

PB# 74-6

The Commons at Windsor

The Commons Site Plan

74-6

Planning Bd

filed with Town Clerk
10/7/84 sh.

GENERAL RECEIPT

Town of New Windsor, N. Y.

N^o 1649

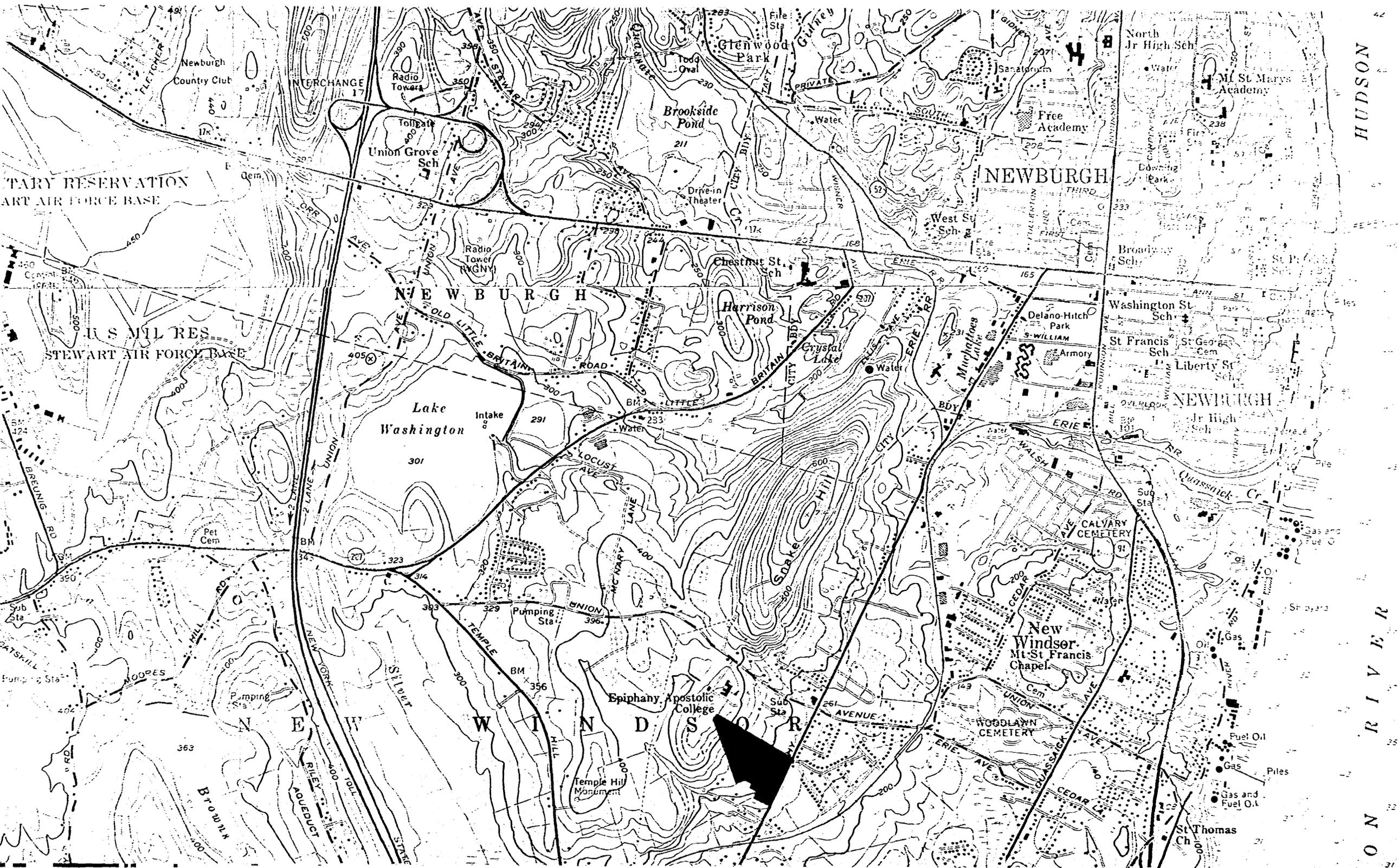
Received of Planning Board Oct. 12 1973
one hundred eighty and ⁰⁰/₁₀₀ Dollars

For Engineering Fees for Connolly Industries
Route 32 Purdy property

DISTRIBUTION:

FUND	CODE	AMOUNT

Commons Town Clerk
at Windsor. TITLE
BY Dorothy O. Finley Dept



HUDSON

ON RIVER

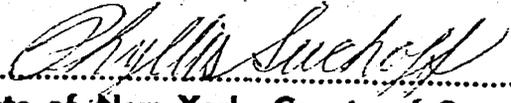
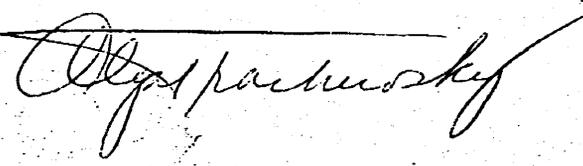
RECEIVED NOV 26 1973

NOTICE OF PUBLIC HEARING
NOTICE is hereby given that a public hearing will be held before the Town of New Windsor Planning Board at the Town Meeting Hall located on Union Avenue, New Windsor, New York on Wednesday, November 26, 1973 at 7:30 P.M. to consider the application of Connolly Industries, Inc. for a site-plan approval for a multi-family development on its property located on the Westerly side of Route 22 and bounded on the West and North by lands of Epiphany College in the Town of New Windsor, County of Orange, New York.
JOSEPH TALLERICO
Chairman
New Windsor Planning Board
No. 17

State of New York
County of Orange, ss:

Olga Trachewsky, being duly sworn deposes and she is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published One Time in said newspaper, commencing on the 17th day of November A.D., 1973, and ending on the 17th day of November A.D., 1973

Subscribed and sworn to before me this 19th day of November 1973



Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1975



TOWN OF NEW WINDSOR

OFFICE OF THE TOWN ~~ENGINEER~~ ATTORNEY
NEW WINDSOR, NEW YORK

914 - 565-8802

January 27, 1975

Donald Boehm
Connelly Industries
P.O. Box 1104
Newburgh, New York 12550

Re: Connelly Industries-Condominium Development

Dear Mr. Boehm:

I have been pursuing the formation of a storm drainage district to serve your property development exclusively. A meeting was held today between the Town Engineer, our consulting engineer, and myself on this project.

It appears that a so-called localized storm drainage district will be the best solution to the drainage problem. Please contact my office to make an appointment to discuss this matter at your earliest convenience.

Very truly yours,

PHILIP A. CROTTY, JR.
Town Attorney

PAC/bb

cc Chairman, Planning Board, ✓
Joseph Loscalzo

Town Engineer,
Paul Cuomo

P.B.
received
2/26/75
AK

M E M O R A N D U M

TO: Chairman, Town Planning Board

FROM: Town Attorney

DATE: February 5, 1975

SUBJECT: Connelly Industries

The Town Board acted last night to adopt a resolution providing for the establishment of a localized drainage district to include the Connelly Industries' tract. A copy of that resolution is enclosed for your information.

P.O.
2/26/75

M E M O R A N D U M

TO: Chairman--Town Planning Board
FROM: Town Attorney
DATE: February 26, 1975
SUBJECT: Connelly Industries

I am enclosing a copy of a draft agreement for execution between Connelly Industries and the Town of New Windsor. The cover letter to the agreement explained that the Town Supervisor might make a change or two, and since the letter was written the Supervisor has indicated that he would like two minor changes incorporated. Otherwise the Town is prepared to sign the agreement and upon its execution by Connelly Industries and upon receipt of \$50,000, the drainage district will be set in motion.

:bb
Attachment

TOWN OF NEW WINDSOR

SUPERVISOR'S OFFICE

RECEIVED

FEB 20 1975

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

TOWN OF NEW WINDSOR

1763

February 20, 1975

Morton H. Scott, Esq.
Scott & Schechtman, Esqs.
189 Grand Street
Newburgh, New York 12550

Re: Connelly Industries

Dear Mort:

I am enclosing a draft agreement to be entered into between the Town of New Windsor and Connelly Industries.

The Town Supervisor was out of the office this afternoon so I am not sure that this agreement is satisfactory to him in every detail. I thought it important to get the draft into your hands nonetheless so that you could review it right away, as you indicated that time is of moment in this matter. The Supervisor has already been authorized to enter into an agreement with Connelly Industries, but of course the content must be in line with the direction provided by the Town Board as well as with the Supervisor's own thinking on the matter.

Please advise me as soon as you have completed your review.

Very truly yours,

PHILIP A. CROTTY, JR.
Town Attorney

PAC/bb

Enc.

cc

Town Supervisor ✓
Town Engineer

A G R E E M E N T

THIS AGREEMENT, made the day of , 1975,
between the Town of New Windsor, Town Hall, 555 Union Avenue,
New Windsor, New York 12550 and Connelly Industries, Inc., a
corporation with offices at

FIRST; Connelly Industries agrees to pay the Town of
New Windsor the sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS,
in installments as hereinafter set forth, to be applied toward
the formation of a storm drainage district serving property situ-
ated along the westerly side of Route 32 in the Town of New
Windsor and other downstream users of the drainage basin.

SECOND, Connelly Industries agrees to turn over the
initial sum of FIFTY THOUSAND (\$50,000.00) DOLLARS cash, simul-
taneously with the execution of this Agreement, to the Town of
New Windsor; and Connelly Industries agrees to pay the remaining
FIFTY THOUSAND (\$50,000.00) DOLLARS in FIVE HUNDRED (\$500.00) DOLLAR
increments simultaneously with the issuance of Certificates of
Occupancy to Connelly Industries covering the first 100 dwelling
unit condominiums completed in the project.

THIRD, Connelly Industries agrees that the so-called
"remaining FIFTY THOUSAND (\$50,000.00) DOLLARS," is a lien against
the Connelly Industries' property and such lien is to be recorded
in the Orange County Clerk's Office.

FOURTH, the Town of New Windsor agrees to release the lien hereinabove referred to in paragraph "Third" preceeding in FIVE HUNDRED (\$500.00) DOLLAR increments, as received by the Town of New Windsor.

FIFTH, the Town of New Windsor agrees to appropriate funds simultaneously with the execution of this Agreement and the receipt of FIFTY THOUSAND (\$50,000.00) DOLLARS cash for the preparation of a general plan, report, and map incident to the establishment of the storm drainage district by the Town of New Windsor.

SIXTH, the Town of New Windsor agrees to hold a required public hearing on the formation of the storm drainage improvement promptly upon receipt of a general plan, report, and map from the designated consulting engineers for the project.

SEVENTH, the Town of New Windsor agrees that the establishment of a storm drainage improvement which is to include the Connolly Industries' tract satisfies the drainage requirement levied upon Connolly Industries prior to approving the development project contemplated.

EIGHTH, Connolly Industries, as Grantor, of the various condominium units to be built on the tract, agrees to include in each deed to the various Grantees (condominium purchasers), a covenant running with the land which obligates each Grantee to pay his appropriate share of the drainage improvement, and

moreover, Connelly Industries agrees to include reference to such covenant in the prospectus which Connelly Industries must file with the State of New York incident to the sale of condominium units.

CONNELLY INDUSTRIES

BY: _____

(SEAL)

TOWN OF NEW WINDSOR

BY: _____

M. Fischer
Supervisor

(SEAL)

Planning Bd.
received
Apr. 25, 1975
JN

M E M O R A N D U M

TO: Town Supervisor
FROM: Town Attorney
DATE: April 24, 1975
SUBJECT: Connelly Industries

I received a telephone call from Donald Boehm yesterday. His opening shot was "May I come in to pick up my building permits?" I quickly pointed out to Mr. Boehm, as I had to his attorney on a previous occasion, that the building permits would not be issued until after the initial \$50,000 was received and the drainage district was established.

Boehm said he had gathered from his attorney that he could pick up the building permits after a period of two weeks from my last communication. I do not know where either of them got that impression, for all I said in the last exchange was that the Town would act with dispatch to establish the drainage district once the \$50,000 was received, and it was possible that the necessary reports and surveys could be prepared and readied for the public hearing within 2-3 weeks from the date of receipt of the \$50,000. (The only reason the Town might be able to act so quickly is that Kartiganer Associates has most of the information already on hand from the abortive town-wide drainage improvement area.)

cc Chairman—Planning Board



Mr. Milton Fischer, Supervisor
Town of New Windsor, Page 2
January 7, 1974

It was recommended to us by the Town that based on cost figures for the storm drainage system that Connelly Industries pay the sum of \$68,460.00 of a total estimated cost of \$143,550.00 for a storm drainage system which would alleviate off-site drainage through the area above mentioned. This amount (which, although Connelly Industries felt was excessive), Connelly agreed to pay to the Town towards the construction of a storm drainage system, which would have run from the Easterly side of Rt. 32, all the way to its discharge at Wood's Pond.

We realize that as the Town grows, certain existing problems must be corrected and certain new improvements added, therefore, we remained consistent in our aim to help the Town wherever and to whatever extent it was economically feasible.

In spite of our offer of assistance, the Town Planning Board has still refused approval of this project.

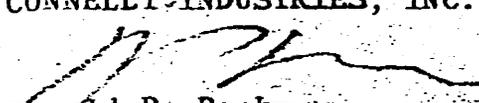
In light of the aforementioned, I am requesting your assistance in advising us as to what can be done to overcome the existing objections to this project. Unfortunately, time is extremely pressing and both our Corporate Counsel and my Associates are both pressing me to obtain a satisfactory remedy to our situation on this project.

Thank you for whatever assistance your office can be in this matter.

Awaiting your reply.

Very truly yours,

CONNELLY INDUSTRIES, INC.


Donald P. Boehm
Corporate Planning

DPB/sjb

Recd. Supervisors Office
1/8/74

Connelly Industries Incorporated

178 GRAND STREET
P. O. BOX 1104
NEWBURGH, NEW YORK 12550



562-4944
AREA CODE 914

January 7, 1974

Mr. Milton Fischer, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Connelly Industries, Inc.
The Commons at Windsor, Rt. 32

Dear Mr. Fischer:

I wish to take this opportunity to congratulate you on your new position as Town Supervisor. As a resident of the Town of New Windsor, I am confident that the Town shall benefit under your stewardship.

As you are probably aware, Connelly Industries has had before the New Windsor Town Planning Board, a proposal for the construction of 231 luxury condominium town houses and quadruplexes to be constructed on the West side of Rt. 32, on the former Purdy property, which is currently zoned for multi-family use.

Our proposal has been rejected by the Town Planning Board on the basis of, as we understand, an existing deficiency in storm drainage.

We had been advised by the officials of the Town that a storm drainage study was underway by the Town Engineers and it was requested of us to participate in the construction of a storm drainage system which would not only handle the water which is currently coming from our property, but also water from a portion of the Epiphany College property, the Parkway Drive subdivision and also the Schoonmaker Development.

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808



January 18, 1974

Colonel Milton Fischer, Supervisor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Dear Colonel Fischer:

RE: CONNELLY INDUSTRIES, INC.
The Commons at Windsor

I have reviewed the referred material and offer the following:

The Spirit and intent of the Board Members who disapproved this project was one of community interest and not one of dissatisfaction with either the basic project or the developer presenting same. After exhaustive studies by the Planning Board Members, Planning Board Engineer, developer engineer and Kartiganer Engineers commissioned by the Town Board to do a storm water study, it was agreed by all that the additional storm water generated by this project to the existing storm water drainage system in the Wood Pond, Route 32 area would create a very serious flooding potential downstream along its natural flow path to the Hudson.

In discussion with Kartiganer Engineers the Board was informed of an already existing storm water problem in the area concerned. One of Kartiganer's recommendations was to repair and reconstruct where necessary the entire flow path back from the Hudson River to the Epiphany College hill. The estimate of \$143,550 to accomplish this task was provided by Connelly Industries and all through I feel this amount a bit on the low side. Their offer to provide 49% financing to a necessary Town improvement project is admirable and should be seriously considered at this time. The problem of financing the remaining 51% was the prime concern of the Board. Members felt it was inappropriate to commit property owners to an additional cost without an opportunity to be represented.

May I suggest you explore the possibility of establishing a storm water district not only in this area of the Town but wherever necessary. Not being knowledgeable of the

procedure required I suspect you would need a Public Hearing, Referendum, etc. and as final action, members of the Town Board would so establish a district - the basis for requiring the money to accomplish the objective, 51% financing this particular case.

If and when you are successful in this venture and reconstruction of the Storm Water System begins I feel quite confident Board Members will be happy to reconsider Connelly Industries Development request.

I hope I have been of some assistance to you in this matter. If there are additional questions please do not hesitate to call.

Best of luck in your new venture.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

1/ 2-27-74
\$

Mr. Donald Boehm

February 13, 1974

February 13, 1974

Mr. Milton Fisher, Supervisor, Town of New Windsor
Mr. Joseph Liscaine, Planning Board Chairman, Town of New Windsor
Mr. Howard Collett, Building Inspector, Town of New Windsor

**Mr. Donald Boehm
Connelly Industries, Inc.
First and Center Streets
Connelly, NY 12417**

Dear Mr. Boehm:

**Re: Project #121-H73
The Commons at Windsor
Town of New Windsor
Orange County**

The Hudson River Valley Commission has received all data necessary to complete the review of the above described project.

