

**PB# 98-04**

**MOORES HILL ESTATES  
(13 LOT SD)**

**34-2-17.4**

TOWN OF NEW WINDSOR  
PLANNING BOARD

APPROVED COPY

DATE: 2-2-2005

98 - 4 MOORES Hill Estates - sub  
Moore's Hill Rd. (13 Lots)  
(Clearwater)

Wilson Jones - Carbonless - 8 1/2 x 11 - 100% Recycled Paper - 100% Cotton Fiber - 100% Recycled Ink

© Wilson Jones, 1989

DATE January 22, 1998 RECEIPT NUMBER 98-4  
 RECEIVED FROM Moores Hill Estates, Inc  
 Address 14 Garfield Rd, Suite J - Monroe, N.Y. 10950  
Eight Hundred Twenty-five 00/100 DOLLARS \$825.00  
 FOR Subdivision Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	825 -	CASH	
AMOUNT PAID	825 -	CHECK	# 1224
BALANCE DUE	-0 -	MONEY ORDER	

*[Signature]*  
 BY Myna Mason, Secretary

Wilson Jones - Carbonless - 8 1/2 x 11 - 100% Recycled Paper - 100% Cotton Fiber - 100% Recycled Ink

© Wilson Jones, 1989

DATE January 28, 1998 RECEIPT NUMBER 98-4  
 RECEIVED FROM Moores Hill Estates, Inc  
 Address 14 Garfield Rd - Suite J - Monroe, N.Y. 10950  
Four Hundred Fifty 00/100 DOLLARS \$450.00  
 FOR Additional Escrow for Subdivision

ACCOUNT		HOW PAID	
BEGINNING BALANCE	450 -	CASH	
AMOUNT PAID	450 -	CHECK	# 1226
BALANCE DUE	-0 -	MONEY ORDER	

*[Signature]*  
 BY \_\_\_\_\_

Wilson Jones - Carbonless - 8 1/2 x 11 - 100% Recycled Paper - 100% Cotton Fiber - 100% Recycled Ink

© Wilson Jones, 1989

DATE Jan. 26, 1998 RECEIPT NUMBER 340950  
 RECEIVED FROM Moores Hill Estates Inc  
 Address \_\_\_\_\_  
one Hundred 00/100 DOLLARS \$100.00  
 FOR P.B. # 98-4

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 1223
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
 BY Dorothy H. Nansen

Wilson Jones  
© Wilson Jones, 1989

PAID	825 -	CHECK	# 1224
BALANCE DUE	-0 -	MONEY ORDER	

BY *Myna Mason, Secretary*

Wilson Jones - Carbonless - 51624/1000 - 51624/1000  
© Wilson Jones, 1989

DATE January 28, 1998 RECEIPT NUMBER 98-4  
 RECEIVED FROM Moores Hill Estates, Inc  
 Address 14 Garfield Rd - Suite J - Monroe, N.Y. 10950  
Four Hundred Fifty 00/100 DOLLARS \$450.00  
 FOR Additional Escrow for Subdivision

ACCOUNT		HOW PAID	
BEGINNING BALANCE	450 -	CASH	
AMOUNT PAID	450 -	CHECK	# 1226
BALANCE DUE	-0 -	MONEY ORDER	

*M*

BY \_\_\_\_\_

Wilson Jones - Carbonless - 51664/1000 Duplicate - 51667/1000 Duplicate  
© Wilson Jones, 1989

DATE Jan 26, 1998 RECEIPT NUMBER 340950  
 RECEIVED FROM Moores Hill Estates Inc  
 Address \_\_\_\_\_  
One Hundred 00/100 DOLLARS \$100.00  
 FOR P.B. # 98-4

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	OK # 1223
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
 BY Dorothy H. Hansen

Eng -  
 \$ 2,190.00  
2343.68

AFRENG@FROTIERNET.NET



# AZZOLINA, FEURY & RAIMONDI Engineering Group

Professional Engineers and Land Surveyors

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

September 21, 2006

McGoey, Hauser & Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive, Ste. 202  
New Windsor, NY 12553  
Attn: Mark Edsall, P.E.

Re: Bond Reduction Request  
Moores Hill Estates  
Town of New Windsor  
Our Project No. 2770-A

Dear Mr Edsall:

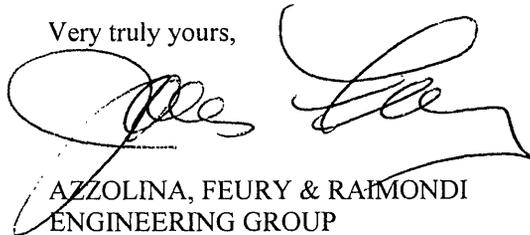
Transmitted herewith is a copy of the August 15, 2006 letter from this office requesting that consideration be given to reducing the performance bond posted on the above referenced project, from its present amount of \$275,000.00 to a new value of \$23,000.00, which we believe is representative of construction still remaining to be done.

We have not as yet received a reply to this correspondence.

Since the bond premium is due within the next three (3) weeks, our client respectfully requests that this matter be addressed in an expeditious manner.

If there are any questions, feel free to contact me.

Very truly yours,



AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
James Feury, P.E.

JF/lm  
Enc.

cc: Jacob Deutsch  
Jacob Rosenberg, Hallmark Homes  
Town of New Windsor Planning Board  
Town of New Windsor Town Board

PROJECT FILES/2770A - MOORES HILL ESTATES/2006/CORRESPONDENCE/EDSALL 09-21-06

98-4



AZZOLINA, FEURY & RAIMONDI Engineering Group

Professional Engineers and Land Surveyors

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

August 15, 2006

McGoey, Hauser & Edsall  
Consulting Engineers. P.C.  
33 Airport Center Drive, Ste. 202  
New Windsor, NY 12553  
Attn: Mark Edsall, P.E.

Re: Moores Hill Estates  
Town of New Windsor  
Our Project No. 2770-A

Dear Mark:

I would like to request on behalf of my client for the Moores Hill Estates Project that consideration be given to reducing the present bond of \$275,000.00 to \$23,000.00. The present bond amount request is based upon the following items left to be completed.

1.	Top Coat (Type 6 1½" Thick) .....	\$20,520.00
2.	Tack Coat .....	<u>\$ 2,000.00</u>
		<b>\$22,520.00</b>

I trust this is satisfactory, if you required anything further please advise. Thank you for your time.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET/lm

cc: Jacob Deutsch  
Town of New Windsor Planning Board  
Town of New Windsor Town Board

PROJECT FILES/2770A- MOORES HILL ESTATES/2006/CORRESPONDENCE/EDSALL 08-15-06



# AZZOLINA, FEURY & RAIMONDI Engineering Group

Professional Engineers and Land Surveyors

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

May 22, 2006

McGoey, Hauser & Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive, Ste. 202  
New Windsor, NY 12553  
Attn: Mark Edsall, P.E.

Re: Moores Hill Estates  
Town of New Windsor  
Our Project No. 2770-A

Dear Mark:

I would like to request on behalf of my client for the Moores Hill Estates Project that consideration be given to reducing the present bond of \$275,000.00 (original cost has been attached) to \$26,000.00. The present bond amount request is based upon the following:

1.	Top Coat (Type 6 1½" Thick).....	\$20,520.00
2.	Tack Coat.....	\$ 2,000.00
3.	10% of Concrete Curb .....	\$ 2,580.00
		<b>\$25,100.00</b>

I trust this is satisfactory, if you required anything further please advise. Thank you for your time.

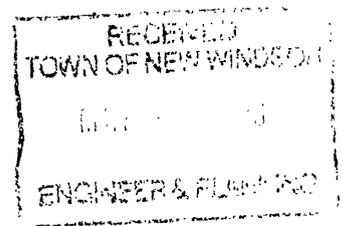
Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET:lm

cc: Town of New Windsor Planning Board  
Town of New Windsor Town Board

PROJECT FILES/2770A- MOORES HILL ESTATES/2006/CORRESPONDENCE/EDSALL 05-22-06



Engineering Technology for the 21st Century

E-mail (Monroe) afreng@frontiernet.net

(Paramus) afrgroup@bellatlantic.net



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4616  
Fax: (845) 563-4693

## OFFICE OF THE ENGINEER FOR THE TOWN

10 January 2006

Mr. Lawrence E. Torro, P.E.  
AFR Engineering Group  
110 Stage Road  
Monroe, New York 10950

**SUBJECT: MOORES HILL ESTATES MAJOR SUBDIVISION  
REQUEST FOR REDUCTION - PUBLIC IMPROVEMENT BOND  
NEW WINDSOR APPLICATION NO. 98-4**

Dear Larry:

I am in receipt of your letter dated December 22, 2005 requesting a reduction in the performance guarantee for the public improvements of the subject subdivision.

Please be advised that we are awaiting submittal of draft copies of the as-built plans which would verify acceptable installation of the sanitary sewers. As well, the sanitary manholes have not passed vacuum testing at this time.

Until such time that we receive the draft as-builts (which would also include the water and roadway improvements), we will table any action on your request. If you have any question regarding the above, please do not hesitate to contact the undersigned.

Very truly yours,

TOWN OF NEW WINDSOR

A handwritten signature in black ink, appearing to read 'Mark J. Edsall'. The signature is fluid and cursive, written over the printed name and title.

Mark J. Edsall, P.E., P.P.  
Engineer for the Town

Cc: George A. Green, Town Supervisor (via fax)  
Richard D. McGoey, P.E., Engineer for the Town (via fax)



AZZOLINA, FEURY & RAIMONDI Engineering Group

Professional Engineers and Land Surveyors

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30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

December 22, 2005

Mr. Mark Edsall, P.E.
c/o Town of New Windsor
Town Board
555 Union Avenue
New Windsor, NY 12553

Re: Moores Hill Estates
Town of New Windsor
Our Project No. 2770-A

Dear Mark:

I would like to request on behalf of my client for the Moores Hill Estates Project that consideration be given to reducing the present bond of \$275,000.00 (original cost has been attached) to \$37,000.00. The present bond amount request is based upon the following:

Table with 2 columns: Item description and Amount. Items include Top Coat, Tack Coat, 10% of Concrete Curb, Monumentation, and As-built Plans. Total amount is \$36,100.00.

I trust this is satisfactory, if you required anything further please advise. Thank you for your time.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI
ENGINEERING GROUP
Lawrence E. Torro, P.E.

LET/lm
Enc.

cc: Town of New Windsor Planning Board
Town of New Windsor Town Board

PROJECTS 2005/2770 A - MOORES HILL ESTATES/CORRESPONDENCE/EDSALL 12-22-05

10/01/2003 15:09

18457824212

AFR ENG

PAGE 01

**MOORES HILL ESTATES  
COST ESTIMATE  
IMPROVEMENTS  
TOWN OF NEW WINDSOR**

ITEM #	ITEM DESCRIPTIONS	UNIT	QTY.	UNIT PRICE. \$	TOTAL \$
1	Site Clearing & Grading	L.S.	1	\$25,000.00	\$25,000.00
2	Soil Erosion/Sediment Control	L.S.	1	\$5,000.00	\$5,000.00
3	Top Course (Type 6-1.5" Thick)	SY	3800	\$5.40	\$20,520.00
4	Base Course Is (Type 3-3.5" Thick)	SY	3800	\$12.00	\$45,600.00
5	N.Y.S. Item #4 (12")	C.Y.	1200	\$10.00	\$12,000.00
6	Curb (6"x9"x20")	L.F.	2150	\$12.00	\$25,800.00
7	18" HDPE	L.F.	411	\$22.00	\$9,042.00
8	Catch Basin	UNIT	6	\$1,200.00	\$7,200.00
9	Stormwater Manhole	EACH	1	\$1,200.00	\$1,200.00
10	Water Quality Pond	L.S.	L.S.	\$3,500.00	\$3,500.00
11	18" F.E.S. w/Rip-Rap Outlet	UNIT	2	\$500.00	\$1,000.00
12	8" Water Valve	UNIT	3	\$750.00	\$2,250.00
13	8" Sanitary Sewer	L.F.	995	\$30.00	\$29,850.00
14	Sanitary Manhole	UNIT	7	\$1,500.00	\$10,500.00
15	8" Water Main	L.F.	1500	\$40.00	\$60,000.00
16	Fire Hydrant	UNIT	3	\$1,500.00	\$4,500.00
17	Wet Tap	EACH	2	\$1,500.00	\$3,000.00
TOTAL:					\$266,962.00
SAY					\$266,000.00

PROJECT FILES 2003-2770 MOORES HILL-COST ESTIMATE 8-23-2003

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#226-2005**

03/10/2005

Lou-j-sol Properties Llc *P.B. # 98-4*

Received \$ 360.00 for Planning Board Fees, on 03/10/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

**LOU-J-SOL PROPERTIES LLC  
15 GARFIELD ROAD SUITE #101  
MONROE NEW YORK 10950  
845 783 9375 FAX 782 3169**

March 3, 2005

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553  
Attn: Mr. James Petro, Chairman

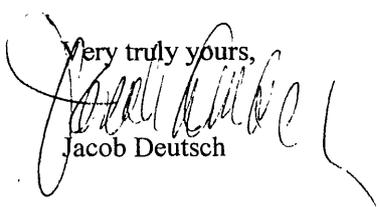
Re: Moores Hill Estates  
Planning Board Application #98-4  
Our Project No. 2770-A

Dear Mr. Petro

We are the owners of the Moores Hill Estates Subdivision located along the Moores Hill Road in the Town of New Windsor. We acknowledge that the formation of the drainage district for the project is taking longer than anticipated. Therefore, we will not request any building permits for any of the proposed residential dwellings until such time the drainage district formation is completed with the Town Board.

