

**PB# 96-6**

**TEMPLE HILL MANOR**

**35-1-53.21**

96 - 6 Temple Hill Manor - Windsor Hwy.  
160 Senior Cit. Units - (Shaw)

Application Withdrawn

1-18-01

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DATE March 8, 1996 RECEIPT NUMBER 96-6  
 RECEIVED FROM Joint Venture Development Ltd.  
 Address P.O. Box 1441 - Cape Canaveral, FL 32920  
Seven Thousand <sup>00/100</sup> DOLLARS \$ 7,000.00  
 FOR Multifamily Escrow 40 Units @ \$100.00 ea = \$4000.00  
120 Units @ \$25.00 ea = 3000.00

ACCOUNT		HOW PAID	
BEGINNING BALANCE	7000 00	CASH	
AMOUNT PAID	7000 00	CHECK	# 0682
BALANCE DUE	- 0 -	MONEY ORDER	

BY Jim 3/8/96  
Mura Mason, Secy to the P.B.

TOWN OF NEW WINDSOR  
 555 Union Avenue  
 New Windsor, NY 12550

## GENERAL RECEIPT

March 8 15354  
 1996

Received of Joint Venture Development Ltd \$ 100.00  
One Hundred and <sup>00/100</sup> DOLLARS  
 For Planning Board 96-6 application fee

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>CP # 0681</u>		<u>\$100.00</u>

By Dorothy H. Hanson  
Treas Clerk

Title

# TEMPLE HILL MANOR APARTMENTS NEW WINDSOR, NEW YORK



FUGLEBERG KOCH  
Architecture • Interiors

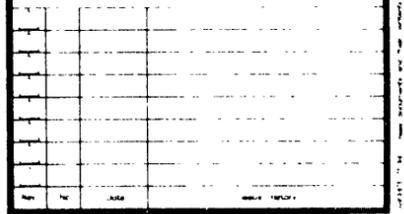


PROPOSED ELEVATION STUDY

SCHEMATIC DESIGN PACKAGE

NOTES:

NATIONAL DEVELOPMENT PROPERTIES  
OF FLORIDA, SOUTHWEST, INC.  
FORT MEYERS, FLORIDA



FUGLEBERG KOCH ARCHITECTS

Orlando      Melbourne

1000 Ave. of the Arts, Suite 100, Orlando, FL 32819

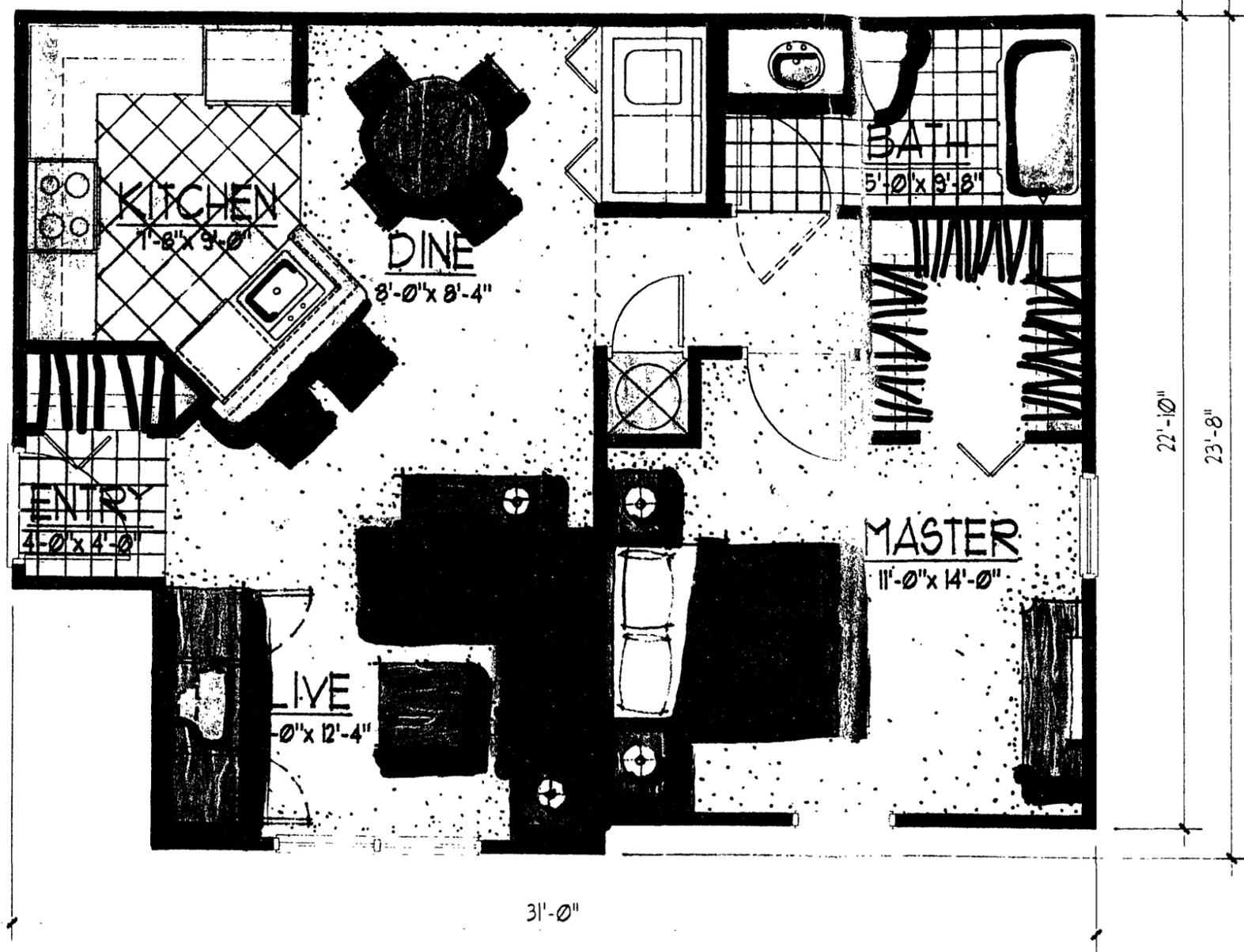
1000 Ave. of the Arts, Suite 100, Melbourne, FL 32901

TEMPLE HILL MANOR APARTMENTS NEW WINDSOR, NEW YORK	PKA 2126
COVER SHEET	A001

SHEET 1 OF 1 OVERLAYS  
 KEY OVERLAYS  
 SHEET 1 OF 1 OVERLAYS



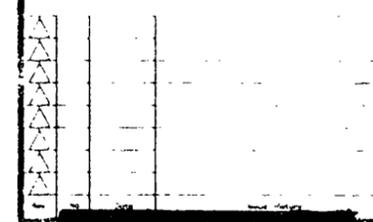




F1 UNIT 'A' ONE BED / ONE BATH  
1/4" = 1'-0"

