PB# 81-12

Speiser-Carlin Joint Venture

Speiser - Carlin Joint Venture Sale Plan 81-12
Mountainview Apts.

General Receipt

4562

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

March 23 19 81

Received of Speiser / Carlin Joint Venture $ 25.00

Twenty Five DOLLARS

For Site Plan #81-12 Application fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check	25.00	

By Pauline G Townsend
Town Clerk

General Receipt

4613

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

June 23 19 81

Received of Speisor Carlin $ 25.00

Twenty-five and 00/100 DOLLARS

For Public Hearing Speisor Carlin

DISTRIBUTION

FUND	CODE	AMOUNT
25.00	Cash	

By Pauline G. Townsend
Town Clerk.

General Receipt

4915

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

Seaman & McGurk June 9 19 82

Received of Speiser Carlin $ 935.00

Nine Hundred Thirty-five and 00/100 DOLLARS

For Site Plan for Apartments 81-12

DISTRIBUTION

FUND	CODE	AMOUNT
$ 935.00 Ck		

By Pauline G. Townsend
Town Clerk

Title

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

Approved 6/24/81 AH
Town Clerk 6/29/81 AH
received fees 6/9/82 AH

#81-12

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED IN FULL PAYMENT OF THE FOLLOWING ACCOUNT

DATE		AMOUNT	
TOTAL OF INVOICES			
LESS ____ % DISCOUNT			
LESS			
TOTAL DEDUCTIONS			
AMOUNT OF CHECK			

.1021

MOUNTAIN VIEW ASSOCIATES
140 HUGUENOT STREET
NEW ROCHELLE, N.Y. 10801

6/8 1982 1-12/280 265

PAY TO THE ORDER OF TOWN OF NEW WINDSOR Park Land Funds 21,500.00

Twenty One Thousand Five Hundred and 00/100 DOLLARS

CHEMICAL BANK
150 HUGUENOT ST., NEW ROCHELLE, N.Y. 10801

[signature]

[signature]

⑈001021⑈ ⑆028000121⑆ 265⑈011221⑈

DELUXE CHECK PRINTERS-BY

Rec'd 6/10/82

SEAMAN, McGUIRK & ZECCOLA, P.C.
542 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

REMITTANCE ADVICE

MTV View Assoc -			Site Plan Review		
			Engineering fee		

108
280
0572

PAY Nine Hundred Thirty-Five & 00/100 DOLLARS

DATE	TO THE ORDER OF	CHECK AMOU
6/9/82	Town of New Windsor MT View Assoc -	935

ADDRESS

MARINE MIDLAND BANK
VAILS GATE, N.Y.

SAFEGUARD

Joe K. McGuirk

⑈000572⑈ ⑆028001081⑆ 078⑉73395⑉0⑈

81-12

#25

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name SPEISER-CARLIN JOINT VENTURE

Address 580 Midland Avenue, New Windsor, New York

1. Owner of the property New Windsor Associates

2. Location of the property:

Northerly side of Forge Hill Road behind Vails Gate Elementary School Property. Portion of Section 35 Block 1, Lot 59.22 - 14 ± acres.

3. Zone area _____

4. Nature of business:

5. Lot size: Front 80ft. Rear 625 ft. Depth 1100 ft.

6. Building setbacks: Front yard 90 ft. Rear yard 70 ft.

Side yards 170 & 280 ft.

7. Dimensions of new building 200 x 120 x 196 - thickness 60 ft.

Addition _____

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

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.

Signed: _____
(APPLICANT)

Maps Required for:

112 Dickson Street, Newburgh, N.Y. 12550

Planning Bd
Received
6/12/81
att #

June 10, 1981

Daniel J. Donahue, P.E.
Breckinridge Road
Mahopac, N.Y. 10541

RE: Mountain View Apartments
Rte. 32 (S.H. 9033)
Town of New Windsor, Orange Co.

Dear Mr. Donahue:

With reference to the revised sketch of the above proposed project submitted with Mr. John V. D'Aquino's letter of May 20, 1981, be advised that should the Town approve your proposal the Traffic Department will issue a permit for the construction of your entrance provided the necessary highway work permit application is submitted and your drainage design is acceptable. At this time your hydrology study of the project is still with the Regional Design Group.

Very truly yours,

D. F. Fullam
Resident Engineer

by: Dominick Bello
Asst. Resident Engineer

cc Town of New Windsor Planning Board
P. Cuomo - Town of New Windsor Engineer
J. Wickeri - Regional Traffic Group
J. McQuirk - Attorney

DFF:DB:lp

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

4/16/81

OFFICE OF THE ASSISTANT
SECRETARY FOR LEGISLATION
AND INTERGOVERNMENTAL RELATIONS

IN REPLY REFER TO:

Honorable Benjamin A. Gilman
House of Representatives
Washington, D.C. 20515

Dear Mr. Gilman:

Thank you for your letter of May 13, 1981 on behalf of Mr. Robert Mazurek of the Vails Gate Homeowners Association concerning Mountain View, a Section 8 elderly project proposed for New Windsor, New York. We previously corresponded with you on this matter on March 18, 1981.

As we noted in our previous response (copy enclosed), the New York Area Office is still in the process of reviewing this project. The owner has lost control of the originally proposed site and has requested permission to locate an alternative site; however, no acceptable submission regarding a new site has been made to the New York Area Office. In addition, a change of site cannot be approved at the Area Office level, but must be submitted to Headquarters for a final determination. In the event a site change is approved, HUD is required to submit the revised proposal to the local government for comment pursuant to the requirements of Section 213 of the Housing and Community Development Act of 1974, as explained in our previous letter. The New York Area Office is also required to conduct a technical review relative to the new site's compliance with site, neighborhood and environmental standards. We have forwarded a copy of Mr. Mazurek's letter to our New York Area Office for their consideration in any further processing of this proposal.

Thank you for your interest in the Section 8 program.

Very sincerely yours,

Office of Legislation and
Congressional Relations

Enclosure

NEW WINDS[redacted]EETING
TOWN HALL
WEDNESDAY[redacted] 7:30 P.M.

BOARD MEMBERS PRESENT: CHA[redacted]ARDO, LAWRENCE JONES,
HENRY VAN LEEUWEN, PHILIP[redacted]cCABE AND CARL SCHIEFER.
BOARD MEMBERS ABSENT: HEN[redacted]

OTHERS PRESENT: PHILIP C[redacted]G BOARD ATTY.
PAUL V.[redacted]ARD ENGINEER
HOWARD [redacted]ND ZONING INSPECTOR
SHIRLEY[redacted]SECRETARY

tape 219

Chairman Spignardo called [redacted]er at 7:30 p.m.
and presided over same. [redacted]explained to the audience
why the meeting was being [redacted]meeting room due
to a special meeting of th[redacted]

#1 on the Agenda:
Vails [redacted]n
Route [redacted]
repres[redacted]rr

Chairman Spignardo: The [redacted] approved by the Department of Transportation.

Mr. Barr: I went about wa[redacted]that is okay.

Mr. Jones: With that oil [redacted]e be a binder?

Mr. Barr: Just oil and ch[redacted]e.

Mr. Jones: Is there a dit[redacted]

Mr. Barr: Yes there is.

Mr. Cuomo: If he oils and [redacted]okay.

Mr. Barr: There is a ditch [redacted]d the property along there.

Mr. Infante: Are you going to open right away?

Mr. Barr: I am going to clear as soon as possible and oil and chip in a couple of months.

Mr. Infante: But, are you going to open soon?

Mr. Barr: Not until I put shale and an office in. If I had your permission I would put a car or two. Do you want to give me a date?

[redacted]

PREVIOUS DOCUMENT IN POOR ORIGINAL CONDITION

Mr. Infante: June 1st.

Mr. Van Leeuwen: 30 days.

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the site plan of Vails Gate Auto Sales located on Route 94 and June 1 completion date for oil and chip.

Roll call: Jones:yes
Infante:yes
McCabe:yes
Van Leeuwen:yes
Schiefer:yes
Spignardo:yes

Motion carried: 6 ayes, no nays. Fee paid

#2 on the Agenda:

New Windsor Associates 3 lot subdivision
Speiser-Carlin
represented by Mr. J. Speiser

Chairman Spignardo: There were not enough board members at the last meeting. Since then we have received a letter from Mr. Peter Garrison stating the Orange County Planning Department approve the New Windsor Associates 3 lot subdivision located on Route 32 in New Windsor, dated February 20, 1981.

Motion by Mr. Infante seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the three lot subdivision of New Windsor Associates (Speiser-Carlin) located on Route 32 in New Windsor, and collect all fees.

Roll call; Jones:no
Infante:yes
McCabe:yes
Van Leeuwen:yes
Schiefer:yes
Spignardo:yes

Motion carried 5 ayes, 1 nay. Fee paid - $75.00 Bal. Sub. Fee
$750.00 Recreation fee.

Mr. Speiser submitted a site plan and asked if he might return at a future meeting with it.

#3 on the Agenda:

Mt. Airy Mobile Homes
located on Mt. Airy Road
represented by Mr. Elias Grevas

Discussion by Board and Mr. Grevas in reference to the parking at the mobile home park.

Chairman Spignardo: It was brought to the attention of the Planning Board by Mr. Jones that in the New Windsor Code Book 27A-21 Off Street Parking. No on street parking.

Mr. Grevas: We will agree to the Boards wishes.

Chairman Spignardo: No Parking Signs posted in the new area.

Mr. Grevas: They will meet the conditions.

Chairman Spignardo; If there are no further questions, I will entertain a motion.

Motion by Mr. Jones seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the site plan of Mt. Airy Mobile Home Park with the condition there will be No Parking Signs in approved section. Collect all fees.

Roll call: Jones:yes Schiefer:yes
Infante:yes Spignardo:yes
McCabe:yes
Van Leeuwen:yes

Motion approved 6 ayes, no nays. Fee- $25.00 application fee paid
75.00 Bal. of Sub. fee paid
$100.00 Total

#4 on the Agenda:
Marilyn Finnelli Plan - Discussion
located on Little Britain Rd. (corner of Moores Hill Rd.)
represented by Mr. Finnelli

Chairman Spignardo: Mr. Collett, you checked this out?

Mr. Collett: The building is all right.

Chairman Spignardo: You will have car reproductions?

Mrs. Finnelli: We will have kits for sale.

Motion by Mr. Jones seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor approve the plans of Marilyn Finnelli located on Little Britain Road.

Roll call: Jones:yes Schiefer:yes
Infante:yes Spignardo:yes
McCabe:yes
Van Leeuwen:yes

Motion carried 6 ayes, no nays.

* This plan is located on an already approved site. Fee $25.00 application fee collected.

Correspondence
Hearing no objectiona a letter from David Ritter Ins. re: Farview Homes (Biagini) inquiring about a bond.
Mr. Cuomo and Mr. Collett to check on the Farview Homes Site.

Minutes

Motion by Mr. Van Leeuwen seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor approve the minutes of the February 11, 1981 as read.

Roll call: Jones: yes
Infante:yes
McCabe:yes
Van Leeuwen:yes
Schiefer:yes
Spignardo:yes

Motion carried Minutes approved.

Adjournment

Motion by Mr. Van Leeuwen seconded by Mr. McCabe that the Planning Board of the Town of New Windsor adjourn the meeting of February 25, 1981.

Roll call: Jones:yes
Infante:yes
McCabe:yes
Van Leeuwen:yes
Schiefer:yes
Spignardo:yes

Motion carried. Meeting adjourned. 8:45 P.M.

Respectfully submitted.

Shirley B. Hassdenteufel

SHIRLEY B. HASSDENTEUFEL
Recording secretary

Next meeting March 11, 1981

Legal Notice

PUBLIC NOTICE OF HEARING BEFORE THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 19, (5) of the Zoning Ordinance of the Town of New Windsor, a Public Hearing will be held at the office of the Planning Board, Town Hall, 555 Union Avenue, Town of New Windsor on Wednesday the 13th day of May, 1981 at 7:30 o'clock in the evening to approve, modify and approve; or disapprove the site plan of Speiser and Speiser for proposed 85 unit Senior Citizen small family housing project approximately 14.5 acres situated on the West side of Rte. 32, Vail's Gate, Town of New Windsor, New York behind Ponderosa Steak House, approximately 2/10 of a mile north of an intersection of Rte. 32 and Old Forge Hill Road currently owned by New Windsor Associates.

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York;

Dated: April 23, 1981

Ernest G. Spignardo
Chairman

State of New York

County of Orange, ss:

Everett Smith, being duly sworn disposes as says that he is ...Publisher...of the E.W. Smith Publishing Company, Inc., publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, and that the notice of which the annexed is a true copy was published. Once... in said newspaper, commencing on the .30th.day of.April.A.D.,1981, and ending on the .30th.day of.April. A.D., 1981

Everett Smith

Subscribed and sworn to before me this.13th.day of.May. 1981.....

Pauline G. Townsend

Notary Public of the State of New York
County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19__

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692
Appointed in Orange County
My commission expires Mar. 30, 19 83

Bill to be sent end of month to Speiser Carlin

ROADWAY
EXPRESS, INC.

P.O. BOX 471
1077 GORGE BOULEVARD
AKRON, OH 44309
216-384-1717

March 27, 1981

Township Board
Town of New Windsor
New Windsor Town Hall
555 Union Ave.
New Windsor, NY 12550

Re: Site plan approval for proposed Housing Project development to the southwest of Roadway Express, Inc.'s terminal at 308 Windsor Way

To Whom It May Concern:

This letter is intended to serve as written notice of Roadway's opposition to the captioned development. Roadway's interest in this matter is predicated upon its ownership of 2.49 acres which are improved with a truck terminal facility having 1,104 sq.ft. of office, 4,368 sq.ft. of dock, fueling and paving. This terminal facility is adjacent to the captioned development. Roadway's property is situate within a Planned Industrial Zone (PI) and conforms to zoning requirements. This facility was constructed in approximately 1964.

The proposed development is located in a non-residential area. To the north of the proposed development is a Volkswagen dealership and repair, a Canada Dry distributor, a dress manufacturer, and a trailer parking area. On the east is a motel and a restaurant. These uses appear to be wholly incompatible with the proposed housing development.

Concerning the site plan itself, Roadway is of the opinion that the Town Engineer should closely scrutinize the drainage plans and storm water runoff calculations for the proposed development. Roadway is a lower property owner and must rely on the expertise of the Town Engineer in order to insure that a flooding problem will not be created on Roadway's property. Additionally note that the slope of the hill between the proposed building and Roadway's yard is quite steep, i.e. approximately 18%. Such an area will undoubtedly attract children to play. Such a steep slope may also create a hazard if efforts are not made to provide some type of guardrails, etc.

The proximity of high density residential developments to industrial areas inevitably causes problems. Roadway's business is a 24-hour operation. The

majority of Roadway's equipment consists of 45' long trailers and diesel tractors. Additionally, the freight on the dock is moved by tow motors during all hours. Such an operation may disturb some of the future occupants of the proposed residential development. Roadway certainly is of the opinion that the developer and its successors, assigns and tenants should be estopped from complaining about Roadway's operation and from raising any type of a nuisance argument with the Courts or the Town itself. In the event the proposed development is permitted by the Town, Roadway does not want to be placed in the position of defending the nature of its operation or the conduct of its business simply because of the close proximity of a residential development. Likewise, residential developments typically cause problems for truck terminals. These problems include trespass, theft and additional automobile traffic. These problems are especially prominent in high-density residential developments.

The basic reason for all zoning laws is to protect and promote the public health, safety and general welfare of the community. Roadway is of the opinion that the proposed development, as depicted on the proposed site plan, would violate these basic principles.

Roadway's local Terminal Manager, Mr. Tom Bock, will be present at the next public meeting which will address this issue. Mr. Bock will read this letter into the public record, as well as add his own thoughts on this matter.

Very truly yours,

Robert A. Lucas
Real Estate Attorney

RAL:rg

cc: Mr. Richard Huff
259 Vails Gates Hts. Dr.,
New Windsor, NY 12550
Dan Bloom, Esq.
Bloomington Grove Turnpike,
New Windsor, NY 12550
Tom Bock - Term. Mgr. 123

TO: New Windsor Planning Board

FROM: Town Fire Prevention Bureau

DATE: 29 April 1981

SUBJECT: Site Plan of Mountain View Apartments

****

At a meeting of the Town of New Windsor Fire Prevention Bureau held on 28 April 1981, the aforementioned site plan was rejected. It was rejected because the water main does not comply with Section 21-10, Paragraph D on page 2106 of the Code of the Town of New Windsor.

This paragraph states: "Water main lines must loop into the water system and dead-end mains are prohibited."

In order to comply with the town code, the water main would have to loop to Old Forge Hill Road or back to Route 32. A valve is recommended to be placed between the two (2) hydrants so that in the event of a break in the water main, there will always be an adaquate water supply at one hydrant.

Respectfully submitted,

Robert F. Rodgers
Fire Inspector

Planning Bd.
Received 5/13/81
pk

James M. Speiser
ATTORNEY AT LAW
580 MIDLAND AVENUE
YONKERS, NEW YORK 10704
914 965-1963

May 4, 1981

Roadway Express
James Maxwell, Properties Dept.
1077 Gorge Blvd.
Akron, Ohio 44310

Re: Mountain View Development

Dear Mr. Maxwell:

I forward this correspondence to you in an effort to better clarify our intention concerning the construction of the proposed housing development in New Windsor, New York. Please be advised that we fully intend not to disturb the foilage which currently exists between your property and ours.

As you are aware there is approximately 500ft. between your loading area and the nearest window of the building. With the retention of the dense existing foilage and the natural barrier that the slope of the land provides we expect that there will be no problem with any noise resulting from your operation. However, in the unlikely event that there still remains some problem we agree to construct a fence to act as a further acoustical barrier.

I hope that this meets with your approval and that we can have your support in the construction of this much needed housing.

Very truly yours,

James Speiser
Attorney for
MOUNTAIN VIEW ASSOCIATES

JS:dmw

cc Thomas P. Bock

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, JUNE 10, 1981 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, HENRY VAN LEEUWEN, LAWRENCE JONES, PHILIP INFANTE, C. JAMES McCABE, CARL SCHIEFER AND HENRY REYNS.

OTHERS PRESENT: PAUL V. CUOMO, PLANNING BOARD ENGINEER, PHILIP CROTTY, JR. - PLANNING BOARD ATTY., HOWARD COLLETT, BUILDING & ZONING INSPECTOR, DINO SCIAMANNA, COUNTY LEGISLATOR, AND SHIRLEY B. HASSDENTEUFEL-SECRETARY.

tape #227

Chairman Spignardo called the meeting to order at 7:30p.m. and presided over same.

#1 on the agenda: Nome Industry-

cancelled.

Chairman Spignardo: Since Nome Industry cancelled we will now call Mr. Speiser of Mountainview Apartments who has asked to be placed on the agenda for this evenings meeting.

#2: Speiser - Mountainview Apartments Site Plan
located off Route 32
represented by Mr. Max Speiser and Mr. Donahue

Chairman Spignardo read a letter dated 6/10/81 from Dom Bello of the Department of Transportation re: curb cuts for this site plan. (see attachment #1) They will give curb cuts. Earlier letter not agreeable. We will wait for hudrology study.
Our Attorney has been in contact with Speiser's Attorney. A note from their Attorney to Attorney Crotty stated "The Planning Board Attorney had in his possession a "Pedestrian Easement" from Sam Linder and it is executed. We have not seen this yet. At our next meeting we must make a decision for 43 day have elapsed at the June 24th meeting.

Mr. Jones: It is no fault of the Planning Board that the time has run out. They didn't have the proper documents.

Mr. Speiser: The studies have been approved verbally.

Chairman Spignardo: We must have it in writing. It must be in the folder.

Mr. Cuomo: They called me.

Mr. Infante: Can we take a vote "subject too"? We can stamp it when they come in. In the past we have. It has been aired out.

Chairman Spignardo: That is up to this Board. Paul, "have you gone further into the water main situation?"

Mr. Cuomo: Leave loops requested. We did a pressure test. Very good. Senior Citizens will have maximum pressure. There are three loops. There is plenty of water in the mains. Open all the way -40 lbs. of pressure.

Mr. Speiser: We would appreciate approval subject too.

Chairman Spignardo: I would not recommend it. I would like to wait until the next meeting. It will be 43 days.

Mr. Infante: What is needed?

Mr. McCabe: Everything is in the works. You are in contact with both.

Mr. Cuomo: Yes. They are fine with the hydraulic study. Everything is approved.

Mr. Schiefer: Two weeks from now. We have a crisis if those things aren't in.

Mr. Van Leeuwen: It is to big a project not to wait.

Mr. Infante: I don't see how this effects the project on engineering.

Mr. Schiefer: Don't get me started on our Engineer. He has taken sides in this issue. Let's drop it.

Mr. Cuomo: Wait, you don't make statements like that without me .....
tape noisy.

Mr. Schiefer: Nothing in public.

Mr. Cuomo: I am bringing it in public because you brought it up.

Mr. Schiefer: That was a mistake. I feel that .....
(noise)

Mr. Cuomo: Do you have any factual data.

Mr. Schiefer: Just from listening to you talk.

Mr. Cuomo: How long have you been on this Board?

Mr. Schiefer: Over a year.

Mr. Cuomo: Have you ever seen any of the projects that I do? I treat everyone fairly.

Mr. Schiefer: Paul, don't get my opinion of what you did for this town.

Chairman Spignardo: Let's not get into personalities.

Mr. Cuomo: Mr. Chairman, he made this public and I have to refute it.

Mr. Schiefer: I personally feel you are very much in favor of this program and I as an Engineer don't think you should take sides.

Mr. Cuomo: Are you a professional Engineer?

Mr. Schiefer: Yes, I havebeen at it longer than you.

Mr. Cuomo: Licensed?

Mr. Schiefer: No. You are not an Engineer in my book Paul.

