

**PB# 90-39**

**PLUM POINT ON HUDSON**

**81-1-3.22**

*Approved 11/28/90*

**General Receipt**

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

11559  
August 13 1990

Received of Plain Point on Hudson \$ 25.00

Seventy-five and 00/100 DOLLARS

For Planning Board Filing Fee 90-39

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 317		25.00

By Pauline G. Townsend  
es  
Town Clerk

Title

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

**General Receipt**

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

11560  
August 13, 1990

Received of Pauline G. Townsend \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For Plain Point on Hudson Outdoor Pool House #90-39  
Planning Board

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 334		750.00

By Whi  
Capitals

Title

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

**General Receipt**

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

11758  
Nov. 27 1990

Received of Plain Point - on Hudson \$ 100.00

One Hundred and 00/100 DOLLARS

For P.B. # 90-39 Site Plan Approval

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 378		100.00

By Pauline G. Townsend  
es  
Town Clerk

Title

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

Scale

Nov. 20 1990

**RECEIPT** NUMBER  
90-39

211	25.00

Town Clerk  
Title

### General Receipt

11560

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

August 13, 19 90

Received of Pauline J. Townsend \$ 750.00

Seven Hundred, Fifty and 00/100 DOLLARS

For Plus Point on Hudson Escrow Pool House #90-39  
Planning Board

FUND	CODE	AMOUNT
CB # 334		\$750.00

By John  
Capitals  
Title

### General Receipt

11758

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

Nov. 27 19 90

Received of Plus Point - on Hudson \$ 100.00

One Hundred and 00/100 DOLLARS

For P.B. # 90-39 Site Plan Approval

FUND	CODE	AMOUNT
CP # 378		\$100.00

By Pauline J. Townsend  
Town Clerk  
Title

Wilson Jones • Carobias • 5180 AKEL Durkale • S1944-ANCI, Tripkate  
**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12553  
 MADE IN U.S.A.  
 © Wilson Jones, 1989

## RECEIPT

NUMBER 90-39

DATE June 28, 1996

RECEIVED FROM Summit - On Hudson Associates

Address 26 Concord Drive Monsey, N.Y. 10952

Two Thousand Five Hundred 00/100 DOLLARS \$ 2,500.00

FOR Site Plan Bond for Club House

ACCOUNT	HOW PAID
BEGINNING BALANCE 2500.00	CASH
AMOUNT PAID 2500.00	CHECK # 1538
BALANCE DUE - 0 -	MONEY ORDER

By Pauline Capitals  
Myra Mason, Secy to the P.B.



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

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

1 November 1990

Oliver Rosengart  
State of New York  
Department of Law  
120 Broadway  
23rd Floor  
New York, New York 10271

**SUBJECT: PLUM POINT SITE PLAN AMENDMENT**  
**NEW WINDSOR PLANNING BOARD (90-39)**

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for an amendment to the Site Plan of the Plum Point Condominium project located on Old Route 9W within the Town. The Application involves the re-design of the recreational facilities of the previously approved project, including the construction of a swimming pool and club house. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action under the SEQRA Regulations.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

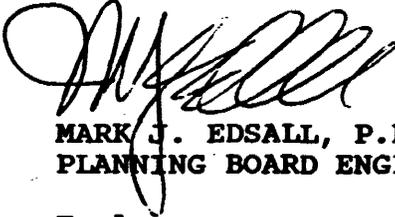
Attached hereto is a copy of the proposed plan for the site plan amendment, with location plan, for your reference. A copy of the Short Environmental Assessment Form submitted for the project is also included.

All Involved Agencies  
Page 2,  
1 November 1990

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.  
PLANNING BOARD ENGINEER

Enclosure

cc:

Orange County Department of Health  
Plum Point Condominium Assoc. Board of Mgrs./ Phase I (w/o encl)  
Plum Point Condominium Assoc. Board of Mgrs./Phase II (w/o encl)  
Town of New Windsor Supervisor (w/o encl)  
Town of New Windsor Town Clerk  
Orange County Department of Planning  
Applicant (w/o encl)  
Planning Board Chairman (w/o encl)  
Planning Board Engineer (w/o encl)  
Planning Board Attorney (w/o encl)

A:SEQRA.ss

P.R. # 90-39  
Site Plan Bond

356-4408  
365-6728

1538

**SUMMIT-ON-HUDSON ASSOCIATES**  
LIMITED PARTNERSHIP

50-597/219

DATE 6/28/90

PAY  
TO THE  
ORDER OF

Town of New Windsor

\$2,500 83

two thousand five hundred

DOLLARS 

**USB UNION STATE BANK**

46 COLLEGE AVENUE  
HANUET, N.Y. 10924

FOR Bonding for completion of old house



⑆001538⑆ ⑆021905977⑆ 475⑆73081⑆0⑆

**PLUM POINT-ON-HUDSON CONDOMINIUM I (the "Condominium")**  
**150-160 Old Route 9W**  
**New Windsor, NY 12553**

**July 2, 1996**

**The Town of New Windsor Planning Board**  
**555 Union Avenue**  
**New Windsor, NY 12553**

**Re: Plum Point-on-Hudson Development**  
**New Windsor, New York (the "Development")**

**Gentlemen:**

**We hereby join with and consent to any and all applications by Summit-on-Hudson Associates, Limited Partnership to modifications to a certain Site Plan for the Development certified by Barger, Campbell, Gray & Ralling, P.C., dated October 6, 1986, and filed in the Office of the Clerk of Orange County as Filed Map No. 8980, to reflect various handwritten changes that were initiated by the Condominium, as reflected on a certain Survey of Recreation Area "Site Plan of Plum Point-on-Hudson" dated May 21, 1996, prepared by Dennis E. Walden, Land Surveyor.**

**Very truly yours,**

**PLUM POINT-ON-HUDSON CONDOMINIUM I**

**BY: Howard Ross**  
**Howard Ross, President**

**PLUM POINT-ON-HUDSON CONDOMINIUM II (the "Condominium")**  
150-160 Old Route 9W  
New Windsor, NY 12553

July 2, 1996

The Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

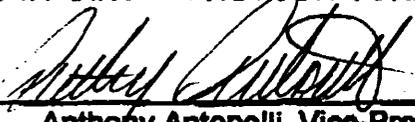
Re: Plum Point-on-Hudson Development  
New Windsor, New York (the "Development")

Gentlemen:

We hereby join with and consent to any and all applications by Summit-on-Hudson Associates, Limited Partnership to modifications to a certain Site Plan for the Development certified by Barger, Campbell, Gray & Railing, P.C., dated October 6, 1986, and filed in the Office of the Clerk of Orange County as Filed Map No. 8960, to reflect various handwritten changes that were initialed by the Condominium, as reflected on a certain Survey of Recreation Area "Site Plan of Plum Point-on-Hudson" dated May 21, 1996, prepared by Dennis E. Walden, Land Surveyor.

Very truly yours,

PLUM POINT-ON-HUDSON CONDOMINIUM II

BY: 

Anthony Antonelli, Vice-President

**PLUM POINT-ON-HUDSON CONDOMINIUM III (the "Condominium")  
150-160 Old Route 9W  
New Windsor, NY 12553**

July 2, 1996

The Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Plum Point-on-Hudson Development  
New Windsor, New York (the "Development")

Gentlemen:

We hereby join with and consent to any and all applications by Summit-on-Hudson Associates, Limited Partnership to modifications to a certain Site Plan for the Development certified by Barger, Campbell, Gray & Railing, P.C., dated October 6, 1986, and filed in the Office of the Clerk of Orange County as Filed Map No. 8960, to reflect various handwritten changes that were initialed by the Condominium, as reflected on a certain Survey of Recreation Area "Site Plan of Plum Point-on-Hudson" dated May 21, 1996, prepared by Dennis E. Walden, Land Surveyor.

Very truly yours,

**PLUM POINT-ON-HUDSON CONDOMINIUM III**

BY:

  
\_\_\_\_\_  
Daniel Byers, President



11-14-90

PLUM POINT ON HUDSON AMENDED SITE PLAN (90-39) OLD ROUTE 9W

Mr. Kenneth Russ and Todd Kelson, Esq. came before the Board representing this proposal.

MR. LANDER: I have a cover letter for the record.

MR. PAGANO: Please read it.

MR. LANDER: This is a summary of the results of the survey, 15 homeowner's of Phase III Plum Point on Hudson. Of the revised site plan for the addition of a club house at Plum Point as referenced above, there are currently 15 homeowners living in Phase III, 10 homeowners have approved, 2 homeowners have disapproved and 3 were unavailable for comments. I don't think we have to find out what the reasons are but there was only 2 that disapproved, 3 were missing. So, I think they have met the majority.

MR. PAGANO: One thing that was disapproved sanitary sewage has that been addressed?

MR. RUSS: That's all been taken care of.

MR. PAGANO: Go ahead.

MR. RUSS: The only issue that came up is the manner of the Attorney General, State of New York and I'd like to ask Mr. Kelson to address that. We filed after our meeting sort of like a catch 22 though. We did through Mr. Kelson, my attorney spoke to the Attorney General and we did submit an amendment about this, however, the basic catch 22 is that until you have municipal approval they cannot accept it.

