$	10.00	$130
	D MODULAR RETAINING WALL	4000	SF	$	25.00	$100,000
	E DUMPSTER ENCLOSURE	4	EA	$	5,000.00	$20,000
	F 4 FT HIGH SITTING WALL(S)	200	LF	$	58.00	$11,600
	G BOLLARDS	10	EA	$	360.00	$3,600
	H TRAFFIC CONTROL SIGNS	20	EA	$	200.00	$4,000
	I EXCAVATION	6000	CY	$	12.00	$72,000
					Subtotal	**$217,650**
9	SUBTOTAL					$872,468
10	**PROJECT COST - ROUNDED UP TO NEARSEST $1000**					**$873,000**

McQuade Children's Services

"All children will always receive the care, treatment & support they need."
DR. MILTON ASH MCQUADE

May 15, 2006

Ms. Myra Mason
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: McQuade Site Plan

Dear Myra:

Attached is a cost estimate in the amount of $900,000 for site related improvements and a copy of a "red line" markup depicting proposed grading changes around the pool area. It is my understanding this was forwarded to Mark Edsall by Dan Thaete, engineer for The Thomas Group.

Thanks for all your help. Please contact me if you need anything else.

Very truly yours,

Robert E. Flowers
Director of Finance

Executive Director
Richard Walker

P.O. Box 4064
623 Blooming Grove Tpke.
New Windsor, N.Y. 12553
Phone 845.561.0436
Fax 845.561.5720
Email mcq@mcquade.org
Web www.mcquade.org

ACCREDITED
Council on Accreditation for Children and Family Services

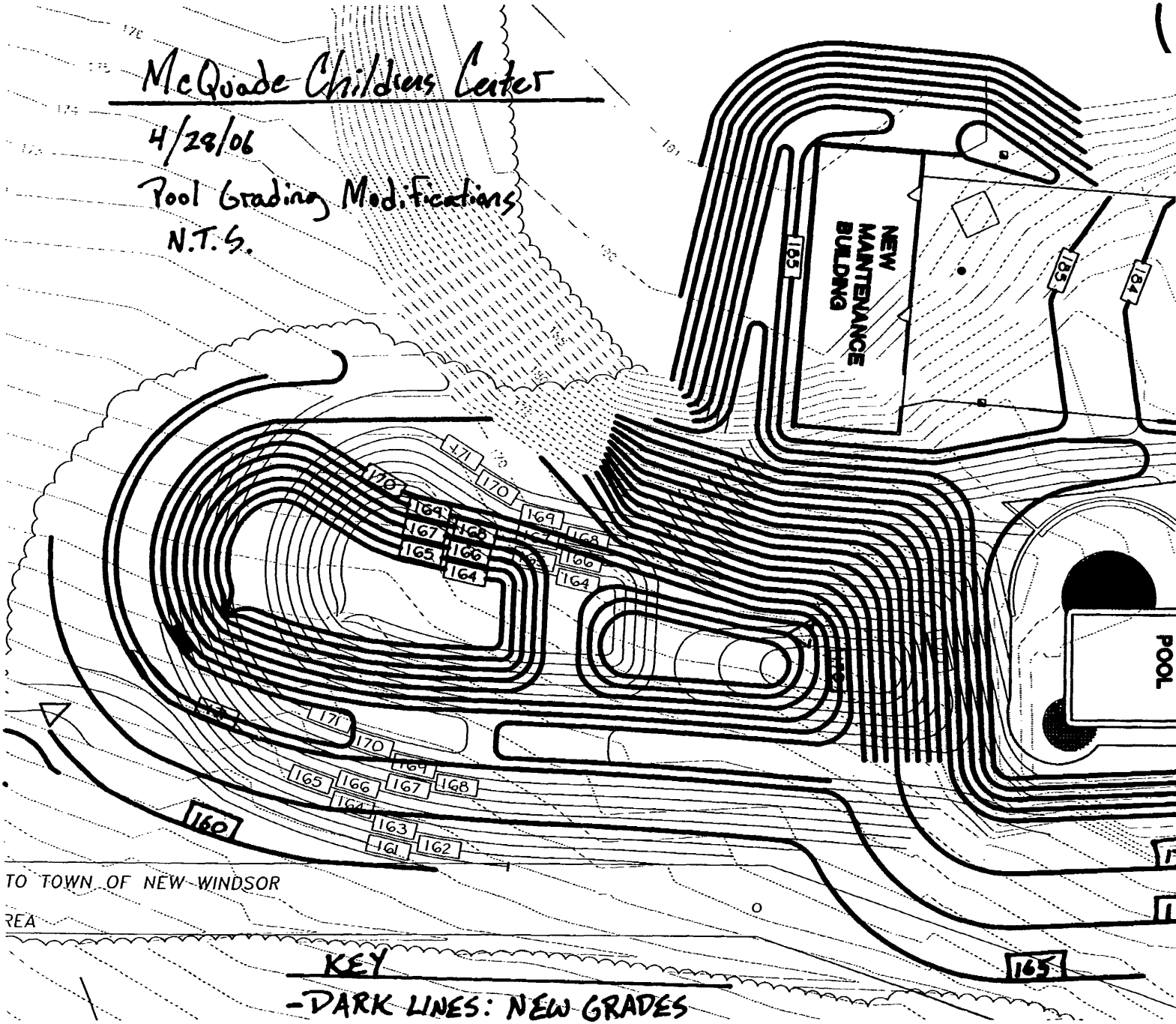
RECEIVED
TOWN OF NEW WINDSOR
MAY 16 2006
ENGINEER & PLANNING

McQuade Childrens Center

4/28/06

Pool Grading Modifications

N.T.S.



KEY

- DARK LINES: NEW GRADES
- THIN LINES: OLD (APPROVED) GRADES
- DOTTED LINES: EXISTING GRADES

MC_QUADE

MR. EDSALL: McQuade application received conditional final approval, since they got that approval, they have been looking at the grades on the pool area which sit down a bit from the balance of the complex and what they have done is approached me and said look, how much of a problem would it be to adjust the pool grades and effectively lift that whole pod and then grade around it and I said that I think if the layout's the same, the board really wouldn't care and if it improves handicapped access, I'd think that you'd look at it positively. So with the board's permission, I'll review it and final plans that come would just include that.

MR. ARGENIO: Architect of record screwed up the drawings?

MR. EDSALL: We would never criticize anybody.

MR. MINUTA: For the record, I will recuse myself.

MR. ARGENIO: Mark, how much are they adjusting the grade?

MR. EDSALL: Does 50 feet sound reasonable?

MR. ARGENIO: Is it half inch or two feet?

MR. BABCOCK: Eight feet.

MR. EDSALL: Instead of coming down, they're bringing it up so it's consistent with the balance of the site.

MR. ARGENIO: I don't have any problem with you handling that, I assume it's not affecting any other slopes, aren't going to run off into the neighbor's yard or anything like that.

MR. EDSALL: The two things we're going to look at number one does it still close grade wise, does it work and number two, what's it going to look like, does it impact SWPPP.

MR. ARGENIO: That should be left in your storm water prevention pollution plan.

MC_QUADE_FOUNDATION_SITE_PLAN_(05-18)

MR. ARGENIO: McQuade Foundation site plan. Let me just read this. The application proposes addition to the school gym building, a new pool complex, new maintenance building and parking and driveway revisions. This plan was previously reviewed at the 8 June, 2005 meeting, 30 November, 2005 meeting and 8 March, 2006 planning board meetings.

MR. TOMOSKY: Eric Tomosky, T-O-M-O-S-K-Y with the Thomas Group.

MR. THAETE: Dan Thaete, T-H-A-E-T-E with the Thomas Group.

MR. ARGENIO: Go ahead, guys.

MR. THAETE: Since the last time we were here I have pretty much been working with Mark Edsall to eliminate the comments that he had in his review letters. We have gotten comments back from Orange County and feel that the appropriate changes have been made to the plan.

MR. TOMOSKY: I wanted to thank Mark and Myra for expediting the process through Orange County.

MR. ARGENIO: Looks as though you had quite a few bullets as I remember, Mark, there was three pages of bullets, wasn't there?

MR. EDSALL: A lot of little items and really my comments are just procedural, let you know where you're at. And my suggestion is that you adopt an approval at that time subject to that, the bond estimate which is the normal condition letting them know they need a highway work permit which they already know and that all fees have been paid.

MR. ARGENIO: SEQRA was complete?

MR. EDSALL: SEQRA's done, the applicant was very helpful in getting the plan issues all resolved and there's nothing left.

MR. ARGENIO: We did receive response from the Orange County Planning Department and they have determined that it is a local determination on this application.

MR. TOMOSKY: There was comment on the Orange County response, they said they hadn't received the negative dec and I brought some extra copies in case you guys needed some.

MR. ARGENIO: I don't think I need it. Mark has written it on here that it's a negative dec.

MR. EDSALL: We've got it in our file.

MR. ARGENIO: That works for me, that's their issue as far as I'm concerned. Danny, we've seen this quite a few times, you've been here, Neil, I mean, I don't have anything that I want to say to these folks. This fella Mr. Thaete has done a great job cleaning things up, I was a little disturbed that they were even here because I don't like to see an applicant that has three pages of clean-up comments on the plans. Do you have anything further?

MR. SCHLESINGER: Weren't there some issues with dumpsters?

MR. EDSALL: It's all, they've added dumpsters, they've added details, we've worked on the bollards, we've shifted some to provide better space for vehicle movement so to be honest with you, we went through every item on my list.

MR. SCHLESINGER: Handicapped?

MR. EDSALL: We've adjusted it.

MR. BABCOCK: It's all been done.

MR. EDSALL: Adjusted sidewalks.

MR. GALLAGHER: Dumpster did you add one or more of them around?

MR. TOMOSKY: We did add a dumpster.

MR. ARGENIO: I think we left that in Mark's competent hands to review that and see that they were added in the appropriate quantity and placed at the appropriate location on the plan.

MR. EDSALL: Ended up with four, correct?

MR. THAETE: Yes, that's correct.

MR. ARGENIO: We have highway on 3/9 of '06 and fire on 2/22 of '06, just got under the wire with planning on the 16th.

MR. EDSALL: We should let the record reflect that the County Planning Department was extremely helpful, we sent it out to them, had it hand delivered, told them we had an applicant who had time issues for funding and they returned it darn near immediately so we should--

MR. ARGENIO: State money that's at risk?

MR. TOMOSKY: It's an ongoing issue because the project's so old, about five year old funding and we just wanted to get the project bid as fast as we can so we don't experience more problems.

MR. EDSALL: They were extremely helpful.

MR. ARGENIO: Okay, I don't want to beat the horse.

MR. SCHLESINGER: I'll make a motion that we give site plan approval to a great foundation.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the planning board of the Town of New Windsor give final approval to McQuade Foundation site plan subject to the bond estimate being submitted in accordance with Chapter 137 of the codes and sir, you have to obtain a highway work permit from state DOT for Route 94 and that all approval and inspection fees be paid prior to Neil signing the plans. Motion has been made and seconded subject to the things I just read in. If there's no further discussion from the board members, I'll have a roll call.

ROLL CALL

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

PUBLIC_HEARING:

MC_QUADE_FOUNDATION_SITE_PLAN_(05-18)

MR. ARGENIO: Tell us who you are for the record and tell us what you're doing and where you've been and how you're doing with the plan.

MR. MINUTA: Mr. Chairman, I have to recuse myself from this particular meeting.

MR. ARGENIO: Turn that a bit so the board can see that, you'll address us as a board and then we'll open up to the public for comments. So who are you?

MR. THAETE: I'm Dan Thaete.

MR. TOMOSKY: Eric Tomosky, T-O-M-O-S-K-Y.

MR. ARGENIO: It's yours.

MR. THAETE: Well, I know we've been before the board before, we're proposing approximately 24,000 square foot building in addition to the existing school which is in red, all of the proposed buildings are in red which is the addition and the maintenance building and all of the work, that being the pavement and grading, et cetera, is shown in color so that's pretty much, we're doing some parking modifications, adding additional parking, providing some emergency access routes throughout the campus and obviously providing storm water management.

MR. ARGENIO: This plan is quite different from the one we saw a few months ago, there was a parking issue somewhere coming down the main driveway, is it a width, road width issue, Mark, or parking issue?

MR. EDSALL: There was a request for additional parking and I had some concerns about the turning radius,

they've worked on all those issues.

MR. ARGENIO: I go to look at Mark's bullet number 2, although I may concur that the total quantity of parking computed may be adequate, does that mean it meets code, Mark?

MR. EDSALL: It does.

MR. ARGENIO: Okay, there are some inconsistencies in the parking area table sheet L-100 and the parking compliance as follows, the plan indicates that there are a total of a 133 parking spaces of which you have 6 are handicapped, the plan only depicts 127 spaces of which 6 are handicapped, what's the deal, missing some handicapped spaces? Are they somewhere where he's missing them?

MR. THAETE: We feel comfortable that we're accurate in our chart, if you'd like we can sit down, Mark maybe can go through the parking.

MR. ARGENIO: I'd like to know what's the count, how many regular spaces, how many handicapped?

MR. THAETE: We have a 133 regular spaces and I believe we have 6 handicapped spaces.

MR. ARGENIO: Six are part of the 133?

MR. THAETE: Yes.

MR. ARGENIO: It's 127 plus 6?

MR. THAETE: The 133 is the requirement for parking.

MR. EDSALL: Mr. Chairman, I'm just going to preface my comment that it meets the code, that is assuming that the board accepts the table and that any of the questions we have on the table are resolved but to my

best judgment at this point I believe it's fine once we get those answers on the record.

MR. ARGENIO: The school addition has a footprint of approximately 22,100 feet and is indicated as two story, how come the total floor areas 26,052 feet?

MR. THAETE: Read that again real quick.

MR. ARGENIO: The school with the addition has a footprint of approximately 22,100 square feet and I'm not going to go through all the comments, just want to touch on some of the highlights and is indicated as two story house, it that the total floor area is 26,052 square feet, Mark, can you elaborate?

MR. EDSALL: I'm just wondering if there's only a portion of the addition that's two story, if it's all two story.

MR. TOMOSKY: Only a portion is two story.

MR. EDSALL: We probably need to have it broken out, he had asked to have the areas defined more closely and that's an open issue, obviously when you have a footprint of 22,000 it's hard to get 26 for a two story building unless there's very limited second story.

MR. THAETE: I mean we do have a second story, it's not a full second story, we have a lot of vaulted areas which create room, not necessarily square footage.

MR. ARGENIO: And he has the same comment on the administration building, I would assume you have the same issues there?

MR. EDSALL: If it's floor area, it's floor area.

MR. THAETE: There's no floor then there's no floor area vice versa.

MR. EDSALL: Correct, so we just need to know how much real second floor area you have and if the table had some additional information that would answer the question.

MR. THAETE: Okay.

MR. EDSALL: The calculation for parking for the school is not necessarily based on square footage anyway so we're just trying to get the plan in final form.

MR. ARGENIO: What about the DOT, have they had any comment or made any comment about where you're intersecting the right-of-way or any other work you have to do in the right-of-way?

MR. THAETE: We're not doing any work in the right-of-way except for a water main connection, we're in the process of submitting to the DOT for the water main connection.

MR. ARGENIO: So you have to get a road opening permit for that?

MR. THAETE: Yes, we do.

MR. ARGENIO: You guys have a lot of comments here, lot of comments, notwithstanding that, does anybody else have anything that they, I mean, we've seen this quite a few times, 8 June, 30 November, go ahead, Neil.

MR. SCHLESINGER: There seems to be a question about the pool, did you address that?

MR. THAETE: Yes, we've shown the pool, the pool's being designed by Joe Minuta Architects, we're showing in our plan simply for coordination issues emergency access issues to make sure that all that information is taken care of and it's been, the pool has been wrapped

into the project as a whole so we're showing it on all the sheets, showing how it ties into our site plan.

MR. SCHLESINGER: Okay, what does pool area not in contract, what does that mean?

MR. THAETE: Well, we're going to have separate contractors for, one for the pool and one for the remainder of the site so we're basically the plans that you see are plans that are for the school, the contractor's doing the school and Joe will have plans for the pool which are separate.

MR. SCHLESINGER: Doesn't the pool reflect parking or anything?

MR. EDSALL: The board had given the applicant authorization to move forward on the pool with the understanding that it would be part of the overall site plan amendment, initially they didn't add it in, we asked them to add it on so that's exactly what they said we have, they are now demonstrating that there is access so that we can look at parking near the pool, we can look at emergency access so they have done what we have asked, it's not in contract, just has to do with how they're going to bid it out.

MR. SCHLESINGER: Is there handicapped access to the pool?

MR. THAETE: Yes, there is.

MR. SCHLESINGER: And trailers to be removed by others not in contract?

MR. THAETE: Yes.

MR. SCHLESINGER: What does that mean?

MR. THAETE: Trailers will be removed by McQuade

themselves, they were installed by McQuade.

MR. SCHLESINGER: Temporary type trailers?

MR. THAETE: Yes.

MR. SCHLESINGER: So those are not on the plan cause they're going to be removed?

MR. THAETE: Correct.

MR. SCHLESINGER: Okay.

MR. ARGENIO: Okay, on the 21st day of February, 2006, 32 addressed envelopes were mailed out announcing the public hearing for tonight for this applicant. If there's anybody here in the audience who would like to comment for or against this application, please raise your hand and be recognized and come forward and state your name and address and you'll be heard. Yes, sir? Would you turn that so the audience can see that please? Yes, sir.

MR. MILLER: My name is Art Miller, I live in back directly in back of where this place is, McQuade, the school that you're going to build is going to come out toward my house?

MR. THAETE: That's correct, I believe your house is more towards this corner of your property if I'm not mistaken.

MR. ARGENIO: What street do you live on?

MR. EDSALL: Rocky Lane.

MR. MILLER: So where are you building it?

MR. THAETE: This is the addition, red square, this is your property right here.

MR. MILLER: How far out are you building this parking lot?

MR. THAETE: We're building this probably up to, I'm just guessing looking at the plan without a scale, probably about 40 feet off the property line.

MR. MILLER: Forty feet?

MR. THAETE: Yes.

MR. MILLER: Now, one of my neighbors was telling me that you're going to dig down?

MR. THAETE: That's correct.

MR. MILLER: To put the parking lot?

MR. THAETE: The finished floor of this building is equal with this building, if you look at the grades, the existing grades they go up the property so we're basically going to cut down so we have a flat pad to put the building parking on.

MR. MILLER: Okay, are you aware that at one time this was a septic tank, a septic system in there for McQuade?

MR. THAETE: I did hear that, yes.

MR. MILLER: If you get a flow of water down there the water goes somewhere.

MR. THAETE: We, I mean, we have a variety of storm structures that we're putting in, underdrains that we're putting in, I believe all the septic that used to be on this parcel is now hooked into a municipal system so they're no longer in use, simply remove whatever we hit.

MR. MILLER: In other words in this spot here?

MR. THAETE: Yes.

MR. ARGENIO: So you'll have a drain going right through the parking lot where he's pointing, is that right?

MR. THAETE: That's correct.

MR. ARGENIO: How close when you do that cut for that parking lot that's a cut I assume is that right?

MR. THAETE: Yes.

MR. ARGENIO: How close is your disturbance to his property line?

MR. THAETE: Well--

MR. EDSALL: About 35 feet.

MR. ARGENIO: To the curb, Mark?

MR. EDSALL: From the retaining wall about 30 foot to the retaining wall, 35 foot to the property line from the parking lot.

MR. THAETE: The retaining wall is a big fat line that's right behind the parking area.

MR. MILLER: How high is the retaining wall?

MR. THAETE: Highest part in the corner will be roughly 10, 12 feet.

MR. ARGENIO: And you're going to have a fence on that, is that right?

MR. THAETE: Of course, yes.

MR. MILLER: Safety so kids can't fall down?

MR. THAETE: Yes.

MR. TOMOSKY: And it will be buffered from the neighbors with plantings.

MR. ARGENIO: Yes, I see that, that's a nice idea. Is that it?

MR. MILLER: That was my only question.

MR. ARGENIO: Anybody else?

MR. SCHLESINGER: I'd like to make a motion to close the public hearing to the McQuade Foundation site plan.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the McQuade Foundation site plan, if there's no further discussion, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Okay, let's open it back up to the board members. It should be noted for the minutes that the Dormitory Authority State of New York assumed the position of lead agency for this application and they have adopted a negative dec on July 11, 2005. Mark, was there anything further we needed to do procedurally

with that issue, that's a dead issue as far as we're concerned, isn't it?

MR. EDSALL: The only thing you would do is if you had any reason to disagree with it, I looked at the file and I asked for some more information that they sent down a copy of the entire record, although the state school SEQRA procedures are slightly different than the municipal forms, they did a full review so I would think it's done.

MR. ARGENIO: Okay, I think that you guys need to clean this up a little bit, I mean, there's quite a few bullets here, there's quite a few items that need attention, a lot of them are certainly items with the plans but I think it should get to a further level of finality before we take this where inevitably we'll very likely go, in addition to that, we have not heard from Orange County Planning. Mark, is there anything else here that I'm missing here?

MR. EDSALL: No, that's the key, even if you wanted to conditionally approve it based on the plans being corrected, you couldn't act because we need to hear from the County Planning Department so--

MR. ARGENIO: And I don't, I would not be prepared to make that recommendation, I mean, there's, you need to clean these plans up.

MR. THAETE: I agree, I just wanted to state that you know reading through the comments they're pretty minor in nature, a lot of detail oriented comments.

MR. ARGENIO: I just said that I don't dispute that but there's a lot of them, there's a lot of detail stuff here but and it needs to be cleaned up.

MR. THAETE: And I'm just stating that the, by us making these changes is not going to substantially

change the plans one bit, you're looking at details not specifically plan oriented information that will change the plan.

MR. ARGENIO: Anybody else disagree with what I said?

MR. SCHLESINGER: I agree, details are important to me, I don't know how they are to you.

MR. ARGENIO: You need to hear from Orange County Planning.

MR. SCHLESINGER: I have always had a problem with this plan and I think it's always been addressed and not really, we didn't cross our T's and dot our I's on it and that was traffic flow and I'm looking at this plan, the signage plan and I'm not exactly sure I understand it, there's a shaded area here, your plan is from here very difficult for me to understand any sort of traffic flow there so I'm looking at this one which is just that plan and I'm not sure what the traffic flow is by Schaffer Cottage.

MR. TOMOSKY: That's because we have minimized the traffic in front of Schaffer Cottage, that's just for access.

MR. ARGENIO: Almost looks like a little driveway there.

MR. SCHLESINGER: I understand that but what's separating that access, is there a crash gate, is there a gate?

MR. TOMOSKY: We had crash gates and that was one of the fire department's objections.

MR. SCHLESINGER: I understand that so has to prevent that from being used on a regular basis for the regular traffic flow if I'm reading the plan correctly and I

see your shaded area here, you have an island center or boulevard type of effect here which sits fine with me but the thing is if you have an open access to another way to get out.

MR. TOMOSKY: There's going to be signage.

MR. SCHLESINGER: Are we going to have a policeman there?

MR. THAETE: In the plans that we do show do not, in the plan set we do show do not enter signs and we show a one way arrow, that's about as far as we can take it.

MR. SCHLESINGER: You have signage one way only and do not enter or whatever it may be?

MR. THAETE: That's correct.

MR. ARGENIO: I think too there's only one building down there, it's not like there's a slew of buildings.

MR. SCHLESINGER: There's got to be parking for the building and people, you know human nature, people like to take the shortest path or whatever it may be, just as long as you have the appropriate controls for it, that's what my concern was.

MR. EDSALL: Mr. Chairman, one thing I could use some help on is some input from the applicant in discussion with the board on the dumpsters is there only the one shown on the plan or am I missing something?

MR. THAETE: We have dumpsters up here near Hillside Cottage, are those the ones that you remember seeing?

MR. EDSALL: Yeah.

MR. THAETE: There's existing dumpsters which are down, existing dumpster between Schaffer and Fulton as well.

MR. EDSALL: What about the administration building or the new school, is there going to be any waste disposal in those areas?

MR. THAETE: You're saying that the trash will be going up to behind the administration building, okay, so we don't specifically have a dumpster next to the new addition but--

MR. EDSALL: Would it make sense to have one down at the end of that rear parking area for you folks or no because that seems to be a rather large building if you don't have any place to take the garbage.

MR. THAETE: I'd be concerned about having a truck, he's going to pull in straight, pick the dumpster up, how's he going to turn around, he's going to have to back out, that's maybe not a good place for it.

MR. EDSALL: What would you suggest?

MR. MILLER: Nobody lives there, nobody lives in any of those buildings.

MR. ARGENIO: Mark, which building are you referring to?

MR. EDSALL: Well, I did not pick up on the one between Schaffer and Fulton so that takes care of the residential units, you've got one near the cottage but you have, effectively got the administration building and the school building which are the two largest buildings with no facilities, bring the issue up now and--

MR. ARGENIO: So it doesn't come up later.

MR. EDSALL: Exactly.

MR. THAETE: We can visit the issues, that's not a problem.

MR. ARGENIO: I think you should.

MR. SCHLESINGER: Doing anything on lighting, I'm bringing these things up not to kill you, what I'm trying to do is we've seen you a lot and we'd like you to go your way, we'd like to go ours so the next time you come hopefully we can get all these things and not have to address them.

MR. TOMOSKY: We're addressing site lighting off of the building so it will be building packs.

MR. SCHLESINGER: We'd like to see those on the plans.

MR. TOMOSKY: Okay.

MR. ARGENIO: Anything else? So you're going to have to take a look at the dumpsters, we're going to need some refuse locations and show that building lighting, that's it. Thank you.

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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Writer's E-mail Address:
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 05 - 18

WORK SESSION DATE: 15 MAR 06 **PROJECT:** NEW ____ OLD X

REAPPEARANCE AT W/S REQUESTED: NO **RESUB. REQ'D:** new plans

PROJECT NAME: McQuade

REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT:

BLDG INSP.		FIRE INSP.	
ENGINEER	X	PLANNER	
P/B CHMN		OTHER	

ITEMS DISCUSSED:

MM
- called OCDP -
plan hand delivered

? Will AK and GA allow
cond app'l w/o OCDP

STND CHECKLIST:

DRAINAGE
DUMPSTER
SCREENING
LIGHTING (Streetlights)
LANDSCAPING
BLACKTOP
ROADWAYS
APPROVAL BOX

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: ___ Y X N

Ready For Meeting X Y ___ N

Recommended Mtg Date 3/22 or 4/12

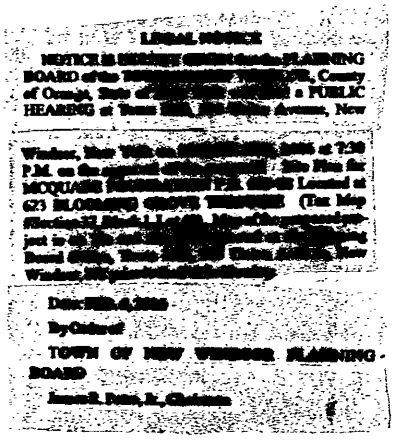
WorksessionForm.doc 9-02 MJE

State of New York

County of Orange, ss:

Lucas Ladlee being duly sworn disposes and says that he is The Supervisor of Legal Dept. of the E.W. Smith Publishing Company; Inc. Publisher of The Sentinel, a weekly newspaper published anc of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which the annexed is a true copy was published 1x in said newspaper, commencing on the 24 day of Feb. A.D., 2006 and ending on the 24 day of Feb. A.D. 2006

Lucas W. Ladlee


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, 555 Union Avenue, New Windsor, New York on the [illegible] at 7:30 P.M. on the [illegible] Site Plan for MCQUADE [illegible] P.E. Located at 623 BLOOMING GROVE TURNPIKE (Tax Map [illegible]) [illegible] Date: [illegible]

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

[illegible]

Subscribed and shown to before me this 28th day of March, 2006.

Deborah Green

Notary Public of the State of New York County of Orange.

B.B.
$15.11

My commission expires [illegible] 2007

MCQUADE_FOUNDATION_SITE_PLAN_(05-18)

Mr. Eric Tomosky and Mr. Dan Stephenson appeared before the board for this proposal.

MR. MINUTA: I will recuse myself for this meeting but reserve the option for informational value and knowledge that I have on this property.

MR. PETRO: So noted. Application proposes an addition to the school gym building, a new pool complex, new maintenance building and parking driveway, revisions plan was previously reviewed at the 8 June, 2005 planning board meeting. The applicant has updated and expanded the plans as well the applicant completed storm water review, special permit use, R-4 zone, it should be noted that the configuration of the proposed addition has changed significantly since the June meeting, however, it appears the new layout is in the SWPPP, we have reviewed the submittal and have the following comments. Okay, why has the layout been changed since the last meeting? It's not the same plan that we've seen, Mark?

MR. EDSALL: No, the building configuration shape, parking layout in all candor I think the layout is better than the last one, so I don't disagree with it but it's the first time we're seeing it.

MR. PETRO: All right, we have, fire has been disapproved on 11/3/2005 and it says here same problems as listed in previous review. Do you have a copy for them?

MS. MASON: They have it.

MR. PETRO: So again we're back to the same thing that the other gentleman was that had direction last time, I'll just say nobody listened or nobody looked at it and you're back with the exact same thing that's with

the fire department. Now, the layout being changed show us what changed, why don't you show us.

MR. TOMOKSY: We changed the direction of the building cause there's 100 foot property setback here so this and the parking adjusted to accommodate that.

MR. PETRO: So when you changed that building around, the parking changed, what else has changed? The addition has changed?

MR. TOMOSKY: Addition has changed and the parking layout adjacent to that access to the parking lot.

MR. EDSALL: Mark, have you reviewed the parking layout and the setbacks?

MR. EDSALL: I have reviewed it relative to the layout but the difficulty is is that the bulk table and the parking calculation has not been updated based on the new site plan.

MR. PETRO: Did you go to a workshop with this plan prior to this meeting?

MR. EDSALL: No, first time I've seen this, it was basically hung up in the storm water review and then we got told storm water's done, we want to come back in that's when I found out that it changed.

MR. PETRO: I'm going to suggest that you set up for workshop, show this plan to Mark, let him review it. Once he's reviewed it we'll review it. Before you go let's just see if there's anything that we can accomplish being everybody is here.

MR. EDSALL: I would just seek the board's input as they like this layout, I mean, obviously, the addition is a rectangular addition I believe it's more square footage than the previous.

MR. TOMOSKY: It's more square footage.

MR. EDSALL: Again, I don't have all the new numbers, part of the difficulty is that this plan gives no square footages, I would have to measure and assume that scaling is correct, so we need square footages, we need the parking calculation updated but if the board likes the layout, prefers this layout, I think at least I'll get your input.

MR. PETRO: My whole concern with the original layout I don't know enough about this one frankly is parking and I rode by there the other day there was cars, if there was any grass I don't think you have any grass left, there was cars all over the place in that compound, I've been telling I don't know if I'm speaking with you but whoever I speak with that's represented this McQuade before that you have a problem with parking and I think you're still deficient with all these parking lots, is that correct?

MR. STEPHENSON: Comments we had earlier we increased the parking count to 148 spaces and the zoning according to what I was reading is 124 so we have actually gone beyond what the zoning calls for. Right now, I'm a little confused because the only thing the bulk table that I'm aware of that was inconsistent is we actually have increased our impervious cover on the site by one percent and so I need to talk to Mark about some of the inconsistencies because for the most part I think our charts are relatively accurate so I'm a little confused right now as as far as what's not.

MR. PETRO: You removed the pool facilities completely, correct?

MR. STEPHENSON: Right.

MR. EDSALL: Could you just maybe update the board on

where you are achieving the 148 spaces?

MR. STEPHENSON: We took a count throughout the whole site and I counted the spaces up, basically, it's 148 spaces, I have some spaces in the center here which don't show up very well because the contours are showing but we have some spaces in the center one side of the bus loop and then throughout some of the residents, some of the cottages we have spaces through there so when I counted them up I counted 148.

MR. EDSALL: I reviewed sheet 301 and I get 118 spaces so I don't know.

MR. STEPHENSON: So we're inconsistent somewhere.

MR. MINUTA: Clarification the pool may not be shown on the plans but pool is still a valid project under a separate contract.

MR. EDSALL: Was the pool approved as a separate site plan or was it still part of this site plan? So you've got a stamped plan on the pool?

MR. MINUTA: Yes, it's in Department of Health.

MR. EDSALL: No, wait a second, Myra, is there a separate application with separate stamped plans approved for the pool?

MS. MASON: I thought they were proceeding with the pool.

MR. EDSALL: Still part of this application, so it should be still shown on this application. You've got no plan that's stamped that says the pool was approved, the board merely said we have reviewed that portion of the plan, we'd like to work with you, go ahead, proceed on it, but then you removed it from the set that it needs to be stamped with so still has to be part of

these plans otherwise you'll have no stamped plan that says it's approved.

MR. MINUTA: Pool was approved as a line item, as a discussion item as part of this so that we could move on with the pool. Now that that has been there was nothing against the pool with regard to the Planning Board's opinion on it so that was moved forward, plans have been submitted and permitted by the Town for the pool by the building department.

MR. EDSALL: But still no stamped site plans.

MR. MINUTA: There's no overall site plan for this property because the pool in of itself if we go to the minutes of the previous meeting this was a line item that was moved forward for approval.

MR. EDSALL: There's no such thing as line item in the code, Mr. Chairman, they need the pool part of these plans, if the board did them a courtesy, that's wonderful, the point still remains we need to have a record site plan, this plan shows no access to the pool area, if someone gets injured at the pool, we have no idea how an emergency vehicle could get to that pool or any emergency personnel, there's nothing on this plan.

MR. MINUTA: I agree with Mark.

MR. EDSALL: There's no continuity, this is the problem.

MR. ARGENIO: Doesn't seem to be a lot of ambiguity.

MR. PETRO: Let's get this straightened out, this is getting to be drawn out, I'm not putting the blame anywhere, get together with Mark Edsall at a workshop and I want to start over, just start over, whatever you got to do and get going, this is a new configuration, new plan, get the pools back, show us what you're doing

and we'll look at it. If you're ready, you'll be on the agenda. We're not trying to hold you up but this is not the right way to go about this. We'll have a public hearing. Anything further for tonight? Motion to adjourn?

MR. SCHLESINGER: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:

Frances Roth
Stenographer 12/21/05

P.B. # 05-18

COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

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

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference/County ID No.: NWT05-06M
Tax Parcel ID: 37-1-49

Applicant: McQuade Foundation

Proposed Action: Site Plan & Special Use Permit

Reason for Review: Within 500' of NYS Rte 94

Date of Full Statement: March 15, 2006

Comments: The Department has received the above application for additions/alterations to the school, and offers the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues, but an environmental assessment form should have accompanied the application.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Planning Board proceed with its decision-making review process.