693 SQ. FT.

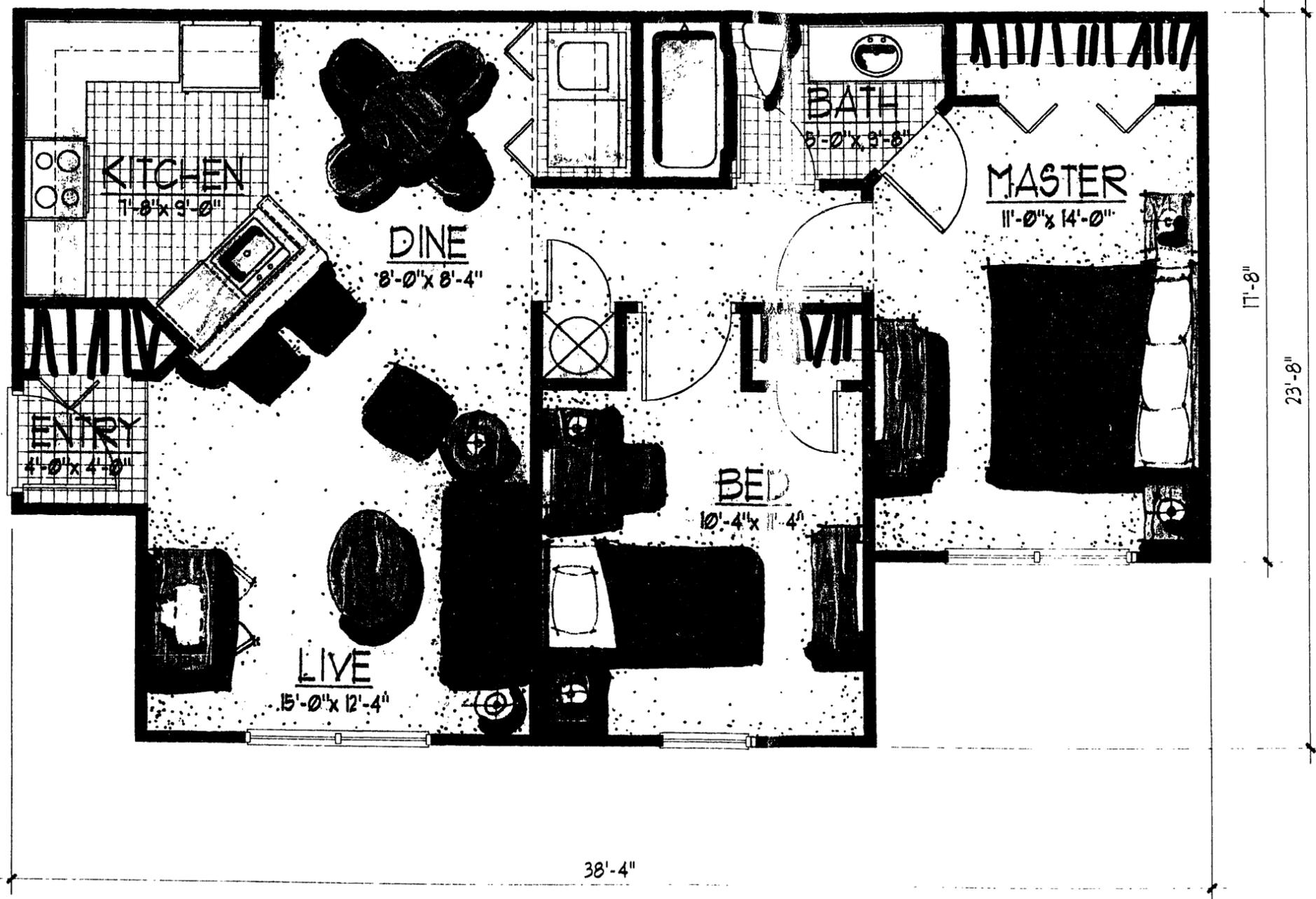
028672A



Engineering, Architecture, Interiors

028672A

TEMPLE HILL MANOR APARTMENTS NEW WINDSOR, NEW YORK	By	RAM
	Drawn	DRJ
ENLARGED UNIT PLAN	Date	03/11/06
	Page	A3.01



**F1** UNIT 'B' TWO BED / ONE BATH  
 1/4" = 1'-0"

**843 SQ. FT.**

3256XUB

Rev	By	Date	Notes/History

**FUGLEBERG KOCH ARCHITECTS**  
 Orlando  
 3000 Tampa Trail, Winter Park, FL 32789 (407) 838-0900

TEMPLE HILL MANOR APARTMENTS NEW WINDSOR, NEW YORK	By	RAM
	By	DRJ
ENLARGED UNIT PLAN	Date	03/1/96
	File	A3.1A

# TEMPLE HILL MANOR CLUBHOUSE

## NEW WINDSOR, NEW YORK



FUGLEBERG KOCH  
 Architecture • Interiors

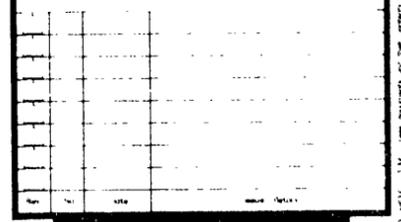


PROPOSED ELEVATION STUDY

SCHEMATIC DESIGN PACKAGE

NOTES

NATIONAL DEVELOPMENT PROPERTIES  
 OF FLORIDA, SOUTHWEST, INC.  
 FORT MEYERS, FLORIDA



FUGLEBERG KOCH ARCHITECTS

Orlando Melbourne  
 12000 Bruce Rd., Suite 100, Orlando, FL 32826 Tel: 407.879.0288  
 112 S. New York Ave., Suite 100, Melbourne, FL 32901 Tel: 407.881.8838

TEMPLE HILL MANOR CLUBHOUSE NEW WINDSOR, NEW YORK	<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
COVER SHEET	A001								

3  
 SHEET 1  
 OVERLAYS  
 KEY  
 OVERLAYS



**Environmental Assessment Form**  
**And Attachments**

Relating To

**Temple Hill Manor**

**Location:** 30.9 acres situated on the northerly side of Windsor Highway in the Town of New Windsor, Orange County, New York. (Tax Map Parcel: Section 35, Block 1, Lot 53.21)

**Applicant:** Temple Hill Manor, L.P.  
Suite 360  
1520 Royal Palm Square Boulevard  
Fort Myers, Florida 33919  
  
(941) 275-8029

**Lead Agency:** Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

**Preparer For The  
Lead Agency** Shaw Engineering  
744 Broadway  
Newburgh, New York 12550  
  
Gregory J. Shaw, P.E.  
(914) 561-3695

**Date Of Issuance:** March 7, 1996

617.21
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE— Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: [ ] Part 1 [ ] Part 2 [ ] Part 3

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

- [ ] A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
[ ] B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.\*
[ ] C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

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

Temple Hill Manor

Name of Action

Town of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Gregory J. Shaw, P.E.

Date

## PART 1—PROJECT INFORMATION

### Prepared by Project Sponsor

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

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

NAME OF ACTION Temple Hill Manor		
LOCATION OF ACTION (Include Street Address, Municipality and County) West Side of Windsor Highway, Orange County		
NAME OF APPLICANT/SPONSOR Temple Hill Manor, L.P.		BUSINESS TELEPHONE 941 ) 275-8029
ADDRESS 1520 Royal Palm Square Boulevard, Suite 360		
CITY/PO Fort Myers	STATE FL.	ZIP CODE 33919
NAME OF OWNER (If different) Joseph Kaufman Properties Of New Windsor		BUSINESS TELEPHONE (914) 783-7500
ADDRESS 8 Quickway Road		
CITY/PO Monroe	STATE NY	ZIP CODE 10950
DESCRIPTION OF ACTION  Development of 160 senior citizen housing units with associated site improvements on 30.9 acre parcel.		

Please Complete Each Question—Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other \_\_\_\_\_

2. Total acreage of project area:    30.9 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>2.5</u> acres	<u>1.5</u> acres
Forested	<u>23.0</u> acres	<u>16.2</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>5.0</u> acres	<u>4.5</u> acres
Water Surface Area	_____ acres	<u>0.7</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.4</u> acres	<u>4.0</u> acres
Other (Indicate type) <u>Lawns</u>	_____ acres	<u>4.0</u> acres

3. What is predominant soil type(s) on project site? Erie, Mardin, Bath-Nassau
- a. Soil drainage:     Well drained 10 % of site     Moderately well drained 30 % of site  
                                   Poorly drained 60 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site?     Yes     No
- a. What is depth to bedrock? unknown (in feet)

5. Approximate percentage of proposed project site with slopes:  0-10% 70 %  10-15% 27 %  
 15% or greater 3 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? \_\_\_\_\_ (in feet) unknown
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to \_\_\_\_\_  
 Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: N.A.  
 a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name Federal Freshwater Wetlands b. Size (In acres) 5.0
17. Is the site served by existing public utilities?  Yes  No  
 a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
 b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 0 acres.
- b. Project acreage to be developed: 21.0 acres initially; \_\_\_\_\_ acres ultimately.
- c. Project acreage to remain undeveloped 9.9 acres.
- d. Length of project, in miles: N.A. (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N.A. %;
- f. Number of off-street parking spaces existing 0; proposed 291.
- g. Maximum vehicular trips generated per hour 64 (upon completion of project)? A Trip Generation Study Will Be Prepared.
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | 160             | _____       |
| Ultimately | _____      | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure 30 height; 45 width; 85 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 390 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N/A  
 a. If yes, for what intended purpose is the site being reclaimed? Lawns and Planting Areas.  
 b. Will topsoil be stockpiled for reclamation?  Yes  No  
 c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 3.8 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phase project: Anticipated period of construction 18-30 months, (including demolition).
7. If multi-phased: N. A .  
 a. Total number of phases anticipated \_\_\_\_\_ (number).  
 b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).  
 c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.  
 d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction 30; after project is complete 5.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No  
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_  
 b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
 Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No  
 a. If yes, what is the amount per month 18 tons  
 b. If yes, will an existing solid waste facility be used?  Yes  No  
 c. If yes, give name Keystone Sanitary Landfill; location Scranton, PA  
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill?  Yes  No  
 e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No  
 a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.  
 b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
 If yes, indicate type(s) Electric and Gas
22. If water supply is from wells, indicate pumping capacity \_\_\_\_\_ gallons/minute.
23. Total anticipated water usage per day 28,000 gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
 If Yes, explain Funding From N.Y.S. Division of Housing and Community

**25. Approvals Required:**

		<b>Type</b>	<b>Submittal Date</b>
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zoning Change And Special Permit	Feb, 1996
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan	March 1996
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water System	June 1996
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SPDES Permit NYSDOT Highway Permit	June 1996
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ACOE Nationwide And Individual Permits	June 1996

**C. Zoning and Planning Information**

- 1 Does proposed action involve a planning or zoning decision?  Yes  No  
 If Yes, indicate decision required:  
 zoning amendment     zoning variance     special use permit     subdivision     site plan  
 new/revision of master plan     resource management plan     other \_\_\_\_\_
- 2 What is the zoning classification(s) of the site? C Zone (Commercial), PI Zone (Planned Industry)
- 3 What is the maximum potential development of the site if developed as permitted by the present zoning?  
192 Units Less deductions For Wetlands
- 4 What is the proposed zoning of the site? R-5 (Multiple Family Residential)
- 5 What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
Unknown As The Majority Of The Property Is Zoned Industrial
- 6 Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- 7 What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
Commercial, Industrial And Residential
- 8 Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
9. If the proposed action is the subdivision of land, how many lots are proposed? \_\_\_\_\_  
 a. What is the minimum lot size proposed? \_\_\_\_\_
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- 11 Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
 a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
- 12 Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
 a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. Informational Details**

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

**E. Verification**

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

Applicant/Sponsor Name Temple Hill Manor, L.P. Date March 7, 1996

Signature *[Signature]* Title Engineer For The Applicant

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

## Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

**General Information (Read Carefully)**

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- a. Answer each of the 19 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

Answers represent the Applicant's conclusions based on study. Applicant recognizes that Part 2 is responsibility of the Lead Agency.

#### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
 NO     YES

**Examples that would apply to column 2**

- Yes** • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- No** • Construction on land where the depth to the water table is less than 3 feet.
- No** • Construction of paved parking area for 1,000 or more vehicles.
- No** • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Yes** • Construction that will continue for more than 1 year or involve more than one phase or stage.
- No** • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- No** • Construction or expansion of a sanitary landfill.
- No** • Construction in a designated floodway.

• Other impacts \_\_\_\_\_  
 \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)  NO     YES

• Specific land forms: \_\_\_\_\_  
 \_\_\_\_\_

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	

**IMPACT ON WATER**

3. Will proposed action affect any water body designated as protected?  
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)  
NO YES

**Examples** that would apply to column 2

- No • Developable area of site contains a protected water body.
- No • Dredging more than 100 cubic yards of material from channel of a protected stream.
- No • Extension of utility distribution facilities through a protected water body.
- Yes • Construction in a designated freshwater or tidal wetland.
- Other impacts: \_\_\_\_\_

4. Will proposed action affect any non-protected existing or new body of water?  
NO YES

**Examples** that would apply to column 2

- No • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- No • Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: \_\_\_\_\_

5. Will Proposed Action affect surface or groundwater quality or quantity?  
NO YES

**Examples** that would apply to column 2

- Yes • Proposed Action will require a discharge permit.
- No • Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- No • Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- No • Construction or operation causing any contamination of a water supply system.
- No • Proposed Action will adversely affect groundwater.
- No • Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Yes • Proposed Action would use water in excess of 20,000 gallons per day.
- No • Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- No • Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- No • Proposed Action will allow residential uses in areas without water and/or sewer services.
- No • Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: \_\_\_\_\_

6. Will proposed action alter drainage flow or patterns, or surface water runoff?  
NO YES

**Examples** that would apply to column 2

- No • Proposed Action would change flood water flows.