MR. VAN LEEUWEN: Correct.

MR. RUSS: But we have it filed and I'd like Todd to tell you about his discussions with the Attorney General.

MR. KELSON: For those who may not know, my name is Todd Kelson and I am an attorney with Drake, Sommers, Loeb, Tarshis & Catania. I represent the homeowners at Phase I and Phase II. In March of 1990, the President of Phase I, Phase II, Mr. Russ, his attorney and myself met in New York City with a gentleman named Oliver Rosengart who's an attorney with the real estate syndication bureau of the Attorney General's office who are the people in charge of approving these condominium offers and amendments.

At that time, numerous questions and concerns of the homeowners were discussed but relevant to this discussion was Mr. Russ's

11-14-90

proposal that instead of placing the amenities, the club house areas in the basement of the mansion that that building which is before you now be constructed. At that time, the Board of Phase I and Phase II indicated their strong approval to the Attorney General's representative and at that time, we were given the green light to go ahead and pursue that, both the homeowners in Phase I and Phase II. We represent over 80 homeowners who live in Plum Point right now. I have had subsequent discussions, the most recent of which was on November 2nd with Ollie Rosengart when that was after these questions were presented after the last meeting of the Planning Board and at that time, the Attorney General's office again reiterated its approval and its desire to see headway made to resolve the questions and problems at Plum Point and this being a major step towards completing the amenities, they were eager to see this project continue as fast as possible. I am aware, I am advised by Mr. Russ and I am advised by the attorney for Mr. Russ, Lisa Rubenstein that an amendment has been submitted to the Attorney General's office for review which reflects the proposed changes to the site plan and the Attorney General's office typically responds within 30 days to an amendment which is submitted or reviewed and at the time that that amendment is approved, Mr. Russ will be circulating this amendment to the homeowners and people in contract at Phase III. That is my understanding of the amendment because it also affects homeowners in Phases I and II which will also be circulated to those homeowners in Phases I and II.

For the record, I guess in summary, the homeowners Phase I and II are strongly in favor of the site plan amendments which Mr. Russ has proposed and we hope that the Planning Board will approve that site plan change this evening. Thank you.

MR. VAN LEEUWEN: Can I ask you a question? When are you going to start in that existing building that's been--

MR. RUSS: We discussed it before. The outside and it's a matter to me, it is a matter of record is unfortunately as to how we phase the job that's always been Phase I. I don't think you were at the meeting and I was very open about it. I had discussed with my bank when I took the job back their willingness to advance somewhere up to \$600,000 to start work on it even though it was in Phase IV and to provide funding for the expanded facility in the club house. They were willing to consider it--what they came back with because it's a very bad real estate market, they are perfectly willing at this point in time they will fund us. The mansion they will take a look at it again in February, March and they might reconsider. The project is not laid down with any kind of debt in relation to the value of the property, very, very small construction loan at this point which is good for us. We have no mortgage on the

11-14-90

property at all. In my discussions with them, I was willing to, if you would, advance the, allow them to take the mortgage on vacant property today who cares maybe in the spring somebody cares, I have every intention of doing it, the plans are in the process of being completed. The outside is they guarantee funding when we file Phase IV without question or equivocation. What I was looking for was the same thing you were looking for, I wanted to get the exterior done so that it would look good which is more benefit to me too.

But, again, to ask the bank for that kind of money where there's actually no return to the bank, I cannot sell those units because they are in section 4, I am pleased with the amount of work I got through the bank which includes funds for this now which is available, it's approved and ready to go now.

MR. VAN LEEUWEN: When do you plan to construct this?

MR. RUSS: Tomorrow, swear to God, matter of fact there's Mike, I had the last meeting cause I really, you know, I really didn't anticipate, I had a tractor lined up that was going to did the Saturday and Sunday after the last meeting and I called Mike, remember, and we were going to do the forming on Monday and Tuesday and pour Wednesday. I have people lined up ready to go to work now. Mike has been all through the plan as far as I know, I can get a building permit tomorrow morning and start digging. I have got the electrical service set, they are bringing the gas line in next week. I expect to have the building under roof before Christmas and I will do it. And my big problem is--

MR. VAN LEEUWEN: The pool is in?

MR. RUSS: Yes, and the tennis courts. My biggest problem is that my window is very small, you know, to get the foundation and the slab and it's a pretty good sized building but I think over the next 10 days, I can get that done and, you know, if this was July, I wouldn't be as sweaty but I don't want to hold up until spring number 1, like Todd was saying, my bank has the money now and God knows what happens to banks but the other problem I have is now going into the summertime to finish the facility if I can get this building under roof and work on it through the winter then I have everything completed in the springtime and we are ready to open and to utilize the property which I think is important. These people, it is not these people's fault, it's Plum Points fault that this stuff wasn't done before when I took the job over, I found out certain things and certain problems that existed. My attitude is this is actually better than we were going to do now we have 97 families there. We have a better feel for what our needs actually are in terms of size and the plan of the building reflects the consensus of the Board managers and myself.

11-14-90

MR. VAN LEEUWEN: I know a couple of people on the Board.

MR. RUSS: In terms of the size of what we require which is obviously bigger than what we were planning originally so there's a plus side to it.

MR. VAN LEEUWEN: They are very much in favor of it.

MR. RUSS: They have been very patient for a long time.

MR. VAN LEEUWEN: I also know that you fixed up several of the problem that they had.

MR. RUSS: It is ongoing, Hank, we are trying, I really am, I am there almost all the time.

MR. VAN LEEUWEN: One building they had the problem with that kind of sliding down the hill in the back. Has that been fixed, Mike?

MR. EDSALL: The slope is really improved as far as being stablized, it's still being watched but--

MR. RUSS: We are monitoring it now. Mark knows, Mark has been out there. One of the problems that happens not to keep you guys but it's fancinating is which I didn't even realize, they get the bank all built up and none of the roof drains were tied into anything, you know, so I ran trunk lines down, tied individually every unit is tied into the trunk. I put the curb drains in, I regraded everything. We finished when?

MR. EDSALL: May, some time in May. You have been working on it, improving it since then.

MR. RUSS: The heavy duty stuff we finished in May, it's been absolutely beautiful. The vegetation is taking over that whole bank. I have additional work Mark knows about. I was waiting if I don't finish it now, I will finish it, nothing way down, it's just completion of the outfall line to the old stream bed, you should go out and take a look how beautiful that has come along.

MR. VAN LEEUWEN: I understand from the Board of Managers you did a lot of work and they are quite pleased.

MR. LANDER: I make a motion that we waive the public hearing.

MR. VAN LEEUWEN: I will second that.

MR. PAGANO: Before you make the motion, we have to get all the ducks lined up here.

MR. VAN LEEUWEN: I make a motion to declare a negative declaration.

MR. LANDER: I will second it.

ROLL CALL:

Mr. Van Leeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

MR. PAGANO: This is the survey that they took requesting various homeowners or--

MR. VAN LEEUWEN: The consensus is there's two negative, most of the homeowners are in favor. I know a couple of people on the Board of Directors.

MR. PAGANO: Is there anybody here from Plum Point? Is there anybody that doesn't want it? Okay, make your motion.

MR. VAN LEEUWEN: I make a motion to waive the public hearing.

MR. LANDER: Seconded.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

MR. LANDER: I make a motion to approve.

MR. VAN LEEUWEN: I will second it.

MR. KRIEGER: Mark, this lead agency is coordination letter that you sent out, do we have to wait?

MR. EDSALL: We have basically three involved or interested agencies so to my knowledge, that at least we have the attorney representing two of the groups which would be the two homeowners groups. Todd, you have been in contact with the A.G.'s office?

MR. KELSON: Yes, I have.

MR. EDSALL: Was there any indication on their part that they would slow the progress of this application down relative to SEQRA?

11-14-90

MR. KELSON: I think they would strongly support any action by this Board that will allow this site plan to continue. I cannot speak for the Attorney General's office, of course, but I would be hard pressed to find any objection from those quarters if this Board were to act. I am not his attorney, I represent the homeowners.

MR. KRIEGER: Anybody else?

MR. EDSALL: To my knowledge those are the only three involved agencies. Of course, interested agencies aren't eligible for taking lead agency position anyway.

MR. LANDER: So can we approve this?

MR. VAN LEEUWEN: Mark, do we have a green light or not?

MR. EDSALL: Based on what I hear, I'd say there's no one else but the Planning Board whose interested in the lead agency position.

MR, KRIEGER: So you have to take it right?

MR. EDSALL: I'd say you should formally take it.

MR. VAN LEEUWEN: I make a motion, well took the motion of lead agency and declared a negative declaration so there's a motion made and seconded to approve this.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Pagano	Aye

PLUM POINT AMENDED SITE PLAN (90-39) OLD ROUTE 9W

Mr. Patrick Kennedy and Ken Russ came before the Board representing this proposal.

MR. VAN LEEUWEN: I am going to bring up the same question I have been for the last three years, when is the three story building going to be renovated and fixed up?