Chairman Spignardo: Let's not get into personalities. Let's cut that out. That is enough of that. Get together after the meeting.

Mr. Schiefer: I asked you not to bring it up.

Mr. Cuomo: You brought it out.
Mr. McCabe: Why not vote subject to?
Chairman Spignardo: Are there any more comments?

Motion by Mr. Infante seconded by Mr. Reyns that the Planning Board of the Town of New Windsor instead of waiting 45 days approve the Speiser Project located off Route 32 (Windsor Highway) subject to the Hydraulogy Study and the approved copy of the easement to Planning Board Attorney Philip Crotty, Jr.

Roll call: McCabe:yes -yes Schiefer:no
Infante:yes Van Leeuwen:no
Reyns:yes Jones:no
Spignardo: no

3 ayes, 4 nays. Vote will be taken at the June 24th meeting.

Chairman Spignardo: We will still be voting within the 45 days. That is all we can do this evening

Minutes
Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the minutes of the May 27, 1981 minutes as read.
Roll call: McCabe:yes Schiefer:yes
Infante:yes Van Leeuwen:yes
Reyns:yes Jones:yes
Spignardo:yes
7 ayes, no nays. Minutes approved.

Adjournment:

Motion by Mr. Jones seconded by Mr. Reyns that the Planning Board of the Town of New Windsor adjourn the meeting of June 10, 1981.

Roll call: McCabe:yes Schiefer:yes
Infante:yes Van Leeuwen:yes
Jones:yes Reyns:yes
Spignardo:yes

7 ayes, no nays - Meeting adjourned 8:22 p.m.

Next meeting June 24, 1981 - 7:30 P.M.

Respectfully submitted,
Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording Secretary

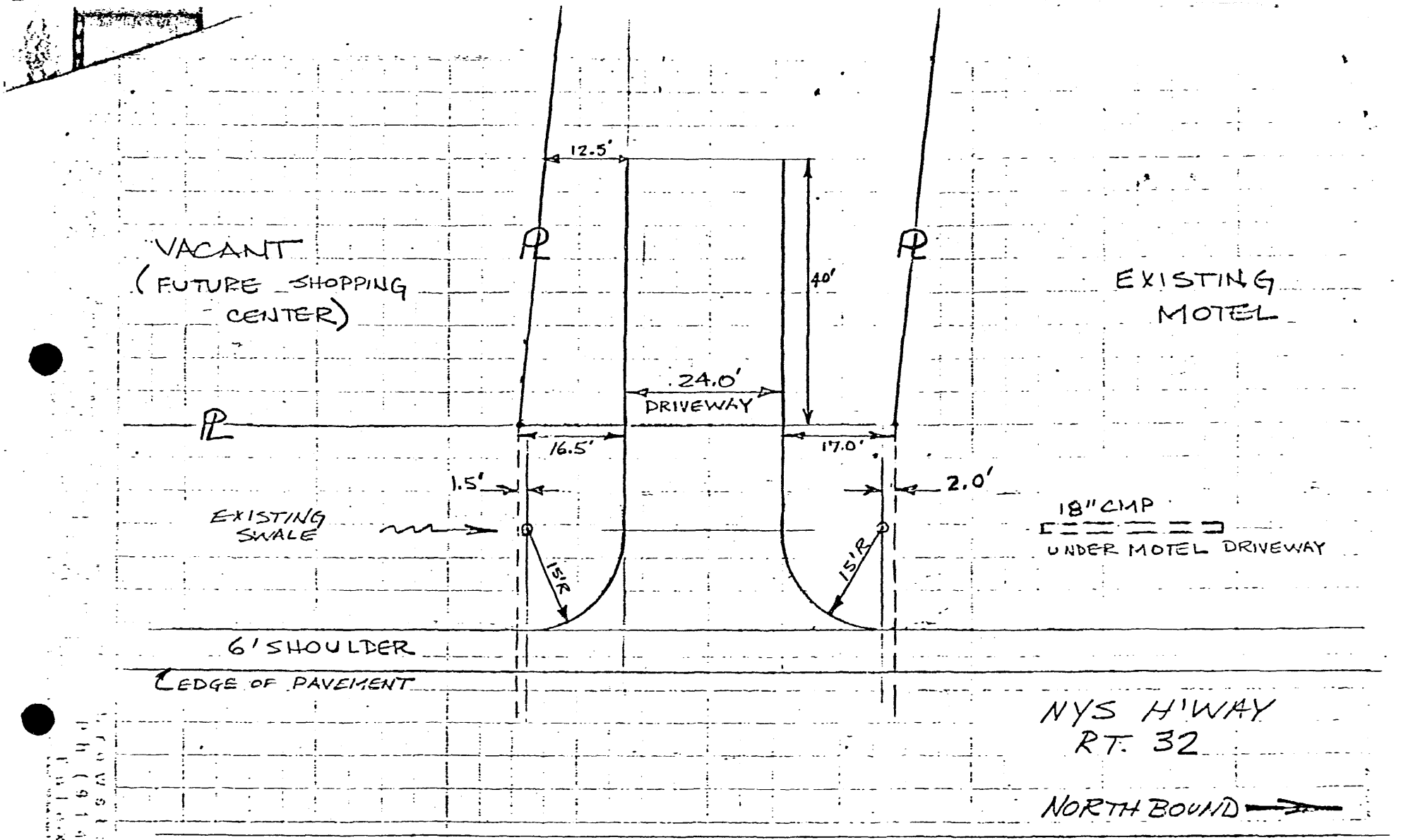
PREVIOUS

DOCUMENTS

IN POOR

ORIGINAL

CONDITION



SCALE 1" = 20'

CORNER ∠ = 90°

PROPOSED DRIVEWAY
MOUNTAIN VIEW APTS.
NEW WINDSOR (T)

Oscawana Lake Road
Putnam Valley, N.Y. 10579
May 20, 1981

Mr. J. Wickeri
New York State
Department of Transportation
Traffic Safety Division
4 Burnett Blvd.
Poughkeepsie, N.Y. 12603

RE: Proposed Mountainview
Apartments
New Windsor (T)

Dear Mr. Wickeri:

Enclosed is a sketch showing the geometrics of a revised driveway cut for the above captioned project.

It is the understanding of this writer that review of the drainage aspects of this project has not been completed by your office. Therefore, the enclosed sketch does not include the proposed drainage facilities.

Please advise this writer or Dan Donahue as to the acceptability of the revised geometrics on the enclosed sketch as well as the drainage information shown on the plan and in the engineer's report forwarded to you previously.

Your prompt attention to the above will be appreciated.

Very truly yours,

John V. D'Aquino

John V. D'Aquino, P.E.

JVD/ld
Encl.

cc: [illegible] M. Speiser
[illegible] Cuomo
[illegible]

RECEIVED
MAY 26 1981
TOWN ENGINEER'S OFFICE
TOWN OF NEW WINDSOR

PLANNING BOARD

received 5/11/81 ph

To: Mr. Ernest Spignardo, Chairman
Planning Board

Subject: Speiser/Carlin

Date: May 6, 1981

I discussed the Speiser/Carlin water line with Mr. Richard Hotaling of the Fire Board.

Mr. Hotaling appeared concerned by the fact that there are no turn off valves on the 10" water line on Route 32 between Old Temple Hill Road and Willow Lane.

Without valves, it would be impossible to isolate the line on Route 32 in the event there is a water main break during a fire at the Senior Citizen complex.

I therefore recommend, as I stated in my other memo, in order to provide optimum fire service to the Senior Citizen complex that the water line to Speiser/Carlin remain as designed by Speiser/Carlin with the addition of two valves into the existing 10" line, said valves to be located on each side of the service line to the Senior Citizen complex.

Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

cc: Supervisor John A. Petro
Town Board Members
Mr. R. Hotaling /Fire Board Members
Mr. Rodgers Fire Inspector
Mr. Tad. Seaman, Attorney for the Town

NEW WINDSOR PLANNING BOARD PUBLIC HEARING
TOWN HALL
WEDNESDAY, MAY 13, 1981 7:30 p.m.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES, HENRY VAN LEEUWEN, PHILIP INFANTE, JAMES McCABE, CARL SCHIEFER AND HENRY REYNS.

OTHERS PRESENT: PAUL V. CUOMO, PLANNING BOARD ENGINEER
PHILIP CROTTY, JR., PLANNING BOARD ATTORNEY
SHIRLEY HASSDENTEUFEL, SECRETARY

TAPE 224

Chairman Spignardo called the Public Hearing to order at 7:35 p.m. and presided over same.
The secretary was asked to read the Public Hearing notice of the Speiser Carlin plan published in the official Town of New Windsor paper, The Sentenal.

The secretary read the notice and accepted the receipts of letter sent to property owners within the 500 ft. of property.

Chairman Spignardo asked the audience to hold questions until after the presentation.

Mr. Speiser: Let me first say we have been before the Planning Board for the past 2½ months. Quite a bit of their input is in this. Public input - we are here for it tonight. If we can do anything to make it better we will.
I will let Jack Costa explain to you.

Mr. Jack Costa, Architect: The three plans here are:
1. location of parking. 1 inch = 40 ft.
2. Site- grading and site plumbing
3. Site development in detail.

The building is shaped in a letter J. Two wings off center portion.
Entrance off Rt. 32.
Parking is terraced. Around the parking we indicated landscaping.
Treees. Screening to provide privacey from other areas.
Surface ramp.
Mr. Costa showed fire lane which will aso serve as walkway.
Walkway to Forge Hill Road. Walkways separated from apartments.
There is a particular seating area for the Senior Citizens.
Mr. Costa switched to another plan showing the seating area, raised planting area, bushes and ground vocer.
Somewahat further away will be a tot lot for very young youngsters with their mothers. Certain areas will be left alone and undisturbed. Additional areas will be seeded.

Mr. Speiser: Additional parking. We estimate 30 to 50 cars, as you can see we have many more parking spaces than needed.

Mr. Dan Donahue, Site Engineer: The Town indicated they will be able to supply water and 8 inch sewer.
Mr. Donahue showed where the hydrants were in the front and in the rear. Storm retention on site.
Mr. Donahue stated that it will handle the water. The retention basin about four (4ft) ft. deep. Drain. Six foot (6ft.) fence around the retention pond.

Mr. Speiser: There are 14½ acres. 6 units to acre. It will be open. The rest in natural state except for parking.

Chairman Spignardo: Address the planning Board first.

Linda Mazurik, Vails Gate Heights: What are the size of the apartments? The size of the two bedroom apartments.

Mr. Costa: There are 55 - 1 bedroom apartments. 30 - 2 bedroom apartments. 1 bedroom is 625 ft. 2 bedroom - conform with the Town requirements.

Mr. Speiser: They conform with HUD.

Mrs. Mazurik: Would you happen to know the size?

Mr. Costa: The plans when ready will be according to the Town of New Windsor specifications.

Mr. Speiser: Over 600 square ft.

Mr. Robert Mazurik, President of the Vails Gate Heights Homeowners Association: Roadway Express. The letter I would like it read by the Chairman and put into the minutes.

Chairman Spignardo read a letter dated March 27, 1981 from Roadway Express, Inc. to the Town Board re: Site approval for the proposed development to the southwest of Roadway Express, Inc., terminal at 308 Windsor Highway. (letter attached, copy) (attachment #1) from Mr. Robert Lucas.

Mr. Bock, representative of Roadway Express, Inc.: Mr. Speiser gave us a letter which has remedied some of the items in the letter. We are having letter sent in regard to this. Our original letter will be withdrawn. Mr. Speiser stated if there are any complaints in the future as to the noise or trespassing on our property he would construct some kind of a barrier or fence to remedy the problem. The drainage problem has been resolved.

Chairman Spignardo: You wish to withdraw that letter then. Are there any remaining complaints?

Mr. Bock: The only complaints were originally stated in that letter.

Mr. Speiser: Yes, I have a copy of that letter that was sent to them. That letter was forwarded based on certain misinformation Roadway was given; not by us, but other sources concerning the information bout the location of the building, size of building, and intent as to lse of area. Once we sat down with a plan and

showed what we intended to do and gave additional assurance that if there is a sound problem we would deal with it. We spent time substantial time on the property. There is 400 ft. to 500 ft. from our building to their loading. There is a swale between properties. Our building is sound proof. If there is noise we will deal with it. I think Roadway is satisfied. This is residential next to Industrial Zoning or Commercial Zoning. There has to be a barrier some place.The line is draw somewhere.

Mr. Mazurik: I am very sorry that Roadway withdrew support to us. As for Mr. Speiser's insinuations that mis-representation was said. A site plan was sent to Akron, Ohio. They evaluated this themselves. I would like to go on a little further. About this path they built. I would like to know if there are any lights or hand rails? I mean, this is for the Senior Citizens.

Mr. Speiser: At the present time the path is planned not to have any lighting on. The reason for that we felt the path was not to be used in the evening hours. The people who would be using it would be the elderly in the day time. The intent was not to make this a path that was accessable at night where people from other areas might come into the project as well as somebody going out. In the evening hours if someone wants to get out or to get onto one of the other roads they should use the road. At the present time we have not put a hand rail on this path. I have never heard of a handrail on a path of this length. The intent was an open walkway through a wooded area.

Mr. Mazurik: if the Senior Citizen wants to shop at night he is forced to go on Route 32 because of no lights. This is utterly ridiculous. As far as a hand rails go for Senior Citizens, when it rains things becme slippery and we these people are carrying packages or whatever there should be something for them to grab onto or help them along. They are going to be Senior Citizens. They are not as agil as most of us or some of us.

Chairman Spignardo: Thank you. We will take that under consideration. Yes. The Board will discuss it.

Mrs. Mazurik: May I please have the result of the DOT study that I assume was done on this.

Chairman Spignardo: Did you receive the.....

Mr. Speiser: We didnot receive the letter from the DOT approving the cut. However, we had a meeting today with the DOT and the Town Engineer. We basically discussed this situation. We did receive an indication from him that we would receive some time of approval in a short period of time. The conversation was such with - was based on size of road and cuts on either side of road. The understanding that we left with was we would supply 24 ft. roadway with two 15 ft. radiuses. Then an additional 1½ ft. on either side of the radiues going out. Now that is kind of mis-leading for there is nothing on this side of the road or this side of the road. The curb cuts are already set for this property and as I understand it the present plan is

do not allow curb cut right on top of this property. So you are going to have substanial area between the two sides of this road with nothing there. I think I am not as qualified as the Town Engineer to speak further.

Chairman Spignardo: There is nothing we can do until we get a letter from the DOT. We will see exactly what the conditions are that they set down.

Mrs. Mazurik: I am bewildered. How can we have a decision made approving this project or disapproving this project, if there has been no study by the DOT.

Chairman Spignardo: There will be no decision made this evening.

Mrs. Mazurik: Then can I ask why a Public Hearing is being held, if no decision can be made on this project?

Chairman Spignardo: Why? We want input from the public. We invited the public so we can get input so we can possibly add more conditions to this plan.

Mrs. Mazurik: Can I assume then there will be another Public Hearing?

Chairman Spignardo: Not by this Board. No.

Mrs. Mazurik: I assumed there would be another Public Hearing. I thought at a Public Hearing all the information was given forgive me, I am not familar with all these type meetings. All information is given, the public hears all the information that it is suppose to hear. If you don't have the DOT decision we haven't heard all the information and therefore we can't give the complete proper input into this because we don't know all the information. If there isn't another Public Hearing.

Chairman Spignardo: There will be another Public Hearing by the Town Board which you can address it then.

Mrs. Mazurik: Not by the Planning Board?

Chairman Spignardo: No. The Town Board has the right to make their changes also.
What happened there at that roadway is very minor. It can be changed a foot there but basically it is going to be right where it is now. There is not going to be that much change there.

Mrs. Mazurik: Regardless, it is something that a department that is set up for this particular purpose has to decide on.

Chairman Spignardo: If it doesn't get approved DOT and it doesn't get approved by this Board it doesn't get approved period. There is no danger of anything getting by us.

Mrs. Mazurik: In other words we will have no idea when we leave here exactly how the Board feels about this.

Chairman Spignardo: No, from this date - from this Public Hearing we have 45 days. We must make a decision in 45 days. There will be no decision here this evening.

Mr. Mazurik: What if you don't have DOT approval within the 45 days?

Chairman Spignardo: That is a hurdle that they have to worry about.

Mr. Ken Hommel: Then within 45 days if they have not met every specifications of this Board and DOT, then they would not have approval.

Chairman Spignardo: That is right. If they don't meet specifications. We have to make a decision either positively or negative in 45 days.

Mr. Hommel: Things have changed in the initial plans? How many are Senior Citizens and how many are low income? What is the requirement of low income? What do they classify as low income? Apartments 85 and 1 for superintendent.

Mr. Speiser: The information can be made public if the Planning Board feels that this is an issue to be taken up at a Planning Board Public Hearing. It is not that we are hiding anything it is that I am not sure it is germain to this particular..

Chairman Spignardo: It is nothing to do with the site. They are law. They will have to be followed by law. Give amount of rooms.

Mr. Speiser: 50 elderly, 5 - 1 bedroom family and 30 - 2 bedroom family.

Mr. Hommel: The last time there were two two figures given. I don't know if that has changed.

Mr. Speiser: If you give HUD a call they will give the information. It is public. It changes fast.

Mr. Hommel: I assumed you presented this as part of the information to the Public.

Chairman Spignardo: The Town Board will have to address that, not this Board.

Mr. Hommel: I would think you would want to know the level of the individuals that are moving into that community.

Chairman Spignardo: The Town Board would have to address that.

Mr. Hommel: You are just going over the site plan?

Chairman Spignardo: We are just going over the site plan. Right.

Mr. Mazurik: The road going out to Old Forge Hill Road, am I correct. That looks very close to school property.

Mr. Speiser: That is correct. It is along the line of our property and the school property.

Mr. Mazurik: It looks very close to the school property. If that is on school property it is illegal. Have there been any documentations saying that is not on school property.

Mr. Speiser: I would hope that our surveyor would have properly surveyed the property and the path is on our property.

Mrs. Mazurik: Mr. Cuomo made a comment about DOT.

Mr. Cuomo: It is a clarification not a comment. As was stated I went to Poughkeepsi today for two projects. There are two projects side by side. DOT was not aware of the other project. He was aware of this project. We have a project going in also for a shopping center. The boss reviewed tis ore. The reason I went for this was the cut. DOT as I stated has certain rights. State has rights. Town has certain rights. State suggests how they would like it cut. The Town Board has the approval on cuts. We all try and work together. We work together with agencies. We don't approve something that the State doesn't approve, and vice versa. However as far as the final say. The Town of New Windsor Planning Board has the approval on cuts as I have stated many times. However they do give work permits. That is after everyting is done. When these fellows want to put a curb cut in they have to get a permit. It is beholden that we all work together. We get a mutual approval. They have a standard. When you have a cut. They want 5ft. straight run, 15 ft. tangent and then another 5 ft. This is the highway. This is a paved surface. This is their standard cut. There suggestion is the Town of New Windsor put 1 or 2 cuts. This is something the State wants. This is a standard cut. 24 ft. You don't need parking with this site plan. I discussed this with District engineer in Poughkeepsi. He says, $1\frac{1}{2}$ - $1\frac{1}{2}$. What is problem. With allowing 1 or 2 is more than enough. They say this is a sub-standard cut. They will go with this Planning Board approval. They want a cut for 3. One that immediately seals off.

Mr. Mazurik: According to Senator Schermerhorn, he said he would make sure a thorough study would be made. DOT promised no cuts. They would have an in depth study. The traffic on Route 32.

Chairman Spignardo: I am sure that they will make a good study.

Mr. Cuomo: They are making a study. That is why I wanted to explain what Mr. Wickery said. I just got into it to show how minor it is. That is what the letter will say.

Mr. Mazurik: By the time the study is finished it will be past the 45 days.

Mr. Speiser: Not to start the study.

Mr. Cuomo: The study has been done. It will be a letter to the District Engineer. Mr. Wickery said the study is over with.

Chairman Spignardo: Any other questions?

Mrs. Mazurik: Has the local Fire Department approved all the hydrants and fire lanes.

Chairman Spignardo: Yes, they have.

Mr. Felix Simalaski: One main entrance. How would you get out of there if there were a fire. If the road was blocked off.

Chairman Spignardo: You wouldn't. There is a walkway. I live on a cul-de-sac if the road was blocked I wouldn't get out either.

Mr. Mazurik: If there was a car parked there would a fire truck be able to pass it. Will they install no parking signs?

Chairman Spignardo: There will be no cars parked there. The road way will be 24ft. wide.

Mr. Van Leeuwen: No truck is more than 8 ft. wide.

Councilwoman Cynthia Donachie: The adequatecy of fire protection. One pipe. If this were blocked, how would you supply the water?

Mr. Donahue: Set of curcumstances. Normally wouldn't occur. If it happened in another part of Town, what would happen? It could happen. Water line is done according to Town specs.

Chairman Spignardo: Planning Board along with the Fire Inspector have required loop. It has not changed yet.

Councilwoman Donachie: Would you indicate a change?

Mr. Cuomo: We have no valves between Old Forge Hill Road and Willow Lane. That is our biggest problem. If there is a break on Route 32 it is impossible to locate break. I have a memo in now to the Planning Board asking for some valves.

Mr. Hommel: When you are talking about valves I would assume this involves water pressure. Has there been a study made to see if there is adequate water pressure?

Chairman Spignardo: These are shut off valves. The second question - Fire Commissioners take care of that.

Councilwoman Donachi: Could you be specific or elaborate on D.S.I to project? - to shopping center? water pressure low?

Mr. Cuomo: We just recently put a larger main in there. I was hesitant about the loop. I will check with the Water Department. We do run tests. I am sure we have enough. We just put in a 20 inch main.

Mr. Mazurik: Have there been Enviromental Studies been made?