	<b>1</b> Small to Moderate Impact	<b>2</b> Potential Large Impact	<b>3</b> Can Impact Be Mitigated By Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- Yes • Proposed Action may cause substantial erosion.
- No • Proposed Action is incompatible with existing drainage patterns.
- No • Proposed Action will allow development in a designated floodway.
- Yes • Other impacts: Increase in storm water flows,  
however, these will be detained on-site

**IMPACT ON AIR**

7. Will proposed action affect air quality? NO YES

Examples that would apply to column 2

- No • Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- No • Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- No • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- No • Proposed action will allow an increase in the amount of land committed to industrial use.
- No • Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: \_\_\_\_\_

**IMPACT ON PLANTS AND ANIMALS**

8 Will Proposed Action affect any threatened or endangered species? NO YES

Examples that would apply to column 2

- No • Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- No • Removal of any portion of a critical or significant wildlife habitat.
- No • Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: \_\_\_\_\_

9. Will Proposed Action substantially affect non-threatened or non-endangered species? NO YES

Examples that would apply to column 2

- No • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- No • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

**IMPACT ON AGRICULTURAL LAND RESOURCES**

10 Will the Proposed Action affect agricultural land resources? NO YES

Examples that would apply to column 2

- No • The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

	<b>1</b> Small to Moderate Impact	<b>2</b> Potential Large Impact	<b>3</b> Can Impact Be Mitigated By Project Change	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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**IMPACT ON TRANSPORTATION**

14. Will there be an effect to existing transportation systems?  NO  YES

**Examples** that would apply to column 2

- No • Alteration of present patterns of movement of people and/or goods.
- No • Proposed Action will result in major traffic problems.
- Yes • Other impacts: Increase in vehicle trips on  
State and Local roads

**IMPACT ON ENERGY**

15. Will proposed action affect the community's sources of fuel or energy supply?  NO  YES

**Examples** that would apply to column 2

- No • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- No • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

**NOISE AND ODOR IMPACTS**

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?  NO  YES

**Examples** that would apply to column 2

- No • Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- No • Odors will occur routinely (more than one hour per day).
- No • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- No • Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

**IMPACT ON PUBLIC HEALTH**

17. Will Proposed Action affect public health and safety?  NO  YES

**Examples** that would apply to column 2

- No • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- No • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- No • Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- No • Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
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**IMPACT ON GROWTH AND CHARACTER  
OF COMMUNITY OR NEIGHBORHOOD**

18 Will proposed action affect the character of the existing community?  
 NO  YES

Examples that would apply to column 2

- No • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- No • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- No • Proposed action will conflict with officially adopted plans or goals.
- No • Proposed action will cause a change in the density of land use.
- No • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Yes • Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- No • Proposed Action will set an important precedent for future projects.
- No • Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

	<b>1</b> Small to Moderate Impact	<b>2</b> Potential Large Impact	<b>3</b> Can Impact Be Mitigated By Project Change	
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19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  NO  YES

Unknown. Interest by neighbors expected.

**If Any Action in Part 2 Is Identified as a Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

**Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS**

**Responsibility of Lead Agency**

**Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.**

**Instructions**

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

## EAF - PART 3

### Evaluation of the Importance of Impacts

The previous pages of Part 1 of the EAF have provided basic project information regarding the proposed Temple Hill Manor residential development. Parts 2 and 3, have been prepared in draft form for the Planning Board's consideration. In Part 2, the types of impacts that may result from the proposed residential development and their magnitude have been identified. The following pages provide an assessment of such impacts and the mitigation measures that will be provided to avoid or minimize identified environmental effects. Identifying that an impact will be potentially large does not mean that it will also necessarily be significant. All potential impacts, whether small to moderate or potentially large, have been discussed herein. Mitigation measures are discussed for each impact category identified.

<b>Category:</b>	<b>Impact On Land</b>
------------------	-----------------------

**Threshold:** Any construction on slopes of 15% or greater or where the general slopes in the project area exceed 10%.

**Impact:** General slopes of 10 to 15 percent, and slopes of 15 percent or greater are present in isolated areas within the project site. These areas are located between contour elevations 220 and 240 east of the new access drive and between contour elevations 240 and 270 line west of the drive. No construction activity is planned on these slopes other than minor grading. A portion of these slopes must be crossed in the construction of the new drive to gain access to southerly buildable portions of the site. No other alternative is available to this area other than to build the roadway across this isolated area in excess of 10% slope.

**Mitigation:** The Site Plan has been designed to avoid the steep slope areas between contour elevations 220 and 240, and between contour elevations 240 and 270 other than for storm water management provisions. The small areas where construction will take place on slopes of 10% or greater will not affect the access drive as its construction will be in accordance with the Town Road Specifications. Refer below for a soil erosion and sediment control measures that will be implemented to mitigate impacts of construction on steep slopes.

---

**Threshold:** Construction that will continue for more than 1 year or involve more than one phase or stage.

**Impact:** It is assumed that the proposed subdivision will be constructed over a period of 18 to 30 months, but this assumption is totally dependent upon the absorption rate of the senior citizen housing market at the time of construction.

*Mitigation:* The proposed roadway and storm water management provisions will be constructed first, while the construction of the 20 buildings will depend upon the rental market. At all times temporary measures will be implemented to minimize soil erosion and sediment control resulting from construction activities. These measures will be implemented in accordance with the Soil Erosion And Sediment Control Plan approved by the Town of New Windsor.

<i>Category:</i> <b>Impact On Water</b>
---

*Threshold:* Proposed action will result in construction in a designated freshwater wetland.

*Impact:* The site presently contains Freshwater Wetlands that are regulated by the Federal Government through the U.S. Army Corps of Engineers. Portions of the Wetlands will be disturbed during the construction of the new drive and the storm water management facilities. Either a Nationwide or Individual Permit will be required for this work performed within the limits of the Wetlands.

*Mitigation:* A field delineation of the Federal Freshwater Wetlands has been prepared by Matthew D. Rudikoff Associates, Inc. An approximate mapping of the field delineation has been completed, and a field survey of the delineation is anticipated shortly. The approximate locations of the Wetlands have been taken into account during the preparation of the conceptual site development plans. It is expected that the Wetlands disturbance for the new drive and the storm water management facilities will be less than one acre, thus requiring only a Nationwide Permit. No other alternative is available other than to build these facilities within the Wetlands. A Soil Erosion and Sediment Control Plan indicating both temporary and permanent measures to protect the Wetlands will be incorporated into the site development plans.

---

*Threshold:* Proposed action will require a discharge permit.

*Impact:* The Federal Water Pollution Control Act requires that any construction activity disturbing an area of 5 acres or greater obtain a SPDES General Permit For Storm Water Discharges. This program is regulated by New York State Department of Environmental Conservation, Division of Water.

*Mitigation:* Prior to applying for a SPDES Permit, a Storm Water Pollution Prevention Plan will be prepared, and a Notice of Intent will be filed with the New York State Department of Environmental Conservation. This Plan will address the peak flows, volumes and quality of pre- and post-development storm water discharges including the proposed mitigation measures. The Pollution Prevention Plan will

be prepared in accordance with the adopted guidelines and regulations of the Department of Environmental Conservation.

---

*Threshold:* Proposed action would use water in excess of 20,000 gallons per day.

*Impact:* At an estimated consumption rate of 175 gallons per day per dwelling unit, the average daily flow for Temple Hill Manor is projected at 28,000 gallons per day.

*Mitigation:* The primary source of water supply for the Town of New Windsor is the Catskill Aqueduct. Adequate capacity is available to service Temple Hill Manor as New Windsor's Water Filtration Plant is rated at 3.0 MGD and the Plant is presently processing an Average Daily Flow of 2.00 MGD, and a Maximum Daily Flow of 2.4 MGD during the summer months. As secondary sources of water supply, inter-municipal agreements allow the Town of New Windsor to withdraw water from the water systems of the Town of Newburgh and City of Newburgh.

---

*Threshold:* Proposed action may cause substantial erosion.

*Impact:* Portions of the site will need to be cleared to allow the construction of the buildings, roads, parking areas, site amenities and utilities. This ground disturbance has the potential to cause erosion if effective soil erosion and sediment control measures are not undertaken.

*Mitigation:* A Soil Erosion and Sediment Control Plan will be prepared to avoid or minimize the effects of soil erosion and sedimentation. Both temporary and permanent sediment control measures will be incorporated into the site development plans. Such measures include diversion swales, sedimentation basin, stabilized construction entrance, sediment trap inlets, temporary and permanent seeding, and an implementation schedule.

---

*Threshold:* Proposed action will increase storm water flows.

*Impact:* Development of the site will increase both storm water peak flows and volumes due to increase in impervious surfaces. Approximately 4.0 acres of new impervious surfaces will result from the construction of the new buildings, the access drive, and parking areas.

*Mitigation:* A storm water detention pond has been incorporated into the site development of Temple Hill Manor and its outlet piping will be connected to NYSDOT drainage system. This detention pond located on the easterly portion of the site will be sized for the post-developed conditions of the project. The pond will detain post-development flows and will release discharges that emulate pre-development

conditions. A Storm Water Management Report modeling the project watershed will be prepared for the purpose of confirming the above. The maintenance of the storm water detention pond will be the responsibility of Temple Hill Manor.

<i>Category:</i> <b>Impact On Transportation</b>
--

*Threshold:* Proposed Action will increase vehicle trips on state and local roads.

*Impact:* The proposed residential development will increase the number of vehicle trips on state and local roads. The volumes can be expected to add 64 additional trips in the PM Peak Hour.

*Mitigation:* The location of the new road will provide adequate sight distances, and sight easements will be placed at the new intersection. A Traffic Impact Study will be prepared addressing the existing turning movements on Windsor Highway (NYS Route 32), future traffic volumes, peak traffic generation rates, and intersection capacity analysis. This Study will be reviewed and accepted by the NYSDOT prior to their issuance of the project's Highway Work Permit.

<i>Category:</i> <b>Impact On Growth Of Community</b>
---

*Threshold:* Development will create a demand for additional community services (e.g. schools, police, fire, etc.)

*Impact:* The development of 160 new senior citizen housing units is not expected to provide a significant increase in the demand for community services. Any impact of this residential development can reasonably be expected to be absorbed by the community.

*Mitigation:* No impacts identified, therefore, no mitigation required

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/18/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 96-6

NAME: TEMPLE HILL MANOR APARTMENTS

APPLICANT: TEMPLE HILL MANOR, L.P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/18/2001	RECEIVED LETTER OF WITHDRAWA	APPLICATION WITHDRWN
01/14/1998	P.B. APPEARANCE . APPROVED PLAN CONCEPT FOR ZONE USE. NEED D.O.T.	TO RETURN
01/07/1998	WORK SESSION APPEARANCE	REVISE PLAN
03/13/1996	P.B. APPEARANCE . ZONE CHANGE HAS BEEN REQUESTED TO TOWN BOARD: NEED . RECOMMENDATION FROM PLANNING BOARD - 4 AYES 0 NAYS FOR . FAVORABLE RECOMMENDATION FOR ZONE CHANGE FROM "C" & "PI" TO . R-5 ZONING. DRAINAGE, TRAFFIC AND ACCESS TO WASHINGTON . DRIVE TO BE REVIEWED AT FUTURE DATE. CONCEPTUALLY OK . PROVIDING THERE IS TWO ENTRANCES. LETTER TO BE SENT TO T.B, . WHEN MINUTES ARE IN OF 3/13/96 P.B. MEETING.*	TO RETURN
03/06/1996	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/18/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 96-6  
NAME: TEMPLE HILL MANOR APARTMENTS  
APPLICANT: TEMPLE HILL MANOR, L.P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/08/1996	REC. CK. #0682	PAID		7000.00	
03/13/1996	P.B. ATTY. FEE	CHG	35.00		
03/13/1996	P.B. MINUTES	CHG	40.50		
01/14/1998	P.B. ATTY. FEE	CHG	35.00		
01/14/1998	P.B. MINUTES	CHG	45.00		
01/18/2001	P.B. ENGINEER FEE	CHG	1945.00		
01/18/2001	APPLICATION WITHDRAWN - R	CHG	4899.50		
		TOTAL:	7000.00	7000.00	0.00

1520 Royal Palm Square Boulevard  
Suite 360  
Fort Myers, Florida 33919  
(941) 275-8029 Fax: (941) 275-0648



## National Development of America, LLC

January 11, 2001

Ms. Myra Mason  
Secretary  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

**Re: Temple Hill Manor Apartments**

Dear Ms. Mason:

The purpose of this letter is to advise you that we wish to withdraw our application for site plan approval from the New Windsor Planning Board. Please return any remaining funds from the escrow account to National Development of America, LLC.