MR. RUSS: I am letting the contracts this month. I spoke to the bank, that is in section four we are still in section three. I spoke to the bank as part of the community center. Their feeling is the same as mine, we can't wait to get into section four so that we can do the exterior. In other words--

MR. VAN LEEUWEN: There's nothing that's been done, you promised us you stood here and promised us this thing was going to be taken care of and the roof was going to be fixed and it hasn't changed one bit.

MR. RUSS: I told you, Hank, all it takes is money and I have the money and I will take care of it but we have not moved it section four. I have to find this outside of construction because as you know, I am still in section three. I have made arrangements. I have got orders placed for restoration of the exterior, new windows, new doors, we expect to start in a couple of weeks as part of this, by the way. Which kind of makes sense to me.

MR. VAN LEEUWEN: Doesn't make sense to me.

MR. SCHIEFER: Before we get into this, there are two items, two disapprovals here, one of them Mr. Kennedy nor I don't understand, municipal sanitary comments disapproved submitted plan does not include sewage disposal. They have sewers down there. The municipal fire no accessibility to clubhouse for emergency vehicles disapproved as of the 15th.

MR. VAN LEEUWEN: I suggest they go back to the drawingboard, sit down with the fire people and straighten it out.

MR. SCHIEFER: There will be no positive vote until the fire department approves it. Now you want to go on with the discussion now? I have no problem with it but you are not going to get an approval.

MR. RUSS: I don't have any problem. We have lots of room, whatever the fire department wants.

MR. KENNEDY: If you look at the plan, we show a footpath which they plan on being a 6 foot path to get to the clubhouse. We

will just widen that to whatever the fire department requires.

MR. SCHIEFER: I don't care how you do it but it's got to be resolved by the fire department.

MR. KENNEDY: We didn't address it, it's never been brought up at the workshop sessions. The purpose of this plan, the original clubhouse was supposed to be in the existing mansion building and for various reasons, they decided they can't do it that way. So, they are planning a clubhouse to be along adjacent to the swimming pool area.

MR. VAN LEEUWEN: Is the plan being changed now, is it an amendment for this plan because the clubhouse was supposed to be in the existing building. That is the way we approved it.

MR. KENNEDY: This is what this is for.

MR. VAN LEEUWEN: This is an amendment?

MR. SCHIEFER: That is what it is, that is the whole idea.

MR. VAN LEEUWEN: What are you going to do with the building, the main building?

MR. RUSS: Still going to put units in it as was approved. The problem we ran into--

MR. VAN LEEUWEN: That wasn't approved, units upstairs are approved but not downstairs.

MR. RUSS: We are not going to do anything downstairs. The problem we ran into between the architect and handicapped accessibility was becoming very very stringent and naturally the percentage of natural light to the wall area. I have got a wall that's 34 inches thick and it wasn't practical to try and get through that. The other problem since we now have over 100 families living there is we need more room that we can provide in the mansion because of the limitations of the bearing walls you cannot move around. This gives us an opportunity to have a 25 by 50 foot meeting room which we think is important which is much bigger than we had planned. We want to have a game room, exercise room, want to have some saunas, we have to have showers so this represents a market increase in the overall square footage that was originally proposed which would be impossible to do. And I had a meeting with the Board of Managers of the Condo Association and one of the things they call up with if we are going to do, we can make something bigger that is not only handicapped accessible but that serves the needs of our community in terms of the square footage use particularly with reference to the meeting area. Now we need this space.

MR. DUBALDI: Can I see that when you are done?

MR. RUSS: Sure.

MR. KENNEDY: The people that are in there are also waiting for a clubhouse and this gives them an opportunity to give them something right away without getting, you know, the renovations of the mansion is going to take some time.

MR. DUBALDI: How wide is the footpath going to be?

MR. KENNEDY: We are going to have to widen it to meet accessibility of the fire department.

MR. RUSS: Whatever the fire department is going to require, we have the room. It is not--

MR. DUBALDI: Whatever it is going to be, I'd like for it to be on the plan.

MR. KENNEDY: We will have to show that for them anyhow.

MR. SCHIEFER: Is that lot new?

MR. RUSS: Yes.

MR. SCHIEFER: It's not negative obviously it is an improvement.

MR. VAN LEEUWEN: I have a suggestion to make. I suggest we put it on the next tour and go over there and take a look.

MR. SCHIEFER: I have no problem with that.

MR. DUBALDI: I agree.

MR. SCHIEFER: We are not going to vote on it anyway.

MR. RUSS: You should come out and look.

MR. VAN LEEUWEN: I suggest before we make any amendments to the site plan, we have a public hearing and I make a motion to that effect.

MR. MC CARVILLE: Let's take a look first, see what the story is.

MR. VAN LEEUWEN: I will withdraw.

MR. SCHIEFER: Any other discussion, gentlemen?

MR. BABCOCK: Just to let you know that I did have several discussions with the architect for the mansion. They brought in

some plans and the two items were the main one was handicapped accessibility and what they'd have to do is put in another remote set of stairs in there and an elevator and then once they did that, it was really tough to do the last time.

MR. VAN LEEUWEN: I can understand that.

MR. BABCOCK: The last time that she left my office, it was pretty much agreed that it's almost impossible to get that handicapped accessibility throughout that big--especially when you are talking about the public that's got to use it.

MR. SCHIEFER: What was the answer what they were going to do with the main building?

MR. VAN LEEUWEN: The first floor area is supposed to be recreational, okay, meeting rooms and all those things and the second floor was supposed to be units. Am I right?

MR. RUSS: Right and I have no intention of using the lower level for anything for units, not a viable option. If I can't make it--

MR. VAN LEEUWEN: Leave it the way it is.

MR. RUSS: Clean it up, we can use part of it as mechanical room for the units and that is basically it, seal it up and leave it. It's a massive structure, it's not going to go anywhere. I have no use for it. The original concept we all thought it was a very valid idea.

MR. VAN LEEUWEN: I think we should take a look at it.

MR. SCHIEFER: We are not going to vote on it.

MR. BABCOCK: There is sewer line that is showing, any sewer line in the area of this proposed clubhouse?

MR. SCHIEFER: Pat, do you want to address that? Just resolve it.



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

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

8 January 1997

**MEMORANDUM**

**TO:** Michael Babcock, Town Building Inspector

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** PLUM POINT CONDOMINIUM PROJECT - RECREATION CENTER  
FIELD COMPLETION REVIEW - 1/6/97  
MHE JOB NO. 87-56.2/T90-39

This memorandum shall confirm our field review of the subject site on the afternoon of 6 January 1997. At that time, we reviewed the completed site work, in relation to the plan stamped approved by the Planning Board on 28 November 1990 (plan prepared by Patrick Kennedy). During our review, we noted numerous inconsistencies between the completed work and the approved plan. The following observations are noted:

1. The pedestrian walkway to the north of the tennis courts, behind the condominium units has not been constructed. It should be verified whether any waiver was granted relative to the requirement to construct this walk.
2. The plan calls for 5' asphalt walks around the recreation building; the constructed walks are a substandard 44" width.
3. The approved plan calls for a "tot lot" at the end of the pool area. This has not been constructed, although it is noted that a single children's recreation assembly has been placed on the side of the pool area.
4. The site plan calls for a total of twelve (12) benches within the recreation area. A total of two (2) have been installed.

8 January 1997

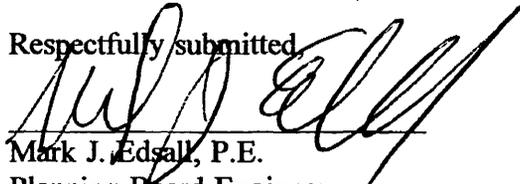
**MEMORANDUM  
PAGE 2**

5. The plan calls for a 12' wide brick walk and emergency vehicle accessway around two sides of the recreation/community building. The constructed walkway/drive is only 10' width and has been constructed utilizing asphalt. This walk/drive was also to have concrete curbs, which have also not been installed.
6. The plan calls for six (6) waste receptacles in the area of the recreation building. None have been installed.

Based on our follow-up review of the site on this date, it is clear that the constructed work does not comply with the approved site plan. As such, it is my opinion that no release to any currently held performance guarantees is warranted.