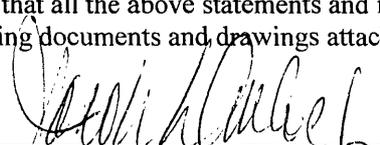
Thank you for your time.

Very truly yours,

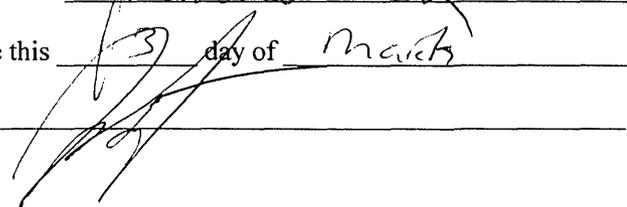
  
Jacob Deutsch

JD/lm

I hereby depose and say that all the above statements and information and all statements and information contained in the supporting documents and drawings attached hereto are true:

Applicant's Signature: 

Sworn before me this 3 day of March, 2005.

Notary Public 

PROJECTS 2005/2770-A - MOORES HILL ESTATES/CORRESPONDENCE/PETRO 03-03-05

JOEL MERTZ  
Notary Public - State of New York  
No. 01ME6090135  
Qualified in Orange County  
My Commission Expires April 7, 2007

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/10/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 98-4

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB (MOORES HILL ESTATES)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/02/2005	PLANS STAMPED	APPROVED
07/28/2004	REQUEST FOR EXT OF APPROVAL . IF EXPIRES, IT WILL BE UNDER THE OLD ZONING	GRANTED 180 DAYS -EXPIRES 2/4/05
02/11/2004	P.B. APPEARANCE . SUBJECT TO FEES PAID	APPROVED - OFFERS OF DEDICATIONS - MARKS REVIEW
01/28/2004	GRANTED 6 MO EXT - PRELIMINA	GRANTED 6 MON EXT
11/12/2003	P.B. APPEARANCE	TO RETURN
02/26/2003	REQUEST FOR EXT. PRELIM APPR	GRANTED 6 MO EXT
07/10/2002	P.B. APPEARANCE - PRELIM EXT . DISCUSSED PROGRESS OF PROJECT AND BOARD . PRELIMINARY APPROVAL - TO EXPIRE 2/27/2003	DISCUSSED & GRANTED GRANTED EXTENSION OF
07/25/2001	REQUEST FOR PRELIM APPR EXT	GRANTED 180 DAYS
07/26/2000	REQUEST FOR PRELIM APPR EXT	GRANTED 6 MONTHS
02/09/2000	REQUEST FOR PRELIM APPR EXT	GRANTED 6 MONTHS
08/25/1999	P.B. APPEARANCE - PUB. HEARI	LA: PRELIM APPROVAL
07/14/1999	P.B. APPEARANCE	SCHEDULE PH
04/08/1999	WORK SESSION APPEARANCE	RET. TO WS
05/06/1998	WORK SESSION APPEARANCE	REVISE PLANS
01/28/1998	P.B. APPEARANCE	REVISE PLAN - RETURN
01/21/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/10/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 98-4  
NAME: MOORES HILL ESTATES  
APPLICANT: DEUTSCH, JACOB (MOORES HILL ESTATES)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/22/1998	REC. CK. #1224	PAID		825.00	
01/28/1998	REC. CK. #1226	PAID		450.00	
01/28/1998	P.B. ATTY. FEE	CHG	35.00		
01/28/1998	P.B. MINUTES	CHG	22.50		
07/14/1999	P.B. ATTY. FEE	CHG	35.00		
07/14/1999	P.B. MINUTES	CHG	18.00		
08/25/1999	P.B. ATTY. FEE	CHG	35.00		
08/25/1999	P.B. MINUTES	CHG	49.50		
11/12/2003	P.B. ATTY. FEE	CHG	35.00		
11/12/2003	P.B. MINUTES	CHG	27.00		
01/28/2004	P.B. MINUTES	CHG	5.50		
02/11/2004	P.B. ATTY. FEE	CHG	35.00		
02/11/2004	P.B. MINUTES	CHG	16.50		
03/04/2005	P.B. ENGINEER FEE	CHG	2343.68		
03/08/2005	REC. CK. #1013	PAID		1382.68	
		TOTAL:	2657.68	2657.68	0.00

3/10/05  
L.R.

3/2/05

**#5 On Agenda: Receive And File Irrevocable Offer Of Dedication -  
Moores Hill Estates And Town Of New Windsor**

Hearing no objection, the Town Board of the Town of New Windsor receive and file an Irrevocable Offer of Dedication between Moore's Hill Estates and the Town of New Windsor dated February 18, 2005, regarding Moores Hill Road, the detention pond for Drainage District No. 7, and the easement for Drainage District No. 7.

**#6 On Agenda: Receive And File Petition To Establish Drainage District  
#7 - Moores Hill Estates**

Hearing no objection, the Town Board of the Town of New Windsor receive and file a Petition dated February 18, 2005 to establish Drainage District No. 7 (Moores Hill Estates) pursuant to New York State Law and forward the Petition to the Attorney for the Town for further proceedings.

**TOWN BOARD MEETING**  
WEDNESDAY, FEBRUARY 2, 2005, 10:00 A.M.  
NEW WINDSOR TOWN HALL  
NEW WINDSOR, NEW YORK

**#22 On Agenda: Receive And File Irrevocable Standing Letter Of Credit -  
Universal Home Builders, Inc. - \$275,000.00**

Hearing no objection, the Town Board of the Town of New Windsor receive and file an Irrevocable Standing Letter of Credit, no. 2156, issued by Provident Bank in the amount of \$275,000.00 dated January 18, 2005 on behalf of Universal Home Builders, Inc. with regard to improvements to be performed at Moores Hill Estates Subdivision.



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

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 AIRPORT CENTER DRIVE  
SUITE 202  
NEW WINDSOR, NEW YORK 12553

(845) 567-3100  
FAX: (845) 567-3232  
E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**  
MJE@MHEPC.COM

**MEMORANDUM**

(via fax)

17 February 2005

**FAXED**

**TO: PHIL CROTTY, ESQ., ATTORNEY FOR TOWN**

**FROM: MARK J. EDSALL, P.E., ENGINEER FOR TOWN**

**SUBJECT: MOORES HILL ESTATES SUBDIVISION  
N.W. P.B. APP. NO. 98-4**

**Phil**

**This note will confirm our discussion yesterday.**

**Our office reviewed the metes and bounds descriptions for the Drainage District of the subject application. The parcels for the stormwater facilities are now separate lots to be deeded to the Town. They are no longer just easements.**

**It is our opinion that they are acceptable and see no reason why the town should not proceed with the appropriate steps to get the district formation finalized.**

**Call me if you have any questions.**

**cc: Myra Mason**

**REGIONAL OFFICES**

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

GERALD N. JACOBOWITZ  
 DAVID B. GUBITS  
 JOHN H. THOMAS JR.  
 GERALD A. LENNON  
 PETER R. ERIKSEN  
 HOWARD PROTTER  
 DONALD G. NICHOL  
 LARRY WOLINSKY  
 ROBERT E. DINARDO  
 J. BENJAMIN GAILEY  
 MARK A. KROHN\*  
 JOHN C. CAPPELLO  
 GEORGE W. LITICO  
\* U.S.M. IN TAXATION

**JACOBOWITZ AND GUBITS, LLP**

**COUNSELORS AT LAW**

158 ORANGE AVENUE  
 POST OFFICE BOX 367  
 WALDEN, NEW YORK 12586-0367

(845) 778-2121 (845) 778-5173 FAX  
 E-mail: [info@jacobowitz.com](mailto:info@jacobowitz.com)

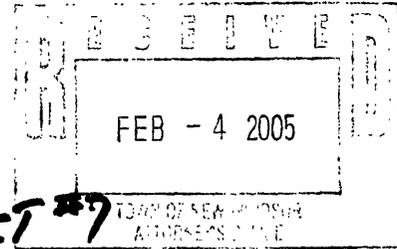
MICHAEL L. CAREY  
 G. BRIAN MORGAN  
 KIRK VAN TASSELL  
 SANFORD R. ALTMAN  
 MARK T. STARKMAN  
 AMANDA B. BRADY  
 IRA J. COHEN  
 MICHELE L. BABCOCK  
 GARY M. SCHUSTER  
 WILLIAM E. DUQUETTE  
 KARA J. CAVALLO  
 JAYNE E. DALY

LINDA F. MADOFF\*  
 JOHN S. HICKS\*  
 PAULA ELAINE KAY\*  
\* Of Counsel

February 3, 2005

Phillip A. Crotty, Esq. ✓  
 Attorney for the Town of New Windsor  
 555 Union Avenue  
 New Windsor, New York 12553

Re: Moores Hill Estates Subdivision  
 Our File No. 706-5



**DRAINAGE DISTRICT #7**

Dear Mr. Crotty:

Attached are the following proposed documents which are being hand delivered to your office at Town Hall:

1. Petition to Establish Drainage District No. 7
2. Irrevocable Offer of Dedication for the road, detention pond and easements in the Moores Hill Estates subdivision
3. Deeds for the road and detention pond
4. Easement Agreement

Please review these documents and advise the procedure you prefer for having them finalized and signed. If you could, please advise the Planning Board secretary that you have received these documents so that the maps can be signed and dated.

Thank you again for your continued assistance.

Very truly yours,

Kirk Van Tassell

cc. Lou-J-Sol Properties, LLC (letter only) via fax #782-3169  
 Mr. James Petro, Planning Board Chair (letter only) via fax # 563-4693

**COPY**  
*Hygas*

TOWN OF NEW WINDSOR

~~97-3~~  
98-4

MAJOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 150.00

ESCROW:

RESIDENTIAL:

\_\_\_\_\_ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ \_\_\_\_\_

\_\_\_\_\_ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ \_\_\_\_\_

COMMERCIAL:

\_\_\_\_\_ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ \_\_\_\_\_

\_\_\_\_\_ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ \_\_\_\_\_

TOTAL ESCROW DUE: \$ \_\_\_\_\_

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 200.00

PRELIMINARY PLAT APPROVAL (200.00 OR 20.00/LOT) \$ 260.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 165.00

FINAL PLAT SECTION FEE \$ 100.00

TOTAL APPROVAL FEES: \$ 625.00

RECREATION FEES:

13 LOTS @ \$1,500.00 / LOT *Pd* \$ 19,500.00

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ \_\_\_\_\_

P.B. ENGINEER FEE \$ \_\_\_\_\_

P.B. ATTY. FEE \$ \_\_\_\_\_

MINUTES OF MEETING \$ \_\_\_\_\_

OTHER \$ \_\_\_\_\_

TOTAL DEDUCTION: \$ \_\_\_\_\_

REFUND: \$ \_\_\_\_\_

AMOUNT DUE: \$ \_\_\_\_\_

PERFORMANCE BOND AMOUNT \$ \_\_\_\_\_

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ 10,848.00 Pd

4% PUBLIC IMPROVEMENTS \$ \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

January 5, 2005

Jacobowitz and Gubits, LLP  
P.O. Box 367  
Walden, NY 12586-0367

ATTENTION:       KIRK VAN TASSELL

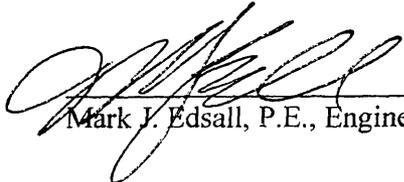
SUBJECT:           MOORES HILL ESTATES SUBDIVISION  
                      PLANNING BOARD APPLICATION #98-4  
                      YOUR FILE #706-5

Dear Mr. Van Tassell

Please have the project engineer enumerate any changes, revisions and/or additions being made to the plans since the last review by the Planning Board. Prior to stamping the final plans and mylar, a determination will be made regarding the need to have the Planning Board review any of the modifications to the plans.

If you have any questions with regard to the above, please contact our office.

Very truly yours,



---

Mark J. Edsall, P.E., Engineer for the P.B.

MJE:mlm

Cc:    Larry Toro – Project Engineer

GERALD N. JACOBOWITZ  
 DAVID B. GUBITS  
 JOHN H. THOMAS JR  
 GERALD A. LENNON  
 PETER R. ERIKSEN  
 HOWARD PROTTER  
 DONALD G. NICHOL  
 LARRY WOLINSKY  
 ROBERT E. DINARDO  
 J. BENJAMIN GAILEY  
 MARK A. KROHN\*  
 JOHN C. CAPPELLO  
 GEORGE W. LITCO  
 \*LL.M. IN TAXATION

**JACOBOWITZ AND GUBITS, LLP**

**COUNSELORS AT LAW**

138 ORANGE AVENUE  
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 WALDEN, NEW YORK 12586-0367

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 G. BRIAN MORGAN  
 KIRK VAN TASSELL  
 SANFORD R. ALTMAN  
 MARK T. STARKMAN  
 AMANDA B. BRADY  
 IRA J. COHEN  
 MICHELE L. BABCOCK  
 GARY M. SCHUSTER  
 WILLIAM E. DUQUETTE  
 KARA J. CAVALLO

LINDA F. MADOFF\*  
 JOHN S. HICKS\*  
 PAULA ELAINE KAY\*

\*Of Counsel

January 3, 2005

Via Fax 563-4695

Mark J. Edsall, P.E.  
 Town Hall, Town of New Windsor  
 555 Union Avenue  
 New Windsor, New York 12553

Re: Moores Hill Estates Subdivision  
 Planning Board Application No 98-4  
 Our File No. 706-5

Dear Mr. Edsall:

This is a follow-up to my faxes of December 16 and December 21, 2004.