We appreciate your cooperation in this regard.

Sincerely,

**National Development of America, LLC**

Rick Miller  
Principal

RM/dfh

AG CL 01/18/2001

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 06

NEW WINDSOR PLANNING BOARD (Chargeable To Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96 6

FOR WORK CONT. PRIOR TO: 01/18/2001

										-----DOLLARS-----		
TASK NO	RLC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	EXP.	BILLED	BALANCE	
96-6	82068	01/16/96	TIME	MJE	MC SHAW-SENIOR HOUSING	70.00	0.40	28.00				
96-6	84317	03/06/96	TIME	MJE	WS TEMPLE HILL MANOR SP	70.00	0.40	28.00				
96-6	84550	03/12/96	TIME	MCK	CL TEMPLE HILL COMM	25.00	0.50	12.50				
96-6	84934	03/12/96	TIME	MJE	MC TEMPLE HILL MANOR	70.00	0.50	35.00				
									103.50			
96-6	87101	04/30/96			BILL 96-356 5/14/96 PD					103.50		
										-103.50		
96-6	89582	06/19/96	TIME	MJE	MC HERITAGE W/CM	70.00	0.30	21.00				
96-6	89641	06/24/96	TIME	MJE	MC ORGN/FT INFO FT MYERS	70.00	1.00	70.00				
96-6	89642	06/25/96	TIME	MJE	FT MYERS TRIP/TRAVEL	70.00	4.50	315.00				
96-6	89644	06/25/96	TIME	MJE	FT MYERS EVAL/MTG	70.00	6.50	455.00				
96-6	89643	06/26/96	TIME	MJE	FT MYERS TRIP/TRAVEL	70.00	4.50	315.00				
96-6	89645	06/26/96	TIME	MJE	FT MYERS EVAL/MTG	70.00	4.50	315.00				
96-6	89646	06/27/96	TIME	MJE	MC RVW INFO W/SUPFRVSR	70.00	0.30	21.00				
96-6	89647	06/27/96	TIME	MJE	MC RVW W/ATTY	70.00	0.30	21.00				
									1533.00			
96-6	89967	06/30/96			BILL 96-498 7/15/96 PD					-1533.00		
										1533.00		
96-6	90103	07/10/96	TIME	MCK	CL MEMO-SENIOR CITIZENS	25.00	0.50	12.50				
96-6	90635	07/19/96	TIME	MJE	MC FT MYERS RPT/ORG	70.00	1.50	105.00				
96-6	90636	07/11/96	TIME	MJE	MC FT MYERS RPT/ORG	70.00	0.40	28.00				
									145.50			
96-6	91443	07/31/96			BILL 96-560 8/6/96 PD					145.50		
										-145.50		
96-6	112525	01/07/98	TIME	MJE	WS TEMPLE HILL SENIOR	75.00	0.50	37.50				
96-6	112415	01/14/98	TIME	MCK	CL TEMPLE HILL RVW COMM	28.00	0.50	14.00				
96-6	112724	01/14/98	TIME	MJE	MC TEMPLE HILL SENIOR	75.00	0.50	37.50				
96-6	113172	01/31/98	TIME	MJE	MC TEMPLE HILL L/A	75.00	0.50	37.50				
									126.50			
96-6	113673	01/31/98			BILL 98-231 2/13/98					-126.50		
										-126.50		
96-6	113182	02/02/98	TIME	MJE	MC TEMPLE W/SHAW	75.00	0.30	22.50				
96-6	113350	02/02/98	TIME	MCK	CL TEMPLE HILL TRAD AG CO	28.00	0.50	14.00				
									36.50			

Returned to applic.  
4899.50

AS OF: 01/18/2001

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 96 6

FOR WORK DONE PRIOR TO: 01/18/2001

TASK-NO	REF	DATE	TRAN	EMPL	ACT DESCRIPTION	HAI	HRS	TIME	DOLLARS			
									LXP	BILLED	BALANCE	
96-6	125154	10/14/98			BILL 96-1135		10/14/98				-36.50	
											-36.50	
TASK TOTAL								1945.00	0.00	1945.00	0.00	
GRAND TOTAL								1945.00	0.00	1945.00	0.00	



**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  
 Millford, Pennsylvania 18337  
 (717) 296-2765

**TOWN OF NEW WINDSOR  
 PLANNING BOARD  
 REVIEW COMMENTS**

**REVIEW NAME:** TEMPLE HILL MANOR SITE PLAN  
 (SENIOR CITIZEN HOUSING FACILITY)

**PROJECT LOCATION:** OFF NYS ROUTE 32  
 SECTION 35-BLOCK 1-LOT 53.21

**PROJECT NUMBER:** 96-6

**DATE:** 14 JANUARY 1998

**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A SEVENTY TWO (72) UNIT SENIOR CITIZEN COMPLEX OFF ROUTE 32. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 13 MARCH 1996 PLANNING BOARD MEETING.

1. At the time this application was initially made, the Applicant was requesting a rezoning to permit senior citizen housing on the project site. Since that time the Town Board, by Local Law No. 4 - 1976, has amended Section 48-23.1, Senior Citizen Housing, of the Town Zoning Code to permit such housing in any Zoning District.

Per 48-23.1, the site will be subject to the same bulk requirements of the R-5 Zone, although the Planning Board may upgrade the requirements so as to make the same compatible with the general neighborhood and in accordance with good planning. Based on this provision of the Code, it is my recommendation that the Planning Board address this issue and determine if the R-5 Zoning requirements noted on the plan are acceptable for this application and this site.

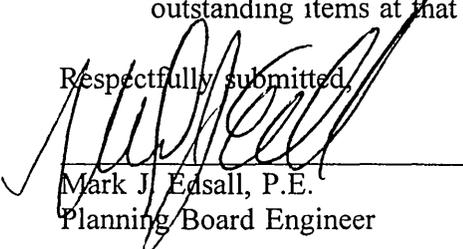
2. The first step for the approval process involves the Planning Board review of this application and a recommendation to the Town Board, within 45 days, recommending or not recommending issuance of a special permit by the Town Board.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** TEMPLE HILL MANOR SITE PLAN  
(SENIOR CITIZEN HOUSING FACILITY)  
**PROJECT LOCATION:** OFF NYS ROUTE 32  
SECTION 35-BLOCK 1-LOT 53.21  
**PROJECT NUMBER:** 96-6  
**DATE:** 14 JANUARY 1998

3. The Applicant has depicted a total of 144 parking spaces at the site, although only 100 spaces are required. It is my understanding that the Applicant has depicted the full number of spaces, but desires input from the Board as to decreasing the total parking spaces to a number less than that currently shown, but somewhat greater than the minimum required per the Code. The Board should discuss this with the Applicant.
4. This application will require review and approval from other Boards and agencies. As such, I recommend that the Planning Board authorize the issuance of a Lead Agency Coordination Letter for the project, so as to begin the SEQRA review process.
5. At this time I will continue my review of the project, but will not present detailed comments regarding the site plan. I will continue to review the project with the design engineer at Technical Work Sessions and, once the special permit is obtained, review any outstanding items at that time with the Planning Board.

Respectfully submitted,



---

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

MJEmk

A:TEMPLE.mk



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen  
TOWN CLERK  
(914) 563-4611

## REQUEST FOR PUBLIC RECORDS

DATE: 3/18/99

(Please specify or describe item (s) requested)

Site Plans of  
S.B.L. Property

35-1-53.210

Kaufman Property 30.90 A/c

Name: Carl Rosacher  
Address: 6 BALZAM CT  
New City 10956  
Phone: 914 639 0875  
Representing: CAL-MAR Coal.

Documents must not be taken from the office and must be returned intact, no later than 4:15 p.m.

Time Out: \_\_\_\_\_  
Time Returned: \_\_\_\_\_

RESULTS OF P.B. MEETING

DATE: January 14, 1998

PROJECT NAME: Temple Hill Manor PROJECT NUMBER 96-6

\*\*\*\*\*  
L.A. Coord Letter \*

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.E.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: \_\_\_\_\_

Applicant submitted ~~it~~ to D.O.T

LU LN - Recommend that plan concept is acceptable  
Single Orag for Zone.

L.A. Coord Letter



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

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** TEMPLE HILL MANOR SITE PLAN  
(SENIOR CITIZEN HOUSING FACILITY)

**PROJECT LOCATION:** OFF NYS ROUTE 32  
SECTION 35-BLOCK 1-LOT 53.21

**PROJECT NUMBER:** 96-6

**DATE:** 14 JANUARY 1998

**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A SEVENTY TWO (72) UNIT SENIOR CITIZEN COMPLEX OFF ROUTE 32. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 13 MARCH 1996 PLANNING BOARD MEETING.