County Recommendation: Local Determination

Date: March 16, 2006
Reviewed By: Kathy V. Murphy, Planner

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. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."

Mark Edsall
cc: Dan Theate - 607-277-1410

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. **05-18** **(Please include this number on any correspondence)**

1. Municipality **Town of New Windsor** Public Hearing Date: **3-8-06**

City, Town or Village Board _____ Planning Board **X** Zoning Board _____

2. Owner: Name: **McQuade Foundation**
   Address: **P.O. Box 4064, New Windsor, NY 12553**

3. Applicant * Name: **Same**
   Address: _____

***If applicant is owner, leave blank**

4. Location of Site: **NYS Route 94 north of Forge Hill Road**
   (Street or highway, plus nearest intersection)

Tax Map Identification: Section: **37** Block: **1** Lot: **49**

Present Zoning District: **R-4** Size of Parcel: **22.1 Acres**

5. Type of Review:

Special Permit

Zone Change: From – To: –

Zoning Amendment: To Section _____

**Subdivision: Number of Lots/Units _____

***Site Plan: Use **Special Permit Use & Site Plan (School)**

Date: **3-6-06** Signature & Title: Mark J. Edsall, P.E.
Mark J. Edsall, P.E.,
Planning Board Engineer

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)

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Writer's e-mail address:
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	McQUADE FOUNDATION SITE PLAN (OTHER)
PROJECT LOCATION:	OFF NYS ROUTE 94 SECTION 37 – BLOCK 1 – LOT 49
PROJECT NUMBER:	05-18
DATE:	8 MARCH 2006
DESCRIPTION:	THE APPLICATION PROPOSES AN ADDITION TO THE SCHOOL/GYM BUILDING, A NEW POOL COMPLEX, A NEW MAINTENANCE BUILDING, AND PARKING/DRIVEWAY REVISIONS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 JUNE 2005 AND 30 NOVEMBER 2005 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. I have reviewed the latest plan submitted and have the following comments:

   - There are 22 parking spaces just in off Route 94. There is no sidewalk to connect these spaces to any other sidewalks or interior parking areas. A short walkway from those spaces to the administration building area should be considered. Otherwise, the site appears to be adequately served by walks.

   - Two of the three handicapped parking spaces (as depicted on L301) are missing the access aisle "No Parking Any Time" signs.

   - Sheets L301A and L502 both have handicapped parking details and a handicapped parking space details. Delete details on sheet L301A.

   - The handicapped parking detail on sheet L502 depicts sign #6 such that it obstructs the access aisle.

- The handicapped parking detail should call for a double line (one blue, one white) at the transition from a standard space to a handicapped space.

- On L502, delete the penalty sign, and maintain the clearance to the bottom of the handicapped signs as 5 ft.

- An additional Stop sign should be added at Rt. 94 for the westbound left turn lane.

- The paving details on L301A do not provide a minimum course of Item #4 subbase.

- The demolition plan on sheet L200 indicates some pavement is to be retained. The paving details on L301A do not provide a detail for re-finishing existing.

- The plan seems to provide only one dumpster (shown near the Hillside Cottage in the northwesterly corner of the site). Are any other dumpsters provided?

- Additional clearance should be provided at the aforementioned dumpster, and a minimum clearance dimensioned.

- On sheet L301, shouldn't the reference to the swing gate be removed?

- On sheet L301A, further definition should be made for striping colors. Parking and crosswalks should be white, handicapped parking blue, with fire lane striping colors to be yellow.

- ****** Sign designations on Sign Specification table to be checked ******

- On the utility plan, sheet L400; verify classification of sewer force main.

- On the bollard detail, call for appropriate painting. In addition, reflective band is recommended.

- A dumpster enclosure detail should be added to the plans.

2. Although I may concur that the total quantity of parking computed may be adequate, there are some inconsistencies in the area/parking table on sheet L100, and the parking compliance, as follows:

- The plan indicates that there are a total of 133 parking spaces, of which 6 are handicapped. The plan only depicts 127 total spaces, of which 6 are handicapped. Six (6) required spaces are missing.

- The School with addition has a footprint of approximately 22,100 s.f., and is indicated as two story. How is the total floor area 26,052 ?

- The administration building has a footprint (without the porch) of approximately 6700 s.f. and is indicated as two story. How is the total floor area 9,183 ?

- The parking notes indicate that five handicapped spaces are required for 133 total spaces. The State code does require six. Correct reference.

3. The Board should inquire as to the status of any applications or reviews from the NYSDOT for the utility work within the State right-of-way.

4. This application was referred to the Orange County Planning Department per the requirements of New York State General Municipal Law (GML 239). We are awaiting a response.

5. The Board should note that the Dormitory Authority of the State of New York (DASNY) assumed the position of Lead Agency under the SEQRA process and adopted a Negative Declaration of significance on July 11, 2005. We can further discuss this aspect after the close of the public hearing.

Respectfully Submitted,

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

MJE/st
NW05-18-08Mar06.doc

TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670

1763

Cc: P|Bd

RECEIVED
MAR - 8 2006
TOWN CLERK'S OFFICE

REQUEST FOR PUBLIC RECORDS

Date: MAR 8, 2006

Name: WILLIAM A JONES

Address: 630 BLOOMINGROVE TPK
NEW WINDSOR, NY.

Phone: (845) 565-9234

Representing:

Please specify:

- **Property location (street address or section, block and lot number)**
- **Department you are requesting records from**
- **Describe information requested as fully as possible**

PLANNING BOARD, # 05-1B
MC QUAD FOUNDATION 623, BLOOMINGROVE TPK

Documents may not be taken from this office.

RESULTS OF P.B. MEETING OF: March 8, 2006

PROJECT: McQuade Foundation P.B. # 05-18

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y_____N____

TAKE LEAD AGENCY: Y____N____

M)___S)____VOTE: A____N____

CARRIED: Y_____N____

NEGATIVE DEC:

M)___S)____VOTE: A____N____

CARRIED: Y_____N____

PUBLIC HEARING: WAIVED:_____ CLOSED: ✓

M) NEIL S) DAN VOTE: A 4 N____ SCHEDULE P.H.: Y_____N____

SEND TO O.C. PLANNING: Y____

SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M)____ S)____ VOTE: A____N____

RETURN TO WORK SHOP: Y___N____

APPROVAL:

M)___S)____ VOTE:A____N____ APPROVED: _____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

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

RECEIVED
MAR 07 2006
N.W. HIGHWAY DEPT.

TO: HIGHWAY DEPARTMENT

P.B. FILE #**05-18** DATE RECEIVED: **02-21-06** TAX MAP #

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P. TO BE ON AGENDA FOR THE 05-13-06 PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

MC QUADE FOUNDATION
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:

Signature: Anthony B 3/9/06
Reviewed by date

PLANNING BOARD: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK

----------X

In the Matter of the Application for Site Plan for:

MC QUADE FOUNDATION P. B. #05-18

Applicant

AFFIDAVIT OF
SERVICE
BY MAIL

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **21ST** day of FEBRUARY, 2006, I compared the 32 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

6th day of March, 2006

Notary Public

Myra L. Mason

Myra L. Mason, Secretary

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

Town of New Windsor

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

Assessors Office

February 3, 2006

McQuade Foundation
ATT: Kathy Sage
P.O. Box 4064
New Windsor, NY 12553

Re: 37-1-49 PB#: 05-18 (32)

Dear Ms. Sage:

According to our records, the attached list of property owners are across the street or abutting the above referenced property.

The charge for this service is $55.00, minus your deposit of $25.00.

Please remit the balance of $30.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning Board

37-1-63 & 49-6-9
The Order of St. Helena
P.O. Box 426
Vails Gate, NY 12584

45-1-3.11 & 45-1-5
William & Karen Powles
624 Blooming Grove Tpke
New Windsor, NY 12553

45-1-6
William Jones
630 Blooming Grove Tpke
New Windsor, NY 12553

45-1-7
Dered & Julia Pickles
634 Blooming Grove Tpke
New Windsor, NY 12553

45-1-8
Ernest & Helen Kiss
640 Blooming Grove Tpke
New Windsor, NY 12553

45-1-9
Juergen & Maria Voelker
642 Blooming Grove Tpke
New Windsor, NY 12553

45-1-10
Eric Tirado
Marilyn Echevarria
646 Blooming Grove Tpke
New Windsor, NY 12553

45-1-11
Michael Faricellia
650 Blooming Grove Tpke
New Windsor, NY 12553

45-1-46.1
William Wallach
610 Blooming Grove Tpke
New Windsor, NY 12553

49-6-2
Kurt Ottway, Jr.
Dorothy Meta
1 Rocky Lane
New Windsor, NY 12553

49-6-3
Marjorie Ellis
3 Rocky Lane
New Windsor, NY 12553

49-6-4
Anna Bak
5 Rocky Lane
New Windsor, NY 12553

49-6-5
Arthur & Renee Miller
7 Rocky Lane
New Windsor, NY 12553

49-6-6
Marilyn Maisonet
9 Rocky Lane
New Windsor, NY 12553

49-6-7
James & Linda Rolfs
11 Rocky Lane
New Windsor, NY 12553

49-6-8
Clara, Stanley & Jeanne Zgrodek
13 Rocky Lane
New Windsor, NY 12553

80-1-30
John Sorrentino
Yolanda Rotger
5 Jersey Court
New Windsor, NY 12553

80-1-31
Douglas & Tara LaMantia
6 Jersey Court
New Windsor, NY 12553

80-8-6
Edward & Elene Laiso
110 Creamery Drive
New Windsor, NY 12553

80-8-7
Theresia & Kenneth Craig
112 Creamery Drive
New Windsor, NY 12553

80-8-8
Robert & Patricia Izer
127 Creamery Drive
New Windsor, NY 12553

80-8-9
Cole & Mary Kingseed
125 Creamery Drive
New Windsor, NY 12553

80-8-13
Mark & Sheila Lakritz
6 Shaker Court
New Windsor, NY 12553

80-8-14
William & Theresa Martin
8 Shaker Court
New Windsor, NY 12553

80-8-16
Wing & Lois Seto
104 Shaker Court North
New Windsor, NY 12553

80-8-17
Autavis & Laura Graham
106 Shaker Court North
New Windsor, NY 12553

80-8-18
Stephen & Catherine Parodo
108 Shaker Court North
New Windsor, NY 12553

George A Green, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Mark J Edsall, P.E.
McGoey & Hauser Consulting Engineers
33 Airport Center Drive – Suite 202
New Windsor, NY 12553

Planning Board Chairman
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, Esq.
225 Parkway Drive
New Windsor, NY 12553

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

RECEIPT
#102-2006

02/06/2006

Mcquade, Foundation

Received $ 30.00 for Labels, on 02/06/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

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, 555 Union Avenue, New Windsor, New York on **MARCH 8TH, 2006** at 7:30 P.M. on the approval of the proposed Site Plan for

MCQUADE FOUNDATION P.B. #05-18

Located at **623 BLOOMING GROVE TURNPIKE** (Tax Map #Section **37**, Block **1**, Lot **49**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: FEB. 6, 2006

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

ECKED BY MYRA: OK 01/25/06

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: **01-25-2006** PROJECT NUMBER: ZBA# _____ P.B. # **05-18**

APPLICANT NAME: **MC QUADE FOUNDATION**

PERSON TO NOTIFY TO PICK UP LIST:

KATHY SAGE (MC QUADES)
P.O. BOX 4064
NEW WINDSOR, NY 12553

TELEPHONE: **561-0436 EXT. 145 (KATHY SAGE)**

TAX MAP NUMBER:

SEC.	37	BLOCK	1	LOT	49
SEC.	____	BLOCK	____	LOT	____
SEC.	____	B LOCK	____	LOT	____

PROPERTY LOCATION: **BLOOMING GROVE TPK.**
NEW WINDSOR

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: **XXX**

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET **XXX**

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) ____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) ____

❖ ❖

NEW WINDSOR ZONING BOARD ____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT ____

❖ ❖

AMOUNT OF DEPOSIT: **25.00** CHECK NUMBER: **1005**

TOTAL CHARGES: _____

RESULTS OF P.B. MEETING OF: November 30, 2005

PROJECT: McQuade Foundation P.B. # 05-18

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y_____N____
TAKE LEAD AGENCY: Y____N____

M)____S)____VOTE: A____N____
CARRIED: Y_____N____

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y_____N____

PUBLIC HEARING: WAIVED:_____ CLOSED:_____

M) _____ S)_____ VOTE: A____N____ SCHEDULE P.H.: Y_____N____

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M)_____ S)____ VOTE: A____N_____

RETURN TO WORK SHOP: Y ✓ N____

APPROVAL:

M)____S)____ VOTE:A____N____ APPROVED: _____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

Bulk Tables + parking layout to be checked at W.S.
Address Mark's comments
Need to include

the Thomas group
A TETRA TECH COMPANY

☒ Albany, NY
☐ Farmingdale, NY
☐ Ithaca, NY
☐ Newark, NJ
☐ Princeton, NJ
☐ Rochester, NY
☐ Syracuse, NY

Meeting Record

Meeting Date:	January 4, 2006
Publication Date:	January 6, 2006
Prepared By:	Eric Tomosky/Trish Page
Attendees:	Mark Edsall, Planning Bd. Engineer, Town of New Windsor Ken Schermerhorn, Fire Inspector, Town of New Windsor Gary Walters, New Windsor Fire Department Richard Walker – McQuade Children's Services Garrett Hamlin, Trish Page, Dan Thaete, Tom Politi & Eric Tomosky – The Thomas Group
Additional Distribution:	James Stephenson, Michael Hunt and Beth Dewalt – The Thomas Group Dan Fox and Heather Heath – IBC Engineering
Project No.:	5095
Regarding:	Site Plan Approval by the Town of New Windsor

The group met to discuss the Fire Inspector's requests for site improvements and the Town Planning Board's requested changes to the plans reviewed on November 30, 2005.

It was noted that there were conflicting messages coming from the Fire Inspector's office. In June the Fire Inspector at the time, John McDonald, had agreed to allow 24' wide roadways throughout the portion of the site where bus traffic and fire truck traffic would occur and other existing roadways were to be a minimum of 15' wide. In November, Kenneth Schermerhorn reviewed the plans and asked for 30' fire lanes at the buildings and 18' paved roads with 3' shoulders at access roads. After examination of the code it was agreed that these most recent requirements were not applicable to the school site.

After discussion, all parties agreed that:

1. Road to Schaefer and Fulton Cottages:
    a. Will be paved 15' wide minimum with no curbing.
    b. Both swing arm gates will be deleted.
    c. "Do Not Enter" signs will be posted at the north end of the road and an "Authorized Vehicles Only" sign will be posted at the south end of the road.

This report is assumed to be complete and correct unless written notice to the contrary is received in the Architect's office within 10 days of the publication date.

2. A total of two fire hydrants will be provided: one at the main entrance and one directly adjacent to the new addition of the school building.
3. Main access route will be 25' wide with 19' wide parking bays. (Note: Jim Stephenson confirmed that the current plan shows those dimensions.)
4. 6' wide painted fire lanes will be provided in front of the school building and the new addition. (Mr. Schermerhorn noted that there were no issues with using Fire Lanes in front of the school as a bus drop off area. He understood that the buses would only be there for short periods each day.)
5. A minimum of 133 paved parking spaces will be provided. Additional spaces are recommended by the Town and may be gravel.
6. The new pool is to be shown on the plan. Pool details are not required.
7. Sidewalks in front of the school building and past Windsor Dorm are required. Sidewalks from Windsor Dorm to Hillside Cottage and from the Administration Building to the cottage road are not required. A crosswalk from the school across the cottage road will be provided.
8. A wider radius will be provided at the first turn to the left for bus and fire truck use.
9. HC parking spaces will have parallel white and blue stripes at adjacent non-HC parking spaces (typical).
10. "No Parking" signs at HC acess aisles will be offset from wheelchair path or located to back of sidewalk.
11. Asphalt paving details will have D.O.T. Item #4 for aggregate base material.
12. Painted arrows will be provided at the main entry.
13. Parking spaces at Fulton Cottage will be limited to two spaces total, eliminating 6 spaces in this area.
14. No revised stormwater submission is required as the revisions will have a minimal impact on stormwater management.

Tentative Schedule discussed:

- Three copies of a Pavement/Signage/Hydrant plan incorporating above revisions will be provided to the Town ASAP. The plan will differentiate between auto duty and heavy duty paving. Approval by the planning board is contingent upon approval of this plan by the Fire Inspector.
- Three full sets of the plans will be provided to the Town before Jan. 20th for Town and Orange County review.
- Board will review at their January 25th meeting and, upon their approval, a public hearing will be authorized for their February 22nd meeting.
- Richard Walker will send Myra a check for $25. to cover the listing cost ASAP. Additional cost may be incurred based on the number of notices sent.

End of Meeting

This report is assumed to be complete and correct unless written notice to the contrary is received in the Architect's office within 10 days of the publication date.

McQuade Children's Services

February 15, 2006

"All children will always receive the care, treatment & support they need."
DR. MILTON ASH MCQUADE

Officers
President
Thomas Donato

President-Elect
Melissa A. Massimi

Vice-President
Pamela Kelly-Day

Treasurer
Glen Heller

Secretary
D. Kevin Quigley

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Mark Stellwag
Mary Ellen Wright

Honorary Board
William J. Barr
William Kaplan
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William Murphy
Rev. Ralph E. Smith
Frederica Warner

Executive Director
Richard Walker

P.O. Box 4064
623 Blooming Grove Tpke.
New Windsor, N.Y. 12553
Phone 845.561.0436
Fax 845.561.5720
Email mcq@mcquade.org
Web www.mcquade.org

ACCREDITED
Council on Accreditation of Children and Family Services

New Windsor Town Hall
Planning Board Chairman
555 Union Avenue
New Windsor, NY 12553

Dear Chair,

At McQuade Children's Services we have something to smile about and we hope you will join our celebration. Our Route 94 campus is getting a makeover. We've been sprucing up our road frontage and our grounds, but what we're really excited about is renovating and upgrading our special education Kaplan School built in 1987.

Join us on Thursday evening March 2, 7:00-8:00pm to meet the architect and view our plans first-hand. Coffee, cookies, conversation and Q & A. (Enter off Route 94, go straight ahead, visitor parking on right- in front of Administration building. Reception in foyer of Administration building.)

Most of you have probably seen school buses going in and out of our driveway, transporting local district students to our Kaplan School. Our program is well respected, valued by area education leaders, and is accredited.

To do justice to our students, teaching staff and our enriched program, we are going through the appropriate channels for approvals to add more small classrooms so we can reduce the number of students in each class, add a school cafeteria that will double as an auditorium, and install science labs, home and career classes.

We want you to know that this construction only reflects a creation of adequate space for the current enrollment plus 10 more day students. Our residential program will not expand. Simply put, it aligns us with new state standards for classroom size and teacher/student ratios.

We continually strive to be responsive to the needs of children in our community. Our caring approach has been our hallmark since our beginning as an orphanage in 1862.

For the Children,

Richard Walker
Executive Director

BUILDING ON 140 YEARS OF CARING FOR HUDSON VALLEY CHILDREN AND FAMILIES

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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

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

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

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

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	McQUADE FOUNDATION SITE PLAN (OTHER)
PROJECT LOCATION:	OFF NYS ROUTE 94 SECTION 37 – BLOCK 1 – LOT 49
PROJECT NUMBER:	05-18
DATE:	30 NOVEMBER 2005
DESCRIPTION:	THE APPLICATION PROPOSES AN ADDITION TO THE SCHOOL/GYM BUILDING, A NEW POOL COMPLEX, A NEW MAINTENANCE BUILDING, AND PARKING/DRIVEWAY REVISIONS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 JUNE 2005 PLANNING BOARD MEETING.

1. The applicant has updated and expanded the plan submittal. As well, the applicant has completed the Stormwater review, and has an accepted SWPPP on file with the Town. As previously noted, this is a Special Permit use in the R-4 zone. It should be noted that the configuration of the proposed addition has changed significantly since the June meeting; however it appears the new layout is in the SWPPP.

2. We have reviewed the submittal for this meeting and have the following comments:

   - A Bulk Table has been added to the first sheet of the set (L100). The table on the plan indicates the correct bulk information and verifies compliance with applicable standards. But, is the table based on the new configuration? (the table shows the same values as the old plan).

   - We previously indicated that the parking table was, in our opinion, an acceptable calculation. We now question the table's accuracy since the values are identical to the previous plan, which is a completely different layout. Does the table need revision? Also, the number of "provided" spaces appears to have changed.

- The first left turn (incoming movement) appears "tight" for larger vehicles. Realignment would seem appropriate.

- Was the new layout reviewed by the Fire Inspector's office ?

- Parking is distributed throughout the site, and a good network of sidewalks are provided. The Board should review this revised layout and advise of the adequacy of the parking and related facilities.

- The plan no longer seems to include the proposed pool facilities. Are they no longer proposed?

- The plan provides numbered signs, and a legend, but no table with sign face, type, dimension, and mounting configuration for each sign.

- Painted striping where a handicapped space adjoins a standard space should include both blue and white stripes. In addition, the "No Parking – Any Time" sign can not block the striped access aisle.

3. This application must be referred to the Orange County Planning Department per the requirements of New York State General Municipal Law (GML 239). With the Board's permission, I will refer this revised plan set.

4. The Planning Board should decide if this application requires a Public Hearing for the Special Permit use, per the requirements of Section 300-87 of the Town Zoning Local Law, or is determined a "continuation" of an existing Special Permit (was one previously issued?). If no Special Permit hearing is required, the Board should verify if a Site Plan Public Hearing will be required.

Respectfully Submitted,

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

MJE/st
NW05-18-30Nov05.doc

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4603
Fax: (845) 563-4695

Fire Inspectors Office

To:	Mark Edsal	Planning Board Engineer
From:	Kenneth Schermerhorn	Assistant Fire Inspector
Subject:	McQuade Foundation PB-05-18 SBL: 37-1-49	
Date:	1/11/06	

I received the memo (copy attached) from the Thomas Group concerning site plan revisions for the McCQuade Complex. As I stated at the January forth meeting I would look into what had been previously agreed upon. This office is not empowered to approve any fire lanes less than 30 feet. However a variance may be granted by the Bureau of Fire Prevention. Representatives from McQuade should immediately contact Inspector Bedetti at this office to arrange for a meeting with the Bureau of Fire Prevention.

Respectfully Submitted,

Kenneth Schermerhorn

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

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

MEMORANDUM

(via fax)
11 January 2005

TO: ERIC TOMOSKY & TRISH PAGE, THE THOMAS GROUP

FROM: MARK J. EDSALL, P.E., ENGINEER FOR THE TOWN OF NEW WINDSOR

SUBJECT: McQUADE SITE PLAN (NWPB # 05-18)

Reference your memo "meeting record" dated 1-6-06 (regarding the subject application, but with only your reference to your project no. 5095), please refer to attached memo from Fire Inspector's office. I suggest you follow up on the same.

Also, please note that the meeting was informal in nature and our discussions reflect opinions and recommendations, subject to the official action of the planning board. As such, please do not misunderstand the conclusions included in your memo as final in nature, and reflective of the Town's final decision on any specific matter.

We take exception to the concept of your memo stating that *"This report is assumed to be complete and correct unless written notice to the contrary is received in the Architect's office within 10 days of the publication date"*. We would appreciate if you would insure this clause is not part of any future communications.

We will, however, stand by our position to assist you in preparing a complete and acceptable plan which can be appropriately considered by the Town Planning Board for site plan approval.

cc: Myra Mason, Planning Board Secretary (via fax)
Ken Schermerhorn, Town Fire Inspector (via fax)

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4603
Fax: (845) 563-4695

Fire Inspectors Office

To:	Mark Edsal	Planning Board Engineer
From:	Kenneth Schermerhorn	Assistant Fire Inspector
Subject:	McQuade Foundation PB-05-18 SBL: 37-1-49	
Date:	1/11/06	

I received the memo (copy attached) from the Thomas Group concerning site plan revisions for the McCQuade Complex. As I stated at the January forth meeting I would look into what had been previously agreed upon. This office is not empowered to approve any fire lanes less than 30 feet. However a variance may be granted by the Bureau of Fire Prevention. Representatives from McQuade should immediately contact Inspector Bedetti at this office to arrange for a meeting with the Bureau of Fire Prevention.

Respectfully Submitted,

Kenneth Schermerhorn

FAXED
1-11-06 to Mark E. - He will send memo to Thomas Group

November 23, 2005

Thomas Associates
Architects + Engineers
The Thomas Group
215 The Commons
Ithaca, New York 14850
Phone (607) 277 - 7100
Fax (607) 277 - 1410
dct@TheThomasGroup.com

Ms. Myra Mason
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Re: Building Addition/Site Modifications
McQuade Children's Center
New Windsor, NY
T+ Project Number 5095

Dear Ms. Mason:

As discussed, please find enclosed the following:

- Eight (8) copies of Final Land Development Plans
  - Drawing L100-Zoning Plan
  - Drawing L101-SWPPP Plan
  - Drawing L200-Demo Plan
  - Drawing L300-Grading Plan
  - Drawing L301-Layout Plan
  - Drawing L400-Utility Plan
  Drawing(s) L500-L503-Details

- One (1) copy of the General Project Description / Stormwater Management Calculations dated October 21, 2005, last revised November 18, 2005.

This information has been revised to address all comments contained in the June 6, 2005 review letter from John McDonald (Fire Inspector), and the June 8, 2005 review letter from McGoey, Hauser and Edsall. Please find listed below both the comment and response to all items listed within these letters.

Comments from John McDonald-Fire Inspector, June 6, 2005:

1. Comment: Significant improvements of internal roadway structure for fire department access – minimum 24' wide roads and blacktop. (Remove low hanging trees).
   Response: The internal driveway widths have been increased to a minimum of five feet in parking area and 15 feet along the cottage access road. Additionally, internal circulation patterns have been reviewed to verify fire department access.

2. Comment: Removal of proposed gates.
   Response: As agreed, all proposed gates will remain, however they shall be 'non-locking type' for emergency access.

3. Comment: Inadequate fire department access to Administration Building.
   Response: Please see response to Comment No. 1.

NOV 2 3 2005

4. Comment: Auto duty asphalt inadequate for fire vehicles – 34 tons.
Response: The pavement section has been revised to adequately support all proposed traffic. See Detail Sheet No. 1/L502.

5. Comment: No parallel parking along access roadway system.
Response: All parallel parking along the access roadway system, has been removed. Additional parking has been provided to alleviate the current overflow parking throughout the site.

Comments from McGoey, Hauser and Edsall, June 8, 2005:

1. Comment: The plans submitted are very conceptual in nature, with an existing plan and a single proposed plan submitted. Note the following initial comments:

- Classification – this is a Special Permit use in the R-4 zone. Given the proposed changes, the applicant should be advised that a public hearing will be necessary.
Response: No action required

- Bulk Table – not included on plan sheet. Submitted separately as a markup of Town table sheet. Bulk table with all values must be included on submitted plan sheet with all other pertinent information and notes. Some corrections to the applicant's understanding of the zoning bulk table are noted in comments #2, below.
Response: The revised bulk table has been added to the plan set.

- Parking – a table showing overall uses for each building has been provided as requested. The code has various classifications to evaluate similar uses, such as "Schools", "Schools of Special or private instruction", or individual evaluation of each building. Depending on the method of calculation, the required parking varies from 42 spaces to 150 spaces, with this applicant proposing 116 spaces. The board should review the configuration of the parking and access relative to their opinion of acceptability.

- I believe an effort should be made to provide some additional spaces on the west side of the new addition, toward a goal of a total of 125 spaces, which is the corrected value for the individual calculation shown in the table.
Response: A total of 148 parking spaces have been provided including six spaces designated for handicapped parking.

2. Comment: When the applicant adds the bulk table to the plans, note the following corrections which appear necessary:

- Lot width is measured parallel to Route 94 for the full width, easterly to westerly property lines, measured at the required front yard setback.

- Front Yard depth (provided) would be measured to the building closest to Route 94.

- Single side yard is as measured to Hillside Cottage; Total side yard would appear to be the totals of Hillside and Schaefer.

- A rear yard value is indicated, however, rear property line is not depicted.

- Street frontage is the measurement along the property line along the public roadway.

- Multiple buildings are proposed. Provide actual estimated proposed height of each.

- All setback dimensions shown in the bulk table should be shown on the plan, based on the surveyed location.

Response: All above referenced modifications have been made to the bulk table. Additionally, please note that a net total of 148 parking spaces have been provided, therefore a variance will not be required.

3. I have some general comments regarding the site plan, as follows:

- Parking is distributed throughout the site, but pedestrian walkways are not depicted to connect the various uses and parking areas. This should be addressed.
Response: Appropriate pedestrian walkways have been provided throughout the site where pedestrians will cross traffic. Crosswalks have been added.

- Additional effort and review regarding signage (both identification and traffic) internal to the site must occur.
Response: A combination of new site signage and parking lot striping has been provided throughout, to aid and controlling traffic patterns around the site.

- Details of construction for driveways, parking, etc., must be included.
Response: All appropriate details have been added to the plan set. See Detail Sheets L500 through L503.

- A Stormwater Pollution Prevention Plan must be submitted, which may impact the site layout and design.
Response: The SWPP Plan has been reviewed and approved by McGoey, Hauser and Edsall.

4. The Planning Board has received a letter from the Dormitory Authority – State of New York indicating their intent to be Lead Agency for this overall action. This Board should consider this letter and indicate their agreement or objection.

It should be noted that the description included in the Dormitory Authority letter seems to be incomplete and include some inaccuracies.
Response: No action required.

5. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (no municipal boundaries; county of state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.
Response: No action required

We feel the above referenced responses adequately address all comments contained within the June 6, 2005 review letter from John McDonald (Fire Inspector), and the June 8, 2005 review letter from McGoey, Hauser and Edsall.

Upon review of the above referenced information, we ask that this project be placed on the forthcoming Township Planning Board Agenda.

Should you have any questions or require additional information, please feel free to call. 607-277-7100, Extension 5412.

Sincerely,

THOMAS ASSOCIATES
ARCHITECTS + ENGINEERS

Dan Thaete
Civil Engineer

DCT:klb

Enclosure

cc: McQuade Children's Center - (FAX: 845-562-5606)
Trish Page, Eric Tomosky, Thomas Politi – T+
Project 5095 - File 22

FAXED

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

15 June 2005

Mr. Robert Derico, R.A.
Dormitory Authority – State of New York
515 Broadway
Albany, New York 12207 - 2964

SUBJECT: McQUADE FOUNDATION SITE PLAN – T/NEW WINDSOR, NY.
ZONING COMPLIANCE REVIEW
(NWPB REF. NO. 05-18)

Dear Mr. Derico:

Please be advised that we have completed an initial review of the subject application currently before the Planning Board. Based on this initial review, it is our opinion that the application does not require any variances from the Town Zoning Code.

The Board's review of the site plan is currently ongoing.

If you have any questions concerning the above, please do not hesitate to contact the undersigned at your convenience.

Very truly yours,

Mark J. Edsall, P.E., P.P.

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

cc: James Petro, Planning Board Chairman
Mr. Richard Walker, Exec. Dir., McQuade Svcs.

NW05-18-DASNY Letter 06-15-05 .doc

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

15 June 2005

Mr. Robert Derico, R.A.
Dormitory Authority – State of New York
515 Broadway
Albany, New York 12207 - 2964

SUBJECT: McQUADE FOUNDATION SITE PLAN – T/NEW WINDSOR, NY.
SEQRA MATTER – SITE PLAN
(NWPB REF. NO. 05-18)

Dear Mr. Derico:

On June 3, 2005 the Town of New Windsor Planning Board received an application for Site Plan Approval and Special Permit for the subject project. The application was subsequently reviewed for the first time at the Board's meeting on June 8th.

I was recently provided with a copy of a letter dated May 18, 2004 with your signature, provided as a Lead Agency Coordination letter under the State Environmental Quality Review Act. It is somewhat perplexing that this letter was issued at a time when no application was before the Town Planning Board, and in fact over a year prior to any such application being made.

Notwithstanding the above, it is our understanding that DASNY has proceeded with SEQRA. As an involved agency under SEQRA, we request copies of all documents relative to the environmental review.

The Planning Board intends to proceed with the site plan and special permit application review and will consider any potential impacts as part of that review.

Very truly yours,

Mark J. Edsall, P.E., P.P.

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

cc: James Petro, Planning Board Chairman
Mr. Richard Walker, Exec. Dir., McQuade Svcs.

NW05-18-DASNY-SEQRA letter 06-15-05 .doc

RESULTS OF P.B. MEETING OF: June 8, 2005

PROJECT: McQuade Foundation P.B. # 05-18

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y_____N____
TAKE LEAD AGENCY: Y____N____

M)___S)____VOTE: A____N____
CARRIED: Y_____N____

NEGATIVE DEC:

M)___S)____VOTE: A____N____
CARRIED: Y_____N____

PUBLIC HEARING: WAIVED:_____ CLOSED:_____

M) _____ S)_____ VOTE: A____N____ SCHEDULE P.H.: Y_____N____

SEND TO O.C. PLANNING: Y ✓
SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)____ S)___ VOTE: A____N_____

RETURN TO WORK SHOP: Y___N____

APPROVAL:

M)___S)____ VOTE:A____N____ APPROVED: _____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

Is this a special permit?
125 spaces needed? Board wants them to try for more
Applicant to settle parking with Fire Inspector
Try to improve parking + increase parking
Mark to respond to Dormitory Authority as to Lead Agency.
Return to Work Shop

REGULAR ITEMS:

MC QUADE FOUNDATION SITE PLAN (05-18)

Mr. Garrett Hamlin and Mr. Paul Bauer appeared before the board for this proposal.

MR. PETRO: Next is McQuade Foundation site plan proposed 20,000 square foot classroom addition with parking. Application proposes the addition to the school gym building and new pool complex, new maintenance building and parking, driveway revisions, the plan was reviewed on a concept basis only. Good thing you don't have to go for a referendum cause you wouldn't stand a chance. Let's see, all right, tell us briefly, we've seen it a couple of times but go ahead and tell us.

MR. HAMLIN: The plan is essentially unchanged from the last time you've seen it except there's one modification that's going to show up on the half size colored plan that you will see in that the pool replacement design has evolved since the last time we've seen you and it's slightly modified, the parking one spot less which we picked up another spot on the other side so the count is the same but the locations are slightly changed. We're here tonight because we're in a catch 22 situation with our funding source, the dormitory authority of the State of New York is funding this and they, in order to proceed with the funding and let the bonds for the project, they need to have an understanding that no variances will be required for the project. We're in an R-4 zone, we're an allowed use, we meet all bulk requirements in the bulk table.

MR. PETRO: R-4 zone with a special permit.