Chairman Spignardo: It has been gone over by the Planning Board and we have decided that there is no Enviromental Impact statement required. It has been studied by Engineer.

Mr. Mazurik: You are going to have to fill in. Are there any wetland problems?

Chairman Spignardo: We don't feel there are any. If there are any they will have to fill in. That is why they have the holding pond. They must have the site properly drained. We do know there are spots.

Mr. Mazurik: Right acrossed from the school property is solid wetlands.

Mr. Speiser: To be determined as a Wetland? We don't have an area....(noise)
You can call DEC in New Paltz.

Mr. Hommel: This project is 14½ acres.
What about remaining area?

Mr. Speiser: We don't own. We have no options and we have no further intentions.

Mrs. Mazurik: How many parking spaces?

Chairman Spignardo: I believe 129 parking spaces. They have more than the required number.

Mr. Mazurik: It was brought up earlier. During the Zoning Board Hearing.. ZBA - size of parking. Also, if I remember HUD will not finance additional ft.

Chairman Spignardo: They conform with requirements. You are right, that does not have anything to do with this.

Councilwoman Donachie: Has the Planning Board required Speiser to have another road for safety factors?

Chairman Spignardo: We wanted to avoid traffic on Old Forge Hill Road. When they were on the other lot they did not want traffic on Old Forge Hill Rd.

Mrs. Mazurik: Another question - Shopping center. Is there a safety problem?

Chairman Spignardo: There is always a safety problem. Every piece of land has to have a curb cut. There is no way we can avoid them. We try to limit them.

Mrs. Donachie: I would strongly make a suggestion that these Senior Citizens should have another road. (noise on tape) Because of Route 32 traffic.

Chairman Spignardo: If no further questions, we will open questions to the Board.

Mr. Schiefer: You said theFire Insector did approve this?

Chairman Spignardo: The Fire Inspector approved the plan. They recommended the loop.

Chairman Spignardo: If there are no further questions, I will entertain a motion to close this hearing.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor close the Public Hearing of Speiser Site Plan.

Roll call: Jones-yes
Infante-yes
McCabe-yes
Reyns-yes
Schiefer-yes
Van Leeuwen-yes
Spignardo-yes

7 ayes, no nays. Hearing closed. Time 8:49 p.m.

Respectfully submitted,
Shirley B Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording secretary

NEW WINDSOR PLANNING BOARD SPECIAL MEETING
TOWN HALL
WEDNESDAY, APRIL 29, 1981 7:30 P.M.

Received 5/28/81 10:00 AM

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES, HENRY VAN LEEUWEN, PHILIP INFANTE, C. JAMES MCCABE, CARL SCHIEFER AND HENRY REYNS.

OTHERS PRESENT: PHILIP CROTTY JR., PLANNING BOARD ATTORNEY, PAUL V. CUOMO, PLANNING BOARD ENGINEER, HOWARD COLLETT, BUILDING & ZONING INSPECTOR, SHIRLEY B. HASSDENTEUFEL, SECRETARY

tape #223

Chairman Spugnardo called the special meeting of the New Windsor Planning Board to order promptly at 7:30 P.M. and presided over same.

Speiser-Carlin (Mountainview Apartments)
off Route 32
represented by James Speisser, Mr. Hustis

Chairman Spignardo: Your Public Hearing notices went out today, they are null and void. They were sent out without our approval. We have not heard from the DOT.
Tonight you were to bring in DOT approval of road cut if you had it.
Playground equipment.
Fire Commission approval and two easements.

Mr. Speiser: These items would be submitted if we had them. We have resubmitted updated maps.

Chairman Spignardo: The Fire Inspectors report regarding fire hydrant and loop system.

Mr. Cuomo: They get less water with a loop system. The law should be changed. I am a professional Engineer. I feel that should be changed.

Chairman Spignardo: They claim if there is a break, they will no water at all to service.

Mr. Speiser: If it is required by the Fire Code we will do it.

Mr. Hustis: Mr. Donahue will be in touch with the Fire Inspector. I don't believe it is a major problem.

Chairman Spignardo: Does any member of the Board or the Attorney have any thing to say?

Atty. Crotty: Let it be recorded on the record Section 617.7 of the State Enviromental Act. Designation of Lead Agency or Unlisted Action.

Mr. Jones: They have a water table. Is that surface water?

Mr. Hustus: Below ground.

Mr. Jones: What about surface water? How did you determine, I was there today.

Mr. Speiser: Test Boarings.

Chairman Spignardo: Would you give us copies?

Mr. Speiser: Yes.

Mr. Infante: Footing loads or water?

Mr. Speiser: Both.

Mr. Infante: Rock?

Mr. Speiser: We did that too.

Mr. Infante: Any shale?

Mr, Hustis: No surface. No great amount in test.

Mr. Infante: That is the area that I was concerned about.

Mr. Hustis: Clay shale base would be better.

Mr. Jones: What do you call water surface?

Mr. Hustis: We are talking about ponding area.

Mr. Jones: On the right you step in bog.

Mr. Hustis: Water is not continuous.

Mr. Jones: Yes, it is.

Mr. Hustis: That is the area that you talked about before.

Mr. Jones: I was there today. My interest is in the Town of New Windsor. Water surface is not 0.

Mr. Speiser: If you go there in July it is probably dry. It refers to ponds.

Mr. Hustis: We don't have area greater than one acre.

Mr. Jones: The end of the property by the stone wall. Equipment had trouble getting through.

Mr. Speiser showed on the map where Mr. Jones spoke about.

Mr. Jones: There is an alleyway your surveyors went through.

Mr. Hustis: Where the building is there is open field. This area was picked.

Mr. Jones: End of stone wall - tire tracks are there is water. There is a stream in there. How will you contain it?

Mr. Speiser: The way we designed the area and with proper excavating and draining this will be taken care of.

Mr. Jones: How will you stop the continuous flow of surface water?

Mr. Hustis: Curtain drain. Blind ditches. It is easier to put in now.

Mr. Speiser: We will be living with this project for thirty (30) years or longer.

Mr. Jones: We have had developers who have been going to put swales in and and then after they leave it.

Mr. Speiser: We realize this and we would build the way we have previously.

Mr. Jones: If my brother was here I wouldn't give into him either.

Mr. Infante: What would percentage be?

Mr. Hustis: Less than 1/3rd.

Mr. Infante: It could follow contours.

Mr. Jones Who rules on Enviromental statement?

Mr. Speiser: I made a statement about HUD doing their own. 880-206E. HUD must conduct study.

Mr. Jones: Once this is past by HUD we don't have power or Building Inspector. HUD standards are rigid but fair. Once this is past by the Planning Board and the Town Board our Building Inspector doesn't mean a thing. It is all over and done.

Mr. Speiser: I have never seen a job completed without a CO from the Building Inspector of the Town. Your Town is the final inspector. We can't move one person in without your CO.

Mr. Jones: I've heard it and it is on the mind.

Motion by Mr. Infante seconded by Mr. McCabe that the Planning Board of the Town of New Windsor require an Enviromental Impact Statement from the Speiser-Carlin(Mountainview Apts.) located of Route 32.

Roll call Jones:yes
Infante:no
McCabe:no
Schiefer:no
Reyns:no
Van Leeuwen:yes
Spignardo:no

Motion - 5 nays - 2 ayes

Atty. Crotty: I would like a formal resolution now or for the next meeting.

Chairman Spignardo: Yes, for the next meeting.

Chairman Spignardo: Are we in agreement that we will give them an opportunity to have the Public Hearing subject to DOT approval if they appear with it that night?

Mr. Van Leeuwen: You want to set this before we have all the documents?

Mr. Jones: We weren't going to at the last meeting.

Mr. Speiser: My understanding was we could set the date and not proceed without DOT approval. We can not do this project without approval of the cut for road. I can't believe the Board won't allow a Public Hearing to take place without DOT approval. A Public Hearing as I understand it is to hear the voice of the public. I am not suggesting that you stamp the plans. We know that we must have DOT approval. During the Public Hearing there might be other points that might be brought up and that we might like to hear.

Mr. Masurick (Vails Gate Heights resident): I spoke to Senator Scherhorn and he said he spoke to Mr. Slatter. He said DOT will perform an in depth study of the road and it would take quite some time. They will not be ready by May 13th. These people are not going to have any approval by that date. I would like to make a recommendation not to hold any Public Hearing until DOT approval.

Mr. Speiser: DOT will give us cut. We have discussed this with them and what we should do. They are determining what we should do.

Mr. Infante: DOT is aware of the curb cut. In the interest of justice and economics we should hear what the public has to say. To wait for a letter from the DOT to me seems totally beyond the point.

Frederick Huff -(Vails Gate Heights resident): As I understand you are going to establish tonight whether there will be a Public Hearing on May 13th. A letter went out today to the people who live within 500 ft. I understand they will be rescinded.

Chairman Spignardo: We may require them to send another notice.

Mr. Schiefer: In view of no DOT and Fire approval we should wait.

Mr. Van Leeuwen: The paper work is done?

Chairman Spignardo asked how some of the other Board members felt.

Mr. Reyns - Public Hearing
Mr. Infante: Public Hearing
Mr. McCabe:Public Hearing. No delay.
Mr. Speiser: If the Fire Department wants something and if it the law we will do it.

Chairman Spignardo: It is the Fire Code Bureau.

Mr. Speiser: Yes.

Mr. Masurick: They can't move rock without DOT approval. You are going to have a Public Hearing. You don't give approval if you don't have DOT approval. Will you have another Public Hearing?

Chairman Spignardo: No, the Town Board will have it.

Mr. Masurick: The people can't challenge if there is nothing there. People won't know.

Atty. Crotty: DOT is not an item in the site plan. Public Hearing to be held on authority of this Board.

Mr. Masurick: Have the Public Hearing at a later date. To come back isn't right. You can't get people back and forth to these meetings.

Mr. Hustis: If you get any comment back from DOT it would be an engineering problem. They already approved it with your Engineer. It could be a site problem with Engineer. That is not for Public Hearing. That is not the intent. I cover about twenty five Planning Boards. It is not uncommon to have to wait for the Department of Transportation. The Department I believe has only 2 men where there should be more.

Mr. Jones: Do you have to answer County?

Mr. Hustis: We could.

Mr. Speiser: The make recommendations. They look into areas that might be of concern to them.

Mr. Jones: We don't have an Architectural Review Board.

Chairman Spignardo: DOT can hurt it but can't stop it.It will be in order.

Mr. Masurick: I feel the Planning Board should hear the feelings of the people. As a representative of our Community I wish you would hoold off on the Public Hearing. It is standard . If we bring four or five hundred (4 Or 5 hundred) people we can sit in the audience and listen.

Chairman Spignardo: Subject to is not uncommon. Any other comments?

Mr. Speiser: There will be a lot from both sides.

Mr. Infante: In some instances there are.

Chairman Spignardo: Tippy, you approved a site with 8 subject too's. Eight (8) different items.

Mr. Infante: Eight is right. Improvements.

Mr. Van Leeuwen: With budget cuts in the Federal Government spending. If President Reagon cuts, who will pay? Who foots the bills?

Mr. Speiser: We do. Let me answer. We have been assigned units. Obviously the project will go on with the hope by some the units will be forfeitted. The units will not be forfeitted. They are going to be given to us. If for some reason the units are lost we will be out a substantial amount of money. We don't want this to happen. It should be for a very good reason not because an interestgroup doesn't want senior citizens or small family housing in the community.

Mr. Van Leeuwen: It isn't the Senior Citizens.

Chairman Spignardo: Leave the social aspect to the Town Board. I am trying to be nutral. It is not the Planning Boards job to take a stand in favor or agains Public Housing.

Mr. Van Leeuwen: I want him to know thinking .....

Mr. Jones: HUD - Have you received proect II? Have you received grant?

Mr. Speiser: We received funding. Units were funded some time ago. We have to make sure it is still there. As of today it was there.

Mr. Jones: If you got the grant; you got funding?

Mr. Speiser: They have taken it. There are other places where people want this. When we put our name on it we will have thiry years (30 years). We have a good relationship with the Federal Government because of our other projects.

Chairman Spignardo: What about the easements?

Mr. Speiser: They will be delivered.

Mr. Hustis: Draft on Tuesday and final with signature probably Friday. They have to go to New Jersey for signature.

Atty. Crotty: I don't want the discription. I want the instrument. It has to be notarized.

Mr. Jones: You are going to get an easement from the owner now signed? Will that be good when they get the easement?

Atty. Crotty: Owner. It is recorded. It goes with the land.

Mr. Jones: The recreation? Swings and slides?

Chairman Spignardo: The board may have some requests regarding playground.

Mr. Infante: We have ample time for that.

Mr. Speiser: It should be discussed. Whatever the feeling, we will be glad to do it. The expense for the one we had planned was greater.

Chairman Spignardo: Four (4) items:
1. Loop system - Must be.
2. Enviromental Impact Statement - Resolution next meeting.
3. DOT approval.
4. Easements by Friday.

Is there anything else?

Motion by Mr. Infante seconded by Mr. McCabe that the Planning Board of the Town of New Windsor hold a Public Hearing on May 13th, 1981 for the Speiser-Carlin (Mountainview Apartment) Site Plan.

Roll call: Schiefer:no
McCabe:yes
Van Leeuwen:no
Jones:no
Infante:yes
Reyns:yes
Spignardo:yes

Motion carried 4 ayes, 3 nays.

Public Hearing - May 13, 1981.

Mr. Speiser: Will you allow us to proceed with Public Hearing if we don't have DOT approval?

Chairman Spignardo: The Public Hearing will go on. The Plans wouldn't be stamped.

Mr. Speiser: On advertising - What papers?

Chairman Spignardo: You must have it in the Sentinel. I would suggest putting it in the Evening News also. The question on the mailing - I would suggest you remail letters to the people. I want mailing dated tomorrow. Is that all gentlemen?

Chairman Spignardo: There will be a meeting Monday evening. A workshop meeting with McGoey, Hauser and Grevas. The Rural Coalition group would like to come in and present some items.

Minutes

Motion by Mr. Jones seconded by Mr. McCabe that the Planning Board of the Town of New Windsor approve the minutes of the April 22, 1981 meeting as read.

Roll call: Jones:yes
Infante:yes
McCabe:yes
Reyns:yes
Schiefer:yes
Van Leeuwen:yes
Spignardo:yes

Motion carried 7 ayes, no nays. Minutes approved.

Adjournment

Motion by Mr. Van Leeuwen seconded by Mr. Reyns that the Planning Board of the Town of New Windsor adjourn the special meeting on April 29, 1981.

Roll call: Jones:yes
Infante:yes
McCabe:yes
Reyns:yes
Schiefer:yes
Van Leeuwen:yes
Spignardo:yes

Motion carried. 7 ayes, no nays. Meeting adjourned.

Secretary will remind all Board members of Monday, May 4th meeting. (workshop)

Respectfully submitted,

Shirley B. Hassdenteufel

SHIRLEY B. HASSDENTEUFEL
Recording secretary

Next meeting May 13, 1981 7:30 P.M.

To: Mr. Ernest Spignardo, Chairman
Planning Board

From: Paul V. Cuomo, P. E.
Town Engineer

received
May 4, 1981

Subject: Article 21-10 Fire Code

Date: April 30, 1981

(1) In my opinion Article 21-10 Section D of the New Windsor Fire Code is being improperly applied by the Fire Board as indicated in their most recent comments to the Planning Board in regards to the application of Speiser-Carlin for a proposed Senior Citizen project.

(2) Article 21-10 Section D states that water main lines must loop in the water system and dead-end mains are prohibited.

(3) Looping water mains is done for proper distribution of the water supply and the proposed Senior Citizen project would be working off a existing loop. This existing loop consists of large water mains on Route 32, Temple Hill Road and Union Avenue. The single service line to the proposed project is not to be considered a water main, and this single water line will give better fire protection during a fire when it works off a loop as water goes into service line in both directions, thus increasing the volume of flow. By constructing another loop this advantage may be lost.

(4) In regards to the arguement that a water main may break during a fire this condition is highly unlikely and I think it is more important to increase fire flow.

The Planning Board is presently following the Fire Board's comments, stating that these comments are mandatory and part of the Town Law. Following these comments, however, will result in the Senior Citizens being denied maximum fire protection. It is my professional opinion therefore that the water connection to Speiser-Carlin remain as originally planned.

Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb

cc: Supervisor John A. Petro and Town Board Members

Mr. R. Hotaling and Fire Board Members
Mr. R. Rodgers, Fire Inspector

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, MARCH 25, 1981 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES, HENRY VAN LEEUWEN, PHILIP INFANTE, C. JAMES McCABE, and HENRY REYNS.

OTHERS PRESENT: PHILIP CROTTY JR., PLANNING BOARD ATTY.
PAUL V. CUOMO, PLANNING BOARD ENGINEER
HOWARD COLLETT, BUILDING & ZONING INSPECTOR
SHIRLEY B. HASSDENTEUFEL, SECRETARY

BOARD MEMBERS AESENT: CARL SCHIEFER

Tape #220 B

Chairman Spignardo called the meeting to order and presided over same. #1 on the agenda:

Plaza Materials Company Site Plan
located on Ruscitti Road.
represented by Mr. Frank Sofo and Bill Hustons

Mr. Hustons: The site plan of the asphalt plant where it is will be where we wish to erect a building for offices, maintenance, storage and locker room. The proposed future entrance is midway on the property line.

Mr. Van Leeuwen: What type building?

Mr. Sofo: Butler type.

Chairman Spignardo: What is the height of the building?

Mr. Sofo: Sixteen ft. (16 ft.) eave. Twenty-four ft. (24Ft.) in the center.

Mr. Van Leeuwen: Will that be high enough in the center for the trucks?

Mr. Sofo: Yes, 12 ft.

Chairman Spignardo: Where is the entrance now?

Mr. Sofo: Ruscitti Road. It will be mostly for trucks and maintenance.

Chairman Spignardo: We should refer this to the Engineer.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor send the plans of Plaza Materials Company to the Mr. Cuomo, the Planning Board Engineer for his review and comments.

Roll call: Jones:yes Van Leeuwen:yes
Infante:yes Spignardo:yes
McCabe:yes
Reyns:yes

Motion carried - 6 ayes, no nays.

#2 on the Agenda:

Speiser-Carlin Joint Venture Site Plan
Located on Route 32 Windsor Highway
Represented by Mr. James Speiser, Jack Costa, Don Donahue and Peter Huston

Mr. Speiser: We are here with a site plan tonight to go over with the Planning Board and get you thoughts.

Mr. Costa explained the plans. The shape has changed. The assess road on Route 32 goes up to a turn-a-round. It is a three (3) story steel frame building. There are three (3) parking lots. One hundred twenty nine (129) cars). The other side- a service entrance. There is a fire lane around the building. On site storm water self-contained. First floor 295 ft.

Mr. Reyns: How many units are there?

Mr. Costa: Eighty six (86).

Mr. Van Leeuwen: I would like to see the plan.

Mr. Costa: It is being revised and will be available.

Mr. Huston: Water and sewer are available on Route 32. We located retention basin. There will be catch basins around the building. They will go to the retention basin.

Mr. Van Leeuwen: We required details in the past.

Mr. Huston: We will have it for you. This is a pre-preliminary. All the water from flow as I said will go to retention basin. We have been with Mr. Cuomo regarding these details. The construction of building and parking lots will pick up some water too.

Mr. Jones: We have two (2) businesses on Route 32 and we didn't allow them to come out on Route 32.

Mr. Cuomo: They have been in to see me and we have discussed this water problem. We are in communication on this.

Mr. Jones: There is no gutter on that side of the street now. You will be gathering more water.

Mr. Cuomo: It is the same principal as Ponderosa and Phesant Pot Inn. They have been working under my directions now. He is explaining it to you.

Mr. Jones: You are bringing more water into a wet area.

Mr. Van Leeuwen: We should see a set of specs.

Mr. Cuomo: He is under perfect direction under my office.

Mr. Huston: We will dry up area with drain.

Mr. Cuomo: I am not changing my engineering plans.

Mr. Costa: We have submitted plans to the Department of Transportation.

Mr. Robert Misourik: D.O.T. input. I have a letter from Senator Schermerhorn's office. They say that they have no record of this or any approval.
Mr. Huston: One of the requirements when we subdivided was to get in touch with the D.O.T. We met with them and Mr. Cuomo at the site.

Mr. Misourik: Have they been submitted to the Town of Newburgh or Poughkeepsie?

Mr. Cuomo: I personally spoke with Mr. Dom Bello.

Mr. Huston : We are not here for final tonight.

Chairman Spignardo: Where is the recreation area?

Mr. Huston: Two areas. Passive sitting for the elderly and a play area for the children.

Chairman Spignardo: Is that for both.?

Mr. Costa; No,(showed areas on map).

Chairman Spignardo: It looks close.

Mr. Costa: Glad to hear you say that. We can well separate.

Mr. Speiser: Is that the Boards feelings?

Chairman Spignardo: No, mine.

Mr. Jones: When you first came in, we were interested in the Senior Citizens so they wouldn't have to walk on Route 32. We turned one down becasue they would have to walk on Route 32.

Mr. Van Leeuwen: What about sidewalks?

Mr. Huston: My clients would have to discuss this.

Mr. Jones: We turned one down across the street.

Mr. Speiser: Where would you want the sidewalk?

Mr. Van Leeuwen: That was one thing your father promised us.

Mr. Speiser: What is the distance?

Mr. Cuomo: About 1000 ft.

Mr. Speiser: Originally we were going to be closer to Forge Hill Road. We have moved it now.

Mr. Van Leeuwen: I wouldn't want my mother walking on Route 32.

Mr. Speiser: I don't think it is a problem.

Chairman Spignardo: "Did you want anything,"Paul?

Mr. Cuomo: Fire lane.

Chairman Spignardo: What about fire hydrants?

Mr. Huston: Just one. We could change this.

Chairman Spignardo: We would like an easement. Road through your property. This would extend to southern line of Continental Manor on Temple Hill Road.