If you have any further questions regarding the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



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

MJEmk

cc: James Petro, Planning Board Chairman

A:1-8-E.mk

RESULTS OF P.B. MEETING

DATE: 1-8-97

PROJECT NAME: Plum Pt. Comm. Center PROJECT NUMBER \_\_\_\_\_

\*\*\*\*\*

LEAD AGENCY: \_\_\_\_\_ \* NEGATIVE DEC: \_\_\_\_\_  
\*  
M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ \* M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

CARRIED: YES \_\_\_\_\_ NO \_\_\_\_\_ \* CARRIED: YES: \_\_\_\_\_ NO \_\_\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_

WAIVED: YES \_\_\_\_\_ NO \_\_\_\_\_

SEND TO OR. CO. PLANNING: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ YES \_\_\_ NO \_\_\_

SEND TO DEPT. OF TRANSPORT: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ YES \_\_\_ NO \_\_\_

DISAPP: REFER TO Z.B.A.: M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ YES \_\_\_ NO \_\_\_

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

APPROVAL:

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

M) \_\_\_ S) \_\_\_ VOTE: A \_\_\_ N \_\_\_ APPR. CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

Discussion - Several Site Improvements have not been completed according to Site Plan -

Board wants the plan to be followed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/27/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 90-39

NAME: PLUM POINT ON HUDSON - AMENDED SITE PLAN

APPLICANT: PLUM POINT ON THE HUDSON ASSOC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/10/90	SITE PLAN MINIMUM	PAID		750.00	
11/27/90	P.B. ENGINEER FEES	CHG	417.50		
		TOTAL:	417.50	750.00	-332.50

Please Issue a Check in  
The Amount of \$332.50 To:

Plum Point on the Hudson Assoc.  
150 Old Rt. 9W  
New Windsor, NY 12553

Gave to Larry Reis 11/27/90 (M)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/27/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-39

NAME: PLUM POINT ON HUDSON - AMENDED SITE PLAN  
APPLICANT: PLUM POINT ON THE HUDSON ASSOC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/10/90	MUNICIPAL HIGHWAY	10/17/90	SUPERSEDED BY REV1
ORIG	08/10/90	MUNICIPAL WATER	08/14/90	APPROVED
ORIG	08/10/90	MUNICIPAL SEWER	09/04/90	APPROVED
ORIG	08/10/90	MUNICIPAL SANITARY . SUBMITTED PLAN DOES NOT INCLUDE SEWAGE DISPOSAL	08/14/90	DISAPPROVED
ORIG	08/10/90	MUNICIPAL FIRE . NO ACCESSIBILITY TO THE CLUBHOUSE FOR EMERGENCY VEHICLES	08/15/90	DISAPPROVED
ORIG	08/10/90	PLANNING BOARD ENGINEER	10/17/90	SUPERSEDED BY REV1
REV1	10/17/90	MUNICIPAL HIGHWAY	10/31/90	SUPERSEDED BY REV2
REV1	10/17/90	MUNICIPAL WATER	10/18/90	APPROVED
REV1	10/17/90	MUNICIPAL SEWER	10/31/90	SUPERSEDED BY REV2
REV1	10/17/90	MUNICIPAL SANITARY . SEE REVIEW SHEET IN FILE FOR CONDITIONS OF APPROVAL	10/17/90	APPROVED
REV1	10/17/90	MUNICIPAL FIRE	10/31/90	SUPERSEDED BY REV2
REV1	10/17/90	PLANNING BOARD ENGINEER	10/31/90	SUPERSEDED BY REV2
REV2	10/31/90	MUNICIPAL HIGHWAY	/ /	
REV2	10/31/90	MUNICIPAL WATER	11/01/90	APPROVED
REV2	10/31/90	MUNICIPAL SEWER	/ /	
REV2	10/31/90	MUNICIPAL SANITARY . IF ANY VALVING FROM POOL - SEWER DEPT. MUST BE NOTIFIED	10/31/90	APPROVED
REV2	10/31/90	MUNICIPAL FIRE	10/25/90	APPROVED
REV2	10/31/90	PLANNING BOARD ENGINEER	/ /	
ORIG	11/27/90	O.C. HEALTH DEPT.	06/15/90	APPROVED
ORIG	/ /		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/27/90

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 90-39

NAME: PLUM POINT ON HUDSON - AMENDED SITE PLAN  
APPLICANT: PLUM POINT ON THE HUDSON ASSOC.

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

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/27/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 90-39

NAME: PLUM POINT ON HUDSON - AMENDED SITE PLAN  
APPLICANT: PLUM POINT ON THE HUDSON ASSOC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/14/90	P.B. APPEARANCE	NEG.DEC. WAIVE P.H.
11/14/90	ABOVE CONTINUED	APPROVED
10/24/90	P.B. APPEARANCE	TO RETURN
08/22/90	P.B. APPEARANCE	SITE VISIT 9/5/90



**COUNTY OF ORANGE**  
**Department of Health**

124 MAIN STREET (1987 BUILDING), GOSHEN, NEW YORK 10924-2199  
TEL: (914) 294-7961

Mary M. McPhillips  
County Executive

Sally Faith Dorfman, M.D., MSHSA  
Commissioner of Health

June 15, 1990

Kenneth C. Russ  
150 Old Rt. 9W  
New Windsor, NY 12553

Re:  
Approval of plans for:  
Swimming for Plum Point on Hudson  
T. New Windsor

Dear Sir:

We have examined the plans and report prepared by your engineer, Robert J. Gray, P.E. for a proposed swimming pool to serve the residents of Plum Point on Hudson, located in the Town of New Windsor.

The pool as proposed is considered adequate for 50 bathers in the pool water at any time.

The plans are accepted as satisfactory on the basis of the information submitted in your engineer's report and in the application for approval of the plans. No attempt has been made by this office to check the design with respect to the structural safety of the pool and appurtenances nor the hydraulics of the piping system which your engineer's report indicates has been designed together with the pumping equipment, to recirculate the water in the pool in 6 hours or less. These are matters considered to be the responsibility of your engineer.

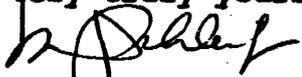
The plans as accepted show the installation of recirculation, filtration, and chlorination equipment. It will be necessary for this equipment to be installed, as planned, in order for the pool to meet the requirements of the New York State Sanitary Code. It is, therefore, urged that the pool be constructed in conformity with the accepted plans, and we would recommend that the services of your engineer be retained to supervise the construction.

Plum Point on Hudson  
Page 2  
June 15, 1990

Prior to use, a certificate shall be prepared and signed by a professional engineer or architect, licensed to practice in New York State stating that the pool and appurtenances have been constructed in accordance with the approved plans and specifications.

Copies of the plan bearing the stamp of our acceptance are being returned to your engineer for delivery to you.

Very truly yours,



M.J. Schleifer, P.E.  
Assistant Commissioner

MJS/aje

cc: Engineer  
File (2)

enc.



**COUNTY OF ORANGE**  
**Department of Health**

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199  
TEL: (914) 294-7961

Mary M. McPhillips  
County Executive

Sally Faith Dorfman, M.D., MSHSA  
Commissioner of Health

November 14, 1990

RE: Plum Point  
Town of New Windsor

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

Attention: Mark J. Edsall, P.E.

Dear Sir:

We have objection to the Planning Board assuming lead agency status.

We remind you that any swimming pool plans or revisions thereto must receive the review and approval of this department prior to construction.

Very truly yours,

  
M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 13 November 1990

SUBJECT: Plum Point on Hudson Clubhouse Site Plan Review

PLANNING BOARD REFERENCE NUMBER: PB-90-39

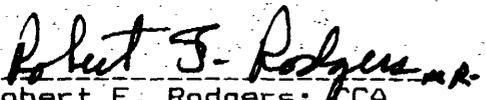
DATED: 30 October 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-100

A review of the above referenced site plan for the Clubhouse was conducted on 13 November 1990.

This site plan is acceptable.

PLANS DATED: 26 October 1990; Revision 3.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

**PAGONES, CROSS,  
VAN TUYL & RIZZO, P.C.**  
ATTORNEYS AT LAW

2 SUMMIT COURT, FISHKILL, NEW YORK 12524 PHONE: (914) 897-4100 FAX: (914) 897-4171

*Attorneys*

Anthony L. Pagones  
Francois R. Cross  
Jennifer L. Van Tuyl  
Eugene J. Rizzo  
Lisa E. Rubenstein  
James P. Kelley  
Niki Pagones

*Counsel*

John J. Mulvey

*Paralegals*

Jill Gado  
Anne P. Forshey  
Terri Thorley  
Janice M. Miceli

\*ALSO ADMITTED  
IN MINNESOTA

November 9, 1990

Oliver Rosengart, Esq.  
Real Estate Financing Bureau  
Department of Law  
120 Broadway, 23rd Floor  
New York, NY 10271

Re: Plum Point-On-Hudson Condominium Section III - Amendment No. 5  
Department of Law File No: CD870278

Dear Sirs:

I am advised by Mr. Kelson that you will do your best to follow up this Amendment since the Town of New Windsor Planning Board has requested this Amendment in order to approve the site plan modification. Please call me if you have any questions.

Enclosed please find Amendment No. 5 for Plum Point-On-Hudson Condominium Section III. In accordance with Part 20.5 I provide the following information:

1. The Offering Plan was filed by the Department of Law on September 14, 1987.
2. The file number is CD870278.
3. The subject Amendment is Amendment No. 5.
4. No prior Amendments have been submitted and not yet filed.
5. The attorney in the Department of Law who reviewed the most recent submission is Lionel Jardine.
6. There is no current investigation pending by the Department of Law of the Sponsor, any principal of the Sponsor or of the proposed Condominium property.
7. The enclosed Amendment discloses that the Sponsor is planning to construct a better club house facility in a new location on the property, instead of constructing a facility in the basement of the Hewitt Mansion.