It is our understanding that any revisions or additions required for our client to file the subdivision map will not require attendance before the Planning Board. If that is not true, we would like to know as soon as possible so that we can make sure to get on the Planning Board agenda.

Please confirm that our client will not need further planning board approvals, and any outstanding items or issues that must be addressed in order to have the map filed.

Thank you once again for your time and consideration.

Very truly yours,



Kirk Van Tassell

cc. Lou-J-Sol, via fax 782-3169

*Please have the project engineer enumerate any changes/revisions/add'n being made to the plans since the last review by the P.B. Prior to stamping the final plans & plat, the final determination will be made by*

*need to have P/B review of any such mod to plans.*

*cc Carls Tassell*



January 4, 2005

Orange County Department of Health  
124 Main Street  
Goshen, NY 10924  
Attn: Mr. MJ. Schleifer, P.E., Assistant Commissioner

Re: Moores Hill Estates  
Realty Subdivision  
Our Project No. 2770-A

Dear Schleifer:

Pursuant to our recent conversation with Mr. Greg Moore, P.E. of your department, I've enclosed the following related to the re-approval of the Moores Hill Estate Subdivision:

- Check payable to the Orange County Department of Health for three hundred twenty five dollars \$325.00 (\$25.00 x 13 Lots).
- Two (2) sets of plans.
- Realty Subdivision Application.

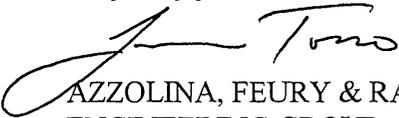
The applicant is submitting for re-approval of the thirteen (13) lot residential subdivision. The town prior to signing the originally approved plan has requested that the stormwater easement previously shown on lots ten (10) through twelve (12) be converted to a lot in fee. This will clearly define the limits of the town's property and eliminate confusion to homeowners as to town's right to access the detention facility property. The change to the map was based upon a request to accommodate the town. The town is supporting the re-approval of the subdivision. The lot lines have been modified in order to accommodate this facility. There are no changes to the road alignment or utilities and services as previously approved under the last plan.

Mr. M.J. Schleifer, P.E.  
January 4, 2005

Moore's Hill Estates  
Our Project No. 2770-A

It would be appreciated if this could be processed at your earliest convenience since the application is under a timeframe to be approved and filed prior to February 1, 2005. Thank you for your time and if you have any questions please do not hesitate to contact me.

Very truly yours,



AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET/lm  
Enc.

cc: Mr. Herman Leimzider  
Mr. Mark Edsall, P.E.  
Town of New Windsor Planning Board

PROJECT FILES 2005/2770A Moore's Hill/Correspondence/OCHD 01-04-05

GERALD N. JACOBOWITZ  
DAVID B. GUBITS  
JOHN H. THOMAS JR  
GERALD A. LENNON  
PETER R. ERIKSEN  
HOWARD PROTTER  
DONALD G. NICHOL  
LARRY WOLINSKY  
ROBERT E. DINARDO  
J. BENJAMIN GAILEY  
MARK A. KROHN\*  
JOHN C. CAPPELLO  
GEORGE W. LITHCO  
\*LLM IN TAXATION

# JACOBOWITZ AND GUBITS, LLP

## COUNSELORS AT LAW

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POST OFFICE BOX 367  
WALDEN, NEW YORK 12586-0367

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GARY M. SCHUSTER  
WILLIAM E. DUQUETTE

LINDA F. MADOFF\*  
JOHN S. HICKS\*  
PAULA ELAINE KAY\*  
\*Of Counsel

December 21, 2004

Via Fax 563-4695

Phillip Crotty, Esq.  
c/o Town Hall, Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Moores Hill Estates Subdivision  
Planning Board Application No. 98-4  
Our File No. 706-5

Dear Mr. Crotty:

This letter is in follow-up to my fax cover letter of December 16, 2004 whereby a draft, proposed letter of credit was submitted for your review.

Our client is anxious to provide the required letter of credit and file the subdivision map. Please confirm that the letter of credit we provided is acceptable and is the only outstanding item which must be addressed prior to have the map signed and filed. If there are additional items that must be addressed we will help in any way possible.

Thank you again for your time and consideration.

Very truly yours,



Kirk Van Tassell

 cc. Mark J. Edsall, P.E. via fax 563-4695  
Lou-J-Sol, via fax 782-3169

GERALD N. JACOBOWITZ  
DAVID B. GUBITS  
JOHN H. THOMAS JR.  
GERALD A. LENNON  
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\* U.S. IN TAXATION

## JACOBOWITZ AND GUBITS, LLP

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WILLIAM E. DUQUETTE

LINDA F. MADOFF\*  
JOHN S. HICKS\*  
PAULA ELAINE KAY\*

\* Of Counsel

December 16, 2004

Via Fax 563-4695

Phillip Crotty, Esq.  
c/o Town Hall, Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Moores Hill Estates Subdivision  
Planning Board Application No. 98-4  
Our File No. 706-5

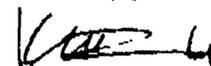
Dear Mr. Crotty:

As a follow-up to Gerald Lennon's letter of December 3, 2004 regarding the above referenced subdivision, attached please find a draft, form letter of credit for public improvements.

Please review the draft, form letter of credit and contact us with any comments. Our client is anxious to provide the letter of credit as soon as possible.

Thank you for your time and consideration.

Very truly yours,



Kirk Van Tassell

cc. Mark J. Edsall, P.E. via fax 563-4695  
Lou-J-Sol, via fax 782-3169

12/16/2004 15:45 845-782-3169  
DEC-16-2004 15:29

EXCALIBUR: AA

PAGE 02  
P. 01/03

## Draft

Date: ~~2004~~ 2004

Irrevocable Letter of Credit No.

Applicant:  
Garfield Developers, Inc.  
72 Route 59, Suite 103  
Monsey, New York 10952

Beneficiary:  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Amount: \$275,000.00

Expiration Date: December 16, 2005  
Place of Expiration: Our counters

Dear Sir or Madam:

The undersigned, Provident Bank ("Issuer") hereby establishes its Irrevocable Letter of Credit in favor of the Town of New Windsor ("Beneficiary") for account of Garfield Developers, Inc. ("Applicant"), in any amount of \$275,000.00 in connection with the Moores Hill Estates subdivision.

This Credit is available by the Beneficiary's draft(s) on Issuer, payable at sight, together with the original of this advice and any amendments and Beneficiary's statement on its purported letterhead, signed by a purported Officer or Official (stating his/her title or position) reading: "The amount of this drawing US\$ (insert amount) under Provident Bank L/C # represents a sum due Beneficiary as Applicant has failed to complete the required site improvements in the Moores Hill Estate Subdivision at 84 Moores Hill Road described in the minutes of the Town Board of the Town of New Windsor on , 2004. These improvements must be completed to the satisfaction of the Town of New Windsor Highway Superintendent."

Demands for payment which are received by Issuer at its office set forth above on or before 11:00 A.M., New York Time, on any business day and which comply strictly with the requirements of the Letter of Credit will be paid by Issuer in immediately available funds by 3:30 P.M., New York Time, on the next business day. Strictly complying demands received by Issuer after 11:00 A.M., New York time, on any business day shall be deemed to have been received before 11:00 A.M., New York time, on the next business day. "Business day" as used herein shall mean any day on which the head office of Issuer is not permitted to close and excludes Saturdays, Sundays and Legal Holidays.

It is a condition of this Letter of Credit that the date of expiration shall automatically extend for a period (or periods) of one year each from the present or any automatically extended expiry date, but in no event beyond December 16, 2007 unless at least forty-five (45) days prior to the then

12/16/2004 15:45 845-782-3159  
DEC-15-2004 15:30

EXCALIBUR: AA

PAGE 03  
P. 02/03

applicable expiry date Issuer notifies Beneficiary in writing of Issuer's election not to renew this Letter of Credit, which writing shall be sent to Beneficiary at its address set forth above by certified mail or private courier, and which notice shall be deemed to have been sent and effective upon delivery, enclosed in a properly addressed, postage paid wrapper, to any facility operated by the United States Postal Service, or upon pick-up by or delivery to a representative of an overnight courier service.

Upon Issuer's sending of its notice of election not to renew, Beneficiary may draw, up to the amount then available under this Letter of Credit, by delivering to Issuer at its address set forth above, on or before the then applicable expiration date, the following in lieu of the documents described above: (a) Beneficiary's draft at sight on Issuer; (b) the original of this Letter of Credit and amendments, if any; (c) the original of Issuer's notice of election not to renew; (d) Beneficiary's written statement on its purported letterhead, purportedly signed by a purported officer of Official of Beneficiary that "Issuer has given Beneficiary notice of Issuer's intention not to renew its Letter of Credit No. ; that the Applicant has not replaced this Letter of Credit on or before thirty (30) days prior to its applicable expiry date and after written notice was given to the Applicant to replace this Letter of Credit and it has not done so; that the amount of this drawing will be applied to the obligations of Applicant to the Beneficiary pursuant to the Agreement with Beneficiary; that the Beneficiary shall promptly repay to the Issuer in immediately available funds the amount of the drawing not required for those obligations."

Beneficiary agrees to promptly repay to Issuer in immediately available funds the amount of any funds drawn under this Letter of Credit which remains unutilized by Beneficiary.

Partial drawings are permitted. However, the total of all drawings may not exceed the maximum amount available under this Credit.

Issuer shall be discharged of all obligations to Beneficiary with respect to each drawing under this Letter of Credit honored by Issuer to the extent of Issuer's payment of any draft presented under this Letter of Credit and shall not thereafter be further obligated to Beneficiary or any other person or entity with respect to such draft and demand for its payment.

Beneficiary agrees that it is intended that Issuer, upon payment of any demand for payment under this Letter of Credit, shall be subrogated, to the extent of such payment(s), to the rights of the Beneficiary under the terms of the Agreement and any related documents, instruments or agreements, and Beneficiary represents that it shall promptly execute such documents, and do or perform such acts as Issuer may require, in order to effect the subrogation of Issuer to the rights of the Beneficiary.

All charges, fees, expenses and commissions of Issuer are for the account of Applicant.

This credit may not be transferred.

We hereby engage with all drawers, endorsers, holders and bona fide negotiators of drafts drawn under and in compliance with the terms and conditions set forth above to honor demands for

payment strictly in accordance with the terms and conditions of the letter of credit if such demands are delivered to us on or before the applicable expiration date.

Drafts drawn under this Letter of Credit must be marked "Drawn under Provident Bank Letter of Credit No. ."

This Letter of Credit sets forth in full the terms of Issuer's engagement which shall not be modified in any way by reference to any documents or instruments herein or to which this Letter of Credit relates, and any such reference shall not be deemed or construed to incorporate any such documents, agreements or instruments into this Letter of Credit.

This Letter of Credit is expressly subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication 500, and shall be governed by the laws of the State of New York. No legal action or proceeding shall be commenced against Issuer regarding this Letter of Credit in any court other than a court of competent jurisdiction located in the State of New York, County of New York or County of Ulster County.

Additional Conditions: Please direct all correspondence or communications in connection with this Letter of Credit to our address set forth above to the attention of the Commercial Loan Department, Telephone number (845) 369-8040, mentioning the issuance date and number of this letter of credit.

Provident Bank

By: \_\_\_\_\_  
Authorized Signatory



**AZZOLINA, FEURY & RAIMONDI Engineering Group**

*Professional Engineers and Land Surveyors*

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248  
July 16, 2004

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553  
Attn: James Petro, Chairman

Re: Moores Hill Estates  
Our Project No. 2770

Dear Board Members:

On behalf of my client Mr. Leimzider, for the Moores Hills Estates Subdivision, we would like to request a 180 day extension of the Conditional Final approval. The approval was granted in February, 2004. Mr. Leimzider is presently constructing the municipal improvements associated with the roadway construction.

I would appreciate it, if this could be placed on the next available Planning Board Agenda for consideration. Thank you for your time.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET:dj

Enclosures

cc: Mr. Leimzider  
Mr. Mark Edsall

ADMIN/PROJECT FILES 2004/2770-MOORES HILL/CORRESPONDENCE/PETRO 7-16-04

*@*

*50*

*8/16/04 is just 100 days  
since approval*

*Approval expires after this 180 - If it expires - it  
will become under  
old zoning*

MOORES HILL ESTATES

MR. PETRO: Dear board members: We request on behalf of our client that the Moores Hill Estates project be placed on the January agenda for extension of preliminary approval. We're presently resolving open issues with the Town Highway Superintendent, expect to have his approval shortly. All other approvals of the project have been obtained. It's from AFR Engineering Group. This is for a 90 day extension.