Mr. Huston: A 50 ft. easement.

Mr. Speiser: I don't see any reason who we couldn't work it out. The reason we moved the building was so it was out of site of the Vails Gate Heights property.

Chairman Spignardo: We realize this.

Mr. McCabe: The other was was better. You are 1,000 ft. closer. I can't see any reason for changing.

Mr. Huston: We moved everything to try to please.

Chairman Spignardo: If you moved closer to the property line her. (pointing) Back of school property.

Elizabeth Panaca, Jackson Avenue: Where is the shopping?

Mr. Huston: Showed school parcel and where shopping was.

Mr. Speiser: We will call you when we are ready to come before the Board.

Chairman Spignardo: Very good. Thank you.

Correspondence

Hearing no objections a letter dated 3/24/81 from Mr. Lydecker of the Moodna Development, Inc. requesting the release of Bond.

Motion by Mr. Van Leeuwen seconded by Mr. Reyns that the Planning Board of the Town of New Windsor release the Bond after the road has been dedicated.
Roll call:

Roll call: Jones:yes
Infante:yes
McCabe:yes
Reyns: yes
Van Leeuwen:yes
Spignardo:yes
Motion carried 6 ayes, no nays.

** ** *** ** ** ** ** *** ** **

Mr. Jones: We should start reviewing trailer courts.

Chairman Spignardo: The secretary will prepare a list of all trailer parks in New Windsor.
Hearing no objections, so ordered.

** ** ** ** ** **

Minutes

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the minutes of the March11, 1981 meeting as read.

Roll call: Jones:yes
Infante:yes
McCabe:yes
Reyns:yes
Van Leeuwen:yes
Spignardo:yes
Motion carried, 6 ayes, no nays Minutes approved

Adjournment

Motion by Mr. Van Leeuwen seconded by Mr. Reyns that the Planning Board of the Town of New Windsor adjourn the meeting of March 25, 1981.

Roll call: Jones:yes Van Leeuwen:yes
Infante:yes Spignardo:yes
McCabe:yes
Reyns:yes
Motion carried, 6 ayes, no nays Meeting adjourned 8:45 P.M.

Next meeting April 8, 1981 - 7:30 P.M.

Respectfully submitted,
Shirley B Hassenteufel
SHIRLEY B. HASSDENTEUFEL
Recording Secretary

To: Mr. Ernest Spignardo, Chairman
and Members Planning Board

From: Paul V. Cuomo, P. E.
Town Engineer

Subject: Report on Mountain View Apartments
(Speiser-Carlin)

Date: April 22, 1981

1. Mountain View Apartments consists of 86 units. The proposed site is 14.33 acres of a sloped area consisting of open fields and tree lines. The building is particularly well sited on raised ground affording views of river and adjacent mountains.

2. There is water and sewer lines available on Route 32. These lines have enough capacity to serve the proposed apartments.

3. Two hydrants were asked for and one will be in front of the building and the other in the rear of the building.

4. Also a request was made for a 12 foot wide stabilized fire lane surrounding the building. This fire lane is shown on the plans.

5. The driveway serving the building will be 30 feet wide or standard width. The curb cut design on to Route 32 require DOT approval.

6. A drainage basin to retain storm water on site and limited discharge has been requested and is shown on the plans. This basin will limit discharge of drainage water from the site on the principal that the drainage water issuing from the site will be the same as if the site was never developed and it still is open fields and a partially wooded area. I have reviewed the drainage computations and find them in compliance with my requests. There is a protective fence supplied that will be placed around the basin. Details are shown on the drawing.

7. After visiting the site I have asked for a 60 foot ROW easement 20 feet off the back line of the property in order to provide for a future town road.

8. The parking areas are at three different elevations making it difficult for interconnections at the rear edges. There is ample parking however with requested appropriate curbing.

In respect to the above, I recommend Planning Board approval in regards to the engineering aspects of the proposed site plan.

Paul V. Cuomo, P.E.
Town Engineer

PVC/mfb

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEW YORK AREA OFFICE
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10007

REGION II

IN REPLY REFER TO:

2.3HDH

Mr. Maxwell Speiser
Mountainview Associates
580 Midland Avenue
Yonkers, New York 10704

Dear Mr. Speiser:

Subject: Project Name: Mountainview
Project Number: NY36-0019-012

The following information is being conveyed to you as per your request.

According to § 880.206(e), Site and Neighborhood Standards, prior to the issuance of an approval of a Section 8 project, HUD must conduct an environmental review to ensure that a proposed site for a new construction project is free from adverse environmental conditions.

Sincerely,

Evelyn J. Wolff
Deputy Director for
Multifamily Housing Development

COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

April 14, 1981

Received 4/20/81

Mr. Ernest Spignardo, Chairman
Town of New Windsor Planning Board
Town Hall
New Windsor, New York 12550

Re: Mountain View Apts.
Site Plan
Our File No. NWT-6-81M

Dear Mr. Spignardo:

We have reviewed the above application in accordance with the provisions of Section 239, l and m, Article 12-B of the General Municipal Law of the State of New York.

We have no objection to the proposed senior citizen garden apartment development; however, we would suggest that your Board obtain and/or get clarification relative to the following:

1. Color, size, and materials to be used in the building design. Also, perspective drawings and/or renderings.

2. Facilities for the social and cultural needs of the residents.

3. Recreational or open spaces for both active and passive recreational purposes.

4. Landscaping plans.

5. Modifying the parking areas by providing turnaround areas or interconnecting each to facilitate flow and maneuverability.

6. Details as regards drainage, particularly the storm water retention basin.

Sincerely,

Peter Garrison
Commissioner of Planning

Reviewed by: Joel Shaw, Senior Planner

PG:rtt
Enc.

received
PLANNING BOARD 4/4/81

Breckinridge Road
Mahopac, N.Y.
April 3, 1981

Orange County Planning Board
County Office Building
Goshen, N.Y.

Re: HUD Project #NY36-0019-012
Mountain View Apartments
New Windsor, N.Y.

Gentlemen:

The Planning Board of the Town of New Windsor has requested that the enclosed preliminary site plan be submitted to your agency. The project, proposed by Mountain View Associates, is for an 86 unit senior citizen garden apartment development.

As you can see, the enclosed plan is very preliminary. A submittal has been made to the New York State Department of Transportation for their review. The grading plan, along with the utility plan, are presently being prepared. It is hoped you will give this project favorable consideration.

Very truly yours,

Daniel J. Donahue, P.E.

DJD/ld

cc: Planning Board, Town of New Windsor
Carlin-Atlas
Mr. Max Spizer

Copy

DUGGAN, CROTTY & DUNN
ATTORNEYS-AT-LAW

STEPHEN P. DUGGAN III
PHILIP A. CROTTY, JR.
BRUCE C. DUNN, SR.

R.D. #2
TEMPLE HILL ROAD
NEW WINDSOR, NEW YORK 12550
(914) 562-6500

March 20, 1981

Mr. Maxwell Speiser
Speiser/Carlin
580 Midland Avenue
Yonkers, New York 10704

Dear Mr. Speiser:

The letter which you sent to Chairman Spignardo of the New Windsor Planning Board has been referred to me for reply. The letter was dated March 3, 1981.

At the meeting of February 25, 1981 you merely "left" your plans informally. You were not on the agenda for site plan purposes. You are scheduled to be on the agenda on March 25, 1981 for that purpose.

Furthermore, your attention is directed to the third sentence of New Windsor Town Code, Section 48-23.1, Sub. B (1). The action called for in that sentence precedes a Planning Board report to the Town Board.

Very truly yours,

DUGGAN, CROTTY & DUNN

PHILIP A. CROTTY, JR.
Attorney for the Town of New Windsor Planning Board

PAC/jl

cc: Mr. Ernest Spignardo, Chairman
Town of New Windsor Planning Board
Mr. John A. Petro, Supervisor
Town of New Windsor

James M. Speiser
ATTORNEY AT LAW
580 MIDLAND AVENUE
YONKERS, NEW YORK 10704
914 968-1963

April 16, 1981

Sam Linder
161 Hillside Avenue
Cresskill, N.J. 07626

Re: Agreement to Create, 10ft. Pedestrian Easement.

Dear Mr. Linder:

This shall confirm our understanding concerning the 10ft. Pedestrian Easement required by the town of New Windsor.

In the event of the transfer of the property owned by New Windsor Associates to Mountain View Associates upon which the proposed Senior Citizen Housing Project is to be constructed and upon approval of said project by the town of New Windsor then, a 10ft. Pedestrian Easement will be granted by New Windsor Associates to Mountain View Associates along the Westerly boundary line of the lands of the Newburgh school district, Vails Gate Elementary School to run from the proposed site of the Senior Citizens Housing Project to Old Forge Hill Road.

If this meets with your approval, please sign below and return this agreement to me.

Very truly yours,

James Speiser

JAMES SPEISER, Attorney for
Mountain View Associates

JS:dmw

enc.

ACCEPTED BY:

_____

Sam Linder, New Windsor Associates

April 22, 1981

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

Re: Dedication of land for road

Gentlemen:

This letter will confirm that Speiser and Speiser agrees that in the event they secure the title to the land being considered for the Senior Citizen Housing Project in the Town of New Windsor, New York and in the event the Senior Citizen Housing Project is approved by the municipality and construction is authorized, it will dedicate for highway purposes a fifty foot wide strip of land in the northerly corner of land of the proposed site for the Senior Citizen Housing Project and that this strip of land is more accurately described as follows:

BEGINNING at a point that is South 51° 30' 24" East 20 feet more or less from a point which is formed by the intersection of the properties of the Consolidated Rail Corporation, Alfred Friedman, and New Windsor Associates, said point being the most Northerly corner of the proposed site of the New Windsor Senior Citizen Housing Project; thence from said point of Beginning S 28° 18' 17" West 178 feet more or less to the Southwesterly boundary line of the proposed New Windsor Senior Citizen Housing Project site; thence along the aforementioned boundary line S 25° 56' 19" East 71 feet more or less; thence on a line parallel to the course first described above and 60 feet more or less southeasterly thereof N 28° 18' 17" East 210 feet more or less to the lands of Friedman; thence along the common boundary line between the lands of Friedman and the lands of the proposed New Windsor Senior

Citizen Housing Project site N 51° 24" West 60 feet more or less to the point or place of Beginning.

The above meets and bounds description is general in nature and shall be subject to an accurate survey of this area.

Very truly yours,

SPEISER and SPEISER

James Speiser

JAMES SPEISER

JS/dl

APPENDIX A

EAF

ENVIRONMENTAL ASSESSMENT - PART I

Project Information

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire Data Sheet. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete PARTS 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF PROJECT:

MOUNTAINVIEW APTS.

ADDRESS AND NAME OF APPLICANT:

SPEISER-CARLIN
(Name)

580 MIDLAND AVE
(Street)

YONKERS N.Y. 10704
(P.O.) (State) (Zip)

NAME AND ADDRESS OF OWNER (If Different)

(Name)

(Street)

(P.O.) (State) (Zip)

BUSINESS PHONE:

DESCRIPTION OF PROJECT: (Briefly describe type of project or action)

SECTION 8 HOUSING - 86 UNITS

(PLEASE COMPLETE EACH QUESTION - Indicate N.A. if not applicable)

A. SITE DESCRIPTION

(Physical setting of overall project, both developed and undeveloped areas)

1. General character of the land: Generally uniform slope ✓ Generally uneven and rolling or irregular ____.

2. Present land use: Urban ____, Industrial ____, Commercial ____, Suburban ____, Rural ____, Forest ____, Agriculture ____, Other VACANT.

3. Total acreage of project area: 14.33 acres.

Approximate acreage:	Presently	After Completion		Presently	After Completion
Meadow or Brushland	4.3 acres	1.5 acres	Water Surface Area	0 acres	0 acres
Forested	____ acres	____ acres	Unvegetated (rock, earth or fill)	0 acres	0 acres
Agricultural	____ acres	____ acres			
Wetland (Freshwater or Tidal as per Articles 24, 25 or F.C.L.)	0 acres	0 acres	Roads, buildings and other paved surfaces	0 acres	0 acres
			Other (indicate type)	0 acres	0 acres

4. What is predominant soil type(s) on project site? GRAVEL - CLAY LOAM

5. a. Are there bedrock outcroppings on project site? ____ Yes ✓ No

b. What is depth to bedrock? 8' ± (in feet)

6. Approximate percentage of proposed project site with slopes: 0-10% 85%; 10-15% 15%; 15% or greater ____%.

7. Is project contiguous to, or contain a building or site listed on the National Register of Historic Places? ____Yes ✓No

8. What is the depth to the water table? 10'± feet

9. Do hunting or fishing opportunities presently exist in the project area? ____Yes ✓No

10. Does project site contain any species of plant or animal life that is identified as threatened or endangered - ____Yes ✓No, according to - Identify each species _____

_____

11. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, other geological formations - ____Yes ✓No. (Describe _____)

12. Is the project site presently used by the community or neighborhood as an open space or recreation area - ____Yes ✓No.

13. Does the present site offer or include scenic views or vistas known to be important to the community? ____Yes ✓No

14. Streams within or contiguous to project area:

a. Name of stream and name of river to which it is tributary NONE;

_____

15. Lakes, Ponds, Wetland areas within or contiguous to project area: NONE

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

16. What is the dominant land use and zoning classification within a 1/4 mile radius of the project (e.g. single family residential, R-2) and the scale of development (e.g. 2 story).

GARDEN APTS - SINGLE FAMILY - COMMERCIAL

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

a. Total contiguous acreage owned by project sponsor 0 acres.

b. Project acreage developed: 14.33 acres initially; 0 acres ultimately.

c. Project acreage to remain undeveloped 8±.

d. Length of project, in miles: — (if appropriate)

e. If project is an expansion of existing, indicate percent of expansion proposed: building square footage —; developed acreage —.

f. Number of off-street parking spaces existing 0; proposed 105-110

g. Maximum vehicular trips generated per hour 18 AVERAGE upon completion of project)

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initial			86	
Ultimate			—	

i. If:

	Orientation Neighborhood-City-Regional	Estimated Employment
Commercial		
Industrial		

j. Total height of tallest proposed structure 33' 8" feet.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site - 0 tons

_____ cubic yards.

3. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site - 3± acres.

4. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ____Yes ✓No

5. Are there any plans for re-vegetation to replace that removed during construction? ✓Yes ____No

6. If single phase project: Anticipated period of construction 14 months, (including demolition).

7. If multi-phased project: a. Total number of phases anticipated ____.No.

b. Anticipated date of commencement phase 1 ____month ____year (including demolition)

c. Approximate completion date final phase _____month ____year.

d. Is phase 1 financially dependent on subsequent phases? ____Yes ____No

8. Will blasting occur during construction? ____Yes ✓No

9. Number of jobs generated: during construction 90; after project is complete 3.

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? ____Yes ✓No. If yes, explain:

_____

12. a. Is surface or subsurface liquid waste disposal involved? ~~No~~Yes ✓No.

b. If yes, indicate type of waste (sewage, industrial, etc.) _____.

c. If surface disposal name of stream into which effluent will be discharged _____.

13. Will surface area of existing lakes, ponds, streams, bays or other surface waterways be increased or decreased by proposal? ____Yes ✓No.

14. Is project or any portion of project located in the 100 year flood plain? ____Yes ✓No

15. a. Does project involve disposal of solid waste? ✓Yes ____No

b. If yes, will an existing solid waste disposal facility be used? ✓Yes ____No

c. If yes, give name: MUNICIPAL SERVICE location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ____Yes ✓No

16. Will project use herbicides or pesticides? ____Yes ✓No

17. Will project routinely produce odors (more than one hour per day)? ____Yes ✓No

18. Will project produce operating noise exceeding the local ambience noise levels? ____Yes ✓No

19. Will project result in an increase in energy use? ✓Yes ____No. If yes, indicate type(s) _____

ELECTRIC HEAT, COOKING, LIGHT

20. If water supply is from wells indicate pumping capacity _____ gals/minute.

21. Total anticipated water usage per day N/A gals/day.

22. Zoning: a. What is dominant zoning classification of site? R-5

b. Current specific zoning classification of site R-5

c. Is proposed use consistent with present zoning? YES

d. If no, indicate desired zoning _____

26. Approvals: a. Is any Federal permit required? ____Yes ✓No

b. Does project involve State or Federal funding or financing? ✓Yes ____No

c. Local and Regional approvals:

	Approval Required (Yes, No)	(Type)	Submittal (Date)	Approval (Date)
City, Town, Village Board	✓	SPECIAL USE PERMIT		
City, Town, Village Planning Board	✓	SITE PLAN APPROVAL		
City, Town, Zoning Board				
City, County Health Department	✓	ENGINEERING SPEC'S		
Other local agencies				
Other regional agencies				
State Agencies				
Federal Agencies	✓	H.U.D. SECTION 8 APPROVAL		

C. INFORMATIONAL DETAILS

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

PREPARER'S SIGNATURE: [signature]

TITLE: General Partner

REPRESENTING: SPEISER - CARLIN

DATE: April 22 - 1981

February 11, 1981

Supervisor John Petro
Town Board of the
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Dear Supervisor Petro:

In accordance with the requirements of §48-23.1 of the Zoning Law of the Town of New Windsor, the undersigned hereby applies for a special permit to construct senior citizen housing units on 14 acres of the Old Stenglein property located on the North side of Forge Hill Road behind the Vails Gate Elementary School. Simultaneously with this application we are submitting a request to the Planning Board of the Town of New Windsor for site plan approval and a minor subdivision.

Very truly yours,

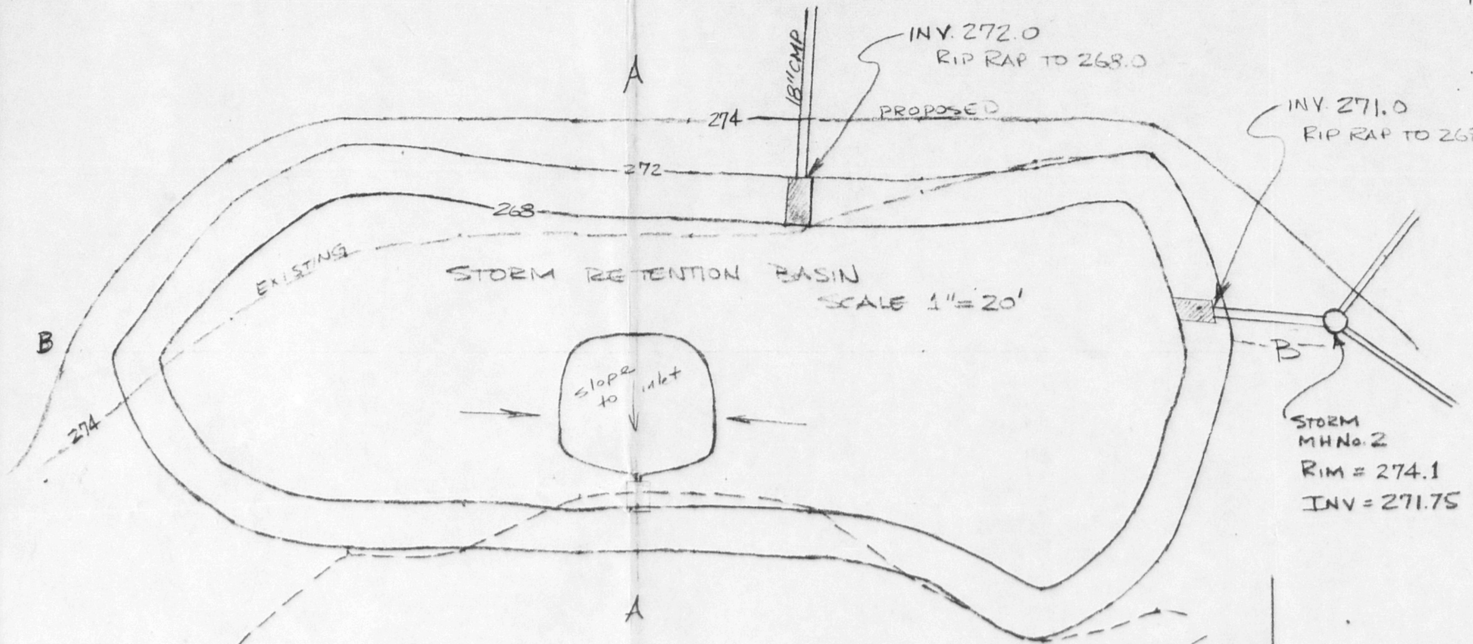
SPEISER-CARLIN JOINT VENTURE

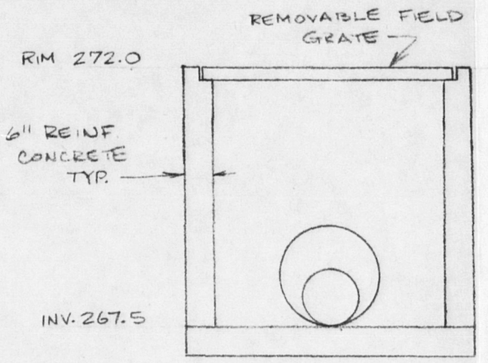
BY: [signature]

PRELIMINARY
STORM RETENTION
DETAILS
MOUNTAIN VIEW APTS.
RT. 32 NEW WINDSOR

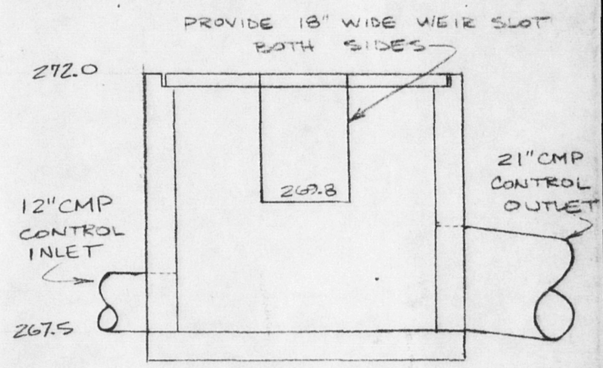
APRIL 22, 1981

Prepared by Daniel J. Donahue, P.E.

