PB# 91-12

WASHINGTON GREEN
AMENDED SITE PLAN

SBL 35-1-103

Approved 7/1/91

General Receipt

12083

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

June 25, 19 91

Received of Exeter Building Corp., E.F. $ 25 00/100

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee (#91-12)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1557		$25.00

By Pauline D. Townsend

Town Clerk
Title

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

General Receipt

12084

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

June 25, 19 91

Received of Pauline D. Townsend, Town Clerk $ 750 00/100

Seven Hundred Fifty and 00/100 DOLLARS

For Site Plan Minimum - Washington Green - Exeter Bldg. Corp. (P.B. #91-12)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1556		$750.00

By Susan Zappolo

Deputy Comptroller
Title

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

General Receipt

12100

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

July 1, 19 91

Received of Exeter Building Corp. $ 100.00

One Hundred and 00/100 DOLLARS

For Planning Board #91-12 Site Plan Approval

DISTRIBUTION

FUND	CODE	AMOUNT
CK # 1562		100.00

By Pauline D. Townsend

Town Clerk
Title

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

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/91

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 91-12
NAME: WASHINGTON GREEN AMENDED SITE PLAN
APPLICANT: EXETER BUILDING CORP.

--DATE--	DESCRIPTION---------	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/25/91	SITE PLAN MINIMUM	PAID		750.00	
07/16/91	P.B. ENGINEER FEE	CHG	32.50		
		TOTAL:	32.50	750.00	-717.50

Please issue a check in the amount of $717.50 to:

Exeter Building Corp.
1001 Washington Green
New Windsor, N.Y. 12553

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/91

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 91-12
NAME: WASHINGTON GREEN AMENDED SITE PLAN
APPLICANT: EXETER BUILDING CORP.

--DATE--	MEETING-PURPOSE----------	ACTION-TAKEN--------
07/01/91	P.B. SECRETARY	PLANS SIGNED
06/26/91	P.B. APPEARANCE	WAIVE P.H.:L.A./N.D.
06/26/91	P.B. APPEARANCE	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/19/91

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 91-12
NAME: WASHINGTON GREEN AMENDED SITE PLAN
APPLICANT: EXETER BUILDING CORP.

	DATE-SENT	AGENCY----------	DATE-RECD	RESPONSE----------
ORIG	06/25/91	MUNICIPAL FIRE	06/26/91	APPROVED

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 26 June 1991

SUBJECT: Washington Green Condominiums

PLANNING BOARD REFERENCE NUMBER: PB ~~90-48~~ 91-12

FIRE PREVENTION REFERENCE NUMBER: FPS-91-050

Joseph Sweeney, a representative of the above referenced subject, brought in a revised fire lane detail for my review on 25 June 1991. This revised detail is acceptable.

Additionally, Mr. Sweeney advised me that a building which has already been constructed, is not to the demension as previously approved by the Planning Board. I have no objections to this change.

PLANS DATED: 20 June 1991; Revision 18.

Robert F. Rodgers

Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.

cc: M.E.

JUN 2 5 1991

91- 12

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 WASHINGTON GREEN CONDOMINIUM II

2. Name of Applicant EXETER BUILDING CORP Phone 914/561-1113

Address 1001 WASHINGTON GREEN, NEW WINDSOR, NY 12553
(Street No. & Name) (Post Office) (State) (Zip)

3. Owner of Record EXETER BUILDING CORP. Phone 914/561-1113

Address 1001 WASHINGTON GREEN, NEW WINDSOR, NY 12553
(Street No. & Name) (Post Office) (State) (Zip)

4. Person Preparing Plan WM.YOUNGBLOOD Phone 914/357-8188

Address 244 ROUTE 59, MONSEY, NY 10952
(Street No. & Name) (Post Office) (State) (Zip)

5. Attorney J. BENNETT FARRELL Phone 914/782-5456

Address 109 STAGE COACH ROAD, MONROE, NY 10950
(Street No. & Name) (Post Office) (State) (Zip)