This letter is to notify you that the Commission, in accordance with Chapter 663 of the Laws of 1972, Section 750.31 of the Commission's Rules and Regulations, has begun formal review of your project. We respectfully call your attention to Section 750.31(d) of the Rules and Regulations of the Commission which provides that the sponsor of a project shall not undertake or continue his project for 30 days from the date of this notice. The Commission will determine at its meeting on February 15, 1974, whether the project might have an unreasonably adverse effect upon the resources of the Hudson River Valley and thereby be subject to the prescribed additional 60 day final review period. If the Commission finds that no such effect might occur, you may proceed with your project without any further review by the Commission. In either event, you will be notified of the Commission's findings promptly after its meeting.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

**Samuel J. Abate
Executive Secretary**

lb

Mr. Donald Boehm

-2-

February 13, 1974

cc: Hon. Milton Fisher, Supervisor, Town of New Windsor
Mr. Joseph Loscalzo, Planning Board Chairman, Town of New Windsor
Mr. Howard Collett, Building Inspector, Town of New Windsor

CERTIFIED MAIL

2-27-74
February 19, 1974

Mr. Donald Boehm
Connelly Industries, Inc.
First and Center Streets
Connelly, NY 12417

Dear Mr. Boehm:

Re: Project #121-H73
The Commons at Windsor
Town of New Windsor
Orange County

The Hudson River Valley Commission has received the data necessary to review the above described project.

We are pleased to report that the Commission in its meeting on February 15, 1974, found that the project would not have any unreasonably adverse effects on the resources of the Hudson River Valley.

Accordingly, this project is not subject to further review by this Commission and you may proceed with it.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate
Executive Secretary

1b

cc: Hon. Milton Fisher, Supervisor, Town of New Windsor
Mr. Joseph Loscalzo, Planning Board Chairman, Town of New Windsor
Mr. Howard Collett, Building Inspector, Town of New Windsor

CERTIFIED MAIL

239 Wisner Avenue, Middletown, New York 10940

December 20, 1973

Mr. Peter Garrison
Commissioner of Planning
County of Orange
Department of Planning
The County Building
Goshen, New York 10924

RE: The Commons at Windsor, Town of New Windsor, NWT-73-25-N

Dear Mr. Garrison:

A second review of the above site based on a set of plans dated November 12, 1973 was made in accordance with your request to the Orange County Soil and Water Conservation District. The comments below are based on the soil survey and a field review.

1. Drainage

The storm drainage system does not appear to be adequate to carry peak runoff from a 25 year storm.

2. Erosion

No erosion control plan is indicated on this plan. The retention pond discussed below can be designed to serve as a sediment basin to control erosion from this site.

3. Runoff

This development will substantially increase peak water runoff to downstream areas.

Our field review of this site was conducted while there was snow on the ground, and some drainage may have been overlooked. As proposed, storm runoff from this site will tie into the storm drains in the development on the opposite side of NY Route 32. If the additional runoff from the Commons is added to this system, problems will likely be created. Also, further downstream this runoff enters a 24" RCP. If any additional runoff is added to this system, flooding problems will be created here.

If this development is approved without a retention basin, the possibility of future flooding between this site and the Hudson River exists. If retention is not used, the developer should show that the increased runoff will not overload downstream storm drains and cause flooding problems.

2-27-74
JH

Connelly Industries Incorporated

178 GRAND STREET
P. O. BOX 1104
NEWBURGH, NEW YORK 12550



562-4944
AREA CODE 914

February 21, 1974

Mr. Joseph Loscalzo, Chairman
New Windsor Town Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: The Commons at Windsor
Rt. 32, New Windsor, New York

Gentlemen:

We wish to take this opportunity to request from the New Windsor Planning Board, a reconsideration of our application for Planning Board Approval which has been previously denied at your December 12, 1973 meeting.

As I am sure you are well aware, this applicant has expended sums in excess of \$80,000.00 for complete architectural and engineering drawings at the request of the Planning Board, resulting from the many meetings beginning in early fall.

This applicant met on several separate occasions with the Town Administration Officers and on occasion, with the Town Board as well as representatives from the Town Engineers Office, to coordinate and assist the Town in their efforts to improve drainage in the area where our project is located.

The Town Engineers estimated a cost for a drainage program (which would encompass property draining onto our property as well as property below us) of \$143,550.00.

Connelly Industries Incorporated

Mr. Joseph Loscalzo, Chairman
New Windsor Town Planning Board
February 21, 1973
Page 2 of 3

Even though our property constitutes less than 10% of the area in this drainage basin, we agreed to pay a sum of \$68,460.00 or approximately 49% of the total cost to correct an existing condition.

As I am sure you are aware, the undeveloped property in question does now drain into this basin, therefore, the alleged drainage condition that exists will ultimately have to be corrected and if done without our proposed assistance, will only cost the taxpayers that much more. Should our property lay dormant until such time, I can only see where we could be assessed for a far lesser amount than what we are offering to the Town at this time.

As a longtime taxpayer (21 years) of the Town of New Windsor, and an Officer of Connelly Industries, I cannot understand the rationale being applied by the Board.

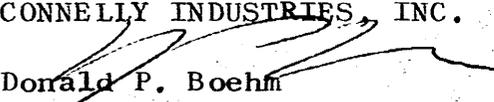
Our Associates and Counsel are concerned with protecting our interest and taking whatever action necessary within the prescribed time limits, beginning with the December 12, 1973 meeting.

In light of the foregoing, Connelly Industries requests your reconsideration of our application in granting either final approval in total of our project as presented or final approval conditioned upon our resolving the drainage equities with the Town Board at your next meeting, of February 27, 1973, time being of the essence.

Respectfully awaiting your reply.

Very truly yours,

CONNELLY INDUSTRIES, INC.


Donald P. Boehm
Corporate Planning

DPB/sjb
cc: Col. Milton Fischer, Supervisor
Certified Mail, RRR

Connelly Industries Incorporated

Mr. Joseph Loscalzo, Chairman
New Windsor Town Planning Board
February 21, 1973
Page 3 of 3

P.S.

For your convenience, we enclose a copy of our
letter of January 7, 1974 to Col. Milton Fischer, Supervisor
Copy of Planning Board Attorneys letter 12/18/73
Copy of the Minutes of Public hearing 11/28/73
Copy of the Minutes of Public Hearing 12/12/73
Copy of letter from Bernard Kessler, P.E. 11/23/73
Copy of letter Kartiganer Engineers, 11/28/73
Copy of letter Supervisor Theodore Marsden 11/26/73
Copy of letter, Town of New Windsor Highway
Supervisor Joseph Vessley, 11/19/73
Copy of letter dated 10/19/73, Anthony Austria, Esq.
Copy of letter 10/18/73, Kartiganer Engineers
Copy of letter 10/5/73, Theodore Marsden, Supervisor
Copy of letter 10/4/73, Theodore Marsden, Supervisor
Copy of letter 9/25/73, Theodore Marsden, Supervisor
Copy of our letter 9/24/73
Copy of letter, Bernard Kessler, P.E. 9/23/73
Copy of letter Town of New Windsor, 9/18/73
Copy of our letter 9/17/73
Copy of letter, Town of New Windsor 8/27/73, Howard
Collet
Copy of letter 8/29/73, Anthony Austria, Esq.
Copy of letter August 22, 1973, Town of New Windsor,
Theodore Marsden, Supervisor.

THIS AGREEMENT made the 13th day of March 1974, between the Town of New Windsor, a municipal corporation with offices at 555 Union Avenue, New Windsor, New York, hereinafter called the Town and Connelly Industries Inc., a New York corporation with offices at 178 Grand Street, Newburgh, New York, hereinafter called the Builder.

WHEREAS the Town is concerned with and has undertaken various studys relating to problems of storm water drainage, and

WHEREAS one of the areas of concern involving storm water drainage, is that generally known as Parklawn, East Windsor Park, Epiphany College Hill, areas of the Town of New Windsor, said areas being on the east and west side of New York State Route 32, and

WHEREAS, the Builder is the owner of certain property located in the aforesaid area on the West side of New York State Route 32, and known as the Furdy property, and

WHEREAS the Builder has submitted plans for site plan approval of a 231 unit condominium to be constructed on said property, to the Town of New Windsor Planning Board, and

WHEREAS said Planning Board has withheld approval of the aforesaid builder application by reason of concern with an already existing storm water drainage problem which could be further aggravated by construction of the Builders condominium,

and

WHEREAS the Town has previously commissioned an engineer to do a study of the existing storm drainage problems in said area, and the effect which the Builders project would have thereon, and the recommended steps to be taken to resolve the existing storm drainage problem and to also accommodate the said Builders condominium in connection therewith, and

WHEREAS by letter dated November 28, 1973, Kartiganer Engineer's reported to the Town the work which would be necessary to arrest the aforesaid existing storm water drainage problem and accommodate and provide for any additional storm water drainage which would result from the construction by the Builders of the aforesaid project, a copy of which is attached hereto and made a part hereof, and

WHEREAS it would be in the interest of the Town to take such steps as necessary to construct the storm water drainage facilities as recommended by the said letter of Kartiganer Engineer's, dated November 28, 1973, and

WHEREAS, the Town and the Builder have agreed to take such steps as are necessary to construct the aforesaid storm water

Cavalari & Austria
ATTORNEYS AT LAW
VAILS GATE, N. Y. 12584

(914) 561-5969

drainage facilities in accordance with the recommendations of said letter of Kartigener Engineers, dated November 28, 1973.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained it is agreed as follows:

1. The Builder agrees to pay to the Town or to any improvement district formed by the Town for the construction of a storm water drainage system which shall include the Builders property aforesaid, forty nine percent of the cost of construction of said storm water drainage system, or One Hundred Thousand Dollars, which ever is less, but in no event less than Sixty Eight Thousand Five Hundred Dollars.

2. The payment of the aforesaid sum shall be as follows, Sixty Eight Thousand Five Hundred Dollars cash; Thirty One Thousand Five Hundred Dollars by the posting, by the Builder, of a bond in that amount in such form as may be approved by the Town. The condition of said bond shall be that the bonding company shall pay to the Town the sum of Thirty One Thousand Five Hundred Dollars cash should the Builder fail to do so in accordance with the terms of this agreement.

3. Upon receipt of the aforesaid sum and bond, the Town shall take such steps as are necessary for the formation and construction of a storm water drainage system in the areas aforesaid including the aforesaid property, pursuant to Article 12A of the Town Law of the State of New York.

4. Upon completion of the necessary legal steps and formation of said storm water drainage district the Town shall commence construction of said storm drainage system in accordance with the recommendations of the aforesaid letter of Kartigener Engineers, dated November 28, 1973, and shall apply the aforesaid sum of Sixty Eight Thousand Five Hundred Dollars toward the cost of same.

5. At such time as the Town may in its sole and absolute discretion deem that the sum of Sixty Eight Thousand Five Hundred Dollars initially deposited by the Builder will not be sufficient to cover the obligation of the Builder as specified in paragraphs "1" of this agreement the Town shall notify the Builder of this determination and request such further amount from the Builders as may be necessary to fulfill the Builders obligation. Upon sending of said notice by the Town the Builders shall within five working days from the date of sending of said notice, deposit with the Town by cash or certified check such further amount as may be necessary to fulfill its obligation under the aforesaid paragraph "1" heretofore. The notice to be given herein shall be

sent by the Town to the Builder at the Builders address as stated herein, certified mail. The five day period within which the Builder shall deposit such further money shall commence upon the mailing of said notice by the Town to the Builder.

6. In the event the Builder shall fail to deposit with the Town the further money referenced in paragraph "5" heretofore, time being of the essence, the Builder shall be declared in default at the option of the Town and the Town shall be entitled to obtain said money from the bonding company which shall have posted the bond required by paragraph "2" heretofore and to take such legal steps necessary to accomplish same, without prior notice to said bonding company.

7. The Town shall have the option of constructing said storm water drainage system by use of its own employees, or through the use of independent contractors whichever alternative the Town in its sole and absolute discretion shall deem best.

8. It is specifically agreed and understood that the Builder will not be entitled to refund of any of the sum of Sixty Eight Thousand Five Hundred Dollars initially deposited under the terms of this agreement, in the event that the aforesaid forty nine percent of the cost of construction of said system shall turn out to be less than the sum of Sixty Eight Thousand Five Hundred Dollars it being the intent of the parties hereto that the minimum obligation of the Builder regardless of the final cost of construction shall be Sixty Eight Thousand Five Hundred Dollars and the maximum obligation of the Builder, the sum of One Hundred Thousand Dollars or forty nine percent of the total cost of construction of said system (whichever is lesser).

9. The parties agree that legal, engineering and interest costs which may be incurred in the financing of said system are all includable in the total cost of said system.

10. It is agreed that the formation of the aforesaid storm water drainage district is subject to a permissive referendum in accordance with Article 12A of the Town Law aforesaid. In the event the formation of said district shall not be approved as a result thereof the Town shall refund the sum of Sixty Eight Thousand Five Hundred Dollars initially deposited, to the Builder, less the cost of any legal and engineering expenses incurred by the Town as a result of this agreement and the implementation of same.

11. The Builder understands that the formation of a storm water drainage district is or may be subject to approval by various agencies and departments of the County of Orange and

State of New York as prescribed by law.

12. It is the contemplation and interest of the parties that this agreement shall not become binding upon the Town until the Builder shall have deposited with the Town the money and bond specified in paragraph "2" heretofore, also approval of this agreement by appropriate resolution of the Town Board of the Town of New Windsor, at a meeting of said board to be held after execution of this agreement by the supervisor of the Town of New Windsor, at which the Town board shall have the power but not the obligation of ratifying this agreement and authorize the supervisor to carry out its provisions.

13. This agreement is further subject to receipt by the Builder of final approval of its site plan for the afore referenced condominium by and at the discretion of the Planning Board of the Town of New Windsor which approval by said Planning Board may, however, be subject to and conditional upon the Builder faithfully performing the terms of this agreement, and the approval of same by the Town Board as aforesaid. This agreement, and more specifically the provisions of this paragraph is not to be construed in any manner or fashion whatsoever as being or intended to be any encroachment of any of the powers which the Planning Board of the Town of New Windsor has in determining whether it will approve the aforesaid site plan. It is further understood that said approval by the Town of New Windsor Planning Board is in the sole and absolute judgment and discretion of the Planning Board, which will be based upon all of the factors affecting said site plan, and that the Planning Board will render its decision using as its criteria those considerations which are in the best interests of the Town of New Windsor. *NO LATER THAN MARCH 15, 1974* *IN THE EVENT SUCH APPROVAL IS NOT FORTHCOMING THIS AGREEMENT SHALL TERMINATE AND ALL MONEY REFUNDABLE*

14. Section 103(a) and 103(b) of the General Municipal Law of the State of New York are hereby incorporated in and made a part of this agreement by reference thereto.

IN WITNESS WHEREOF the parties have executed this agreement this *13th* day of March 1974.

TOWN OF NEW WINDSOR

by MILTON FISCHER, Supervisor

CONNELLY INDUSTRIES INC.,

by *[Signature]* V.P.
S. Fay Daily, Secy.

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

(914) 356-0217

April 9, 1974

Town of New Windsor Planning Board

Subject: Connelly Industries - Temporary Storm Drainage Facilities.

The design of the retention basin for temporary storage at this site appears to be adequate. It should be noted, however, that the two 18" outflow pipes must be fully paved. If unpaved corrugated pipe is used, the size of the basin must be increased by 43,000 cubic feet.

A handwritten signature in cursive script, reading "Bernard Kessler". The signature is written in dark ink and is positioned in the lower right quadrant of the page.

KARTIGANER ASSOCIATES, P. C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE: (914) 562-4391

19 April 1974

Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

ATTENTION: MR. MILTON FISCHER, SUPERVISOR

SUBJECT: COMMONS AT WINDSOR, SEWER PLANS

Dear Mr. Fischer:

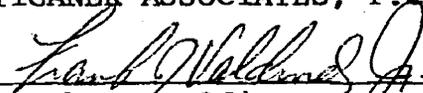
We are herewith returning three sets of drawings and the Sanitary Form #5 Application pertaining to subject project that were recently submitted to this office for recommendation and comment. This material is being returned because it is not in agreement with our concept pertaining to the providing of sanitary sewage services for this proposed project. It is suggested that the Project Engineers and our Engineers meet to discuss this prior to completion of final plans.

Is it the intention of the Town to accept the sewer lines and maintain them not only within existing right-of-ways but within the confines of the proposed Commons at Windsor Housing project?

If there should be any questions in this matter or if additional information is required, please contact this office at your earliest convenience.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: 

Frank J. Valdina, Jr., PE, LS, CEC
Vice President

cc: w/o encl.: Mr. Bernard Kessler, P.E., Planning Board Engineer
Mr. Sanford B. Sheber, P.E., Project Engineer
Mr. Donald P. Boehm, Connelly Industries, Inc.

FJV:lmw
Encl. a/s

112 Dickson Street
Newburgh, NY 12550

April 22, 1974

Mr. James L. Crighton, P.L.S.
Sanford B. Sheber, Consultant
1529 Western Avenue
Albany, NY 12203

RE: COMMONS AT WINDSOR
ROUTE 32, TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

cc: Town of New Windsor Planning Board

Dear Sir:

With reference to your letter of March 19, 1974, the Regional Traffic Department has reviewed your development plan with respect to traffic. Their comments are as follows:

1. Align the northerly drive, Lexington Boulevard, opposite Parkway. The sight distance at this location will be greater in a southerly direction and all turning movement are confined to one point where the artery motorist is more aware of potential conflict. An offset intersection design creates an unsafe movement for vehicles desiring to cross Route 32 since a "dog leg" maneuver would be required.
2. Relocate Colonial Drive southerly 290 $\frac{1}{2}$ feet. The theoretical sight line would be substantially greater.
3. The "Entrance Dimensions" as indicated on page one are substandard and should be upgraded to our normal requirement of a minimum of 24 foot width. Also, the typical street cross-section indicates a bituminous curb delineating the roadway, we recommend the pour-in-place concrete curb within the State's right-of-way.

con't

Mr. James L. Crighton, P.L.S.
Sandford B. Sheber, Consultant
April 22, 1974
page 2

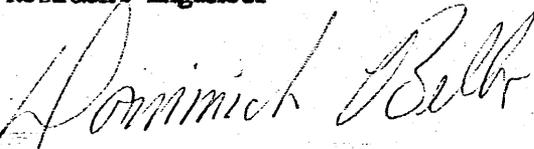
These items relate to the points of access only, as there are several improvements to Route 32 which must be considered prior to final approval. Such improvements could include deceleration lane (s), left turn lane (s), or traffic control devices designed to handle the anticipated traffic generation for a major development of the type being proposed. We are unable to determine the extent of these improvements without a detailed study projecting the anticipated traffic generation, directional flow, and their relationship to the existing conditions. It is the responsibility of the owner or developer to prepare such a report and submit it for our review.