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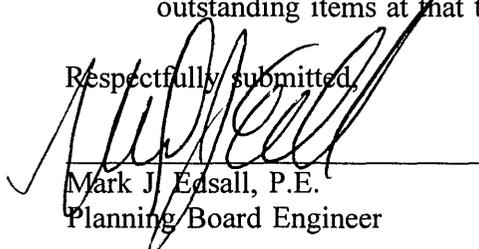
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Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Easall, P.E.  
Planning Board Engineer

MJEmk

A:TEMPLE.mk

TEMPLE HILL MANOR SITE PLAN (96-6) RT. 32

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: I'm here tonight representing Temple Hill Manor, to begin the process to obtain site plan approval for this project. This board remembers we were before you I think in 1996 for a recommendation to the town board for a zone change to allow senior citizens housing on this parcel of land and with that, this board recommended and the town board did grant the zone change from the, from a PI use to an R-5 use which now permits senior citizen housing. As I see, you said we're here to begin the process and let me give you a quick overview. If you are not familiar with the piece, I know Mr. Lander is adjacent to it immediately to the north, but it's a 30 acre parcel. It's on Windsor Highway. It's a substantial piece of land. We're proposing to construct a two story building with an attached clubhouse totaling 72 units. The community center again as I said is attached to the main structure and will service the facility. We're providing a 30 foot wide access drive up to the building with three parking areas. We have provided on this plan and this is for discussion tonight two parking spaces per unit, I believe that is too much, I believe your code calls for one parking space per unit and I think that is a little deficient but we'll talk about the appropriate number of spaces. There's an easement on the site for sanitary sewers, we'll be connecting the building to a manhole located approximately in this area. With respect to the water system, there's a 20 inch main on Windsor Highway, we'll be bringing up a 12 inch line to this point of intersection then moving around the building with an 8 inch main. The building will be sprinklered. With respect to storm drainage, we're providing a water quality storm water detention pond at the low point of the site adjacent to Windsor Highway. We'll be taking our storm water whatever is generated by development and discharging it into that pond and detaining it. Presently there's a 30 inch culvert which crosses under Windsor Highway that we'll be draining into. As I said, we're here tonight to begin the process. I had a

chance to speak to Mark about the senior citizen regulations of the Town of New Windsor, what the process is, what I'd like to accomplish tonight is to discuss primarily four items, one is to circulate for lead agency, two is I'd like the talk to this board about the parking, three, a recommendation has to be made from this board I believe to the planning board for a special permit and I think the fourth point, Mark, is whether or not the regulations, if the R-5 zone is appropriate for this plan and nothing more stringent.

MR. EDSALL: Yes, which I can expand on when the board's ready.

MR. SHAW: I'd like to make one more point, we have submitted to the DOT a highway access application with the proper plans and checks to Don Greene, that is presently being processed.

MR. PETRO: Before I lose my train of thought, I'm going to go to Mark. Mark, the R-5 zoning which just sits in, how are we going to accept that and use that and what's your feeling on it?

MR. EDSALL: Well, what the code now says under Section 4823.1 is that senior citizen housing will be subject to the same bulk requirements as the R-5 zone, although the planning board may upgrade the requirements, so as to make the same compatible with the general neighborhood and in accordance with good planning, so the bottom line is that the town board, when they adopted regulations left this board some flexibility in that if there are some specific and unique reasons why the board feels some more stringent requirements should be applied. If you are, as an example, next to a residential area and you believe that the side yard setback or something should be increased for this particular site, you could do so. So I think the first question that the board has before it is whether or not you believe the zoning requirements as reflected on the plan are acceptable or in fact conversely you can look at it that the way they are presenting it is acceptable and there's no need to apply any other standard.

MR. PETRO: See your setbacks are 207 feet on the side yard, 162 feet on the rear yard.

MR. LANDER: 318 on the rear yard.

MR. EDSALL: I said that quite tongue in cheek because they have tremendous setbacks because it's a formality, you should go on record saying you don't see any problem with the bulk.

MR. PETRO: Why are you determining the 318 yard front yard setback at that point? What's making you believe that that is your front yard that small spot there?

MR. SHAW: Just a judgment call on my part, maybe it's a little conservative, I wasn't sure whether the front yard goes to the line on Windsor Highway or goes to this line, if there's not a front yard, I'm not sure what it is, if that is not a front property line.

MR. PETRO: So the point I'm making we don't want to, we're going to increase by at least double if you had gone to the actual front yard.

MR. SHAW: Probably just about double, 600 feet from the highway.

MR. PETRO: Zoning line which is 200 feet back off Route 32 places no impact on the setback of this site.

MR. BABCOCK: Mr. Chairman, there's no zoning line, they have a zone change from the town board to R-5.

MR. PETRO: That the match line is no longer there.

MR. EDSALL: The match line is there for the plan sheets.

MR. PETRO: I know there was a 200 foot line that goes through that whole area, correct?

MR. BABCOCK: That has been eliminated by the zone change.

MR. PETRO: Let's get back to the R-5, does this board

believe that it would be more restrictive than the R-5 zoning on the map and is presently being used for this application?

MR. LANDER: Let me go on record stating that I am not the record owner on the property next door, my parents are the owners of that property and even though I do have some interest in it.

MR. PETRO: You're not involved with this application?

MR. LANDER: Right, it's purely as being their son.

MR. SHAW: I didn't know that.

MR. LANDER: And as far as using the zoning is here now, it's fine, because we have a 318 foot front yard setback, is anything else going to be built closer to this?

MR. SHAW: No.

MR. LUCAS: Is there a reason for that privacy, basically why you set it back so far?

MR. SHAW: Well, what we have are federal wetlands that are on the project. If you will look close, you'll see a dotted line running throughout the site, we have maybe approximately five acres of wetlands so we have a strip of wetlands running through here, we have a strip of wetlands running through here, we have a little piece in here, this was probably the best place between the wetlands and before we get into this hillside.

MR. PETRO: Mr. Shaw, when I reviewed this plan, I think with yourself and I believe the owners, I know that we had discussed this retention pond down here by 32 and I told you that I have known for a fact that it is very, very wet on Mr. Lander's property to the north and we were talking about putting another culvert system. But since we have a swale pick up some of the existing drainage course which does empty onto this property and bring it down under the road into that detention pond, is anything being done to do that?

MR. SHAW: That will be addressed, Mr. Chairman, when we do the storm water management report.

MR. PETRO: You do remember me saying that?

MR. SHAW: Absolutely and I might add the way the grading of the site is, just by bringing this storm water to this pond as opposed to letting it flow in this direction, there will be less storm water flowing onto the lands of Lander, independent of a swale which may be able to bring some of it over to the pond.

MR. LANDER: You're not only catching water from just this one area here but Continental Manor, part of that drains across and comes underneath the Conrail tracks and empties into this wet area in the back, also Vails Gate Heights Drive, believe it or not, empties onto Conrail and all that water runs down and empties into this wet area here.

MR. SHAW: You also have I believe coming in over here, don't you, a drainage course from the Ephiaphany property and so I mean you get a substantial amount of water.

MR. LANDER: That is more on the lands of Schaffer.

MR. PETRO: Greg, talk to me about the parking problem, you have 144 spots at the site although 100 spaces are required, it is my understanding the applicant has the full number of spaces but desires for decreasing the total parking, why are you asking us to decrease if you are 44 over?

MR. SHAW: When I'm 44 over, conventionally, perfect example multi-family Windsor Crest up the street two parking spaces per unit, all right, I wanted to demonstrate to this board that we can get two parking spaces per unit on this plan. Your code calls for one per space, seeing that we did not talk about the parking, I figured I'd use this first meeting as a vehicle to discuss as to what's the appropriate number of spaces, is two too many? I think it is. Is one sufficient? That is your code. Maybe the number is one and a quarter per unit, may be the total number.

MR. PETRO: I will tell you I have units in the City of Newburgh and it's one and a quarter and there isn't enough parking.

MR. SHAW: Is that for seniors?

MR. PETRO: No, it's not.

MR. SHAW: That is why one and quarter is the number that my client has given me whose built numerous senior citizen projects throughout the country.

MR. LANDER: You need a hundred, you have 144?

MR. SHAW: No, I really need 72 according to your code one per unit 72 units, all right. What I have added on to the schedule if I may is another 28 spaces for visitors and community center. What I'd like to do is have the board's permission to shave back this plan to provide only a hundred spaces if you think it's appropriate.

MR. PETRO: What would one and a half bring you up to?

MR. SHAW: It would bring me to 36 and 72, 108.

MR. EDSALL: 108.

MR. PETRO: I think that would be more. I have seen the one and a quarter, you have visitors, I know that you have, you're saying seniors, but seniors also have visitors.

MR. STENT: And they have two cars.

MR. LANDER: Mr. Shaw, you have 144 depicted on this plan?

MR. SHAW: I would delete that number, delete 36 spaces.

MR. PETRO: My number comes to 208 plus the 207.

MR. SHAW: No, yours would just be 108 total so what

we'd really reflect is 7 spaces for the units according to your code and 36 spaces for the clubhouse.

MR. EDSALL: Let's have some input from you on this, Mark?

MR. EDSALL: Having visited a couple of this applicant's sites when the town had Councilman Malarky and I look at their sites, they work off 1.25 spaces per unit and I didn't see any parking problems on their other sites. The one location where it did appear that there was, let's say a demand for parking, they seemed to be very tight, was a site that was not strictly senior citizen housing, it was a mixed occupancy that seems to support the fact that you have multiple cars for younger families, other than senior housing. So I would think that Greg's request is reasonable and I'm very glad that he is providing a number as he shows in the table to accommodate the community center cause a lot of times, when you have visitors, that is where they are going, the units are not big, you have to have gatherings in the actual apartments but in most cases when they do have a lot of people for holidays and such, the community center would have available parking rather than street resident parking.

MR. PETRO: I'm sorry, how dare I agree with the applicant.

MR. EDSALL: It should be increased above what the code says.

MR. PETRO: I still like my idea.

MR. EDSALL: I'm just saying I don't believe that it's appropriate to have what the code says cause I don't think in all honesty that is enough but I don't know that it is necessary to have spaces per unit, I think that might be excessive for senior housing. Again, my understanding that is going to be restricted as part of the special permit that it can only be senior housing.

MR. LANDER: Now, the difference between one and a quarter and one and half is four spaces, is that what--

MR. SHAW: One and a quarter would be 18 would be 98 versus it would be ten more.

MR. STENT: Greg, what's the definition of senior citizen for this housing project?

MR. SHAW: That I would have to look into the senior citizen code, but there are certainly minimum age requirements as to how old you can be to come into this center, and plus I think there is other stipulations as in who can live in that unit, such as you can't bring in a child who's 18 years old and live within one of the units.

MR. PETRO: Let's move along. One and a half Greg, okay.

MR. SHAW: That includes community center visitors, et cetera?

MR. PETRO: Yes. First step for the approval process involves planning board review of this application and recommendation to the town board within 45 days recommending or not recommending issuance of a special permit by the town board is basically, gentlemen, what we need to do is do we feel that that is appropriate for the site? And once again, when the town board makes this application, we believe that it would go with the property. So if this application didn't go through or failed for some reason that the zone change would still remain on the property. So keep that in mind also we're going to do when we make a recommendation to the town board, we're also going to recommend which we had discussed earlier that the R-5 regulations are accepted by us to be sufficient to govern this application. Does anyone want to add to that and if not, I would make a motion to that effect that we're making a recommendation to the town board that we're in approval with the concept of this for the site if they would be willing to issue a special permit by the town board and again that the R-5 is okay.