6. Person to be notified to represent applicant at Planning Board Meeting DAVID FRIED Phone 914/561-1113
(Name)

7. Location: On the SOUTH side of WASHINGTON DRIVE
(Street)
_____ feet _____
(Direction)
of _____
(Street)

8. Acreage of Parcel 20.3 9. Zoning District R-5

10. Tax Map Designation: Section 35 Block 1 Lot 103.0

11. This application is for SITE PLAN AMENDMENT

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 that 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

DAVID FRIED being duly sworn, deposes and says that he resides at 1145 WASHINGTON GREEN in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of VICE PRESIDENT (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

(Owner's Signature)

25 day of June 1991

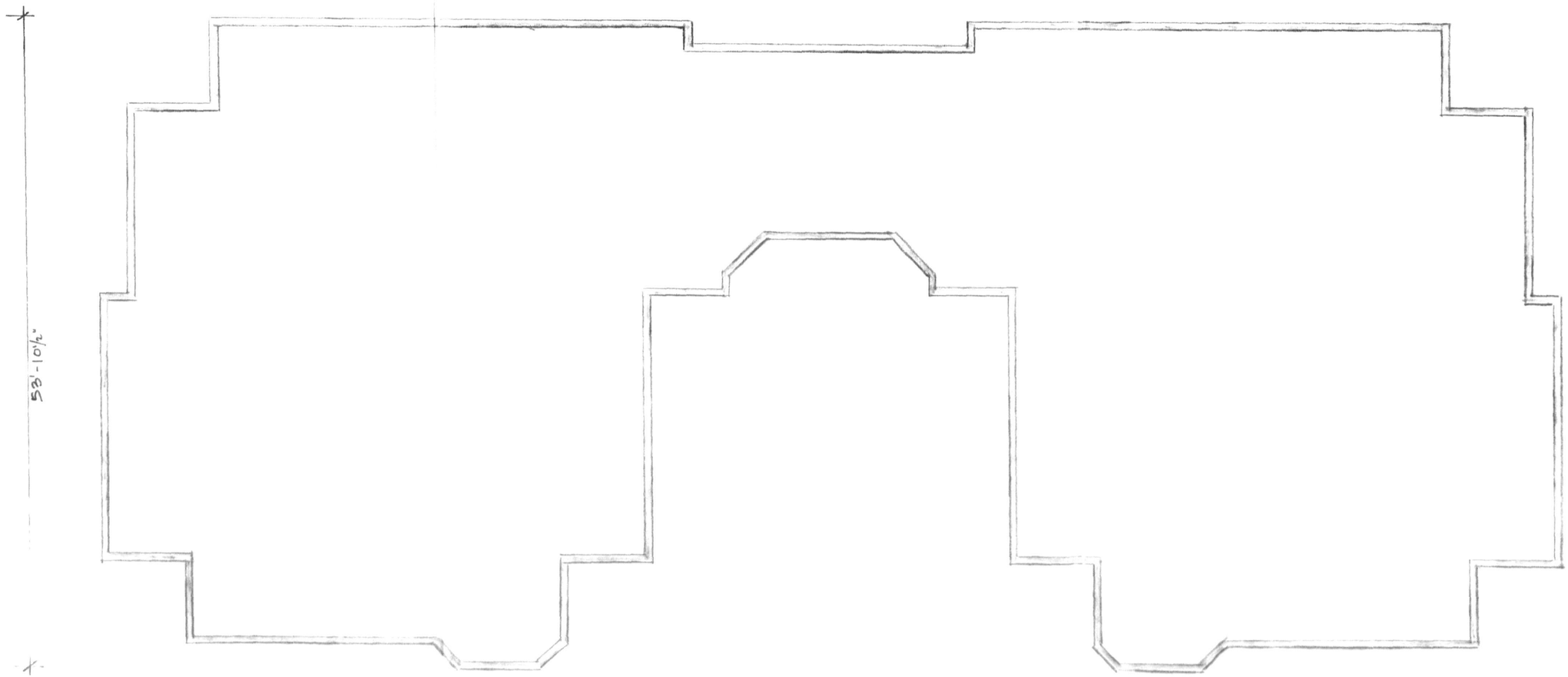
(Applicant's Signature)