You indicate the site drainage will be independent of the State's system. However, we would require detailed plans of it's control; volume;; your ultimate point of discharge.

In view of the information we need, I would like to suggest we get together at this office and discuss our requirements. Therefore, if you will call me at 914-562-4020 I will arrange for such a meeting.

Very truly yours,

Lawrence L. Greer
Resident Engineer



BY: DOMINICK BELLO
Assistant Resident Engineer

LLG:DB:jag

Colonel Milton Fischer
Supervisor
Town of New Windsor

22 May, 1974

Commons at Windsor, Sewer Plans

In response to your memo of 22 April, 1974, reference Commons at Windsor, Sewer Plans, it is NOT the intent of the Town Planning Board to recommend that the Town of New Windsor maintain sewer and water lines within the confines of the proposed Commons at the Windsor housing project. When project approval was given, maintenance of sewer and water lines within the project was designated the developer's responsibility. Inspection during construction and initial acceptance, however, was designated Town responsibility at developer's expense.

JL:ma

Joseph Loscalzo

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION



Region 8 Office: 4 Burnett Boulevard, Poughkeepsie, New York 12603

May 21, 1974

SUPERVISOR'S OFFICE
RECEIVED

MAY 22 1974

TOWN OF NEW WINDSOR

Mr. Timothy Cohan
Sanford B. Shaber, Consultant
1529 Western Avenue
Albany, New York 12203

Re: Access Drive
Route 32 (SH 9033)
Commons at Windsor
Town of New Windsor
Orange County

Dear Mr. Cohan:

Pursuant to your meeting on May 2, 1974 and your subsequent letter of May 14, 1974, we have re-evaluated the access design, in light of the Department's prior involvement, and offer the following comments:

Since the Planning Board has granted approval of the internal site layout indicated on the plan sheet dated November 12, 1973, revised on November 28, 1973, and the "Designated points of access" were previously "generally acceptable" to the Department as indicated in Mr. Greer's letter of November 21, 1974, we have acquiesced to your request and will allow the northerly access drive (Lexington Boulevard) at the location proposed. However, as indicated in your letter, we feel that there would be little hardship placed on the developer to locate the southerly access drive in line with Hale Court, rather than Colonial Drive. The theoretical sight line in a southerly direction is 650+ feet at this point, as compared with a sight line of 550+ feet at the former location.

As indicated at our meeting on May 2, the final plan submission should include the geometric design of the access points including the curb placement, drive width, radii, pavement section, etc. Although this information was not included on the submission transmitted with your recent letter, we assume you are proceeding with the design and that it will be available for inclusion with the application for access.

Also, as you recall we requested that a traffic study be submitted for our review projecting the anticipated peak hour traffic generation, directional flow (split), and their relationship to the existing conditions. This information is needed to determine the need for additional improvements to Route 32 such as deceleration lane(s), left turn lane(s), and/or traffic control devices. This report must be reviewed and analyzed prior to final approval of the construction plans. Consequently, we suggest the traffic data be submitted as soon as possible in order that we not delay your construction timetable.

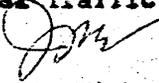
Mr. Timothy Cohan
May 21, 1974
Page 2

The Storm Sewer Plan, submitted with your May 14th letter, has been forwarded to Mr. Greer's office for review and they will respond directly to you on the feasibility of your proposal. However, in addition to the drainage plan, it was our understanding that there would also be other utility work performed within the State right-of-way and that the appropriate plan would be submitted to this office for review by the Regional Utility Engineer. To this date we have not received this additional information but assume it will be forthcoming in the near future.

In summary, this letter grants approval for the two points of access but final approval will not be granted until the aforementioned details are resolved.

Very truly yours,

R. M. Gardeski
Regional Traffic Engineer


By: J. W. Wickert
Asst. Civil Engineer

RMG/JWW/tjh

cc: L. Greer, Resident Engineer
Town of New Windsor, 244 Union Avenue, New Windsor, New York

RECEIVED
JUN 11 1974

Connelly Industries Incorporated

178 GRAND STREET
P.O. BOX 1104
NEWBURGH, NEW YORK 12550
TELEPHONE (914) 562-4944

NEW WINDSOR PLANNING BOARD

June 11, 1974

Mr. Joseph Loscalzo, Chairman
New Windsor Town Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Commons at Windsor

Gentlemen:

Kindly be advised that Connelly Industries has met in Executive Sessions with the New Windsor Town Board concerning our request for commencement of construction on our site located on Rt. 32, which will be temporarily facilitated by the use of a retention basin as approved by the New Windsor Town Planning Board.

The members of the Town Board had advised us that there would be no objection on their part but requested that it be cleared with the Planning Board.

As you know, the retention basin will be used for interim use but will allow us to proceed with construction at this time.

Continued

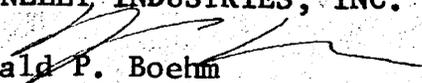
Mr. Joseph Loscalzo, Chairman
New Windsor Town Planning Board
Page 2, June 11, 1974

We respectfully request your consent and approval
in order that permits may be secured for the project.

Thank you.

Very truly yours,

CONNELLY INDUSTRIES, INC.


Donald P. Boehm
Corporate Planning

DPB/sjb

cc: Mbl. Milton Fischer, Supervisor
Town of New Windsor



1763

TOWN OF NEW WINDSOR SANITATION DEPARTMENT

555 Union Avenue
New Windsor, New York 12550
(914) 561-2550

June 17, 1974

Mr. Sanford B. Sheber
1529 Western Ave.
Albany, N.Y. 12203

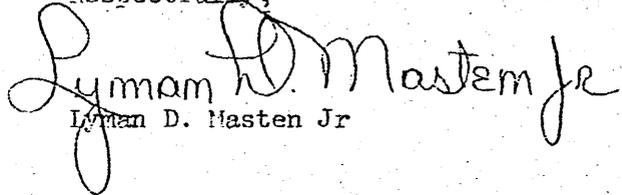
RE: The Commons at Windsor, Sanitary Sewer

Dear Mr. Sheber:

As discussed with Mr. Boehm and Mr. Cohan on May 6, 1974, I can see no problem with the connection of your proposed sewer line to Sewer District #5. This connection, as agreed, shall serve only as an interim to the completion of Sewer District 11 - A extension.

If my office can be of any service to you, please do not hesitate to contact me.

Respectfully,


Lyman D. Masten Jr

cc: Planning Board

SANFORD B. SHEBER

CONSULTANT FOR

PLANNING &

ENGINEERING

June 12, 1974

RE: The Commons at Windsor
Sanitary Sewer

Mr. Lyman Masten
Sanitation Superintendent
555 Union Ave.
New Windsor, New York 12550

Dear Mr. Masten:

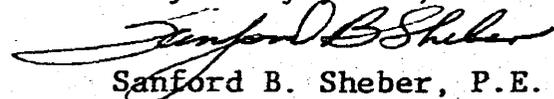
It would appear that permits will be capable of being issued for the Commons at Windsor project in the immediate future and that development of the project will be commenced as soon as those permits are issued.

Our sanitary sewer lines run to the northeast corner of the property where they can be connected to Sanitary Sewer District No. 5 or if the manhole for sanitary sewer District No. 11A is ready they can be routed southerly to connect at that manhole.

Since Sewer District 11A is not scheduled to be operational before the fall of 1975 at the earliest we hereby request approval to connect our sanitary sewer lines temporarily to Sanitary Sewer District No. 5. At the time Sewer District 11A is serviceable and the manhole is available at the southerly corner of our site we shall make the necessary interconnection to this manhole and disconnect our sanitary lines from District No. 5.

We trust that this will meet with your approval in accordance with the discussion in your office on May 6, 1974 with Mr. Donald Boehm of Connelly Industries and Mr. Timothy Cohan of this office. We have also reviewed this procedure with Mr. Frank Valdina, Jr., of Kartiganer Associates, P.C., Consulting Engineers.

Very truly yours,


Sanford B. Sheber, P.E.

CC: Mr. Valdina

June 24, 1974

Connelly Industries Inc.
178 Grand Street
P.O. Box 1104
Newburgh, New York 12550

Attention: Donald P. Boehm

RE: Commons at Windsor

Dear Mr. Boehm:

The Planning Board of the Town of New Windsor has requested me to advise you of its action taken with respect to your request of June 11, 1974. It is the Planning Board's position that final approval of the site plan submitted by Connelly Industries was granted, subject to the following conditions:

1. The successful establishment of a storm water district by the Town Board through referendum in the area in question, and further
2. No change to the ground of Connelly Industries would/allowed^{be} until the actual construction of the storm drainage system commences or until such time as a temporary retention basin is constructed in accordance with plans and specifications approved by the Planning Board engineer, whichever condition first occurs;
3. The terms and conditions contained in an agreement dated March 13, 1974 between Connelly Industries and the Town of New Windsor relating to monies deposited with said Town for resolution of the storm drainage problem.

It is the Board's position that, inasmuch as there has been no storm water district established to date, work may not as yet be commenced by Connelly Industries. The Planning Board respectfully directs your attention to the Planning Board minutes of the March 13, 1974 meeting, wherein the Planning Board's approval is set forth.

Accordingly, the consent and approval of the Planning Board with respect to your request of June 11, 1974 is denied.

Very truly yours,

ANTHONY G. AUSTRIA, JR.

ACA:sh
cc: Planning Board
Town Board
Milton Fischer, Supervisor
Edward Collet, Building Inspector
Julia Tuckosh, Town Clerk

O'CONNELL AND ARONOWITZ, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

100 State Street
Albany, New York 12207

AREA CODE 518 462-5601
434-1251

RECEIVED
OCT 21 1974

LEWIS A. ARONOWITZ
STANTON ABLETT
GEORGE MYERS
JOHN E. BRANDOW
RALPH G. MANCINI
BARRY R. FISCHER
HOWARD W. ROTH
CORNELIUS D. MURRAY
MAX GORDON
DANIEL M. SLEASMAN
NEIL H. RIVCHIN
PETER L. DANZIGER
FRED B. WANDER

EDWARD J. O'CONNELL
1925-1939
LEON ARONOWITZ
1941-1969
SAMUEL E. ARONOWITZ
1925-1973

TOWN PLANNING BOARD

October 18, 1974

C

Mr. Milton Fisher, Supervisor
Town of New Windsor
New Windsor, New York 12550

O

Re: Rezoning of Town of New Windsor
and Development of Storm Drainage System
as Effects Connelly Industries, Inc.

Dear Sir:

P

Connelly Industries, Inc. is quite anxious to be advised of the status of the above matter and the prospects of resolving the rezoning within the near future.

Y

The property was purchased by Connelly Industries, Inc. for development as a multi-family development, i.e. apartment complex or condominium units, which was allowed under the zoning law in effect at the time of purchase. Connelly relied upon the zoning law then in effect and had a right to rely on the legality of the zoning procedure which resulted in the property being zoned for multi-unit development. The town should recognize that to deprive Connelly, at this time, of the benefit of multi-family zoning will cause substantial damage to the owner in that the original price reflected the then zoning and Connelly has expended approximately \$180,000 since purchase for the planning and development of the parcel.

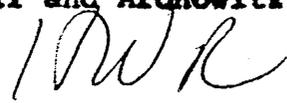
I hope the proper authorities will give due consideration to the continuing hardship being experienced by Connelly while this matter remains unresolved. Connelly wishes to cooperate in any reasonable way to resolve this matter to the satisfaction of all parties but it cannot continue to hold the property under the present conditions.

HWR:rpl
cc: Town Planning Board
Town Zoning Board
Alfred Cavalari, Esq.

Very truly yours,

O'Connell and Aronowitz, P.C.

By:



Howard W. Roth

Date July 24, 1973

Application No. 73-57

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8398

APPLICATION FOR SITE APPROVAL

Name Connelly Industries, Inc.

Address 178 Grand Street, P.O. Box 1104, Newburgh, New York 12550

1. Owner of the property Contract Vendee, Connelly Industries, Inc.

2. Location of the property North Side, Route 32, Former Purdy Estate
New Windsor, New York

3. zone area R. C.

4. Nature of business Multi-family residential housing

5. Lot size: Front 24 Ac. Rear _____ Depth _____

6. Building setbacks: Front yard _____ Rear yard _____
As required by Zoning Ordinance Side yard _____

7. Dimensions of new building See Site Plans

Addition

If addition, state front, side, rear of existing structure:

Not applicable

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant



Presubmission _____

Final Approval _____

Adopted 10/5/70

disapproved 12/12/73
S.A.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval The Commons at Windsor
Subdivision _____ as submitted by Sanford B. Sheber, P.E.
for the building or subdivision of 0
has been reviewed by me and is approved _____ disapproved XXXXX

If disapproved, please list reason.

No water lines shown

HIGHWAY SUPERINTENDENT

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

8/7/73

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval The Commons at Windsor
Subdivision _____ as submitted by Connelly Industries Inc.
for the building or subdivision of _____
has been reviewed by me and is approved _____ disapproved XXXXXX

If disapproved, please list reason.

Submitted map does not indicate proposed sewer collection system.

Further requirement shall be indicated ~~XXXX~~ by this department upon receipt of map showing sewage collection system.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

Lyman H. Maston Jr.

August 7, 1973

DATE

PROPOSED SEWER STUDY AGREEMENT

THIS AGREEMENT made the 20th day of August, 1973 between CONNELLY INDUSTRIES, INC. a domestic corporation with its principal offices at First & Second Streets, Connelly, New York, party of the first part and the TOWN OF NEW WINDSOR, a municipal corporation of the State of New York, having its office at 555 Union Avenue, New Windsor, Orange County, New York, party of the second part.

W I T N E S S E T H:

WHEREAS the party of the first part owns property in the Town of New Windsor, more particularly described in Schedule A, annexed hereto, and said property has no public sewage disposal facilities, and

WHEREAS, the party of the first part desires the party of the second part to furnish sewage disposal facilities for the party of the first part, and

WHEREAS, in connection therewith, it is necessary to prepare a general map, plan and report on the feasibility of the same, and the cost of preparing such general map, plan and report will be a charge against the party of the first part and against any sewer district formed within the Town of New Windsor encompassing lands of the party of the first part and any other lands within the said Town which are benefitted by the sewer service, and

WHEREAS, the party of the second part wishes to secure itself against expenses for preparation of such general map, plan and report, and

WHEREAS, the party of the first part is willing to underwrite the expenses of preparing such a general map, plan and report and

WHEREAS the projected cost of the preparation of such a general map, plan and report and legal work in connection with the agreement and the authorization for and in connection with this project will not exceed the sum of \$1,850.00 for this portion of the study,

NOW, THEREFORE, IT IS MUTUALLY AGREED as follows:

1. The party of the first part, simultaneously with the execution of this agreement, is delivering to the party of the second part the sum of \$1,850.00 receipt of which is hereby acknowledged.

2. The said sum is to be deposited in a trust account of the party of the second part as security for the payment of that portion of the preparation of the general map, plan and report, deemed to be the equitable share thereof for the party of the first part and the related legal printing and publication expenses, and in the event that it is not deemed feasible to supply the party of the first part with the aforesaid sewage facilities, the party of the first part with the aforesaid sewage facilities, the party of the second part is authorized to draw against the said sum for the payment of the costs hereinabove mentioned and, upon payment of such costs, any balance then remaining shall be remitted to the party of the first part.

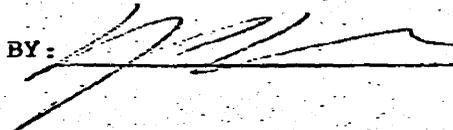
3. The party of the second part agrees to engage the services of an engineer and an attorney for the preparation of such general map, plan and report for other legal work in connection therewith.

4. In the event that it is deemed feasible to supply the party of the first part with the aforesaid sewage disposal facilities the parties hereto shall enter into an agreement with respect to the furnishing of such facilities, and upon the execution thereof, the aforesaid sum shall be returned to the party of the first part.

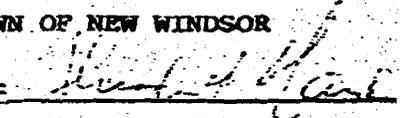
5. If at the expiration of one year from the date hereof, no general map, plan or report has been prepared, then and in that event, this agreement shall cease and determine and the party of the second party shall return to the party of the first part all sums hereunder paid as security.

IN WITNESS WHEREOF the parties have caused their corporate seals to be hereunto fixed and these presents to be signed by their duly authorized officers the day and year first above written.

CONNELLY INDUSTRIES, INC.

BY: 

TOWN OF NEW WINDSOR

BY: 

9-12-73
S

239 Wisner Ave., Middletown, New York 10940

August 21, 1973

Mr. Peter Garrison
Commissioner of Planning
County of Orange
Department of Planning
The County Building
Goshen, New York 10924

Re: The Commons at Windsor, New York, Rt. 32, Town of
New Windsor.

Dear Mr. Garrison:

A review of the above site was made in accordance with your request to the Orange County Soil and Water Conservation District. The comments below are based on a field review and the soil survey.

1. Soils

The soils on this site are mapped 40B, 40C Bath soils and 41B Mardin soils. These are predominately well to moderately well drained areas with seasonal high water at 1/2 to 3 feet.

2. Drainage

None of the drainage is indicated on this preliminary site plan. When storm drainage computations are being made, a 25 year frequency storm should be used.

3. Erosion

There are several steep areas on the site where erosion could be a serious hazard if adequate precautions are not taken. The present forest cover is acting as an excellent erosion control measure.