MR. LUCAS: You want that in a motion? I will make that motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board make a recommendation to the New Windsor town board that the application of Temple Hill Manor site plan on Route 32 is viewed as favorable by the planning board in its concept and also that the R-5 zoning regulations be accepted for this application. And we have 45 days to make that recommendation, I'm sure that we can get that typed up and done rather quickly. Is there any second? Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Greg, I think we're going to issue the lead agency coordination letter for this project. Mark, can you take care of that?

MR. EDSALL: Yes.

MR. PETRO: I think that is as far as we're going to go tonight.

MR. SHAW: That is all I expected. The idea was to introduce the protect. The two points is that along this 30 foot wide access drive there will be a sidewalk 6 foot wide which will come down to Windsor Highway and there will be a bus stop there, bus shelter, sorry, so again, seniors being more mobile and with this being a route for buses, it just made sense to allow the people to walk and the slope of the drive is going to be approximately 4 percent so it is certainly walkable by the seniors as opposed to having steep terrain for them to traverse.

MR. PETRO: The sidewalk that comes down, does it hit the beautiful sidewalk that is on Route 32 now or does

it just end there abruptly?

MR. SHAW: It just ends there abruptly.

MR. PETRO: How about adding a sidewalk on your frontage on Route 32?

MR. SHAW: To connect to the beautiful sidewalk to the south?

MR. PETRO: Got to start somewhere, you can be the first.

MR. LANDER: That was our plan, this is all going to connect, Mr. Shaw, when you have your other client there, what was the name of that, they put their sidewalk in and the next applicant puts this sidewalk, sooner or later, they are going to connect to you.

MR. PETRO: Why don't you take that under some consideration and talk it over with your owners.

MR. SHAW: That I will do.

MR. LUCAS: What about sewer points, do you have to worry about that?

MR. SHAW: As far as sewer capacity, that issue has been discussed between my client and the town board and really not sure of how it was resolved, although I can tell you this will not be considered an extension of the town system, just be one large sewer lateral so it will not need DEC approval.

MR. PETRO: Where is the clock tower going? Oh, that's the wrong one, I'm sorry. Thank you.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

Telephone: (914) 563-4610

Fax: (914) 563-4693

OFFICE OF THE SUPERVISOR

George J. Meyers

Town Supervisor

September 9, 1996

Mr. Bowen A. Arnold  
Temple Hill Manor, L.P.  
1520-360 Royal Palm Square Blvd.  
Fort Myers, FL 33919

RE: TEMPLE HILL MANOR  
ROUTE 32  
NEW WINDSOR, NEW YORK  
TAX MAP SECTION 35 - BLOCK 1 - LOT 53.21

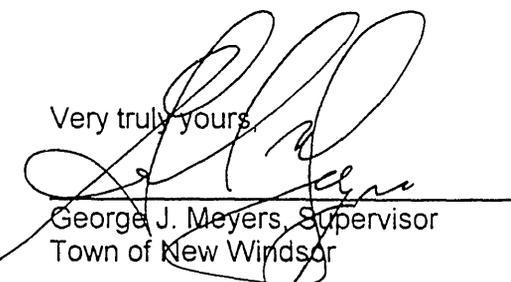
Dear Mr. Arnold:

This letter will confirm that the referenced parcel of land is now currently zoned R-5, which allows residential development of senior citizen apartments up to 6 units per usable acre.

Your proposed Phase 1 of the senior citizen development to be known as Temple Hill Manor (64 units of a planned total of 152 units) is an allowable use of the site under the existing Town of New Windsor Zoning Code.

Please contact me with any questions.

Very truly yours,

  
George J. Meyers, Supervisor  
Town of New Windsor

GJM/dg

8/9  
T/Bd

They are having problems  
getting state tax credits  
Sen.arkin helping them -  
looks like we'll do  
in two phases -

cc: T/Bd - Larry Reis



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

OFFICE OF ATTORNEY FOR TOWN

June 10, 1996

Werner & Saffioti  
419 Route 9W  
Newburgh, N. Y. 12550

Attn: Joseph M. Saffioti, Esq.

Re: Temple Hill Manor

Dear Joe:

Please have your clients forward a check in the amount of \$500.00 for the basic application fee; together with a separate check in the amount of \$2,500 for the escrow amount.

The Town Supervisor has determined that the \$25.00 per acre fee and publication and other costs and Town consultant review fees can be deducted from the \$2,500.

The Recreation Fees will be collected at the time of final approval.

Very truly yours,

Philip A. Crotty  
Attorney for the Town

Enclosure

cc: Supervisor Meyers  
Michael Babcock, B. I.  
Myra Mason, Planning Board Secretary

greater amount if so determined by the Town Board) shall be posted at the time of petition for reimbursement of town consultant review fees.

E. Recreation fees shall be as follows:

- (1) Residential subdivision.
  - (a) Recreation fees shall be assessed against all residential subdivision lots subject to land subdivision review and approval.
  - (b) The recreation fee shall be calculated on the basis of five hundred dollars (\$500.) per lot. **[Amended 10-5-1994 by L.L. No. 2—1994]**
- (2) Other dwelling units.
  - (a) Recreation fees shall be assessed against all dwelling units subject to site plan review and approval.
  - (b) The recreation fee shall be calculated on the basis of five hundred dollars (\$500.) per dwelling unit. **[Amended 10-5-1994 by L.L. No. 2—1994]**

- (5) All miscellaneous letters requested from the Building Inspector, Town Engineer or Planning Board Engineer: twenty-five dollars (\$25.).
- C. Highway work permit fees shall be as follows:
- (1) Basic application fee: twenty-five dollars (\$25.), plus the appropriate fee listed below.
  - (2) Driveway permit inspection fee: twenty-five dollars (\$25.).
  - (3) Road opening permit inspection fee (applies to all grading, road-crossing excavation or other work within the town rights-of-way or other properties): seventy-five dollars (\$75.).
  - (4) Road opening permits are not intended for and shall not be issued for excavations greater than seventy-five (75) linear feet in length through the town right-of-way. In such cases, an improvement bond shall be set by the Town Engineer for all work to be performed within the town right-of-way, and an inspection fee paid in an amount of five percent (5%) of the amount of said bond.
  - (5) Reinspection of the same site (per visit): fifty dollars (\$50.).
  - (6) A certified check made payable to the Town of New Windsor in the amount of five hundred dollars (\$500.) shall be posted with the town for all highway work permits to guarantee acceptable completion of the work and restoration of town improvements. Bonds not redeemed within one (1) year of posting, unless extended by the Superintendent of Highways, shall be forfeited to the town.
- D. Petition to Town Board fees shall be as follows:
- (1) Petition to amend Chapter 48, Zoning.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

March 26, 1996

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

ATTENTION: GEORGE J. MEYERS, SUPERVISOR

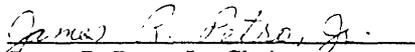
**RE: ZONE CHANGE RECOMMENDATION FOR:  
TEMPLE HILL MANOR SITE PLAN (P.B. #96-6)  
RT. 32 - NEW WINDSOR, NY**

Dear Mr. Meyers:

At its regular meeting of March 13, 1996, the Town of New Windsor Planning Board gave a favorable recommendation to the proposed zone change request from PI and C to R-5 for subject location.

For your reference, we have enclosed a copy of the minutes of the March 13, 1996 Planning Board meeting. If you should have any questions with regard to this recommendation, please contact our office.

Very truly yours,

  
James R. Petro, Jr., Chairman  
NEW WINDSOR PLANNING BOARD

mlm

cc: Mark Edsall, P.E. - P.B. Engineer  
P.B. File #96-6  
Shaw Engineering - Applicant's Engineer

TEMPLE HILL MANOR SITE PLAN (96-6) WINDSOR HIGHWAY

Gregory Shaw, P.E., of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Okay, good evening, for those of you who don't know me, my name is Greg Shaw. I'm representing tonight Temple Hill Manor with regard to a 160 unit senior citizen housing project on the north side of Windsor Highway, immediately to the north of Washington Green. What I have passed out to the board tonight are some architectural renderings of the apartment units of the clubhouse and also some information with respect to the national developer who's proposing this development. The purpose of coming before you tonight is really twofold. Part A is that an application has been made to the town board of New Windsor for a zone change. You'll notice on the plan in the upper right-hand corner that this 30.9 acre parcel is presently located in the C zone and also in the PI zone. What we're proposing and what we have petitioned the town board is for them to rezone the parcel to an R-5 zone. Again, you'll notice on the zoning map that the R-5 zone is to the north of the property and also to the west of the property. So for the town board to consider it that being an R-5 zone would not be inappropriate, I may add that the R-5 is immediately south of the property which is the Washington Green condo project. So what we're looking from this board tonight is to react to this plan that is before you and recommend back to the town board your feelings as to whether or not changing of this 30.9 acre parcel to an R-5 multiple residential is appropriate or not.

MR. PETRO: One thing I can tell you Greg that the first thing and Mike and I were in a meeting not too long ago, as long as you have some of it around you which obviously you do, it's almost all around you on the west side, the south side and some on the northwest side, that if you have some continuous zoning, it's not a pocket or spot zoning.

MR. SHAW: Absolutely. We're not spot zoning, due to the fact that we have it around us, as you just mentioned, so what we'd be looking for this board to do

is to recommend back to the town board their feeling with respect to changing the zone to an R-5. That is Part A of our request. Part B is that we have made application to this board for site plan approval. We have filled out applications, we have filled out proxies, we gave the town checks, one of them substantial which shows the commitment of the developer to move forward on this project and to have it approved as 160 unit senior citizen housing. According to your zoning again R-5 we're allowed one unit per 7,000 square feet of land area, we'd be allowed 192 units, again we're proposing 160 units which would be 8 units per building and 20 buildings for the site. Because of the topo and if I can just take a second to explain the physical features of the site because of the topo that being a steep area and in this corner and also a low lying area here and in the front on Windsor Highway, we have basically developed the project into two pockets, you have one cluster of units here which is adjacent to the drive of Washington Green and you have a second cluster of units closer to the entrance drive along Windsor Highway. We have also indicated on the plan the area where the clubhouse is going to be and we can talk about that in a minute along with the associated parking. We have one access drive which comes off Windsor Highway where we realize we're going to have to deal with the DOT and comply with whatever requirements that they may have regarding that entrance. We have also indicated an emergency connection to the Washington Green Drive.

MR. PETRO: Let me hold you there a minute. That emergency, I thought I brought that up one time that I looked at that.

MR. SHAW: I wasn't at that meeting.

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MR. EDSALL: With providing the additional drive?

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MR. EDSALL: Well, obviously--

MR. PETRO: It's 160 units off one exit.