Elizabeth R. Spidle
Notary Public State of New York
No. 01SP4952530
Orange County
My Commission Expires
June 19, 1993

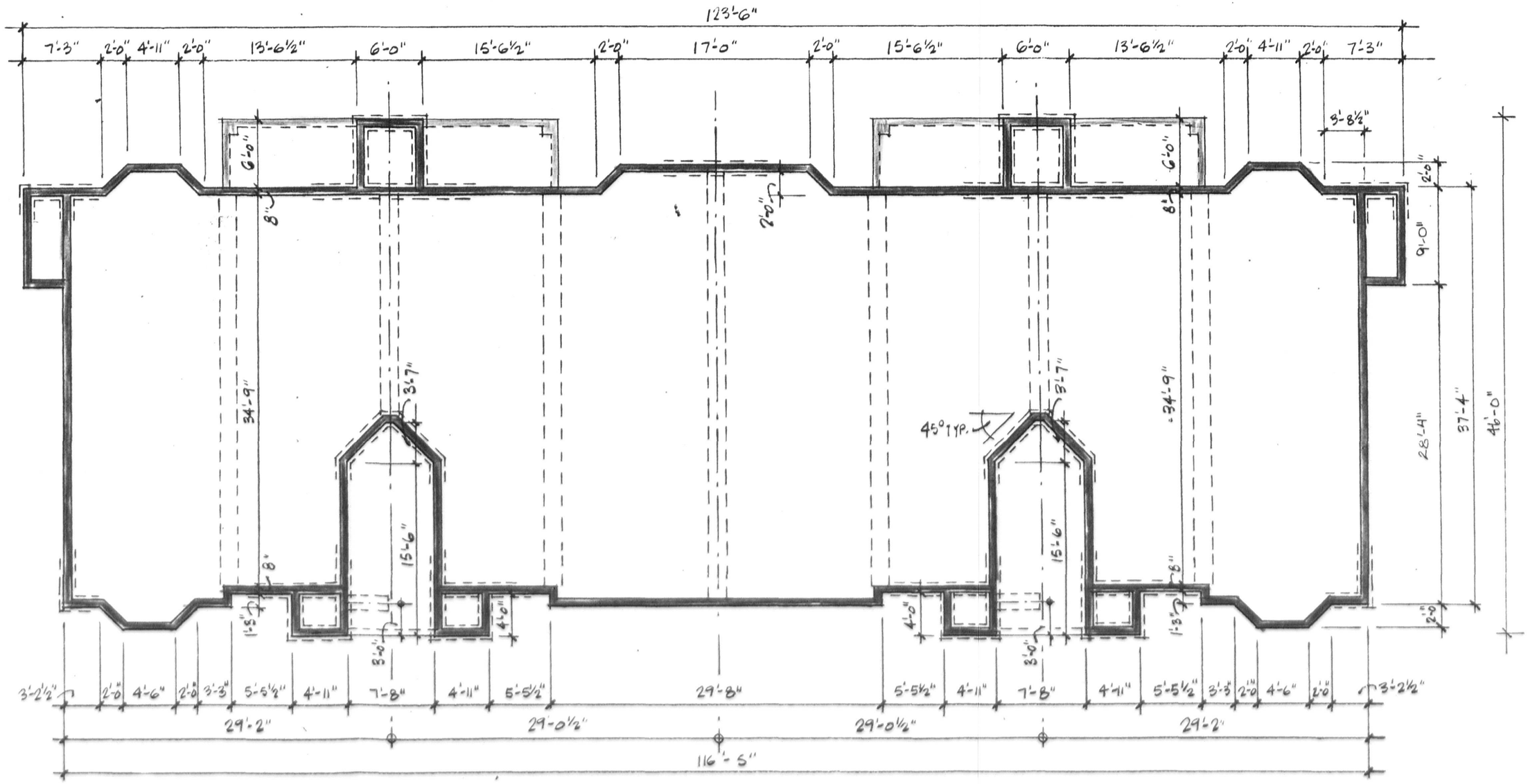
Notary Public

VICE PRESIDENT, EXETER BUILDING CORP.
(Title)