MR. HAMLIN: That's correct and we have done a parking analysis and provided that to Mr. Edsall that in our estimation we believe we exceed the parking

requirements. We're increasing parking from its current condition and we'd like to ask for your input on that and hopefully we can walk away from tonight's meeting with an agreement from the board that there are no variances required for the project.

MR. PETRO: Bulk table not included on the plan.

MR. EDSALL: We did get a markup separately but they need to add that as a table onto the plan which we can get on the next submittal.

MR. PETRO: Joe, did you work on this plan?

MR. MINUTA: I did not work on this plan.

MR. PETRO: You're not with these people?

MR. MINUTA: Well, I'm not part of this meeting I guess as an alternate.

MR. PETRO: Just for the minutes.

MR. MINUTA: For the minutes I'm doing work as an architect for McQuade for the pool project, I will recuse myself in every way, shape or form for this meeting and that's about it.

MR. PETRO: Thank you, Joe. Well, you're asking if you're going to need a variance or not and Mark, why don't you go over that, you have so many bullet items here and so much to talk about that I--

MR. EDSALL: The initial thing they're looking for is the reviews and consensus on the parking which I think probably the first hurdle we have to get over and I looked at this briefly with Mike Babcock because we were trying to as the board come up with what we believe is the right number for parking. And interestingly there's three different ways to approach

the parking, one is to consider a school of special instruction which would require 150 spaces, we didn't believe that was pertinent to this application, as a straight school with just considering students and employees, it's the greater of either a number based on the number of students or based on maximum capacity and public assembly and that would give you a number of only 42 and we didn't think that was quite appropriate for this site. Looking at it the way they have on the top left corner of their plan on the table.

MR. ARGENIO: Which drawing number?

MR. EDSALL: The proposed site plan.

MR. BABCOCK: SK2.

MR. EDSALL: On the full size plan they broke out each of the buildings and their particular use, accounted for square footages and offices, accounted for students and employees or staff at each location and the only error in the calculation is that offices are one per 150, not one per 200 which would make the 108 bump up to 125 and they're currently at 116 so they would only need to add 9 more spaces to provide the 125 which seems to be a, I'll say an upper middle road of the ways to do it and I think it's a, it's higher than the average way based on the various ways in the code and I think it really does a good job of addressing all the buildings on the site. So subject to the board's okay what we'd like to suggest Mike and I is that I use the 125 number based on the corrected table on sheet 2 of their submittal and all we'd have to do is develop 9 more spaces. We're suggesting they be in the area of the new addition cause it seems that there's a heck of a lot of spaces near 94, if you're in the middle of a thunderstorm like we had today you'll be real happy to have 9 more next to the building.

MR. ARGENIO: Four more next to the addition would be a

good thing.

MR. EDSALL: We're looking at 9.

MR. ARGENIO: More than four I meant to say.

MR. EDSALL: So that would be our suggestion up near that, 4, yes, Jerry maybe along the other side of the drive so from a parking standpoint if that seems reasonable I think that's the first hurdle we have to get over.

MR. HAMLIN: This is Paul Bauer, site designer of the project.

MR. SCHLESINGER: We're evaluating parking spaces per each interest, not as an overall?

MR. EDSALL: What we did was we took as I said there's different ways in the code you can look at it purely as a school of special instruction, that didn't seem to work as a school it seems it would get a much lower number than would make sense for it so what we did was we looked at each building and said they've got a lot of square footage but some of it is just residential housing of students, we've got office buildings which concern the function of the school but they're large office buildings, there's staff associated with each building, they gave us that breakdown and that's what that sheet 2 number is. So yeah, we're looking at it as a total site but we're, I don't want to say micromanaging but looking at each piece to try to get it as close to usable number as we can.

MR. SCHLESINGER: Is it okay with you that Fulton Cottage and Schaffer Cottage are in essence really locked in being that there's a gate on each side?

MR. EDSALL: I'm not talking about access yet, we're talking purely the parking number, we can talk about

layout and access and you've got some input from the fire inspector but I'm looking at just to have the gentleman walk away with a parking number.

MR. BABCOCK: I'm going to give them my copy of John McDonald's review.

MR. EDSALL: Which this is the first I've seen it is tonight.

MR. BABCOCK: Yeah.

MR. EDSALL: Maybe we can get over the parking number and then we can talk about layout.

MR. MASON: Most of the kids are bussed in here?

MR. HAMLIN: There's a mix of kids who live on site and then kids who are bussed in, no kids drive to the site, it's all either on site residents or bussed in.

MR. MASON: It's hard to see on this plan but I mean there's plenty of turn radius for the busses to get through there?

MR. HAMLIN: Yes.

MR. PETRO: Well, you see John McDonald's, no parallel parking along the access road.

MR. EDSALL: Yeah, that's 11 space, 11 spaces.

MR. PETRO: Why wouldn't he want it as long as you had adequate road space?

MR. EDSALL: I wouldn't disagree with the fire inspector but as long as there's the proper width to get vehicles through including the fire trucks, I would see no reason why parallel parking can't be permitted again that's what I just asked. Public roads have

parallel parking.

MR. PETRO: You look into it, I don't want to look into it and find out why, contact the fire inspector, department head.

MR. EDSALL: The key is if we give them a number, tell them we want 125 and have to move them they'll move them someplace else.

MR. PETRO: No sense coming back and putting them there and this gets thrown out again. I think, gentlemen, that if you look at this site plan and I've been doing this for a little while, I think it's inadequate parking on the entire site plan and I'm not saying that it is inadequate as far as the code is concerned or an engineer or your fine work, I'm saying just as common sense when you look down there's too much going on here and there's not enough parking. If you had a large gathering in the gymnasium or in school, it's just not going to work. I realize you can park on the grass and there's always, I go to the Bethlehem Church Fair and forget about the parking, every piece of grass is covered with cars and I guess it works once a year but I think you should devise somewhere on this property and there seems to be adequate space somewhere other than money, I'm not interested in the money aspect because you don't want to pave it and excavate it and come up with a better parking area somewhere, I'm not saying that this won't be approved as long as the engineer says it works and it's fine. But again a lot of times I'm like I always go back to the infiltration in the water pipe, the engineer says there's enough room in the pipe but it only shoots out the top. What's that mean? Engineer says it's good, water's coming out the hole. So the same thing here, I don't think there's enough parking spots and if you're designing it now you might as well look at it good.

MR. HAMLIN: That's why I'm here, we'd like to come up

with a solution that satisfies the board.

MR. PETRO: If the code says 125 that doesn't mean you can't go to 126 or 152 or something that makes sense, I would look at peak which you may have a visiting team or something of that nature, I don't know exactly what you're going to be doing, have a play in the auditorium and there's going to be a lot of people, I would consider that and kind of try to get to that threshold a little bit. I'm looking at the plan and you don't have enough parking, very simple and you guys are professionals, I'm just sitting here part time really, I don't know what I'm doing I guess they say, but don't have enough parking. Mark, you look at that again and what I really want to know is how you're going to come up with that number 125 is what you're saying is going to be the required.

MR. EDSALL: I felt comfortable suggesting to the board that it be at least 125, if you want 125 plus whatever else they can accomplish that's what we'll ask him. My other comment on the parking was I felt there was not enough spaces near the new addition which is the going to end up being the largest building on the site.

MR. ARGENIO: Mark, I thought exactly the same thing.

MR. PETRO: Like Fritz Kass' building on 32, it had all that parking in the back, this is New Windsor Mall I'm talking about and if I go for a bagel in the morning I can't park. Now if you think I'm parking in the back of those stores because that's the parking they provided for the plan.

MR. ARGENIO: Again, it meets the code but it doesn't work from a practical standpoint.

MR. PETRO: That's what you're looking at here, I think you get my point.

MR. EDSALL: We need to increase the number of parking if I'm understanding correctly but emphasis on getting parking closer to this large addition.

MR. PETRO: Right.

MR. ARGENIO: We talked about this at Shop Rite the proximity of the parking to the active area is as important as the number of stalls.

MR. EDSALL: We look at it for excess parking on multi-family as well to distribute it on the site.

MR. PETRO: As far as variances I can't tell you if you're going to need one or not because here it says rear yard value is indicated, however the rear property line is not depicted. If I don't know where the rear property line is I can't tell you if a variance is needed. We don't know the height, I couldn't tell you if you need a height variance. The planning board has received a letter from the Dormitory Authority State of New York indicating their intent to be lead agency for the overall action, the board should consider this letter and indicate their agreement or objection. I object, it's in New Windsor, I want to be lead agency. Does anybody disagree? Does anybody want to disagree with me? It should also be noted that the description included in the Dormitory Authority letter seems to be incomplete and includes some inaccuracies. That won't happen here.

MR. EDSALL: Well then we need to if the board feels it's most appropriate that the potential environmental impacts of the site development be under your action as lead agency, we need to correspond with Dormitory Authority and tell them that we disagree with, we think this board should be lead agency.

MR. PETRO: You can do that.

MR. EDSALL: I will do that as quickly as possible since the clock is running.

MR. ARGENIO: Why would they make that statement?

MR. EDSALL: Dormitory Authority and State Education Department seem to love to be lead agency for any action that they fund or oversee, it's probably just their modis operandi.

MR. PETRO: It's on Route 94, look at the map, it's in New Windsor, we want to take care of it.

MR. ARGENIO: I don't disagree, maybe Mark knowing some history there.

MR. HAMLIN: That's typically how the funding sources run for these and we notify the Dormitory Authority, the Dormitory Authority notified the Town of that intent and if the Town wants to take lead agency in the process they'll just take it.

MR. PETRO: We've had it with schools like Ephiphany College where they'll say they're exempt, they don't need the planning board approval, then they put one road into a major high school that's not looped anywhere, this is real intelligent to me because if there's a fire on the road and you've got to get an ambulance there, seems like a little problem but they don't need to come to the planning board. Has to go to Orange County Planning Department, you realize that? Again, conceptually, we don't have any problem with the plan, I think you need to iron out the parking and I would take a copy of Mark's comments which is quite extensive and go over them and Mark it should go to another workshop.

MR. EDSALL: I would, I think the key item now I'll get the letter out to Dormitory Authority but the parking I'll work with them on the parking but I think they

should try to get together with John McDonald to resolve the layout issues because it's easy for us to work out parking but these layout issues that John noted are going to impact that, they can do so, they need to meet with John.

MR. PETRO: Tell him that the board himself I don't think we have a problem with that parallel parking along there, I'd rather see the spaces there than not there as long as you have a clear fire lane what difference does it make. I don't understand his thinking there.

MR. EDSALL: It's really a roadway with parking along the side.

MR. PETRO: What is it, 11 spots, yeah, I'd rather have the 11 spots than like Mark says you have parallel parking along major highways and certainly a fire truck can get by.

MR. SCHLESINGER: You know what I think the problem is is that he wants that to be a two-way street, it has to be a two-way street.

MR. ARGENIO: It looks wide enough for a two-way street.

MR. BAUER: It's 24 feet,

MR. SCHLESINGER: With parallel parking is enough.

MR. PETRO: In addition to that.

MR. SCHLESINGER: In addition, okay.

MR. EDSALL: He may want to make that 30 instead of 24 so that's--

MR. PETRO: Anything else you need from the board at

this time? I think we've gone over it pretty good.

MR. HAMLIN: No, I think we're all set.

MR. PETRO: Thank you.

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)

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	McQUADE FOUNDATION SITE PLAN (OTHER)
PROJECT LOCATION:	OFF NYS ROUTE 94 SECTION 37 – BLOCK 1 – LOT 49
PROJECT NUMBER:	05-18
DATE:	8 JUNE 2005
DESCRIPTION:	THE APPLICATION PROPOSES AN ADDITION TO THE SCHOOL/GYM BUILDING, A NEW POOL COMPLEX, A NEW MAINTENANCE BUILDING, AND PARKING/DRIVEWAY REVISIONS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The plans submitted are very conceptual in nature, with an existing plan and a single proposed plan submitted. Note the following initial comments:

   - Classification – this is a Special Permit use in the R-4 zone. Given the proposed changes, the applicant should be advised that a public hearing will be necessary.

   - Bulk Table – not included on plan sheet. Submitted separately as a markup of Town table sheet. Bulk table with all values must be included on submitted plan sheet with all other pertinent zoning information and notes. Some corrections to the applicant's understanding of the zoning bulk table are noted in comments #2, below.

   - Parking – a table showing overall uses for each building has been provided as requested. The code has various classifications to evaluate similar uses, such as "Schools", Schools of Special or private instruction", or individual evaluation of each building. Depending on the method of calculation, the required parking varies from 42 spaces to 150 spaces, with this applicant proposing 116 spaces. The board should review the configuration of the parking and access relative to their opinion of acceptability.

I believe an effort should be made to provide some additional spaces on the west side of the new addition, toward a goal of a total of 125 spaces, which is the corrected value for the individual calculation shown in the table.

2. When the applicant adds the bulk table to the plans, note the following corrections which appear necessary:
   - Lot width is measured parallel to Route 94 for the full width, easterly to westerly property lines, measured at the required front yard setback.
   - Front Yard depth (provided) would be measured to the building closest to Route 94.
   - Single side yard is as measured to Hillside Cottage; Total side yard would appear to be the totals of Hillside and Schaefer.
   - A rear yard value is indicated, however, rear property line is not depicted.
   - Street frontage is the measurement along the property line along the public roadway.
   - Multiple buildings are proposed. Provide actual estimated proposed height of each.
   - All setback dimensions shown in the bulk table should be shown on the plan, based on the surveyed location.

3. I have some general comments regarding the site plan, as follows:
   - Parking is distributed throughout the site, but pedestrian walkways are not depicted to connect the various uses and parking areas. This should be addressed.
   - Additional effort and review regarding signage (both identification and traffic) internal to the site must occur.
   - Details of construction for driveways, parking etc. must be included.
   - A Stormwater Pollution Prevention Plan must be submitted, which may impact the site layout and design.

4. The Planning Board has received a letter from the Dormitory Authority - State of New York indicating their intent to be Lead Agency for this overall action. This Board should consider this letter and indicate their agreement or objection.

   It should be noted that the description included in the Dormitory Authority letter seems to be incomplete and include some inaccuracies.

5. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.

Respectfully Submitted,

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

MJE/st
NW05-00-01Jan05.doc

PB #05-18 application fee

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

RECEIPT
#500-2005

06/06/2005

Foundation, Mcquade

Received $ 125.00 for Planning Board Fees, on 06/06/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/2005

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-18
NAME: MCQUADE FOUNDATION PA2005-123
APPLICANT: MCQUADE FOUNDATION

--DATE--	DESCRIPTION---------	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/03/2005	REC. CK. #6263	PAID		750.00	
			---	---	---
		TOTAL:	0.00	750.00	-750.00

6/6/05

MCQUADE FOUNDATION (05-18)

MR. PETRO: Number 4, the McQuade Foundation on Rt. 94, authorization to proceed with the pool area construction. Mark do you want to just touch on that or Mike.

MR. EDSALL: The applicant had asked in the past and had asked at a workshop whether or not the pool component of the overall site plan under review would be permitted to apply to the Building Department to get permits and begin construction. With all the issues that are on-going for review that are currently, let's call it preliminary final design, are those areas for access roadways and parking. The pool area doesn't seem to be in any dispute, so it's up to your discretion if you want to authorize the Building Department to issue permits. Obviously, if there is acceptable plans.

MR. PETRO: Mike, do you have any problem with that for your department.

MR. BABCOCK: No. Actually, if they were only doing the pool, they wouldn't even be in front of the Planning Board.

MR. ARGENIO: They landed at Planning Board because they showed the pool on the over all site.

MR. PETRO: It really has nothing to do with the site plan, it just happens...

MR. BABCOCK: Well, it does, but...

MR. PETRO: Because it's before the Board, we have to look at it.

MR. BABCOCK: Right, but, there's no issues there.

MR. PETRO: Let's take a show of hands, does anyone have any objects to it.

MR. ARGENIO: I have no objections Mr. Chairman.

MR KARNAVEZOS: No.

MR. PETRO: Mike, will take care of it.

March 23, 2005

Thomas Associates
Architects + Engineers

The Thomas Group
215 The Commons
Ithaca, New York 14850
Phone (607) 277 - 7100
Fax (607) 277 - 1410
pgb@TheThomasGroup.com

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12553

Re: Parking Requirements
McQuade Children's Services
T+ Project Number 5095

Dear Sir or Madam:

McQuade Children's Services is proposing to complete a capitol project, which includes site circulation improvements, repair and replacement of existing roadways, emergency access and clearly designated parking spaces. We have reviewed the parking requirement guidelines noted in Section 300-60, Item 24 of the Code for the Town of New Windsor, and are seeking a ruling to deviate from the guidelines. The guidelines read as follows:

(24) Schools of special or private instruction: one space per each student, plus one space per employee, or one space per 200 square feet of total floor area, as determined by the planning board.

Existing on-site parking is 25 marked spaces with the new proposed site plan to accommodate 97 marked parking spaces. The School's projected plan is to employ 85 staff members at the school, once the building addition is complete. In the particular case of the McQuade School, students are not of driving age, are either full time students, or are bussed to and from the site. Therefore, the School does not justify the need for additional parking, and consequently an expansion of impervious surfaces. The planned 97 parking spaces will be used primarily by employees and occasional visitors to the School and we project no additional need for on-site parking.

We would appreciate your consideration in this matter and look forward to your decision on the acceptability of our proposal.

Sincerely,

THOMAS ASSOCIATES
ARCHITECTS + ENGINEERS

Paul Ballard
Site Planner

PGB:klb

Enclosure

cc: Project 5095 - File 2b

RESULTS OF P.B. MEETING OF: March 23, 2005

PROJECT: McQuade Foundation P.B. # Pre-submission

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y____ N____
TAKE LEAD AGENCY: Y____ N____

M)___ S)___ VOTE: A___ N____
CARRIED: Y____ N____

NEGATIVE DEC:

M)___ S)___ VOTE: A___ N____
CARRIED: Y____ N____

PUBLIC HEARING: WAIVED:____ CLOSED:____

M) ____ S)____ VOTE: A___ N___ SCHEDULE P.H.: Y____ N____

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y___

REFER TO Z.B.A.: M)____ S)___ VOTE: A___ N____

RETURN TO WORK SHOP: Y___ N____

APPROVAL:

M)___ S)___ VOTE: A___ N____ APPROVED: ____

NEED NEW PLANS: Y____ N____

CONDITIONS – NOTES:

MC QUADE FOUNDATION - SITE PLAN

MR. MINUTA: I'm going to recuse myself from this meeting because I'm doing work with McQuade on a separate project but to stave off any impropriety I will recuse myself.

MR. PETRO: Okay.

MR. HAMLIN: I'm Garrett Hamlin from the Thomas Associates, architectural project owner, my colleague, Paul Ballard, site designer for Thomas as well. We're very pleased to be here, we have met with the Town Supervisor a year ago thereabouts on this project, some of his staff, we met with Mr. Edsall last week to present our views and it's essentially a reconfiguration of an existing school building. The campus is comprised of approximately 20 acres, this is the school building itself right here and this building entrance off Route 94 and these are residences, cottages where some of the students live and then the rest of the student population is comprised of day students that come in for the day. They come in now into a sort of an unorganized parking and traffic flow and it's our intention as we develop the project to do an addition and to extensively improve parking and traffic flow on this site. This is the existing building here, this outline represents our addition, it's a two story addition just under 20,000 square feet in total square footage.

MR. PETRO: Classroom?

MR. HAMLIN: It's all school, yes, the current student population in the school itself is 94 and we expect to see very minimal growth, maybe ten students total beyond that. All of those student, that student growth would not be residential or part of the housing program, it would be day students that would come in for the day.

MR. BALLARD: Just to add another, they're looking at probably only a ten employee growth for that facility as well. To elaborate on the site planning a little bit more you see from the existing conditions I'll throw it up there again they have, it almost works like a racetrack in here, there's not much marked parking and cars enter the site like this, come right in front of the Edmond Building and they kind of group park, they even triple park in this area so what we want to do is really try to clean up the internal circulation of the site, take this center roadway out of here and keep all the bus and car traffic to the back side of the administration building as well as majority of the new parking, you can see it in this plan and then really create this long space, an open green space for the students to use at the front side of the Edmond Building because we're very limited on outdoor athletic space or outdoor green space. This road here will really be closed off as part of the new plan and gated at each end and it's just for emergency access only so all the car traffic will come through and into parking here or come in and be able to park in these two new lots here and they would stay on the side like that.

MR. PETRO: Mark, did you do any calculations on the parking at all?

MR. EDSALL: No, I haven't as of yet, I imagine that if there's any deficiency they'll at least cover the increase for the additional students and staff, I don't, I'm sure they'll try to maximize the parking but I don't know if there's a deficiency if they'll correct it a hundred percent, we haven't gotten that far yet.

MR. BALLARD: Right now there's approximately 25 actually marked spaces and the rest is really overflow type at that point but we're planning on 13 spaces additional to the number of staff that are planned for the school at a proposed level of full capacity. The

total parking count being 97 when we're finished.

MR. PETRO: You've done the calculations?

MR. BALLARD: Yes, it's part of that letter actually so we have analyzed the existing parking.

MR. PETRO: You feel you're going to meet those, the minimum requirements for the calculations for all that, for two stories of additional school, 13 spots?

MR. BALLARD: Yeah, the big item there is that none of the students at the school drive.

MR. PETRO: Well, you have ten more employees and the other thing you have events at these schools I've been myself to this area for events and the problems when you have an event there's no parking, I think 25 and 13, I mean, there's an awful lot that's including all the little parking areas or is that just the main area?

MR. BALLARD: In the new, the proposal will have 97 spaces marked.

MR. PETRO: Your calculations of course Mark's going to go over it, how many is required to do what you want to do?

MR. BALLARD: There's some verbiage in the code.

MR. PETRO: Depends on how you read it?

MR. BALLARD: Right, that each student must have a space as well so that aside for the staff and the administration it's, that's going to be here we have 13 additional spaces on top of every staff member that will be here.

MR. SCHLESINGER: Does the code go by students or the amount of square feet?

MR. BABCOCK: I don't even know what it is.

MR. SCHLESINGER: You're putting in a 20,000 square foot building, how many more students is that going to facilitate?

MR. HAMLIN: It's going to add ten students.

MR. SCHLESINGER: Ten students, 20,000 square foot building?

MR. HAMLIN: We're very cramped at this point.

MR. BALLARD: They're really in need for space and the code does actually read in two different ways, it does go by the 200 square feet but it also allows for schools of special or private instruction one space per student plus one space per employee or one space per 200 square feet of total floor area as determined by the planning board so really--

MR. BABCOCK: What number are you reading?

MR. EDSALL: Number 24. Have you made a comparison to number 22 with one for each 12 seats for students just to get an idea based on the student population for non-adult students?

MR. PETRO: We're going to use the more restrictive.

MR. EDSALL: Well, I think clearly we have, and it's one of the things I discussed with them at the workshop their application should define what type of school it is, if all the students are of non-driving age, we can treat it is a non-driving age student facility. Once they cross the threshold where there's a chance the students will drive there then we've got to address it.

MR. SCHLESINGER: Day students are bused in?

MR. HAMLIN: Yes.

MR. BABCOCK: No students drive here, correct?

MR. HAMLIN: That's correct.

MR. EDSALL: That's the key and obviously as long as they operate the facility we don't have to worry about it but I want to get it on the plan so if they move to a newer and bigger facility and someone else buys it that has driving age student then we have to have them come back.

MR. HAMLIN: To specifically answer your question, if we analyze it based on no driving student we actually exceed the parking requirements. If we analyze it based on square footage of the building then we do not meet the parking requirements.

MR. EDSALL: Is there an auditorium where there would be gatherings?

MR. HAMLIN: There's no fixed seat auditorium, there's a cafeteria space that's a multi-purpose room approximately 1,500 square feet that would be lunchtime cafeteria, also be informal performances.

MR. EDASLL: It's one per four seats for auditorium so maybe what you can do is look at it a couple different ways so the board can see if it would meet it for the various alternatives.

MR. BABCOCK: I don't think, I think the board is concerned about functions when you have the people and grandparents.

MR. PETRO: I've been at a Lion's Club auction there and we're parked up and down the main drive on the grass, there was no parking, there's no parking, I

mean.

MR. EDSALL: Maybe you can look at the seating that's permittable in that multi-use room and then based on one space per 4 seats we can find out if you meet that threshold.

MR. BABCOCK: We're going to look at this before it comes back to you.

MR. PETRO: I know we're going over it a little bit too much at this point but I remember talking to you gentlemen I think I was at one of these meetings a long time ago, I think I brought it up that the parking was going to be a concern. Now you have room to put more parking, correct, is it you don't want to have the expense of more parking?

MR. BALLARD: Expense is certainly an issue, I mean, the school really its character right now it's kind of the little school in the woods, I know the board, the school has expressed a will to keep it in the direction not to really fill the site with parking but try to keep it green and provide a green space or wooded location.

MR. PETRO: I'll tell you what we'll do just so we don't go round and round, you come up with a code that you're going to use, convince us that's the right one, convince the engineer it's the right one, you'll be dictated how many spots you need, we agree, it's all set, you meet that requirement, I don't care how you get to it or whatever you do. All right, Mark?

MR. EDSALL: Yeah, I think one of the main reasons that we all agreed at the workshop it would be worthwhile for them to come in is if the board, a lot of you having been there believes that the configuration for the main access drive, the loop turnaround for the bus and the regular vehicles makes sense and if you believe

that this layout is one that they should pursue.

MR. PETRO: Better check that radius on the loop for buses too, I don't know what they need but--

MR. BALLARD: They have medium size buses right now, approximately 25 footers, not the real long ones but this loop radius actually is a 30 foot radius and it will handle a 40 foot bus at this point.

MR. SCHLESINGER: Wouldn't that have to also accommodate fire engines if you're going to be closing off the other road?

MR. BABCOCK: We're going to have them look at it.

MR. BALLARD: This would be gated but fire access would still be allowed.

MR. SCHLESINGER: Is there parking right now just north of the Fulton cottage?

MR. BALLARD: There's parking actually here.

MR. SCHLESINGER: But if you're going to close off the road, you're going to be losing that parking.

MR. MASON: Make it a one way loop.

MR. SCHLESINGER: I think that the issue is parking and you need to evaluate that.

MR. BALLARD: We can have staff park here and they just have to make sure there's controlled access there so it's not for everyone the parking but the really idea is to stop cars from moving quickly.

MR. PETRO: Where do you put the handicapped parking by the school?

MR. BALLARD: Handicapped parking would happen over here and the entry would happen in this corner over here.

MR. HAMLIN: We see these spots can also, this new lot, all of these spots is being predominantly staff parking.

MR. EDSALL: One of the ideas that they brought up at workshop was that the resident uses along the right side of the plan with the old driveway would become almost a pedestrian way with a courtyard, green open courtyard for recreation, they wanted to try and keep vehicles away from that side of the site.

MR. PETRO: All right, you know what, we're not going to design it, you know what you're doing, he knows what he's doing, get together, come up, like I said, I'm repeating myself, and come up with the parking, I mean, the addition obviously the coverage of the property is not a problem. Anybody have a comment on the actual layout or the coverage? I don't see it as a main concern, I just think the access and the parking and we'll get into a little bit of the lighting and drainage and stuff later, we'll take a look at it, but not going to do that now. Okay? Thank you.

MR. HAMLIN: Are we to a point where we'd be able to say there will be no variances needed?

MR. PETRO: Variance would be for?

MR. BABCOCK: We're going to have to check the parking.

MR. PETRO: I don't know setbacks, height, I don't know how you're a hundred feet off the property line so I don't think that will be a problem.

MR. HAMLIN: We know we meet everything, setback, height and all those development on the site, the only

real potential question is the parking question and the reason why I raise the questions because this project is funded by the Dormitory Authority and the funding process is stalled until we know that we do not need any variances.

MR. PETRO: There's no way I can answer that because you can't answer it. We don't know what formula you're going to use so I don't know what's required.

MR. EDSALL: I think what they're looking for is to send up to the State of New York if we're able to determine that they're providing adequate parking and the board feels comfortable with Mike and I verifying that they want some type of a memo indicating that based on the concept review that the plan does not require any variances.

MR. PETRO: What if you can't do it after we say that I believe that you can.

MR. BABCOCK: I think we've got the information from the board tonight that you don't want parking variance, you want the parking that's there.

MR. PETRO: I think they can make it work, they have to put more blacktop, they have to do it, but it has to meet one of the three or four ways that you're going to come up with.

MR. BABCOCK: We're going to tell them that they have to, if they are to expand their parking areas they're going to have to, we're not going to send them to go for a variance.

MR. PETRO: You may have to expand the parking areas? And really be, I don't like to say it but if you can't and later on a variance is required, even though we're saying I would say we don't think that there is one going to be required but you can't come back and say

hey, you said we don't need a variance, but you only have 16 spots.

MR. HAMLIN: I think it makes sense, we go through the process, verify things and if you'd like us to come back again to determine that we'd be happy to do that.

MR. PETRO: Do you need a letter now?

MR. HAMLIN: We're at a point where the funding is stalled because they're waiting to know that we wouldn't need a variance.

MR. BABCOCK: I think one more stop at the workshop with their calculations and our calculations to see if we kind of agree.

MR. PETRO: Let's do it this way, Mike, if when Mark is confident that he can meet the requirements one way or the other one of the, these three or four ways that you're going to go with the square footage or the students then he can authorize the letter, just take care of it.

MR. EDSALL: We'll take care of it when Mike and I are comfortable with the calculations we'll issue a letter to them.

MR. PETRO: Just don't want them coming back to us later that we can't, we're just telling, you know, you have to put more blacktop in.

MR. HAMLIN: We certainly would figure that.

MR. PETRO: Thank you. I see space behind the building there and you can certainly put employee parking behind a building without a problem.

MR. HAMLIN: Right.

MR. PETRO: Thank you.

FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE

TO: Genaro Argenio, Planning Board Chairman

FROM: Francis Bedetti, Asst. Fire Inspector

SUBJECT: Mc Quade Childrens Services

DATE: February 22, 2006

Fire Prevention Reference Number: FPS-06-005

A review of the above referenced site plan has been conducted and found to be acceptable.

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Writer's E-mail Address:
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 05 - 18

WORK SESSION DATE: 15 June 2005 **PROJECT:** NEW ____ OLD X

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

PROJECT NAME: McQuade S/P

REPRESENTATIVES PRESENT: ____

MUNICIPAL REPS PRESENT:

BLDG INSP.	____	FIRE INSP.	____
ENGINEER	X	PLANNER	____
P/B CHMN	Patrick	OTHER	____

ITEMS DISCUSSED:

- SEQRA letter?
- Variance letter
- entrance to Add'n
- Pkg
- Talk to Peter later - ok to let DASNY be LA

STND CHECKLIST:

DRAINAGE ____
DUMPSTER ____
SCREENING ____
LIGHTING (Streetlights) ____
LANDSCAPING ____
BLACKTOP ____
ROADWAYS ____
APPROVAL BOX ____

PROJECT TYPE

SITE PLAN (circled)
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: ___ Y X N
Ready For Meeting ___ Y X N
Recommended Mtg Date ____

FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE

TO: James Petro, Planning Board Chairman

FROM: John McDonald, E911 Coordinator

SUBJECT: PB-05-18
SBL: 37-1-49
McQuade Foundation

DATE: June 6, 2005

Fire Prevention Reference Number: FPS-05-018

A review of the above referenced site plan has been conducted and found to be acceptable.

FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Department Head

SUBJECT: PB-05-18
SBL: 37-1-49
McQuade Foundation

DATE: June 6, 2005

Fire Prevention Reference Number: FPS-05-022a

A review of the above referenced site plan has been reviewed and is disapproved for the following reasons:

1. Significant improvement of internal roadway structure for fire department access- minimum 24' wide roads and blacktop. (remove low hanging trees)

2. Removal of proposed gates.

3. Inadequate fire department access to Administration Building.

4. Auto duty asphalt inadequate for fire vehicles- 34 tons.

5. No parallel parking along access roadway system.

FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE

TO: James Petro, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector KS

SUBJECT: PB-05-18
McQuade Foundation
SBL: 37-1-49

DATE: November 30, 2005

Fire Prevention Reference Number: FPS-05-039

A review of the above referenced site plan has been conducted and is unacceptable for the following reasons:

1) Inadequate access roads- minimum 18 ft. & 3 ft. Shoulders on both sides (Town Code-252-27B (d)

2) Inadequate fire lanes around all buildings, must be 30 feet minimum (Town Code 280-15B)

3) Drawing L301 still shows swing gates on access Roads which were disapproved on 6-6-2005

4) With proposed master changes to the site plans, complex should now come into compliance with fire protection water supply. (fire hydrants) Fire Code of N.Y.S. (section 508.5

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

RECEIVED
NOV 28 2005
TOWN OF NEW WINDSOR
FIRE INSPECTOR OFFICE

TO: FIRE INSPECTOR

P.B. FILE #**05-18** DATE RECEIVED: **11-28-05** TAX MAP #**37-1-49**

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P. TO BE ON AGENDA FOR THE 11-30-05 PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR: RECD 11/29 11AM (KGS)

MC QUADE FOUNDATION
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: SEE ATTACHED

Signature: Kevin Sled 11/30/08
Reviewed by date

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 05-18

WORK SESSION DATE: 4 Jan 05 **PROJECT:** NEW ____ OLD ____

REAPPEARANCE AT W/S REQUESTED: No **RESUB. REQ'D:** Yes

PROJECT NAME: McQuade

REPRESENTATIVES PRESENT: Dan Thaete 607-277-7100 x 5412

MUNICIPAL REPS PRESENT: 252-27b

BLDG INSP. ____ FIRE INSP. Kent
ENGINEER X PLANNER ____
P/B CHMN ____ OTHER ____

ITEMS DISCUSSED: AR. 9Y

- Soffer entrance road
- 2 new hydrants
- one way side drive - DNE signs near 9Y
- 3 plans for FD ← Ken 2 Mar
- 3 plans for OCDP → Mar
- MJE to do referral.

STND CHECKLIST:

DRAINAGE ____
DUMPSTER ____
SCREENING ____
LIGHTING (Streetlights) ____
LANDSCAPING ____
BLACKTOP ____
ROADWAYS ____
APPROVAL BOX ____

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: ____Y ____N

Ready For Meeting ____Y ____N

Recommended Mtg Date ____

WorksessionForm.doc 9-02 MJE

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** _____ - _____

WORK SESSION DATE: 5-18-05 **PROJECT:** NEW _____ OLD _____

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

PROJECT NAME: McQuade Fdn S/P

REPRESENTATIVES PRESENT: _____

MUNICIPAL REPS PRESENT:

BLDG INSP.		FIRE INSP.	
ENGINEER	X	PLANNER	
P/B CHMN		OTHER	

ITEMS DISCUSSED:

Will Make
off

STND CHECKLIST:

DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:
ZBA Referral: ___Y ___N
Ready For Meeting ___Y ___N
Recommended Mtg Date _____

WorksessionForm.doc 9-02 MJE

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

101-3

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** _____ - _____

WORK SESSION DATE: 20 April 2005 **PROJECT:** NEW X OLD _____

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

PROJECT NAME: McQuade Pool

REPRESENTATIVES PRESENT: Joe Minto

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	_____
ENGINEER	X	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED:

New pool — does
really need to count
additional pkg for pool
when same population
being served —

Suggest take max use on
site & estab max pkg
from that.