MR. EDSALL: It's a six month but I doubt they'll need it, they're very close to getting approval or getting--

MR. PETRO: For 180 day extension.

MR. EDSALL: Six months.

MR. PETRO: Motion.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month extension of the preliminary approval to the Moores Hill Estates subdivision for six months. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/06/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 98-4  
NAME: MOORES HILL ESTATES  
APPLICANT: DEUTSCH, JACOB (MOORES HILL ESTATES)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/05/2004	13 LOT REC. FEE	CHG	19500.00		
05/05/2004	REC. CK. #3627	PAID		19500.00	
		TOTAL:	19500.00	19500.00	0.00



8/6/04

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/06/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 98-4  
NAME: MOORES HILL ESTATES  
APPLICANT: DEUTSCH, JACOB (MOORES HILL ESTATES)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/05/2004	INSPECTION FEE	CHG	10848.00		
05/05/2004	REC. CK. #3626	PAID		10848.00	
		TOTAL:	10848.00	10848.00	0.00

*Mei*  
5/6/04



MOORES HILL ESTATES SUBDIVISION (98-4)

(Whereupon, Mr. Petro and Mr. Argenio returned to the board for the remainder of the agenda items.)

Mr. Larry Toro appeared before the board for this proposal.

MR. PETRO: Proposed 13 lot residential subdivision. Just let the minutes reflect that Mr. Argenio and myself came back in after the first two are over. This proposal involves subdivision of 22.2 acre parcel into 13 single family lots. This project has been before the board for several years. The approval has been delayed due to outside agency approvals. The application was last before the board on 12 November, 2003 meeting, with the only outstanding item being the approval from the highway superintendent and I assume that we have that now? Approved highway 1/21/2004 and this is approved.

MR. LANDER: What agencies were holding us up?

MR. PETRO: Just through Mark's comments here, it doesn't say really, do you know, Mark, what was holding this up?

MR. EDSALL: Last was Army Corps.

MR. TORO: Yes, well, actually, main thrust was the Parks Department.

MR. EDSALL: Originally, it was Army Corps, then Historic Preservation and the Highway Superintendent had an issue that got resolved and I think now you're all done.

MR. TORO: I believe so.

MR. PETRO: Mark, you're going to review this one more

time?

MR. EDSALL: I just want to look at the final set of plans since it's been so long, just a matter of cross checking, make sure nothing's missing.

MR. PETRO: Lead agency taken, negative dec, public hearing, preliminary approval on 7/10/02, that's the original, Town Board approval of the PI bond on 11/5/03, so you have really moved right along. Thirteen lots, correct?

MR. TORO: That's correct.

MR. PETRO: Did you want to say anything?

MR. TORO: No, I mean, this application has taken up enough of this board's time over the years.

MR. PETRO: We'll give it final approval and then you're going to review it just one more time before we sign?

MR. EDSALL: Subject to fees and all the offers of dedication to myself and the Town attorney.

MR. PETRO: You do you understand that, right?

MR. TORO: Right.

MR. PETRO: Motion for final approval for Moores Hill Estates.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Moores Hill Estates major subdivision on Moores Hill

February 11, 2004

11

Road. Is there any further discussion from the board members? If not, roll call, subject to what Mark just said.

MR. TORO: Yes.

MR. PETRO: Roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

**RICHARD D. McGOEY, P.E.** (NY & PA)  
**WILLIAM J. HAUSER, P.E.** (NY & NJ)  
**MARK J. EDSALL, P.E.** (NY, NJ & PA)  
**JAMES M. FARR, P.E.** (NY & PA)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

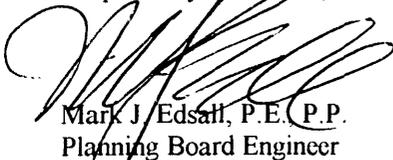
Writer's e-mail address:  
mje@mhepc.com

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

**PROJECT NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34 – BLOCK 2 – LOT 17.4  
**PROJECT NUMBER:** 98-04  
**DATE:** 11 FEBRUARY 2004  
**DESCRIPTION:** THE PROJECT INVOLVES THE SUBDIVISION OF THE 22.2 +/- ACRE PARCEL INTO THIRTEEN (13) SINGLE-FAMILY LOTS.

1. The project has been before the board for several years. The approval has been delayed due to outside agency approvals. The application was last before the board at the 12 November 2003 meeting, with the only outstanding item being the approval from the Highway Superintendent.
2. I have reviewed this application with Myra, and she advises of the following:
  - Lead Agency Taken – 8-25-99
  - Negative Declaration – 8-25-99
  - Public Hearing – 8-25-99
  - Preliminary Approval – 7-10-02 (original)
  - Town Board Approval of PI Bond – 11-5-03
3. Given the time since we have reviewed these plans, I request that a condition of final approval include "a final review by the Planning Board engineer for compliance with applicable requirements and previous comments, prior to stamp of approval."
4. The applicant should verify that final copies of all agency approval letters are on file with the Planning Board Secretary. Also, the applicant should submit Offers of Dedication with descriptions to the Town Attorney (with copy to the Planning Board Engineer), for necessary review.

Respectfully Submitted,



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

MJE/st  
NW98-04-11Feb04.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

**AZZOLINA, FEURY & RAIMONDI ENGINEERING GROUP**  
**110 STAGE ROAD**  
**MONROE, NEW YORK 10950**

**LETTER OF TRANSMITTAL**

**845-782-8681**

**Attention:**

**Ms. Myra Mason**

WE ARE SENDING YOU

- ATTACHED  
 UNDER SEPARATE COVER

VIA

THE FOLLOWING ITEMS:

- SHOP DRAWINGS    PRINTS    PLANS    SAMPLES    SPECIFICATIONS  
 COPY OF LETTER    CHANGE ORDER

DATE: 4-29-04	JOB NO. 2770
ATTENTION: Myra Mason, Town of New Windsor Planning Board	
RE: Moore's Hill Estates	

Copies	Date	No.	Description
7	March, '04		Sets of Plans (4 pages each) for Moore's Hill Estates
2	March, '04		MYLARS - Sets of Plans (4 pages each) for Moore's Hill Estates
1	March 26, 2004		Check from MBH Construction of Monroe for Inspection Fee in the amount of \$10,484.00
1	March 26, 2004		Check from MBH Construction of Monroe for Parkland Fee in the amount of \$19,500.00

THESE ARE TRANSMITTED as checked below:

- For approval       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval  
 For your use                       Approved as noted                       Resubmit \_\_\_\_\_ copies for distribution  
 As requested                       Returned for corrections                       Return \_\_\_\_\_ corrected prints  
 For review and comment        
 FOR BIDS DUE \_\_\_\_\_ 20 \_\_\_\_\_                       PRINTS RETURN AFTER LOAN TO US

COPY TO: \_\_\_\_\_ FROM: **Lawrence E. Torro, P.E.**

REGULAR ITEMS:

MOORES HILL ESTATES SUBDIVISION (98-4)

Mr. Larry Torro appeared before the board for this proposal.

MR. PETRO: Proposed 13 lot residential subdivision. Parcel involves subdivision of 22.2 acre parcel into 13 single family lots. The project has been before the board for several years. The approval has been delayed due to outside agency approvals. Given the time since we have reviewed these plans, I request that a condition of final review include a final approval by planning board engineer in compliance with applicable comments in previous comments prior to stamp of approval. You're saying if anything's changed since the last time we looked at it?

MR. EDSALL: I don't believe they have any, but just because it's been dormant for a number of years, just give me a chance to look at it one more time. I know the final plans just came in, it's been around for a long time.

MR. TORRO: I think the biggest thing would be the storm water management issues.

MR. ARGENIO: What outside agency was the issue?

MR. TORRO: There's several, Army Corps of Engineers, DEC, State Historic Preservation was the biggest one.

MR. ARGENIO: So you had a whole list of things.

MR. PETRO: We also have our new Highway Superintendent in the meantime also who's a little unfamiliar or is familiar with the site. Henry, do you want to go over it, just briefly tell him what you want?

MR. KROLL: Sight distance there is not very good, I'd like a study or did you do a study of it?

MR. TORRO: That was one of the issues at the preliminary approval process that they looked at it and the road was shifted as best as possible to optimize the sight distances in that location.

MR. KROLL: Did you do any, a study though to see if it was safe with the sight distance?

MR. TORRO: As far as what?

MR. KROLL: Adequate sight distance.

MR. TORRO: Yes.

MR. KROLL: I want to see that.

MR. TORRO: I'll put the sight distances on the plan.

MR. PETRO: I'll let you work it out with him, make him happy. Once he sees it, it's between you guys, I won't get in the middle of it.

MR. EDSALL: Jim, we referred the public improvement bond estimate over to the Town Board already and I believe they might of approved it.

MR. TORRO: Yes, they approved it.

MR. PETRO: Mark, why don't you go over this plan and see what really needs to be updated because they're not here since '99.

MR. EDSALL: I don't know that they're, none of the zoning changes would have affected them because they would have been grandfathered as with all other applications. What I want to just make sure is that there are no outstanding comments because it's been not

around for quite a while, I don't think there are any, I mean, Larry and I have worked on resolving those mid course.

MR. TORRO: I think at the preliminary approval process things at that point left open were just approval of the utilities and things like that. I said the only thing that really popped up that's different from the preliminary was the issue of the storm water management basin and that Mark informed me now that it's required a drainage district which we have to petition to the Town Board to get that going and that would be part of the condition of approval, that would require that.

MR. PETRO: How are you going to obtain sewer capacity for these lots?

MR. TORRO: At the time of preliminary approval, that was purchased through Majestic Sewer Corporation at that time, that was prior to the Supervisor signing the application for the sewer main extension that was required that that be purchased at this point, so that's been purchased back in '99 or 2000 already.

MR. PETRO: So moratorium is not affecting this, Mark, in any way? I have it here, let me tell you what I have here, on August 9, 1999, from the Sewer Department, at that time it was disapproved, sewer type must be conformed to code, sewer extension approved or not approved, so they didn't know at that time where it stood. So I think you're going to have to resolve that and find out, I'm not disputing what you're saying but we need to know one way or the other because I don't have it here. I would need for this also to be approved.

MR. TORRO: All right.

MR. PETRO: Mark, you're going to have to get that and find out.

MR. EDSALL: Yes, so they've got obviously the drainage district, we'll check on the sewer, they have to get sight distance information to Henry and this is exactly to be honest with you why I wanted to make sure that it have a final review because it's one of the few applications that's been around for so long.

MR. PETRO: We have fire approval on 8/9/1999 and I don't see anything at that time that was in question, there was some that you have, was earlier, quite a bit of it, actually, but looks like you've worked on that and may have complied with it. Mark, you should probably take a look at these notes of 1/22/1998 and go over that, make sure they're all implemented on the plan from the Fire Department.

MR. EDSALL: Okay.

MR. PETRO: We have municipal water, I don't necessary see that he as a problem because if it was, predates moratorium, Mark, but you've got to check the fire one pretty extensive and I have no way of knowing, does say up here approved eight months later, but I don't know what was done.

MR. EDSALL: So the fire comment's from January 22, '98?

MR. PETRO: Correct.

MR. PETRO: We went over the sewer and I think that's it. Henry's taking care of the highway.

MR. EDSALL: Drainage district as well cause that's a requirement new since they started.

MR. PETRO: Offers of dedication to the Town attorney, you have to go through that, that's just normal procedure at this time.

MR. TORRO: Posting of bonds.

MR. PETRO: Board should verify the dates of procedural steps, we have done some of that already, the public hearing, SEQRA actions, et cetera. Myra, maybe you can make a note and have that somewhere on here for me. You already have them all in?

MS. MASON: Yes.

MR. PETRO: Lead agency 8/25/1999, negative dec 8/25/1999, and we had a public hearing on 8/25/1999. Now, I'm not saying you would or you would not possibly need another public hearing, depending on what Mark's going to find, I don't think he's going to find any major differences from any codes or anything that we need to update that I'm sure that this plan and that public hearing would suffice in my opinion, but I'm not going to say for sure. Let's see what he comes up with, what it looks like and it should be okay. Mark, anything else to add tonight?

MR. EDSALL: I think we've got a little work to do.

MR. EDSALL: It's a good list and these in conjunction I'll go back through the file and try to make sure everything else has been resolved.

MR. PETRO: It could be all non-problems.

MR. TORRO: I realize the application has been around for a slight period of time.

MR. PETRO: Yes. Okay, we didn't just do it in '99, it was prior to that for a number of years. Okay, thank you. Henry, excuse me, Tom brings up a point, if you look up Moores Hill Road on the main entrance going in there's three driveways all coming in right next to his main road going in, you might be able to take them off

Moore's Hill and put them on their drive and get all the curb cuts off.

MR. BABCOCK: Some of those are existing, right?

MR. KROLL: Well, actually, you want to keep as much road off the road as possible.

MR. KARNAVEZOS: Right.

MR. BABCOCK: But there was a minor subdivision of this parcel, the houses along Moore's Hill are already constructed.

MR. KARNAVEZOS: But these are, these houses back up here, they're more towards the south.

MR. KROLL: I'll take a look at the plan.