WASHINGTON GREEN
RT 32
NEW WINDSOR NY



COUNTRY KITCHEN · 123'-6" x 46'-0"
COURT HOUSE · 120'-6" x 53'-10½"


123'-6"
7'-3"
2'-0"
4'-11"
2'-0"
13'-6½"
6'-0"
15'-6½"
2'-0"
17'-0"
2'-0"
15'-6½"
6'-0"
13'-6½"
2'-0"
4'-11"
2'-0"
7'-3"
3'-8½"
6'-0"
8"
2'-0"
34'-9"
3'-7"
45° TYP.
15'-6"
4'-0"
1'-5"
3'-0"
1'-3"
12'-0"
91'-0"
28'-4"
37'-4"
46'-0"
2'-0"
3'-2½"
2'-0"
4'-6"
3'-3"
5'-5½"
4'-11"
7'-8"
29'-8"
29'-2"
29'-0½"
116'-5"

EROSION CONTROL NOTES:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIAL. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 (THIRTY) DAYS, SHALL BE TEMPORARILY SEEDED WITH ½ LB OF RYEGRASS OR MULCHED WITH 100 LBS OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. THE SEED MIXTURE FOR PERMANENT SEEDING SHALL BE:
   KENTUCKY BLUEGRASS - 20 LBS/ACRE (.45 LBS/1000 SQFT)
   CREEPING RED FESCUE - 20 LBS/ACRE (.45 LBS/1000 SQFT)
   PERENNIAL RYEGRASS - 5 LBS/ACRE (.10 LBS/1000 SQFT)
6. THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDING:
   LIME IS TO BE APPLIED TO ATTAIN A pH OF AT LEAST 5.5 TO 6.0 OR AT A RATE OF 2 TONS/ACRE.
   FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS/ACRE OF EITHER 5-10-10 OR 10-10-10 (NITROGEN - PHOSPHORUS - POTASSIUM).
7. SOD CAN BE USED INSTEAD OF SEED.
8. THIS AREA IS A TEMPORARY SILT TRAP DURING CONSTRUCTION WITH AN 18" PERFORATED RISER. AFTER CONSTRUCTION IS COMPLETE THIS AREA IS TO BE CLEANED AND LEFT AS A PERMANENT SILT TRAP FOR ROAD SANDS.

PHASE II AMENDMENTS INCLUDE:

1) REVISED BUILDING TYPES, BUILDINGS "F", "G", "H", "S", "T" & "U". NO NET CHANGE IN UNIT COUNT, SEE TABLE BELOW.
2) FOOTPRINT REVISION, 2'-0" EXTENSION BUILDINGS "E", "D", "P", "Q", "R", "H" & "I".
3) RECYCLING CENTERS LOCATED (3).
4) LOOP "A" STA. 6+00 TO 9+40 REVISED AS A STONE FIRE LANE, NO UTILITY OR PARKING AFFECTED.
5) STORM DRAINAGE/CATCH BASIN LOCATIONS AT CB# 14A & # 14B.

NOTE: ALL REQUIREMENTS OF PHASE I & II APPROVAL REMAIN IN FORCE PER APPROVED PLANS STAMPED 11-20-89.

BUILDING DESIGNATION	# OF UNITS
A	12
B	12
C	12
D	12
E	12
F	4
G	4
H	4
I	8
J	12
K	12
L	12
M	12
N	12
O	12
P	12
Q	12
R	8
S	2
T	4
U	4
V	8
W	8
TOTAL	210