Should use of pkg, shown.

STND CHECKLIST:

DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: ___Y ___N
Ready For Meeting ___Y ___N
Recommended Mtg Date _____

WorksessionForm.doc 9-02 MJE

X IN SEP APP REQ'D (include in current S/P App)

McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-?

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** ____ - ____

WORK SESSION DATE: 16 March 2005 **PROJECT:** NEW X OLD ____

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

PROJECT NAME: McQuade Fdn S/P

REPRESENTATIVES PRESENT: Rich Walker

MUNICIPAL REPS PRESENT:

BLDG INSP.	____	FIRE INSP.	____
ENGINEER	X	PLANNER	____
P/B CHMN	____	OTHER	____

ITEMS DISCUSSED:

N-Y
- Plse see #24
- shift bldg forward to avoid ZBA.

try for 3/23 PRESUB

STND CHECKLIST:

DRAINAGE ____
DUMPSTER ____
SCREENING ____
LIGHTING ____ (Streetlights)
LANDSCAPING ____
BLACKTOP ____
ROADWAYS ____
APPROVAL BOX ____

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: ____ Y ____ N

Ready For Meeting X Y ____ N

Recommended Mtg Date PRESUB 3/23

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 X Special Permit____

Tax Map Designation: Sec. 37 Block 1 Lot 49

BUILDING DEPARTMENT PERMIT NUMBER ***PA*** 2005 - 123

1. Name of Project Campus School Project - 853 Schools Program

2. Owner of Record McQuade Foundation Phone 845-561-0436

   Address: P. O. Box 4064 New Windsor New York 12553
   (Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same Phone

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

4. Person Preparing Plan Thomas Associates Arch + Eng Phone 518-434-3133

   Address: 80 State Street, 10th Floor Albany, New York 12207
   (Street Name & Number) (Post Office) (State) (Zip)

5. Attorney THE BIGGERSTAFF LAW FIRM L.L.P Phone 518-475-9500

   Address 318 DELAWARE AVENUE DELMAR, N.Y. 12054
   (Street Name & Number) (Post Office) (State) (Zip)

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

   Garrett Hamlin 518-434-3133 518-434-3095
   (Name) Project Architect (Phone) (fax)

7. Project Location: On the South side of New York State Route 94
   (Direction) (Street)

8. Project Data: Acreage 22.1 Zone R4 School Dist. _____

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

9. Is this property withi[illegible]a Agricultural District containing a fa[illegible]peration 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 AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) This project is a 20,000sq.ft. classroom addition with parking and circulation improvements.

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: [signature]

(OWNER'S SIGNATURE)

20th DAY OF MAY 2005

(AGENT'S SIGNATURE)

Robert E Flowers

Please Print Agent's Name as Signed

[signature]

NOTARY PUBLIC

LINDA J. GODWIN
Notary Public, State of New York
Qualified in Orange County
No. 4846330
Commission Expires April 30, 2007

****

TOWN USE ONLY:

DATE APPLICATION RECEIVED

APPLICATION NUMBER

Table of Use/Bulk Regulations
Neighborhood Commercial (NC)
Town of New Windsor
Part 2
[Added 3-5-1986 by L.L. No. 1-1986; amended 4-7-1999 by L.L. No. 2-1999; 10-3-2001 by L.L. No. 4-2001; 7-3-2002 by L.L. No. 5-2002; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	A	B	C	D	E	F	G	H	I	J	K
	Uses Permitted by Right	Uses by Special Permit of the Planning Board	Minimum Lot Area (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)
8	Service establishments furnishing consumer services but excluding gasoline stations and new and used motor vehicle sales, storage, repair or service.[1]		10,000	100	40	15/35	15	N/A	35	1	N/A
9	Clubs, such as fraternal, social, political, etc. [1]										
10	Mini warehouses. [1]										
		[redacted] ns, [redacted]	20 acres	300	100	100/200	100	100	50	N/A	N/A
		7. Gasoline stations, including convenience stores which sell gas, service repair garages, car wash and car rental facilities. [1]	15,000	125	40	15/30	15		23	0.5	N/A

Notes:
[1] Site plan approval by Planning Board required; refer to use regulations.
[2] Special permit by the Town Board required.
[3] Subject to expansion by the Planning Board in connection with site plan approval.

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

McQuade Foundation, deposes and says that he resides
(OWNER)

at P. O Box 4064, New Windsor, New York 12553 in the County of Orange
(OWNER'S ADDRESS)

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

(Sec. 37 Block 1 Lot 49)
designation number(Sec._____ Block_____ Lot_____) which is the premises described in the foregoing application and that he designates:

Thomas Associates Architects + Engineers, 80 State Street, 10th Floor, Albany, NY
(Agent Name & Address)

Thomas Associates Architects + Engineers, 80 State Street, 10th Floor, Albany, NY
(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:

26th DAY OF May 2005)

Linda U. Godwin

LINDA U. GODWIN
Notary Public, State of New York
Qualified in Orange County
No. 4846330
Commission Expires April 30, 2006

NOTARY PUBLIC

** Owner's Signature (MUST BE NOTARIZED

Agent's Signature (If Applicable)

Patricia L. Page, RLA
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

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

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

PROPOSED IMPROVEMENTS

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

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

55. N/A 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: Patrick L. Page, RLA 5/26/05
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.

RCC1 B4

"XX"

ATTACHMENTS

A. Flood Hazard Area Development Permit Application Form.

B. Certificate of Compliance

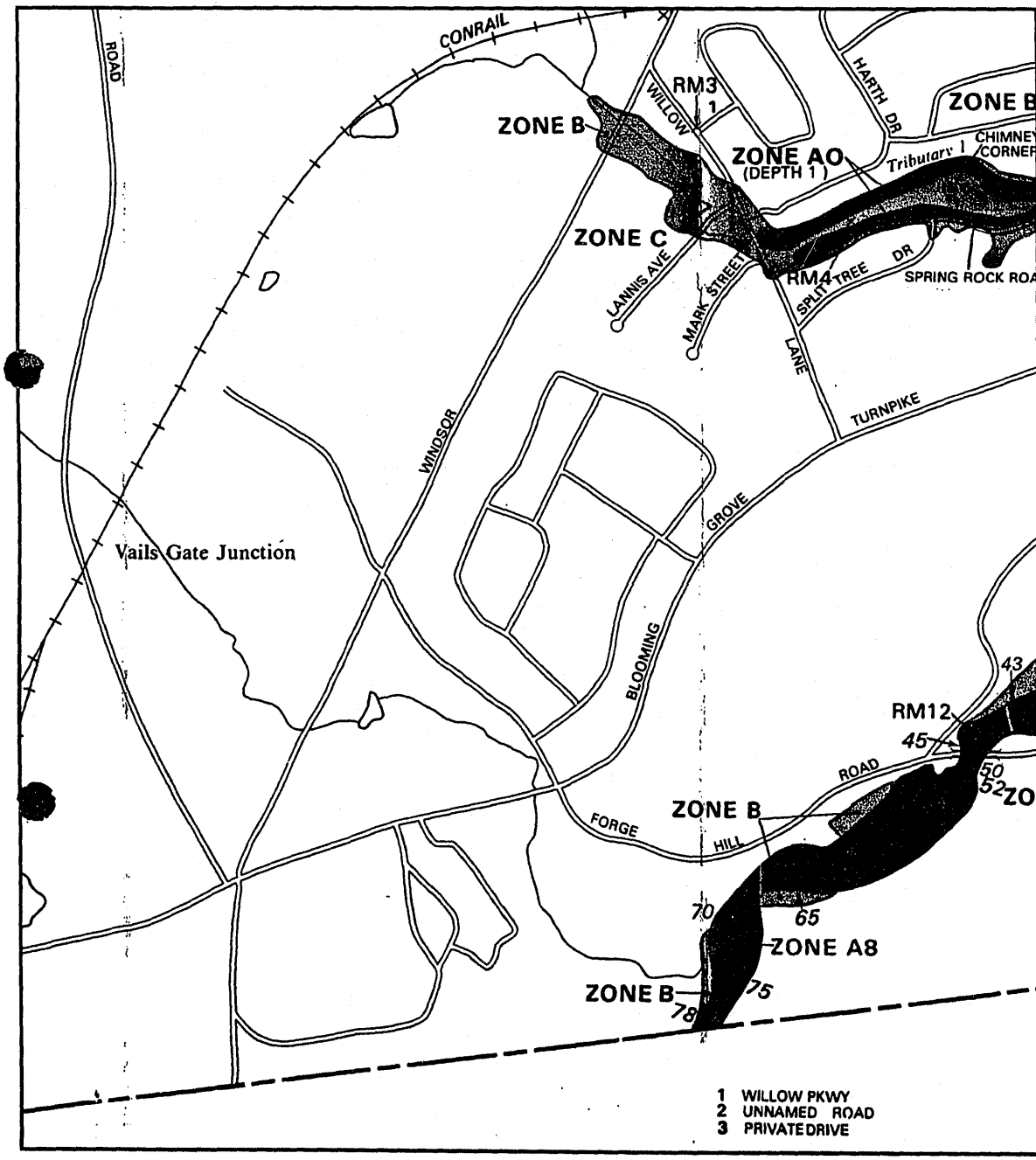
PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Property is not in a flood Zone as determined by FEMA - NATIONAL FLOOD Insurance Program. (MAP ATTACHED)

Paul Ballard 25 MAY 2005

PAUL BALLARD
SITE PLANNING
THE THOMAS GROUP



APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

TOWN OF
NEW WINDSOR,
NEW YORK
ORANGE COUNTY

COMMUNITY-PANEL NUMBER
360628 0010 B

PAGE 10 OF 10

EFFECTIVE
DECEMBER 15, 1978

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Table of Use/Bulk Regulations
Neighborhood Commercial (NC)
Town of New Windsor
Part 2
[Added 3-5-1986 by L.L. No. 1-1986; amended 4-7-1999 by L.L. No. 2-1999; 10-3-2001 by L.L. No. 4-2001; 7-3-2002 by L.L. No. 5-2002; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	A	B	C	D	E	F	G	H	I	J	K	L
	Uses Permitted by Right	Uses by Special Permit of the Planning Board	Minimum Lot Area (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
8	Service establishments furnishing consumer services but excluding gasoline stations and new and used motor vehicle sales, storage, repair or service.[1]		10,000	100	40	15/35	15	N/A	35	1	N/A	20
9	Clubs, such as fraternal, social, political, etc. [1]											
10	Mini warehouses. [1]											
		[redacted]	20 acres	300	100	100/200	100	100	50	N/A	N/A	20
		7. Gasoline stations, including convenience stores which sell gas, service repair garages, car wash and car rental facilities. [1]	15,000	125	40	15/30	15		23	0.5	N/A	85
			22.1 Acres	426.5 Min.	346' to Addition	105/ 725	530	346' to Addition	Addition under 50'	—	—	12.89% building/ Pavement coverage

Notes:
[1] Site plan approval by Planning Board required; refer to use regulations.
[2] Special permit by the Town Board required.
[3] Subject to expansion by the Planning Board in connection with site plan approval.

*Project meets or exceeds R-4 Zoning requirments this table.

Dormitory Authority
State of New York

***Gail Hill Gordon**, Chair*
***Maryanne Gridley**, Executive Director*

May 18, 2004

MAY 2 0

Mr. Richard P. Walker
Executive Director
McQuade Children's Services
Box 4064
New York State Route 94
New Windsor, New York 12553

Re: Dormitory Authority of the State of New York *State Environmental Quality Review (SEQR)* Lead Agency Request for the *McQuade Foundation Construction and Renovation of the Kaplan School Academic Center,* Town of New Windsor, Orange County, New York

Dear Mr. Walker:

The Dormitory Authority of the State of New York (DASNY) has received a funding request from McQuade Foundation (MF) to finance the construction and renovation of the *Kaplan School Academic Center* and the reconfiguration of the campus drive and parking. The proposed action involves DASNY's authorization of the issuance of an amount not to exceed $8,100,000 of Dormitory Authority obligations on behalf of the McQuade Foundation. The proceeds of the tax-exempt bond issuance will be used to finance the proposed project which consists of the construction of a two-story, approximately 22,000-gross-square-foot (gsf) addition and the renovation of the existing, approximately 11,000-gsf *Kaplan School.* Additionally, the existing campus drive will be internally reconfigured with the entrance off of Blooming Grove Turnpike (New York State Route 94) being reduced in width to properly direct the ingress and egress of vehicles. The existing on-campus parking will increase by 75 spaces from 25 parking spaces to 100 parking spaces.

Under the provisions of the New York *State Environmental Quality Review (SEQR)*, the Dormitory Authority has made a preliminary determination that the proposed project is an Unlisted action in accordance with 6 *N.Y.C.R.R.* 617.2(ak). The Dormitory Authority proposes to designate itself as lead agency and conduct a coordinated *SEQR* among involved agencies and interested parties. If a written objection is not submitted to the Dormitory Authority within 30 days of the mailing of this notification, the Dormitory Authority will assume the lead agency role for the proposed project.

Corporate Headquarters
515 Broadway
Albany, New York 12207-2964

Tel: 518-257-3000
Fax: 518-257-3100

New York Office
One Penn Plaza, 52nd Floor
New York, New York 10119-0098

Tel: 212-273-5000
Fax: 212-273-5121

Buffalo Office
539 Franklin Street
Buffalo, New York 14202-1109

Tel: 716-884-9780
Fax: 716-884-9787

Web
www.dasny.org

Enclosed is a copy of DASNY's *Environmental Assessment Form-Part I,* along with supporting documentation labeled as attachments, as well as a *Distribution List of Involved Agencies and Interested Parties* to whom this letter has been sent. Each involved agency is requested to make known to the Dormitory Authority the nature of its respective approval.

Should you have any written *SEQR* questions or comments, please submit them to: ***Mr. Robert S. Derico, Environmental Manager, Office of Environmental Affairs Dormitory Authority of the State of New York, 515 Broadway, Albany, New York 12207-2964*** or telephone me at ***(518) 257-3214***.

Respectfully,

Robert S. Derico, R.A.
Environmental Manager

Enclosures

cc: Douglas M. Van Vleck
Felix T. Pugliese
Jack D. Homkow
Arthur L. Stein
Sara P. Richards
SEQR File

DISTRIBUTION LIST of INVOLVED AGENCIES and INTERESTED PARTIES
for the
McQUADE FOUNDATION – KAPLAN SCHOOL ACADEMIC CENTER

A Copy of this Notice Sent to:

Mr. George J. Meyers
Supervisor
Town of New Windsor
555 Union Ave
New Windsor, New York 12553

Mr. James Petro, Jr.
Chairman
Town of New Windsor Planning Board
555 Union Ave
New Windsor, New York 12553

Mr. Richard P. Walker
Executive Director
McQuade Children's Services
Box 4064
New York State Route 94
New Windsor, New York 12553

The Honorable William J. Larkin, Jr.
New York State Senator
39th Senatorial District
1093 Little Britain Rd
New Windsor, New York 12553

The Honorable Nancy Calhoun
New York State Assemblymember
96 Assembly District
1002 World Tradeway
Stewart International Airport
New Windsor, New York 12553

The Honorable Edward A. Diana
Orange County Executive
Orange County Government Center
255 Main Street
Goshen, New York 10924

Mr. A. Alan Seidman
Orange County Legislative Chairman
Orange County Government Center
255 Main Street
Goshen, New York 10924

Mr. Richard D. McGoey, P.E.
Engineer
Town of New Windsor
555 Union Ave
New Windsor, New York 12553

Mr. Michael Babcock
Building Inspector
Town of New Windsor
555 Union Ave
New Windsor, New York 12553

Mr. John Egitto
Camo Pollution Control
Town of New Windsor Water and Sewer Department
555 Union Ave
New Windsor, New York 12553

Mr. Marc Moran
Director
New York State Department of Environmental
Conservation - Region 3
21 South Putt Corners Road
New Paltz, New York 12561-1696

Mr. Robert Dennison
Director
New York State Department of Transportation - Region 8
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, New York 12603

Ms. Ruth L. Pierpont
Director
Historic Preservation Field Services Bureau
New York State Office of Parks, Recreation and Historic
Preservation
Peebles Island, P.O. Box 189
Waterford, New York 12188

Mr. Douglas M. Van Vleck
Managing Director of Construction
Office of Construction Services
Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Mr. Felix T. Pugliese
Senior Director, Operations
Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Mr. Jack D. Hornkow
Director
Office of Environmental Affairs
Dormitory Authority of the State of New York
One Penn Plaza, 52nd Floor
New York, New York 10119-0098

Ms. Sara P. Richards
Managing Assistant Counsel
Counsel's Office
Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Mr. Arthur L. Stein
Manager
Office of Public Financing
Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Mr. Robert S. Derico
Environmental Manager
Office of Environmental Affairs
Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

STATE ENVIRONMENTAL QUALITY REVIEW
ENVIRONMENTAL ASSESSMENT FORM
PART I — PROJECT INFORMATION

(Prepared by Project Sponsor)

NOTICE: This document is designed to assist the Dormitory Authority in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, including Parts A through E, and submit documents required. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review.

It is expected that completion of the EAF—Part I will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance. For further information regarding the Dormitory Authority's State Environmental Quality Review (SEQR) procedures, in general, or for assistance with the Environmental Assessment Form—Part I, you may contact a member of the Dormitory Authority's SEQR and Historic Preservation Unit. **(Note: A separate EAF—Part I must be completed for each separate site or building.)**

Name of Action Campus School Project 853 Schools Program		
Location of Action (Include Street Address, Municipality and County) 623 Route 94 Town of New Windsor Orange County		
Name of Applicant/Sponsor (and contact person) McQuade Foundation		Business Telephone 845-561-0436
Address PO Box 4064		
City/PO New Windsor	State N.Y.	Zip Code 12553
Name of Owner (if different) Same		Business Telephone
Address		
City/PO	State	Zip Code
Description of Action: Approximately 22,000 sq. feet new construction and renovation of approximately 9000 sq. feet of existing campus school, repair and new construction of existing road system. Addition and renovations to existing school		

(Revised 12/00)

Please Complete Each Question—Indicate N/A if Not Applicable

BACKGROUND INFORMATION

1. The predominant facility type (use) existing on the site is school and cottages. The number of separate buildings existing on the site is 9. The total square footage of existing structures is 39,996. The total number of structures to be demolished is 1. The total square footage of buildings to be demolished is 2,500.

2. The total number and stories of new additions will be 1 and 2, respectively. The use of the newly constructed additions is school. The total square footage of new additions is 22,000

3. The total number and stories of separate new buildings will be na and _____, respectively. The use of each newly constructed building is _____. The total square footage of each new building is _____

4. The uses of buildings or areas proposed for renovations are school. The total square footage of renovations is 9,000. The date(s) of construction of the building(s) to be renovated are 1989

5. The number of separate project sites is 1. The size of each site in acres is 220. The site is in the ☐ Village ☒ Town or ☐ City of New Windsor which has a population of 22,866. The total size of the project site will increase by 0 acres or decrease by 0 acres as a result of the proposed project.

6. The total construction cost for the proposed project is $8,100,000. The total number of dwelling units or beds will change from 9 to 8 upon project completion. Remove old barn

7. List the project architect's name, company, address, and telephone number:
The Thomas Group 80 State Street, Albany, NY 12207
Garret Hamlin 518-434-3133 Fax: 518-434-3095

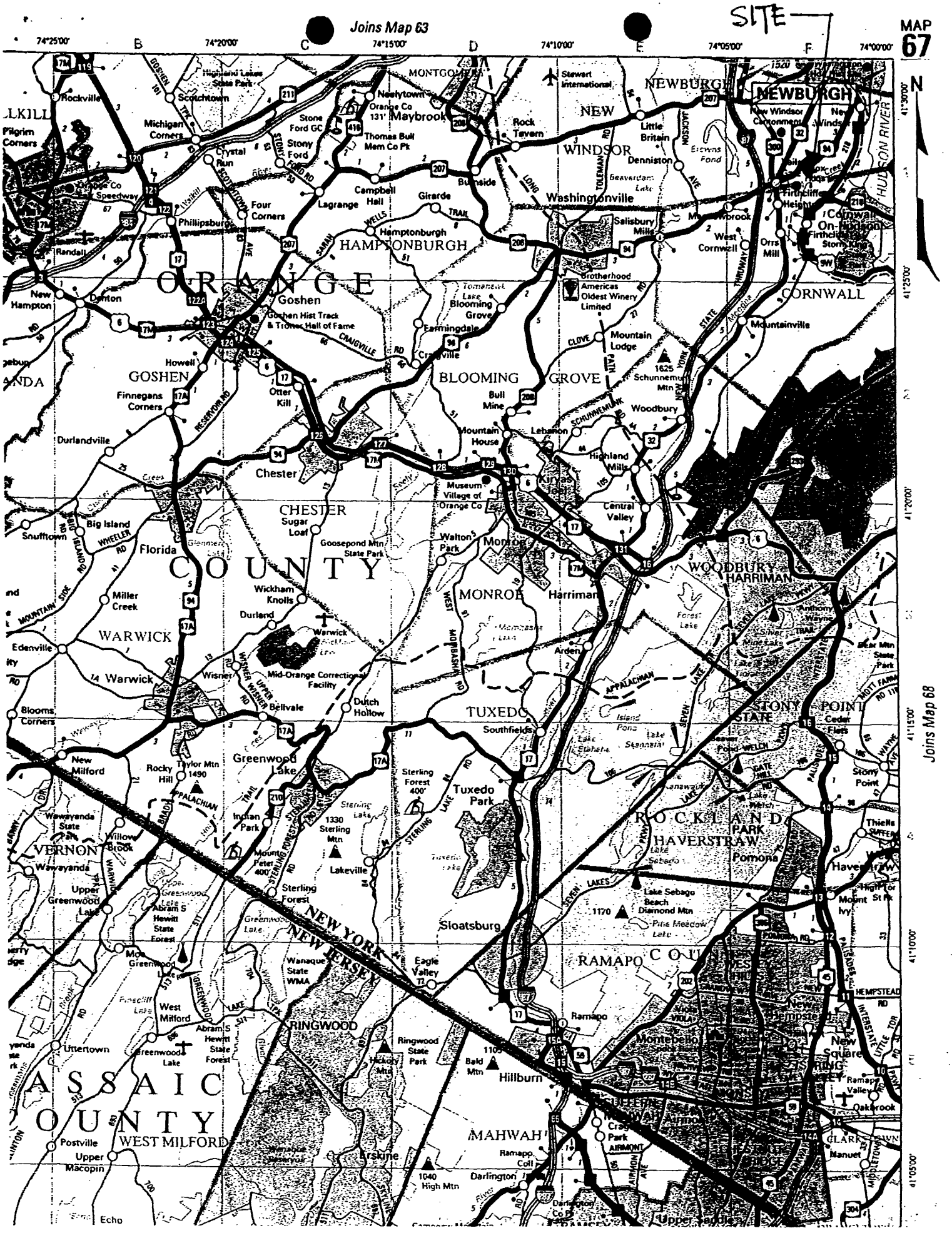
8. List the general contractor's or construction manager's name, company, address, and telephone number: The Thomas Group Same as #7

9. List the environmental consultant's name, company, address, and telephone number:
DeGraf, Foy, Holt-Harris, Kunz & Devine - Robert Biggerstaff
90 State Street, Albany, NY 12207 518-462-5300

10. Identify the specific Dormitory Authority program and funding amount for which this application has been made: 853 Schools Program $8,100,000

A. SITE DESCRIPTION

1. Attach a project location map (e.g., appropriate portion U.S. Geological Survey quadrangle map or equivalent) indicating existing property boundaries and dimensions, topography, roads, and major structures. SEE EAF-PART I ATTACHMENT A1A, A1B, A1C, A1D


MAP 67
Joins Map 63
Joins Map 68
SITE
74°25'00'
74°20'00'
74°15'00'
74°10'00'
74°05'00'
74°00'00'
41°30'00'
41°25'00'
41°20'00'
41°15'00'
41°10'00'
41°05'00'
N
B
C
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E
F
ORANGE COUNTY
ROCKLAND COUNTY
PASSAIC COUNTY
NEW YORK
NEW JERSEY
NEWBURGH
MONTGOMERY
NEW WINDSOR
WINDSOR
HAMPTONBURGH
CORNWALL
GOSHEN
BLOOMING GROVE
CHESTER
MONROE
WOODBURY
HARRIMAN
WARWICK
TUXEDO
STONY POINT
HAVERSTRAW
RAMAPO
RINGWOOD
WEST MILFORD
MAHWAH
VERNON
Stewart International
Highland Lakes State Park
Rockville
Scotchtown
Michigan Corners
Pilgrim Corners
Neelytown
Orange Co 131'
Maybrook
Stone Ford GC
Stony Ford
Thomas Bull Mem Co Pk
Crystal Run
Orange Co Speedway
Phillipsburg
Four Corners
Lagrange
Campbell Hall
Girarde
Hamptonburgh
Rock Tavern
Burnside
Washingtonville
Little Britain
Denniston
Salisbury Mills
Firthcliffe Heights
Cornwall On-Hudson
West Cornwall
Orrs Mill
Mountainville
Mountain Lodge
Brotherhood Americas Oldest Winery Limited
Blooming Grove
Farmingdale
Craigville
Bull Mine
Mountain House
Lebanon
Highland Mills
Woodbury
Central Valley
Museum Village of Orange Co
Walton's Park
Monroe
Harriman
Arden
Southfields
Tuxedo Park
Sloatsburg
Lakeville
Sterling Forest
Sterling Forest 400'
1330 Sterling Mtn
Mount Peter 400'
Indian Park
Greenwood Lake
Upper Greenwood Lake
Wawayanda State Park
Wawayanda
Willow Brook
Rocky Hill
Taylor Mtn 1490
New Milford
Blooms Corners
Edenville
Warwick
Miller Creek
Snufftown
Big Island
Florida
Durlandville
Chester
Sugar Loaf
Goosepond Mtn State Park
Wickham Knolls
Durland
Wisner
Bellvale
Mid-Orange Correctional Facility
Dutch Hollow
Goshen
Howell
Finnegans Corners
Otter Kill
Goshen Hist Track & Trotter Hall of Fame
New Hampton
Dunton
Randall
Pilgrim Corners
Newburgh
New Windsor Cantonment
Stony Point
Cedar Flats
Thiells
Haverstraw
Pomona
Lake Sebago
Lake Sebago Beach
Diamond Mtn
Pine Meadow Lake
Mount Ivy
Ramapo
Montebello
New Square
Hillburn
Bald Mtn
Ringwood State Park
Hickory Mtn
Wanaque State WMA
Eagle Valley
West Milford
Abram S Hewitt State Forest
Greenwood Lake
Uttertown
Postville
Upper Macopin
Echo
Wanaque Reservoir
ArsKine
1040 High Mtn
Darlington
Ramapo Coll
Crag Park
Airmont
Manuet
Oakbrook
Ramapo Valley
Upper Saddle
Hudson River

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New Windsor, NY 12553

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In
1
2 street
3
4 city
5
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7
8 state
9
10
country
Zoom
Out

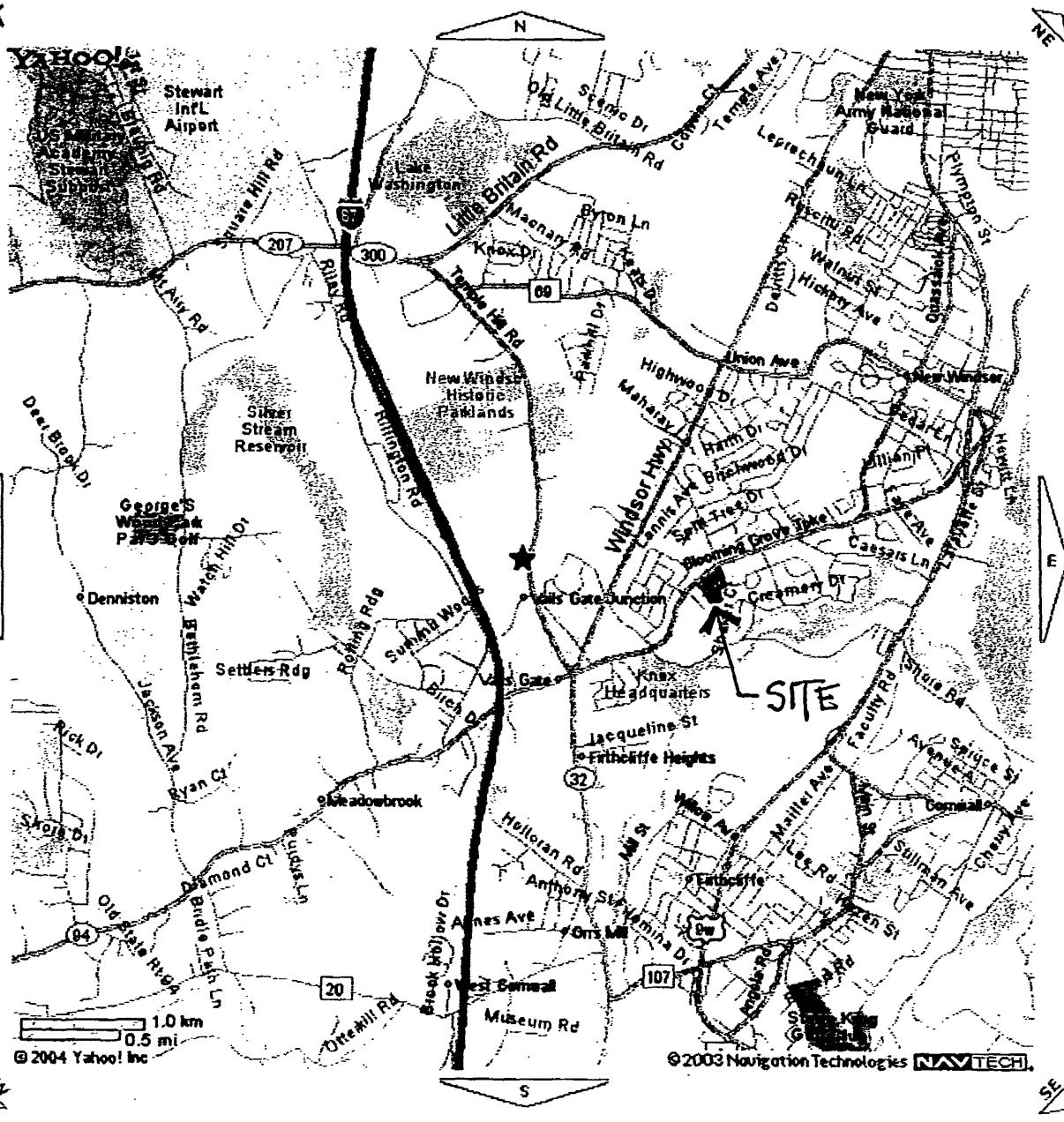
Make Map
Smaller

Clicking on Map:

Zoom in & Re-Center

Re-Center Only

Map Legend



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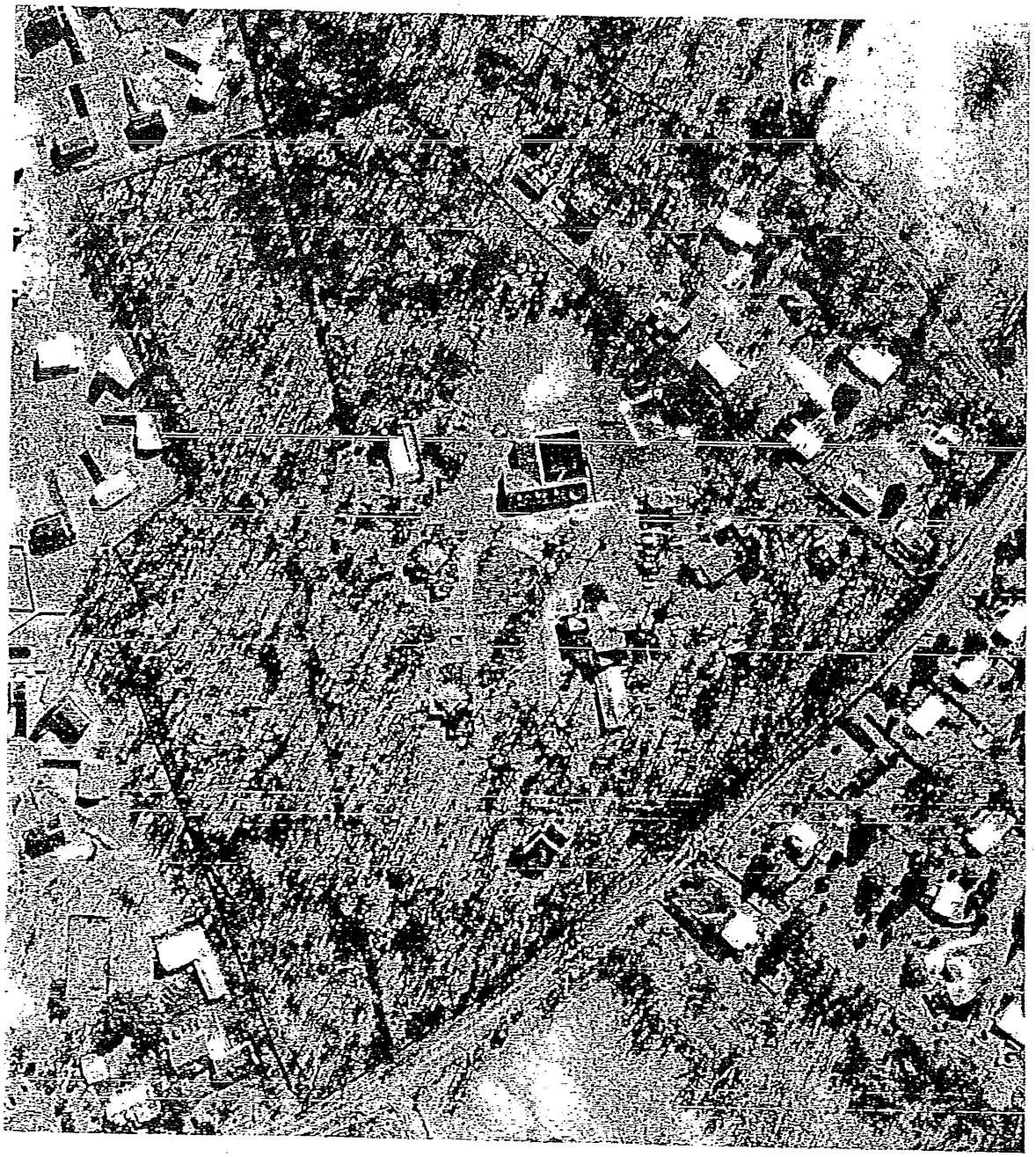
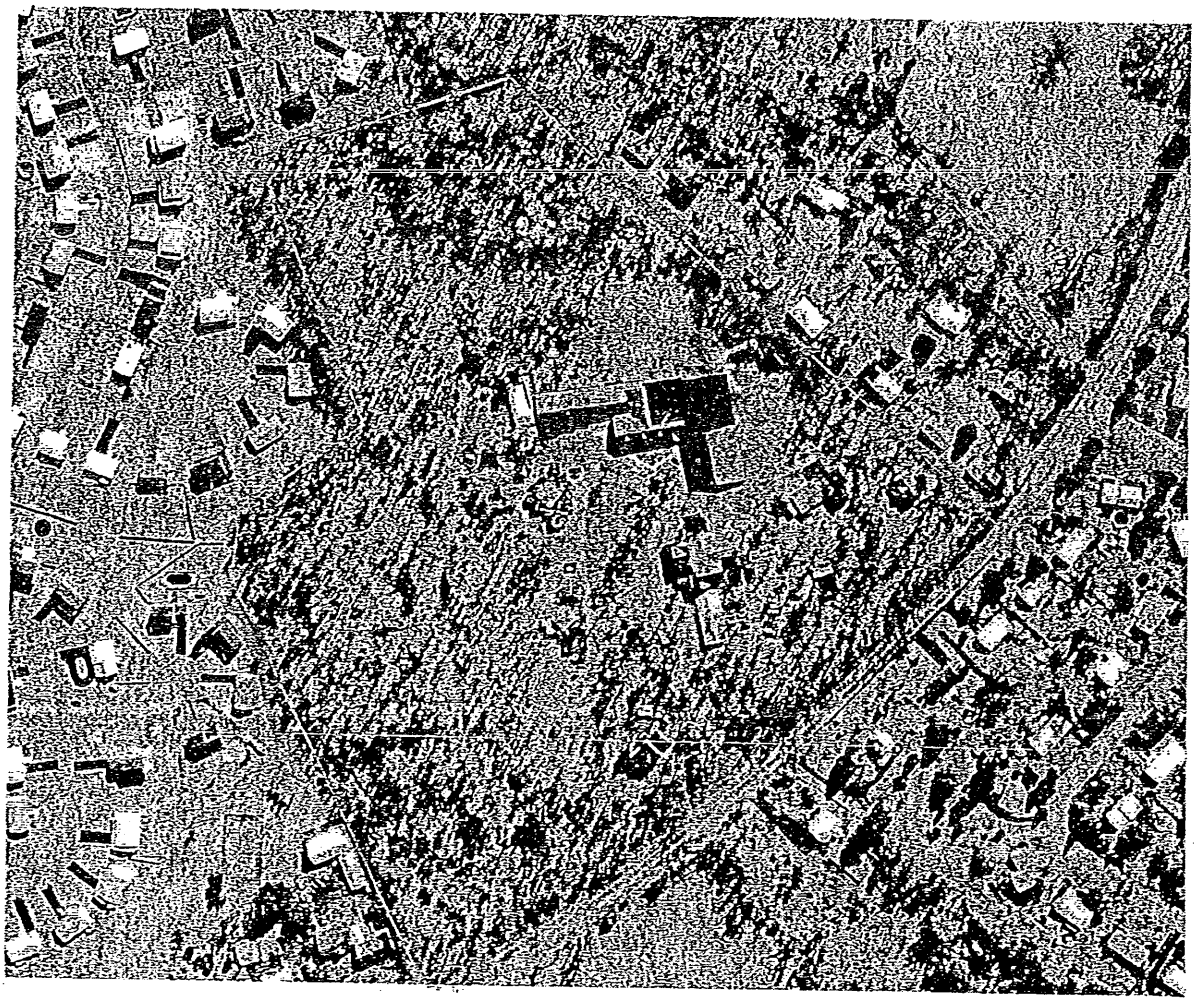
ORANGE COUNTY
TOWN OF NEW WINDSOR
SECTION 37, BLOCK 1, LOT 49.
DEED 1441, PAGE 534 RECORDED 10/4/57



Aerial Photograph of Existing Site

Thomas Associates
Architects + Engineers PC

2.21 ACRES APPROX 1,000 SQFT RD FRONTAGE.
GREEN = EXISTING RIGHT OF WAY (TOWN)
ORANGE = APPROX PROPERTY LINES



Aerial Photograph of Proposed Site

Thomas Associates
Architects+Engineers PC

FAP PART T - ATTACHMENT A1D

2. Present land use(s) of project sponsor's site:

a. ☐ Urban ☒ Suburban ☐ Rural
b. ☐ Residential ☒ Institutional ☐ Commercial ☐ Industrial ☐ Agricultural
☐ Forest ☐ Parkland ☐ Manufacturing ☐ Other: Specify School
c. Specific uses now on project site are (e.g., hospital with separate parking garage) Special Ed School

d. Site has been used as above since 1951 (year)

3. Past land use(s) of project sponsor's site (if known): Residential Estate

4. Indicate below how the project sponsor's site will change as a result of the action proposed.

APPROXIMATE ACREAGE	CURRENTLY		AFTER COMPLETION	
Meadow or Brushland (Non-agricultural)		acres		acres
Forested	12	acres	12	acres
Agricultural (includes orchards. cropland, pasture, etc.)		acres		acres
Wetland (Freshwater or Tidal as per Articles 24, 25, or ECL)		acres		acres
Water Surface Area		acres		acres
Unvegetated (rock, earth or fill)		acres		acres
Roads, and other paved surfaces	3	acres	3.25	acres
Buildings (ground floor coverage)	4	acres	4.25	acres
Other (indicate type) LAWN	3	acres	2.5	acres
Totals	22	acres	22	acres

5. Attach a neighborhood map showing major land uses within a one-mile radius of the project site. The map should identify roads, transportation facilities, institutions (including military bases), residential areas (and their character), parks and recreational facilities, major commercial areas, industrial/manufacturing facilities (including factories, energy production plants, public or private landfills, incinerators, gas stations, waste treatment facilities). SEE EAF PART I - ATTACHMENT A5

a. The uses of the properties directly adjoining and across the street from the proposed project site are: Residential

6. Is project substantially contiguous to, or contain, a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No. If yes, describe the condition that applies:

7. Is project substantially contiguous to, or contain a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No. If yes, describe the condition that applies:

8. What is predominant soil type(s) on the project site? SXC, Swartswood Soil

a. Soil drainage: ☐ Well drained (____% of site); ☒ Moderately well drained (100 % of site); ☐ Poorly drained (____% of site).
b. Has the project site been significantly filled? ☐ Yes ☒ No. If yes, what are the nature and origins of the fill materials?

c. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See NYCRR 370).

9. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

a. What is depth to bedrock? 6 - 10 (in feet).

10. Approximate percentage of proposed site with slopes: 0-10% 8.75 %; 10-15% 9.25 %; 15% or greater 3.25 %

11. What is the depth of the water table? 3 - 6 (in feet)
Source of information: soil survey of Orange County, N.Y. USDA

12. Is site located over a primary, principal, or sole source aquifer (as designated by the U.S. Environmental Protection Agency)? ☐ Yes ☒ No. Identify:

13. Do hunting, fishing, or shell fishing opportunities currently exist in the project area? ☐ Yes ☒ No

14. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No. According to:
Identify each species:

15. Is there any visible evidence of possible groundwater or soil contamination on the proposed or any adjacent sites (e.g., stressed vegetation, stained soil, discolored surface water, foul odors, leaking containers)? ☐ Yes ☒ No. If yes, describe:

16. Are there any aboveground or underground tanks for storage of fuel or liquid waste products currently on the site? ☒ Yes ☐ No. If yes, describe storage capacity and product stored for each tank and attach the NYSDEC Bulk Storage Registration Certificate (if applicable) in accordance with 6 NYCRR Part 612: 2 500 gallon #2 Home heating fuel - no permit required

17. Are any new aboveground and/or underground storage tanks proposed? ☐ Yes ☒ No. If yes, describe storage capacity and products to be stored for each new tank:

18. Are there any unique or unusual land forms on the project site (i.e., cliffs, dunes, other geological formations) ☐ Yes ☒ No. If yes, describe:

19. Is the project site currently used by the community or neighborhood as an open space or recreation area? ☐ Yes ☒ No. If yes, describe:

20. Does the project site include scenic views known to be important to the community? ☐ Yes ☒ No. If yes, describe view and identify character of view or vista:

21. Streams within or contiguous to project area: None

a. Name of stream and name of river to which it is tributary: N/A

22. Are any lakes, ponds, wetland areas within or contiguous to project area? ☐ Yes ☒ No.

a. Name _____ b. Size (in acres) _____

23. Is site served by existing public utilities? ☒ Yes ☐ No.

a. Which will be used to service this project? ☒ Electricity ☒ Gas ☒ Water ☐ Steam ☐ Storm sewer ☒ Sanitary sewer ☐ Other (Describe)

b. Attach name, address and telephone numbers for each utility company or authority to service proposed project. See attached EAF PART I - ATTACHMENT 4236

c. Will public or private improvements be required to allow connections? ☐ Yes ☒ No.

24. Will any utilities necessary to support the project be provided exclusively on-site; or will any public utilities be supported by on-site facilities (e.g., sanitary sewage treatment facility, stormwater retention basin, cogeneration plant, etc.)? ☐ Yes ☒ No.

25. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Sections 303 and 304? ☐ Yes ☒ No. If yes, describe:

26. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617? (Contact regional NYSDEC office to verify). ☐ Yes ☒ No. If yes, describe:

27. Has the project site or any sites within a ½-mile radius of the project site ever been used for storage or disposal of solid or hazardous waste? (Contact regional NYSDEC office to verify). ☐ Yes ☒ No. If yes, identify:

28. Is the site located in a coastal area as defined in 19 NYCRR Part 600 (Waterfront Revitalization and Coastal Resources Policies and Procedures)? ☐ Yes ☒ No. If yes, identify:

B. PROJECT DESCRIPTION

1. Attach a site plan of proposed new site development and/or renovation which indicates proposed new site boundaries, topography, structures, buildings to be altered, dimensions and heights, new roads and parking, power or incineration structures, storm drainage structures, utilities, etc. SEE EAF PART I - ATTACHMENT B1, B1A, B1B, B1C

2. Total contiguous acreage owned or controlled by project sponsor: 22 acres.

3. Project acreage to be developed: 7 acres initially; 7.5 acres ultimately.

4. Project acreage to remain undeveloped: 14.5 acres. (See page 3)

McQuade Children's Services
New Windsor, NY 12553

23B. Electric & Gas

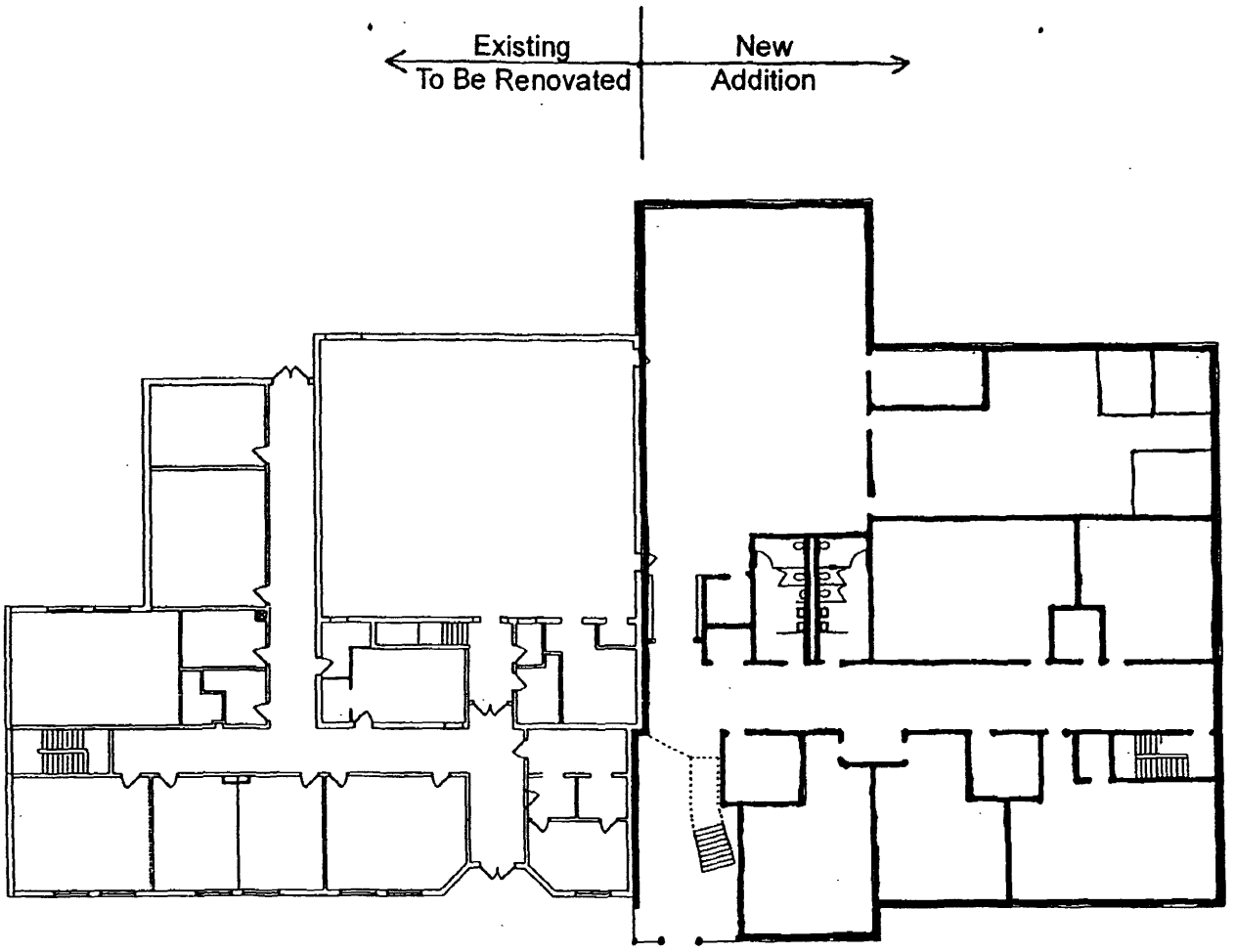
Central Hudson Gas and Electric Corp.
284 South Avenue
Poughkeepsie, NY 12601
845-452-2700

Water & Sewer

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
845-563-4627

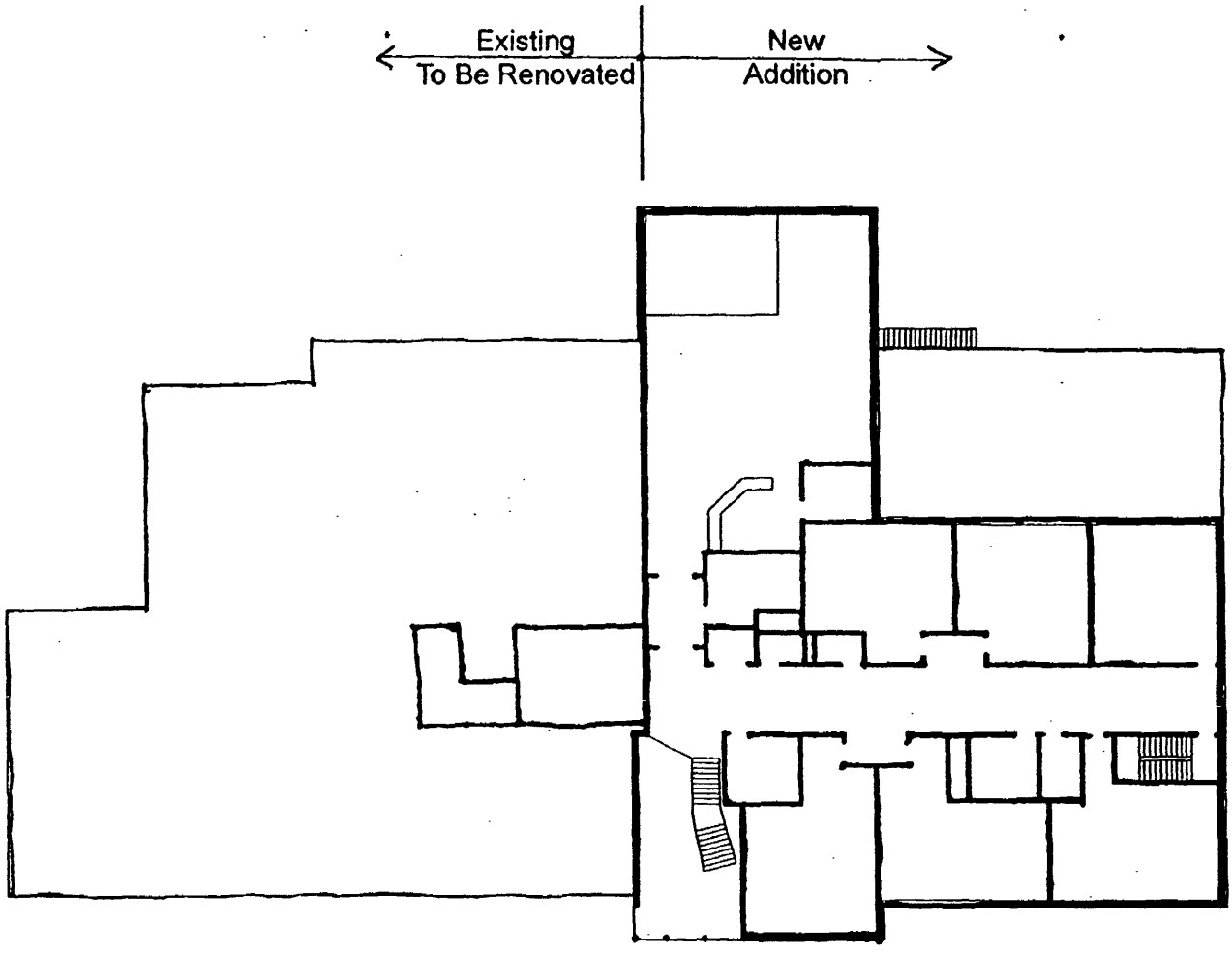
36. Increase in fuel and electrical use typical demand for this type of facility

EAF PART II ATTACHMENT A 23b



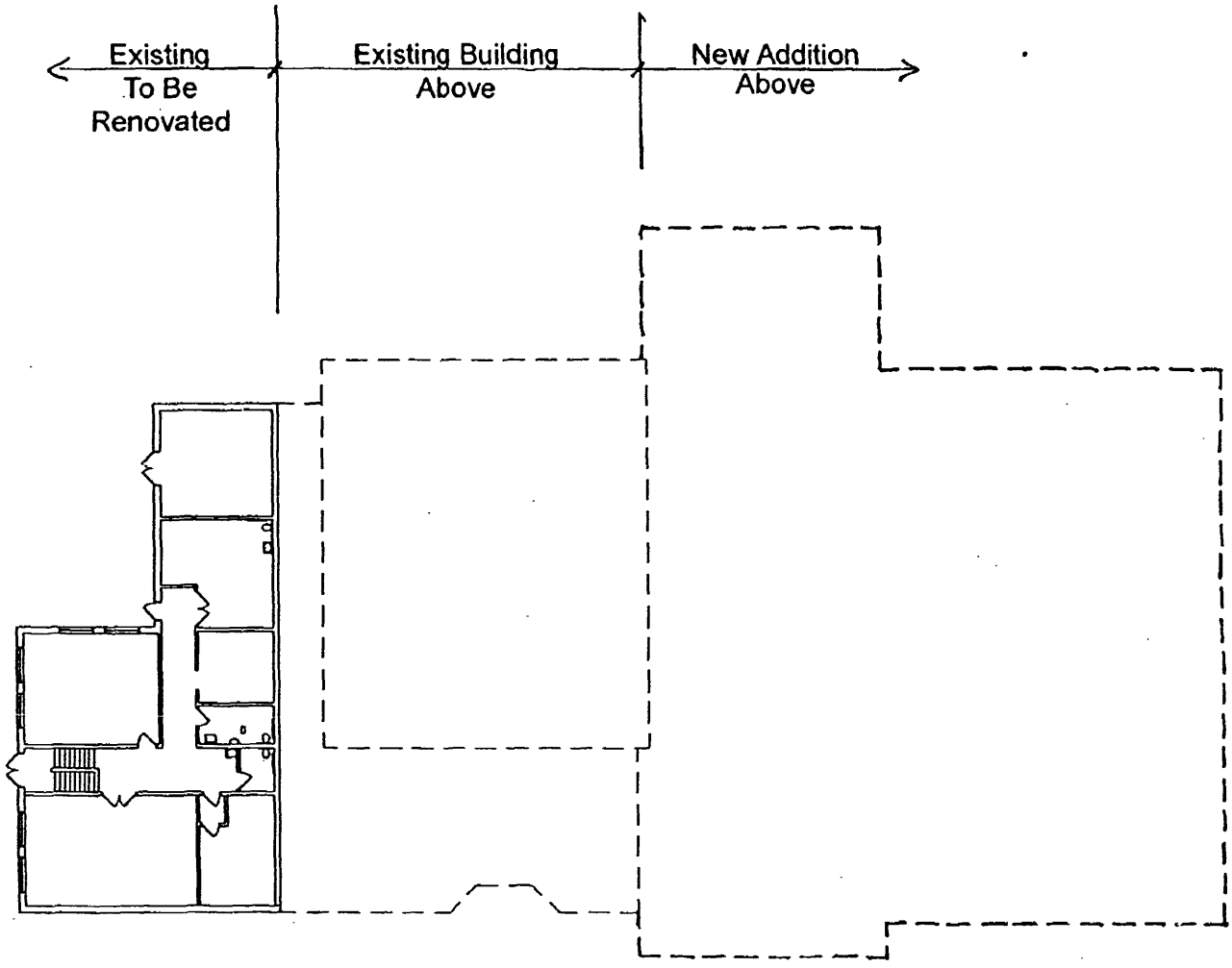
1 First Floor
no scale

Thomas Associates Architects + Engineers A TETRATECH COMPANY			Proj. No.: 5095
			Date: 5/17/04
	Rev.:	Date:	Drawn By: gch
McQuade Children's Services			Drawing No.:
Kaplan School			A1
Conceptual Plan			



2 Second Floor
no scale

Thomas Associates Architects + Engineers A TETRATECH COMPANY			Proj. No.: 5095
			Date: 5/17/04
	Rev.:	Date:	Drawn By: gch
McQuade Children's Services			Drawing No.:
Kaplan School			A2
Conceptual Plan			



3 Basement
no scale

Thomas Associates Architects + Engineers A TETRA TECH COMPANY			Proj. No.: 5095
			Date: 5/17/04
	Rev.:	Date:	Drawn By: gch
McQuade Children's Services			Drawing No.:
Kaplan School			A3
Conceptual Plan			

5. Project will occupy 11,000 linear feet of frontage along a public thoroughfare. Name of thoroughfare: Route 94 (BLOOMING GROVE TURNPIKE)

6. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No. Maximum numbers of trips generated by proposed action in A.M. and P.M. peak hours, respectively: No generation of additional trips

7. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No.

8. Will the proposed project result in a demand for additional parking? ☐ Yes ☒ No.

9. The number of off-street parking spaces existing: 25; proposed: 75 (100 TOTAL)

10. The number of loading (service and delivery) berths existing is 1; proposed 1

11. Will the project require any state or local permits for curb cuts or traffic signalization? ☒ Yes ☐ No. If yes, describe:
Existing Blooming Grove Turnpike entrance will be narrowed to aide the revised traffic circulation pattern, correcting the current ingress/egress conflict.

12. Has a traffic or parking study been done? ☐ Yes ☒ No. (If yes, submit a copy with this SEQR application.)

13. If residential, number and type of housing units: na

	One-Family	Two-Family	Multiple-Family
Existing			
Proposed			

If hospital, health-related, or nursing facility, the number of beds existing_____; proposed_____

14. Dimension (in feet) of largest proposed structure 45' 0" height; 110' width 150' length

15. How much natural material (i.e., rock, earth, etc.) will be removed from the site? none tons/cubic yards. How much fill will be imported onto the site? _____ tons/cubic yards. Origin _____

16. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A.

a. If yes, for what intended purpose is the site being reclaimed?_____
b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No.
c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No.

17. How many acres of vegetation (trees, shrubs, ground cover) will be removed from site? .4 acres.

18. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☒ No. Identify:

19. The anticipated period of construction (including demolition): six months
Starting date Fall 2004; completion date Summer 2005

20. If multi-phased: N/A Construction planned to be all one phase
a. Total number of phases anticipated_____
b. Anticipated date of commencement Phase I: _____ month _____ year
c. Approximate completion date of final phase: _____ month _____ year

d. Is Phase I functionally necessary to subsequent phases? ☐ Yes ☐ No.
e. What work will be completed in each phase? _____

21. Will blasting occur during construction? ☐ Yes ☒ No.

22. Number of jobs generated: during construction 50; after project is complete 0.

23. Number of jobs eliminated by this project: 0.

24. Will project require relocation of any people, businesses, or facilities? ☐ Yes ☒ No.
If yes, explain: _____

25. What types and amounts of liquid waste will be discharged as a result of the operation of the proposed project? ☒ Sanitary sewage; 1425 gpd; ☐ Industrial waste; gpd.
a. For each type that will not go into a permitted municipal system, indicate whether effluent will be discharged into surface or groundwaters. If surface, name water body into which it will be discharged: Sanitary Sewage _____
Industrial Waste _____
b. Indicate status of any discharge permits required for liquid waste disposal or attach permits: _____

26. Will the surface area of an existing water body increase or decrease as a result of the proposed? ☐ Yes ☒ No. If yes, explain:

27. Is project or any portion of project located in a 100-year floodplain? ☐ Yes ☒ No. In a coastal high hazard area? ☐ Yes ☒ No.

28. What are the components of the proposed stormwater disposal system and their locations: Connection to town system On-site detention likely to be required

a. What are the design criteria used? _____
b. Who administers stormwater management requirements in your locality? _____

29. Will the project generate solid waste? ☐ Yes ☐ No.

a. If yes, what is the amount generated per month? 2 tons.
b. Identify the name and location of the solid waste facility to be used: Town of New Windsor
c. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No.
If yes, explain: _____
d. Will the project generate any solid waste due to demolition of existing structures? ☒ Yes ☐ No.
If yes, what is the approximate amount to be taken off-site? 3 ton demolition of existing barn

30. Will the project involve disposal of solid waste? ☐ Yes ☒ No.

a. If yes, what is the anticipated rate of disposal? _____ tons/month.
b. If yes, what is the anticipated site life? _____ years.

31. Will the project generate any hazardous, toxic or infectious waste either during construction or operation of facility? ☐ Yes ☒ No.

    a. If yes, what types (e.g., PCBs, asbestos, radiological, medical, infectious, etc.)? _____

    b. If yes, what is the anticipated rate of disposal? _____ tons/month.
    c. Is the applicant operating an on-site incinerator? ☐ Yes ☒ No.
    d. For applicants utilizing an off-site incineration facility, identify final disposal location: _____

32. Will project use herbicides or pesticides? ☐ Yes ☒ No. If yes, identify:

33. Will project routinely produce odors (more than one hour per day? ☐ Yes ☒ No.

34. Will project contain any new stationary sources of air emissions (e.g., boiler, laboratory vents, etc.)? ☒ Yes ☐ No. If yes, describe:
    Residential high efficiency - gas fired boiler

35. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No.

36. Will project result in an increase in energy use? ☒ Yes ☐ No. If yes, indicate type(s) and percentage (%) increase over existing use in the applicable service area: See attached

37. If water supply is from wells, indicate pumping capacity na gallons/minute.

38. Total anticipated water usage per day: 1425 gallons/day.

39. Does the project sponsor have knowledge of any environmental liens or government notifications relating to past or current violations of environmental laws with respect to the proposed project site or any facility on it? ☐ Yes ☒ No. If yes, explain: _____

40. Does project involve any local, state or federal funding other than the Dormitory Authority? ☐ Yes ☒ No. If yes, explain sources and amounts: _____

41. Approvals/Permits Required. (Attach Copies of Approvals/Permits Received or Applications submitted. Please be sure to include environmental permits for: underground and aboveground storage tanks, waste haulers, wetlands, stream disturbance, SPDES, etc.):

	Permit/Approval Type	Submittal/Approval Dates	Specific Approval Agency
City, Town, Village Board			
City, Town, Village Planning Board			
City, Town Zoning Board	pending		
City, County Health Department.			
Other Local Agencies	SPDES		DEC

Regional Agencies			
State Agencies	Funding		DASNY
State Education (SEE EAF-PART I ATTACHMENT B41)	see attached		
Federal Agencies			

IMPORTANT: For each agency approval needed or received, attach a list of the full agency name, address, telephone number and contact person.

C. ZONING AND PLANNING INFORMATION

1. Please attach a local zoning map showing zoning districts in the project area and environs and a copy of the zoning regulations (or applicable portion) pertaining to the proposed project site.
SEE EAF PART I - ATTACHMENT A5, C1A & C1B

2. Does proposed action involve a planning or zoning decision? ☐ Yes ☒ No. If yes, indicate specific decision required: ☐ zoning amendment; ☐ zoning variance; ☐ special use permit; ☐ subdivision; ☐ site plan; ☐ new/revision of master plan; ☐ resource management plan; ☐ other (identify): _____

3. What is the present zoning classification(s) of the site? R4 SUBURBAN Residence Dist.
Indicate block and lot numbers: 37-1-49

4. What is the maximum potential development of the site if developed as permitted by the present zoning? Units and/or floor area: R4 allowable uses include schools and campus dormitories

5. What is the proposed zoning of the site? R4

6. What is the maximum potential development of the site if developed as permitted by the proposed zoning? Units and/or floor area: R4 FLOOR AREA (20% OF SITE) = 192,535 SF +/-

7. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No.

8. If zoning variance is required, specify reason: ☐ height, ☐ density, ☐ bulk, ☐ setback, ☐ parking, or ☐ other. na

9. What are the predominant land use(s) and zoning classifications within a ¼-mile radius of proposed action? C, R4, PO, NC, CL1, R3, P1
(SEE EAF PART I - ATTACHMENT A5 & A5A)

10. Is the proposed action compatible with adjoining, surrounding land uses within a ¼-mile radius? ☒ Yes ☐ No.

11. If the proposed action requires the subdivision of land, how many lots are proposed? What are the lot sizes proposed? 2 TO BE DETERMINED

12. Will proposed action require any authorization(s) for the formation or extension of sewer or water districts? ☐ Yes ☒ No. Identify district: _____

13. Will the proposed action create an increased demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No. If yes, which services: _____

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No.
b. If capacity insufficient, explain how increased demand will be met: _____

14. Do you know of any public controversy related to potential adverse environmental impacts associated with your proposal? ☐ Yes ☒ No. If yes, describe: _____

Identify any groups or organizations opposed to project based on potential adverse environmental impacts grounds: _____

D. INFORMATIONAL DETAILS

Attach any additional information as needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

a. If an environmental determination has been made previously in conjunction with an approval by another government agency, submit for review all materials related to that determination: the written determination (i.e., Negative Declaration, Conditional Negative Declaration, or Positive Declaration), any Draft or Final Environmental Impact Statement, Findings Statement, environmental audit report, or permit application(s).

b. Attach appropriate portion of applicable Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map (FIRM)" with the project boundaries located on that map.

c. Attach any cultural resources impact determination made so far by, or evidence of prior consultation with, the New York State Office of Parks, Recreation & Historic Preservation (OPRHP). If a project review impact determination letter has been previously issued by the OPRHP include a copy of that letter with this EAF. **(A project review impact determination letter is required for all projects wholly or partially funded or undertaken by the Dormitory Authority in accordance with the State Historic Preservation Act of 1980.)**

E. VERIFICATION

I certify that the information provided above is true to the best of my knowledge.

Applicant/Project Sponsor Name McQuade Foundation

Authorized Representative's Name Robert E. Flowers

Representative's Title Director of Finance

Signature of Applicant or Authorized Representative

Date 4-22-04

FAX 518-257-3100
Bob DERICO

RECEIVED DEC 29 '03

THE STATE EDUCATION DEPARTMENT / THE UNIVERSITY OF THE STATE OF NEW YORK / ALBANY, NY 12234

Special Education Program Services and Reimbursement Bureau: Thomas Hamel, Chief

• Rate Setting Unit
http://www.nysed.gov/psru/psruhome.htm
~ Medicaid Services Unit
http://www.slacnt.nysed.gov/medicaid/services.htm
Room 304 EB
Phone: (518) 474-3227 FAX: (518) 486-3606

~ STAC and Special Aide for Students with Disabilities Unit
Room 514 EB
Phone: (518) 474-7116 Fax (518) 402-5047
http://www.nysed.gov/sms/stac

December 18, 2003

Mr. Richard Walker
Executive Director
McQuade Foundation
P.O. Box 4064
New Windsor, NY 12550

Dear Mr. Walker:

I am writing to inform you that your agency's application for the capital construction/renovation project, to be financed from the future sale of bonds through the Dormitory Authority of the State of New York has been granted preliminary approval. During the preliminary approval process, the State Education Department and the New York State Division of the Budget reviewed the application, made modifications, and approved the project in principle.

At this time, your school may begin developing final plans and specifications that include the conditions listed in the attached Project Assurances. Such final plans and specifications should be submitted to the Dormitory Authority and your local building code enforcement agency. (The NYS Education Department - Bureau of Facilities Planning acts as the local building code authority for Special Act School Districts only.)

We will be providing the Dormitory Authority with the required documentation, including the Department's and Division of the Budget's preliminary approval documents. You may begin a dialogue with the Dormitory Authority as soon as you find it feasible to do so.

Please note that before any construction/renovation work can begin, a building permit must be obtained from your local building code authority. Upon issuance, a copy of the building permit, along with a copy of the final project plans must be submitted to the NYS Education Department-Rate Setting Unit. Additionally, please be advised that this notice does not imply that the Dormitory Authority has approved a financing transaction to finance the project. You will be responsible for providing information to the Dormitory Authority so it may structure a proposed financing transaction which will need to pass through various other approval processes related to Dormitory Authority financing.

Please sign and return the enclosed Project Assurances to the Rate Setting Unit if you wish to proceed with your project. Upon receipt of these assurances, a copy will be forwarded to the

EAF Part I ATTACHMENT B41

Dormitory Authority with the preliminary approval documents. If you have any questions, please contact Margaret Gibson at (518) 486-2910 or Nellie Goutos at (518) 486-2688.