MR. PETRO: Just take a look at it when you meet in the field because that's what you're going to do.

MR. KROLL: We won't allow anymore on Moore's Hill Road.

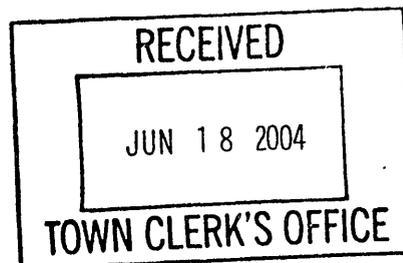
MR. EDSALL: One of the problems they ran into if I'm remembering, it's so old, it's hard to remember, is that some of the driveways they couldn't take back into the new road because that driveway would then have to cross more wetlands and the Corps wouldn't let them disturb those areas, so when we look at that, they may explain that the wetlands are prohibiting certain crossings.



# TOWN OF NEW WINDSOR

cc. Planning Board

TOWN CLERK'S OFFICE  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4670



## REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

All information pertaining to 13 Log Sub-Division  
on Moores Hill Road - Approvals ETC.

Date Records Requested: 6/18/04

Name: Ron Brophy

Address: 533 Blooming Grove Turnpike

N.W. NY 12553

Phone: (845) 562-9487

Representing: \_\_\_\_\_

**Documents may not be taken from this office.**



# AZZOLINA, FEURY & RAIMONDI Engineering Group

Professional Engineers and Land Surveyors

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

April 9, 2003

34-2-17.4

Town of New Windsor  
Planning Board Engineer  
c/o McGoey, Hauser & Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, New York 12553  
Attention: Mr. Mark Edsall, P.E.

RE: Moores Hill  
Our Project N° 2770

Dear Mr. Edsall:

I am writing to you on behalf of my client for the Moores Hill Estates Project located off of Moores Hill Road. We are presently in the process of addressing final comments regarding technical issues on the plan relating to sanitary sewer main extension and realty subdivision, as raised by the respective outside agencies. The project has received approval from the Orange County Department of Health regarding the watermain extension. We have received a sign-off from the Army Corps of Engineers as it relates to the federal wetlands associated with the site. Plans are being reviewed by the New York State Department of Environmental Conservation for storm water management issues. Based upon the status of the reviews with the respective agencies, we would anticipate obtaining approvals from the outside agencies and submitting to the town for final approval in order to have a summer construction start for the project.

In order to get a start on the project, the applicant would like to request if some of the preliminary clearing and grading associated with the road construction can be started. Based upon present plans and reviews by outside agencies, the road pattern as approved during the preliminary, and as currently shown on the plans, will not change. I would appreciate it if you could provide some guidance with regard to this issue and if this is an acceptable practice with the Town of New Windsor. If so, we will coordinate with you with regard to any required posting of fees and bonds that may be associated with this work.

APR 11 2003

**Engineering Technology for the 21st Century**

E-mail (Monroe) afreng@frontiernet.net

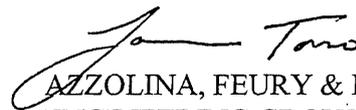
(Paramus) afrgroup@bellatlantic.net

April 9, 2003  
Moores Hill

Mr. Mark Edsall, P.E.  
Our Project N° 2770

Thank you for your assistance with regard to this matter.

Very truly yours,

  
AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET:kj

cc: Town of New Windsor Planning Board  
Mr. Jacob Deutsch



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Writer's e-mail address:  
mje@mhepc.com

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

**PROJECT NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34 – BLOCK 2 – LOT 17.4  
**PROJECT NUMBER:** 98-04  
**DATE:** 12 NOVEMBER 2003  
**DESCRIPTION:** THE PROJECT INVOLVES THE SUBDIVISION OF THE 22.2 +/- ACRE PARCEL INTO THIRTEEN (13) SINGLE-FAMILY LOTS.

1. The project has been before the board for several years. The approval has been delayed due to outside agency approvals.
2. The board should verify into the record, the dates of procedural steps (public hearing, SEQRA actions, etc.) and insure that no steps remain, before considering final approval.
3. Given the time since we have reviewed these plans, I request that a condition of final approval include "a final review by the Planning Board engineer for compliance with applicable requirements and previous comments, prior to stamp of approval."
4. The applicant should submit the descriptions and Offers of Dedication to the Town Attorney (with copy to the Planning Board Engineer), for necessary review.

Respectfully Submitted,

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

MJE/st  
NW98-04-12Nov03.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



# AZZOLINA, FEURY & RAIMONDI Engineering Group

Professional Engineers and Land Surveyors

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
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120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

January 19, 2004

Town of New Windsor  
Highway Department  
555 Union Avenue  
New Windsor, New York 12553  
Attn: Mr. Henry Kroll  
Highway Superintendent

98-4

Re: Moores Hill Estates  
Our Project No. 2770

Dear Mr. Kroll:

Enclosed please find sheet 2 of 4 of the overall plans for the Moores Hill Estates subdivision located along Moores Hill Road. In addition, I have also included a copy of a table from the American Association of State Highway and Transportation Officials (AASHTO) for stopping sight distances on wet pavement. We have provided on the enclosed plan the sight distances available at both the proposed road location and driveway locations for lots 1 and 2. The safe stopping sight distance for a design speed of 40 miles per hour is 325 feet. As noted on the attached plan, the sight distances in the northeasterly direction at the two mentioned locations exceed this distance. It was noted during our site visit that there is no additional clearing that could be provided along the Town right-of-way that would enhance the sight distances even further. The locations of the entrances onto Moores Hill Road have been maximized, taking into consideration the site constraints (i.e. wetlands) as well as sight distances along Moore's Hill Road. The proposed conditions meet the design criteria for stopping sight distances.

I trust that this addresses your concern with regard to the access onto Moores Hill Road. Please advise if there is anything further required from our office. Thank you for your time.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

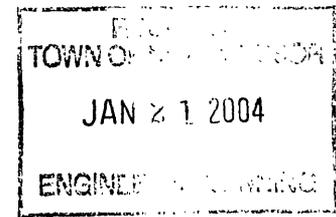
in K  
Henry Kroll  
1/21/04

LET:lm

Enclosures

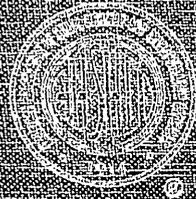
cc: Town of New Windsor Planning Board  
Mr. Mark Edsall

ADMIN/PROJECT FILES 2004/2770-MOORES HILL/CORRESPONDENCE/KROLL 1-19-04



A POLICY  
OF  
GEOMETRIC DESIGN  
OF  
HIGHWAYS  
AND  
STREETS

1930



AMERICAN ASSOCIATION OF STATE  
HIGHWAY AND TRANSPORTATION OFFICIALS

Design Speed (mph)	Assumed Speed for Condition (mph)	Brake Reaction		Coefficient of Friction f	Braking Distance on Level (ft)	Stopping Sight Distance	
		Time (sec)	Distance (ft)			Computed (ft)	Rounded for Design (ft)
20	20-20	2.5	73.3-73.3	0.40	33.3-33.3	106.7-106.7	125-125
25	24-25	2.5	88.0-91.7	0.38	50.5-54.8	138.5-146.5	150-150
30	28-30	2.5	102.7-110.0	0.35	74.7-85.7	177.3-195.7	200-200
35	32-35	2.5	117.3-128.3	0.34	100.4-120.1	217.7-248.4	225-250
40	36-40	2.5	132.0-146.7	0.32	135.0-166.7	267.0-313.3	275-325
45	40-45	2.5	146.7-165.0	0.31	172.0-217.7	318.7-382.7	325-400
50	44-50	2.5	161.3-183.3	0.30	215.1-277.8	376.4-461.1	400-475
55	48-55	2.5	176.0-201.7	0.30	256.0-336.1	432.0-537.8	450-550
60	52-60	2.5	190.7-220.0	0.29	310.8-413.8	501.5-633.8	525-650
65	55-65	2.5	201.7-238.3	0.29	347.7-485.6	549.4-724.0	550-725
70	58-70	2.5	212.7-256.7	0.28	400.5-583.3	613.1-840.0	625-850

Table III-1. Stopping sight distance (wet pavements).



110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

February 7, 2002

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

RE: Moores Hill Estate  
Our Project #2770

Dear Board Members:

We request on behalf of our applicant that the Moores Hill Estate project be placed on your February 27, 2002 Planning Board agenda for consideration of an extension of preliminary approval.

As an update to the status of the project, I have enclosed several prints, whereby we have marked the area that has been identified by the project's Archaeology consultant and verified by the New York State Parks Department as requiring additional archaeological investigation. As noted on the plan, the site falls directly within the roadway's right-of-way and cannot be avoided due to the site constraints. To this end, the NYS Parks Department has indicated, prior to disturbance of the site, that the applicant will need to conduct what is considered a Phase III Archaeological Investigation of this area. This will entail a detailed excavation and documentation of findings within the outlined area. Once this has been completed and submitted to the State, the applicant can proceed with the site disturbance and the road construction. We are presently coordinating with the New York State Parks Department to finalize the required plan for this area.

We would hope that at such time the plan is approved by the Parks Department that this will then allow the NYS Department of Environmental Conservation (DEC) to move forward with their review of the other elements of the project, since the excavation at the site cannot be able to be conducted until the summer season of 2002. We will also be in a position to move forward with finalizing plans with the other various outside agencies as well.

If you have any questions, or need additional information, as it relates to the project status, please do not hesitate to contact our office. Thank you for your time in this matter.

*Granted 6 mo. extension.  
after the 6 mo.s Mark  
is to send a letter*

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence Torro, P.E.

LET:kj  
cc: Mr. Jacob Deutsch



**AZZOLINA, FEURY & RAIMONDI Engineering Group**  
*Professional Engineers and Land Surveyors*

110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

January 20, 2004

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553  
Attention: Ms. Myra Mason, Secretary  
Fax No. 563-4693

RE: Moores Hill Estate  
Our Project #2770

Dear Board Members:

We request on behalf of our client, that the Moores Hill Estate project be placed on your January Planning Board agenda for an extension of the preliminary approval. We are presently resolving open issues with the town highway superintendent and expect to have his approval shortly. All other approvals for the project have been obtained.

If you require any further information with regard to the project, please do not hesitate to contact our office. I appreciate all the effort and consideration that the board has provided with regard to this application. I hope that we can bring this project to a close at the February Planning Board Meeting.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence Torro, P.E.

OK 1-28-04

LET:kj

cc: Mr. Jacob Deutsch  
Mr. Mark Edsall

1/28/04  
Granted to mo. Ext.

PROJECTS 2004 - 2770 - MOORES HILL - CORRES -1-20-04extensionrequest



RESULTS OF P.B. MEETING OF: November 12, 2003

PROJECT: Morris Hill Estates P.B. # 98-4

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y  N

M)  S)  VOTE: A  N

TAKE LEAD AGENCY: Y  N

CARRIED: Y  N

M)  S)  VOTE: A  N

CARRIED: Y  N

**PUBLIC HEARING:** WAIVED:  CLOSED:

M)  S)  VOTE: A  N  SCHEDULE P.H.: Y  N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)  S)  VOTE: A  N

RETURN TO WORK SHOP: Y  N

**APPROVAL:**

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

NEED NEW PLANS: Y  N

**CONDITIONS - NOTES:**

<i>Need sight distances on Plan</i>
<i>Need applicant to work out Highway approval with Hwy Superintendent</i>
<i>Do sewer capacity approved?</i>
<i>Need Bond Est</i>
<i>offer of dedication</i>
<i>May need second P.H.</i>
<i>Mark to Check Out plan</i>



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

6 February 1998

SUBJECT: MOORES HILL ESTATES MAJOR SUBDIVISION  
TOWN OF NEW WINDSOR,  
ORANGE COUNTY, NEW YORK (P/B REF. NO. 98-4)

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for major subdivision approval of the Moores Hill Estates Subdivision located off Moores Hill Road within the Town. The project involves the development of thirteen (13) single-family residential lots with associated infrastructure improvements on the 22.2 + acre parcel. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action under SEQRA.

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

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

RECEIVED FEB - 9 1998

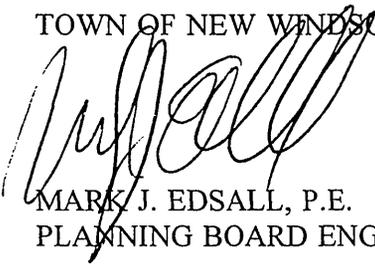
All Involved Agencies  
Page 2  
6 February 1998  
Moores Hill Estates Major Subdivision

Attached hereto is a copy of Sheet 1 of the subdivision plans depicting the project and providing a location plan. A copy of the Full Environmental Assessment Form (Part I) submitted for the project is also included.

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

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



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

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz  
New York State Parks, Recreation and Historic Preservation  
NYS Department of Transportation, Poughkeepsie  
Orange County Department of Health  
Town of New Windsor Supervisor  
Town of New Windsor Town Clerk (w/o encl)  
Orange County Department of Planning  
Applicant (w/o encl)  
Planning Board Chairman  
Planning Board Attorney (w/o encl)

A:MOORES.mk

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.