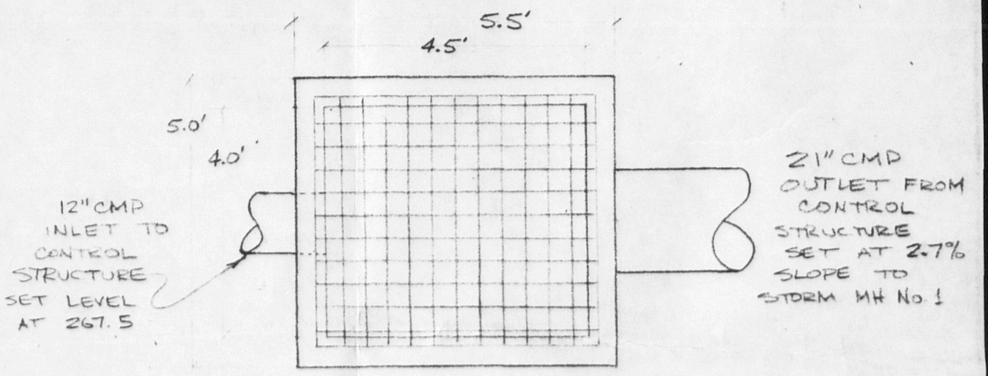




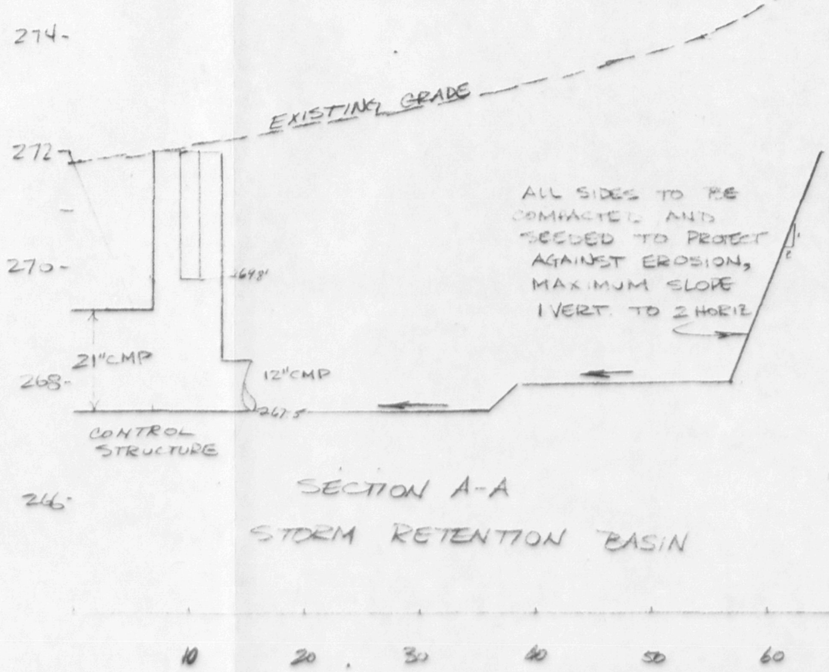
INLET & OUTLET SECTION



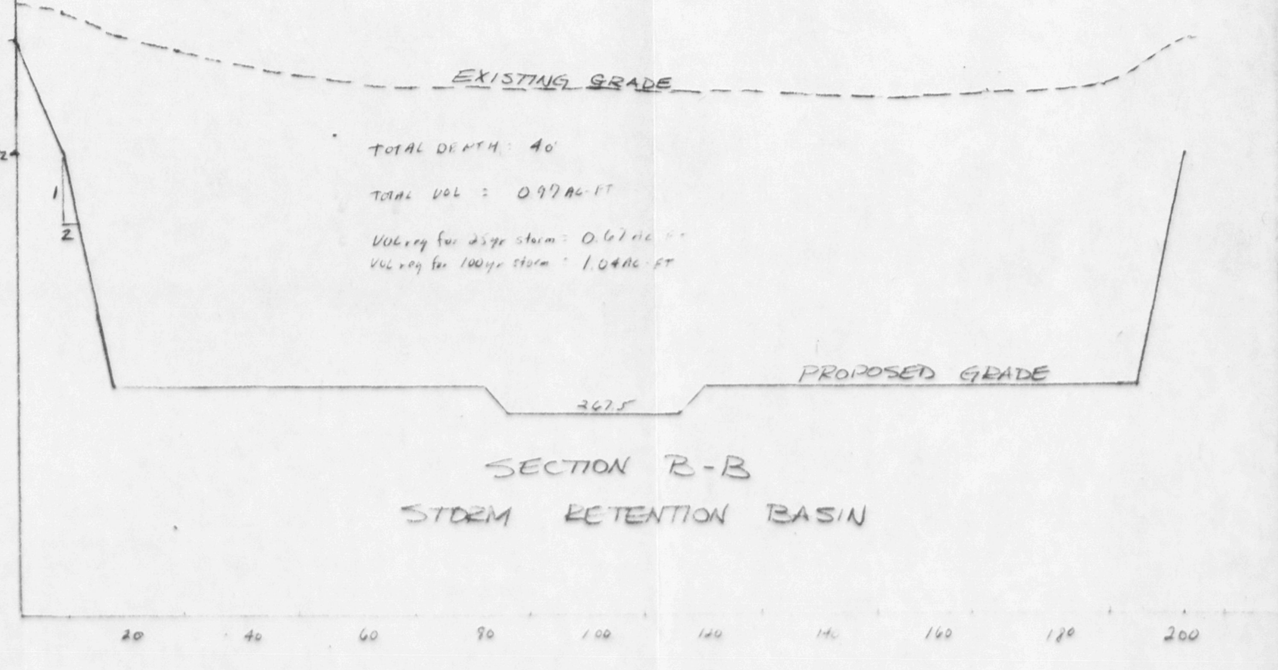
SIDE SECTION TYPICAL



CONTROL STRUCTURE DETAILS



SECTION A-A
STORM RETENTION BASIN



SECTION B-B
STORM RETENTION BASIN

SCALES

	SECT A-A	SECTION B-B
HORIZ	1" = 10'	1" = 20'
VERT	1" = 2.0'	1" = 2.0

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP. LIBER 1805 OP 143 WITH THE WESTERLY LINE OF N.Y. STATE H'WAY ROUTE 32, AND RUNNING THENCE ALONG SAID N.Y. STATE ROUTE 32 SOUTH 27°-37'-10" WEST 27.52 FEET TO A POINT; SAID POINT BEING 1,774.3 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF FORGE HILL ROAD AND THE WESTERLY LINE OF N.Y. STATE H'WAY 32; THENCE ALONG LANDS NOW OR FORMERLY NEW WINDSOR ASSOCIATES THE FOLLOWING: NORTH 56°-42'-41" WEST 400.02 FEET, SOUTH 27°-23'-18" WEST 650.63 FEET, AND SOUTH 62°-32'-00" EAST 50.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY PONDEROSA SYSTEM, INC. LIBER 2115 OP 790 SOUTH 12°-38'-55" WEST 84.40 FEET; THENCE ALONG LANDS NOW OR FORMERLY DEYO, LIBER 1779 OP 343 SOUTH 39°-08'-00" WEST 130.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY COMMON SCHOOL DIST. #3, CITY SCHOOL DISTRICT OF NEWBURGH, LIBER 1936 OP 1078 NORTH 63°-30'-28" WEST 346.58 FEET; THENCE ALONG LANDS NOW OR FORMERLY NEW WINDSOR ASSOCIATES, LIBER 2059 OP 520 NORTH 25°-52'-10" WEST 1160.90 FEET TO A POINT IN THE EASTERLY LINE OF LANDS NOW OR FORMERLY CONSOLIDATED RAIL CORP.; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY CONSOLIDATED RAIL CORP. ---------- ON A CURVE TO THE LEFT HAVING A RADIUS OF 1876.86 FEET AND BEING DISTANT NORTHERLY 1690.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY FRIEDMAN, LIBER 1351 OP 522 THE FOLLOWING: SOUTH 51°-30'-24" EAST 679.90 FEET, SOUTH 52°-06'-13" EAST 168.73 FEET, AND SOUTH 49°-40'-08" EAST 124.22 FEET; THENCE ALONG LANDS NOW OR FORMERLY ROADWAY EXPRESS, INC. LIBER 2079 OP 406 THE FOLLOWING: SOUTH 41°-20'-20" EAST 309.34 FEET AND SOUTH 61°-35'-20" EAST 2.73 FEET; THENCE ALONG LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP. LIBER 1805 OP 143 THE FOLLOWING: SOUTH 58°-59'-40" WEST 68.00 FEET, AND SOUTH 56°-42'-41" EAST 385.50 FEET TO THE POINT OF BEGINNING, CONTAINING 14.33 PLUS OR MINUS ACRES OF LAND.

N/F DEYO
LIBER 1779 OP 343
TAX MAP SECTION 35
BLOCK ONE LOT 60

N/F PONDEROSA SYSTEM, INC.
LIBER 2115 OP 790
TAX MAP SECTION 35
BLOCK ONE LOT 59.1

N/F COMMON SCHOOL DIST. #3
CITY SCHOOL DISTRICT OF NEWBURGH
LIBER 1936 OP 1078
TAX MAP SECTION 35
BLOCK ONE LOT 61

N/F NEW WINDSOR ASSOCIATES
LIBER 2059 OP 520
TAX MAP SECTION 35
BLOCK ONE LOT 59.2

N/F TEMPLE HILL MOTEL CORP
LIBER 1805 OP 143
TAX MAP SECTION 35
BLOCK ONE LOT 59.1

N/F ROADWAY EXPRESS, INC.
LIBER 2079 OP 406
TAX MAP SECTION 35
BLOCK ONE LOT 58

N/F FRIEDMAN
LIBER 1351 OP 522
TAX MAP SECTION 35
BLOCK ONE LOT 53.21

CONSOLIDATED RAIL CORP.
TAX MAP SECTION 35
BLOCK ONE LOT 62

FORGE HILL ROAD

N.Y. STATE ROUTE 32

APPROXIMATE AREA STORM RETENTION BASIN
VOLUME REQ'D = 0.67ac-ft
VOL. PROP. = 0.78ac-ft

F.F. 295.0

TREE LINE

STONE WALL

S.M.H. RIM 247.14 INV. OUT 235.29

S.M.H. RIM 247.14 INV. 238.14

POLE #6704

POLE #6378

OVERHEAD POWER LINE

LEGEND:

- POLE
- HYDRANT
- MANHOLE
- S — SEWER LINE
- G — GAS LINE
- W — WATER LINE
- STONE WALL
- CONTOUR LINES - U.S.G.S. DATUM
- TREE LINE
- RAIL ROAD TRACT

TOPOGRAPHICAL & BOUNDARY
MAP OF SURVEY FOR
MOUNTAINVIEW ASSOCIATES

TOWN OF NEW WINDSOR — ORANGE COUNTY, N.Y.
SCALE: 1" = 40' — DECEMBER 16, 1980 REVISED JANUARY 30, 1981 FEB. 10, 1981

I'T IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED AND CORRECT TO:
U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT
MOUNTAINVIEW ASSOCIATES
NEW YORK STATE HOUSING FINANCE AGENCY
G.N.M.A.
FIRST AMERICAN TITLE INSURANCE COMPANY OF N.Y.

TOTAL AREA = 14.33 ± ACRES
= 624,215 ± SQ FT.

PRELIMINARY SITE PLAN
PREPARED BY:
DANIEL J. DONAHUE, P.E.

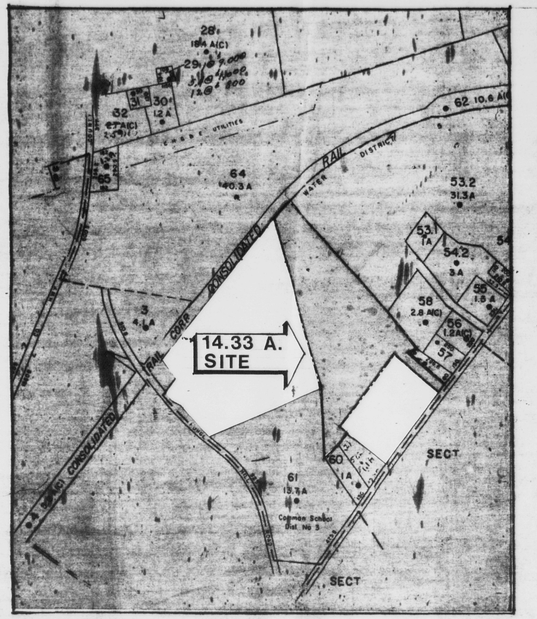
PETER R. HUSTIS, L.L.S.
184 MAIN STREET, BEACON, NEW YORK
838 BROADWAY, NEWBURGH, NEW YORK

Peter R. Hustis
N.Y. STATE LICENSED LAND SURVEYOR NO. 49205

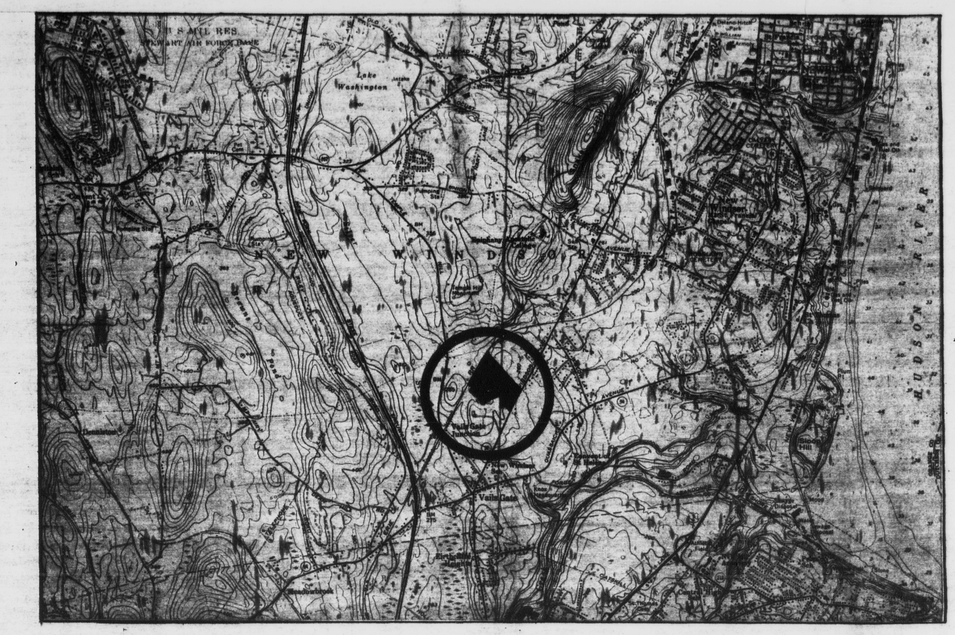
80:244 B

MOUNTAIN VIEW APARTMENTS

H.U.D. PROJECT NO. NY 36-0019-012



AREA MAP 1"=400'



LOCATION MAP

SIGNATURES

ARCHITECT _____ JOHN KOSTER

OWNER _____ MOUNTAINVIEW ASSOC

CONTRACTOR _____

BONDING CO. _____

TABULATION OF LIVING UNITS

UNIT TYPE	NUMBER OF @ TYPE	
ONE BEDROOM ELDERLY	42	50
ONE BEDROOM ELDERLY - HANDICAPPED	8	
ONE BEDROOM FAMILY	5	5
TWO BEDROOM FAMILY	27	30
TWO BEDROOM FAMILY - HANDICAPPED	3	
NON-RENTAL TWO BEDROOM	1	1
TOTAL RENTAL UNITS		85

LIST OF DRAWINGS

1. SURVEY
2. SITE GRADING & UTILITY PLAN
3 SITE DETAILS
4 DRIVEWAY & UTILITY PROFILES
5 RETENTION BASIN & ROAD DETAILS
6 PLOT PLAN
7 LANDSCAPE PLAN
8 LANDSCAPE DETAILS
9 CELLAR PLAN
10 GROUND FLOOR PLAN
11 SECOND & THIRD FLOOR PLAN
12 ROOF PLAN
13 BUILDING ELEVATIONS
14 BUILDING ELEVATIONS
15 DWELLING UNIT PLANS
16 PUBLIC SPACE PLANS
17 BUILDING SECTION & WALL SECTIONS
18 INTERIOR PARTITIONS & MISC. DETAILS
19 STAIR DETAILS
20 BATH ELEVATIONS
21 KITCHEN ELEVATIONS
22 DOOR SCHEDULE
23 WINDOW SCHEDULE / DOOR DETAILS
24 FINISH SCHEDULE
25 CELLAR PLAN
26 RISER DIAGRAMS
27 GROUND FLOOR PLAN
28 SECOND & THIRD FLOOR PLAN
29 ROOF PLAN
30 APARTMENT UNIT PLANS
31 CELLAR PLAN
32 RISER DIAGRAMS, DETAILS & SCHEDULES
33 SITE PLAN
34 CELLAR PLAN & SYMBOL LIST
35 GROUND FLOOR PLAN
36 SECOND FLOOR PLAN
37 THIRD FLOOR PLAN
38 ROOF PLAN
39 RISER DIAGRAMS
40 SCHEDULES AND DETAILS
41 FOUNDATION AND PART FIRST FLOOR FRAMING PLAN
42 SECOND AND THIRD FLOOR FRAMING PLANS
43 ROOF FRAMING PLAN
44 TYPICAL DETAILS - GENERAL NOTES AND SECTIONS
45 TYPICAL DETAILS

ABBREVIATIONS

ABV.	ABOVE FINISHED FLOOR	DWG	DRAWING	MAS	MASONRY
APT.	APARTMENT	EA	EACH	MAX	MAXIMUM
ALUM.	ALUMINUM	@	EACH	MECH	MECHANICAL
AC	AIR CONDITIONER	EL	ELEVATION	MIN	MINIMUM
AP	APARTMENT PANEL	ELEC.	ELECTRICAL	MACH.	MACHINE
BLK	BLOCK	ELEV.	ELEVATOR	NR	NUMBER
BR	BEDROOM	ENT.	ENTRANCE	OC	ON CENTER
BSMT	BASEMENT	EQ.	EQUAL	O.D.	OUTSIDE DIAMETER
BLDG	BUILDING	EXIST.	EXISTING	OPNG	OPENING
CAB	CABINET	FIN	FINISHED	PL	PLATE
CB	CONCRETE BLOCK	FL	FLOOR	REINF	REINFORCING
CEM.	CEMENT	FPBC	FIRE PROOF/SELF CLOSING	REFRG	REFRIGERATOR
CLG.	CEILING	GA	GAUGE	SF	SQUARE FEET
CORR.	CORRIDOR	GAL	GALVANIZED	SPEC	SPECIFIED
CL	CLEAR	GL	GLASS	STL	STEEL
CL	CENTERLINE	GYPBD	GYPSUM BOARD	STOR	STORAGE
CLO	CLOSET	HP	HOUSE PHONE	SIM	SIMILAR
COL	COLUMN	ID	INSIDE DIAMETER	TYP	TYPICAL
CONC	CONCRETE	JC	JANITOR'S CLOSET	VAT	VINYL ASBESTOS TILE
CT	CERAMIC TILE	KIT	KITCHEN	W/	WOOD
DA	DINING AREA	LINEN CL	LINEN CLOSET	W/	WITH
DET	DETAIL	LR	LIVING ROOM	L	ANGLE
		MAINT.	MAINTENANCE	C	CHANNEL
				⌀	DIAMETER

SYMBOL & MATERIAL LEGEND

BLOCK
CONC
BATT INSULATION
RIGID INSULATION
WOOD
STEEL CHANNEL
GYP BD
QUARRY TILE
METAL FLASHING
PLYWOOD
EARTH

WINDOW TYPE
DOOR TYPE
WALL TYPE
ELEVATION Nº
SHEET WHERE FOUND
SECTION Nº
SHEET WHERE FOUND
DETAIL Nº
SHEET WHERE FOUND
TYPE
APARTMENT Nº
OCCUPANCY: H-HANDICAPPED, E-ELDERLY & FAMILY, S-SUPERINTENDENT

Final site Plan APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 6-24-87 BY Ernest Spignardo ERNEST SPIGNARDO Chairman 6-30-87

MOUNTAIN VIEW APARTMENTS
new windsor new york
H.U.D. PROJECT NO. NY 36-0019-012

COVER SHEET

h p Consulting Engineers — a professional corporation
35 WEST 35TH STREET, NEW YORK, N.Y. 10001

JAMES JOHN ROMEO CONSULTING ENGINEERS
181 MAIN STREET EASTCHESTER, N.Y. 10707
(914) 337-3877

john koster ARCHITECT
110 WEST 86 STREET NEW YORK N.Y. 10024
212 362 1911

DATE: JUNE '87 DWG. NO. 0
SCALE: AS SHOWN
JOB NO.