I am enclosing three (3) copies of the Amendment to the Offering Plan, a check payable to the Department of Law for filing fees in the amount of \$150.00 stapled to this transmittal letter, one copy of the Offering Plan including all filed amendments, and one Form RS-2 signed by the Sponsor.

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

Very truly yours,

*Lisa E. Rubenstein*  
Lisa E. Rubenstein

LER/tt  
Enclosures

PLUM POINT - ON HUDSON  
150 OLD ROUTE 9W  
NEW WINDSOR, NEW YORK 12550

EXPLANATION	AMOUNT

55-7111/2212

371

AY  
MOUNT  
F

One Hundred fifty 00/101 DOLLARS

CHECK  
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
1/5/90	N.Y.S. Dept of Law	Amendment Cont III	371

\$ 150.00

METROBANK FOR SAVINGS, FSB  
460 BERGEN BLVD. PALISADES PARK, NJ 07650

*[Signature]*

⑆000371⑆ ⑆221271113⑆ ⑆59 603175 1

**AMENDMENT NO. 5  
TO THE OFFERING PLAN OF  
PLUM POINT-ON-HUDSON CONDOMINIUM III**

Plum Point-on-Hudson Associates, a limited partnership of the State of New York, maintaining an office at Plum Point-on-Hudson, 670-150 Old Route 9W, New Windsor, New York 12550, does hereby file this Amendment to disclose that, pursuant to a Memorandum of Understanding between the Boards of Managers of Condominium Section I and Section II, the Sponsor is applying to the Planning Board of the Town of New Windsor for a site plan modification to build a club house in the vacant common area adjacent to the pool.

This new and larger club house will be built by the Sponsor in lieu of the recreation and meeting facilities originally planned for the basement of the Hewitt Mansion, as described on page 9 of the Plan. The Hewitt Mansion will be part of Section IV and the recreation facilities in the basement cannot be built until Phase IV is built. Since market conditions have caused a delay in the construction of Phase IV, the Sponsor has agreed to relocate the facilities. In addition, the basement facilities, as originally planned, would not have been accessible to the handicapped.

The new facility will provide more space than the original basement facility. The building will be one-story and the exterior will be designed to be compatible with the existing community. The building will be 3,200 square feet and will have a 20 x 50 foot meeting room (larger than that originally proposed for the Mansion).

The building will be accessible to the handicapped and there will be kitchen facilities, office space, restrooms, showers, saunas, an exercise room, and a game room.

The Sponsor is now seeking approval from the Town of New Windsor Planning Board and will commence construction as soon as possible after approvals are obtained.

DATED: \_\_\_\_\_

**PLUM POINT-ON-HUDSON ASSOCIATES**

(Cooperatives, Condominiums, H.O.A.s Timeshares, etc.)

PLUM POINT-ON-HUDSON CONDOMINIUM SECTION III

(Address of Premises and/or Name of Project)

File No: CD870278 Plan Filing Date: September 14, 1987
Sponsor: Plum Point-on-Hudson Associates
Attorney's Name: Lisa E. Rubenstein
Firm: Pagones, Cross, Van Tuyl & Rizzo, P.C.
Address: 2 Summit Court, Fishkill, N.Y. 12524

Check whichever are applicable:

- Cooperative ( ) Commercial Only ( ) Conversion
Condominium (x) New Construction ( ) Eviction
H.O.A. ( ) Rehab ( ) Non-Eviction, since Filing Date
Timeshare ( ) Vacant ( ) Non-Eviction, since Amend. No.
( ) Loft ( ) Non-Eviction, by this Amendment

Post-closing amendment has been filed including all requirements of regulations (e.g. 13 NYCRR 18.5(f), 18.3(aa) (1) and (4) for coops)

Certified financial statements of income and expense have been provided for the calendar/fiscal year 19 to 19.

The last budget contained in the offering plan or any subsequent amendment is for the calendar/fiscal year commencing June 1, 1988.

Check if this is a price change only amendment (e.g. 13 NYCRR 18.5(d) (1) for coops)

The primary purposes of this amendment are as follows: To disclose that the Sponsor is planning to build a new club house facility on the property, and is abandoning the original plan to build such a facility in the basement of the Mansion. Continued on attached sheet.

We hereby certify under penalty of perjury that the offering plan for the subject uses as amended by the proposed amendment complies with Article 23-A of the General Business Law and the applicable regulations promulgated by the Department of Law.

D: November 5, 1989 Fishkill, NEW YORK
SPONSOR PLUM POINT-ON-HUDSON ASSOCIATES
by: Kenneth C. Russ
PRINT NAME KENNETH C. RUSS
&
TITLE: GENERAL PARTNER

OTHER SIGNATORIES: (Print names underneath)

CAPACITY OF principal(s) of sponsor holder(s) of Unsold Shares or Unsold Units

IN WITNESS WHEREOF I have hereunto set my hand and the seal of my office this 5 DAY OF November, 1989.

Lisa E. Rubenstein NOTARY PUBLIC

LISA E. RUBENSTEIN Notary Public, State of New York Qualified in Dutchess County Commission Expires August 18, 1992

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
AS SUBMITTED BY PATRICK T. KENNEDY, L.S.  
REVISED OCTOBER 26, 1990  
DATE: OCTOBER 30, 1990

\*\*\*\*\*

This is a summery of the results of the survey of the fifteen Homeowners of Phase III, Plum Point on Hudson of the revised site plan for the addition of a Clubhouse at Plum Point as referenced above.

There are currently fifteen Homeowners living in Phase III Plum Point:

- 10 Homeowners have APPROVED
- 2 Homeowners have DISAPPROVED
- 3 Homeowners were unavailable for comment.

BOARD OF MANAGERS  
PHASE I AND II  
  
PLUM POINT ON HUDSON  
150 Old Rte 9W  
New Windsor, New York 12553

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

\*\*\*\*\*  
As a Homeowner of Plum Point on Hudson Condominiums, Phase III, we are aware that the Sponsor, Mr. Ken Russ has proposed to build a Community Clubhouse in lieu of the amenities offered in the basement of the Hewitt Mansion in the Prospectus. This proposal will provide more space in a new building.

We realize also that with the site of the Clubhouse in the Recreation area that access to the Clubhouse, Pool, and Tennis Courts, will be necessary across Phase III Common Elements between Units #90 and #91, where space has been provided for this purpose on the original site plan.

We wish to state that we reviewed the site plan change which was prepared by Patrick T. Kennedy, L.S., 219 Quassaick Ave., New Windsor, New York; dated July 1, 1990; revised Oct. 26, 1990 prior to making this decision for this proposal.

APPROVE  \_\_\_\_\_

DISAPPROVE \_\_\_\_\_

Remarks:

Signed Howard Russ

Unit # 85

Dated 10/29/90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

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APPROVE X

DISAPPROVE \_\_\_\_\_

Remarks:

Signed Joseph S. Souza

Unit # 87

Dated 10/29/90



TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

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APPROVE   *X*  

DISAPPROVE \_\_\_\_\_

Remarks:

Signed   *P. J. B...*  

Unit #   89  

Dated   9/29/90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

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APPROVE pm

DISAPPROVE \_\_\_\_\_

Remarks:

Signed Stephen G. Meyer

Unit # 90

Dated 29 October 1990

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

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APPROVE \_\_\_\_\_

DISAPPROVE ✓

Remarks:

Signed Meg Bucknell

Unit # 91

Dated 10/29/90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

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APPROVE \_\_\_\_\_

DISAPPROVE   /  

Remarks:

Signed *J. Chubb*

Unit # 92

Dated 10/29/90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

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As a Homeowner of Plum Point on Hudson Condominiums, Phase III, we are aware that the Sponsor, Mr. Ken Russ has proposed to build a Community Clubhouse in lieu of the amenities offered in the basement of the Hewitt Mansion in the Prospectus. This proposal will provide more space in a new building.

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We wish to state that we reviewed the site plan change which was prepared by Patrick T. Kennedy, L.S., 219 Quassaick Ave., New Windsor, New York; dated July 1, 1990; revised Oct. 26, 1990 prior to making this decision for this proposal.

APPROVE ✓ DISAPPROVE \_\_\_\_\_

Remarks:

Signed Josephine Moore

Unit # 93

Dated Oct. 29, 1990

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

\*\*\*\*\*

As a Homeowner of Plum Point on Hudson Condominiums, Phase III, we are aware that the Sponsor, Mr. Ken Russ has proposed to build a Community Clubhouse in lieu of the amenities offered in the basement of the Hewitt Mansion in the Prospectus. This proposal will provide more space in a new building.

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We wish to state that we reviewed the site plan change which was prepared by Patrick T. Kennedy, L.S., 219 Quassaick Ave., New Windsor, New York; dated July 1, 1990; revised Oct. 26, 1990 prior to making this decision for this proposal.

APPROVE ✓ DISAPPROVE \_\_\_\_\_

Remarks:

Signed Cheryl Walsh  
Mary Reputella

Unit # 96

Dated 29 Oct '90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

\*\*\*\*\*

As a Homeowner of Plum Point on Hudson Condominiums, Phase III, we are aware that the Sponsor, Mr. Ken Russ has proposed to build a Community Clubhouse in lieu of the amenities offered in the basement of the Hewitt Mansion in the Prospectus. This proposal will provide more space in a new building.