*JAN. 21, 1998*

**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 magnitude 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

Moore's Hill Estates

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

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 Moore's Hill Estates		
LOCATION OF ACTION (Include Street Address, Municipality and County) Town of New Windsor, Orange County Property fronts on both Moore's Hill Road and N.Y.S. Rte. 207		
NAME OF APPLICANT/SPONSOR Jacob Deutsch		BUSINESS TELEPHONE (914) 783-9375
ADDRESS 1 Kennedy Court		
CITY/TPO Monroe		STATE NY
NAME OF OWNER (if different)		ZIP CODE 10950
ADDRESS		BUSINESS TELEPHONE ( )
CITY/TPO		STATE ZIP CODE
DESCRIPTION OF ACTION Applicant is seeking to develop 13 single family homes on 22.2485 acres in the R-3 Zone.		

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 VACANT - ABANDONED FARM / BUSH & WOODS

2. Total acreage of project area: 22.2 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>9±</u> acres	<u>5±</u> acres
Forested	<u>6±</u> acres	<u>4</u> acres
Agricultural (Includes orchards, cropland, pasture, etc)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>7.1253</u> acres	<u>6.86</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>2.0</u> acres
Other (Indicate type) <u>Lawns</u>	_____ acres	<u>4.3</u> acres

3. What is predominant soil type(s) on project site? Mardin, Alden, Erie, Udifluvents-Fluvaquents

- a. Soil drainage:  Well drained \_\_\_\_\_ % of site  Moderately well drained 50 % of site  Poorly drained 50 % 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? N.A. acres. (See 1NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No

- a. What is depth to bedrock? > 5.0 feet AS PER SOIL CONSERVATION SERVICE "SOIL SURVEY OF ORANGE CO"

5. Approximate percentage of proposed project site with slopes:  0-10% 70 %  10-15% 15 %  
 15% or greater 15 %
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? 0'-5' (in feet) (perched; As per S.C.S.)
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: \_\_\_\_\_  
 a. Name of Stream and name of River to which it is tributary Subtrib. of Lake Washington Browns Farm Pond or Browns Pond Reservoir P-225-1-2 and P226a  
 Class A - Standard A
16. Lakes, ponds, wetland areas within or contiguous to project area:  
 a. Name Federal Wetlands b. Size (In acres) 7.1253 Acres
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 25.6 acres.
- b. Project acreage to be developed: 22 acres initially; 22 acres ultimately.
- c. Project acreage to remain undeveloped 0 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 26.
- g. Maximum vehicular trips generated per hour 26 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | <u>13</u>  | _____      | _____           | _____       |
| Ultimately | <u>13</u>  | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure 35 height; 30 width; 50 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 800 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
- 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? 6± 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 24 months, (including demolition).
7. If multi-phased:
- 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 25; after project is complete 0
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 3.0 tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name Orange County Transfer Station; location Newburgh
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain Mandatory Recycling
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) Normal residential Electric/Gas
22. If water supply is from wells, indicate pumping capacity N.A. gallons/minute.
23. Total anticipated water usage per day 5980 gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
 If Yes, explain \_\_\_\_\_

25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision</u>
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	<u>Water</u>
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 <i>N.Y.S. D.E.C.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Sewer</u>
Federal Agencies <i>U.S. ARMY CORPS,</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Wetlands Delineation</u>

**C. Zoning and Planning Information**

- 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 \_\_\_\_\_
- What is the zoning classification(s) of the site? Residential R-3
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
25 lots
- What is the proposed zoning of the site? R-3
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N.A.
- Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?  
Residential, Neighborhood Commercial, Airport Uses, Planned Industrial
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile?  Yes  No
- If the proposed action is the subdivision of land, how many lots are proposed? 13  
 a. What is the minimum lot size proposed? 22,147 S.F.
- Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- 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
- 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 James C. Clearwater / Project Surveyor Date 1/21/98  
 Signature James C. Clearwater / Raymond C. ... Title Land Surveyor

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

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)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- 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.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- 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.

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

- 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%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- 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 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
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<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

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- 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

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- 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

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- 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.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- 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

- Proposed Action would change flood water flows.

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

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: \_\_\_\_\_

**IMPACT ON AIR**

7. Will proposed action affect air quality?  NO  YES  
 Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
  - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
  - Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
  - Proposed action will allow an increase in the amount of land committed to industrial use.
  - 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
- 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.
  - Removal of any portion of a critical or significant wildlife habitat.
  - 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
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
  - 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
- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
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- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

**IMPACT ON AESTHETIC RESOURCES**

11. Will proposed action affect aesthetic resources?  NO  YES  
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: \_\_\_\_\_

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance?  NO  YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: \_\_\_\_\_

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Examples that would apply to column 2  NO  YES

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
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RETAKE  
OF  
PREVIOUS  
DOCUMENT



**IMPACT ON TRANSPORTATION**

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

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

**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

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- 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

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- 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

- 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.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- 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	
<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
<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
<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
<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 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

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 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 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

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
 NO     YES

**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)



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

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

**PROJECT NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34 – BLOCK 2 – LOT 17.4  
**PROJECT NUMBER:** 98-04  
**DATE:** 12 NOVEMBER 2003  
**DESCRIPTION:** THE PROJECT INVOLVES THE SUBDIVISION OF THE 22.2 +/- ACRE  
PARCEL INTO THIRTEEN (13) SINGLE-FAMILY LOTS.

1. The project has been before the board for several years. The approval has been delayed due to outside agency approvals.
2. The board should verify into the record, the dates of procedural steps (public hearing, SEQRA actions, etc.) and insure that no steps remain, before considering final approval.
3. Given the time since we have reviewed these plans, I request that a condition of final approval include "a final review by the Planning Board engineer for compliance with applicable requirements and previous comments, prior to stamp of approval."
4. The applicant should submit the descriptions and Offers of Dedication to the Town Attorney (with copy to the Planning Board Engineer), for necessary review.

Respectfully Submitted,

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

MJE/st  
NW98-04-12Nov03.doc

**REGIONAL OFFICES**

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

**New York State Department of Environmental Conservation**

**Division of Environmental Quality, Region 3**

200 White Plains Road – 5th Floor, Tarrytown, New York 10591-5805

Phone: (914) 332-1835 • FAX: (914) 332-4670

Website: www.dec.state.ny.us



October 28, 2003

Mr. Lawrence E. Torro, P.E.  
AFR Engineering Group  
110 Stage Road  
Monroe, NY 10950



Re: Approval of Plans and Specifications for  
Sanitary Sewer Main Extension to Serve  
Moores Hill Subdivision  
Town of New Windsor, Orange County

Dear Mr. Torro:

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of 13 single family residential lots approximately 1000 linear feet of 8 inch PVC sanitary sewer connecting to the existing municipal sewers through 7 sanitary manholes as shown in the plans dated 10/29/97 , prepared by Azzolina, Feury, Raimondi Engineering Group consisting of 2 sheets, last revised 09/29/03.

By initiating the construction of the said project covered by the approval of plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- 1) This approval is issued pursuant to SPDES Permit No. NY-0022446 (Town of New Windsor STP)
- 2) That this approval letter shall be maintained on file by the applicant.
- 3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- 4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- 5) That the facilities shall be fully constructed and completed in compliance with Plans as approved on October 28, 2003.
- 6) That this office is to be notified when construction commences.

Page 2

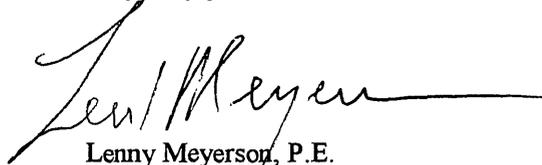
Mr. John Lehman, P.E.

April 22, 2003

- 7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- 8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- 9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of the pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- 10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,



Lenny Meyerson, P.E.  
Regional Water Engineer  
Region 3

LM:MG:dc

Enclosure

cc: Orange County Department of Health  
Town Supervisor, Town of New Windsor



Edward A. Diana  
County Executive

DEPARTMENT OF HEALTH

MAR 18 2003

Maxcy J. Smith, M.D.  
Commissioner of Health

By \_\_\_\_\_

124 Main Street  
Goshen, New York 10924-2199  
Environmental Health (845)291-2331  
Fax (845) 291-4078

March 14, 2003

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

**Re:**  
**Approval of plans and**  
**Specifications for:**  
**W.M. Extension to serve**  
**Moore's Hill Subdivision**  
**T. New Windsor**

Dear Supervisor & Town Board:

We have this day approved the plans and specifications submitted by Azzolina, Feury, Raimondi Engineering Group, for the above mentioned project.

Application for this project was duly made by you and received in this office on August 4, 2000.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining set is being returned to your engineer.

Very truly yours,

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

MJS:dlb  
Cc: Engineer  
File

# Approval of Plans for Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

1. Applicant Town of New Windsor	2. Location of Works (C, V, T) T. New Windsor	3. County Orange	4. Water District (Specific Area Served) Moore's Hill Subdivision
5. Type of Project			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
Remarks: Proposed construction of approximately 1,500 L.F. of 8" watermain, hydrants and related appurtenances to serve 13 residential homes in the Moore's Hill Subdivision.			

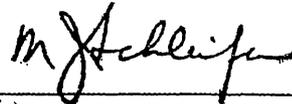
By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

March 14, 2003

Date



, P.E.

Designated Representative  
M. J. Schleifer, P.E., Assistant Commissioner  
O. C. Department of Health  
124 Main Street, Goshen, NY 10924

Name and Title (print)

**General**

6. Type of Ownership			
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> 68 Private - Other	<input type="checkbox"/> 1 Authority
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal
		<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State
			<input type="checkbox"/> 30 Interstate
			<input type="checkbox"/> 40 International
			<input type="checkbox"/> 18 Indian Reservation
7. Estimated Total Cost		8. Population Served	
Unknown		±18,000	
9. Drainage Basin			
Moodna Creek			
10. Federal Aid Involved?		11. WSA Project?	
<input type="checkbox"/> 1 Yes		<input type="checkbox"/> 1 Yes	
<input checked="" type="checkbox"/> 2 No		<input checked="" type="checkbox"/> 2 No	

**Source N/A**

12. <input type="checkbox"/> Surface Name _____ Class _____		13. Est. Source Development Cost
<input type="checkbox"/> Ground Name _____ Class _____		
14. Safe yield	15. Description	
GPD		

**Treatment N/A**

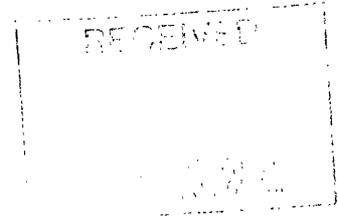
16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 10 Softening
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 11 Corrosion Control
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 9 Fluoridation	<input type="checkbox"/> 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity	19. Grade of Plant Operator Req.	20. Est. Cost
	GPD		
21. Description			

**Distribution**

22. Type of Project		23. Type of Storage N/A		24. Est. Distribution Cost	
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.		Unknown	
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C1 <sub>2</sub>	Underground _____ Gals.			
25. Anticipated Distribution				26. Designed for fire flow?	
System Demand: Avg. _____ GPD Max. _____ GPD				<input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No	
27. Description					
Proposed construction of approximately 1,500 L.F. of 8" watermain, hydrants and related appurtenances to serve 13 residential homes in the Moore's Hill Subdivision.					



DEPARTMENT OF THE ARMY  
NEW YORK DISTRICT, CORPS OF ENGINEERS  
JACOB K. JAVITS FEDERAL BUILDING  
NEW YORK, N.Y. 10278-0090



REPLY TO  
ATTENTION OF

Regulatory Branch

APR 11 2003

SUBJECT: Permit Application Number 2003-00211-YS  
by Jacob Deutsch

Robert G. Torgersen  
Landscape Architecture and  
Environmental Services  
Three Main Drive  
Nanuet, New York 10954

Dear Mr. Torgersen:

On February 26, 2003, the New York District Corps of Engineers received a request for Department of the Army authorization for the discharge of fill material into waters of the United States in association with the construction of a 13-lot residential subdivision to be known as Moores Hill Estates. The site is located on Moores Hill Road in the Town of New Windsor, Orange County, New York.

By letter dated February 26, 1998, (copy enclosed) this office confirmed the extent of waters of the United States on the subject property under application number 1997-15260-YS. These waters of the United States consist of approximately 7.34 acres, and are considered to be below the headwaters.

A subsequent submittal entitled "Moores Hill Estates Major Subdivision Town of New Windsor-Orange County-New York", Sheet 2 of 4, prepared by Azzolina, Feury, Raimondi Engineering Group, dated October 29, 1997, and last revised July 10, 2002, indicates that the total impacts to waters of the United States would involve the discharge of fill material into a maximum of 0.18 acres of wetlands in association with the construction of a development road and a driveway. In addition, a total of approximately 0.23 acres of wetlands would be excavated for the installation of utility lines at three separate locations. Also, approximately 0.02 acres of an unnamed tributary to Silver Stream would be temporarily diverted in association with the installation one of the utility lines. Each utility line installation area, as well as the stream diversion, would be returned to pre-construction contours.

The above referenced drawing and the drawing entitled "Moores Hill Estates Moores Hill Road Town of New Windsor Orange County New York - Wetlands Mitigation Plan & Details", Drawing WL-1, prepared by Robert G. Torgersen Landscape Architect, dated June 18, 2002, indicate that approximately 0.37 acres of wetlands would be established as mitigation.