MR. EDSALL: Well, when Greg and I looked at this very early on, I recognized that it would be absolutely unacceptable to have one and only one access under emergency conditions. When they spoke about the second access off Washington Green Drive, that seemed to in my mind provide a secondary access for emergency. If that is not permitted by Washington Green, then I think it's imperative that they look at developing this branch here as the secondary drive.

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MR. SHAW: There are wetlands on the site. They have been marked, the surveyor is in the process of picking them up now, there's room in our calculations to adjust for that. Again, we're allowed 192 units based on pure acreage, we're providing 160 so we have 32 units worth of play deduction for the wetlands.

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MR. SHAW: C and PI.

MR. PETRO: To R-5 and once again, I would remind the board members that we do have R-5 on 1, 2, 3, 4 sides of this.

MR. LUCAS: What's the senior citizen description?

MR. SHAW: What's the unit going to consist of?

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MR. SHAW: No, senior citizen, husband and wife, that is it.

MR. LANDER: Did they have an age limitation?

MR. BABCOCK: Yes, there is, that is all in the code.

MR. SHAW: This is purely senior citizens.

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MR. EDSALL: It's not in the code.

MR. LANDER: So I don't think we have to worry.

MR. STENT: Says here adults 55 years of age and over, seniors only.

MR. LUCAS: You have to wait a couple years yet.

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MR. LANDER: We have this all around us, we have Washington Green, Continental Manor, so I have, so I don't have any problems.

MR. PETRO: In the form of a motion, I'd like to make a motion that we recommend this to the New Windsor Town Board for a zoning change from the PI and C to R-5. Is there a motion to this?

MR. STENT: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board make a recommendation to the New Windsor Town Board that we give a nod to this project to go from a C and PI to an R-5 and they can review it at their meetings. Any discussion? Roll call.

ROLL CALL

MR. STENT                    AYE

MR. LANDER                 AYE

MR. LUCAS                    AYE  
MR. PETRO                    AYE

MR. PETRO: Also conceptually, as long as we have, there are two entrances, be it either by Washington Green or further looking into this nameless road down here to 32 and you can get into that, but I think we definitely need something from Washington Green and it's going to be on your shoulders to have access over there.

MR. SHAW: Fine.

MR. PETRO: If that is so, get it on the plan and there's a lot of comments.

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MR. EDSALL: One item maybe we can pass on to the town board also maybe we can recommend that relative to SEQRA that have the town board as part of their rezoning that they consider SEQRA, that this board has no interest and relative to the site plan, just indicate to the town board that at that point, we would begin our SEQRA review of the site plan issues. We'll keep them separate so they are each taken care of.

MR. PETRO: It's now in the minutes. Anything else?

MR. LANDER: No.

MR. LUCAS: No.

MR. STENT: No.

MR. PETRO: Thank you.

RESULTS OF P.B. MEETING

DATE: March 13, 1996

PROJECT NAME: Joseph Hill Manor S.P. PROJECT NUMBER 96-6

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LEAD AGENCY: \_\_\_\_\_ NEGATIVE DEC: \_\_\_\_\_

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

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

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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: \_\_\_\_\_

*Zone change has been requested to R-5 from C+PI zones  
Need ~~Recommendation~~ <sup>Recommendation</sup> from P.B. to T.B. for zone change  
drainage in the future  
Traffic Study  
Need approval for access from Wash. Green  
Conceptually - OK (two entrances)*

*(m) S (S) LA = favorable recommendation.  
SEQRA will be handled at future  
4 Cops  
0 Prop*

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MR. LANDER	AYE

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MR. PETRO                    AYE

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MR. STENT: No.

MR. PETRO: Thank you.



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

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** TEMPLE HILL MANOR SITE PLAN  
**PROJECT LOCATION:** OFF NYS ROUTE 32  
SECTION 35-BLOCK 1-LOT 53.21  
**PROJECT NUMBER:** 96-6  
**DATE:** 13 MARCH 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A  
160 UNIT SENIOR CITIZEN MULTI-FAMILY COMPLEX OFF  
ROUTE 32. THE PLAN WAS REVIEWED ON A CONCEPT  
BASIS ONLY.

1. The property is currently located within the "PI" and "C" Zoning Districts. The Applicant proposes rezoning to R-5. The rezoning is an issue which must be addressed by the Town Board.

With regard to the proposed Senior Citizen Use, same is subject to Section 48-23.1 of the Town Zoning Code. This Code requires that a special permit be issued by the Town Board for this proposed development. As part of the procedures outlined in the Code, the Planning Board must make a recommendation to the Town Board regarding the special permit within forty-five (45) days.

2. Based on the Applicant obtaining rezoning to R-5, the required bulk information shown in the zoning schedule appears correct, with the exception that the maximum development coverage should be indicated as 20%.

It should be noted that the maximum permissible number of units indicated (192) is based on the gross area for the site. For the final plan submitted, the appropriate net area should be indicated and the maximum permissible number of dwelling units adjusted accordingly.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** TEMPLE HILL MANOR SITE PLAN  
**PROJECT LOCATION:** OFF NYS ROUTE 32  
SECTION 35-BLOCK 1-LOT 53.21  
**PROJECT NUMBER:** 96-6  
**DATE:** 13 MARCH 1996

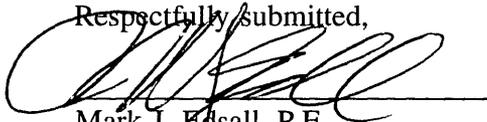
3. I have performed a concept review of the site plan as submitted and provide the following comments:
- a. The Applicant has provided more than adequate parking for this site. It may be possible to eliminate the fourteen (14) parking spaces located in the middle of the paved area between Buildings 5 and 6, creating a landscaped island in that area.
  - b. The plan indicates numerous handicapped parking spaces throughout the site. It is my understanding that pavement designation with signs is not required in this manner; in fact, I believe it would be counterproductive and an unnecessary maintenance burden on the complex to require identification in this fashion and with this number of spaces.
  - c. From a concept standpoint, modifications should be considered to locate the clubhouse in a more central area between the two development areas.
  - d. As part of the development of details for the site infrastructure, the Town Board should be consulted as to whether any such improvements are intended for dedication to the Town.
  - e. It would appear necessary that an evaluation be submitted by the Applicant's Engineer with regard to potential drainage impacts from the site, given the history of same along this area of Route 32.
  - f. It is my understanding that the sanitary sewer collection system for this site is considered a single connection by the NYSDEC and would not be subject to the sewer moratorium. This status should be discussed with the Town Board and confirmed with the DEC.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 3**

**REVIEW NAME:** TEMPLE HILL MANOR SITE PLAN  
**PROJECT LOCATION:** OFF NYS ROUTE 32  
SECTION 35-BLOCK 1-LOT 53.21  
**PROJECT NUMBER:** 96-6  
**DATE:** 13 MARCH 1996

- g. The water distribution system shown on the plans will require approval from the Orange County Department of Health. The Board should note that an interconnection has been provided to the Washington Green Drive watermain. It should be confirmed that this main is already dedicated to the Town or this interconnection has been accepted by the system owner.
4. Obviously, once the Applicant has succeeded in the rezoning of the property to R-5, they must obtain the necessary special permit from the Town Board. The plans and application for the special permit (and subsequently to the Planning Board for site plan approval) must demonstrate compliance with all the various requirements of the Town Zoning Law, including Section 48-23.1.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



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

MJEmk

A:TEMPLEM.mk

## TEMPLE HILL MANOR APARTMENTS NEW WINDSOR, NEW YORK

### General Project Information

**Ownership:** Temple Hill Manor, L.P.

**Developer:** National Development of America, Inc.  
Heritage Rural Housing, Inc.

- responsible for successfully completing over 3,000 apartment units to date
- have over 2,500 more apartment units in planning stages
- developed senior and family housing in Florida, Georgia, New York, Ohio, Texas, South Carolina, Oklahoma, Virginia, Maryland, Indiana, Michigan, etc.
- own and manage all of the complexes they build
- have the financial capacity and expertise to deliver quality housing

**Project Data:**

- site consists of 30.9 acres
- total of 160 units
- 20 two-story, eight-unit buildings
- 120 two-bedroom/one-bath apartments consisting of 875 sq. ft.
- 40 one-bedroom/one-bath apartments consisting of 675 sq. ft.

**Amenities:**

- quality frame construction with vinyl siding and shutters
- professionally designed by a renowned national architectural firm
- 3,300 sq. ft. clubhouse located on site
- 800 sq. ft. meeting room, exercise room, library, maintenance room
- on-site resident manager and maintenance supervisor offices
- pool, picnic area, shuffleboard court
- walking paths throughout site

## Page Two

**Tenant Population:**

- a seniors-only complex for adults 55 years of age and over
- monthly rental rates
  - one-bedroom = \$507 per month
  - two-bedroom = \$600 per month
- income range
  - \$23,292 to \$27,937

**Rent Includes:**

- water service
- sewer service
- trash collection
- real estate taxes
- on-site manager/maintenance supervisor
- grounds maintenance
- pool maintenance
- apartment maintenance
- property and liability insurance
- site lighting

**Property Management:**

## Heritage Property Management

- currently manages over 3,000 rental units in several states
- overall occupancy of stabilized properties is 94 percent
- successful track record in affordable housing

*Sample Held*  
*7/6/97*

*Save to [unclear]*  
*1/17/96*

96-6

*Verified w/ Mike B.*  
*(fees) 1/18/96 (m)*

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

\* \* \* \* \*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ Below  
↓

MULTI-FAMILY SITE PLANS:

40 UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ 4000.00

120 UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ 3000.00

TOTAL ESCROW PAID:.....\$ 7000.00

\* \* \* \* \*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B. 4000.00

TOTAL OF A & B: \$ 4100.00 ✓

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

*Can reduce to 250.00 if you put in case recreation*

176  
NUMBER OF UNITS @ \$500.00 EA. EQUALS: \$ 80,000.00 ✓

SITE IMPROVEMENT COST ESTIMATE: \$ \_\_\_\_\_

2% OF COST ESTIMATE \$ \_\_\_\_\_ EQUALS \$ \_\_\_\_\_ ✓

TOTAL ESCROW PAID:.....\$ \_\_\_\_\_

TO BE DEDUCTED FROM ESCROW: \_\_\_\_\_

RETURN TO APPLICANT: \$ \_\_\_\_\_

ADDITIONAL DUE: \$ \_\_\_\_\_

0000 0000 0982

TRANSMISSION REPORT  
\*\*\*\*\*

( FEB 29 '96 10:04 )

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	MODE	TIME	RESULTS	TOTAL PAGES	DEPT. CODE
FEB 29	10:03	914 561 3037	CSST	01'27"	OK	02	

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**



P.B. # 96-6 ECKOOL

941-275-3029  
JOINT VENTURE DEVELOPMENT LTD.  
P. O. BOX 1441  
101 GEORGE KING BLVD., STE. #4  
CAPE CANAVERAL, FL 32920