PROPOSED SEWER & CATCH BASIN INVERTS

CB#	TOP	INVERT	SMH#	TOP	INVERT
1	286.0	281.50	1	256.70	248.66
2	286.0	282.30	2	262.45	254.45
3	289.62	282.84	3	268.62	260.62
4	287.94	283.94	4	277.06	269.06
5	289.90	286.00	5	284.65	274.65
6	290.34	286.34	6	294.44	285.24
7	293.94	289.94	7	298.22	290.22
8	293.50	289.30	8	292.50	286.00
9	284.70	280.70	9	286.5	281.00
10	277.55	273.15	10	275.66	267.66
11	277.55	273.55	11	284.10	273.68
12	284.70	279.23	12	283.90	274.88
13	284.80	279.80	13	286.38	275.82
14	291.83	285.00	14	292.0	276.72
15	292.27	288.77	15	288.0	277.50
16	291.83	287.83	16	282.5	278.45
17	298.57	295.07	17	283.5	279.35
18	291.77	288.76	18	286.0	280.25
19	291.77	289.00	19	295.0	285.00
20	287.60	283.60			
21	290.27	286.35			
22	294.82	290.00	D.M.H.#		
23	296.48	292.48	1	279.0	274.62
24	301.61	297.04	2	286.0	276.20
25	300.94	297.44	FIELD INLET #3	257.0	253.99
26	283.87	279.87			
27	283.87	279.66			
28	291.25	285.62	CB#	CONTINUED	
29	289.98	286.30			
30	285.37	276.90			
31	285.37	277.10	50	290.73	286.40
32	289.40	278.33	51	287.60	283.97
33	289.40	285.40			
34	290.40	286.40	53	288.21	285.21
35	273.53	269.53	54	286.32	283.32
36	273.53	269.15			
37	271.23	267.23			
38	267.86	263.86			
39	267.86	263.48	SMH#	CONTINUED	
40	263.66	260.14	18A	286.58	282.13
41	263.66	259.66	18B	287.13±	284.13
42	256.05	253.80	20	289.5±	282.49
43	256.05	253.54	21	294±	284.04
44	276.44	272.44			

LIST - TREES TO REMAIN

TREE#	TYPE	SIZE (TRUNK TO EDGE OF CANOPY)
801	24" SYCAMORE	34'
802	12" SYCAMORE	20'
804	12" SYCAMORE	25'
805	22" SYCAMORE	20'
806	30" OAK	32'
807	24" OAK	33'
808	22" OAK	26'
809	22" OAK	18'
810	18" CHERRY	18'
811	15" ELM	20'
812	18" ELM	19'
813	6" CEDAR	9'
814	10" CEDAR	10'
816	24" ASH	32'
817	15" ELM	20'
818	24" CHERRY	23'
820	24" CHERRY	18'

PHASE III AMENDMENTS INCLUDE:

1) REVISED BUILDING TYPES, BUILDINGS "R", "H", "I", "V", & "W". NO NET CHANGE IN UNIT COUNT. SEE BUILDING DESIGNATION TABLE.
2) LOOP "A" STA 2+50 TO INTERSECTION WITH ORIGINAL LOOP "A" STA 9+40 AND ORIGINAL LOOP "A" STA 9+40 TO STA. 12+50 NO UTILITY OR PARKING AFFECTED.
3) EXTENSION OF STONE FIRE LANE PARALLEL TO SOUTH PROPERTY LINE FROM PARKING LOT "F" & "G" TO FORGE HILL ROAD.
4) STORM DRAINAGE & CATCH BASIN LOCATIONS ADJUSTED AS REQUIRED.
5) BULK TABLE ADDED.

* FIRE LANE PAVING COURSE TO BE ONE OF THE FOLLOWING ON COMPACTED SUB-BASE:
- GRASSCRETE PAVERS OR EQUAL
- BRICK PAVERS (TYP.)
- 3" SEALED ASPHALT
- 4" CONCRETE (BOMANITE OR EQUAL)
- 1" WASHED OR CRUSHED STONE

DISTRICT: R-5 GROUP: A.B USE: MULTI-RES.	MIN. LOT AREA	MIN. LOT WIDTH	FRONT YARD DEPTH	SIDE YARD/TOTAL	REAR YARD	STREET FRONTAGE	MAX BLDG HT.	MIN FLOOR AREA	DEVELOPMENT COV.
REQUIRED	5 ACRES	250'	40'	40'/90'	60'	50'	2½ STORIES / 35'	600 SF	20%
PROVIDED	33.7207 Acs	1,180'	45'	40'/90'	60'	1,102.88' (WASHINGTON DR.) 416' (FORGE HILL RD)	35'	992 SF	19.35%

NOTES:
1. LOCATION OF WATER MAINS INDICATED ON PLAN VIEW BY SHAW ENGINEERING.
2. FINAL FIRE LANE DETAIL TO BE APPROVED BY THE TOWN OF NEW WINDSOR FIRE INSPECTOR.