Based on the information submitted to this office, and accomplishment of notification in accordance with the applicable federal requirements, our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Numbers 12, 14 and 33. The nationwide permits are prescribed as an Issuance of Nationwide Permits in the Federal Register dated January 15, 2002 (67 FR 2020). The work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, Nos. 12, 14 and 33, Section C, any applicable New York District regional conditions, the following special conditions, and any applicable regional conditions added by the State of New York, copies enclosed.

#### Special Conditions

(A) The permittee shall place in its deed conveying each individual lot within the subdivision which contains waters of the United States, including wetlands, a clause notifying the grantee that they may need authorization from the Corps of Engineers prior to the grantee's undertaking of any work in waters of the United States. The clause must also state that the grantee may be required to provide mitigation in the form of newly established wetland to offset possible adverse impacts associated with the grantee's undertaking of any further jurisdictional activities. One copy of Drawing 2 of 4, as referenced above, shall be provided to each lot owner.

(B) The permittee shall comply with all of the requirements set forth in the letter from the New York State Office of Parks, Recreation and Historic Preservation, dated January 7, 2003.

(C) The permittee shall provide to this office annual reports on the status of the mitigation activities, prepared during the growing season, no later than October 31 in each of the following five (5) years after initiation of the activities authorized by this letter. These reports shall include the following at a minimum:

i. All plant species, along with their estimated relative frequency and percent cover, shall be identified by using plots measuring 10 feet by 10 feet with at least one representative plot located in each of the habitat types within the mitigation site. The location of each plot shall be identified on the plan view engineering drawing.

ii. Vegetation cover maps, at a scale of one inch equals 100 feet, or larger scale, shall be prepared for each growing season.

iii. Photographs showing all representative areas of the mitigation site/s shall be taken at least once each year during the period between 1 June and 15 August.

iv. Surface water and groundwater elevations in representative areas of the mitigation site/s shall be recorded twice a month during April through September of each year. The location of the monitoring well or gauge shall be shown on the plan view engineering drawing.

(D) All grading and planting in conjunction with the wetlands mitigation work shall be completed prior to the completion of the discharge of fill authorized herein.

(E) The permittee shall ensure that all plantings in conjunction with the mitigation effort shall have an eighty-five (85) percent survival and/or coverage rate which must be met or exceeded at the end of the second growing season following the initial planting/seeding of each phase. If the eighty-five (85) percent survival rate is not met at the end of the second growing season following each phase, the permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including re-planting and re-grading if necessary. In addition, in areas where no individual plantings are currently proposed, if appropriate and sufficient vegetation is not present by the end of the second growing season, the permittee shall take all necessary steps, including individual plantings in order to achieve a plant density comparable to the adjacent wetland.

(F) The permittee shall ensure that no mowing of the mitigation area shall occur.

(G) The permittee shall undertake the authorized filling activities in a manner aimed at reducing impacts upon the general environment. In addition, the permittee shall not stockpile fill or other materials in a manner conducive to erosion, or in areas likely to cause high turbidity runoff during storm events. All exposed soils shall be re-vegetated in a timely manner to further reduce potential effects. The permittee shall also fence off all wetlands and other sensitive ecological areas during construction periods to prevent equipment and personnel from entering these areas.

(H) The permittee shall secure a conservation easement or deed restriction on the wetland mitigation site to guarantee its preservation for wetland and wildlife resources. Copies of the instrument(s) effecting such easement shall be submitted to the New York District Corps of Engineers for approval prior to execution, and the instrument(s) shall be executed and recorded with the Orange County Registrar of Deeds within one year following the initial plantings/seedings of the mitigation site.

(I) The permittee shall assume all liability for accomplishing the corrective work should the New York District determine that the compensatory mitigation has not been fully satisfactory. If the New York District does not find the mitigation satisfactory, an extension of monitoring time may be required to cover any necessary remedial work.

This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state and local government officials to ensure that the subject work is performed in compliance with their requirements.

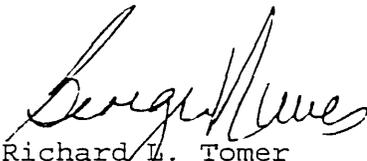
This verification is valid for a period of two years from the date of this letter, unless the nationwide permit is modified, suspended or revoked. This verification will remain valid for two years from the date of this letter if the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

This authorization is conditional on the applicant's receipt of the required water quality certificate or waiver from the New York State Department of Environmental Conservation (NYSDEC). No work may be accomplished until the required approval from NYSDEC has been obtained.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

If any questions should arise concerning this matter, please contact Brian A. Orzel, of my staff, at (212) 264-0183.

Sincerely,

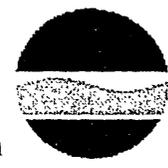
*FOR*   
Richard L. Tomer  
Chief, Regulatory Branch

Enclosures

cf: NYSDEC - Region 3  
Town of New Windsor

THIS IS NOT A PERMIT

2770



New York State Department of Environmental Conservation  
Notice of Complete Application

Date: August 20, 2003

Applicant: JACOB DEUTSCH

Facility: MOORES HILL ESTATES/DEUTSCH PROPERTY  
MOORES HILL RD & NYS RTE 207  
NEW WINDSOR, NY 12553



Application ID: 3-3348-00187/00001

Permits(s) Applied for: 1 - Article 15 Title 5 Stream Disturbance  
1 - Section 401 - Clean Water Act Water Quality Certification

Project is located: in NEW WINDSOR in ORANGE COUNTY

*Project Description:*

The applicant proposes to construct a sewer main crossing of a tributary of Lake Washington (Class: "A(T)") in conjunction with a subdivision of 22 +/- acres into 13 residential lots. A detailed Stormwater Pollution Prevention Plan has been prepared. The location is on the west side of Moores Hill Road south of Route 207.

*State Environmental Quality Review (SEQR) Determination*

Project is a Type I action and will not have a significant effect on the environment. A coordinated review with other involved agencies was performed and a Negative Declaration is on file.

SEQR Lead Agency New Windsor Town Planning Board

*State Historic Preservation Act (SHPA) Determination*

A cultural resources survey has been completed. Based on information provided in the survey report, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) has determined that the proposed activity will have no impact on registered or eligible archaeological sites or historic structures. No further review in accordance with SHPA is required.

*Availability For Public Comment*

Comments on this project must be submitted in writing to the Contact Person no later than 09/12/2003

*Contact Person*

LAWRENCE G BIEGEL  
NYSDEC  
21 SOUTH PUTT CORNERS RD  
NEW PALTZ, NY 12561-1696  
(845) 256-3041

LB

CC List for Complete Notice

SUPERVISOR T/NEW WINDSOR

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/15/2003

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-4

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB (MOORES HILL ESTATES)

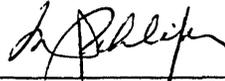
	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	08/09/1999	MUNICIPAL HIGHWAY	08/11/1999	APPROVED
REV2	08/09/1999	MUNICIPAL WATER	08/11/1999	APPROVED
REV2	08/09/1999	MUNICIPAL SEWER . SEWER PIPE TYPE MUST CONFORM TO CODE. IS . APPROVED?	08/13/1999	DISAPPROVED SEWER EXTENSION
REV2	08/09/1999	MUNICIPAL FIRE	08/11/1999	APPROVED
REV1	07/08/1999	MUNICIPAL HIGHWAY	07/09/1999	APPROVED
REV1	07/08/1999	MUNICIPAL WATER	07/12/1999	APPROVED
REV1	07/08/1999	MUNICIPAL SEWER . TYPE OF PIPE USED FOR SEWER LATERALS MUST . SEWER USE CODE.	07/27/1999	DISAPPROVED CONFORM WITH TOWN
REV1	07/08/1999	MUNICIPAL FIRE	07/14/1999	APPROVED
ORIG	01/22/1998	MUNICIPAL HIGHWAY	01/26/1998	APPROVED
ORIG	01/22/1998	MUNICIPAL WATER	01/27/1998	APPROVED
ORIG	01/22/1998	MUNICIPAL SEWER . THIS PROJECT INCLUDES A SEWER MAIN EXTENSION FOR WHICH A DEC . MORATORIUM EXISTS	01/29/1998	SEE NOTE
ORIG	01/22/1998	MUNICIPAL FIRE . THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL BE 500'. . IT APPEARS THT THE HYDRANT SPACING EXCEEDS THAT DISTANCE. . SECTION 21-12C, PAGE 2113 CODE OF THE TOWN OF NEW WINDSOR . PLEASE HAVE THE DEVELOPER CONTACT THIS OFFICE WITH THE NAME . OF THE PROPOSED STREET SECTION 8-5 PAGE 804 CODE OF THE TOWN . OF NEW WINDSOR	01/27/1998	APPROVED



6. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
7. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

November 7, 2003

Date



, P.E.

M.J. Schleifer, P.E.

Assistant Commissioner



6. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
7. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

November 7, 2003

Date



, P.E.

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

CORRESPONDENCE

MOORES HILL ESTATES SUBDIVISION

MR. PETRO: Next item correspondence Moores Hill Estates subdivision, request for 6 month extension of preliminary approval under SEQRA. It's a letter here, I don't need to read it all out. Somebody make a motion for 6 month extension of preliminary approval.

MR. SCHLESINGER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion been made and seconded that the New Windsor Planning Board grant 6 month extension to the Moores Hill Estates subdivision preliminary approval and SEQRA. Any comments from anybody?

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. EDSALL: Let's go back to this SEQRA, as long as the board is in agreement, we have been asked by the applicant as a result of the DEC refusing to process his approvals, we have been asked to adopt this negative declaration form which is the formal form that needs to go to the DEC. I reviewed it and it appears acceptable, so as long as the board's in agreement, I'll have this sent up.

MR. PETRO: Didn't we already adopt negative dec?

MR. EDSALL: They're not accepting the resolution, they want the State form filled out.

MR. PETRO: If we already adopted it and you're going

July 23, 2003

50

over it so just fine, sign it and send it away. Motion to adjourn.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth  
Stenographer

7/25/03



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

Writer's e-mail address:  
mje@mhepc.com

30 October 2003

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

ATT: SUPERVISOR GEORGE J. MEYERS and TOWN BOARD MEMBERS

SUBJECT: **MOORES HILL ESTATES MAJOR SUBDIVISION  
RECOMMENDATION FOR BOND AMOUNT  
MHE JOB NO. 87-56/T98-4**



Dear Supervisor Meyers and Town Board Members:

The subject application has been before the planning board for several years, and has spent much of that time obtaining outside agency approvals.

The applicant has submitted a public improvement cost estimate for approval. Attached hereto is the estimate. We have reviewed this estimate and hereby recommend that the Town Board authorize an (adjusted) amount for the performance security for the project in an amount of \$ 271,210.00. The developer will be required to make payment for inspection fees. It is my understanding that these fees are currently set at 4%, which would result in a fee of \$ 10,848.40 to be paid to the Town of New Windsor.

If you have any questions concerning the above, please do not hesitate to contact me at your convenience.

Very truly yours,

McGOEY HAUSER & EDSALL  
CONSULTING ENGINEERS, P.C.

Mark J. Edsall, P.E.  
Engineer for the Town

Cc: Phil Crotty, Town Attorney (via fax)

11/5 approve

NW98-04- PI bond 10/3003.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-796-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

**MOORES HILL ESTATES  
COST ESTIMATE  
IMPROVEMENTS  
TOWN OF NEW WINDSOR**

ITEM #	ITEM DESCRIPTIONS	UNIT	QTY.	UNIT PRICE, \$	TOTAL \$
1	Site Clearing & Grading	L.S.	1	\$25,000.00	\$25,000.00
2	Soil Erosion/Sediment Control	L.S.	1	\$5,000.00	\$5,000.00
3	Top Course (Type 6-1.5" Thick)	SY	3800	\$5.40	\$20,520.00
4	Base Course is (Type 3-3.5"Thick)	SY	3800	\$12.00	\$45,600.00
5	N.Y.S. Item #4 (12")	C.Y.	1200	\$10.00	\$12,000.00
6	Curb (6"x9"x20")	L.F.	2150	\$12.00	\$25,800.00
7	18"HDPE	L.F.	411	\$22.00	\$9,042.00
8	Catch Basin	UNIT	6	\$1,200.00	\$7,200.00
9	Stormwater Manhole	EACH	1	\$1,200.00	\$1,200.00
10	Water Quality Pond	L.S.	L.S.	\$3,500.00	\$3,500.00
11	18" F.E.S. w/Rip-Rap Outlet	UNIT	2	\$500.00	\$1,000.00
12	8" Water Valve	UNIT	3	\$750.00	\$2,250.00
13	8" Sanitary Sewer	L.F.	995	\$30.00	\$29,850.00
14	Sanitary Manhole	UNIT	7	\$1,500.00	\$10,500.00
15	8" Water Main	L.F.	1500	\$40.00	\$60,000.00
16	Fire Hydrant	UNIT	3	\$1,500.00	\$4,500.00
17	Wet Tap	EACH	2	\$1,500.00	\$3,000.00
<b>TOTAL:</b>					<b>\$265,962.00</b>
<b>SAY</b>					<b>\$266,000.00</b>



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

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
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JAMES M. FARR, P.E. (NY & PA)

**Main Office**  
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(570) 296-2765  
e-mail: mhhepa@mhhepc.com

*Writer's E-mail Address:*  
mje@mhhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:** New Windsor **P/B APP. NO.:** 98-4

**WORK SESSION DATE:** 1 Oct 03 **PROJECT:** NEW      OLD     

**REAPPEARANCE AT W/S REQUESTED:**      **RESUB. REQ'D:**     

**PROJECT NAME:** Moore's Hill

**REPRESENTATIVES PRESENT:** Larry Torre

**MUNICIPAL REPS PRESENT:** BLDG INSP.      FIRE INSP.       
ENGINEER X PLANNER       
P/B CHMN      OTHER     

**ITEMS DISCUSSED:**     

brief disc - they were late (very late)

Larry Torre left the plan & some questions for Mark - scheduled for next work shop.