Sincerely,

Thomas Hamel

Thomas Hamel, Chief

TH:MG:pe
Enclosure

cc: Cheryl Ishmael, Dormitory Authority
Richard Lasky, Department of Social Services
Dr. Rebecca Cort

NYS EDUCATION DEPARTMENT
PROGRAM SERVICES REIMBURSEMENT UNIT
REVISED PROJECT ASSURANCES

ATE December 18, 2003

Agency Name: McQuade Foundation

Project Description: Construction of School Building Additions and Renovation of Existing Facility

We acknowledge preliminary approval of our capital project and agree with the terms and conditions set forth below:

1. Final project plans will be developed consistent with plans which have been reviewed and approved by the New York State Education Department and the New York State Division of The Budget. A copy of the final building plans and the building permit will be submitted to the Rate Setting Unit prior to beginning any construction/renovation work.

2. The Rate Setting Unit will establish a separate Capital Project Part I tuition rate.

3. The school will bill all appropriate placement agencies (or individuals in the case of private placements) and will remit payments as required.

4. The total approved project cost, which will be funded by a loan from the Dormitory Authority through the sale of tax exempt bonds, cannot exceed $8,100,000, including the costs of the transaction.

5. Dormitory Authority financing will not be used for the following components which were included as part of the application:

- Swimming Pool
- Landscaping Expenses exceeding $110,000.
- Square footage deleted from proposed project as listed below
  - Room 3 – Time Out Room – 147 square feet
  - Room 19 – Academic Remediation – 178 square feet
  - Room 136 – Academic Remediation – 199 square feet
  - Basement Commons Area – 500 square feet
  - Multi-Use/Cafeteria Space – 2512 square feet
  - Room 105A – Food Service Manager's Office – 15 square feet
  - Room 107A – Music Instructor's Office – 55 square feet
  - Entrance Way/Lobby Area – 300 square feet
  - Room 110 – Clerical – 224 square feet
  - Room 110 C – Supervising Teacher's Office – 42 square feet
  - Room 110 D – Guidance Counselor's Office – 59 square feet
  - Room 110E – Principal's Office – 40 square feet
  - Room 108 – Conference Room – 317 square feet
  - Room 117C – Psychologist Office – 24 square feet
  - Room 128 – Interview Room – 133 square feet
  - Nurse's Office – 199 square feet
  - Room 111 – Main Office – 106 square feet
  - IEP Group Therapy Room – 287 square feet
  - Room 126 – Therapy Office – 33 square feet
  - Room 130 – Therapy Office – 33 square feet
  - First Floor Community Area – 500 square feet
  - Performing Arts Classroom – 286 square feet
  - Behavior Skills Classroom – 450 square feet
  - Computer lab – 321 square feet

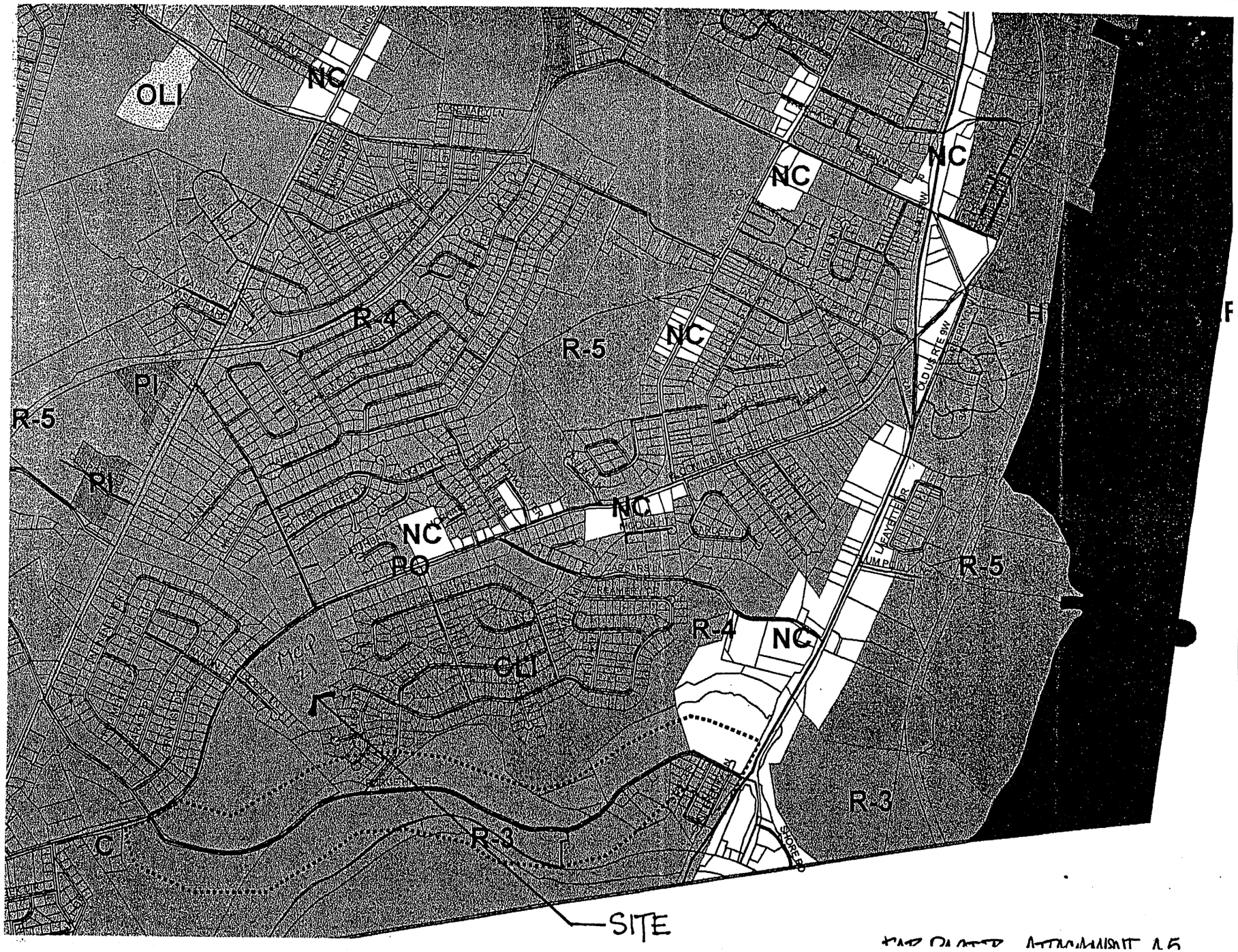
- Furniture and Equipment exceeding $35,000.
- Incidental costs exceeding 25% of Building Construction costs.
- Architect/Engineering fees in excess of 8%

6. Dormitory Authority financing will not be used for construction contingencies exceeding 5% of new construction costs and 10% of renovation costs.

7. Reasonable legal fees incurred in connection with the approved capital project may be included in the approved capital project cost. However, to the extent such legal fees are in excess of the amount permitted by tax law to be paid from bond proceeds, these costs will become the responsibility of the school. Legal fees that are ineligible for payment through bond proceeds may be eligible for State reimbursement within the operating tuition rate subject to the Reimbursable Cost Manual and the non-direct care screen.

8. Any use of the facility for non-educational purposes, including use by the residential agency and/or any outside organizations, will require prior approval by the Dormitory Authority and if approved, an appropriate rental fee must be charged. Such revenue must be reported as offsetting revenue on appropriate financial reporting forms.

Signature: _____ Date: _____
Executive Director



MAP PLOTTED ATTACHMENT A5

ARTICLE II Zoning Districts and Zoning Map

§ 300-3. Districts established. [Amended 11-20-1996 by L.L. No. 7-1996; 4-7-1999 by L.L. No. 2-1999; 6-7-2000 by L.L. No. 3-2000]

A. There are hereby established, and the Town of New Windsor is divided into, classes of districts listed below:

Symbol	Title
R-1	Rural Residential
R-2	Open Space Residential
R-3	Suburban Residential (including two-family)
R-4	Suburban Residential (excluding two-family)
R-5	Multiple-Family Residential
NC	Neighborhood Commercial
C	Design Shopping
OLI	Office and Light Industry
PI	Planned Industrial
AP	Airport
AP-1	Airport-1
PO	Professional Office
CL-1	Cluster

Table of Use/Bulk Regulations
Suburban Residential (R-4)
Town of New Windsor
Part 1
[Added 3-5-1986 by L.L. No. 1-1986; amended 4-7-1999 by L.L. No. 2-1999; 10-3-2001 by L.L. No. 4-2001; 7-3-2002 by L.L. No. 5-2002; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

	A	B	C	D	E	F	G	H	I	J	K	L
	Uses Permitted by Right	Uses by Special Permit of the Planning Board	Minimum Lot Area (square feet unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	The following commercial agriculture operations and accessory uses thereto, provided that there shall be no storage of manure or other odor- or dust-producing substance or use, except spraying and dusting to protect vegetation, within 50 feet of any lot line:		5 acres	200	100	50/100	50	50	40	N/A	N/A	20
1(a)	Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries.											
2	Buildings, structures and uses owned and operated by the Town of New Windsor.											
3	Commercial forestry.[1]		5 acres									
4	Recreational facilities subject to § 300-19.[1]											
5	Places of worship, including parish houses.[1]		3 acres	125	45	20/40	50	70	35	N/A		25
6	One-family dwellings, not to exceed 1 dwelling on each lot (regardless of the availability of central water or central sewer).	1. Convalescence facility without central sewer and central water[1] 2. Home professional office as defined in § 300-89.[1]	43,560	125	45	20/40	50	70	35	N/A	1,200	20

Notes:
[1] Planning Board site plan approval required; refer to use regulations.
[2] Special permit by the Town Board required.
[3] Subject to expansion by the Planning Board in connection with site plan approval.

EAF PART II - ATTACHMENT C1A

= BLDG DEMO

= NEW ASPHALT

= BLDG ADDITIONS

= STORM WATER MANAGEMENT AREA

NEW YORK STATE ROUTE #94

HOUSE

GATE

ADMIN. BUILDING

DORMITORY

SCHAFFER COTTAGE

FULTON COTTAGE

POOL

LANDS N/T
McQUADE FOUNDATION
BOOK 1641 PAGE 534
PARCEL #37-1-48
AREA: ±22.085 ACRES

LANDS N/T
S.D.C. REALTY CORP.
BOOK 2051 PAGE 882
PARCEL #48-3-2

LANDS N/T
LITTRIST
BOOK 2140 PAGE 820
PARCEL #48-4-3

LANDS N/T
ELLIS
BOOK 2748 PAGE 38
PARCEL #48-4-5

LANDS N/T
BAR
BOOK 1817 PAGE 740
PARCEL #48-4-4

LANDS N/T
MILLER
BOOK 1658 PAGE 264
PARCEL #48-4-2

ROCKY

100' FROM PROPERTY LINE

LANDS N/T
BLAIR
BOOK 3238 PAGE 204
PARCEL #80-4-4

LANDS N/T
CRAIG
BOOK 3213 PAGE 259
PARCEL #80-4-3

LANDS N/T

1 Proposed Site Plan
1" = 100'

N

Proj. No.: 5095

Date: 3/9/05

Drawn By: trs

Drawing No.: SK-1

Rev.	Date:	Description:

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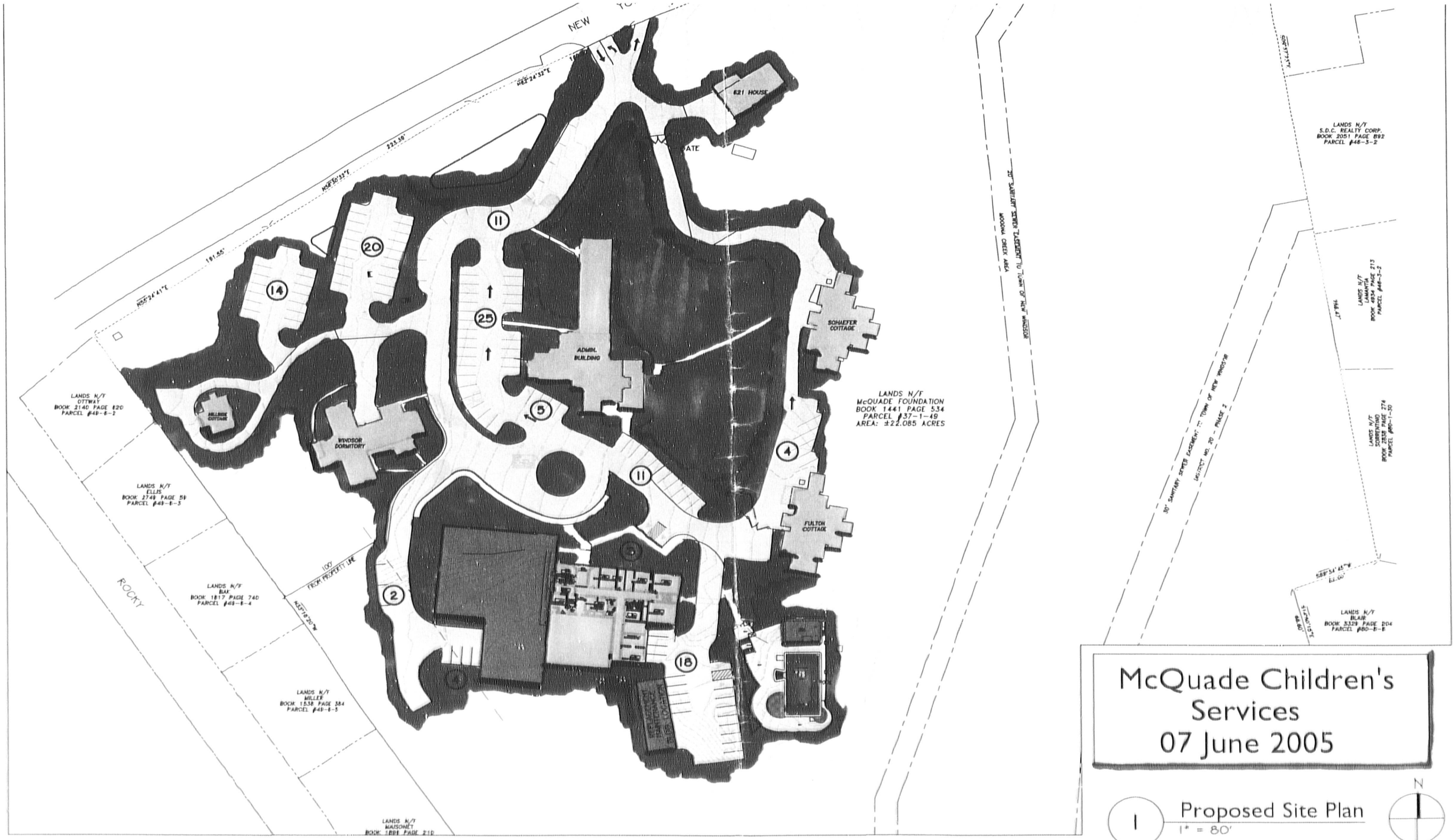
McQuade Children's Services

Proposed Site Layout



McQuade Children's Services
07 June 2005

1 Proposed Site Plan
1" = 80'

New Windsor Code

TOWN OF NEW WINDSOR
TABLE OF USE/BULK REGULATIONS PART 2 ZONE R4

A	B	C	D	E	F	G	H	I	J	K	L
	USES BY SPECIAL PERMIT OF THE PLANNING BOARD	MINIMUM LOT AREA (SQUARE FEET UNLESS OTHERWISE DESIGNATED)	MINIMUM LOT WIDTH (FEET)	REQUIRED FRONT YARD DEPTH (FEET)	REQUIRED SIDE YARD/ TOTAL BOTH YARDS (FEET)	REQUIRED REAR YARD DEPTH (FEET)	REQUIRED STREET FRONTAGE (FEET)	MAXIMUM BUILDING HEIGHT (FEET)	FLOOR AREA RATIO	MINIMUM LIVABLE FLOOR AREA (SQUARE FEET)	DEVELOPMENTAL COVERAGE (PERCENTAGE)
	PRIVATE SCHOOLS AND COLLEGES AND OTHER EDUCATIONAL INSTITUTIONS, OTHER THAN TRADE AND TECHNICAL SCHOOLS.	20 ACRES	300	100	100/200	100	100	50	N/A	N/A	20
	PROPOSED	221 ACRES	1124.5' MIN.	New Addition = 321' Exp G21 House-63.5'	New Addition = 109'/116' Exp Hillside-31.5' Schaeffer-403' Total=434.5'	530	1165.82'	School with new Addn= 45' ± Ht.	N/A	N/A	Bldg. coverage = 6.2% Pvmt. coverage =11% Total coverage = 17.20%

SITE DATA

TOTAL # OF PARKING SPACES PROPOSED =136
TOTAL # OF PARKING SPACES REQUIRED =133

TOTAL # OF HC PARKING SPACES PROPOSED =6
TOTAL # OF HC PARKING SPACES REQUIRED =6

TOTAL EVENT PARKING AVAILABLE ONSITE = 50
(14 AT BUS DROP-OFF AND 36 ON LIMITED ACCESS DRIVE ROAD SHOULDER)
TOTAL EVENT PARKING REQUIRED =42

PROJECT INFORMATION

PROJECT NAME:
- ADDITIONS AND ALTERATIONS TO MCQUADE CHILDREN'S SERVICES

PROJECT ADDRESS:
- P.O. BOX 4064, NEW WINDSOR, NEW YORK 12553
(845)-561-0436

ARCHITECT ADDRESS:
- THOMAS ASSOCIATES ARCHITECTS + ENGINEERS
P.C. 80 STATE STREET, 10TH FLOOR, ALBANY, NEW YORK, 12207
(518)-434-3133

PROJECT ZONING DESIGNATION - R4:

- TOTAL PROPERTY AREA = 221 ACRES
- BUILDING COVERAGE = 59,423 SQ. FT. OR 1.36 ACRES
- BUILDING COVERAGE (% OF TOTAL AREA) = 6.2%
- PAVEMENT COVERAGE = 107,230SQ. FT. OR 2.46 ACRES
- PAVEMENT COVERAGE (% OF TOTAL AREA) = 11%
- OPEN SPACE = 5.9 ACRES
- OPEN SPACE (% OF TOTAL AREA) = 27%
- REMAINING UNDEVELOPED LAND = 12.38 ACRES 55.8%

1 SITE SURVEY
1" = 40'-0"

FOR PLANNING BOARD USE ONLY
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006

REQUIRED PARKING SPACE CALCULATIONS

Name of Bldg.	Bldg. #	Square Footage	Use	No. of Stories	# of Students	# of Staff	Assigned # of Spaces	Parking based on:
Admin. Bldg.	1	9,163	Offices	2	0	21	62	1 space/ 150 sf
Hillside Cottage[1]	2	1,200	Storage/ Multi-purpose Space	1	0	1	6	1 space/ 200 sf
School with Addition[3]	3	39,039	Classrooms	2	106	43	43[2]	1 space/ staff member (No students drive)
G21 House[1]	4	1,950	Living Unit	1	8	4	4	1 space/ staff member (No students drive)
Schaefer Cottage	5	3,100	Living Unit	1	12	3	3	1 space/ staff member (No students drive)
Fulton Cottage	6	3,100	Living Unit	1	12	3	3	1 space/ staff member (No students drive)
Windsor Dormitory[1]	7	3,650	Living Unit	1	12	3	3	1 space/ staff member (No students drive)
Pool	8	7,860	Recreation	1	n/a	n/a	4	4 spaces/ acre
New Maint. Bldg.	9	3,200	Maintainence	1	0	5	5	1 space/ staff member
Totals		72,312			150	83	133	

NOTE:
Currently = 84 Students
Future = 106 Students
# of Students of Driving Age = 0

1) Denotes exg. building that encroaches on side or front setback line
2) Event Parking Loading = 42 (Derived from one space per 4 Auditorium seats, based on 167 seat Cafeteria)
3) Existing Building-14,429 sf
New Addition 1st Floor-13,694 sf; 2nd Floor-10,919 sf

General Notes

1. ALL WORK THIS DRAWING TO BE PART OF THE SITE WORK CONSTRUCTION CONTRACT UNLESS OTHERWISE NOTED.
2. REFER TO DRAWING L-503 FOR ADDITIONAL NOTES.
3. FOR INFORMATION REGARDING SUBSURFACE CONDITIONS AT TEST BORING LOCATIONS, SEE PROJECT MANUAL SECTION 02300 -EARTHWORK.
4. TOPSOIL SHALL BE STRIPPED FROM "CUT AREAS" TO FULL DEPTH AND STOCKPILED AT LOCATIONS AGREED UPON AT THE PRECONSTRUCTION MEETING. MECHANICALLY SCREENED, THEN REDISTRIBUTED DURING FINAL GRADING OPERATIONS. NO TOPSOIL SHALL BE REMOVED FROM SITE.
5. ALL TOPSOIL, IMPORTED AND FROM ON SITE, SHALL BE MECHANICALLY SCREENED BEFORE USE. REFER TO PROJECT MANUAL SECTION 02300 - EARTHWORK FOR ADDITIONAL INFORMATION.
6. SPREAD ALL TOPSOIL FROM STRIPPING OPERATION TO A MINIMUM DEPTH OF 6" OVER ALL AREAS OF SITE WHERE EARTH HAS BEEN EXPOSED BY EXCAVATING, CUTTING, FILLING OR GRADING EXCEPT WHERE ASPHALT OR CONCRETE PAVING IS REQUIRED. CONTRACTOR SHALL IMPORT ADDITIONAL TOPSOIL AS REQUIRED TO MAINTAIN MINIMUM 6" DEPTH.
7. AFTER FINE GRADING IS COMPLETED, INFORM THE OWNER AND A/E SO THAT AN INSPECTION OF THE FINE GRADING CAN TAKE PLACE BEFORE SEEDING IS BEGUN.
8. EXCESS FILL MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF (AS PER PROJECT MANUAL).
9. ALL AREAS NOT SPECIFICALLY INDICATED TO RECEIVE IMPROVED SURFACING WITHIN THE CONTRACT LIMIT LINE (I.E. BUILDING, ASPHALT, AND CONCRETE PAVING, CURBING, ETC.) SHALL BE FINE GRADED, SEEDED, FERTILIZED AND MULCHED AS PER THE PROJECT MANUAL. VARIATIONS IN FINE GRADING SHALL NOT EXCEED TOLERANCES INDICATED IN SECTION 02300 - EARTHWORK.
10. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY PRIOR TO COMMENCEMENT OF EARTHWORK OPERATION. ANY ELEVATIONAL DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED AS PART OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. COMMENCEMENT OF WORK WITHOUT THIS WRITTEN NOTIFICATION SHALL CONSTITUTE CONTRACTOR ACCEPTANCE OF THE EXISTING TOPOGRAPHY INDICATED ON THE DRAWINGS AS ACCURATE. NO ADJUSTMENTS TO THE CONTRACT WILL BE MADE FOR THE DISCREPANCIES BROUGHT TO THE OWNER'S ATTENTION AFTER WORK HAS BEGUN.

Rev. No.:	Date:	Description:
6	03/07/06	Per Township Comments
7	04/13/06	Per QA/QC Comments

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REGISTERED ARCHITECT ERIC J. TOMASSI STATE OF NEW YORK

Thomas Associates
Architects + Engineers

McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

Site Survey

Drawn by:	Date:	Drawing No.:
ks / srs	May 19, 2006	L100
T+ Project No.: 5095		

05-18

SOIL EROSION AND SEDIMENT CONTROL NOTES

Soil Erosion and Sediment Control Notes

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFIED IN THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMP. SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH BALE HAY (OR EQUIVALENT) AND BOUND IN ACCORDANCE WITH THE NY STANDARDS.
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT ACCORDING TO THE NY STANDARDS.
4. STABILIZATION SPECIFICATIONS:

   A. SOIL AMENDMENTS:

   LIME - PROVIDE GROUND LIMESTONE TO PH OF 6.0.

   FERTILIZER - 14 LBS/1,000 S.F., 5-15-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".

   B. TEMPORARY SEEDING AND MULCHING:

   SEED - ANNUAL RYEGRASS 30 LBS/ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. USE WINTER RYE IF SEEDING IN OCT./NOV.

   MULCH - BALE HAY OR SMALL GRAIN STRAW AT A RATE OF 90 LBS/1,000 S.F., TO BE APPLIED ACCORDING TO THE NY STANDARDS. MULCH SHALL BE SECURED BY WOOD FIBER MULCH (HYDROMULCH) AT 75-17 LBS./1,000 S.F. WOOD FIBER MULCH MUST BE APPLIED THROUGH A HYDROSEEDER IMMEDIATELY AFTER MULCHING. STANDARD OF QUALITY, TERRALINK HYDRO MULCH, OR APPROVED EQUAL.

   C. PERMANENT SEEDING AND MULCHING:

   SEED - REFER TO PROJECT MANUAL SPECIFICATIONS FOR SEED TYPE, RATE OF SEEDING AND SEASON OF SEEDING. RATE AND SEED TYPE ARE TO MEET THE MINIMUM REQUIREMENTS OF THE NY STANDARDS. MULCH - REFER TO PROJECT MANUAL SPECIFICATIONS FOR MULCH TYPE, RATE OF APPLICATION, ETC. RATE AND MULCH TYPE ARE TO MEET THE MINIMUM REQUIREMENTS OF THE NY STANDARDS.
5. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 5A OF THE NY STANDARDS.
6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
8. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A SILT DAM OR STRAW BALE DIKE IN ACCORDANCE WITH NY STANDARDS.
9. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30'X100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED. (SEE DETAIL THIS DRAWING).
10. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH A CRUSHED STONE OR FABRIC FILTER (FILTER DETAILS APPEAR ON THE PLAN).
11. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
12. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT TRAP IN ACCORDANCE WITH SECTION 5A OF THE NY STANDARDS.
13. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

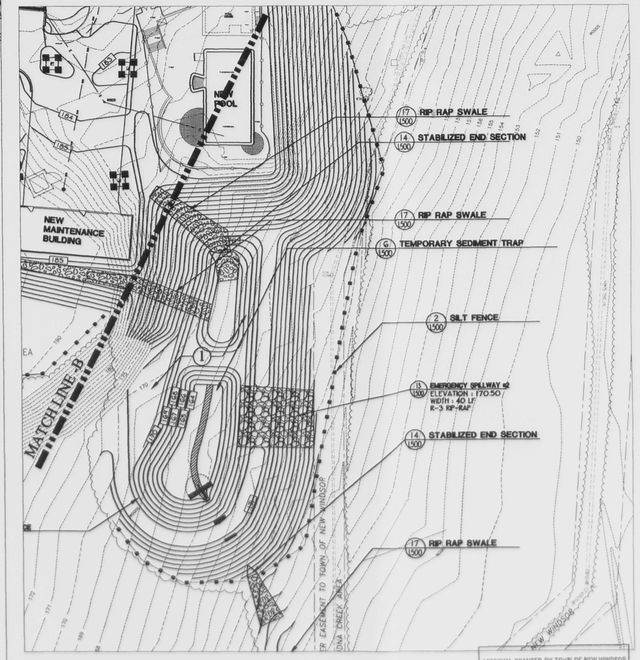
NOTE: THIS DRAWING TO BE USED FOR SOIL EROSION CONTROL INFORMATION ONLY. FOR LAYOUT OR GRADING INFORMATION, REFER TO PERTINENT SITE DRAWINGS.

SOIL EROSION AND SEDIMENT CONTROL SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PAD.
2. INSTALL TEMPORARY TREE PROTECTION AT EXISTING TREES WITHIN CONSTRUCTION AREA.
3. PRIOR TO COMMENCEMENT OF GRADING OPERATIONS, INSTALL SILT FENCE, SEDIMENT TRAPS AND SEDIMENT BASINS.
4. INSTALL TEMPORARY STORM SEWER INLET PROTECTION AT ALL EXISTING DRAINAGE INLETS THAT WILL BE RECEIVING STORM DRAINAGE FROM CONSTRUCTION ACTIVITIES.
5. PREPARE CONTRACTOR ACCESS DRIVES, PARKING AND STAGING AREAS WITH TYPE 2 FILL OR OTHER SURFACING THAT WILL PREVENT EROSION OF THESE AREAS.
6. STRIP TOPSOIL AND STOCKPILE IN LOCATION SHOWN. SURROUND ALL STOCKPILES WITH SILT FENCE OR HAY BALE BARRIER.
7. THROUGHOUT GRADING OPERATIONS, PROVIDE TEMPORARY AND PERMANENT SEEDING PER SOIL EROSION AND SEDIMENT CONTROL NOTES NOS. 2, 3, & 4.
8. AFTER SLOPES ARE CUT OR FILLED, PROVIDE EROSION CONTROL MATTING AT ALL SLOPES THAT ARE THREE HORIZONTAL TO ONE VERTICAL AND STEEPER.
9. BEFORE COMMENCEMENT OF EXCAVATING FOR FOOTINGS, INSPECT SITE WITH OWNER/ARCHITECT FOR COMPLIANCE WITH SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
10. DURING EXCAVATION FOR FOOTINGS, TRENCHES, ETC., WHEN DEWATERING IS REQUIRED, PROVIDE MEANS TO REMOVE SEDIMENT IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #12 THIS DRAWING.
11. AS STORM STRUCTURES ARE BEING INSTALLED, PROVIDE TEMPORARY STORM SEWER INLET PROTECTION PER DETAIL AT ALL GRATED STORM SEWER INLETS PRIOR TO CONNECTING BASINS TO NEW STORM PIPING.
12. MAINTAIN EROSION CONTROL DEVICES IN FULLY FUNCTIONAL CONDITION THROUGHOUT CONTRACT PERIOD. PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO MEET NEW YORK STANDARDS OR AS REQUIRED BY SOIL CONSERVATION DISTRICT.
13. UPON OWNER APPROVAL, REMOVE TEMPORARY SOIL & EROSION CONTROL MEASURES AFTER PERMANENT MEASURES ARE IN PLACE AND FUNCTIONING EFFECTIVELY.

L101 STORMWATER POLLUTION PREVENTION PLAN
1" = 40'-0"

A DETENTION BASIN-A
1" = 40'-0"



B DETENTION BASIN-B
1" = 40'-0"

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006

SWPPP LEGEND

TYPE	DESCRIPTION
	PIPE OUTLET SEDIMENT TRAP
	RIP RAP OUTLET PROTECTION
	STRAW BALE DIKE
	STABILIZED CONSTRUCTION ENTRANCE
GL	GRASSED/SOD SWALE
RR	RIP RAP LINED SWALE
	ROCK CHECK DAM
	TREE PROTECTION
	FILTER FABRIC INLET PROTECTION
	SILT FENCE
SFD	SILT FENCE DIKE
	PROPERTY LINE
CGL	CLEARING LIMIT LINE
	TOPSOIL STOCKPILE AREA
1.	SLOPE STABILIZATION SEEDING
2.	LAWN AREA SEEDING

Rev. No.:	Date:	Description:
2	03/07/06	Per Township Comments
1	04/13/06	Per QA/QC Comments

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REGISTERED ARCHITECT
D.C. J. TOMASSI
STATE OF NEW YORK

Thomas Associates
Architects + Engineers

McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

SWPPP

Drawn by:	Date:	Drawing No.:
DCT	May 31 2004	L101
T+ Project No.: 5095		

NEW YORK STATE ROUTE #94

N62°24'32"E 160.82'

N56°30'32"E 223.39'

N55°24'41"E 191.55'

N65°53'37"

N53°18'20"W

ROCKY LANE

20' SANITARY SEWER EASEMENT TO TOWN OF NEW WINDSOR

MOODNA CREEK AREA

(LIMIT OF TREE REMOVAL-TYP)

(SIGN-TO BE RELOCATED)

(CONC. CURB-TBR)

(INLET-TBR)

(6" CMP-TBR)

HOUSE

SHED

(LIMIT OF PAVEMENT REMOVAL-TYP)

(TRAILERS TO BE REMOVED BY OTHERS-NOT IN CONTRACT)

BUILDING

(UTILITY POLE-TO BE RELOCATED)

(10" CMP-TBR)

(SIGN-TBR)

ADMIN. BUILDING

PORCH

SCHAEFER COTTAGE

LANDS N/F
McQUADE FOUNDATION
BOOK 1441 PAGE 534
PARCEL #37-1-49
AREA: ±22.085 ACRES

LANDS N/F
OTTWAY
BOOK 2140 PAGE 620
PARCEL #49-6-2

HILLSIDE COTTAGE

WINDSOR DORMITORY

(ELECTRICAL SERVICE-TBR)

LANDS N/F
ELLIS
BOOK 2749 PAGE 59
PARCEL #49-6-3

(6" TILE SEWER-TBR) (SEE NOTE X)

MAINT. BARN (TO BE DEMOLISHED)

(OIL TANK-TBR)

(FLAG POLE-TO BE RELOCATED)

FULTON COTTAGE

CONC. FOUNDATION REMAINS

LANDS N/F
BAK
BOOK 1817 PAGE 740
PARCEL #49-6-4

CAMPUS SCHOOL

GYMNASIUM

(INLET-TBR)

(4" CMP-TBR)

(POOL AREA-NOT IN CONTRACT)

POOL

LANDS N/F
MILLER
BOOK 1538 PAGE 384
PARCEL #49-6-5

1 Existing Conditions/Demolition Plan
1" = 30'

N

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006

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Thomas Associates
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McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

Existing Conditions/Demolition Plan

Drawn by:	Date:	Drawing No.:
DCT	May 31 2004	L200
T+ Project No.: 5095		

NEW YORK STATE ROUTE #94

ROCKY LANE

LANDS N/F
S.D.C. REALTY CORP.
BOOK 1693 PAGE 314
PARCEL #46-3-1

LANDS N/F
S.D.C. REALTY CORP.
BOOK 2051 PAGE 892
PARCEL #46-3-2

LANDS N/F
S.D.C. REALTY CORP.
BOOK 4334 PAGE 213
PARCEL #46-3-2

LANDS N/F
McQUADE FOUNDATION
BOOK 1441 PAGE 534
PARCEL #37-1-49
AREA: ±22.085 ACRES

LANDS N/F
OTTWAY
BOOK 2140 PAGE 620
PARCEL #49-6-2

LANDS N/F
ELLIS
BOOK 2749 PAGE 59
PARCEL #49-6-3

LANDS N/F
BAK
BOOK 1817 PAGE 740
PARCEL #49-6-4

LANDS N/F
MILLER
BOOK 1538 PAGE 384
PARCEL #49-6-5

LANDS N/F
MAISONET
BOOK 1896 PAGE 210
PARCEL #49-6-6

LANDS N/F
TOWN OF NEW WINDSOR
BOOK 4334 PAGE 274
PARCEL #80-1-30

20' SANITARY SEWER EASEMENT TO TOWN OF NEW WINDSOR
"WOODNA CREEK AREA"

30' SANITARY SEWER EASEMENT TO TOWN OF NEW WINDSOR
"DISTRICT NO. 20 - PHASE 2"

HOUSE

SCHAEFER COTTAGE

FULTON COTTAGE

HILLSIDE COTTAGE

ADMIN. BUILDING

WINDSOR DORMITORY

CAMPUS SCHOOL

GYMNASIUM

SCHOOL ADDITION

NEW POOL

NEW MAINTENANCE BUILDING

MATCHLINE-A

1 Grading Plan
1" = 40'

1 Basion #2 Grading Plan
1" = 40'

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006
By:
By:

Rev. No.:	Date:	Description:
6	03/07/06	Per Township Comments
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McQuade Childrens Services

Additions and Alterations to
McQuade Childrens Services

Grading Plan

Drawn by:	Date:	Drawing No.:
DCT	May 31 2004	L300
T+ Project No.: 5095		

Drawing Notes

1. REFER TO SIGN SPECIFICATIONS + SCHEDULE, DRAWING L301A, FOR ADDITIONAL SIGNAGE INFORMATION
2. CE=CURB ENDING
   CR=CURB RAMP
   R=RADIUS

Rev. No.:	Date:	Description:
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McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

Layout Plan

Drawn by:	Date:	Drawing No.:
DCT	May 31 2004	L301
T+ Project No.: 5095		

SIGN SPECIFICATION

SIGN WORDING	SIGN NO.	SIZE	LETTER SIZE AND SERIES
Stop	R1 - 1	30"x30"	10"C/White and Red
Do Not Enter Authorized Vehicals Only	R3 - 15	30"x30"	4"D/White and Red
Handicap Parking	P4 - 6	12"x18"	2" Green/White Blue Background
No Parking Any Time	P1-1	12"x18"	3"C/Red on White
Bus Drop Off No Parking	5R-11B	18" x 24"	3"B/Black on White
Stop for Pedestrians		P3-5	12" x 12" 2"C/Red on White
One Way*	R3-10	36" x 12"	3"C/White on Black

*(Utilize Two (2) Mounting Posts)

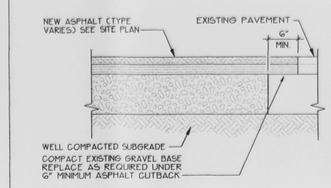
STRIPING COLOR SCHEDULE

DESCRIPTION	COLOR*
TYPICAL PARKING STALL	WHITE
H.CAP PARKING STALL	BLUE
CROSSWALK	WHITE
FIRE LANE STRIPING	YELLOW
ROADWAY DIRECTIONAL ARROWS	WHITE

*REFER TO SPEC SECTION 02745 (2.01.c.), FOR COLOR DESIGNATION.