LEGEND
- EXISTING EDGE OF PAVEMENT
- EXISTING STONE WALL
- PROPOSED CONCRETE CURB
- PROPOSED 15' WIDE STONE FIRE LANE
- PROPOSED SIDEWALK
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- PROPOSED DRAIN MANHOLE
- PROPOSED HEADWALL
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- TREES TO REMAIN
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

APPROVED BY THE BUREAU OF FIRE PREVENTION TOWN OF NEW WINDSOR, N. Y.
DATE 26 June 91 SIGNATURE [signature]

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS PLAN NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

STATE OF NEW YORK · WILLIAM YOUNGBLOOD · LICENSED PROFESSIONAL ENGINEER · No. 40176

WILLIAM YOUNGBLOOD L.S./P.E. # 40176

JUNE 20, 1991 - REV: BLDG "V", FIRE LANE DETAIL.
MARCH 26, 1991 (GRASSCRETE DETAIL)

REVISIONS

- DEC. 18, 1986
- JAN. 15, 1987 - GRADING, SEWERS & DRAINAGE
- JULY 30, 1987 - BLDG #8 ADDED, EXTENDED LOOP "A"
- SEPT. 22, 1987 - CHANGED BLDG NUMBERS, RELOCATED BLDG #2, ADDED PHASES
- NOV. 3, 1987 - ADDITIONAL SIDEWALK, PHASE LINE
- NOV. 24, 1987 - SEWERS
- AUG. 21, 1988 - ROADS, DRAINAGE
- OCT. 25, 1988 - ROAD ELEVATIONS, ... ROUTE 32 ENTRANCE, CB#40 TO CB#43
- JAN. 4, 1989 - REVERSED LOCATIONS OF POOL AREA AND RECREATIONAL AREAS, ADDED DETAILS TO EACH AREA; REVISED ELEVATIONS OF CLUBHOUSE
- FEB. 3, 1989 - PHASE LINE, LOCATION OF POOLS & CLUBHOUSE
- MAY 25, 1989 - REVISE PHASE LINE
- JULY 14, 1989 - PROJECT TITLE, BLDG DESIGNATIONS & ENVELOPE, PARKING LOT NUMBERS TO LETTERS
- OCT. 30, 1989 - ADDED RECYCLING CENTERS
- JUNE 1, 1990 - BLDGS "F" "G" REVISED TO TOWN HOUSES, ADDED TOWN HOUSES "S", "T" & "U", ADDED TABLE & NOTES, REVISED STORM DRAINAGE & SEWER LINES & RECYCLING CENTER LOCATIONS, LOOP "A" 6+00 TO 9+40 MADE A FIRE LANE
- NOV. 6, 1990 - BLDGS "V, I, R" REV. TO 8 PLEX, BLDG "W" ADDED, BLDG "H" ADDED AS TOWN HOUSE. ADDED NOTES, REV. TABLES, EXTENDED FIRE LANE, REVISED DRAINAGE & SEWER AS REQUIRED, BULK TABLE, WATER MAIN.
- MARCH 21, 1991 - REV. WM, NOTES ON FIRE LANE, C.B. WALKS

GENERAL LAYOUT OF GRADING, UTILITY, & SOIL EROSION PLAN FOR

WASHINGTON GREEN CONDOMINIUMS

SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON JUL 31 1991
BY [signature] RONALD LANDER SECRETARY

LOCATED IN TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

0 10 20 30 40 50 100 150 200
GRAPHIC SCALE

William Youngblood Associates
Engineers, Surveyors and Land Planners
244 Route 59, Monsey, N.Y. 10952

FILE NO.	4772
DATE	OCT. 10, 1986
SCALE	1" = 50'
DWG.	2 OF 6

JUN 25 1991

91- 12