0682

64-364/612

3/7 1996

PAY TO THE ORDER OF Trust of New Windsor \$ 7,000.<sup>00</sup>/<sub>100</sub>  
Seven Thousand Dollars + 00/100 DOLLARS

**FMB** FARMERS AND MERCHANTS BANK  
LAKELAND, GEORGIA

FOR

*W. W. [Signature]*

MP

⑆06⑆203642⑆04033304⑆0⑆0682

941-275-3029 P.B. # 96-6 Application fee  
JOINT VENTURE DEVELOPMENT LTD.  
P. O. BOX 1441  
101 GEORGE KING BLVD., STE. #4  
CAPE CANAVERAL, FL 32920

0681

64-364/612

3/7 1996

PAY TO THE ORDER OF Trust of New Windsor \$ 100.<sup>00</sup>/<sub>100</sub>  
One Hundred Dollars + 00/100 DOLLARS

**FMB** FARMERS AND MERCHANTS BANK  
LAKELAND, GEORGIA

FOR

*W. W. [Signature]*

MP

⑆06⑆203642⑆04033304⑆0⑆0681



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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Milford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 96-6

WORK SESSION DATE: 7 Jan 98

APPLICANT RESUB.  
REQUIRED: Per Plan

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Temple Hill Manor

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

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT:

BLDG INSP.	_____
FIRE INSP.	_____
ENGINEER	<u>X</u>
PLANNER	_____
P/B CHMN.	_____
OTHER (Specify)	_____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1 spec/unit req'd he has 2 but want to drop.
- Bob to provide questions re near loop FD access
- need w/ loaded? courtyard? brick pavers.
- 160 → 72
- amended app? amended EAF
- drainage.
- 4/A coord letter





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 6 *ORIG*

DATE PLAN RECEIVED: RECEIVED MAR - 8 1996

The maps and plans for the Site Approval ✓

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

\_\_\_\_\_ for the building or subdivision of

T.H. MANOR has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

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

MORATORIUM ON SEWER MAIN EXTENSIONS

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

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

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

[Signature] 3.26.96  
\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-6 ORIG

DATE PLAN RECEIVED: RECEIVED MAR - 8 1996

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision  \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved  \_\_\_\_\_,  
disapproved \_\_\_\_\_.

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

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

W. James Piller 3/11/96  
HIGHWAY SUPERINTENDENT DATE

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

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



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 000 orig

DATE PLAN RECEIVED: RECEIVED MAR - 8 1996

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

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

\_\_\_\_\_ for the building or subdivision of

Temple Hill Manor \_\_\_\_\_ has been

reviewed by me and is approved

disapproved \_\_\_\_\_.

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

- Water is available for this project -  
Notify water dept. for further  
info.

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

Steve D. DiO GAM - 3-11-96

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

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

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 12 March 1996  
**SUBJECT:** Temple Hill Manor

Planning Board Reference Number: PB-96-6  
Date: 12 March 1996  
Fire Prevention Reference Number: FPS-96-016

A review of the above referenced subject subdivision plan was conducted on 11 March 1996.

This concert site development plan is acceptable.

Plan Dated: 7 March 1996

  
Robert F. Rodgers; C.C.A.

RFR/dh



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  
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(914) 562-8640
- Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 96-6

WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB. REQUIRED: Full Sub  
REAPPEARANCE AT W/S REQUESTED: No.

PROJECT NAME: Temple Hill Manor (Senior Housing)

PROJECT STATUS: NEW  OLD

REPRESENTATIVE PRESENT: Greg S.

MUNIC REPS PRESENT:

BLDG INSP.	<u>VAC</u>
FIRE INSP.	<u>Rick</u>
ENGINEER	<u>X</u>
PLANNER	<u>      </u>
P/B CHMN.	<u>      </u>
OTHER (Specify)	<u>      </u>

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- App made by App for rezoning
- PT → R-5
- SENIOR HOUSING 160 UNITS
- Full EAF w/Attachment (table/Drainage)
- check w/MB - re on spaces (not needed)
- Possible rezoning community, bldg toward center
- Coming in next mtg?

4MJE91 pbw:form



# TOON OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_ Lot Line Chg. \_\_\_ Site Plan X Spec. Permit X 1/5/98 *[Signature]*

1. Name of Project Temple Hill Manor APARTMENTS 1/5/98 *[Signature]*

2. Name of Applicant Temple Hill Manor, L.P. Phone (941) 275-8029

Address 1520 Royal Palm Square Blvd., Fort Myers, FL 33919  
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record ~~Joseph Kaufman Properties~~ SAME AS APPLICANT Phone ~~783-7500~~ 1/5/98 *[Signature]*

Address ~~8 Quickway Road, Monroe, New York 10950~~  
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Gregory J. Shaw, P.E.

Address 744 Broadway, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney Joseph M. Saffioti Phone 562-3500

Address 419 Route 9W, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695  
(Name)

7. Project Location: On the North side of Windsor Highway  
1000 feet South of Willow Lane  
(direction) (street)

8. Project Data: Acreage of Parcel 30.9 Zone R5  
School Dist. Newburgh C & FT, 1/5/98 *[Signature]*

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.



## TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD



176 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. \_\_\_\_\_ Site Plan X Spec. Permit \_\_\_\_\_

1. Name of Project Temple Hill Manor
2. Name of Applicant Temple Hill Manor, L.P. Phone (941)275-8029  
Address 1520 Royal Palm Square Blvd., Fort Myers, FL 33919  
(Street No. & Name) (Post Office) (State) (zip)  
Joseph Kaufman Properties
3. Owner of Record OF New Windsor Phone 783-7500  
Address 8 Quickway Road, Monroe, New York 10950  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Gregory J. Shaw, P.E.  
Address 744 Broadway, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney Joseph M. Saffiot Phone 562-3500  
Address 419 Route 9W, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695  
(Name)
7. Project Location: On the North side of Windsor Highway  
1000 feet South of Willow Lane  
(direction) (street)
8. Project Data: Acreage of Parcel 30.9 Zone C S PI,  
School Dist. Newburgh
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.



APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Temple Hill Manor, L.P., deposes and says that ~~he~~ it  
(Applicant)  
conducts business at 1520 Royal Palm Square Blvd., Fort Myers  
~~resides at~~ (Applicant's Address)

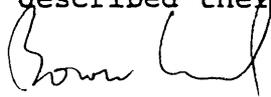
in the County of \_\_\_\_\_  
and State of Florida

and that <sup>it</sup> ~~he~~ is the applicant for the Temple Hill Manor residential  
development  
(Project Name and Description)

which is the premises described in the foregoing application and  
that he has authorized Gregory J. Shaw, Eric Miller, Bowen Arnold &  
Joseph Saffioti  
(Professional Representative)

to make the foregoing application as described therein.

Date: 3-5-96

  
(Owner's Signature)  
Applicant's  
  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |  |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title                 | 29. <input checked="" type="checkbox"/> Curbing Locations                      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)             | 30. <input type="checkbox"/> Curbing Through Section                           |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)         | 31. <input checked="" type="checkbox"/> Catch Basin Locations                  |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name       | 32. <input type="checkbox"/> Catch Basin Through Section                       |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address    | 33. <input checked="" type="checkbox"/> Storm Drainage                         |
| 6. <input checked="" type="checkbox"/> Drawing Date                    | 34. <input type="checkbox"/> Refuse Storage                                    |
| 7. <input checked="" type="checkbox"/> Revision Dates                  | 35. <input type="checkbox"/> Other Outdoor Storage                             |
| 8. <input checked="" type="checkbox"/> Area Map Inset                  | 36. <input checked="" type="checkbox"/> Water Supply                           |
| 9. <input checked="" type="checkbox"/> Site Designation                | 37. <input checked="" type="checkbox"/> Sanitary Disposal System               |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants                          |
| 11. <input type="checkbox"/> Property Owners (Item #10)                | 39. <input checked="" type="checkbox"/> Building Locations                     |
| 12. <input type="checkbox"/> Plot Plan                                 | 40. <input checked="" type="checkbox"/> Building Setbacks                      |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)     | 41. <input type="checkbox"/> Front Building Elevations                         |
| 14. <input checked="" type="checkbox"/> Metes and Bounds               | 42. <input type="checkbox"/> Divisions of Occupancy                            |
| 15. <input checked="" type="checkbox"/> Zoning Designation             | 43. <input type="checkbox"/> Sign Details                                      |
| 16. <input checked="" type="checkbox"/> North Arrow                    | 44. <input checked="" type="checkbox"/> Bulk Table Inset                       |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners       | 45. <input checked="" type="checkbox"/> Property Area (Nearest<br>100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations    | 46. <input type="checkbox"/> Building Coverage (sq. ft.)                       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas           | 47. <input type="checkbox"/> Building Coverage (% of<br>Total Area)            |
| 20. <input checked="" type="checkbox"/> Existing Vegetation            | 48. <input type="checkbox"/> Pavement Coverage (sq. ft.)                       |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress       | 49. <input type="checkbox"/> Pavement Coverage (% of<br>Total Area)            |
| <u>PROPOSED IMPROVEMENTS</u>   |  |
| 22. <input type="checkbox"/> Landscaping                               | 50. <input type="checkbox"/> Open Space (sq. ft.)                              |
| 23. <input type="checkbox"/> Exterior Lighting                         | 51. <input type="checkbox"/> Open Space (% of Total Area)                      |
| 24. <input type="checkbox"/> Screening                                 | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop.            |
| 25. <input checked="" type="checkbox"/> Access & Egress                | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req.             |
| 26. <input checked="" type="checkbox"/> Parking Areas                  |  |
| 27. <input type="checkbox"/> Loading Areas                             |  |
| 28. <input type="checkbox"/> Paving Details<br>(Items 25-27)           |  |

Items not indicated will be provided at a future date during the preparation of the site development drawings.

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

- 54. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
- 55. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne 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 the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

BY:   
Licensed Professional

Date: March 8, 1996

96-6

RECEIVED MAR - 8 1996

The-Subject Property Is  
Not In The Flood Plain

FOR OFFICIAL USE ONLY

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

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

Town \_\_\_\_\_ of New Windsor  
\_\_\_\_\_ Orange 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:

Michael Babcock, Floodplain Administrator,

(Name)  
555 Union Avenue

(Address)  
New Windsor, NY (914) 565 - 8800.

1. Name and Address of Applicant

Temple Hill Manor, L.P.

(First Name) \_\_\_\_\_ (MI) \_\_\_\_\_ (Last Name) \_\_\_\_\_

Street Address: 1520 Royal Palm Square Boulevard, Suite 360

Post Office: Fort Myers State: FL. Zip Code: 33919

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