4. Run-Off

Development of this nature will substantially increase peak water run-off to downstream areas due to the change in land use. The present site plan does not call for any water retention facility. If this development is approved without a retention basin, the possibility of future downstream flooding between the site and the Hudson River does exist.

Mr. Peter Garrison
The Commons at Windsor, New Windsor

August 21, 1983
Page 2

5. Recommendations

We feel this developer should construct a water retention facility to control this increase in runoff this development will create. We would be willing to review the final design on such a structure.

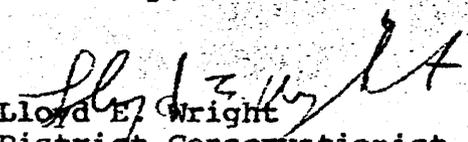
We feel this developer should also draw up an erosion control plan for this entire site. This plan should include minimum site disturbance, temporary seeding and a sediment basin. We would also be willing to review these plans. If the basements are installed, foundation drains to a free outlet should be installed.

Summary

The erosion hazard and increased run-off pose the greatest potential problems on this site. Final plans should include an erosion control plan, drainage plan and final design for the sediment basin.

For further information on the soils named above, see the Soil Interpretation Report for Orange County.

Sincerely,


Lloyd E. Wright
District Conservationist

Reviewed by: R.M.



August 23, 1973

Mr. Donald Boehn
Connelly Industries
172 Grand Street
Newburgh, New York 12550

Dear Mr. Boehn:

The Hudson River Valley Commission has learned of your interest in constructing 231 units of condominiums and garden apartments in the Town of New Windsor, Orange County.

In accordance with New York State Executive Law and the Commission's Rules and Regulations for Project Review, this proposal constitutes a project subject to review by the Commission.

The enclosed Commission Rules and Regulations set forth the procedures governing review. The 30-day initial review period for this project will commence upon receipt of a completed copy of the Sponsor Data Form enclosed, together with any additional information or data that the Commission deems pertinent for review.

We call your attention to Section 750.31(d) of the Rules and Regulations which specifically prohibits the Sponsor of a project subject to review from undertaking or continuing this project during the 30-day initial review period.

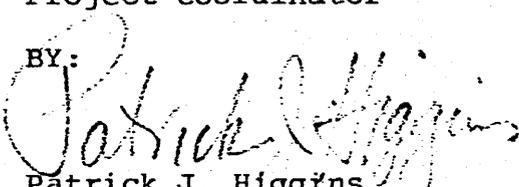
If you wish to have a preliminary consultation concerning the project before initial review, please let us know as soon as possible.

Very truly yours,

HUDSON RIVER VALLEY COMMISSION

Samuel J. Abate
Project Coordinator

BY:


Patrick J. Higgins
Associate Natural Resource Planner

SJA:PJH;lb
Enc.

cc: Hon. Theodore F. Marsden, Supervisor, Town of New Windsor
Mr. Joseph Tallarico, Chairman of Planning Board, Town of
New Windsor
Mr. Howard Collett, Building Inspector, Town of New Windsor

9-12-73

MB

OFFICE OF THE BUILDING & ZONING INSPECTOR
TOWN OF NEW WINDSOR



1763

Howard R. Collett
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

August 27, 1973

Theodore F. Marsden, Supervisor
555 Union Avenue
New Windsor, New York 12550

RE: Connelly Industries Property-
Rt. 32

Dear Ted:

In reply to your memo of August 22, 1973 the above mentioned property is zoned Multi Family Residential (R.C.) which permits multi family homes and Town house residence.

Maximum requirements for multi family residence (over 5 acres) are on page 4836.1 of the "Code Book". Town House requirements on pg. 4836.3.

Respectfully,

HOWARD R. COLLETT
Building Inspector

HRC/km

cc: Planning Bd.
Connelly Ind.

9-12-73

BUREAU OF FIRE PREVENTION

TOWN OF NEW WINDSOR



1763

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Chief

John McCann

Deputy Chiefs

- George Babcock
- Thomas Gorton
- Edward Kirwan
- Michael Popowick
- Robert Welsh
- Sidney Weinheim

August 29, 1973

New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

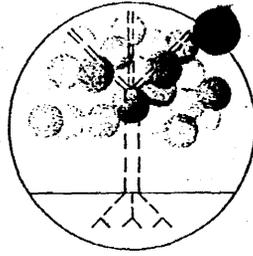
Dear Sir:

The Fire Prevention Bureau has approved the plans of Connelly Industries located on Route #32. We approve providing that the water mains are eight inches or larger and that the hydrants remain in the proximity as shown on the map.

Sincerely,

Mr. John McCann
Chief

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner
NWT 73-25-N

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

August 29, 1973

Mr. Joseph Tallarico
Planning Board, Town of New Windsor
Park Hill Drive
New Windsor, New York 12550

Dear Mr. Tallarico:

We are reviewing the application for 173 townhouse and apartment condominiums on Route 32 at your request. Enclosed with our comments is a letter from the Soil Conservation Service commenting on soils conditions, erosion and drainage at this site.

The site has a gentle slope until the 345 foot contour at which point the slope rises quite steeply at grades of almost 20 percent into a heavily wooded hill. This area contains a pool and parking area. Extensive grading and tree cutting would be required using retaining walls. Pools normally require extensive clearing so that sunlight may warm the pool and dirt and leaves be kept away. All development beyond the 375 foot contour should be eliminated and the pool located near the tennis courts in a central recreation area.

A central road has parking at a ninety degree angle located directly on its roadway. This plan necessitates vehicles backing into a road which will handle over 1,000 vehicles a day. Such a plan is unnecessarily hazardous and this type of parking should be eliminated.

Route 32 is a heavily travelled road serving as the main link between Cornwall and Newburgh. As this area continues to grow traffic volumes will increase and the widening of this road may become necessary. On all such County and State roads we recommend a minimum right-of-way of 80 feet with residential setbacks of 40 to 50 feet. Our recommendation, therefore, is that the applicant establish the centerline of Route 32, draw a parallel line 40 feet therefrom as a road right-of-way line and, a second parallel line 80 feet from the centerline (40 feet from the future right-of-way line) as a building setback line.

Mr. Joseph Tallarico

Page 2
NWT 73-25-N

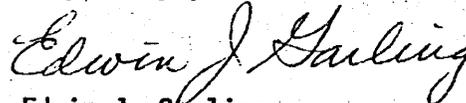
August 29, 1973

An attempt should be made to locate the interior road on the outer edge of the site with the townhouse groupings located within this roadway. This would allow for complete separation of vehicular and pedestrian traffic and would make for a safer, and more desirable and pleasing development.

The designer should take advantage of the hilly site by terracing buildings and locating garage areas beneath the uphill townhouses which face the parking areas. Buildings should be brought close to the parking courts allowing more room between them across the planted areas.

It is our opinion that the applicant should incorporate the enclosed comments into his preliminary plan and present such revision to your Board.

Very truly yours,



Edwin J. Garling
Deputy Commissioner of Planning

EJG/bd
cc (Enclosed)



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

9-12-73
2

August 29, 1973

Hon. Joseph Tallarico, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Connelly Industries
(Condominium)

Dear Mr. Tallarico:

With reference to the above matter, please be advised that, owing to the legal characteristics of condominiums, the Article of Real Property Law (Article 9-A) governing sub-divided lands does not apply to property subject to the condominium Act or any unit therein (Real Property Law, Section 339 (ee) (1)). In view of the foregoing, therefore, the application should be considered as one for a site plan review.

If you have any questions, please do not hesitate to ask.

Very truly yours,

Anthony G. Austria, Jr.
ANTHONY G. AUSTRIA, JR.

AGA/sf

CC: Howard Collette, Bldg. Inspector
Hon. Theodore Marsden, Supervisor

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF NEW WINDSOR AUTHORIZING THE ESTABLISHMENT OF A STORM DRAINAGE DISTRICT UPON PAYMENT OF \$100,000 BY CONNELLY INDUSTRIES AND SUBJECT TO PUBLIC HEARING

WHEREAS, the Town Board of the Town of New Windsor has been approached by Connelly Industries with respect to the proposed development of a condominium project consisting of approximately 231 units, and

WHEREAS, Connelly Industries has agreed to pay to the Town of New Windsor the sum of \$100,000 to be applied toward the formation of a localized storm drainage district which would serve to remedy drainage problems which would otherwise exist at the proposed development site and which already exist to some extent downstream; and

WHEREAS, the said sum of \$100,000 is to be turned over to the Town of New Windsor in the initial sum of \$50,000 cash forthwith, upon execution of an agreement between Connelly Industries and the Town of New Windsor, and the remaining \$50,000 is to be paid to the Town in \$500 increments simultaneously as the Town issues Certificates of Occupancy to Connelly Industries covering the first 100 dwelling unit condominiums completed, and that amount of \$50,000 is to remain a lien against the Connelly Industries property until paid off as aforesaid and such lien is to be recorded in the Orange County Clerk's Office, and,

WHEREAS, the Town Board of the Town of New Windsor is compelled to hold a public hearing on the final formation of the drainage area improvement; and

WHEREAS, it is required under NYS Town Law, Article 12-C, that funds be appropriated for the preparation of a general plan, report, and map--all prior to a required public hearing on the formation of the drainage district; and

WHEREAS, Connelly Industries as Grantor of the various condominium units to be built, agrees that each condominium purchaser, as Grantee, will be obligated to pay his appropriate share of the overall drainage improvement, and such obligation is to be included in the prospectus which Connelly Industries must file with the State of New York; and

NOW THEREFORE BE IT RESOLVED that the Town Supervisor of the Town of New Windsor is authorized to enter into an agreement with Connelly Industries setting forth the abovereferenced terms and conditions, and is further authorized to expend such diverse sums as may be required for the preparation of a general plan, report, and map incident to the establishment of the contemplated drainage district, provided Connelly Industries first remits \$50,000 cash to be credited toward the project and used for these purposes.

NOW THEREFORE BE IT FURTHER RESOLVED that this resolution is not intended to constitute the entire agreement to be entered into between the Town of New Windsor and Connelly Industries.

September 17, 1973

Town of New Windsor
555 Union Avenue
New Windsor; New York 12550

Attention: Mr. Theodore Marsden, Supervisor

Re: Route 32, Former Purdy Property Storm Drainage

Gentlemen:

On Friday September 14, a meeting by your request was held with the Town Highway Superintendent, Mr. Joseph Vessley, Mr. Bernard Kessler, P.E., Mr. James Creighton P.E. and this writer to review and inspect a proposed storm drainage route to handle any storm water from our proposed condominium project.

This meeting was held as a result of the Town Planning Board at its September 12th meeting referring us to the Town Board in order that we may satisfy any drainage problems incurred by our proposed project.

We proposed to Mr. Vessley and Mr. Kessler that Connelly Industries furnish the Town of New Windsor, 1,600 Lin. Ft. of 30" corrugated storm pipe and pay over to the Town of New Windsor, the sum of \$10,000 to be used to improve storm drainage in general in the area.

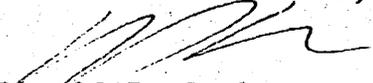
This proposal was found to be acceptable to Mr. Kessler and Mr. Vessley. We are making this proposal in order that we may expedite the obtaining of building permits to facilitate construction this fall.

Town of New Windsor
Mr. Theodore Marsden, Supervisor
Page 2, September 17, 1973

If this proposal meets with the Town Board's approval,
please advise in order that proper documents may be
prepared.

Very truly yours,

CONNELLY INDUSTRIES, INC.



Donald P. Boehm
Corporate Planning

DPB/sjb

cc: Mr. Joseph Tallerico
Chairman, New Windsor Town
Planning Board



1763

OFFICE OF THE SUPERVISOR

9/20/73g

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

September 18, 1973

Mr. Donald P. Boehm
Connelly Industries Incorporated
Box 1104
Newburgh, New York 12550

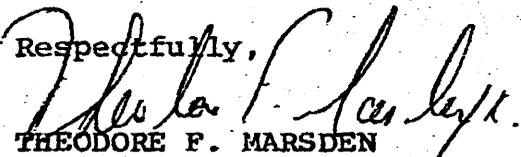
Dear Mr. Boehm:

This is to acknowledge receipt of your letter of September 17th, 1973.

This matter was discussed with the Town Board in Executive Session on the 17th of September and the Town Board was very favorably impressed with your substantial offer to give to the Town not only 1,600 Lin. ft. of 30" pipe for storm sewer to be installed on Town roads but also the generous sum of \$10,000 to be used to improve storm drainage in the general area. It is very much appreciated to have an offer like this made, however the Town Board has requested me to advise you that they would require more time to study this and specifically to receive more information from the drainage study presently being made by Kartiganer Engineers. For this reason we are holding action on this gracious offer.

Thank you for your cooperation in this matter.

Respectfully,


THEODORE F. MARSDEN
Supervisor

TFM/km

cc: Planning Bd.
Town Bd.
Kartiganer Engrs.

CC
i/s
C. O. 16
Kartiganer

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

September 23, 1973

Tom
1/2

Town of New Windsor Planning Board

Subject: Connelly Industries - The Commons at Windsor Site Plan

The following comments are made relative to the various submitted sheets.

1. Site Development Plan

- A. Eliminate all parking spaces on Lexington Boulevard and Colonial Drive. Even though there will be private roads, it is not good practice at any time to have right angle parking (or any parking) on thoroughfares.
- B. The plan, although meeting zoning regulations, seems to crowd too many structures together, thus eliminating the feeling of openness that is so necessary to this type development.
- C. No areas are indicated for tot or youth recreation.

2. Water Distribution Plan

- A. Additional fire hydrants should be placed so that no part of any building is more than 250' from a hydrant.

3. Storm Sewer Plan

- A. Submit final selection of offsite drainage disposal so that Kartiganer Engineering may incorporate the same in their storm drainage study for this part of New Windsor.

Bernard Kessler

Connelly Industries Incorporated

FIRST AND CENTER STREET
CONNELLY, NEW YORK 12417



582-4944
AREA CODE 914

September 24, 1973

New Windsor Town Planning Board
555 Windsor Highway
New Windsor, New York 12550

Attention: Mr. Joseph Tallerico, Chairman

Re: The Commons at Windsor - Purdee Property
Route 32

Gentlemen:

In accordance with your request we have met with your Engineer, Mr. B. Kessler and the Town Highway Superintendent, Mr. J. Vessley to discuss and determine a mutually acceptable plan to present to the New Windsor Town Board concerning site drainage on the above property.

After presentation to The Town Board, the Board requested additional information and reports from studies that they currently have underway. We are also in the process of proceeding with our own additional studies at our own expense to assist in this matter.

We realize that this information is not normally required until we request final approval of the project, but we can appreciate the Planning Boards position in requesting certain information prior to a public hearing on this matter.

Connelly Industries Incorporated

New Windsor Town Planning Board
Page 2, September 24, 1973

As you can appreciate, we will be incurring considerable additional expense in complying with this request and before doing so, we request the Planning Board to consider giving pre-preliminary approval to our project at your September 26th meeting in order that we may proceed with the additional engineering studies.

Thank you.

Very truly yours,

CONNELLY INDUSTRIES, INC.



Donald P. Boehm
Corporate Planning

DPB/sjb

cc: Supervisor Theodore Marsden

cc 7/25
8/17
Karlson

Connelly Industries Incorporated

178 GRAND STREET
P. O. BOX 1104
NEWBURGH, NEW YORK 12550



562-4944
AREA CODE 914

September 25, 1973

Tone 4 side 1
H/

New Windsor Town Board
555 Union Avenue
New Windsor, New York 12550

Attention: Supervisor Theodore Marsden

Re: Drainage Study - The Commons of New Windsor
Purdee Property, Route 32

Gentlemen:

In accordance with your letter of September 18, 1973, it is our understanding that your sewer study should be complete at this time and we therefore request that your office provide us with a copy of this report to enable our engineers the opportunity to review same.

We further request the opportunity to meet in Executive Session with the Town Board at your meeting scheduled for Monday, October 1st.

Very truly yours,

CONNELLY INDUSTRIES, INC.

Donald P. Boehm
Corporate Planning

DPB/sjb
cc: New Windsor Town Planning Board

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800



1763

October 4, 1973

11-10-73
J

Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

SUBJECT: CONNELLY INDUSTRIES

Gentlemen:

The Town Board met with a representative from Connelly Industries in Executive Session on the 1st day of October. We reviewed with him the drainage problem and the Town Board has advised me to pass on to you the following information.

You are to continue to review this and prior to any final approval any amount of bond necessary to correct or resolve any drainage problem that is directly or indirectly caused by the installation of this site development will be made mandatory upon Connelly Industries before final approval.

The amount of this bond should be determined by the Planning Board Engineer, however we feel it should also be reviewed by Kartiganer Engineers and approved by the Town Board before final approval.

We are expecting a drainage report and study in the very near future and you will be advised of this. We anticipate that this project be coordinated with this drainage study.

Thank you for your cooperation in this matter.

Respectfully,

Theodore F. Marsden
THEODORE F. MARSDEN
Supervisor

TFM/km
enc.

cc: Kartiganer Engrs.
Connelly Industries
Town Bd.

C.L. Kanty
08/11/77

Connelly ind.

Commons at Windsor
Rt. 52, Newburgh
73036

Time limit
2
10/4/77

J.L.C.

Drainage

① Areas:	Total Site	<u>100%</u>	<u>24,007 a.</u>
	Buildings	17.1%	4.11 a.
	Paving	23.8%	5.72 a.
	"Green"	58.8%	<u>14.117 a.</u>

② Area of lands to S.W. of Site trib. to this Water shed
= 6.1 ± a.

③ Runoff during 2" Rainfall (approx. 20 yr. storm)

(Using Runoff Factor of 0.3 for Grass and/or natural areas)

a) $14.117 a + 6.1 a = 20.22 a.$

$$Q = 20.22 a \times 2 \text{ in. (rainfall)} \times 0.3 \text{ (R.O. factor)} = 12.13 \text{ cfs}$$

b.) $4.11 a + 5.72 a = 9.8 a.$ @ 0.9 Runoff Factor

$$Q = 9.8 a \times 2 \times 0.9 = 17.69 \text{ cfs.}$$

c.) Total runoff during 20 ± yr. storm = 29.82 cfs.