SIGNAGE SCHEDULE

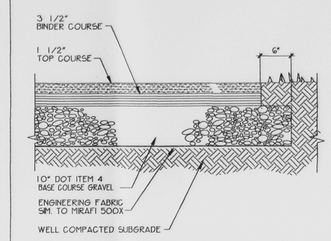
1	STOP SIGN	6
2	BUS DROP OFF NO PARKING	8
3	DO NOT ENTER/ AUTHORIZED VEHICALS ONLY	4
4	STOP FOR PEDESTRIANS	5
5	HANDICAP PARKING	6
6	NO PARKING ANYTIME	3
7	ONE WAY	3



3 Asphalt Paving at Existing Asphalt

N.T.S.

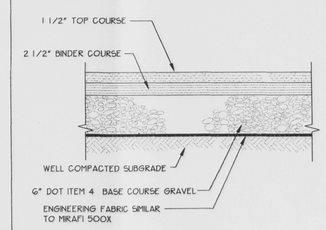
2745-101



2 Asphalt Paving - Heavy Duty

1" = 1'-0"

2745-108



1 Asphalt Paving - Auto Duty

1" = 1'-0"

2745-109

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006
BY: _____
BY: _____

1 PAVING, PARKING AND SIGNAGE PLAN

1" = 40'

Rev. No.:	Date:	Description:
2	03/07/06	Per Township Comments
1	04/13/06	Per QA/QC Comments

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REGISTERED ARCHITECT
ERIC J. TOMSKY
020217
STATE OF NEW YORK

Thomas Associates
Architects + Engineers

McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

Paving, Parking and Signage Plan

Drawn by:	Date:	Drawing No.:
JRS	May 31 2004	L301A
T+ Project No.: 5095		

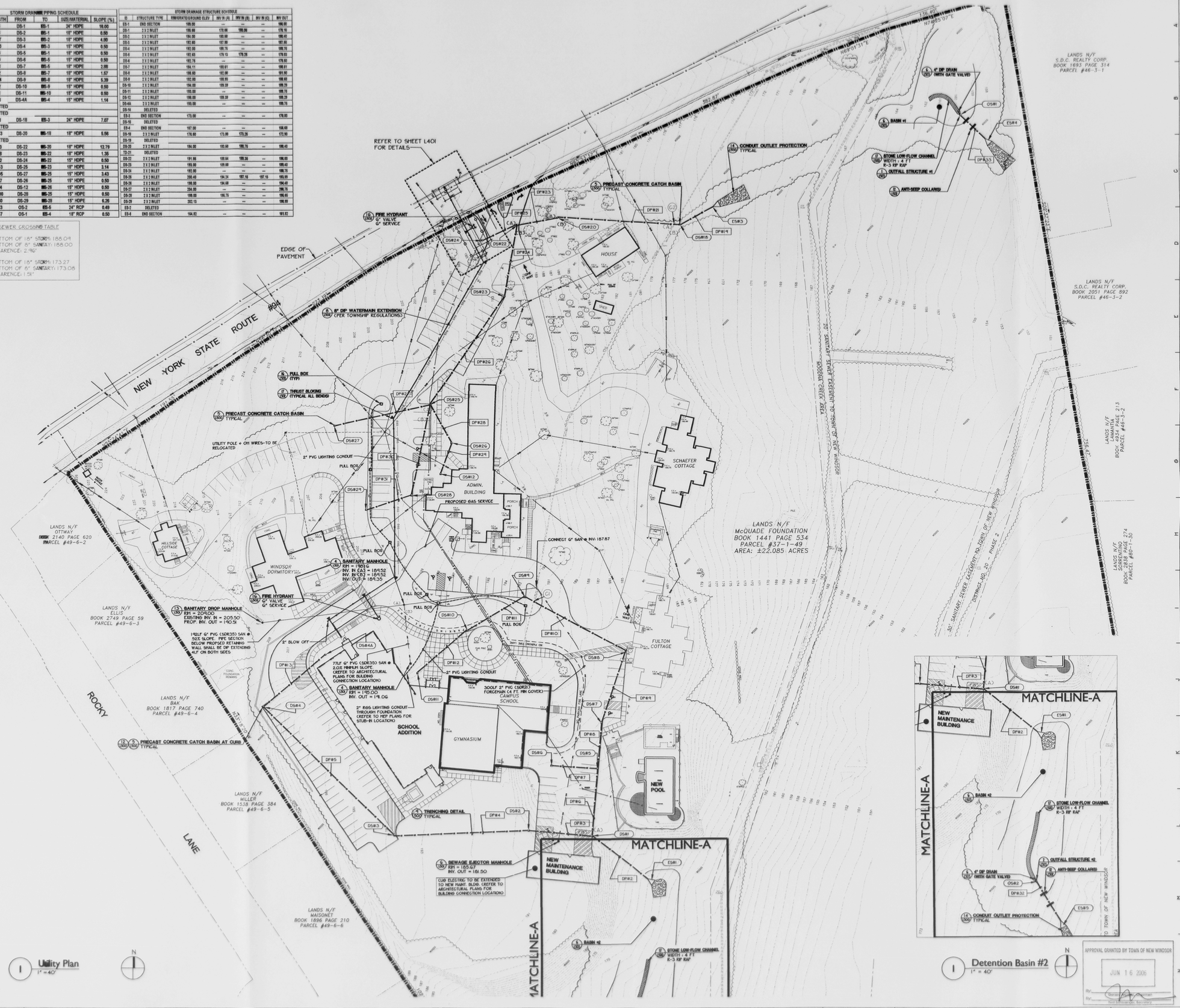
STORM DRAINAGE PIPING SCHEDULE					
ID	LENGTH	FROM	TO	SIZE/MATERIAL	SLOPE (%)
DP-2	76	DS-1	BS-1	24" HDPE	16.00
DP-3	68	DS-2	BS-1	18" HDPE	0.60
DP-4	147	DS-3	BS-2	18" HDPE	4.80
DP-5	190	DS-4	BS-3	15" HDPE	0.50
DP-6	73	DS-5	BS-1	18" HDPE	0.50
DP-7	49	DS-6	BS-5	15" HDPE	0.50
DP-8	48	DS-7	BS-5	18" HDPE	2.88
DP-9	82	DS-8	BS-7	18" HDPE	1.57
DP-10	124	DS-9	BS-8	18" HDPE	5.39
DP-11	72	DS-10	BS-9	15" HDPE	0.50
DP-12	71	DS-11	BS-10	15" HDPE	0.50
DP-13	88	DS-4A	BS-4	15" HDPE	1.14
DP-14	DELETED				
DP-15	DELETED				
DP-19	41	DS-18	ES-3	24" HDPE	7.07
DP-20	DELETED				
DP-21	133	DS-20	BS-18	18" HDPE	5.58
DP-22	DELETED				
DP-23	43	DS-22	BS-20	18" HDPE	12.79
DP-24	78	DS-23	BS-22	18" HDPE	1.35
DP-25	42	DS-24	BS-22	15" HDPE	0.50
DP-26	143	DS-25	BS-23	18" HDPE	3.14
DP-27	105	DS-27	BS-25	15" HDPE	3.43
DP-29	47	DS-26	BS-25	15" HDPE	0.50
DP-29	34	DS-12	BS-26	15" HDPE	0.50
DP-30	100	DS-28	BS-25	15" HDPE	0.50
DP-31	50	DS-29	BS-28	15" HDPE	6.28
DP-32	63	OS-2	ES-5	24" RCP	0.49
DP-33	37	OS-1	ES-4	18" RCP	0.50

STORM DRAINAGE STRUCTURE SCHEDULE						
ID	STRUCTURE TYPE	RIM/GRATE/GROUND ELEV	INV IN (A)	INV IN (B)	INV IN (C)	INV OUT
ES-1	END SECTION	189.00	---	---	---	186.00
DS-1	2 X 2 INLET	188.66	178.66	178.26	---	178.16
DS-2	2 X 2 INLET	184.00	180.60	---	---	180.40
DS-3	2 X 2 INLET	193.40	187.90	---	---	187.80
DS-4	2 X 2 INLET	192.00	189.76	---	---	189.76
DS-5	2 X 2 INLET	182.63	179.13	179.26	---	179.03
DS-6	2 X 2 INLET	182.75	---	---	---	179.50
DS-7	2 X 2 INLET	184.11	180.61	---	---	180.61
DS-8	2 X 2 INLET	186.60	182.00	---	---	181.90
DS-9	2 X 2 INLET	192.80	188.90	---	---	188.80
DS-10	2 X 2 INLET	194.00	189.39	---	---	189.29
DS-11	2 X 2 INLET	193.00	---	---	---	189.79
DS-12	2 X 2 INLET	189.00	189.39	---	---	189.29
DS-4A	2 X 2 INLET	193.00	---	---	---	189.79
DS-16	DELETED					
ES-3	END SECTION	173.00	---	---	---	170.00
DS-18	DELETED					
ES-4	END SECTION	187.00	---	---	---	184.69
DS-18	2 X 2 INLET	176.60	173.00	173.26	---	172.90
DS-19	DELETED					
DS-20	2 X 2 INLET	194.00	190.60	190.76	---	190.40
DS-21	DELETED					
DS-22	2 X 2 INLET	191.66	189.64	189.36	---	189.00
DS-23	2 X 2 INLET	193.00	189.60	---	---	189.40
DS-24	2 X 2 INLET	192.00	---	---	---	189.76
DS-26	2 X 2 INLET	200.40	194.34	197.16	197.16	193.99
DS-26	2 X 2 INLET	196.00	194.68	---	---	194.48
DS-27	2 X 2 INLET	204.00	---	---	---	196.76
DS-28	2 X 2 INLET	199.00	196.76	---	---	196.46
DS-29	2 X 2 INLET	202.13	---	---	---	196.89
ES-5	DELETED					
ES-6	END SECTION	184.82	---	---	---	181.82

STORM/SEWER CROSSING TABLE

C1: BOTTOM OF 18" STORM: 188.09
BOTTOM OF 8" SANITARY: 186.00
CLEARENCE: 2.96'

C2: BOTTOM OF 18" STORM: 173.27
BOTTOM OF 8" SANITARY: 173.08
CLEARENCE: 1.51'



1 Utility Plan
1" = 40'

1 Detention Basin #2
1" = 40'

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006

Drawing Notes

1. REFER TO PLUMBING DRAWINGS FOR ALL UTILITY CONNECTION AND CONTINUATION AT BUILDING.
2. ALL WATER PIPING TO BE CLASS-52 DUCTILE IRON UNLESS OTHERWISE NOTED.
3. ALL GRAVITY SEWER PIPING SHALL BE PVC SDR35 OR APPORVED EQUAL.
4. ALL FORCEMAIN SANITARY SEWER PIPING SHALL BE PVC SDR21 OR APPROVED EQUAL.
5. ALL STORM SEWER PIPING SHALL BE SMOOTH INTERIOR HDPE, UNLESS OTHERWISE NOTED ON PLAN.

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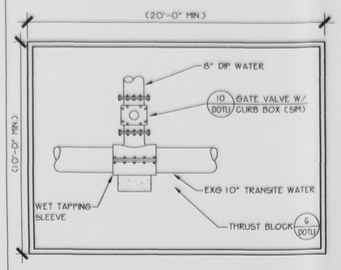
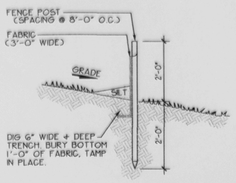
Utility Plan

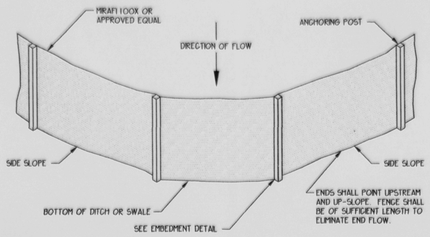
Drawn by:	Date:	Drawing No.:
DCT	May 31 2004	L400
T+ Project No.: 5095		



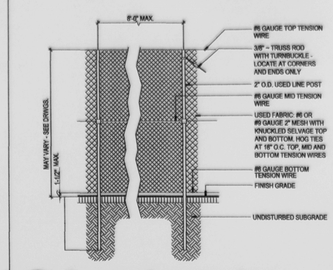
1 **Recieving Pit**
NOT TO SCALE



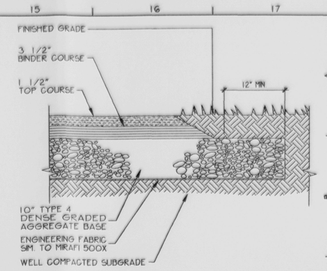
2 **Silt Fence Detail**
N.T.S.



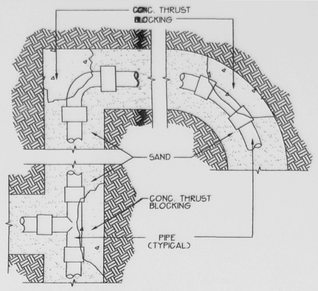
3 **Swale Silt Fence Detail**
N.T.S.



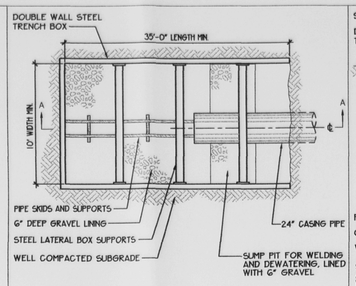
4 **Temporary Construction Fence**
N.T.S.



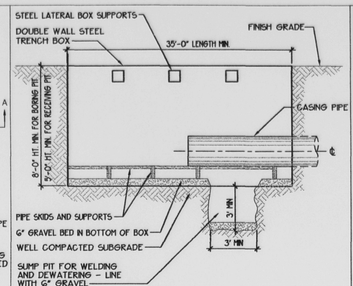
5 **Asphalt Paving - Heavy Duty**
N.T.S.



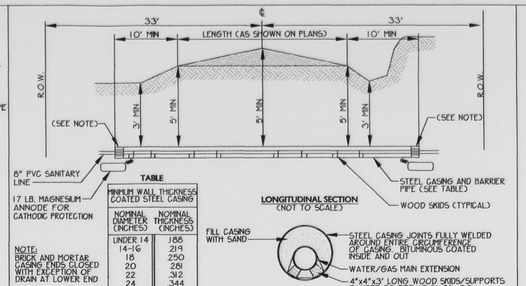
6 **Typical Thrust Blocking**
N.T.S.



5 **Boring Pit - Plan View**
N.T.S.



11 **Boring Pit - Profile A-A**
N.T.S.



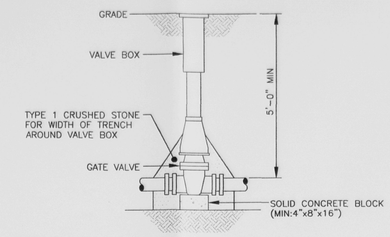
TABLE

MINIMUM WALL THICKNESS COATED STEEL CASING	
NOMINAL DIAMETER (INCHES)	NOMINAL THICKNESS (INCHES)
UNDER 14	.188
14-16	.219
18	.250
20	.281
22	.312
24	.344

NOTE:
BRICK AND MORTAR CASING ENDS CLOSED WITH EXCEPTION OF DRAIN AT LOWER END

LONGITUDINAL SECTION
(NOT TO SCALE)

20 **Highway Crossing - Boring Method**
n.t.s.



NOTE:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER INSTALLED IN THE TOWN OF WEBSTER (WHICH SHALL BE OPEN RIGHT).

10 **Valve**
Not To Scale

Standard General Plan Notes

ROAD TO BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.

ROADSIDE DRAINAGE TO BE MAINTAINED AT ALL TIMES.

MATERIALS, EQUIPMENT AND VEHICLES ARE NOT TO BE STORED OR PARKED WITHIN THE NEW YORK STATE RIGHT-OF-WAY.

MAINTENANCE AND PROTECTION OF TRAFFIC MUST COMPLY WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION'S ANANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, SECTION 619 OF THE CURRENT NYSDOT STANDARD SPECIFICATIONS, THESE PLANS AND AS ORDERED BY THE ASSISTANT RESIDENT ENGINEER. ON A NYSDOT CONSTRUCTION PROJECT, MAINTENANCE AND PROTECTION OF TRAFFIC MUST COMPLY WITH THESE PLANS AND BE IN ACCORDANCE WITH THE NYSDOT CONTRACT DOCUMENTS AS DEEMED NECESSARY BY THE NYS ENGINEER-IN-CHARGE.

NOTIFY NEW YORK STATE DEPARTMENT OF TRANSPORTATION ASSISTANT RESIDENT ENGINEER AT THE APPROPRIATE NUMBER, AS NOTED BELOW, THREE (3) WORK DAYS PRIOR TO WORKING WITHIN THE STATE RIGHT-OF-WAY.
GENESEE CO. - JEFFREY BRALEY (585)589-6655
LIVINGSTON CO. - CLAREN KRUPPNER (585)534G-3O3G
MONROE EAST - BILL HMES (585)758G-4514 MONROE WEST - KENNETH BITTNER (585)352-3471
ONTARIO CO. - RICHARD McFADDEN (585)396-4951
ORLEANS CO. - JEFFREY BRALEY (585)589-6655
WYOMING CO. - ED JOHNSTON (585)786-3310
WAYNE CO. - LAWRENCE RUSSELL (315)332-4002

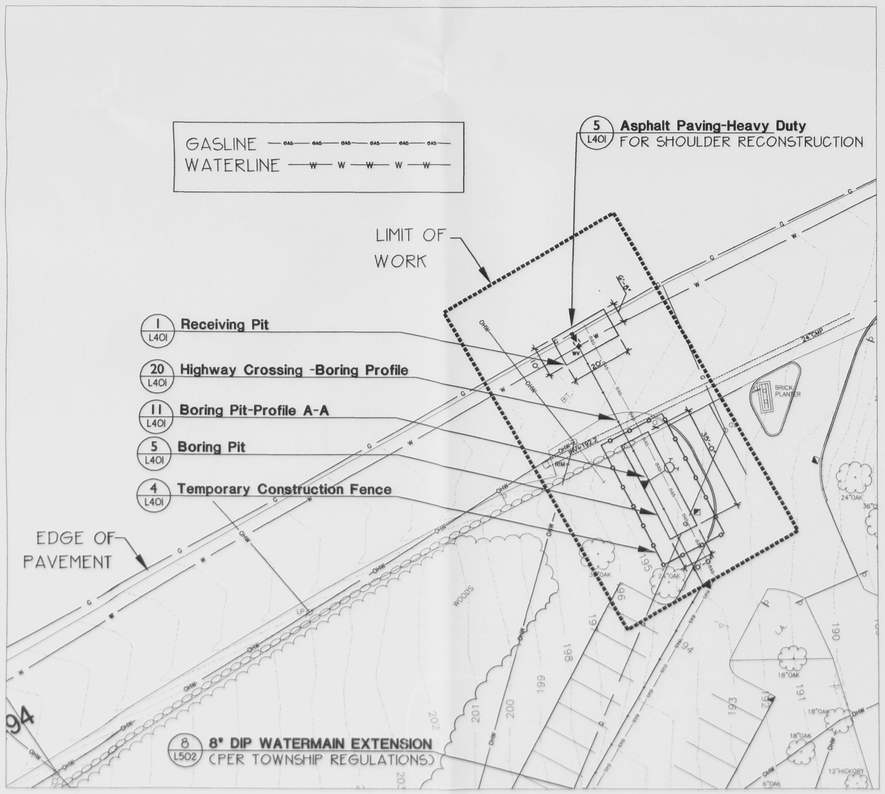
NOTIFY DIG SAFELY NEW YORK (UFPO) TWO (2) WORK DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 1-800-962-7962 FOR A UTILITY STAKE-OUT.

ALL MATERIALS USED WITHIN THE STATE RIGHT-OF-WAY MUST COMPLY WITH THE CURRENT NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS ALONG WITH ANY APPROPRIATE CURRENT NYS DEPARTMENT OF TRANSPORTATION STANDARD SHEETS.

QUALITY CONTROL OF ASPHALT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 401 OF THE STANDARD SPECIFICATIONS. ALL ASPHALT PRODUCED AS PART OF SECTION 401 WILL BE PAID AT A FINAL QUANTITY ADJUSTMENT FACTOR OF 1.0. ASPHALT COURSE DEPTHS SHOWN ON THE PLANS ARE COMPACTED DEPTHS.

NO NIGHT WORK SHALL BE ALLOWED UNLESS APPROVED PRIOR TO START OF PROJECT. ADDITIONAL MAINTENANCE AND PROTECTION OF TRAFFIC MAY BE REQUIRED INCLUDING THE ADDITION OF REFLECTIVE MATERIALS AND LIGHTING.

HAZARDOUS WASTE NOTIFICATION - THE PERMITEE ACCEPTS THE RIGHT-OF-WAY OF THE STATE HIGHWAY IN ITS "AS IS" CONDITION. THE DEPARTMENT OF TRANSPORTATION MAKES NO REPRESENTATION AS TO THE ABSENCE OF UNDERGROUND TANKS, STRUCTURES, FEATURES OR SIMILAR IMPEDIMENTS TO THE COMPLETION OF THE WORK PERMITTED HEREUNDER. SHOULD PERMITEE FIND SOME PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS TO ITS WORK, THE DEPARTMENT OF TRANSPORTATION SHALL HAVE NO OBLIGATION TO CURE, REMOVE, REMEDY OR OTHERWISE DEAL WITH SUCH PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS. THE DEPARTMENT WILL PERMIT THE PERMITEE TO REMOVE, MODIFY OR OTHERWISE DEAL WITH SUCH UNDERGROUND TANKS, STRUCTURE, FEATURE OR IMPEDIMENT IF SUCH IS DONE IN A MANNER WHICH MEETS ACCEPTABLE ENGINEERING PRACTICE AND IS PRE-APPROVED BY THE DEPARTMENT OF TRANSPORTATION. SHOULD PERMITEE DETERMINE THAT SUCH UNFORSEEN UNDERGROUND IMPEDIMENT RENDER PERMITEE'S WORK AS AUTHORIZED BY THIS PERMIT UNFEASIBLE, PERMITEE SHALL HAVE THE OPTION OF RESTORING THE HIGHWAY TO ITS ORIGINAL CONDITION AND NOT PERFORMING SUCH WORK.



1 **Roadway Boring Plan**
1" = 20'

2 **Roadway Boring Plan Enlargement**
1" = 10'

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006
By:
By:

Rev. No.:	Date:	Description:
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REGISTERED ARCHITECT
ERIC J. TOMASKI
STATE OF NEW YORK

Thomas Associates
Architects + Engineers

McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

D.O.T. Roadway Boring Plan

Drawn by:	Date:	Drawing No.:
DCT	May 31 2004	L401
T+ Project No.: 5095		

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT + SIZE	SPACING	NOTES
		TREE				
5	GT	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	B&B 3.5" CAL.	AS SHOWN	THORNLESS, LIMB UP TO 7'
4	MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B&B 3 CAL.	AS SHOWN	
9	PC	PICEA GLAUCA	WHITE SPRUCE	B&B 8-7' HT.	AS SHOWN	
11	PN	PICEA NIGRA JAPONICA	JAPANESE BLACK PINE	B&B 6-7' HT.	AS SHOWN	
		SHRUB				
16	CA	CLETHRA ALNIFOLIA PINK	PINK SUMMERSWEET	3 GAL. CONT.	4' O.C.	
8	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL. CONT.	3' O.C.	
7	SV	SPIREA x VAN HOUTTEI	VAN HOUTTE SPIREA	B&B 3-3.5' HT.	4' O.C.	
6	TM	TAXUS x MEDIA	DENSE YEW	B&B 24-30" HT.	3' O.C.	
9	VP	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'	MARIESII DOUBLEFILE VIBURNUM	30-36" HT.	AS SHOWN	
		PERENNIAL				
15	SA	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL. CONT.	2' O.C.	

1 PLANTING PLAN
1" = 40'

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REGISTERED ARCHITECT ERIC A. TOMASSI 22321 STATE OF NEW YORK

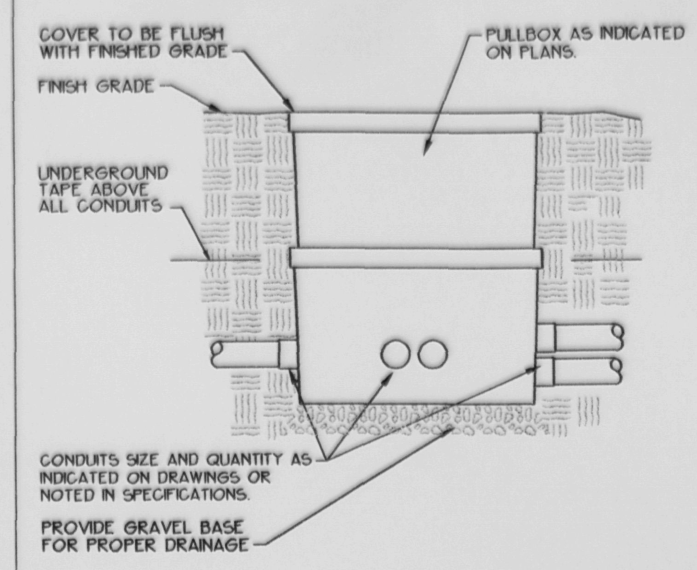
Thomas Associates
Architects + Engineers

McQuade Childrens Services

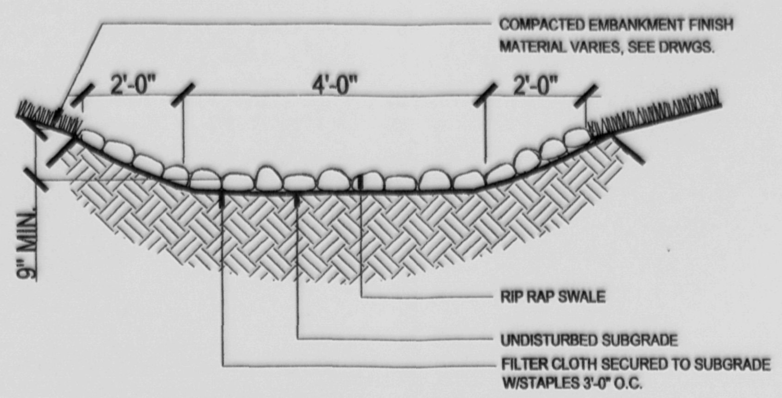
Additions and Alterations to McQuade Childrens Services

Planting Plan

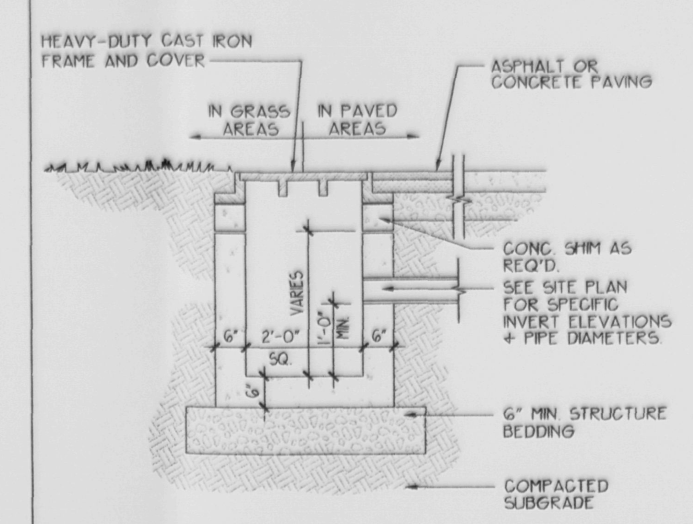
Drawn by:	Date:	Drawing No.:
JAS	May 31 2004	L401A
T+ Project No.: 5095		



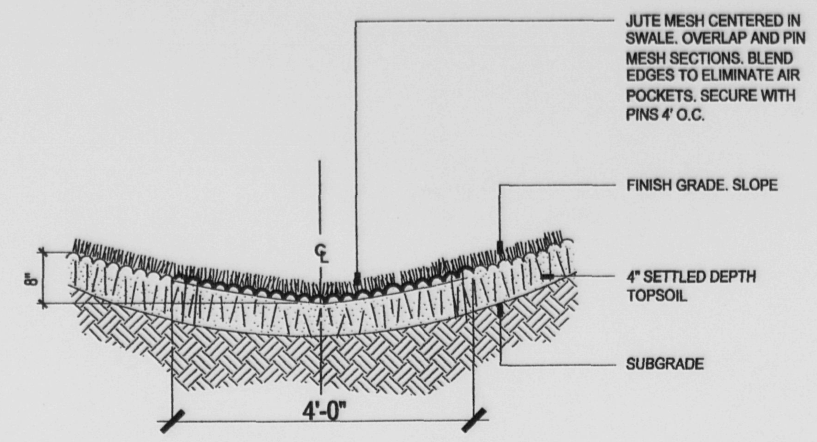
16 **Typical Buried Pull Box Detail**
No Scale
16130-02



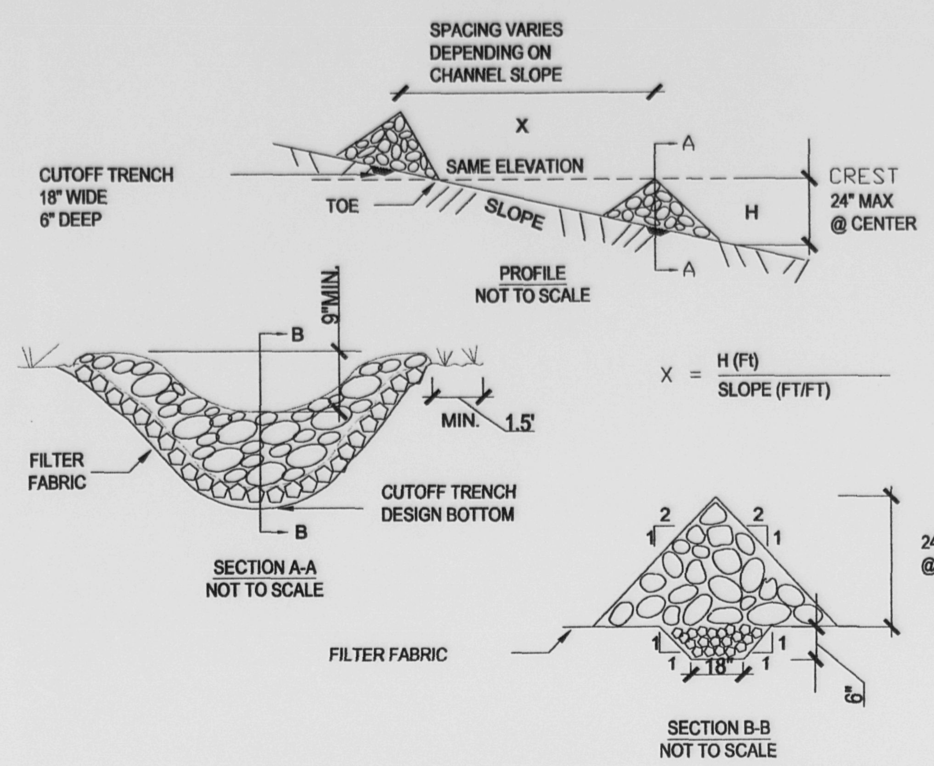
17 **Rip Rap Swale**
NO SCALE
RR Swale



5 **Drop Inlet**
1/2" = 1'-0"
2630-106



11 **Grass/Sod Swale**
3/4"=1'-0"
JMESH

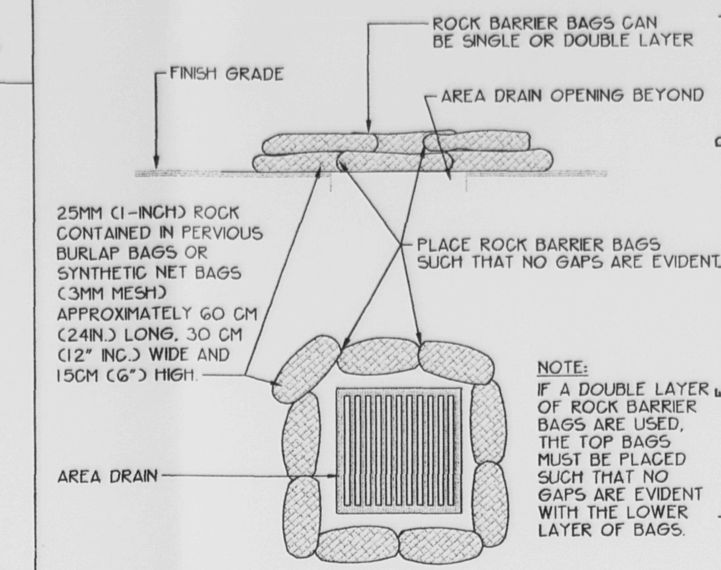


SYMBOL

CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

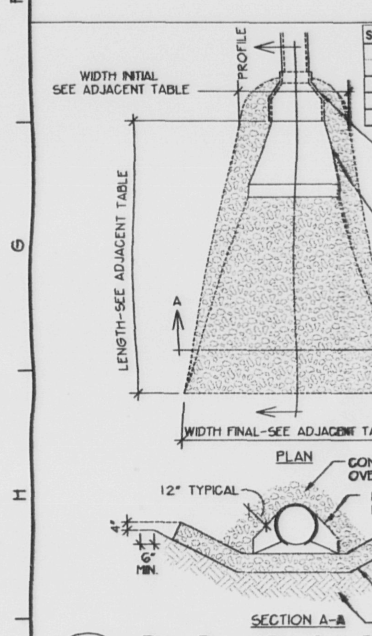
7 **Rock Check Dam**
N.T.S.
ROCKDAM

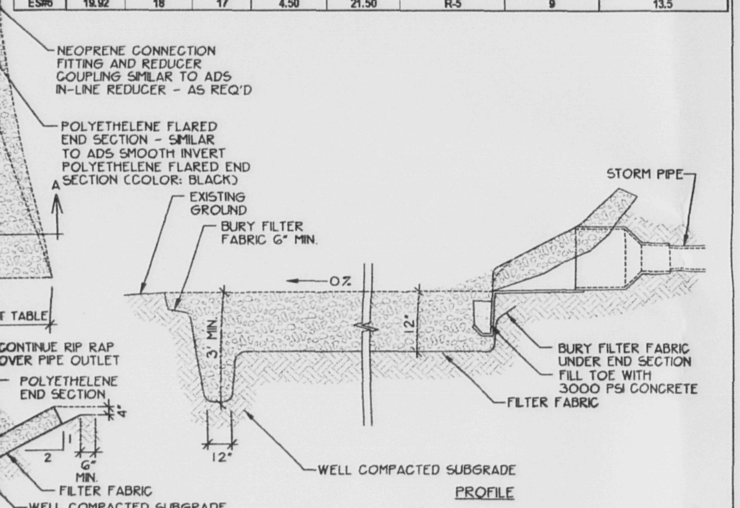


NOTE:
IF A DOUBLE LAYER OF ROCK BARRIER BAGS ARE USED, THE TOP BAGS MUST BE PLACED SUCH THAT NO GAPS ARE EVIDENT WITH THE LOWER LAYER OF BAGS.