MOUNTAIN VIEW APARTMENTS

new windsor
new york

N.Y.S. PROJECT NO.
RT 36-0019-012

DESCRIPTION

ALL THAT EXACT OR PARCEL OF LAND SITUATE IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP. LIBER 1805 OF 143 WITH THE WESTERN LINE OF N.Y. STATE ROUTE 32, SAID BEGINNING POINT BEING ALSO THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY ROADWAY EXPRESS, INC. LIBER 2079 OF 906; THENCE ALONG SAID N.Y. STATE ROUTE 32 SOUTH 27°-37'-10" WEST 67.52 FEET TO A POINT, SAID POINT BEING 1,378.0 FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF FORGE HILL ROAD AND THE WESTERLY LINE OF N.Y. STATE ROUTE 32; THENCE ALONG LANDS NOW OR FORMERLY NEW WINDSOR ASSOCIATES THE FOLLOWING: NORTH 56°-42'-41" WEST 900.02 FEET, SOUTH 27°-23'-18" WEST 650.63 FEET, AND SOUTH 62°-36'-42" EAST 335.30 FEET; THENCE ALONG LANDS NOW OR FORMERLY PONDEROSA SYSTEM, INC. LIBER 2115 OF 730 SOUTH 11°-38'-55" WEST 84.90 FEET; THENCE ALONG LANDS NOW OR FORMERLY DEYO, LIBER 1715 OF 343 SOUTH 39°-08'-00" WEST 1,130.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY COMMON SCHOOL DIST. #3, CITY SCHOOL DISTRICT OF NEWBURGH, LIBER 1936 OF 1078 NORTH 05°-50'-28" WEST 466.58 FEET; THENCE ALONG LANDS NOW OR FORMERLY NEW WINDSOR ASSOCIATES, LIBER 2059 OF 520 NORTH 25°-56'-10" WEST 1160.98 FEET TO A POINT IN THE EASTERLY LINE OF LANDS NOW OR FORMERLY CONSOLIDATED RAIL CORP.; THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY CONSOLIDATED RAIL CORP. ON A CURVE TO THE LEFT HAVING A RADIUS OF 1976.86 FEET AND BEING DISTANT NORTHERLY 165.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY FRIEDMAN, LIBER 1951 OF 322 THE FOLLOWING: SOUTH 51°-30'-24" EAST 679.90 FEET, SOUTH 38°-06'-13" EAST 160.73 FEET, AND SOUTH 49°-40'-08" EAST 124.62 FEET; THENCE ALONG LANDS NOW OR FORMERLY ROADWAY EXPRESS, INC. LIBER 2079 OF 906 THE FOLLOWING: SOUTH 47°-20'-20" EAST 309.34 FEET AND SOUTH 41°-35'-20" EAST 2.73 FEET; THENCE ALONG LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP., LIBER 1805 OF 143 THE FOLLOWING: SOUTH 58°-59'-40" WEST 68.00 FEET, AND SOUTH 36°-42'-41" EAST 335.30 FEET TO THE POINT OF BEGINNING, CONTAINING 14.33 PLUS OR MINUS ACRES OF LAND.

NOTE: MOUNTAINVIEW ASSOCIATES SHALL FURNISH FIVE (5) GATE VALVES SIZE AND LOCATION SHALL BE DETERMINED BY THE TOWN ENGINEER. IF DEEMED NECESSARY, IN LIEU OF THE ABOVE VALVES, MOUNTAINVIEW ASSOC. SHALL INSTALL AN 8" P/C WATER MAIN IN PATHWAY EASEMENT AND LOOPED TO OLD FORGE HILL ROAD. SUCH LINE SHALL BE * INSTALLED, TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA # IN ACCORDANCE WITH NEW WINDSOR SPECS. TOWN OF NEW WINDSOR SPECS.

N/F DEYO
LIBER 1715 CP 343
TAX MAP SECTION 35
BLOCK ONE LOT 62

N/F COMMON SCHOOL DIST. #3
CITY SCHOOL DISTRICT OF NEWBURGH
LIBER 1936 CP 1078
TAX MAP SECTION 35
BLOCK ONE LOT 61

N/F PONDEROSA SYSTEM, INC.
LIBER 2115 CP 730
TAX MAP SECTION 35
BLOCK ONE LOT 62.21

N/F NEW WINDSOR ASSOCIATES
LIBER 2059 CP 520
TAX MAP SECTION 35
BLOCK ONE LOT 58.22

N/F TEMPLE HILL MOTEL CORP.
LIBER 1805 CP 143
TAX MAP SECTION 35
BLOCK ONE LOT 61.1

N/F ROADWAY EXPRESS, INC.
LIBER 2079 CP 496
TAX MAP SECTION 35
BLOCK ONE LOT 58

N/F FRIEDMAN
LIBER 1951 CP 322
TAX MAP SECTION 35
BLOCK ONE LOT 53.21

CONSOLIDATED RAIL CORP.

FORGE HILL ROAD

ROUTE 32 N.Y. STATE HIGHWAY

TOWN OF NEW WINDSOR ROADWAY EASEMENT (60 FT)

TOT LOT / PLAY AREA SEE NOTE #

SEATING AREA - SEE ARCH. DRAWINGS

*NOTE: ARCHITECT TO PROVIDE YARD DRAINS # CONNECT SAME TO FIELD INLET No. 1 AND/OR PROP. MH No. 5

PROP. STORM MH No. 3 R = 294.0 I = 287.0

PROP. FIELD INLET No. 1 R = 292.5 I = 289.0

PROP. FIELD INLET No. 2 R = 298.0 I = 286.2

12 FOOT WIDE PAVED FIRE LANE (SEE DRIVEWAY DETAIL PLATE)

NOTE: SLOPE TO SWALE BETWEEN 294 & 298 CONTOURS

PROP. C.B. No. 13 R = 287.0 I = 283.0

PROP. C.B. No. 17 R = 291.5 I = 287.0

PROP. C.B. No. 14 R = 293.0 I = 289.0

PROP. C.B. No. 15 R = 294.0

PROP. C.B. No. 16 R = 295.0 I = 291.0

PROP. C.B. No. 12 R = 295.5 I = 293.0

PROP. C.B. No. 11 R = 296.0 I = 292.0

PROP. C.B. No. 10 R = 295.5 I = 293.0

PROP. C.B. No. 9 R = 297.0 I = 292.0

PROP. C.B. No. 8 R = 297.8 I = 293.8

PROP. C.B. No. 7 R = 297.5 I = 290.8

PROP. STORM MH No. 2 R = 274.1 I = 271.1E

PROP. C.B. No. 5 R = 277.0 I = 272.0

PROP. C.B. No. 3 R = 279.8 I = 266.8

PROP. C.B. No. 4 R = 270.0 I = 267.5

PROP. C.B. No. 6 R = 277.0 I = 274.0

PROP. C.B. No. 1 R = 279.5 I = 266.0

PROP. SAN. MH No. 1 R = 270.8 I = 264.2

PROP. SAN. MH No. 2 R = 270.4 I = 264.0

PROP. SAN. MH No. 3 R = 266.0

PROP. SAN. MH No. 4 R = 267.0 I = 259.21

20" x 20" x 8" TAPPING SLEEVE & 8" TAPPING GATE VALVE

PROVIDE 6' HIGH CHAIN LINK FENCE AROUND 272 CONTOUR WITH TWO - 6' HINGED SECTIONS FOR MAINTENANCE ACCESS

STORM DETENTION CONTROL STRUCTURE IN CMP INLET INV 267.5 SEE DETAIL FOR CONSTRUCTION

EXIST. 8" WATER LINE

EXIST. 12" WATER LINE

EXIST. 8" SANITARY SEWER

EXIST. 24" CMP

EXIST. 21" CMP

EXIST. 24" RCP

EXIST. 24" CMP END SECTION I = 259.1

EXIST. 8" SANITARY SEWER MH RIM 262.93 INVERT 253.23

EXIST. 8" SANITARY SEWER MH RIM 262.16 INVERT 238.16

EXIST. 8" SANITARY SEWER MH RIM 262.14 INVERT 238.14

EXIST. 8" SANITARY SEWER MH RIM 262.75 INVERT 253.25

OVERHEAD POWER LINE

TREE LINE

STONE WALL

PROPOSED WATER MAIN SHALL BE 8" PVC. WATER PIPE - USE APPROVED
PROPOSED STORM DRAINS SHALL BE 15" CMP (HELICAL) UNLESS SPECIFIED OTHERWISE
PROPOSED SANITARY SEWER SHALL BE 8" PVC PIPE

LEGEND: PROPOSED

CATCH BASIN OR FIELD INLET	□
MANHOLE	○
GATE VALVE	⋈
HYDRANT	⋔
THRUST BLOCK	▲
PROPOSED GRADE	272

LEGEND: EXISTING

POLE	
HYDRANT	
MANHOLE	
SEWER LINE	
W/S LINE	
WATER LINE	
STONE WALL	
CONTOUR LINES - U.S.G.S. DATUM	
TREE LINE	
MAIN ROAD TRAFFIC	

TOPOGRAPHICAL & BOUNDARY
MAP OF SURVEY FOR
MOUNTAINVIEW ASSOCIATES

TOWN OF NEW WINDSOR — ORANGE COUNTY, N.Y.
SCALE: 1" = 40' — DECEMBER 16, 1980

I HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED AND CORRECT TO:
U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT
MOUNTAINVIEW ASSOCIATES
NEW YORK STATE HOUSING & FINANCE AGENCY
G.M.A.C.
TICOR AMERICAN TITLE INSURANCE COMPANY OF N.Y.

JANUARY 30, 1981
FEB. 10, 1981

TOTAL AREA = 14.33 ± ACRES = 624,215 ± SQ. FT.

SITE LOCATION 1" = 400'

TAX MAP SECTION 35 SEC. #2

SCHOOL PROPERTY

FORGE HILL APARTMENTS

SITE

SITE GRADING AND UTILITY PLAN

DANIEL J. DONAHUE, P.E.
BRECKENRIDGE ROAD
MAHOPAC, NY. 10541

REVISED: 4-8-81

PETER R. HURTIG, L.L.S.
194 MAIN STREET, BEACON, NEW YORK
838 BROADWAY, NEWBURGH, NEW YORK

john koster
ARCHITECT
116 WEST 32 STREET
NEW YORK, N.Y. 10001

DATE: JUNE '81
SCALE: 1" = 40'-0"
JOB NO.
SHEET NO. 2

SITE GRADING & UTILITY PLAN

MOUNTAIN VIEW APARTMENTS

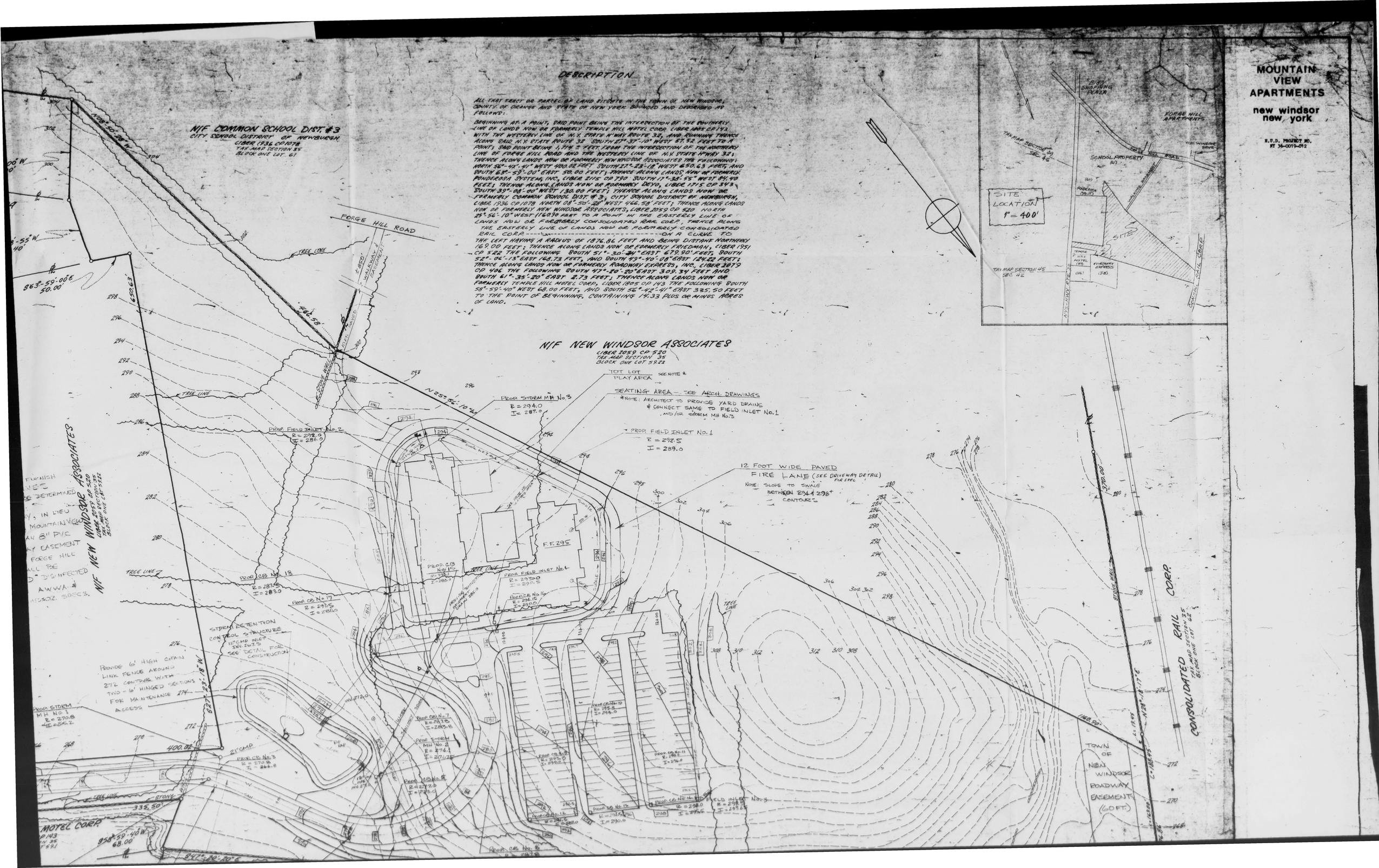
new windsor
new york

H.U.D. PROJECT NO.
NY 36-0019-012

DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP. LIBER 1805 OP 143 WITH THE WESTERLY LINE OF N.Y. STATE HIGHWAY ROUTE 32, AND RUNNING THENCE ALONG SAID N.Y. STATE ROUTE 32 SOUTH 27°-37'-10" WEST 67.52 FEET TO A POINT; SAID POINT BEING 1,774 ± FEET FROM THE INTERSECTION OF THE NORTHERLY LINE OF FORGE HILL ROAD AND THE WESTERLY LINE OF N.Y. STATE HIGHWAY 32; THENCE ALONG LANDS NOW OR FORMERLY NEW WINDSOR ASSOCIATES THE FOLLOWING: NORTH 58°-42'-41" WEST 400.02 FEET; SOUTH 17°-33'-55" WEST 650.63 FEET; AND SOUTH 63°-59'-00" EAST 50.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY PONDEROSA SYSTEM, INC., LIBER 2115 OP 790 SOUTH 17°-33'-55" WEST 84.40 FEET; THENCE ALONG LANDS NOW OR FORMERLY DEYO, LIBER 1715 OP 343 SOUTH 39°-08'-00" WEST 130.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY COMMON SCHOOL DIST. #3, CITY SCHOOL DISTRICT OF NEWBURGH, LIBER 1936 OP 1078 NORTH 09°-39'-20" WEST 466.59 FEET; THENCE ALONG LANDS NOW OR FORMERLY NEW WINDSOR ASSOCIATES, LIBER 2059 OP 520 NORTH 25°-56'-10" WEST 1160.90 FEET TO A POINT IN THE EASTERLY LINE OF LANDS NOW OR FORMERLY CONSOLIDATED RAIL CORP., THENCE ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY CONSOLIDATED RAIL CORP. ---------- ON A CURVE TO THE LEFT HAVING A RADIUS OF 1876.86 FEET AND BEING DISTANT NORTHERLY 169.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY FRIEDMAN, LIBER 1951 OP 522 THE FOLLOWING: SOUTH 51°-30'-34" EAST 679.90 FEET, SOUTH 32°-06'-13" EAST 168.73 FEET, AND SOUTH 49°-40'-08" EAST 124.82 FEET; THENCE ALONG LANDS NOW OR FORMERLY ROADWAY CHARTERS, INC., LIBER 3879 OP 506 THE FOLLOWING: SOUTH 47°-20'-25" EAST 308.34 FEET AND SOUTH 61°-35'-20" EAST 2.73 FEET; THENCE ALONG LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP, LIBER 1805 OP 143 THE FOLLOWING: SOUTH 58°-59'-40" WEST 68.00 FEET, AND SOUTH 56°-42'-41" EAST 335.50 FEET TO THE POINT OF BEGINNING. CONTAINING 14.33 PLUS OR MINUS ACRES OF LAND.



THE LEFT HAVING A RADIUS OF 1876.86 FEET AND BEING DISTANT NORTHERLY 169.00 FEET; THENCE ALONG LANDS NOW OR FORMERLY FRIEDMAN, LIBER 1951 CP 522 THE FOLLOWING SOUTH 31°-30'-30" EAST 679.90 FEET, SOUTH 52°-06'-13" EAST 168.73 FEET, AND SOUTH 53°-53'-09" EAST 124.22 FEET; THENCE ALONG LANDS NOW OR FORMERLY ROADWAY EXPRESS, INC., LIBER 2079 CP 406 THE FOLLOWING SOUTH 47°-20'-20" EAST 309.34 FEET AND SOUTH 61°-35'-20" EAST 2.73 FEET; THENCE ALONG LANDS NOW OR FORMERLY TEMPLE HILL MOTEL CORP, LIBER 1805 CP 143 THE FOLLOWING SOUTH 58°-59'-40" WEST 68.00 FEET, AND SOUTH 52°-42'-40" EAST 335.50 FEET TO THE POINT OF BEGINNING, CONTAINING 14.33 PLUS OR MINUS ACRES OF LAND.

N/F NEW WINDSOR ASSOCIATES
LIBER 2059 CP 520
TAX MAP SECTION 35
BLOCK ONE LOT 2.22

TOT LOT
PLAY AREA — SEE NOTE *

SEATING AREA — SEE ARCH. DRAWINGS

*NOTE: ARCHITECT TO PROVIDE YARD DRAINS # CONNECT SAME TO FIELD INLET No.1 AND/OR STORM MH No.3

PROP STORM MH No.3
R = 294.0
I = 287.0

PROP FIELD INLET No.2
R = 292.0
I = 286.0

PROP FIELD INLET No.1
R = 292.5
I = 289.0

12 FOOT WIDE PAVED
FIRE LANE (SEE DRIVEWAY DETAIL FOR SPEC.)

NOTE: SLOPE TO SWALE BETWEEN 294± 298± CONTOURS

F.F. 295

PROP. CB No.15
R = 293.0
I = 289.5

PROP FIELD INLET No.1
R = 293.0
I = 290.5

PROP. CB No.16
R = 294.15
I = 290.0

PROP CB No. 18
R = 287.5
I = 283.0

PROP CB No. 17
R = 291.5
I = 286.0

STORM RETENTION CONTROL STRUCTURE
12"CMP INLET
INV. 267.5
SEE DETAIL FOR CONSTRUCTION

PROVIDE 6' HIGH CHAIN LINK FENCE AROUND 272 CONTOUR WITH TWO - 6' HINGED SECTIONS FOR MAINTENANCE ACCESS

PROP STORM MH No.1
R = 270.8
I = 262.2

PROP CB No.3
R = 270.8
I = 266.8

PROP CB No.5
R = 277.3
I = 273.3

PROP CB No.7
R = 279.0
I = 283.8

PROP STORM MH No.2
R = 274.1
I = 271.75

PROP CB No.9
R = 295.0
I = 290.0

PROP CB No.10
R = 295.8
I = 293.0

PROP CB No.11
R = 296.0
I = 296.0

PROP CB No.12
R = 291.5
I = 287.0

PROP CB No.13
R = 294.5
I = 290.0

PROP CB No.14
R = 298.0
I = 294.6

FIELD INLET No.3
R = 298.0
I = 297.25

PROP CB No. 8
R = 287.8
I = 284.8

PROP SAN MH No.3
R = 274.0
I = 262.0

PROP CB No.4
R = 270.8
± = 267.5

PROP CB No.6
R = 277.0
I = 274.0

N/F NEW WINDSOR ASSOCIATES
LIBER 2059 CP 520
TAX MAP SECTION 35
BLOCK ONE LOT 2.22

N/F TEMPLE HILL MOTEL CORP
LIBER 1805 CP 143
TAX MAP SECTION 35
BLOCK ONE LOT 59.1

N/F ROADWAY EXPRESS, INC.
LIBER 2079 CP 406
TAX MAP SECTION 35
BLOCK ONE LOT 58

N/F FRIEDMAN
LIBER 1951 CP 522
TAX MAP SECTION 35
BLOCK ONE LOT 53.21

CONSOLIDATED RAIL CORP
TAX MAP SECTION 35
BLOCK ONE LOT 62

TOWN OF NEW WINDSOR ROADWAY EASEMENT (60 FT.)

TAX MAP SECTION 45
SEC. 42

PROPOSED WATER MAIN SHALL BE 8" PVC WATER PIPE - NSF APPROVED
PROPOSED STORM DRAINS SHALL BE 15" CMP (HELICAL) UNLESS SPECIFIED OTHERWISE
PROPOSED SANITARY SEWER SHALL BE 8" PVC PIPE

LEGEND: EXISTING

POLE
HYDRANT
MANHOLE
SEWER LINE
GAS LINE
WATER LINE
STONE WALL
CONTOUR LINES - U.S.G.S. DATUM
TREE LINE
RAIL ROAD TRACK

TOPOGRAPHICAL & BOUNDARY
MAP OF SURVEY FOR
MOUNTAINVIEW ASSOCIATES
TOWN OF NEW WINDSOR — ORANGE COUNTY, N.Y.
SCALE: 1" = 40' — DECEMBER 16, 1980
REVISED JANUARY 30, 1981
FEB. 10, 1981

I T IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED AND CORRECT TO:
U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT
MOUNTAINVIEW ASSOCIATES
NEW YORK STATE HOUSING FINANCE AGENCY
G.M.A.C.
FIRST AMERICAN TITLE INSURANCE COMPANY OF N.Y.