1) 27" R.C.P. @ 2% (300' closed run) good for 33.5 cfs
with Velocity of 8.4 f.p.s.

2) 30" C.M.P. @ 2% (300' closed run) good for 36.2 cfs
with Velocity of 7.3 f.p.s.

APS CAN TAKE
12" @ 1.50 PER FOOT

18 October 1973

Mr. Theodore F. Marsden, Supervisor
Town of New Windsor
555 Union Avenue
Newburgh, New York 12550

SUBJECT: STORM DRAINAGE, CONNELLY INDUSTRIES DEVELOPMENT

Dear Mr. Marsden:

In accordance with your request made at our meeting of 12 October 1973, we have reviewed the proposed drainage system to be installed by Connelly Industries and make the following comments:

1. The route for downstream drainage from this development proposed by Connelly Industries, through Parkway Drive and Franklin Street is feasible. This routing would offer the advantages of improvements to storm drainage within that developed area and working within existing Town rights-of-way. The disadvantages to this routing would be possible interference with existing Town water and sewage collection systems. Our recommended sizes for the culverts for this system, based on the information derived in our storm drainage study for the Town, would be 48" diameter pipe from Route 32 easterly along Parkway Drive to the intersection with Margo Street and 54" diameter pipe from that point to Franklin Street down Franklin Street to the Erie railroad.
2. The route proposed by Councilman Coutant, through undeveloped lands to the south of the Leslie Avenue area is also a feasible route. The advantages to this location would be no interference with existing Town utilities and storm drainage facilities available to drain currently vacant land when developed in the future. The disadvantages to this routing would be the necessity to obtain an easement through private property and a method of controlling storm water at the turn which would be necessary at the Erie Railroad. Our recommended pipe sizes for this routing would be 48" diameter

Mr. Theodore F. Marsden

-2-

18 October 1973

pipe from "32" east to the Erie Railroad and along the Railroad for approximately 300 feet. The remainder of the pipe along the railroad would then be 54" diameter pipe to the existing culvert under said Railroad. The use of an open drainage swale should also be seriously considered within the easement, since it would provide for drainage of the property prior to development, and unlimited points of discharge for future development. The open swale, however, should be constructed so as to provide a fairly maintenance-free channel by the use of liners made for the purpose.

3. The discharge for either of the alternatives listed above, through the Willow Acres Subdivision, should consist of 66" diameter pipe from the westerly side of Birchwood Drive, crossing under Birchwood Drive, and running along Harth Drive to Hudson Drive. A 72" diameter pipe is recommended for the crossing at Hudson Drive and the outfall to Woods Pond.

We trust this information is suitable for your use. If any further information is required, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P. C.

By



Elias D. Grevas, L. S.
Vice President

EDG/re

8

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

19 October 1973

New Windsor Town Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Connelly Industries

Gentlemen:

At the request of the Town of New Windsor Planning Board, please be advised that the status of the above matter is as follows:

The applicant has appeared before this Board on several occasions with a site plan for a condominium complex. After a meeting involving Bernard Kessler, Planning Board Engineer, Theodore Marsden, Don Boehm, and myself, at Theodore Marsden's office subsequent to the initial appearance of the applicant before the Board, it was decided at that meeting that, under the law, the application must be considered as an application for approval of a site development plan, rather than approval of a subdivision map. Accordingly, Section 48-34 of the Code of the Town of New Windsor must govern any and all procedures before the Planning Board.

Under the aforesaid Section, the applicant is to appear at a Presubmission meeting with the Planning Board and is to discuss the proposed site development plan in order to determine which of the subsequent requirements may be necessary in developing and submitting the required site plan. This Presubmission meeting is to be held prior to the submission of a formal site plan, in order to aid the applicant in the preparation of the aforesaid formal site plan and avoid any future problems and misunderstandings that could be eliminated at the Presubmission stage thereby reducing the possibility of a loss of time and money by the applicant.

Following the Presubmission the applicant is to present the Planning Board with a final submission of the

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

site plan, at least 15 days in advance of the meeting at which the Planning Board is to consider the site plan. This formal site plan is to contain information regarding legal data applicable there to, information pertaining to parking and vehicular traffic, information regarding water lines and storm water drainage systems, topographical data, as well as various other information required by the aforesaid Section 48-34.

Upon receipt of all such documents and information in proper form, the Planning Board is to fix the date for a public hearing on the proposed use. Within 45 days from and after the time of the submission of the formal site plan for approval, the Planning Board must approve or refuse to approve the site plan submitted.

At the present time, the applicant has made several appearances before the Board, all at the Presubmission stage. Upon being advised of certain objections and recommendations regarding the proposed site plan, the applicant has revised the proposed site plan in several respects. To date, however, no submission of a formal site plan has been made. The Planning Board Engineer has advised that any and all site plans heretofore discussed with the Planning Board locate certain engineering data which would be necessarily included in a formal site plan. In view of this, the Planning Board is unable to act and approve or disapprove the site plan, since no formal site plan has yet been submitted to it.

The applicant would like a public hearing in order to ascertain the public's feelings with regard to the proposed condominium, before it incurs the expense of the preparation of a formal site plan with all the engineering data included therein. The Planning Board, however, is reluctant to schedule a public hearing at this time since no submission of a formal site plan has been made. The Planning Board's reason for not scheduling this hearing is that any public concern over drainage etc., would not be answered without the necessary engineering data. I understand that the Planning Board would

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808



amenable to holding an "information hearing" prior to the submission of any formal site plan, but that the applicant would want any hearing held prior to the submission of a formal site plan to be considered a public hearing as required by Section 48-34(A)(3). If this were permitted, the Planning Board would in effect be reversing the proper procedure and would be precluded from holding a public hearing, should it find one necessary after a submission of the formal site plan.

In view of the foregoing, the above-named application must be considered at the Presubmission stage and the Planning Board may not act to approve or refuse to approve same, until formal site plans have been submitted to it. If there are any questions with regard to anything herein, or if you desire to discuss the matter further, please advise.

Very truly yours,

AG /rl

ANTHONY G. CUETRIA JR.,
Planning Board Attorney

cc: John Stanton Esq.
Planning Board
Theodore Marsden

PIB
7/13
10/1/73

TOWN OF NEW WINDSOR
OFFICE OF THE HIGHWAY SUPERINTENDENT
NEW WINDSOR, NEW YORK

November 19, 1973

New Windsor Town Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Attention: Supervisor Marsden

Re: The Commons of Windsor
Drainage Installation -
Connelly Industries, Inc.

Dear Ted:

On Friday, November 16, 1973, I met with Mr. D. Boehm, a Representative of Connelly Industries, Inc., to complete our negotiations for the installation of drainage pipe by the Town Highway Department work forces as outlined in Kartiganer Associates, Inc., letter of October 18, 1973, from the intersection of Parkway Drive and Route 32, down Parkway to Franklin Street to the Erie Railroad and continuing and crossing Birchwood Drive, Hudson Drive and the outfall to Wood's Pond.

As you know, it has always been the policy of this Department to do all work in roads owned by the Town, with our forces, to eliminate problems in our roads as had arisen in the past by work being done by private contractors.

TOWN OF NEW WINDSOR
OFFICE OF THE HIGHWAY SUPERINTENDENT
NEW WINDSOR, NEW YORK

(cont.)

I have agreed with Connelly Industries, Inc., for Connelly Industries, Inc., to pay the Town Highway Department the sum of \$12,500.00 for the installation of the drainage system. The amount is broken down as follows:

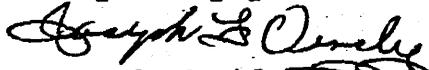
Labor	\$ 4,000.00
Black Top	2,500.00
Equipment Use	3,200.00
R.O.B. Gravel	1,500.00
Contingency	1,300.00

The Contingency item was agreed to by Connelly Industries after I pointed out that in the past when we have our work forces in an area, minor corrective items are invariably brought to our attention by the local residents and are taken care of by our forces while we are in the area.

The applicable proportionate cost of the pipe, as yet undetermined, shall be paid for by Connelly Industries.

It is my understanding that Kartiganer Engineers are currently computing these costs for pipe.

Very truly yours,



Joseph Vesely
Supt. of Highways

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION

Raymond T. Schuler, Commissioner



November 21, 1973

Mr. James L. Crighton, P.L.S.
Sanford B. Sheber, Consultant
1529 Western Avenue
Albany, NY 12203

RE: Commons at Windsor
Route 32 - New Windsor, New York

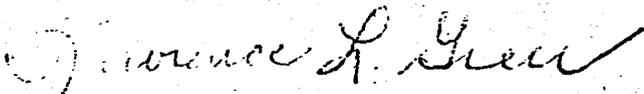
Dear Mr. Crighton:

I have reviewed the site development plan, dated November 12, 1973, for the Commons at Windsor condominium.

It is my understanding that the site drainage will be controlled by a drainage system which is completely independent of the State road drainage system.

The designated points of access are generally acceptable. The final location of the accesses, geometrics, grades, drainage control, establishment of site clearance lines, etc., will have to be determined on a more definitive plan and will be subject to my Department's regulations.

Very truly yours,


Lawrence L. Greer
Resident Engineer

LLG:jag

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

(914) 356-0217

November 23, 1973

Town of New Windsor Planning Board

Subject: Connelly Industries - Site Plan.

If the garden apartment buildings are two story structures, then there is a probable conflict with the distance separation provided for in Section 48-16 (2) of the zoning ordinance. Building Nos. 41 and 42 are as close as 12' to each other while several other buildings have only a 15' separation. The height of the buildings should be indicated to clarify this point.

The profile of Colonial Drive has minor elevation errors at Stations 0+50 and 4+05.

On the storm sewer plan, I suggest that the minimum size pipe used be increased to 15" wherever 12" is indicated. Although not fully correlated data is available, the method of flow analysis used by the Soil Conservation Service indicates much higher flows over small drainage areas than would be anticipated by using conventional analysis. The drainage report by Kartiganer Associates recommends 18" minimum size pipe, but for small contributory areas with steep slopes such as this site, 15" should be sufficient. The remainder of the pipe sizes should be rechecked using a 50 year return storm. Using this return period I get a final pipe of 33" as compared to the 24" provided. There are also several areas on the drainage plan where either slopes or inverts of pipes are incorrect. While the number of catch basins appears sufficient, at least one more cross drain should be added on each of the main streets, since, at the slopes involved, much water will bypass each basin.

The sanitary sewer plans only need minor corrections as to invert elevations or grades in Lincoln Court, Jefferson Court, and Hale Court.

The plans for water distribution, lighting and planting details are sufficient.

Bernard Kessler

November 23, 1973

Kartiganer Engineers
BloomingGrove Turnpike
New Windsor, New York 12550

Attention: Mr. Grevas

Subject: Connelly Industries Re: Drainage

Dear Mr. Grevas:

The Planning Board would like an official opinion of drainage for Connelly Industry. Also a copy of letter sent to Supervisor Marsden dated October 18, 1973 with reference to Connelly Industry.

Our next Planning Board meeting is November 28, 1973.

Respectfully,

JOSEPH TALLARICO
CHAIRMAN

JT/sh

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800



1763

November 26, 1973

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

SUBJECT: Drainage-Connelly
Industries

Gentlemen:

Pursuant to my letter of October 4th, the meeting with the Engineer regarding the Drainage Study and my letter of October 30th to the Engineer pursuant to the Drainage Study I am writing this letter to coordinate the Connelly Industries Project with the proposed Town project.

In my letter of October 30th to the Engineer I specifically asked for cost estimates for six areas for projects which I intend to propose to be taken care of by the Town as a Public Works basis on a priority ratio.

With regard to the undertaking of the water that will be discharged from Connelly Industries into Woodpond Creek it is my estimate that this area should be first priority because of the subdivision that we have going in the area now i.e. Parklawn and the drainage condition that exists in the East Windsor Park area.

Some remedial work has already been authorized and funded by the Town by the Highway Department and it is anticipated that this work should be completed early next year and if not, before the end of this year.

My most recent inquiry to Kartiganer by phone is in following with the concept said forth in my letter of October 4th which resulted in a meeting with the Town Board and Connelly Industries which would have Kartiganer Engineers come up with a percentage or ratio figures of additional cost that the Town can assess to the Connelly Industries project and bond them for this amount either in a Performance Bond or a Cash Bond which would help the Town in paying for these projects downstream from the Connelly discharge point.



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

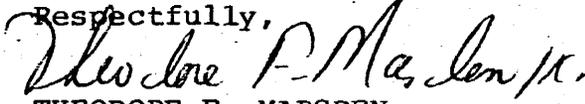
Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8900

(cont)

It is my full expectation that the Town will set a priority prior to the end of the year and to create funds for the alleviation of the water problem in these six areas. The figures on both Town portion and upstream development requirements specifically with regard to Connelly Industries will be coming from Kartiganer's office as soon as possible and be assessed on them conditionally on approval or if they arrive before approval time can be assessed upon approval.

If you have any questions regarding this please do not hesitate to contact me.

Thank you for your cooperation in this matter.

Respectfully,

THEODORE F. MARSDEN
Supervisor

TFM/km

12-12-73

MAHARAY & SEAMAN
ATTORNEYS AT LAW

ARTHUR O. MAHARAY
J. TAD SEAMAN

POST OFFICE BOX 78 NW
542 UNION AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 565-5200

27 November 1973

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, N.Y.

Gentlemen:

Relative to the application of Connelly Industries for site approval, I wish to call your attention:

1. The site development plan dated September 12, 1973 shows one adjoining landowner as Ronald Miller. This is incorrect as the land in question belongs to me and this letter is being written on behalf of my brother-in-law and sister, Henry & Ann Eggleston, and myself as adjoining landowners.

2. The plans show a water distribution system throughout the entire tract connecting with the water mains of Water District No. 5. Water District No. 5 extends for only a distance of 700 feet from Route 32 and accordingly only a portion of the property is in the district.

3. While an arrangement can be made to sell water for service outside the district, under a ruling of the Attorney General of the State of New York this cannot be done without the consent of the Water Resources Commission (now known as the Department of Environmental Conservation) 1966 Op Atty Gen (Inf.) 1959.

4. The plans show the entire area as being served by a sewage system to connect with Sewer District No. 5. However, the parcel is not within the limits of any sewer district and in the absence of either a sewer district or proper contract with the Town, there will be no source of municipal sewage disposal available.

5. The plan shows a storm sewer system which discharges in the area of Leslie Avenue and Parkway Drive. I believe this matter is already under consideration but such a system must provide for protection of landowners who might be affected by the discharge of the system.

Planning Board
27 November 1973
Page 2

6. There is a private cemetery located on the property which does not show on the plans. This cemetery is located somewhere in the vicinity of Colonial Drive approximately opposite Revere Place.

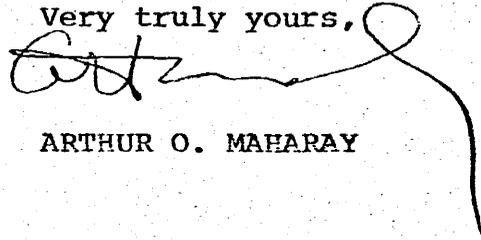
7. The plans indicate a possible development of 231 housing units. On the basis of an average of four persons to a family, this will indicate a population concentration of better than 800. There does not appear to be any provision for fencing to protect the neighboring landowners from invasion by the inhabitants and their children. The land owned by the Egglestons and myself is largely vacant and this can constitute an attraction to children particularly. Not only are problems created by children, many instances with mini-bikes, but there is also created a very real danger of liability in the case of injury. Adequate fencing should be provided before this project is started.

8. Much of the area to be developed is heavily wooded and many of the trees are at least a century old, and there does not appear to be anything on the plans to preserve or protect the natural features, including trees.

9. The storm sewer plan shows a collection system running along the proposed drives. There are many courts which presumably will be blacktopped and it would appear from the contour lines on the map that the drainage from these blacktopped areas will be flowing in the direction of the Eggleston property and our property, unless grading is provided to counteract this situation.

10. I believe that in accordance with the provisions of 48-34 of the Zoning Law, the boundaries in special districts should be shown on the plan, as should be the proposed screening and landscaping, and that the trees and other natural features can also be required by the Planning Board.

Very truly yours,



ARTHUR O. MAHARAY

AOM/md

KARTIGANER SOCIATES, P. C.
CONSULTING ENGINEERS
555 ROUTE 34 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE 12550 PHONE (914) 562-4391

28 November 1973

Mr. Theodore F. Marsden, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

SUBJECT: CONNELLY INDUSTRIES DEVELOPMENT; OFF-SITE
STORM DRAINAGE

Dear Mr. Marsden:

This is in reply to your letter of 19 November 1973 concerning a proportionate cost breakdown for off-site drainage for the above-referenced project.

In order to provide this breakdown, we have estimated the cost of improvements to downstream drainage, based on a 50-year storm frequency, and have estimated the effect of the proposed development on existing and proposed drainage systems. The basis of the estimation of the effect of the proposed development was increase in volume at the point of discharge on the easterly side of Route 32 at Parkway Drive. By using both the Rational and SCS methods of calculation, we have calculated a net increase in volume at that point of approximately 93 CFS (cubic feet per second).

To facilitate cost estimates, and to take into consideration the inadequacies of existing systems, we have taken the proposed improvements in two sections. The first section, running easterly from Route 32, through Parkway Drive, and Franklin Street to the Erie Railroad, consists of the following:

1. 720 L.F. of 48" diameter pipe;
2. 960 L.F. of 54" diameter pipe;
3. 8 catch basins, with frames and grates.