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We wish to state that we reviewed the site plan change which was prepared by Patrick T. Kennedy, L.S., 219 Quassaick Ave., New Windsor, New York; dated July 1, 1990; revised Oct. 26, 1990 prior to making this decision for this proposal.

APPROVE X

DISAPPROVE \_\_\_\_\_

Remarks:

Signed Michael G. Kelly

Unit # 97

Dated 10/27/90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

\*\*\*\*\*

As a Homeowner of Plum Point on Hudson Condominiums, Phase III, we are aware that the Sponsor, Mr. Ken Russ has proposed to build a Community Clubhouse in lieu of the amenities offered in the basement of the Hewitt Mansion in the Prospectus. This proposal will provide more space in a new building.

We realize also that with the site of the Clubhouse in the Recreation area that access to the Clubhouse, Pool, and Tennis Courts, will be necessary across Phase III Common Elements between Units #90 and #91, where space has been provided for this purpose on the original site plan.

We wish to state that we reviewed the site plan change which was prepared by Patrick T. Kennedy, L.S., 219 Quassaick Ave., New Windsor, New York; dated July 1, 1990; revised Oct. 26, 1990 prior to making this decision for this proposal.

APPROVE  \_\_\_\_\_

DISAPPROVE \_\_\_\_\_

Remarks:

Signed Hyman Goldfarb

Unit # 98

Dated 10/29/90

TO: PLANNING BOARD, TOWN OF NEW WINDSOR, NEW YORK  
FROM: HOMEOWNERS, PLUM POINT ON HUDSON, PHASE III  
RE: SITE PLAN AMMENDMENT FOR COMMUNITY CLUBHOUSE  
DATE: OCTOBER 26, 1990

\*\*\*\*\*

As a Homeowner of Plum Point on Hudson Condominiums, Phase III, we are aware that the Sponsor, Mr. Ken Russ has proposed to build a Community Clubhouse in lieu of the amenities offered in the basement of the Hewitt Mansion in the Prospectus. This proposal will provide more space in a new building.

We realize also that with the site of the Clubhouse in the Recreation area that access to the Clubhouse, Pool, and Tennis Courts, will be necessary across Phase III Common Elements between Units #90 and #91, where space has been provided for this purpose on the original site plan.

We wish to state that we reviewed the site plan change which was prepared by Patrick T. Kennedy, L.S., 219 Quassaick Ave., New Windsor, New York; dated July 1, 1990; revised Oct. 26, 1990 prior to making this decision for this proposal.

APPROVE   *X*  

DISAPPROVE           

Remarks:

Signed   *Thomas Maldarelli*  

Unit #   101  

Dated   10-29-90

11-1-90

90-39  
Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

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

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

Patrick T. Kennedy for the building or subdivision of  
Plum Point on Hudson \_\_\_\_\_ has been

reviewed by me and is approved

disapproved \_\_\_\_\_

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

Town water is currently servicing this  
property.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stan D. D.

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

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

\_\_\_\_\_  
DATE

CC: H.E.

PLPTR.PB

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 25 October 1990

**SUBJECT:** Plum Point Recreation Area Site Plan

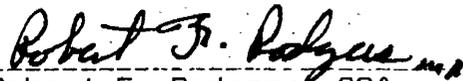
**PLANNING BOARD REFERENCE NUMBER:** PB-90-39

**DATED:** 16 Oct. 90

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-093

A review of the above referenced site plan was made on October 24, 1990. This site plan is approved.

**PLANS DATED:** October 10, 1990; Revision 2.

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

✓  
C.C.M.E.

90-39  
Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SAFETY INSPECTOR~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓

subdivision \_\_\_\_\_ as submitted by

Patrick Kennedy for the building or subdivision of

Plum Point on Hudson has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

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

Any direct valving from the Swimming Pool  
must be brought to the attention of the Sewer Department

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

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

Lynnam P. Mastenfe  
SANITARY SUPERINTENDENT

Oct. 31, 1990  
DATE

✓  
CC: H.E.

OCT 16 1990

90 - 39

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the ~~Site Approval~~ Recreation Area  
Subdivision \_\_\_\_\_ as submitted by  
Patrick T. Kennedy for the building or subdivision of  
Plum Point Old Hudson \_\_\_\_\_ has been  
reviewed by me and is approved   
disapproved \_\_\_\_\_.

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

Special attention should be made regarding any valuing  
to the swimming pool. Pools are not to be emptied  
into the Sewer System without the knowledge and permission  
of the Sewage Treatment Plant

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

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

Luman R. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

October 17, 1990  
\_\_\_\_\_  
DATE

cc: M.E.

10-18-90

OCT 18 1990  
90-39

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

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

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

Patrick T. Kennedy, for the building or subdivision of  
Hun Point on Hudson \_\_\_\_\_ has been

reviewed by me and is approved

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

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

Should not interfere with water system.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

*[Signature]*  
\_\_\_\_\_  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

✓  
cc: H.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 90-39

WORK SESSION DATE: 16 Oct 90 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Plan Pn Am s/p

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

REPRESENTATIVE PRESENT: Rob Ken / Pat K

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

← no pks →  
no vehicles beyond this pt.

next agenda

10/24/90

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

Post-It™ brand fax transmittal memo 7671 # of pages >

To: <u>MYRA</u>	From: <u>MARK</u>
Co.	Co.
Dept.	Phone #
Fax #	Fax #

NEW WINDSOR, N.Y.  
TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor

P/B # 90 - 39

WORK SESSION DATE: 10/2/90

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

Yes plan

PROJECT NAME: Plum Point

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

REPRESENTATIVE PRESENT: Pat K / Ken Bus

TOWN REPS PRESENT: BLDG INSP.   
FIRE INSP.  Rich  
ENGINEER   
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) Myra Mason

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Driveway - access w/ Pavers (provided detail)  
(pedestrian walking, - No vehicle)
- interlocking pavers.
- to show <sup>exist</sup> lot - show proposed fence.
- freezing bench
- waste receptacle



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor

P/B # \_\_\_\_\_

WORK SESSION DATE: 17 July 1990

APPLICANT RESUB.

REAPPEARANCE AT WS REQUESTED: No

REQUIRED: FE 11 App.

PROJECT NAME: Plum Pt. Am S/P

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

REPRESENTATIVE PRESENT: Pat K

TOWN REPS PRESENT:	BLDG INSP.	<u>X</u>
	FIRE INSP.	<u>Rich</u>
	ENGINEER	<u>X</u>
	PLANNER	_____
	P/B CHMN.	_____
	OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add sticks of air S/P (partial)
- add reference to eq 1 (previous)





# Plum Point on Hudson Board of Managers II

P.O. Box 465  
New Windsor, NY 12550

## AND BOARD OF MANAGERS OF PHASE I

September 10, 1990

Mr. Karl Schiefer, Chairman  
New Windsor Planning Board  
New Windsor, New York 12553

RE: Plum Point Club House

Dear Mr. Chairman:

We wish to advise you and the rest of the Planning Board that we are firmly in favor of the proposed Club House at Plum Point on Hudson containing the amenities that our prospectus promised us in the basement of the Devett Mansion.

This change was first proposed to us by Mr. Ken Russ soon after his reassuming the position of General contractor in January, 1990. This suggestion was approved by the Attorney General's Office at a combined meeting of the Sponsor and both Boards in late January, 1990.

Members of both Boards of Managers, Phase II and Phase III have had input in the planning of this building and that should be in it. The final architect drawings are as a result of this input and we feel strongly that this building will be a distinct advantage to the existing Phases and all future Phases, over the previous amenities.

We would like to say that Mr. Russ, since his return to Plum Point in January, 1990 has been most positive in both promises and actions. He has or is in the process of completing several things promised in our Prospectus, such as, Tennis Courts, Swimming Pool, Tot Lot, stabilizing the River bank, roads and curbs, landscaping, etc.

We still have several major problems that should be corrected or addressed in the complex. We have been told by Mr. Russ that they would be addressed. We feel that major progress has been made in the nine months that Mr. Russ has been back and we will continue to work with him on resolving these problems.

continue page 2....

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

September 10, 1990  
Re: Plum Point Club House

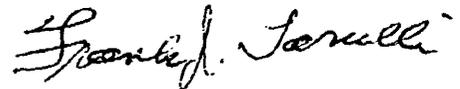
We have no desire to have the Hewett Mansion remain an eye sore in the middle of our complex, but we are willing to wait until Phase IV to see if he does what he has promised us.

The plans for this Club House were submitted to our Homeowners in both Phases, at our annual meeting in February, 1990 and approved by an overwhelming majority. Therefore, we would like to see Mr. Russ be given permission to make this change to the site plan.

We wish to express our appreciation to the various people that have given us their support and counsel such as; George Greene, Mark Edsall, and Mike Babcock.

Thank you.