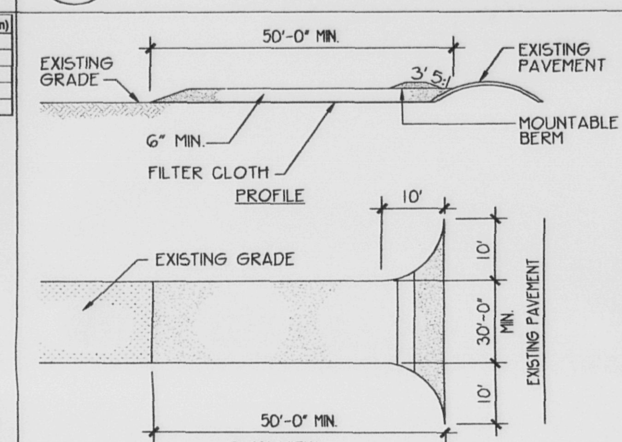
4 **Rock Barrier Bags**
1/2" = 1'-0"
2600-401

Structure	Flow (cfs)	Pipe Dia. (in)	Length (ft)	Width Initial (ft)	Width Final (ft)	Stone Classification	d_{50} Stone Size (in)	Placement Thickness (in)
ES#1	19.44	24	9	6.00	10.00	R-3	3	4.5
ES#3	3.28	15	8	3.75	11.75	R-3	3	4.5
ES#4	9.00	18	8	4.50	12.50	R-3	3	4.5
ES#5	36.42	24	21	6.00	27.00	R-5	9	13.5
ES#6	19.92	18	17	4.50	21.50	R-5	9	13.5





14 **Rip-Rap Outlet Control at End Section**
N.T.S.
2630-912

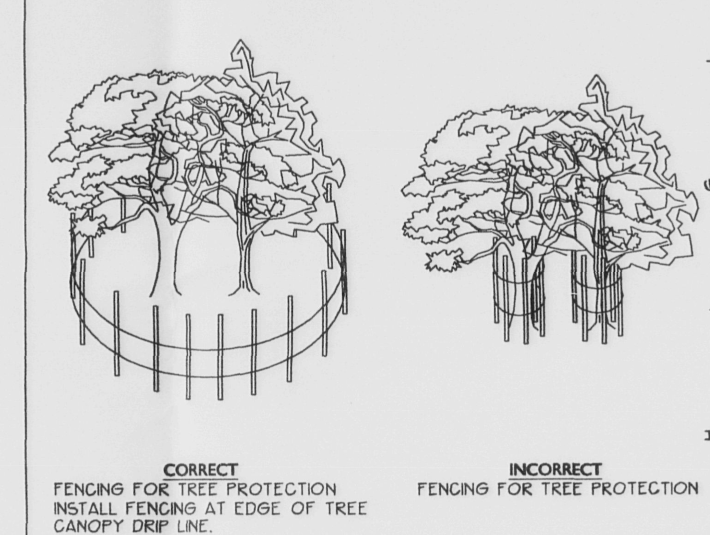


CONSTRUCTION SPECIFICATIONS

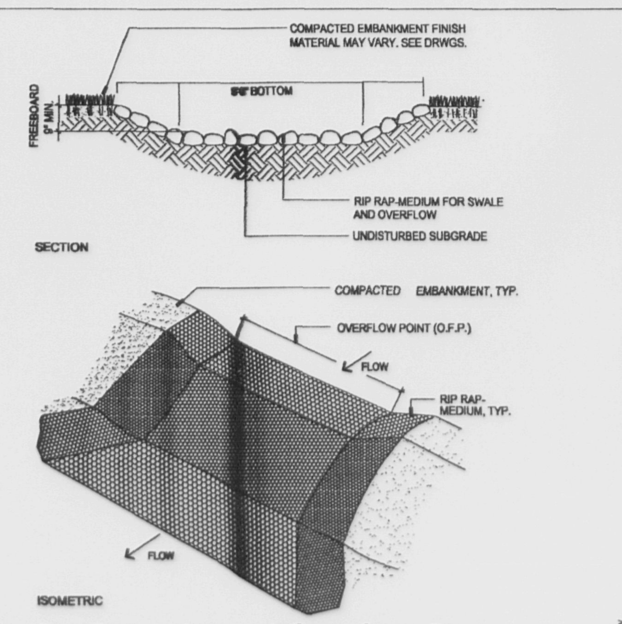
1. STONE SIZE - USE 2 1/2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUVALENT.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 50' FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - THIRTY (30) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER ENTIRE AREA PRIOR TO PLACEMENT OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH A 5 : 1 SLOPE SHALL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF -WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO EXIT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

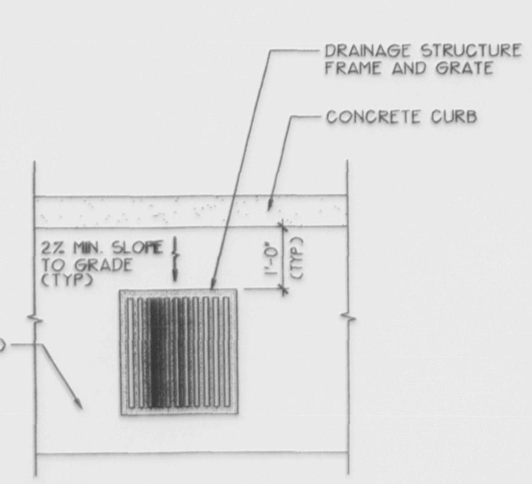
10 **Stabilized Construction Entrance Detail**
N.T.S.
2200-301



3 **Temporary Tree Protection**
N.T.S.
2200-101



13 **Rip Rap Weir and Overflow Basin**
N.T.S.
B-Overflow



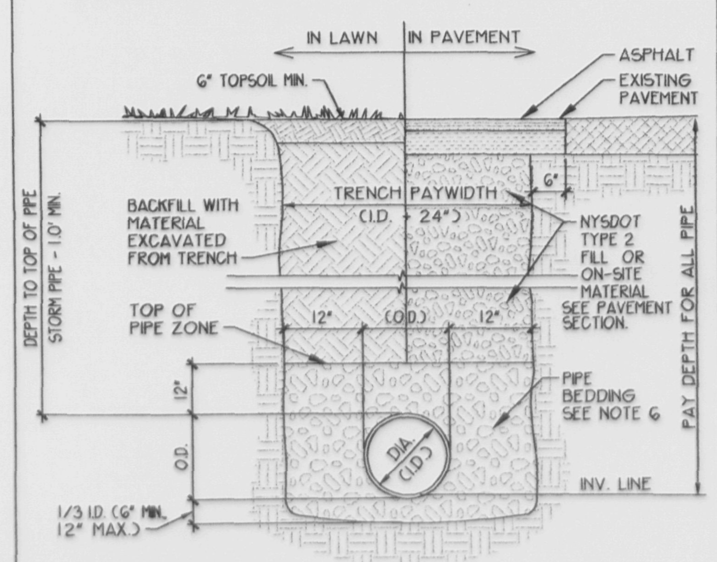
12 **Drainage Structure at Curb**
N.T.S.
2630-621

NOTES:
1. PIPE INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
2. TRENCHING OPERATIONS SHALL INCLUDE ALL NECESSARY DEWATERING.
3. TRENCH DETAILS ARE ONLY SHOWN FOR PURPOSES OF MATERIAL PLACEMENT AND MAXIMUM PAY LIMITS.
4. AN OSHA APPROVED MOVABLE PROTECTIVE TRENCH SHIELD SHALL BE USED IN ALL UNSHEETED TRENCH AREAS.
5. MINIMUM BURY DEPTHS SHOWN ABOVE APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. PIPE BEDDING TO BE AS FOLLOWS:

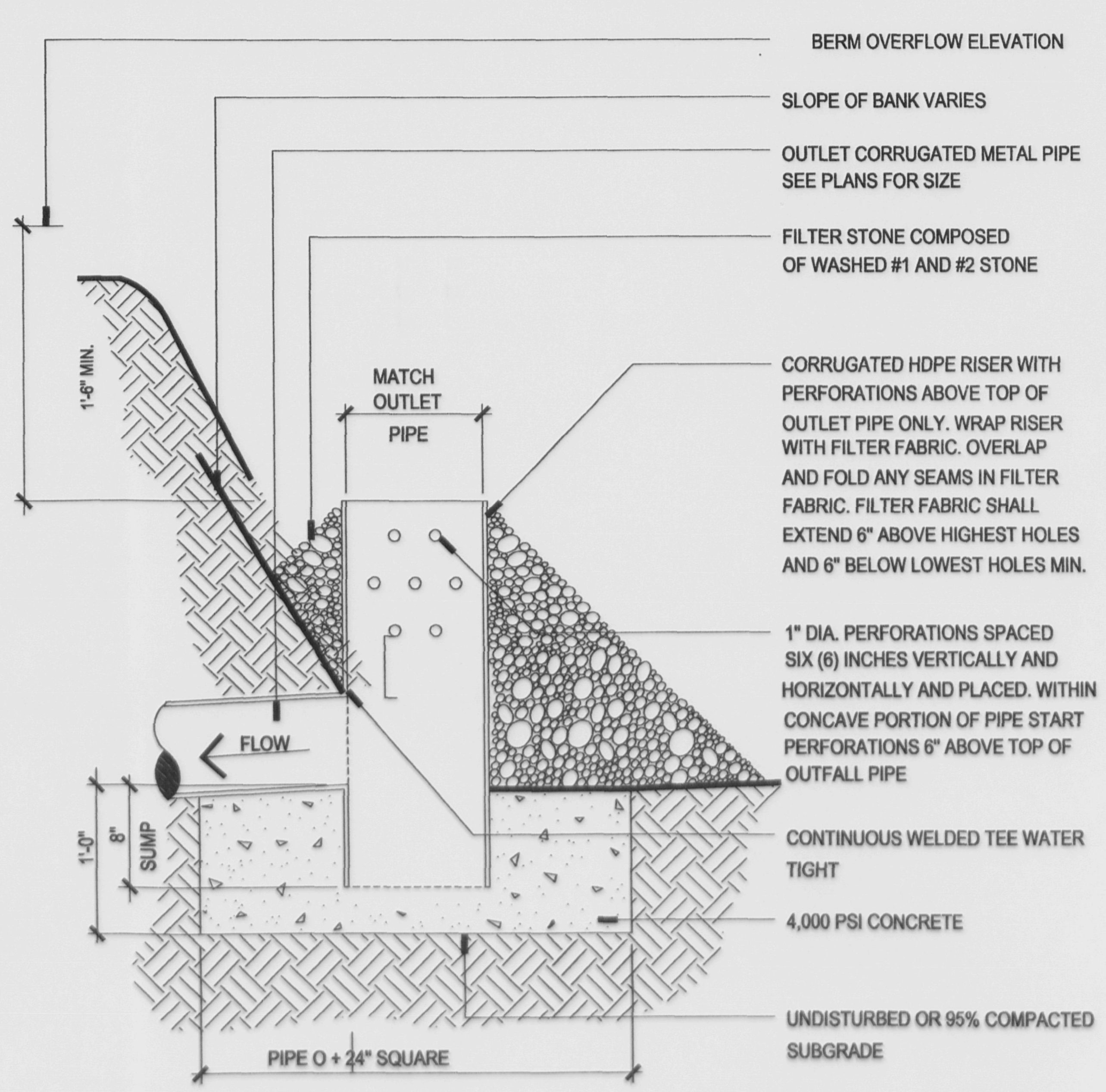
STORM - USE MATERIAL EXCAVATED FROM TRENCH WITH 6" AND LARGER STONE REMOVED;

SANITARY - USE MATERIAL EXCAVATED FROM TRENCH WITH 6" AND LARGER STONE REMOVED;

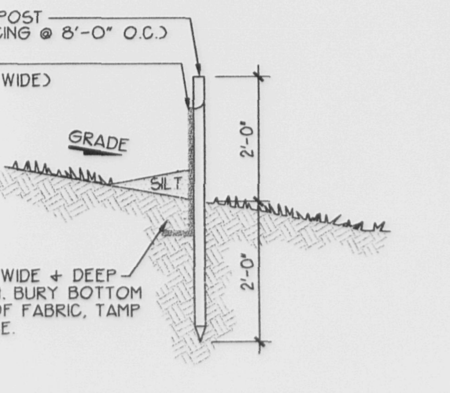
WATER - USE MATERIAL EXCAVATED FROM TRENCH WITH 6" AND LARGER STONE REMOVED;



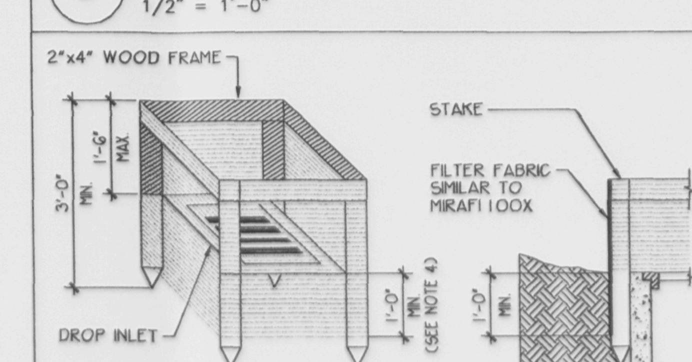
9 **Pipe Trench Details**
n.t.s
2530-213



6 **Outlet Sediment Trap**
N.T.S.
SEDTRAP



2 **Silt Fence Detail**
1/2" = 1'-0"
2200-204



NOTES:
1) CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
2) STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
3) SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MIN. OF 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
4) FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES + FRAME.
5) A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.

1 **Drop Inlet Protector**
1/2"=1'-0"
2200-209

Rev. No.:	Date:	Description:
6	03/07/06	Per Township Comments
7	04/13/06	Per QA/QC Comments

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REGISTERED ARCHITECT ERIC J. TOMOSKY 023211 STATE OF NEW YORK

Thomas Associates
Architects + Engineers

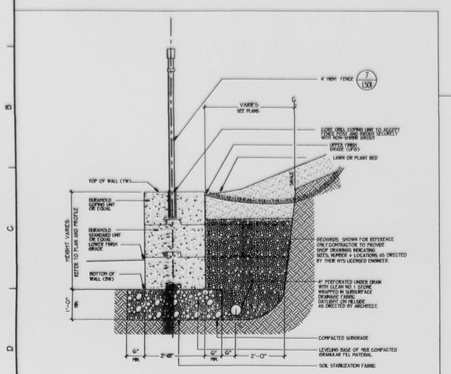
McQuade Childrens Services

Additions and Alterations to McQuade Childrens Services

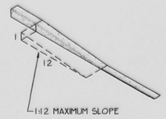
Site Details

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JUN 16 2006
By: Genaro Argenio, Chairman

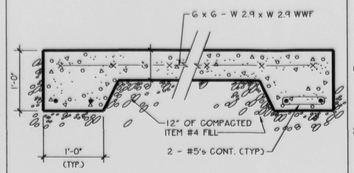
Drawn by: JRS
Date: May 31 2004
Drawing No.: L500
T+ Project No.: 5095



14 Interlocking Unit Retaining Wall
NO SCALE

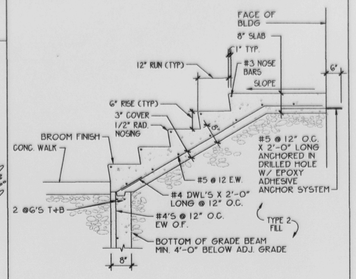


18 Curb Ending
N.T.S.

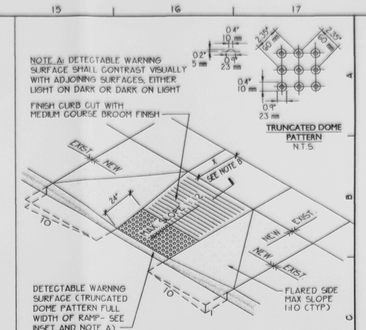


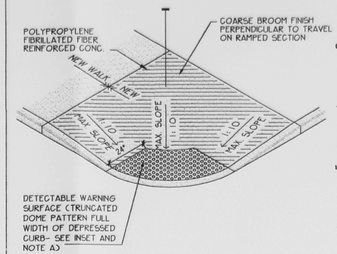
8 Concrete Pad
NOT TO SCALE

NOTE: PROVIDE HANDRAILS AT STAIR IN LOCATIONS INDICATED ON SITE PLAN PER DETAIL 7/L122.

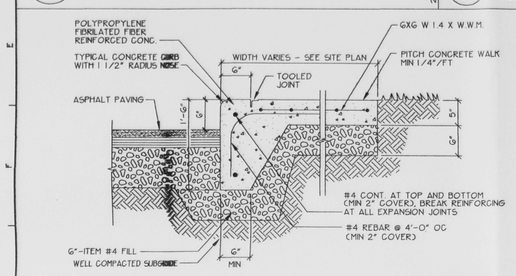


3 Concrete Stairs
1/2" = 1'-0"

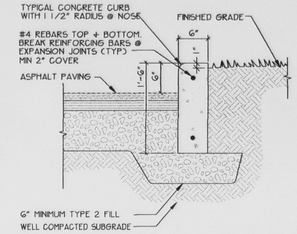




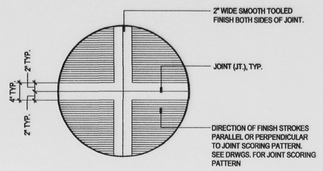
1 Handicapped Accessible Concrete Curb Ramp Details
1/4"=1'-0"



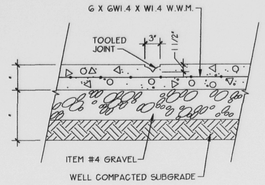
15 Integral Concrete Curb/Walk
1" = 1'-0"



11 Concrete Curb at Lawn Area
1" = 1'-0"

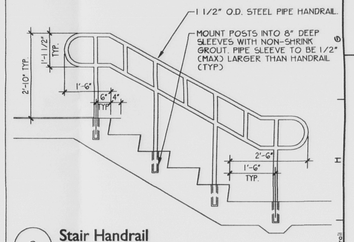


9 Concrete Scoring
N.T.S.

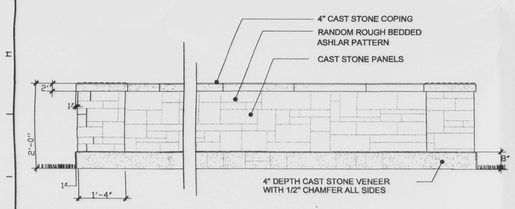


5 Tooled Joint
1"=1'-0"

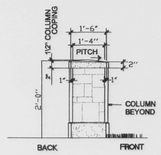
NOTES:
1. REFER TO SPEC SECT. 05500 ON MISCELLANEOUS METAL. ALL PIPING USED IN RAIL CONSTRUCTION TO BE HOT DIPPED GALVANIZED STEEL.
2. GRIND ALL STEEL AND WELDS SMOOTH. PRIME AND PAINT PER SPEC SECT. 09900-PAINTING. COLOR TO BE SELECTED BY ARCHITECT.



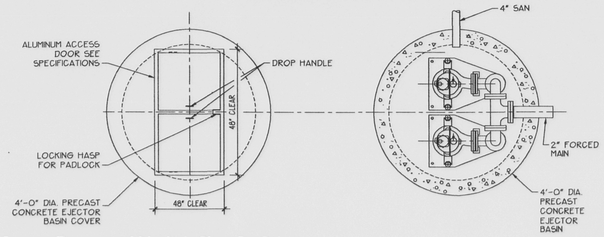
2 Stair Handrail
1/2"=1'-0"



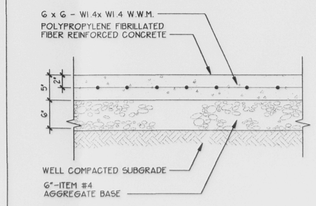
16 Sitting Wall
NO SCALE



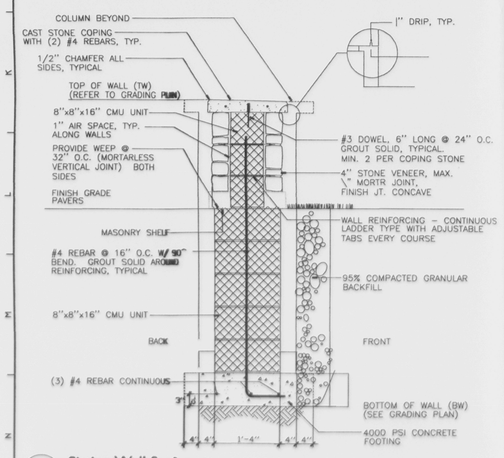
12 Sitting Wall End Section
N.T.S.



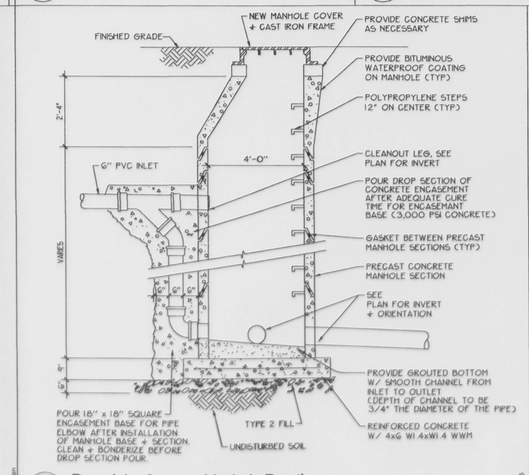
6 Sewage Ejector and Manhole Plans-By Others
N.T.S.



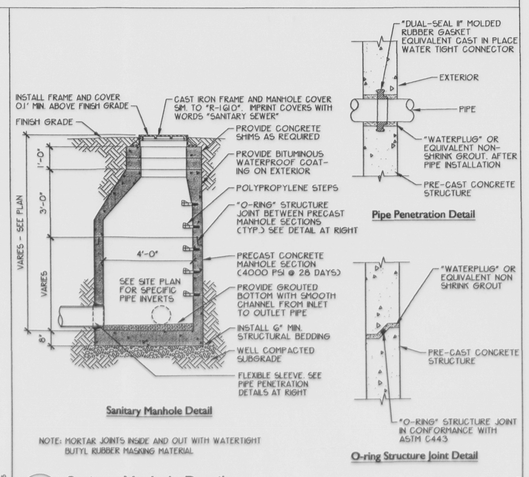
10 Concrete Walk Detail
1" = 1'-0"



17 Sitting Wall Section
N.T.S.

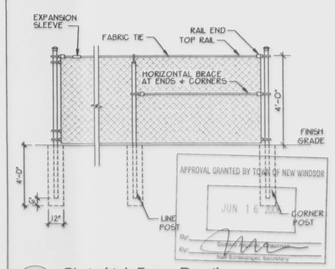


13 Drop Inlet Sanitary Manhole Detail
NOT TO SCALE



NOTE: MORTAR JOINTS INSIDE AND OUT WITH WATERTIGHT BUTYL RUBBER MASKING MATERIAL

4 Sanitary Manhole Detail
N.T.S.



7 Chain Link Fence Detail
1"=1'-0"

Rev. No.:	Date:	Description:
2	03/07/06	Per Township Comments
1	04/13/06	Per QA/QC Comments

If this document is signed and sealed by a licensed Professional Engineer you are hereby warned that it is a violation of law for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way.

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REGISTERED ARCHITECT ERIC J. TOMASSI 021211 STATE OF NEW YORK

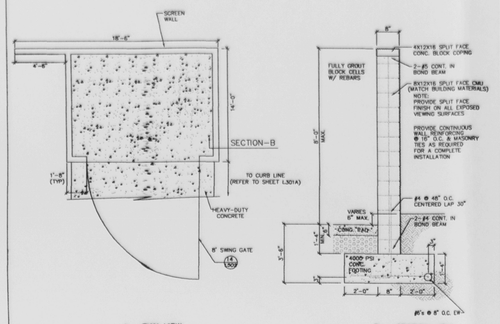
Thomas Associates
Architects + Engineers

McQuade Childrens Services

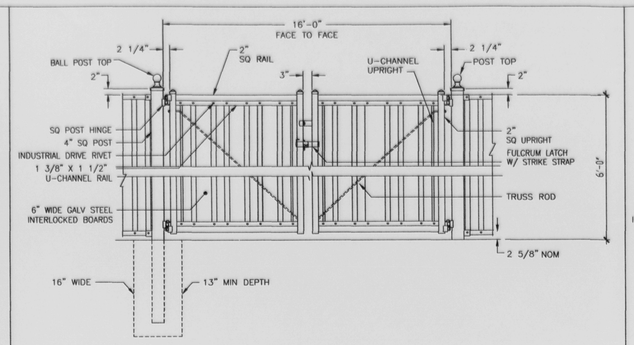
Additions and Alterations to McQuade Childrens Services

Site Details

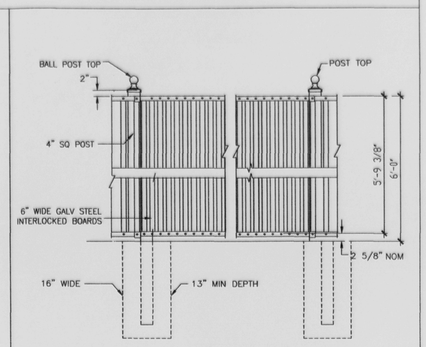
Drawn by:	Date:	Drawing No.:
JRG	May 31 2004	L501
T+ Project No.: 5095		



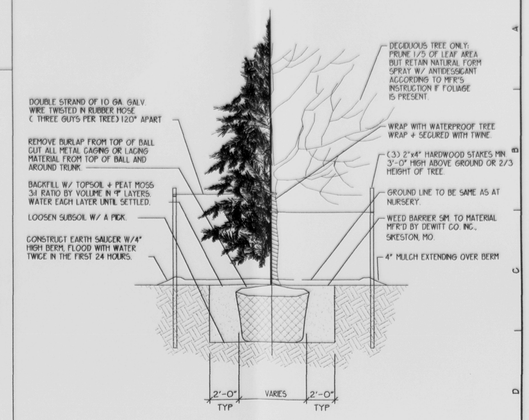
5 Dumpster Enclosure
N.T.S.



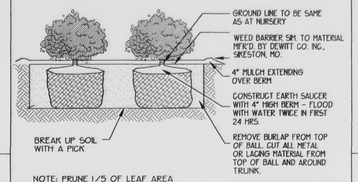
14 Metal Screen Wall Gate Elevation
N.T.S.



15 Metal Screen Wall Detail
1/2"=1'-0"



19 Tree Planting Detail
N.T.S.



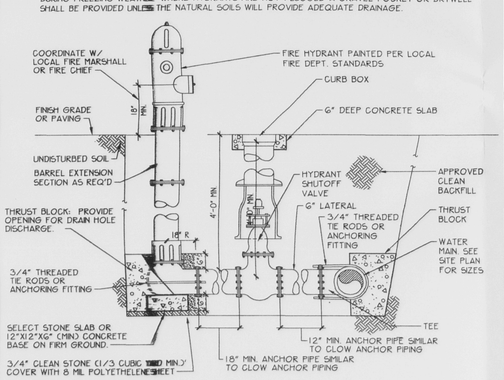
NOTE: PRUNE 1/5 OF LEAF AREA BUT RETAIN NATURAL FORM. SPRAY W/ ANTIDESSICANT ACCORDING TO MFGR'S INSTRUCTION IF FOLIAGE IS PRESENT.

NOTE: FOR MASS PLANTINGS, EXCAVATE ENTIRE BED & BACKFILL W/ ABOVE MATERIAL

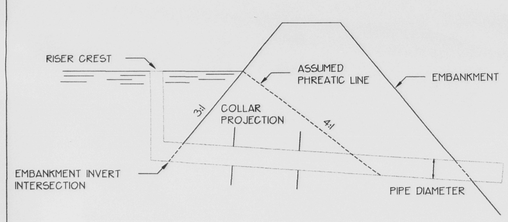
18 Shrub Mass Planting Detail
No Scale

NOTES:

1. RETAINER GLANDS AND CONCRETE THRUST BLOCKS OR TIE RODS AND CONCRETE THRUST BLOCKS SHALL BE USED AT ALL LOCATIONS WHERE RESTRAINTS ARE REQUIRED.
2. IF GROUNDWATER IS ENCOUNTERED WITHIN 7 FEET OF GRADE, HYDRANT DRAIN HOLES SHALL BE MECHANICALLY PLUGGED. WHEN DRAINS ARE PLUGGED THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANTS ARE NOT PLUGGED A GRAVEL POCKET OR DRYWELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE.



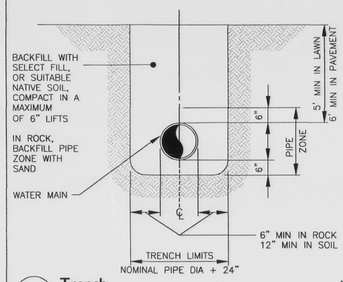
16 Fire Hydrant with Anchor Pipe
NOT TO SCALE



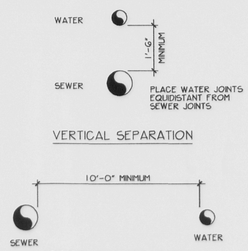
*BASIN #1: TWO (2)-4.5 FT X 4.5 FT COLLARS SPACED 12 FT APART.
*BASIN #2: TWO (2)-5.2 FT X 5.2 FT COLLARS SPACED 16 FT APART

*REFER TO DETAIL 13-L503

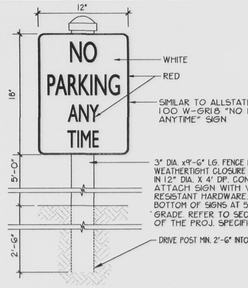
12 Anti Seep Collar Section
NOT TO SCALE



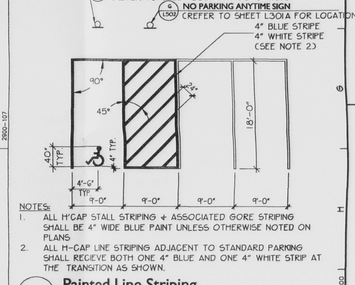
8 Trench
not to scale



9 Water \ Sewer Separations
N.T.S.



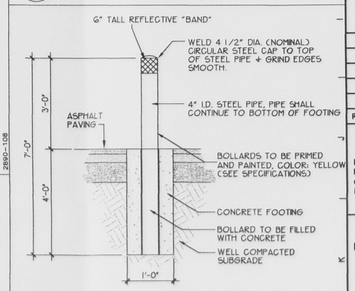
6 No Parking Sign
N.T.S.



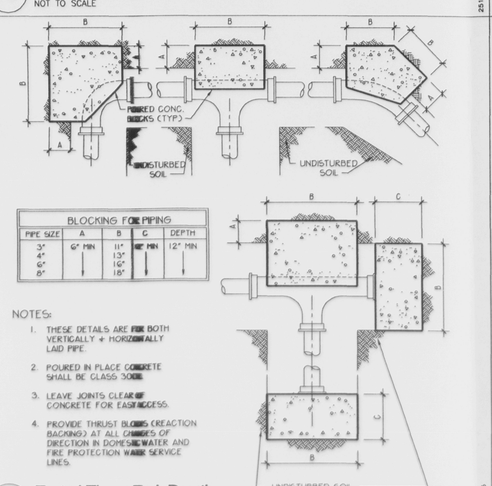
NOTES:

1. ALL H-CAP STALL STRIPING & ASSOCIATED GORE STRIPING SHALL BE 4" WIDE BLUE PAINT UNLESS OTHERWISE NOTED ON PLANS
2. ALL H-CAP LINE STRIPING ADJACENT TO STANDARD PARKING SHALL RECIEVE BOTH ONE 4" BLUE AND ONE 4" WHITE STRIP AT THE TRANSITION AS SHOWN.

3 Painted Line Striping
1" = 10'-0"



4 Bollard Detail
1/2" = 1'-0"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