It should be noted that the catch basins listed are in the main run only, and do not include intersectional drainage which may be connected to the main run within that existing subdivision. The

28 November 1973

estimated construction cost for this section is \$88,000. Based on the net increase in volume to be contributed by the Connelly Industries development, their share for this portion of the work would be 62%, or \$54,560.

The second section, easterly of the Erie Railroad, through the Schoonmaker subdivision to the discharge at Wood's Pond, consists of the following:

1. 610 L.F. of 66" diameter pipe, or equivalent size;
2. 130 L.F. of 72" diameter pipe, or equivalent size;
3. 4 catch basins, including frames and grates.

Again, the catch basins shown above do not include intersectional drainage within the existing subdivision. The estimated cost of the improvements in this area is \$55,550. The percentage considered applicable to Connelly Industries in this section is 25%, or \$13,900.

The costs estimated above are based on installation by Town Highway Department forces, and include restoration of surfaces where applicable. These costs are also based on removal of the existing system in the Schoonmaker subdivision, and replacement with the larger diameter piping.

In summary, therefore, the estimated total project costs are \$143,550, of which \$68,460 is considered applicable to the Connelly Industries development. This would leave \$75,090 as the Town's share of the cost of improvements. We trust this information will be useful to the Planning Board in their consideration of the improvement of downstream drainage facilities in that area of the Town, and if there should be any further questions, please do not hesitate to contact this office.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.

By: 

Elias D. Grevas, L.S.
Vice President

cc: Mr. Joseph Tallarico, Planning Board Chairman ✓
EDG:lmm

No. 156204

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>Mr. Arthur O. Mahary Jr.</i>	POSTMARK OR DATE
STREET AND NO. <i>2074 Windsor Highway</i>	
P.O., STATE AND ZIP CODE <i>New Windsor N.Y.</i>	
OPTIONAL SERVICES FOR ADDITIONAL FEES	
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered 15¢ With delivery to addressee only 65¢ 2. Shows to whom, date and where delivered 35¢ With delivery to addressee only 85¢
DELIVER TO ADDRESSEE ONLY	50¢
SPECIAL DELIVERY (extra fee required)	

PS Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side)
Apr. 1971 NOT FOR INTERNATIONAL MAIL * GPO : 1972 O - 460-743

No. 156202

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>Benjamin J. J. Pitt</i>	POSTMARK OR DATE
STREET AND NO. <i>3047 29th Street</i>	
P.O., STATE AND ZIP CODE <i>Astoria, New York</i>	
OPTIONAL SERVICES FOR ADDITIONAL FEES	
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered 15¢ With delivery to addressee only 65¢ 2. Shows to whom, date and where delivered 35¢ With delivery to addressee only 85¢
DELIVER TO ADDRESSEE ONLY	50¢
SPECIAL DELIVERY (extra fee required)	

PS Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side)
Apr. 1971 NOT FOR INTERNATIONAL MAIL * GPO : 1972 O - 460-743

No. 156203

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>Mary E. Rose Eggleston</i>	POSTMARK OR DATE
STREET AND NO. <i>2074 Windsor Highway</i>	
P.O., STATE AND ZIP CODE <i>New Windsor N.Y.</i>	
OPTIONAL SERVICES FOR ADDITIONAL FEES	
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered 15¢ With delivery to addressee only 65¢ 2. Shows to whom, date and where delivered 35¢ With delivery to addressee only 85¢
DELIVER TO ADDRESSEE ONLY	50¢
SPECIAL DELIVERY (extra fee required)	

PS Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side)
Apr. 1971 NOT FOR INTERNATIONAL MAIL * GPO : 1972 O - 460-743

No. 156199

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO
Epiphany College

STREET AND NO.
P.O. Box 390

P.O. STATE AND ZIP CODE
Tewksbury N.Y.

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
DELIVER TO ADDRESSEE ONLY	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢
SPECIAL DELIVERY (extra fee required)		50¢

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL (See other side)

POSTMARK OR DATE

* GPO : 1972 O - 460-743

No. 156200

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL (See other side)

SPECIAL DELIVERY (extra fee required) 50¢

DELIVER TO ADDRESSEE ONLY

RETURN RECEIPT SERVICES

1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢

OPTIONAL SERVICES FOR ADDITIONAL FEES

SENT TO
Frank A. Josephine Hanley

STREET AND NO.
305 W. Main St. Albany

P.O. STATE AND ZIP CODE
Tewksbury N.Y.

POSTMARK OR DATE

* GPO : 1972 O - 460-743

No. 156201

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO
Mapae Beatty

STREET AND NO.
12 Windwood Drive

P.O. STATE AND ZIP CODE
Tewksbury N.Y.

OPTIONAL SERVICES FOR ADDITIONAL FEES

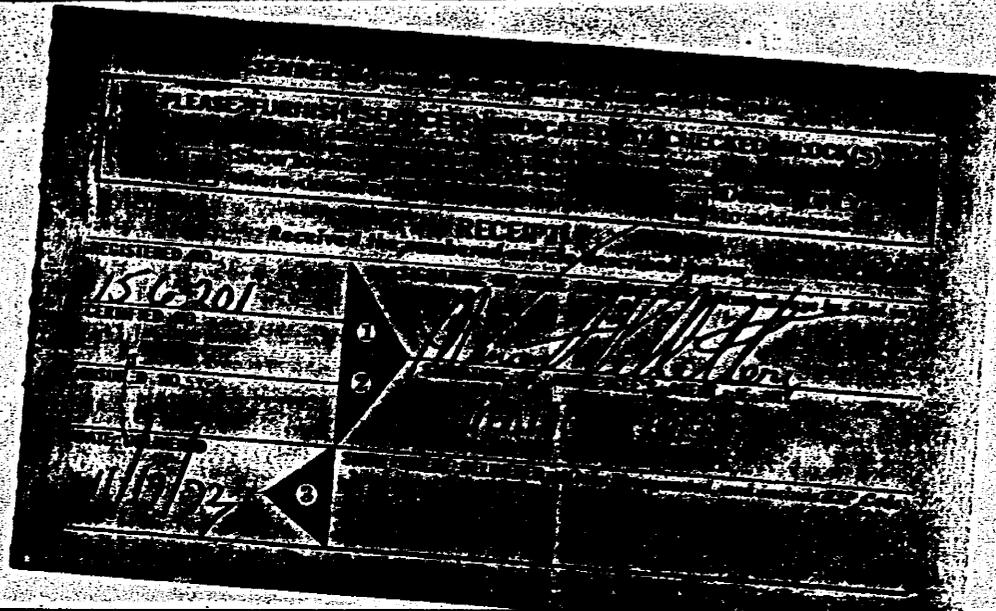
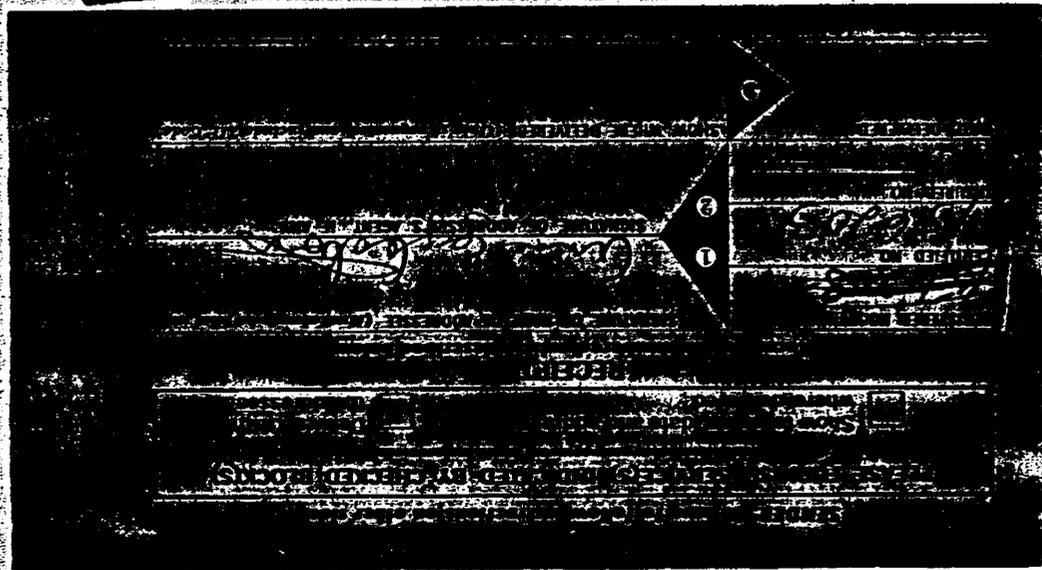
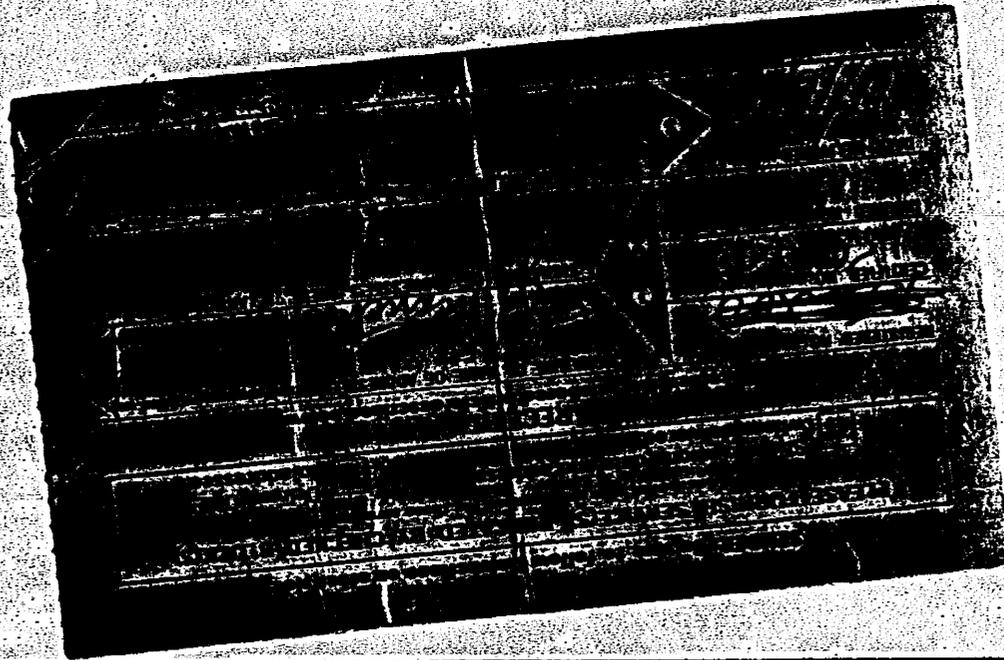
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
DELIVER TO ADDRESSEE ONLY	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢
SPECIAL DELIVERY (extra fee required)		50¢

PS Form 3800
Apr. 1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL (See other side)

POSTMARK OR DATE

* GPO : 1972 O - 460-743



SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICES INDICATED BY CHECKED BLOCK(S)

Show to whom, date and address where delivered

RECEIPT
Received the numbered article described below

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

SIGNATURE OF ADDRESSEE

REGISTERED NO. *512307*

CERTIFIED NO. *512307*

INSURED NO.

DATE DELIVERED

SHOW NAME DELIVERED (Only if requested, and include ZIP code)

DATE DELIVERED

REGISTERED NO.

CERTIFIED NO.

INSURED NO.

DATE DELIVERED

SHOW NAME DELIVERED (Only if requested, and include ZIP code)

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICES INDICATED BY CHECKED BLOCK(S)

Show to whom, date and address where delivered

RECEIPT
Received the numbered article described below

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

SIGNATURE OF ADDRESSEE

REGISTERED NO. *516199*

CERTIFIED NO. *516199*

INSURED NO.

DATE DELIVERED

SHOW NAME DELIVERED (Only if requested, and include ZIP code)

DATE DELIVERED

REGISTERED NO.

CERTIFIED NO.

INSURED NO.

DATE DELIVERED

SHOW NAME DELIVERED (Only if requested, and include ZIP code)

College, Box 390

[Signature]

[Signature]

NOV 6 1963

NEW WINDSOR PLANNING BOARD
PUBLIC HEARING FOR
CONNELLY INDUSTRY #73-57

BOARD MEMBERS PRESENT: CHAIRMAN JOSEPH TALLARICO, JOSEPH LOSCALZO,
LAWRENCE JONES, THOMAS DOWD, ERNEST SPIGNARDO,
AND ALBERT ARGENIO.

BOARD MEMBERS ABSENT: HENRY VAN LEEUWEN

OTHER OFFICIALS PRESENT: ANTHONY AUSTRIA - PLANNING BOARD ATTORNEY
BERNARD KESSLER - PLANNING BOARD ENGINEER
HOWARD COLLETT - BUILDING INSPECTOR

CHAIRMAN TALLARICO called to order the Public Hearing at 9:27 P.M.

CONNELLY INDUSTRY #73-57
LOCATED ON WINDSOR HIGHWAY
REPRESENTED BY MR. DONALD BOEHM, MR SCHECTER,
AND MR. MORTON MARKS.

Mr. Loscalzo read the Public Hearing notice in the Evening News.
Six person were notified and 6 receipts returned.

Chairman Tallarico: These are condominium houses. 14 luxury Town
Houses-4 units in each, 56 units, 19 Town House units 5 units
each 95 units, 20 Garden Apts. 14 units 80 units. Total of
231 Units.

Mr. Schecter: I would like to introduce Mr. Donald Boehm for the
presentation and he will answer any questions.

Mr. Boehm: I am here to answer technical questions As far as Site Drainage
we feel we have come to a measure agreement. with officers of the Town.
If there aren't any questions I will turn this over to Mr. Marks.

Chairman Tallarico: Are there any questions?

Mr. Spignardo: How far have you proceeded with the Town?

Mr. Boehm: We have met with the Town. Our agreement provides for
proportionate share of cost. It will rectify drainage that now
currently exists.

Mr. Loscalzo: Estimates.

Mr Boehm: Mr. Kartiganer provided estimate to Town. Supervisor
Marsden called me about it. We agree on the formula.

Chairman Tallarico: I have here some letters I would like to read.
1st- A letter from Mr and Mrs. Frank Manthey dated November 21, 1973
with reference to application of Connelly Industry. It is their opinion
that all requests for multi-family developments should be denied.
(this letter may be seen in the Connelly Industry File #73-57)

2nd

A letter from the Office of the Supervisor dated November 26, 1973 with reference to Drainage - Connelly Industry. (this letter may be seen in the Connelly Industry file #73-57).

3rd

A copy of a letter from the Highway Superintendent dated November 19, 1973 to the Supervisor with reference to the Drainage Installation With Connelly Industry. (this letter may be seen in the file of Connelly Industry #73-57.)

4th.

A copy of a letter from Kartiganer Engineers to Supervisor Marsden dated October 18th with reference to Storm Drainage and the proposed drainage system to be installed by Connelly Industry. (this letter may be seen in the Connelly Industry file.) #73-57

5th.

A copy of a letter to Mr. James Crighton dated November 21, 1973 from the Department of Transportation with reference to the Commons at Windsor condominium. Mr. Greer state the designated points of acceptable. The final location of accesses, geometrics, grades, drainage control, establishment of site clearance lines, etc will have to be determined on a more definite plan will be subject to D.O.T. regulations. (this letter may be seen in the Connelly Industry file.) #73-5

6th

A copy of a letter to Supervisor Marsden from Kartiganer Engineers dated November 28th with reference to off-site storm drainage for Connelly Industry Development. (this letter may be seen in the Connelly Industry file #73-57.)

Chairman Tallarico: Are there any questions?

Mr. Jones: I have one - There is nothing being done to take away.

Mr. Boehm: I believe I can answer that. Basically from Engineer report of Kartiganers diameter of pipe have not been changed. I believe all provisions have been made. The property is zoned as Multi-Family Type Project.

Mr. Jones: This is 2 years away to Moodna Creek.

Mr. Boehm: It eliminates problems in Schoonmaker Development. We are in the position to contribute \$68,000.

Mr. Spignardo: Mr. Jones is trying to point out the Hudson Drive Area will benefit. Below that will be problem.

Mr. Boehm: It goes down past Moodna Creek. There are six phases.

Mr. Spignardo: The problem has to be from the mouth of the Moodna back.

Mr. Jones: Survey shows that you are going to build up water in swamp if it isn't taken care of. You are creating a problem.

Mr. Boehm: We feel that we can contribute. We are responsible for a certain amount to be corrected.

Connelly Industry Public Hearing continued.

Mr. Boehm: This is in initial priority. The Town Board initially wants to eliminate drainage problem on Epiphany Hill down to the Hudson River.

Chairman Tallarico: Do you have your route?

Mr. Boehm: We are going down Parkway, continue into Parklawn, continue Harth Drive, Birchwood and Hudson Drive.

Chairman Tallarico: Are you going to pipe?

Mr. Boehm: Yes.

Chairman Tallarico: Do they have an easement Mr. Silberberg?

Mr. Silberberg: There is an existing creek. No easement yet.

Mr. Boehm: We are talking about 2400ft of pipe going in. We will accept Kartiganer's figures.

Mr. Jones: That storm water isn't feasible for the rest of Town.

Mr. Boehm: This will eliminate problem. There are two drainage lines undersize.

Chairman Tallarico: Have you check route?

Mr. Kessler: Yes.

Chairman Tallarico: If there are no further questions I will open for this hearing for questions.

Korton Marks, Engineer present- I am here to deal with the social and environmental. You can rent or purchase a home. You have responsibility as homeowner. New Windsor has only one condominium - Ingswood Gardens. There is a need in New Windsor for condominiums. It gives a person an opportunity to own the place within which he lives. David Klurman is Assistant Attorney General. He is in charge of public financing and syndication. Any condominium must be presented to him with complete disclosure. If he approves we are responsible for that for many many years after it has been turned over. The market study shows there is a definite need in New Windsor for condominiums. We are proposing a most attractive piece of land. 24 acres. 231 units. 9.62 dwelling units to the acre. We have taken a design which will be more compatible to the topography. California design. I am a native of Poughkeepsie, New York. We are building a similar project in Poughkeepsie, New York. What we want to do is create a complete environment for people who are tired of shoveling snow. Our road system within our plan is going to be owned and looked after by the condominium regim. All parking off the streets. Pointing to map Mr. Marks showed meeting hall, card rooms, tennis courts, management office, mens locker rooms, and same for women, swimming pool. Two tennis courts weatherized. Buffered area well screened for campers, trailers, boats. We have complied with O.C. Pl. 375 sea level. We designed hiking trails and picnic area. A beautiful view of the Hudson River.