Respectfully yours,



Frank Tarulli - President  
Board of Managers  
Phase I



George Van Leuven - President  
Board of Managers  
Phase II

FT/GVL:j1  
cc: G. Greene  
K. Russ  
file - Phase I & II

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP., D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval

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

Patrick T. Kennedy for the building or subdivision of Pump Point on Hudson - Recreation Area has been

reviewed by me and is approved \_\_\_\_\_

disapproved

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

Submitted drawing does not include Sump Disposal

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

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

Suman R. Mastem jr  
SANITARY SUPERINTENDENT

August 14, 1990  
DATE

✓  
cc: M.E.  
Kennedy

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 15 August 1990

SUBJECT: Plum Point-On-Hudson, Recreation Area

PLANNING BOARD REFERENCE NUMBER: PB-90-39

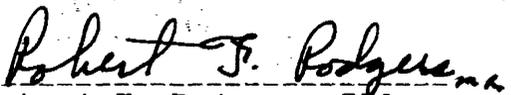
DATED: 10 August 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-072

A review of the above referenced subject site plan was conducted on 15 August 1990.

This site plan is rejected due to the fact that there is no accessibility to the clubhouse for emergency vehicles.

PLANS DATED: 1 July 1990

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC:ME.  
Kennedy

8-14-90

AUG 10 1990

90-39

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

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

subdivision \_\_\_\_\_ as submitted by

*Patrick Kennedy* for the building or subdivision of  
*Plum Point on Hudson* \_\_\_\_\_ has been

reviewed by me and is approved

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

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

*Should not interfere with water system*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

*John J. Di...*  
\_\_\_\_\_  
WATER SUPERINTENDENT

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

\_\_\_\_\_  
DATE

✓  
CC: M.E.

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

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Amended Site Plan for Plum Point on Hudson
2. Name of Applicant Plum Point on Hudson Assoc Phone 565-6728  
Address 150 Old Rte 9W New Windsor NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444  
Address 219 Crossaick Ave., New Windsor, N.Y. - 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone 562-6444  
(Name)
7. Location: On the EAST side of Old Rte 9W  
(Street)  
\_\_\_\_\_ feet North  
(Direction)  
of Rte 9W  
(Street)
8. Acreage of Parcel \_\_\_\_\_ 9. Zoning District B5
10. Tax Map Designation: Section 81 Block 1 Lot 3.22
11. This application is for Amended Site Plan - New Club-house at Pool Area

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE  
SS.:  
STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says that he resides at \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_ and that he is (the owner in fee) of \_\_\_\_\_ (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

9 day of Aug 1980

Stephen J. Montone  
Notary Public  
STEPHEN J. MONTONE  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDING IN ORANGE COUNTY  
COMMISSION EXPIRES DEC. 8, 19 90

[Signature]  
(Owner's Signature)  
[Signature]  
(Applicant's Signature)  
MANAGING GENERAL PARTNER  
(Title)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <i>Plum Point on Hudson Assoc.</i>		2. PROJECT NAME <i>Amended site Plan for Plum Point on Hudson</i>	
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>150 Old Rte. 9W, Town of New Windsor</i>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>Proposed New Club House at Pool area</i>			
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Kenneth Russ</i>		Date: <i>8/9/90</i>	
Signature: <i>[Handwritten Signature]</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Kenneth Russ, deposes and says that he  
resides at Plum Point on Hudson, Old Rt 9W  
(Owner's Address)

in the County of Orange  
and State of New York

and that he is the owner in fee of Plum Point on Hudson  
Tax Map Sect 81, Block 1, Lot 3.22

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, Jr.  
to make the foregoing application as described therein

Date: 8/9/90

[Signature]  
(Owner's Signature)

[Signature]  
(Witness Signature)

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- 1.  Site Plan Title
- 2.  Applicant's Name(s)
- 3.  Applicant's Address(es)
- 4.  Site Plan Preparer's Name
- 5.  Site Plan Preparer's Address
- 6.  Drawing Date
- 7.  Revision Dates
  
- 8.  AREA MAP INSET
- 9.  Site Designation
- 10.  Properties Within 500 Feet of Site
- 11.  Property Owners (Item #10)
- 12.  PLOT PLAN
- 13.  Scale (1" = 50' or lesser)
- 14.  Metes and Bounds
- 15.  Zoning Designation
- 16.  North Arrow
- 17.  Abutting Property Owners
- 18.  Existing Building Locations
- 19.  Existing Paved Areas
- 20.  Existing Vegetation
- 21.  Existing Access & Egress

PROPOSED IMPROVEMENTS

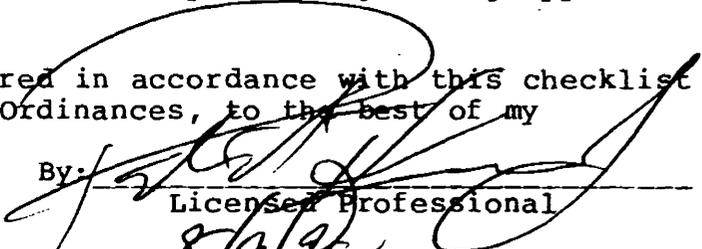
- 22.  Landscaping
- 23.  Exterior Lighting
- 24.  Screening
- 25.  Access & Egress
- 26.  Parking Areas
- 27.  Loading Areas
- 28.  Paving Details (Items 25-27)

- 29.  Curbing Locations
- 30.  Curbing Through Section
- 31.  Catch Basin Locations
- 32.  Catch Basin Through Section
- 33.  Storm Drainage
- 34.  Refuse Storage
- 35.  Other Outdoor Storage
- 36.  Water Supply
- 37.  Sanitary Disposal Sys.
  
- 38.  Fire Hydrants
- 39.  Building Locations
- 40.  Building Setbacks
- 41.  Front Building Elevations
- 42.  Divisions of Occupancy
- 43.  Sign Details
- 44.  BULK TABLE INSET
- 45.  Property Area (Nearest 100 sq. ft.)
- 46.  Building Coverage (sq. ft.)
- 47.  Building Coverage (% of Total Area)
- 48.  Pavement Coverage (Sq. Ft.)
- 49.  Pavement Coverage (% of Total Area)
- 50.  Open Space (Sq. Ft.)
- 51.  Open Space (% of Total Area)
- 52.  No. of Parking Spaces Proposed.
- 53.  No. of Parking Required.

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

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  \_\_\_\_\_  
 Licensed Professional  
 Date: 8/9/92

## FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

- A. General instructions page 4 (Applicant to read and sign)  
B. For assistance in completing or submittal of this application contact:

\_\_\_\_\_, Floodplain Administrator,  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_, NY ( ) \_\_\_\_\_

## 1. Name and Address of Applicant

*Mum Point on Hudson Assoc.*

\_\_\_\_\_  
(First Name)

\_\_\_\_\_  
(MI)

\_\_\_\_\_  
(Last Name)

Street Address: *150 Old Rte 9W*

Post Office: *New Windsor*

State: *N.Y.*

Zip Code: *12553*

Telephone: ( *1502* ) - *6728*

2. Name and Address of Owner (If Different)

Same  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick J Kennedy  
(First Name) (MI) (Last Name)

Street Address: 219 Quassick Ave.

Post Office: New Windsor State: N.Y. Zip Code: 12553

Telephone: 914 522 - 6444

PROJECT LOCATIONStreet Address: 150 Old Rte 9W

Tax Map No. \_\_\_\_\_

Near Windsor, N.J. 12550Name of, distance and direction from nearest intersection or other landmark  
\_\_\_\_\_  
\_\_\_\_\_Name of Waterway: SAPROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

- New Construction  
 Addition  
 Alteration  
 Relocation  
 Demolition  
 Replacement

Structure Type

- Residential (1-4 family)  
 Residential (More than 4 family)  
 Commercial  
 Industrial  
 Mobile Home (single lot)  
 Mobile Home (Park)  
 Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

- Fill     Excavation     Mining     Drilling     Grading  
 Watercourse alteration     Water System     Sewer System  
 Subdivision (New)     Subdivision (Expansion)  
 Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
 \_\_\_\_\_ "A" zone without elevation  
 \_\_\_\_\_ Floodway  
 \_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
 Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
 Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e., encroachment analysis)

\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Development in Flood Hazard Areas  
Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

90 - 39

\_\_\_\_\_ of \_\_\_\_\_  
County, N.Y.  
(Applicant shall fill in all pertinent information in Section A  
including 1 or 2

SECTION A

Premises location \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit No. \_\_\_\_\_  
Variance No. \_\_\_\_\_  
Date \_\_\_\_\_

CHECK ONE

Applicant Name & Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

New Building \_\_\_\_\_  
Existing Building \_\_\_\_\_  
Other (List) \_\_\_\_\_

Telephone No. \_\_\_\_\_

1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

2. I certify that I have completed the above project in accordance with conditions of variance number \_\_\_\_\_, dated \_\_\_\_\_ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