TOTAL AREA = 14.33 ± ACRES
= 624,215 ± SQ FT

SITE GRADING & UTILITY PLAN

SITE GRADING AND UTILITY PLAN

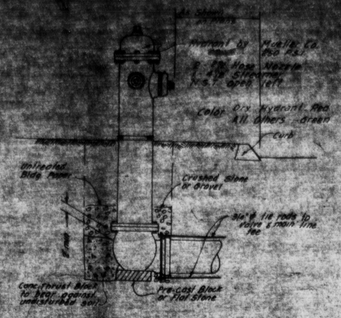
DANIEL J. DONAHUE, P.E.
BRECKENRIDGE ROAD
MAHOPAC, N.Y. 10541

REVISED 4-6-81

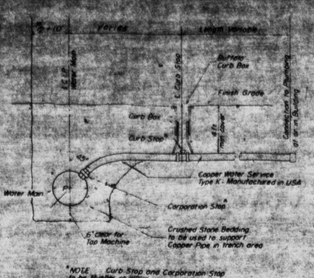
PETER R. HUSTIS, L.L.S.
184 MAIN STREET, BEACON, NEW YORK
838 BROADWAY, NEWBURGH, NEW YORK

john koster
ARCHITECT
118 WEST 22 STREET
NEW YORK, N.Y. 10011
212 - 243 1025

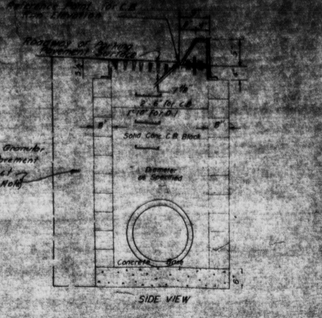
DATE 1 JUNE '81
SCALE 1" = 40'-0"
JOB NO.
DWG NO. 2

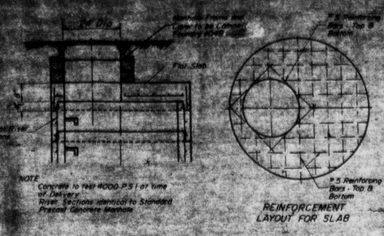


DETAIL OF TYPICAL HYDRANT

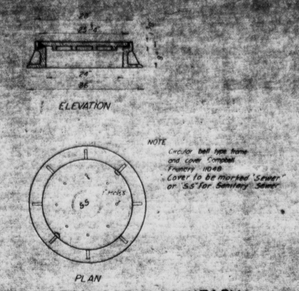


DETAIL OF WATER SERVICE CONNECTION

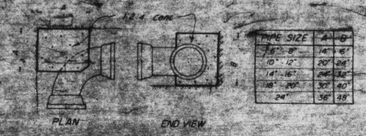




DETAIL OF FLAT SLAB
REINFORCEMENT LAYOUT FOR SLAB

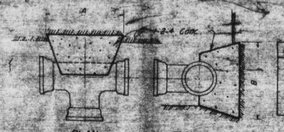


MH COVER - DRAINAGE & SANITARY



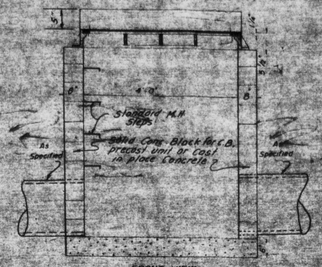
PIPE SIZE	A	B
6"-8"	14"	6"
10"-12"	20"	24"
14"-16"	26"	36"
18"-20"	30"	40"
24"	36"	48"

DETAIL OF 90° BEND ANCHOR

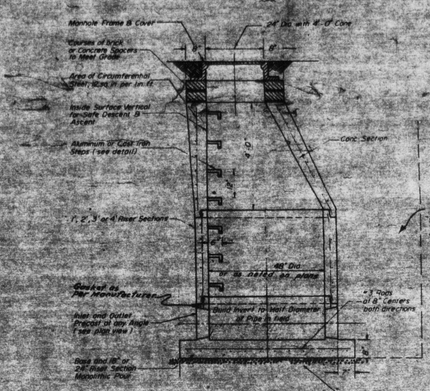


PIPE SIZE	A	B
6"-8"	18"	18"
10"-12"	18"	24"
14"-16"	24"	32"
18"-20"	60"	40"
24"	72"	48"

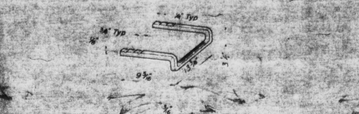
DETAIL OF TEE ANCHOR



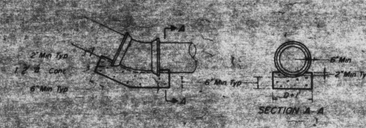
DETAIL OF CATCH BASIN & DROP INLET



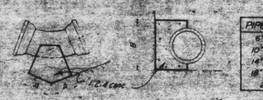
DETAIL OF PRECAST CONCRETE MANHOLE SANITARY SEWER & DRAINAGE



DETAIL OF ALUMINUM ALLOY MANHOLE STEP



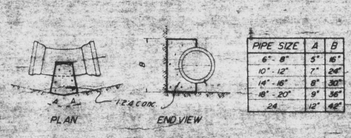
DETAIL OF THRUST DISTRIBUTION BLOCK



PIPE SIZE	A	B
6"-8"	8"	48"
10"-12"	10"	54"
14"-16"	16"	56"
18"-20"	18"	36"
24"	24"	42"

DETAIL OF 45° BEND ANCHOR

DETAIL OF CATCH BASIN HEAD

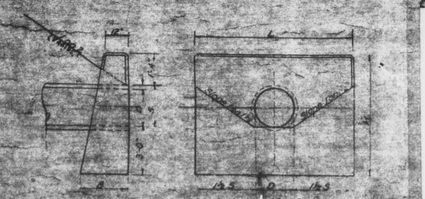


DETAIL OF CONCRETE ANCHOR

PIPE SIZE	A	B
6"-8"	5"	16"
10"-12"	7"	24"
14"-16"	8"	30"
18"-20"	9"	36"
24"	12"	48"

DETAIL OF 22½° BEND ANCHOR

NOTE: Because of Soil Condition the Contractor may use Joint Restrainer (Pipe Clamp, threaded rods and bolts) in lieu of thrust distribution block or concrete anchor, as approved by the Town Engineer



D	B	H	L	Parts Per	B
12"	1'0"	1'-3"	3'-6"	1	1'-6"
18"	1'-6"	1'-9"	4'-0"	1	2'-0"
24"	2'-0"	2'-6"	4'-6"	1	2'-6"
30"	2'-6"	3'-0"	10'-0"	2	1'-3"
36"	3'-0"	3'-9"	12'-0"	3	1'-0"
42"	3'-6"	4'-3"	13'-6"	3	1'-0"
48"	4'-0"	5'-0"	15'-0"	3	1'-0"
54" 90°W	4'-6"	5'-6"	16'-6"	3	1'-0"

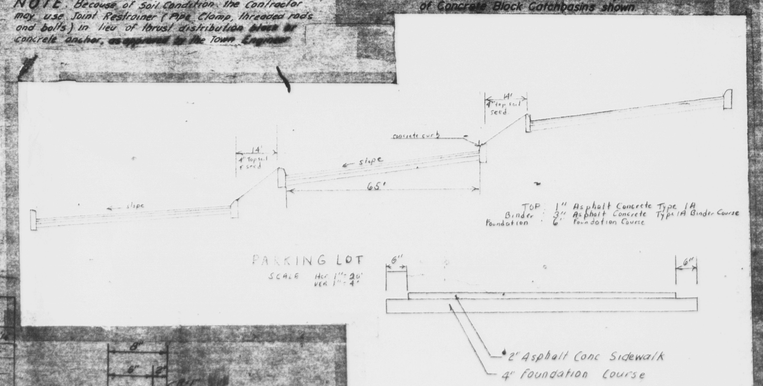
@ Corrugated Steel Pipe Arch

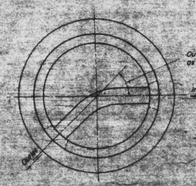
DETAIL OF HEADWALL
(Straight Type)
NOT TO SCALE

PIPE SIZE	A	B
6"-8"	5"	16"
10"-12"	7"	24"
14"-16"	8"	30"
18"-20"	9"	36"
24"	12"	48"

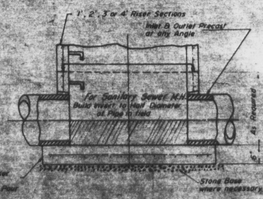
DETAIL OF CONCRETE CURB

NOTE: Precast Concrete Catchbasins may be used in lieu of Concrete Block Catchbasins shown

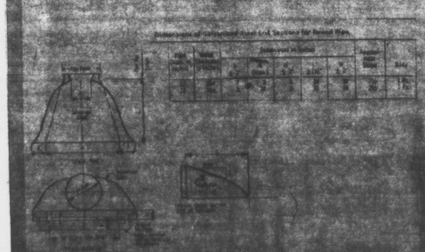


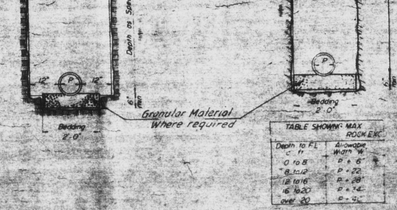


DETAIL OF PLAN
PRE-CAST MANHOLE BASE
FOR SANITARY SEWER M.H.



DETAIL OF PRE-CAST CONCRETE
BASE FOR MANHOLES





Depth to FL of Pipe	Allowable Width "W"
0 to 8	P = 6"
8 to 12	P = 20"
12 to 16	P = 28"
16 to 20	P = 36"
over 20	P = 44"

TABLE SHOWN: MAX. ROCK EXC.

DETAIL OF TYPICAL TRENCH SECTIONS

MOUNTAIN VIEW APARTMENTS
new windsor new york

N.Y.S.D. PROJECT NO. 84-0019-012

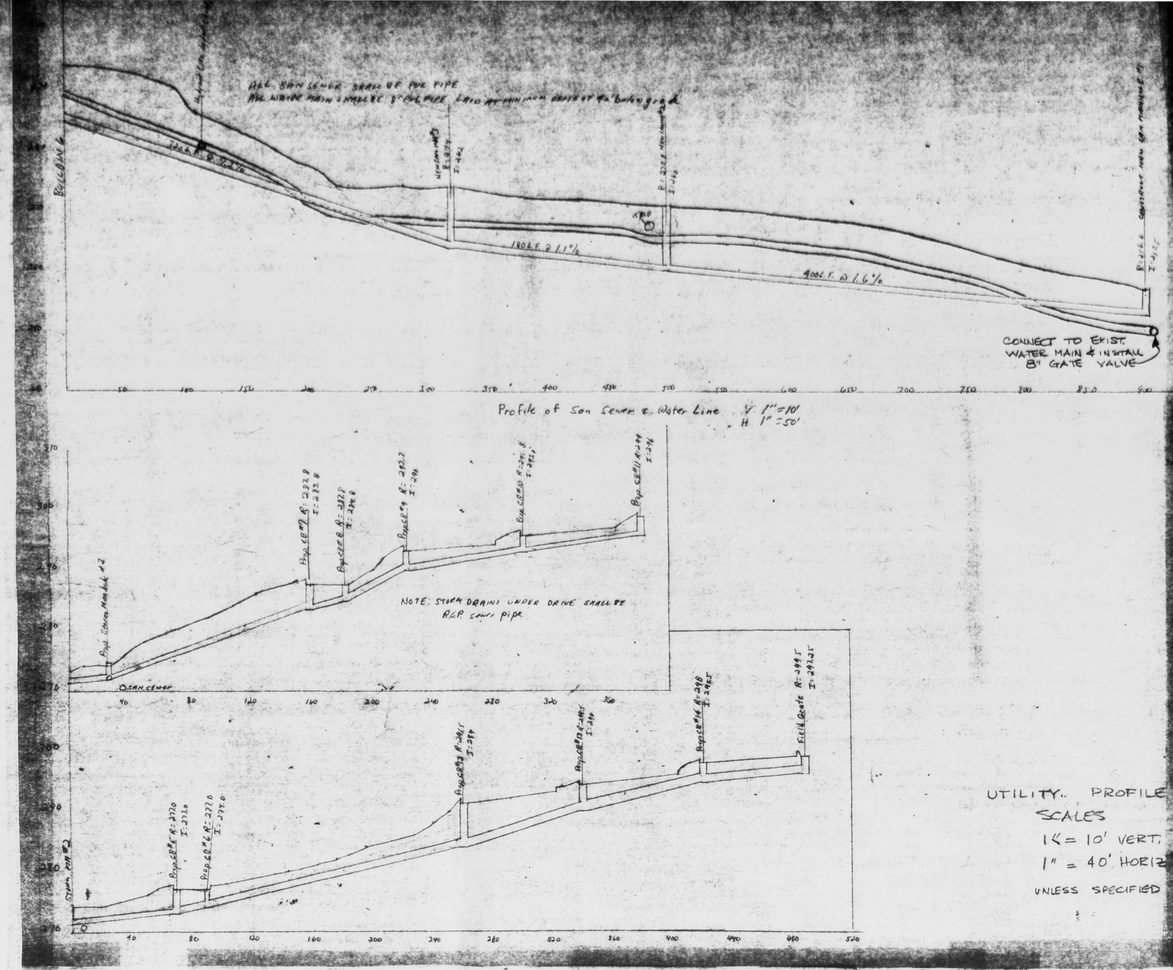
SITE DETAILS

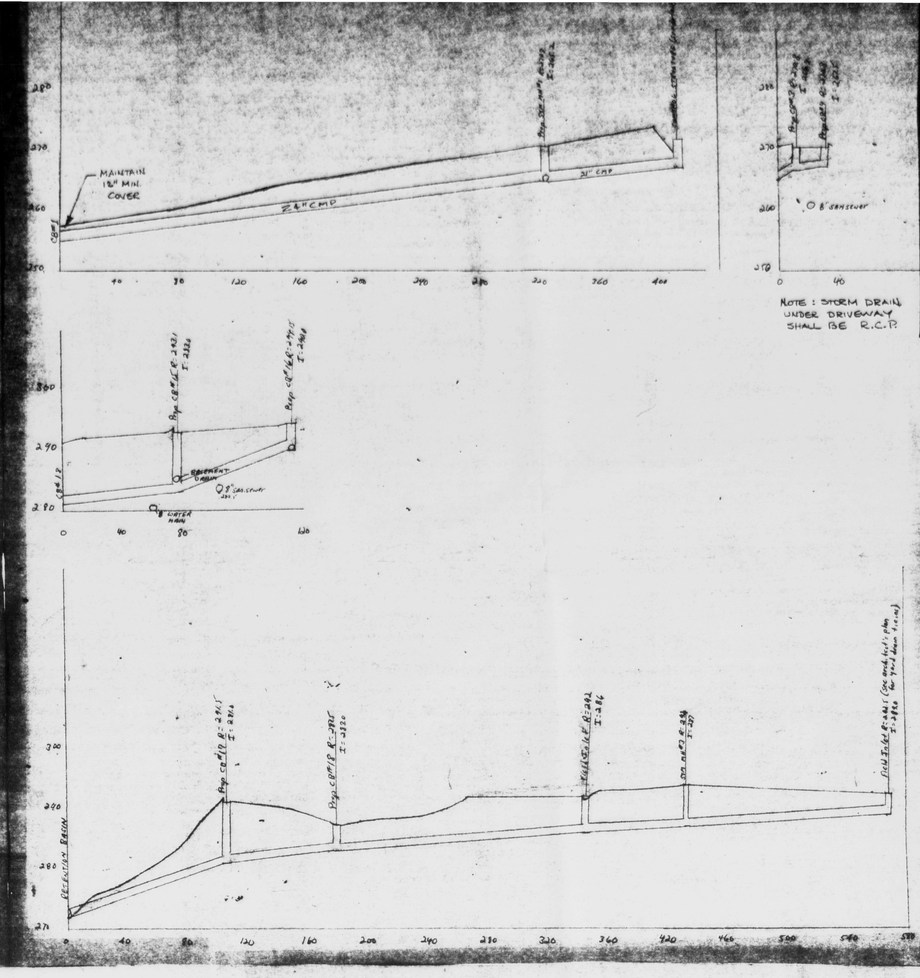
h p Consulting Engineers
15 WEST 38TH STREET, NEW YORK, N.Y. 10018
JAMES JOHN BOMBO CONSULTING ENGINEERS

john koster ARCHITECT

DANIEL J. DONAHUE P.E.
BRECKENRIDGE ROAD
MAHOPAC N.Y. 10541
NEW YORK STATE LICENSED PROFESSIONAL
No. 049431

CONSTRUCTION DETAIL SHEET
MOUNTAIN VIEW APARTMENTS
APARTMENTS
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.





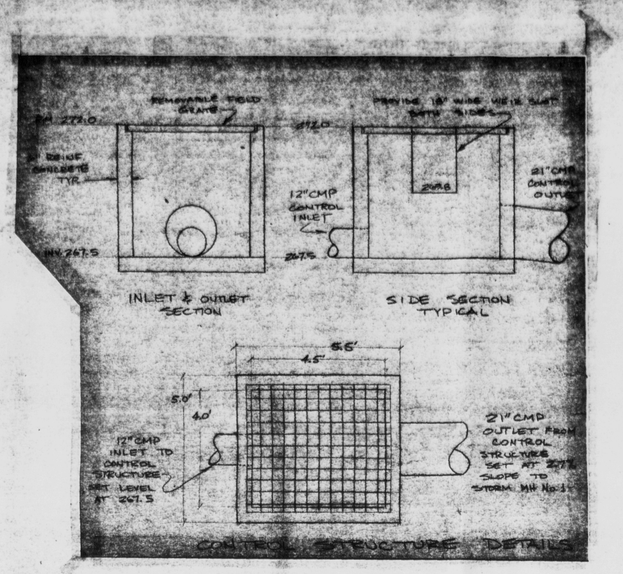
MOUNTAIN VIEW APARTMENTS

new windsor new york

H.U.D. PROJECT NO. NY 36-0019-012

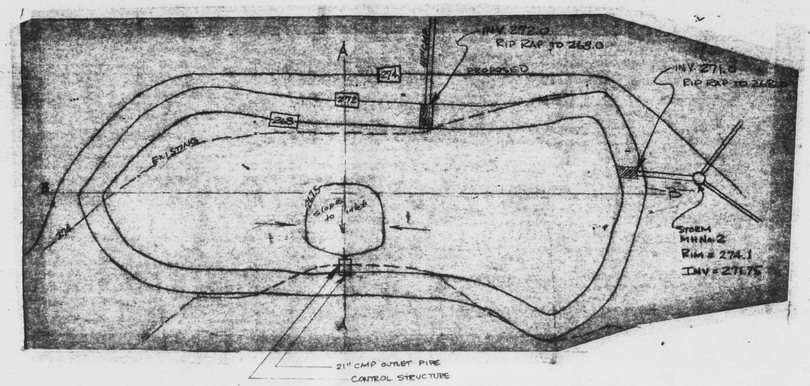
DRIVEWAY & UTILITY PROFILES

john koster
ARCHITECT

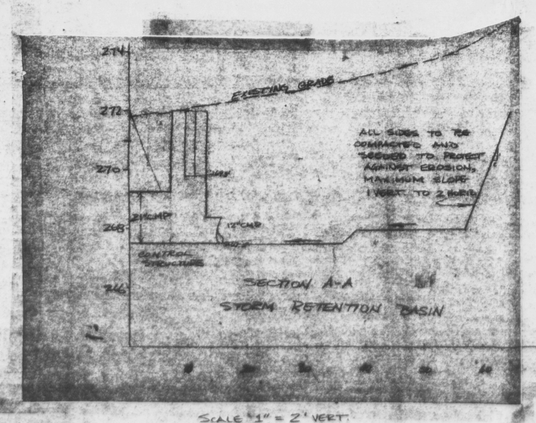


NOTES:

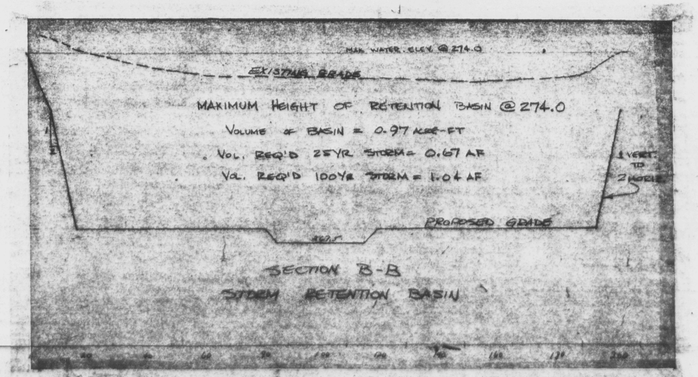
1. Soils for driveway, firelane and all slopes are to be compacted in accordance with the Town of New Windsor Engineers office
2. All electric lines to be installed as per Orange and Rockland Electric Company requirements and specifications.
3. All telephone lines to be installed as per New York Telephone requirements.
4. All work to conform to the rules, regulations and requirements of the office of the Town Engineer of New Windsor.
5. No work shall start on the site until an inspection schedule has been arranged between the contractor and supervising construction engineer.
6. No field changes shall be made by the contractor without first approval from the supervising construction engineer.
7. Fill materials under roads shall be clean, well draining materials placed in layers not exceeding 8" and rolled to compaction by a 10 ton roller at optimum moisture content.
8. Unsuitable material shall be removed and replaced with clean fill.
9. All work to be done within the right-of-way will be subject to permits as required by the New York State Department of Transportation.
10. The contractor shall incorporate all permanent erosion control features into the project the earliest practicable time.
11. Temporary erosion control measures shall be used to correct conditions which develop during the normal construction practice.
12. All waste material, including unsuitable soils shall be disposed of by the contractor in strict accordance to the directions of the supervising construction engineer and the owner.
13. The contractor shall be responsible for the disposal offsite of all surplus excavated materials.
14. The contractor shall be responsible throughout the course of the work for protection of existing utilities.
15. All earthwork and construction shall be carried out under the direct control of the owner's field representative and supervising construction engineer, retained by the owner.
16. All utilities, walks, roadways and parking areas shown on this plan are approximate in location. Contractor shall stake out all utilities, walks, roadways, and parking areas in the field prior to any construction and notify owner for final approval of location.
17. Supervising construction engineer shall have soils boring taken prior to construction and at the earliest possible convenience in the area of the road and retention basin.