Mr. Boehm has been involved in N.Y.S. for the past 14 years. He has

built many public buildings.
 Myself- I am a consultant for Poughkeepsie. I have developed shopping centers. I have done quite a bit of marketing.
 Mr. Marks pointed to sketches (showed audience)

Chairman Tallarico: Any questions from the Board?

Mr. Kessler: One suggestion to add possibly of a retention basin on this side of Route 32, controlling downstream flow.
 (Mr. Kessler's November 23rd review attached.)

Mr. Boehm: We explored that with the County Planning Board.
 We have to go the more expensive way. We have our engineer here tonight.

Chairman Tallarico: Are there any other questions from the Board?
 I will open this hearing up to the audience.
 Please state your name and address.

Joseph Murphy, 247 Garden Street- I appreciate the sales pitch.
 I would like to bring to the attention of the Board- Tennis Courts are they for the tenants or for the Public. Going down Leslie or Margo, Franklin we have overflow in the spring from the sewers.
 Connelly is willing to pay for new sewer. 60%. Who is going to pay remainder? Is it the Sewer district? I don't think Town Board or Planning Board can go ahead without a Public Hearing.

Chairman Tallarico: We are talking about storm water.

John Kilpatrick, 1 Birchwood Drive- I appeared when Parklawn started.
 Before it reaches Birchwood there would have to be easements. What is answer.

Mr. Boehm: We are willing to help correct drainage that does exist.
 Kartiganer study 50 year study. All we did was to follow recommended area. We worked in conjunction with them. If we didn't build this situation would have to be taken care of.

Mr. Kilpatrick: Will that be buried?

Mr. Boehm: Yes, We will have to secure easements. We are taking 63%.
 We are assessed 25% into the Wood Pond Creek area.

Mr. Kilpatrick: Who is going to foot the rest of bill?

Mr. Boehm: I think I may point out there are 4 or 6 storm drainage districts.

Mr. Jones: Four district survey. Two districts -Wood Pond Creek.

Mr. Murphy: I spoke against P.U.D. District and change of Zoning on Route 32. That property is now P.O. We have two lane highway. This will not stay much longer. Any increase to 4 lane traffic will probably come on west side of Route 32. There are less houses on that side.
 St. Joseph's own property. Planning Board should look ahead 5 or 10 years. How much of a buffer zone does this property have?

Connelly Industry Public Hearing

Mr. Boehm: In tying into any state road we must conform with them. We are set back 200 feet. It is a buffer strip. For noise and security we have it.

Chairman Tallarico: I believe you have 100 feet setback.

Mr. Murphy: If you will just put your finger on map. Show Leslie, and Parkway Drive. Where do you propose to put your roads? You are going to have 500 people and 300 cars. How are you going to get them in and out safely.

Mr. Boehm: The Town has certain requirements. I have a letter from the D.O.T. which we must comply to. The State controls this. The Planning Board follows State.

Chairman Tallarico: Anyone else?

Edward Magutto, Clarkview Road: I represent Mapac. I would like to know water flow? We are across the street.

Mr. Boehm: It will all be collected and piped. We jack and go under.

Mrs. Guthreid, Union Ave.: Do you change grading level?

Mr. Boehm: No, we can not. The State wouldn't allow it. They require access road be proper width. Refuse to allow trenchure.

Mrs. Guthreid: I live on Union Avenue where there is no visibility.

Mr. Boehm: That is a County Road.

Mrs. Guthreid: What happened to the moritorium?

Chairman Tallarico: We sent our recommendations to the Town Board.

Mr. Loscalzo: That is a question you will have to ask the Town Board.

Councilman Lahey, Knox Drive: You can't call a moritorium without good reason.

Mr. Loscalzo: We should have seen some action.

Councilman Lahey: If recommendations were legal it would be passed.

Mr. Preston: If there is a moritorium and it were passed how would it effect this project?

Chairman Tallarico: That is a question of legality.

Chairman Tallarico: Are there any further questions from the audience? Are there any further questions from the Board? If not I declare this Public Hearing Closed.

RESPECTFULLY SUBMITTED,

Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording Secretary

NEW WINDSOR PLANNING BOARD MEETING
HELD AT THE NEW TOWN HALL
555 UNION AVENUE
DECEMBER 12, 1973 8:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN JOSEPH TALLARICO, JOSEPH LOSCALZO,
LAWRENCE JONES, ERNEST SPIGNARDO, THOMAS
DOWD, HENRY VAN LEEUWEN, ALBERT ARGENIO

OTHER OFFICIALS PRESENT: ANTHONY AUSTRIA: PLANNING BOARD ATTORNEY
BERNARD KESSLER; PLANNING BOARD ENGINEER
HOWARD COLLETT: BUILDING INSPECTOR

Chairman Tallarico called the meeting to order at 9:00 P.M. after
two Public Hearings.

1 on the Agenda:

JOSEPH FERNANDEZ S/D
LOCATED ON SILVER SPRING ROAD east of Route 9 W

Chairman Tallarico: This is 3 lots. Explain to the Board what
you wish to do.

Mr. Fernandez: I want to find someone to buy three lots. My lawyer
says I should cut it up. This is a three lot subdivision. I
want to sell if I can find someone to buy it.

Chairman Tallarico: He sold some land to Maroney. He sold it a
year ago.

Mr. Loscalzo: He would have to get a ^{lot} variance.

Chairman Tallarico: This was one parcel last year.

Attorney Austria: When did you buy this?

Mr. Fernandez: About 1 year ago.

Chairman Tallarico: This has to go before the Zoning Board.

Mr. Loscalzo: Are they hooked up with water and sewer? e

Mr. Fernandez: Water, no sewer.

Mr. Van Leeuwen: He sold this (pointing to map) last year, without
Subdividing.

Mr. Dowd: Are you going to build another house?

Mr. Fernandez: No.

Chairman Tallarico: He needs a variance.

Joseph Fernandez S/D

Chairman Tallarico: He is trying to correct an error. It is illegal for us to approve this. It is 55 feet and should be 90 feet.

Mr. Dowd: He hasn't tried to do something.

Motion by Mr. Van Leeuwen seconded by Mr. Dowd that the New Windsor Planning Board approve the Joseph Fernandez Subdivision #73-71 subject to the Zoning Board of Appeals Variance approval.

Vote: All ayes, Motion Carried.

#2 On the Agenda:

~~CONTINENTAL MANOR SITE PLAN 73-39~~

~~Located on Temple Hill Road~~

~~Represented by Mr. Michael Mendell, Mr. Frank Valdino, and Mr. Calchamiro~~

~~Mr. Mendell: I am here with plans for final approval. If we don't build the Sewer is going straight up in the sky. I have Mr. Valdino and Mr. Calchamiro with me.~~

~~Chairman Tallarico: Have you changed these plans? Have you seen these plans Bernie?~~

Mr. Kessler: I don't know how much of a change he has made.

Mr. Valdino: Same number of units. Just spread out more. We have one (1) retention pond. Storm water coming off the development down along railroad along the swale. There is an overflow structure here. We overflow into the retention basin. The retention basin is between the railroad and the sewer easement. The sewer line is going to be built by Sewer District 17.

Mr. Jones: Where is final disposition.

Mr. Valdino: We are not increasing the amount. Run off is the same.

Mr. Jones: I don't buy it. I want to see it in writing.

Mr. Argenio: Who owns the land where retention pond is?

Mr. Valdino: Erie Lackawanna Railroad.

Mr. Van Leeuwen: What about the other side?

Mr. Valdino: It is Stenglein property.

Mr. Loscalzo: Do you have permission from these people?

Mr. Valdino: Stenglein is not involved. A permit will have to be obtained from the Erie Lackawanna Railroad.

Continental Manor Continued.

Mr. Valdino: This goes to Route 32 and thru by the Tom Cat.

Mr. Jones: I am only a layman. You are a professional. If we have two and three days of rain we have a lot of water. You can't predict.

Mr. Valdino: This is a 50 year study.

Mr. Jones: You people know the problem we have now. Lots of stuff hasn't been answered and I will not make a decision tonight. That drainage system is suppose to be two years in the making.

Mr. Valdino: If you recall in the study we have various ways this could be done. This is where the retention basin comes in. You are feeding at a controlled rate.

Mr. Jones: This pond could be addition to town dump, where people drop things in. I don't buy this.

Mr. Valdino: We are not adding on to it.

Mr. Van Leeuwen: Problems have to be rectified before we get any more water.

Mr. Jones: People down in the area don't know they are going to be in a storm drainage district. We have to protect the tax payers.

Mr. Mendell: We have approval for 504 apartments. If we can't get approval we will build apartments. I have a valid permit.

Mr. Jones: You don't scare me.

Mr. Dowd: You are threatening us.

Mr. Mendell: No.

Mr. Loscalzo: You haven't done anything. You may have a valid permit.

Mr. Mendell: According to my permit I don't have to build until May.

Mr. Van Leeuwen: I don't like to be threatened.

Mr. Jones: You told us this was a new submission.

Mr. Mendell: I didn't say that.

Mr. Van Leeuwen: You withdrew that submission. It is in our minutes back in about May.

Mr. Calchamiro: This plan is so much better.

Mr. Van Leeuwen: The problem is we don't want anymore water.

Continental Manor Continued

Mr. Van Leeuwen: We have had a heated discussion here tonight. We should drop this tonight and you come in a another time.

Mr. Spignardo: It is not just your water. We have Connolly Industry we are also concerned about. It cannot handle both.

Mr. Valdino: Connolly Industry is different. They don't have any choice. They cannot build a retention syste, Connolly is going on the other side.

Mr. Calchamiro: ~~The retention basins insures that you don't get any more water than you have now.~~

Mr. Dowd: ~~You will have a faster rate.~~

Mr. Calchamiro: ~~I controls the flow.~~

Motion by Mr. Van Leeuwen second by Mr. Jones that the New Windsor Planning Board have Engineer Kessler check the retention basin and return with his report. Vote: All eyes, Motion carried.

Chairman Tallarico: ~~I told this man to come up to see if you would put him on the agenda. He is Mr. John DeLorenzo of Lightron.~~

~~The Board agreed to add Mr. DeLorenzo to the Agenda.~~

Chairman Tallarico: They had a fire there.

Mr. Loscalzo: Are you building like before?

Mr. DeLorenzo: Not quite, a littoe change.

Mr. Loscalzo: When you came in the last time you added a building.

Mr. Argenio: Sixty feet from the property line will be the same. The demension will be the same.

Mr. Van Leeuwen: ~~Is this the addition (pointing to the map.)~~

Mr. DeLorenzo: Yes.

Mr. VanLeeuwen: He shows this as a loading dock.

Mr. Jones: What is there now, just a burned building?

Mr. DeLorenzo: Yes.

Mr. Jones: Are there going to be sprinklers?

Mr. DeLorenzo: Concrete Block.

Motion by Mr. Argenio seconded by Mr. Dowd that the New Windsor Planning Board approve the site plan of Lightron and collect \$100.00 site plan fee. Vote- All eyes, Motion carried.

#4 On the Agenda

Correspondence

Hearing no objections a copy of a letter from the Town of Newburgh Supervisor Malone Bannon inviting everyone to the Dedication of the New Town Hall on Sunday, December 16, 1973 at 2:00 P.M. was recorded received and filed.

Hearing no objections a copy of a letter from the Sanitary Superintendent to Planning Board Attorney Austria dated November 29, 1973 with reference to Robert Arms Apartments sewer connection. Mr. Masten request a review of the proposed sewer line connection for Robert Arms Apartment be made by the Sanitary Department when Sewer District 9 becomes operational. This was received and filed.

Hearing no objections a letter from Attorney Arthur O. Maharay dated November 27, 1973 with reference to Connelly Industries for site approval was recorded received and filed. (This letter may be seen in Connelly Industry File #73-57)

Hearing no objections a copy of a letter to Mr. Dennis Jurow dated December 3, 1973 from Mr. Samuel Abate, Executive Secretary of the Hudson River Valley Commission with reference to a proposed Home Center on Route 32 in the City of Newburgh and the Town of New Windsor was recorded received and filed.

Hearing no objections a letter from Supervisor Marsden dated December 10, 1973 with reference to Maurice Estates (Kingsgate Subdivision) authorizing the Planning Board to proceed with final review for the above mentioned project. This was done by the Town Board by resolution on December 5, 1973. This letter was recorded received and filed..

Hearing no objections a copy of a letter to Planning Board Attorney Austria dated November 29, 1973 from Sanford B. Sheber Planning and Engineering with reference to Commons at Windsor located on Route 32 stating they will conform to the requirements of Section 48--16, A (2) on page 48-39 of the New Windsor Code. This letter was recorded received and filed.

Hearing no objections a notice from the Zoning Board of Appeals dated December 3, 1973 advising the Planning Board the Application of Benjamin Harris for a parking variance was denied at the Dec. 3, 1973 meeting. This was recorded received and filed. 3

Hearing no objections a copy of a letter from Superintendent Vesely dated December 3, 1973 to the Town Board with reference to Parklawn Subdivision and his recommendation to accept the roads in front of Lot#2 through #23. in order to provide the homeowners with essential Town services. He also further recommends that no bond reduction be allowed at this time. This letter was recorded received and filed.

Correspondence continued.

Hearing no objections a copy of a letter from Superintendent Vesely dated December 3, 1973 to the Town Board with reference to Park Hill, Section 4 and the road work that has been completed and the recommendation of releasing of the developer's bond. Mr. Vesely also recommends that a \$2,500.00 one year maintenance bond be posted by the developer. This letter was recorded received and filed.

Hearing no objections a copy of the Building Inspector's November Building Permits dated December 3, 1973 was recorded received and filed.

Hearing no objections a copy of a letter to Mr. Roscino of the Diplomat Motor Hotel dated December 5, 1973 from Howard Collett with reference to the location of the proposed motel. Mr. Collett stated a permit was issued for a foundation for the proposed motel as per site plan approved by the Planning Board. The rear yard of the proposed construction as per site plan is fifty feet. Mr. Roscino has allowed about 28 feet. A building permit will not be issued for construction until such time as the building is located as per site plan or the Planning Board permits a modification of the approved plan. This was recorded received and filed.

Hearing no objections a letter dated December 6, 1973 from the Zoning Board of Appeals with reference to the date for a hearing of Mid-Valley Petroleum application for a variance. The hearing to take place December 17, 1973. This letter was recorded received and filed.

Hearing no objections a letter dated December 7, 1973 from the Zoning Board of Appeals with reference to to a public hearing to be held on January 7, 1974 for Patrick and Barbara Kane was recorded received and filed.

Hearing no objections a letter dated December 7, 1973 from Attorney Austria with reference to the letter from Attorney Arthur O. Maharay and Connelly Industries. The letter had been sent to him as Attorney for the Planning Board. (Att. Maharay's letter dated November 27, 1973 is in the Connelly File #73-57) This was recorded received and filed.

Hearing no objections a copy of a letter dated December 7, 1973 to Attorney John Stanton from Supervisor Marsden with reference to metes and bounds for the proposed Toleman Estates Road and a \$2,500 maintenance bond was recorded received and filed.

Hearing no objections a copy of notice from Assemblyman Lawrence Herbst that he will have a series of "listen ins" in Orange Co. in December and he will be at the New Windsor Town Hall on December 17, 1973 was recorded received and filed.

Correspondence Continued.

Hearing no objections a copy of a letter to Atzl, Scatassa & Busch dated December 10, 1973 with reference to review of Windsor Country Club Estates from Maurice Grady, Director of Bureau of Environmental Engineering was recorded received and filed.

Hearing no objections a letter dated December 10, 1973 from Supervisor Marsden with reference to any future easements with regards to drainage be at least 30 feet wide to allow proper maintenance of drainage easements was recorded received and filed.

Hearing no objections a letter dated December 10, 1973 from Attorney John Stanton with reference to Engineering Certification Resolution was recorded received and filed. Secretary to send each Board member a copy of Resolution.

~~Hearing no objections a copy of a letter dated December 10, 1973 to Patrick Freer from Supervisor Marsden with reference to Park Hill Section #3 acknowledging receipt of \$760.00 for inspection fees for water and sewer facilities. Supervisor Marsden stated that he would appreciate a copy being filed with the Town Clerk so he could authorize the inspection of these facilities. This was recorded received and filed.~~

Hearing no objections a copy of a letter dated December 10, 1973 to James Loeb, Esquire from Supervisor Marsden acknowledging receipt of a letter of November 30, 1973 regarding Section III of Park Hill Subdivision. Supervisor Marsden asked that a copy of deed, metes and bounds along with a description of property be filed with the Town Clerk as soon as possible. This was recorded received and filed.

Mr. Loscalzo: Light posts in Woodwind and Parklawn. I think we should specify that they go underground.

Chairman Tallarico: Are they going underground Howard?

Mr. Collett: Yes.

Chairman Tallarico: Would anyone entertain seeing these developers to see if they would put pedestal lights in for lights?

Motion by Mr. Loscalzo seconded by Mr. Jones that the New Windsor Planning Board should include street lighting in all development plans. Vote: All ayes, Motion carried.

Chairman Tallarico: We have two decisions on Public Hearings to make.

Motion by Mr. Loscalzo seconded by Mr. Van Leeuwen that the New Windsor Planning Board grant final approval to Connelly Industry #73-57 located on Route 32. Vote: Dowd-No, Argenio - No, Spignardo- No, Loscalzo- No, Van Leeuwen:-No, Jones-No, Tallarico-No. Vote: All No, Motion denied.