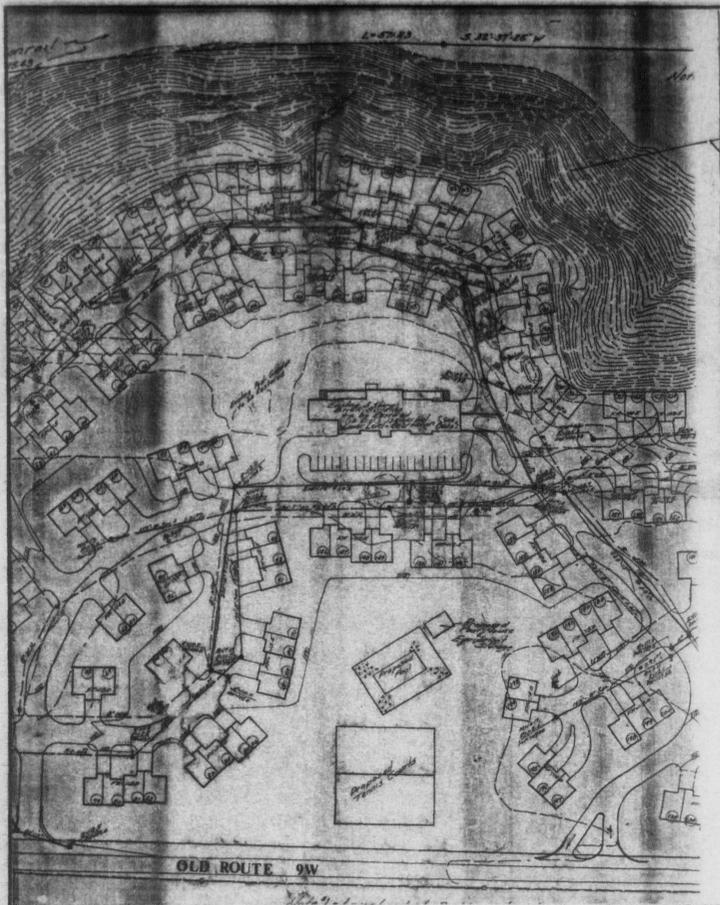
Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

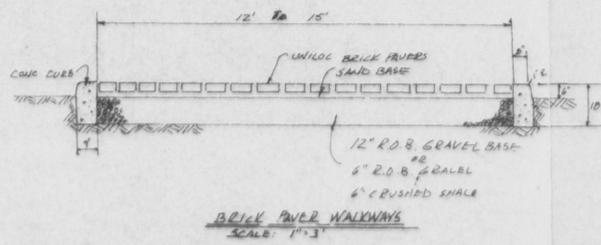
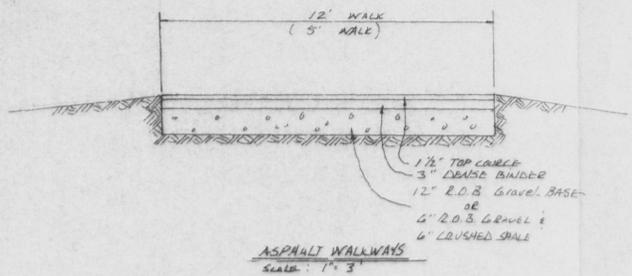
Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_

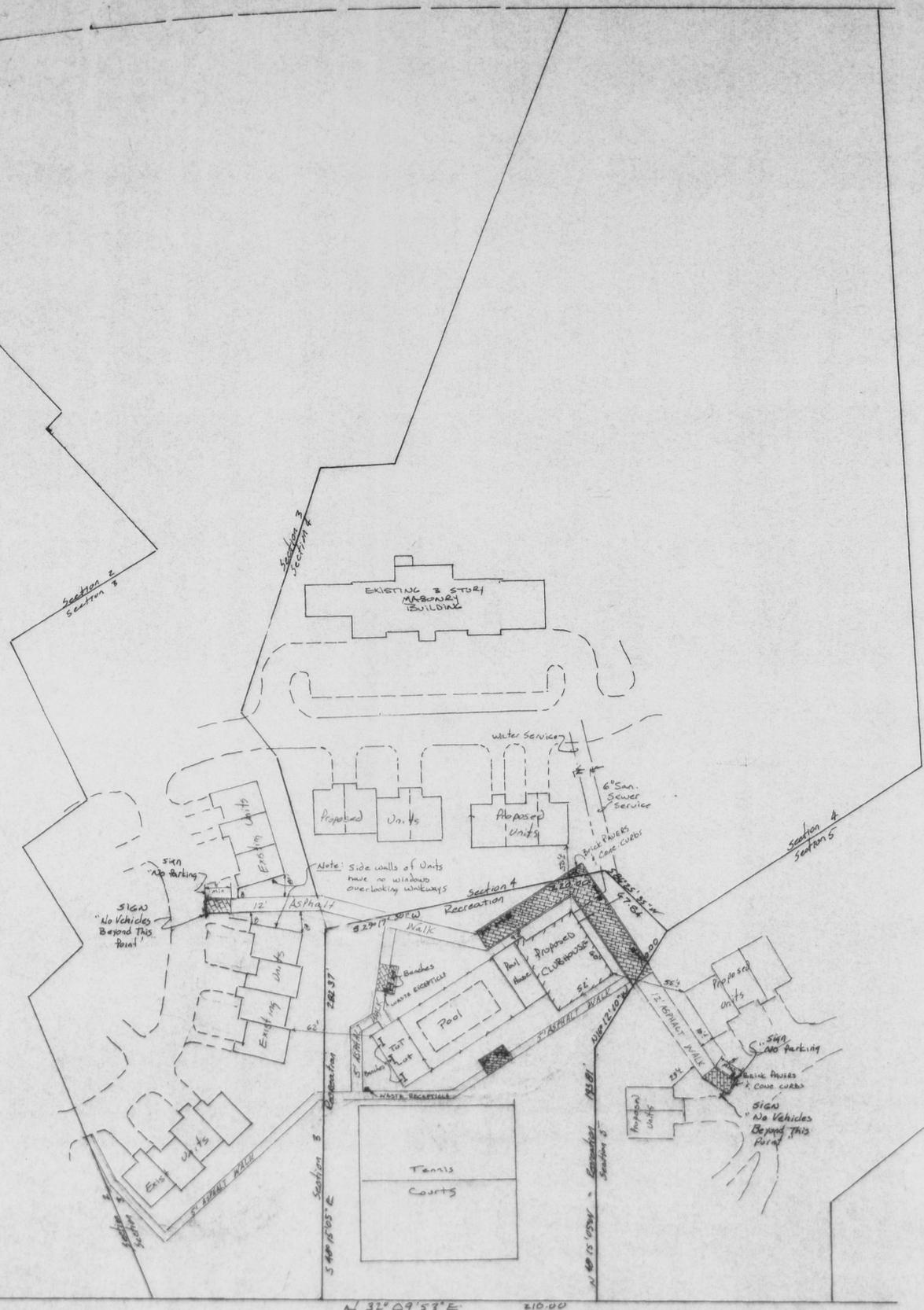
\_\_\_\_\_



LOCATION MAP  
SCALE: 1"=100'  
(PORTION OF APPROVED SITE PLAN)



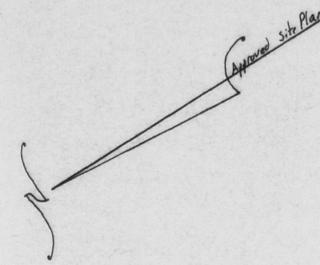
THE PLUM POINT ON HUDSON ASSOCIATES AND THE TOWN OF NEW WINDSOR CERTIFIED TO BE CORRECT AND ACCURATE  
AUG 1, 1990



ALL M&P DATA:  
SECTION: 81  
BLOCK: 1  
LOT: 3.22

M&P REFERENCE:  
SITE PLAN  
PLUM POINT ON HUDSON  
DATED: SEPT. 15, 1988

NOTE:  
THIS PROPOSAL IS FOR THE LOCATION OF A CLUBHOUSE WITHIN THE EXISTING RECREATION AREA ALONG SIDE SWIMMING POOL.



RECORD OWNERS & APPLICANTS:  
PLUM POINT ON HUDSON ASSOCIATES  
150 OLD RTE. 9W  
NEW WINDSOR, NEW YORK 12557

PLANNING BOARD APPROVAL BOX  
SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON NOV 28 1990  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's seal and as he endorsed that copy as correct to be valid true copies.
- The existing City of Windsor for Land Surveying Act and the existing Code of the Association of Professional Land Surveyors, and verification that no error in the person for whom the survey is prepared, and on his behalf to the title holder, governmental agency and listing institution listed herein, and to the easements of the adjoining landowners. Certifications are not transferable to additional subdivisions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.



**Patrick T. Kennedy, L.S.**  
214 QUINCY AVE. • NEW WINDSOR, NEW YORK • 12557

SCALE: 1"=50'	PROPOSED AREA	DRAWN BY
DATE: July 1, 1990	AMENDED SITE PLAN FOR	REVISIONS: 15/11/90
<b>PLUM POINT ON HUDSON</b>		
TOWN OF NEW WINDSOR	NEW YORK	DRAWING NUMBER: 90-1100