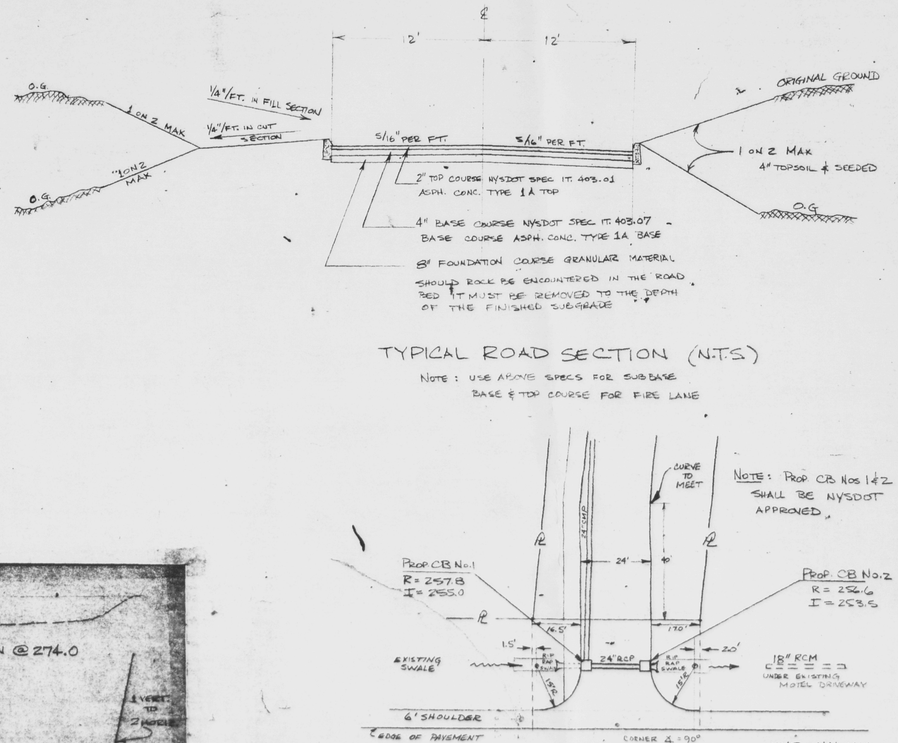
STORM RETENTION BASIN
SCALE 1" = 20'



SCALE 1" = 2' VERT.
1" = 10' HORIZ.



SCALE 1" = 2Ft. VERT.
1" = 20Ft. HORIZ.



TYPICAL ROAD SECTION (N.T.S)

NOTE: USE ABOVE SPECS FOR SUBBASE BASE & TOP COURSE FOR FIRE LANE

DRIVEWAY & STORM DRAIN IMPROVEMENTS AT ENTRANCE/EXIT
SCALE 1" = 20'

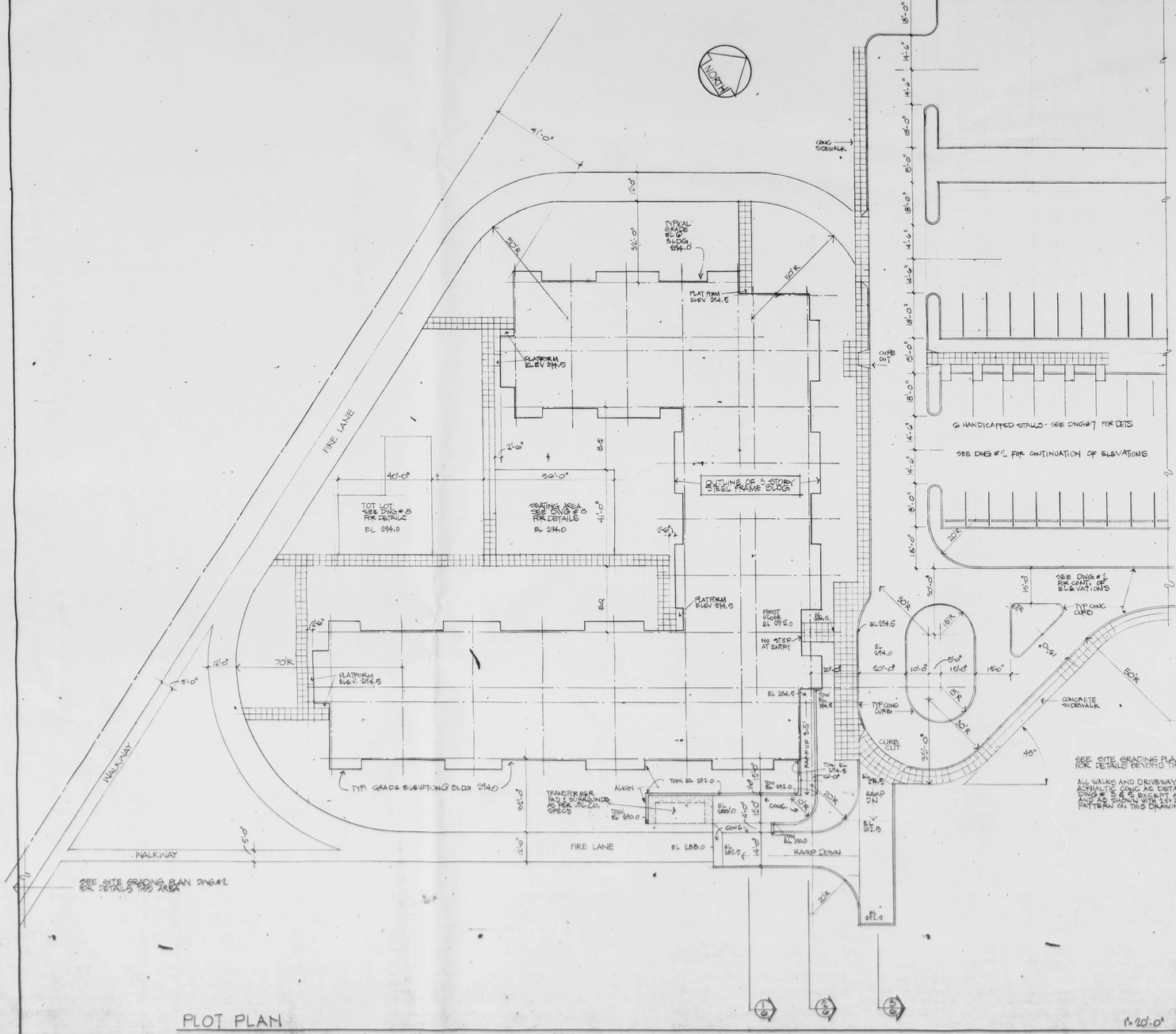
RETENTION BASIN & ROAD DETAILS

DANIEL J. DONAHUE, P.E.
BRECKENRIDGE ROAD
MAHOPAC, N.Y. 10541

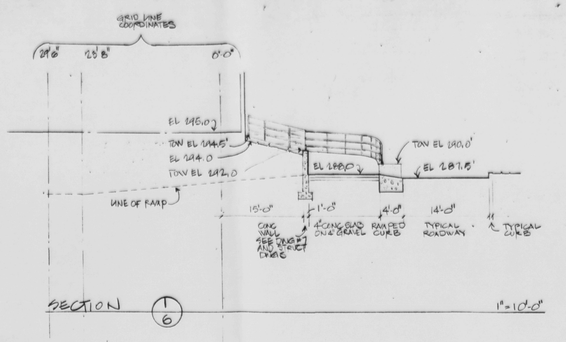
APRIL, 1981

John Jester
ARCHITECT

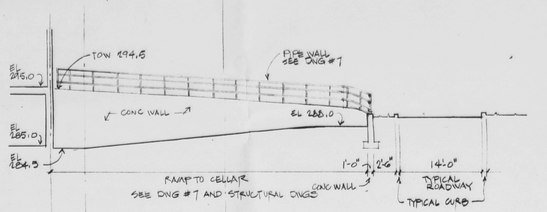
MOUNTAIN VIEW APARTMENTS
new windsor, new york



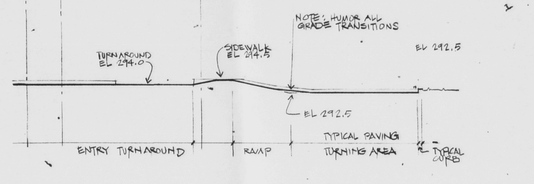
PLOT PLAN 1"=20'-0"



SECTION 1/6 1"=10'-0"



SECTION 2/6 1"=10'-0"



SECTION 3/6 1"=10'-0"

PLOT PLAN

john koster ARCHITECT

6

MOUNTAIN VIEW APARTMENTS

new windsor
new york

S.E.P. PROJECT NO.
SP 86-0019-012

FORGE HILL ROAD

THIS AREA TO BE LEFT IN NATURAL STATE

SEE DWGS # 2 FOR CONTINUATION

5' ASPHALT SIDEWALK IN LOCUST ALLEY

EXISTING TREE LINE

STONE WALL REMAIN

TYPICAL ASPHALT SIDEWALK

GRASS

TOT LOT SEE DWGS FOR DETAILS

FIRE LANE

NEW LINE OF TREES TO REMAIN

EXISTING LINE OF TREES TO REMAIN

WITHIN NATURE RETENTION BASIN IN THIS AREA - SEE DRAINAGE # 2 & 3

SEE DWG #2 FOR LOCATION OF RADIUS CENTER

SEE DWGS # 2 & 3 FOR DETAILS IN THIS AREA

N.Y. STATE HWAY ROUTE 32

SEE DRAWING #2 FOR LOCATION OF RADIUS CENTER

NOTE: WITHIN LINES OF TREES TO REMAIN REMOVE ALL DEAD OR DISEASED TREES AND ALL LARGE TREES INDICATED BY A CALIPER OF 4" AND

THE AREA TO BE LEFT UNDISTURBED IN NATURAL STATE

STONE WALL TO REMAIN

NORTH

PART PARKING PLAN SHOWING TYPICAL STALL AND HANDICAPPED STALL LAYOUT 16"=1'-0"

HALF PLAN @ TYPICAL PARKING AT DEAD END OF LOT

HALF PLAN @ HCAPD PARKING AT ENTRANCE TO LOT

TYP CURB

SWING STOP WHEEL

PAINTED LINES 6" WIDE TYP

RAMP

TYP CURB

PAINTED LINE 6" WIDE TYP

RAMP

RAMP

TYPICAL HANDICAPPED RAMP SEE SECTION & DETAIL SHEET #7 SEE DET 4

TYPICAL CONC SIDEWALK W/ BROOM FINISH

PROVIDE PAINTED NUMBERS IN EACH STALL

PLANTING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPEC	SPACING	QUANTITY
1	ACER SUGG HARUM	SUGAR MAPLE	2"-2½" CAL	B&B 20"	AS SHOWN	85
2	MALUS FLOR BUNDA	JAPANESE FLOWERING CRAB	7'-8" HIGH	B&B	AS SHOWN	10
3	MALUS HOPA	HOPA RED FLOWERING CRAB	"	"	"	44
4	CORNUS KOUSA	JAPANESE DOGWOOD	"	"	"	21
[illegible]	LIGUSTRUM AMURENCE	AMUR PRIVIT	36"-41" HIGH 3 YRS OLD	BR	1'-0" OC	AS SHOWN

PARKING TABULATION

NUMBER OF SPACES WITHIN

150'		250'		800'	
FROM MAIN ENTRANCE	FROM SECONDARY ENTRANCE	FROM MAIN ENTRANCE	FROM SECONDARY ENTRANCE	FROM MAIN ENTRANCE	FROM SECONDARY ENTRANCE
17	32	77	77	116	128
BOTH ENTRANCES 37 ①		BOTH ENTRANCES 102 ②		BOTH ENTRANCES 129 ③	

NOTES

① 75% PARKING FOR ELDERLY AND INCLUDES 6 HANDICAPD SPACES

② 118% PARKING FOR RESIDENTS

③ 150% PARKING FOR RESIDENTS AND VISITORS

DETAIL @ CURB CUT 3/4"=1'-0" (1/7)

DETAIL @ CURB & SIDEWALK 3/4"=1'-0" (2/7)

DETAIL @ HCAPPED RAMP & SIDEWALK 3/4"=1'-0" AT HANDICAPPED PARKING AREA (1/7)

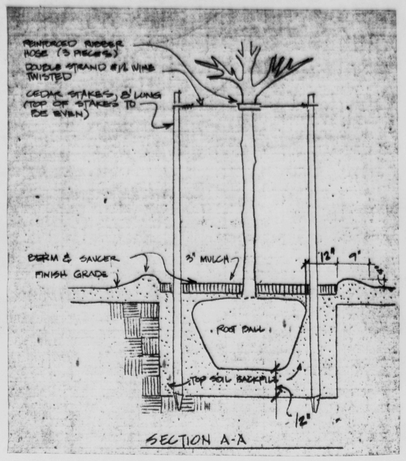
SECTION @ GARBAGE RAMP (3/7)

LANDSCAPE PLAN

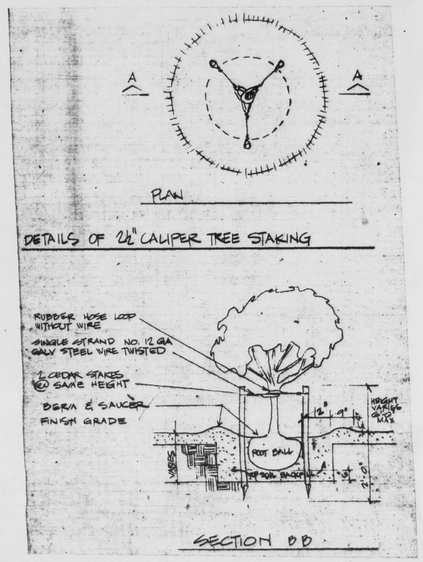
john koster
ARCHITECT
[illegible]

DATE: [illegible] SHEET NO. 7

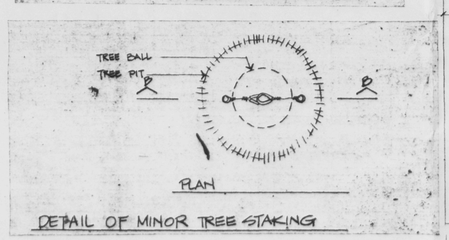
SCALE: 1"=40'-0"



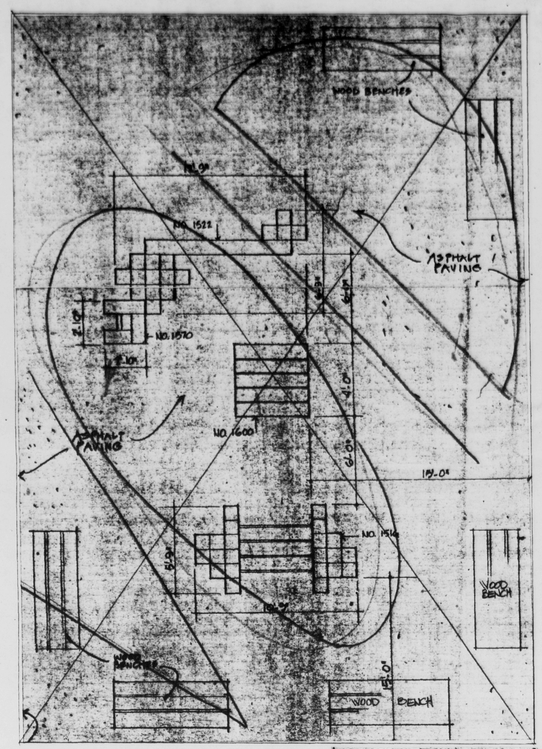
SECTION A-A



DETAILS OF 2½" CALIPER TREE STAKING

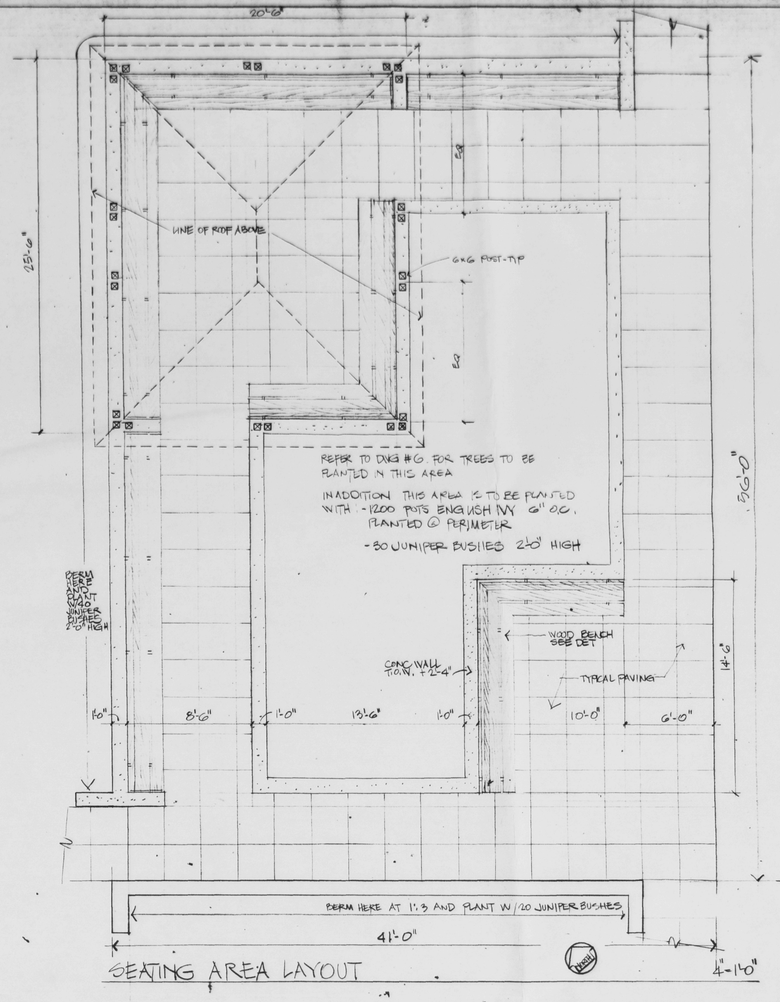


DETAIL OF MINOR TREE STAKING

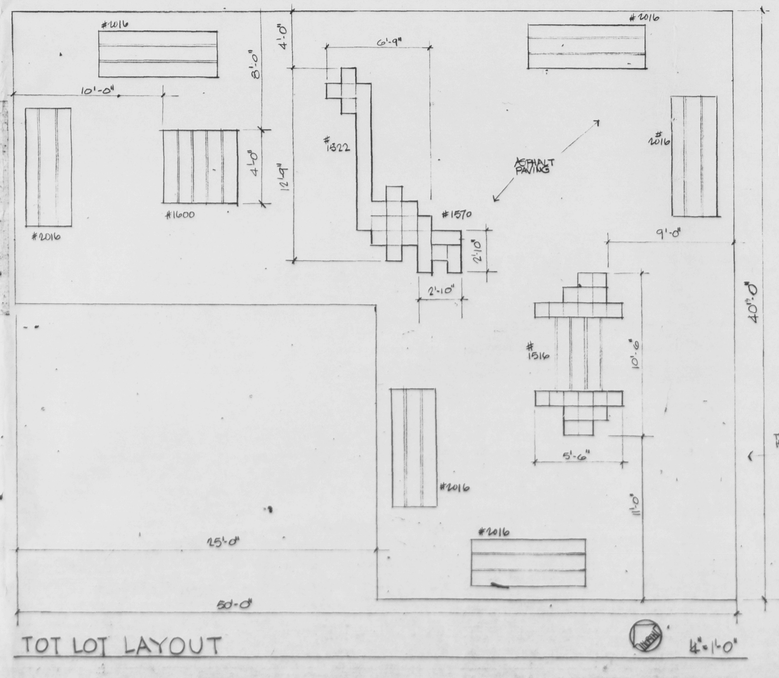


PLAYGROUND EQUIPMENT BY COLUMBIA CASCADE TIMBER CORP.	
1316 1822	STEPPED TIMBER MODULES
1570	CLIMBER
1600	SPRING PLATFORM
2016	WOOD BENCHES

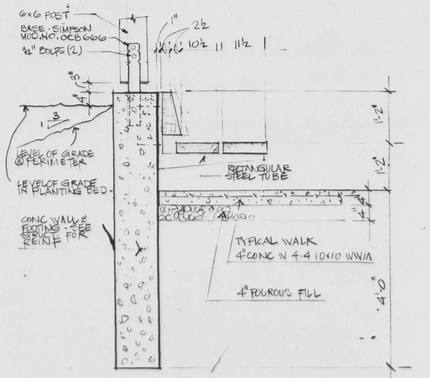
INSTALLATION AS PER MANUFACTURER'S INSTRUCTIONS



SEATING AREA LAYOUT



TOT LOT LAYOUT 4"=1'-0"



DETAIL OF WALL & BENCH 1"=1'-0"

TYPICAL SIDEWALK HERE - SEE DWG #6

MOUNTAIN VIEW APARTMENTS

new windsor new york

H.U.D. PROJECT NO. NY 36-0019-012

LANDSCAPE DETAILS

john koster
ARCHITECT
118 WEST 80 STREET
NEW YORK N.Y. 10024
212 362 1225

DATE: 8 AUG 80
SCALE: AS SHOWN
JOB NO.
DWG NO: 8