Attorney Austria will notify Connelly Industry of decision.

Kingsgate Public Hearing Decision

Mr. Jones: I would like to see a legal document that the owner-developer will be responsible for any damage done by the water to that final point of disposition.

Motion by Mr. Van Leeuwen seconded by Mr. Spignardo that the New Windsor Planning Board grant preliminary approval to Kingsgate Subdivision #73-66 subject to the following conditions: The owner-developer enter into an agreement with Town providing that the owner-developer will be responsible for any damage incurred downstream by excess drainage caused by the development of the property. Vote: Argenio -obstain Jones -No
Dove - No Van Leeuwen -No
Spignardo -No Tallarico Yes
Loscalzo -No

Vote: 5 NO, 1 Obstain, 1 Yes

Motion Denied.

Attorney Austria will notify Kingsgate Subdivision of the decision.

Chairman Tallarico said he had received a notice from the New York Planning Federation in Albany stating that dues were due for the year 1974. Cost \$55.00
Secretary will send a list of all Board members with the dues.

#5 On the Agenda

MINUTES

Motion by Mr. Loscalzo seconded by Mr. Jones that the New Windsor Planning Board accept the Minutes of the last Meeting, November 28th, 1973 as read. Vote- All ayes Motion carried.

#6 On the Agenda

Adjournment

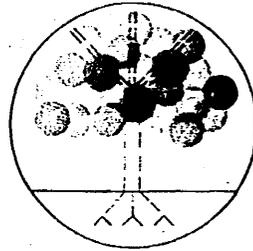
Motion by Mr. Van Leeuwen seconded by Mr. Argenion that the New Windsor Planning Board adjourn. Vote- All ayes, Motion carried.

RESPECTFULLY SUBMITTED,

Shirley B. Hassdenteufel

SHIRLEY B. HASSDENTEUFEL
RECORDING SECRETARY

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

December 26, 1973

Mr. Joseph Tallarico, Chairman
Planning Board, Town of New Windsor
Park Hill Drive
New Windsor, New York

Re: The Commons at Windsor -
Route 32

Dear Mr. Tallarico:

We are in receipt of the above final site development plan pending before your Board. Some of our previous comments have been incorporated into the final plan; several still remain. Our comments, therefore, refer to our previous correspondence and the plan presented for final site plan approval.

1. Most townhouse and apartment units face and view parking areas and roadways. By shifting Lexington Boulevard and Colonial Drive to the outer edge of the site, as previously suggested, units could be redesigned to face open areas, small picnic and play areas, courts, etc. This would also permit the designer to separate vehicular and pedestrian traffic. The present plan makes walking unsafe, particularly for children, as vehicles are directed between building groups.
2. A poor feature of the site plan is the location and design of parking areas. Several parking areas are unnecessarily lengthy, and most seem to lack landscaping and turnaround features. Two areas (Alexander Place and Jackson Court) would probably be an irresistible shortcut for some. In addition the placement of Saratoga Place, access to Bunker Hill, and the curving nature of the main roadway is hazardous. By shifting and curving access to Bunker Hill slightly to the north (between Saratoga Place and Hamilton Hill), the problem could be eliminated. However, we would recommend that parking (design and arrangement) be reworked in conjunction with the above comment #1.
3. Highway noise could adversely affect persons living in units bordering Route 32. The units should, therefore, be pushed back somewhat and a densely and heavily planted buffer strip installed to help reduce highway noise.
4. Since the present RC district includes the lands of Lena Schmitt, access into Colonial Drive should be considered.
5. A copy of the Soil Conservation Service's second review is enclosed for your use. The plan, as submitted, falls short in the provisions made for storm drainage and erosion control. We concur with the recommendations made and strongly

December 26, 1973

urge your Board to compel the developer to comply with such prior to the approval of a final site plan.

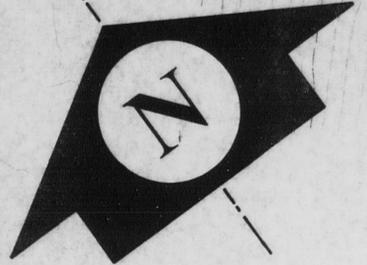
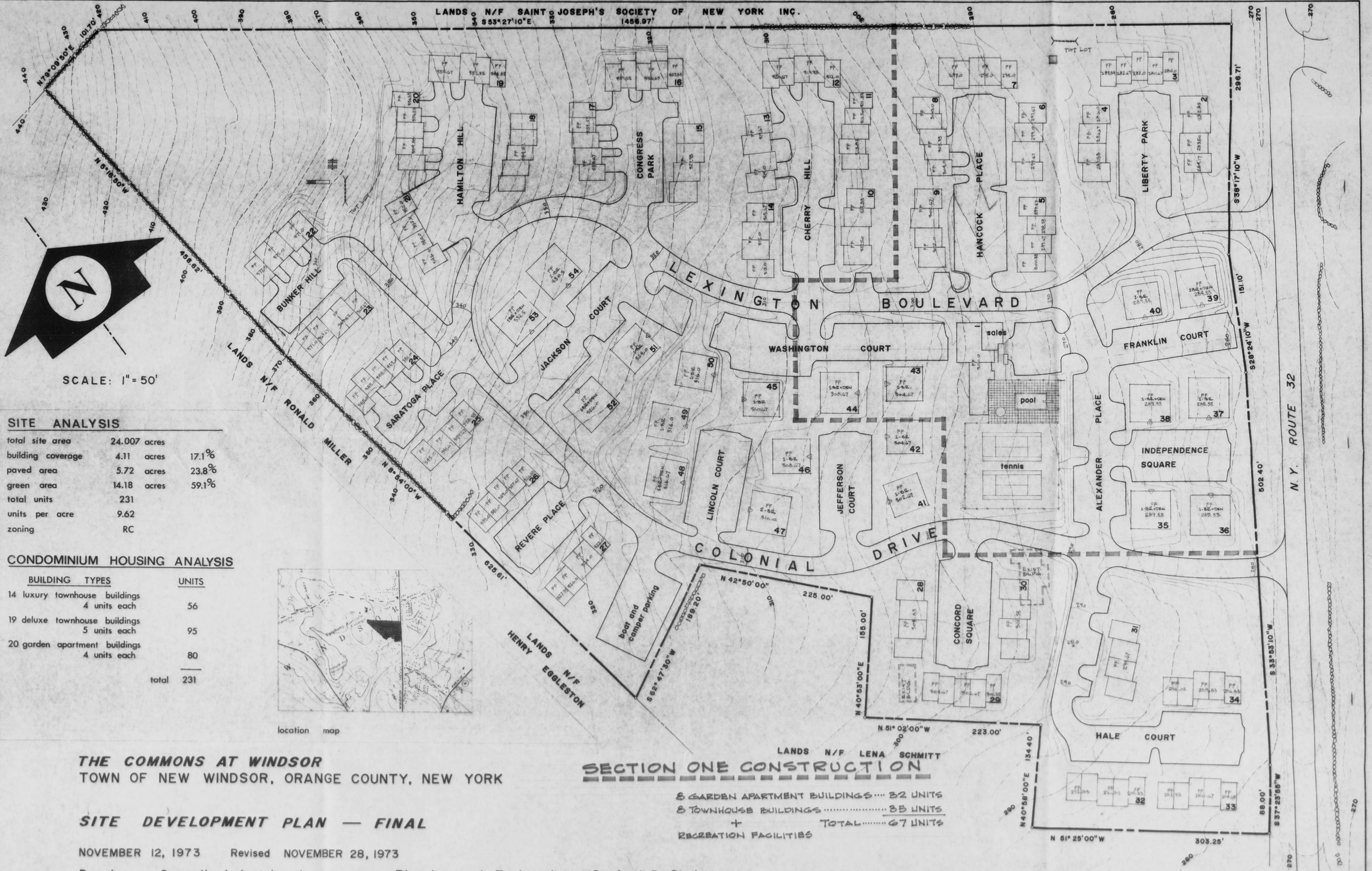
To conclude, we suggest that the developers rethink the design and make the necessary changes.

Very truly yours,

Joel Shaw

Joel Shaw,
Senior Planner

hc
Enclosures



SCALE: 1" = 50'

SITE ANALYSIS

total site area	24.007 acres	
building coverage	4.11 acres	17.1%
paved area	5.72 acres	23.8%
green area	14.18 acres	59.1%
total units	231	
units per acre	9.62	
zoning	RC	

CONDOMINIUM HOUSING ANALYSIS

BUILDING TYPES	UNITS
14 luxury townhouse buildings 4 units each	56
19 deluxe townhouse buildings 5 units each	95
20 garden apartment buildings 4 units each	80
total	231



location map

THE COMMONS AT WINDSOR
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

SITE DEVELOPMENT PLAN — FINAL

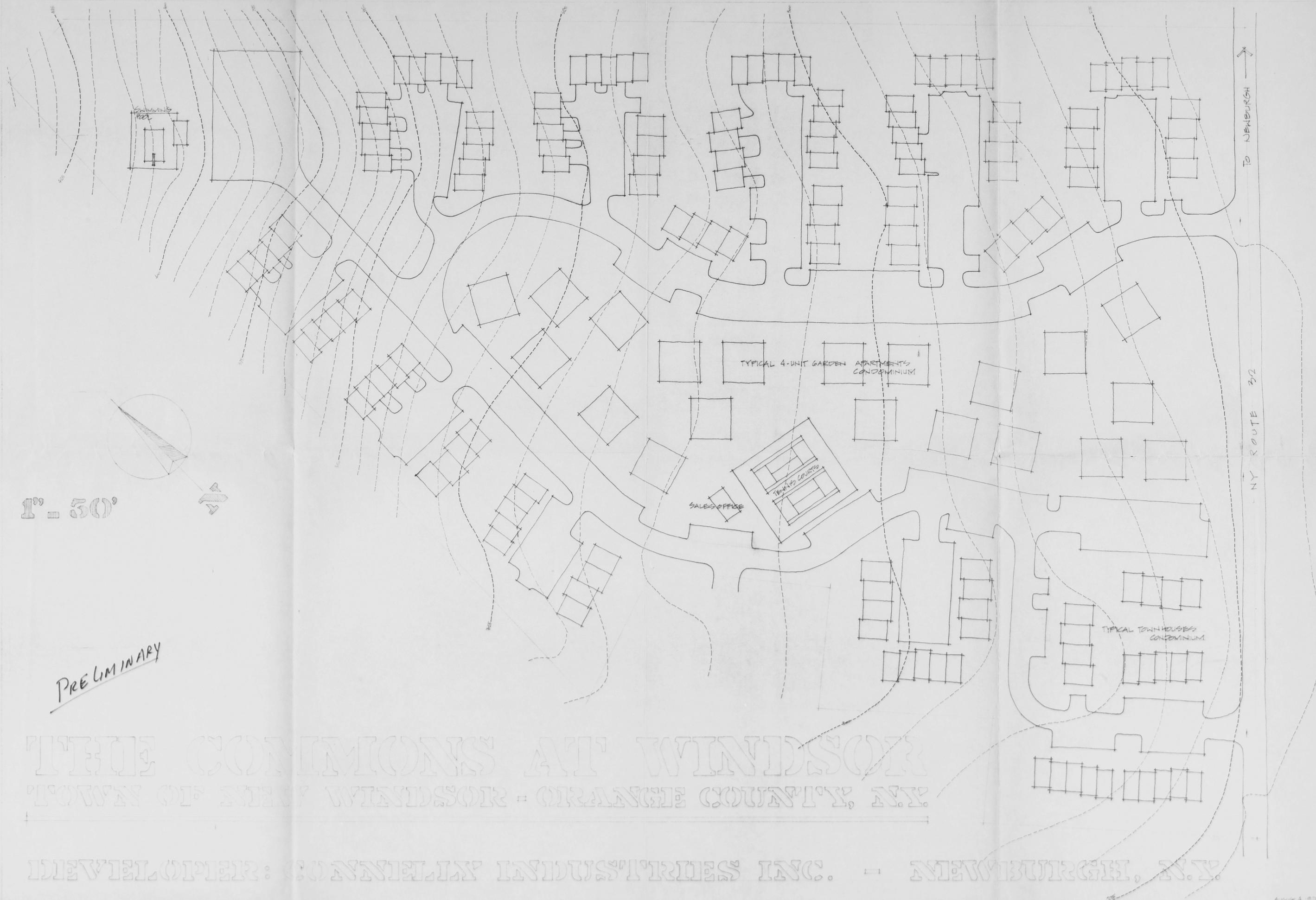
NOVEMBER 12, 1973 Revised NOVEMBER 28, 1973

Developer: Connelly Industries, Inc. — Planning and Engineering: Sanford B. Sheber
Connelly N.Y. Albany, N.Y.

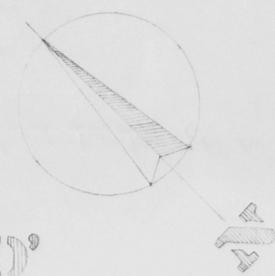
SECTION ONE CONSTRUCTION

8 GARDEN APARTMENT BUILDINGS 32 UNITS
8 TOWNHOUSE BUILDINGS 35 UNITS
+ RECREATION FACILITIES
TOTAL 67 UNITS

I hereby certify that this drawing is in compliance with the zoning ordinance Town of New Windsor, N.Y. *Sanford B. Sheber* P.E. #39164



1" = 50'

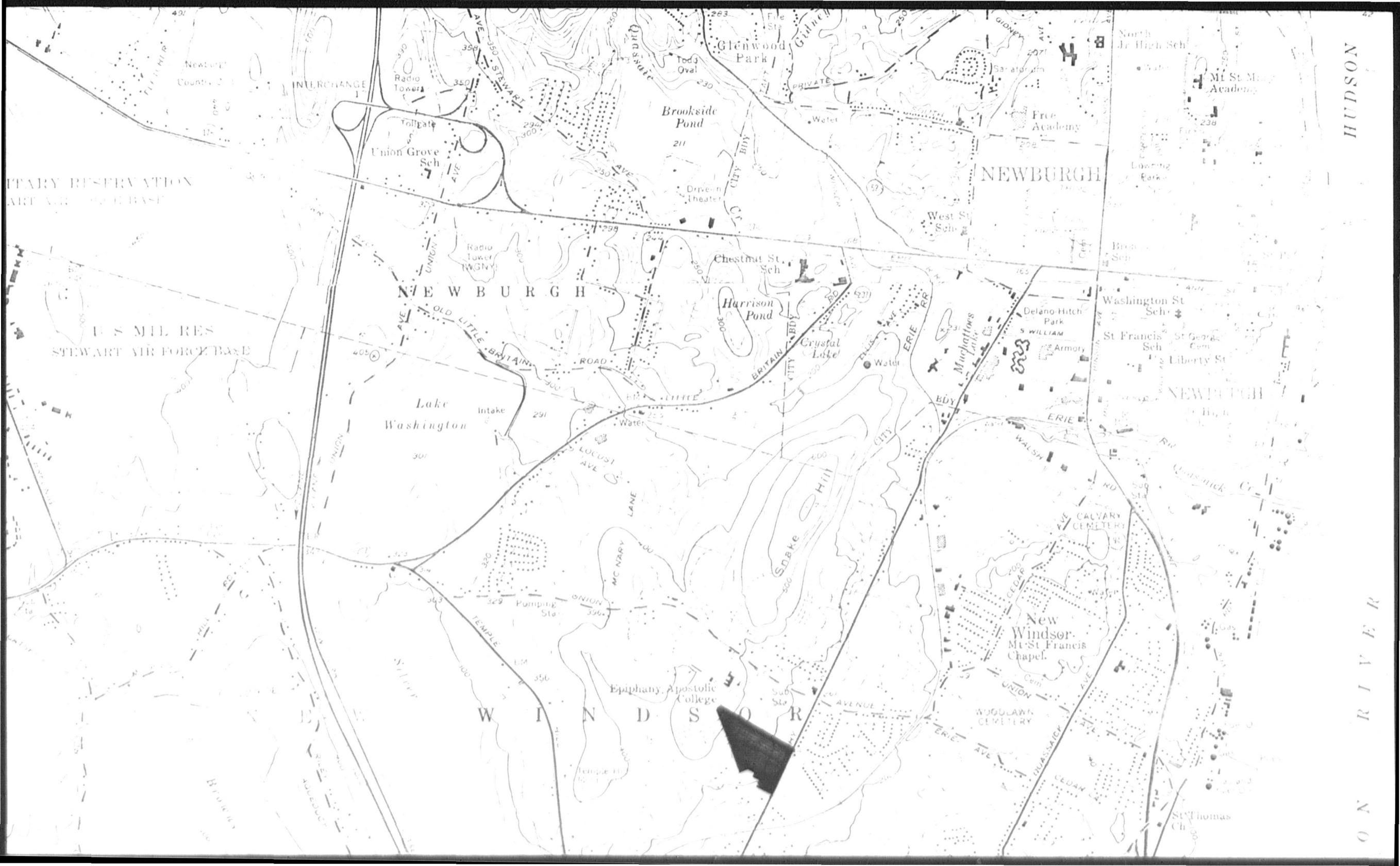


PRELIMINARY

THE COMMONS AT WINDSOR

TOWN OF EAST WINDSOR - ORANGE COUNTY, N.Y.

DEVELOPER: CONNELLY INDUSTRIES INC. - NEWBURGH, N.Y.



HUDSON

ON RIVER

MILITARY RESERVATION
STEWART AIR FORCE BASE

INTERCHANGE 1

Union Grove Sch

Brookside Pond

Glenwood Park

NEWBURGH

NEWBURGH

Harrison Pond

Crystal Lake

Lake Washington

Snake Hill

New Windsor
Mt. St. Francis
Chapel

Epiphany Apostolic College

WOODLAWN CEMETERY

St. Thomas Ch