**STND CHECKLIST:**

DRAINAGE       
DUMPSTER       
SCREENING       
LIGHTING       
(Streetlights)  
LANDSCAPING       
BLACKTOP       
ROADWAYS       
APPROVAL BOX     

**PROJECT TYPE**

SITE PLAN  
SPEC PERMIT  
L L CHG.  
**SUBDIVISION**  
OTHER

**PROJECT STATUS:**

ZBA Referral:      Y      N  
Ready For Meeting      Y      N  
Recommended Mtg Date



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
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□ Main Office  
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□ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhapa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 98-4

WORK SESSION DATE: 15 OCT 03 PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: No

PROJECT NAME: Moore's Hill - Sch

REPRESENTATIVES PRESENT: Laura Parro

MUNICIPAL REPS PRESENT: BLDG INSP. \_\_\_\_\_  
ENGINEER X FIRE INSP. \_\_\_\_\_  
P/B CHMN \_\_\_\_\_ PLANNER \_\_\_\_\_  
OTHER MHT

ITEMS DISCUSSED:

Same final set of plans  
have not est

- DEC + DCSD ready this week -  
- send copies to Myra

key curb as shown of decel config.

has Henry written off?  
→ MYRA ←

Stormwater district  
cond of app'l

STND CHECKLIST:

DRAINAGE \_\_\_\_\_  
DUMPSTER \_\_\_\_\_  
SCREENING \_\_\_\_\_  
LIGHTING \_\_\_\_\_  
(Streetlights)  
LANDSCAPING \_\_\_\_\_  
BLACKTOP \_\_\_\_\_  
ROADWAYS \_\_\_\_\_  
APPROVAL BOX \_\_\_\_\_

PROJECT TYPE

SITE PLAN \_\_\_\_\_  
SPEC PERMIT \_\_\_\_\_  
L L CHG. \_\_\_\_\_  
SUBDIVISION \_\_\_\_\_  
OTHER \_\_\_\_\_

PROJECT STATUS:

ZBA Referral: Y X N  
Ready For Meeting X Y N  
Recommended Mtg Date next avail  
after app'l's



**DEPARTMENT OF HEALTH**

**Jean M. Hudson, M.D., M.P.H.**  
*Commissioner of Health*  
124 Main Street  
Oranthen, New York 10924-2199

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

**Edward A. Diano**  
*County Executive*

Environmental Health (845) 291-2371  
Fax: (845) 291-4078

November 7, 2003

Mr. Jacob Deutsch  
1 Kennedy Ct.  
Monroe, NY 10950

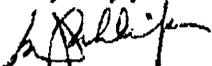
**Re:**  
**Approval of plans for:**  
**Moore's Hill Estates**  
**Realty Subdivision**  
**T. New Windsor**

Dear Mr. Deutsch:

Plans entitled Moore's Hill Estates, prepared by AFR Eng. Group, Inc. and dated October 29, 1997, latest revision October 13, 2003, are approved.

Our Certificate of Approval is enclosed. The approved plans are being returned to the engineer for transmittal to you.

Very truly yours,

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

MJS/aje

cc: Engineer  
O.C. Planning Dept.  
File

Enc.

**ORANGE COUNTY DEPARTMENT OF HEALTH**  
**Division of Environmental Health**

**CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS**

**TO: Mr. Jacob Deutsch**  
**1 Kennedy Ct.**  
**Monroe, NY 10950**

The Orange County Department of Health certifies that a realty subdivision map entitled Moores Hill Estates, dated October 29, 1997, latest revision October 13, 2003, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law

The following information was furnished in the application for approval of plans:

Total area: 22.2± acres                      Number of lots: 13

Water supply: T. New Windsor Cons. W.D.

Sewage disposal: T. New Windsor S.D.

The owner intends to build on some lots and sell other lots without buildings.

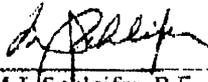
Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. **THAT** the proposed facilities are installed in conformity with said plans.
2. **THAT** no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. **THAT** the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. **THAT** the purchaser of a lot sold with water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.
5. **THAT** the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

Page -2-

6. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
7. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

November 7, 2003  
Date

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

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
 Notice of Determination of Non-Significance

Project Number NYSDEC #3-3348-00187/1

Date:

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of New Windsor Planning Board as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:** Moores Hill Estates

**SEQR Status:** Type 1   
 Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

Applicant is proposing the development of 13 single family dwellings on 22.25 acres along Moores Hill Road.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Town of New Windsor; Sec. 34, Block 2, Lot #17.4; Moores Hill Road

*Sent 7/28/03 to NYSDEC*  
*EW*

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

- A public hearing was held and no issues related to adverse environmental impacts were identified.
- A review was conducted by the Planning Board and its consultants related to adverse environmental impacts. It was realized that additional agency approvals, both state and federal would be required, and they would also identify any potential adverse impacts.
- Review and approval by the Army Corps of Engineers, relating to wetlands delineation and disturbance, has since been obtained.
- Review and approval by the New York State Department of Environmental Conservation relative to Stormwater Management and Protection of Waters would be required and application has been made.
- Review and sign-off from the New York State Department of Parks and Recreation would be required for Archeological significance, if any. Parks recreation has signed off on the project.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

 7/23/03  
Contact Person: Town of New Windsor Planning Board  
Attention: Mr. James Petro, Chairman  
Address: 555 Union Avenue, New Windsor, N.Y. 12553

Telephone Number: (845) 563-4600

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer, Town / ~~City / Village~~ of T/New Windsor  
Attention: Mr. George J. Meyers, Supervisor  
Other involved agencies (if any) Orange County Department of Health

Applicant (if any)

Environmental Notice Bulletin, Room 538, 50 Wolf Road, Albany NY, 12233-1750 (Type One Actions only)



110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

May 7, 2003

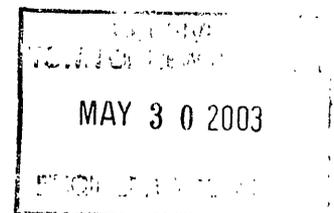
Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553  
Attention: Mr. James Petro, Chairman

RE: Moores Hill  
Our Project N° 2770

Dear Board Members:

Please find enclosed correspondence received from the New York State Department of Environmental Conservation (NYSDEC), New Paltz office, related to the Moores Hill Project. As indicated in the correspondence, the department is looking for an "expansion" of the negative declaration referenced in the minutes of the meeting dated, August 25, 1999. At that time the project was granted preliminary approval (copy of minutes attached). I have contacted Mr. Biegel of the department with regard to this matter. Mr. Biegel indicated that the negative declaration form, provided by the NYSDEC needs to be completed. I have taken the liberty in preparing a form and I have enclosed a copy for your review. The form was completed utilizing the minutes from the original meeting as a guide, as well as reviews and/or approval received from the Army Corps of Engineers, relating to wetlands and the Department of Parks & Historic Preservation relating to any archeological significance.

I would request, on behalf of the applicant, if the board would consider adopting the attached negative declaration form or one similar to it. Once this is complete, we can provide this documentation to the NYSDEC so that they can complete their file. At such time that they have this information they will continue their review of the application presently before them for the project.



May 7, 2003  
Moore's Hill

Mr. James Petro, Chairman  
Our Project N° 2770

Once you have had a chance to review the enclosed, if you require any further information, and/or further explanation as it relates to this material, please do not hesitate to contact our office.

Thank you for your time regarding this matter.

Very truly yours,



AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET:kj

Enc.

cc: Mr. Jacob Deutsch, w/enc.  
Mr. Mark Edsall, w/enc.

**New York State Department of Environmental Conservation**

**Division of Environmental Permits, Region 3**

21 South Putt Corners Road, New Paltz, New York 12561-1696

Phone: (845) 256-3054 • FAX: (845) 255-3042

Website: [www.dec.state.ny.us](http://www.dec.state.ny.us)



Erin M. Crotty  
Commissioner

April 23, 2003

JACOB DEUTSCH  
4 EAHAL COURT  
MONROE, NEW YORK 10950

Re: **Project: Moores Hill Estates**  
**Permit Type: Protection of Waters**  
**DEC Application No: 3-3348-00187/1**  
**Town of New Windsor, Orange County**

**SECOND NOTICE OF INCOMPLETE APPLICATION**

Dear Mr. Deutsch:

We have received the letter of April 9, 2003 from your consultant providing minutes from a public hearing. Please recognize that with the 1996 revisions to the State Environmental Quality Review Act mere reference in minutes of a "negative declaration" is no longer sufficient. Per Part 617.7(b) – see enclosed – a negative declaration must be in "written form containing a reasoned elaboration". Please ask the Planning Board to prepare this.

If there are any questions, I can be reached at (845) 256-3041.

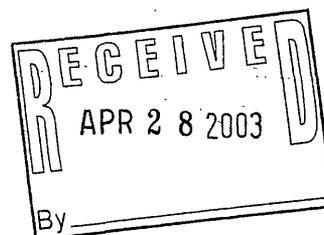
Sincerely,

Lawrence G. Biegel  
Environmental Analyst 1  
Region 3

LGB/jjc  
Enclosure

cc: L. Torro, P.E. (w/enc.)

C:\Jennifer\Biegel letter to Deutsch



#2770

August 25, 1999

RECEIVED

SEP 30 1999

PUBLIC HEARING:

MOORES HILL ESTATES SUBDIVISION (98-4)

Mr. James Clearwater appeared before the board for this proposal.

MR. PETRO: This is a 13 single family residential building lots. This application proposes the subdivision of 22 acre parcel into 13 single family residential lots. The plan was previously reviewed at the 28 January 1998, and the 14 July, 1999 planning board meetings. The application is before the board for a public hearing at this meeting. Obviously, I see some people here. What we do is we review this first as a board and at some time during that review, I will call upon the public for their input and open it up for a public hearing then when you're done, the board would review it again. So right now, the board is going to review it.

MR. CLEARWATER: Good evening. For the record, my name is James Clearwater. I am a land surveyor. We have been working with this project for several years now and with the neighbors, may recall this application couple years ago was probably was subject of an application to divide off three residential lots on that fronted on Moores Hill Road. There's one completed dwelling on one of those lots now. Now, this application is for the balance of the property, it's 2 two acres, it develops 13 residential lots, all 13 lots or are on water and sewer, no wells, no septic. It proposes a new public street about 1100 feet long and all lots will front on that street with the exception of lot 13, lot 1 and lot 2. Actually, lot 1 and 2 actually front on the new road but have their access to Moores Hill. At this time, we're in the process of working with the Army Corps of Engineers for the wetlands approvals, wetlands delineation has been approved and because of the minor disturbance that we're making for the road and driveways and the drainage, we need to get approvals from them for that. They have asked us to do a couple other little things which we got a letter a week ago.

MR. PETRO: They being?

MR. CLEARWATER: The Army Corps show some minor grading on the lots and they want one bigger item, they want us to apply to the DEC for storm water certification Section 404 of the code which we will do but we can't do until we get preliminary, we cannot apply to the DEC until we have preliminary approval. That applies also for the water main extension with the health department as well as the sewer main extension for the DEC.

MR. PETRO: You do not have the sewer main extension at this time?

MR. CLEARWATER: No, no, we need that from the DEC and we can't apply until we have preliminary approval.

MR. PETRO: New York State Office of Parks, Recreation and Historic Preservation, why are they involved?

MR. CLEARWATER: They were, that was triggered initially because of the historic house which is adjoining the property on 207, old 1776 house out there the, sign place is there now. In any case, they got involved with that, we ended up doing Phase 1 and Phase 2 archeological study and they found a small what they called a small residential remains of a small residential site, it was, I should, actually it's right in the middle of where the road is planned to be and they claimed it to be 18th century or early 19th century home site which was occupied for 40 or 50 years. There's nothing left with the exception of some stones and a square that they claim to be an old foundation, stones and they have found some bent nails and some bricks and some ceramic pottery chards, that sort of thing.

---

~~MR. PETRO: No skeletons?~~

MR. CLEARWATER: No, and at this point, we're working with SHIPPO, Office of Historic Preservation people in Albany to develop a, what they call a data recovery plan, in other words, they'll go in there, our guys will pull out all the stuff, bent nails and bricks and that stuff and after that has been taken out, then

they'll give it their blessing and we can build a road to there. What happens to that stuff is the property owner has first refusal and if the town wants it, they can have it. That's about where we sit at this point, we have made some minor changes since the last meeting in response to Mr. Edsall's letter.

MR. PETRO: I'm reading number 4 here and he's saying that some of the changes were not made as far as proposed roadway relative to town street specifications, these include insufficient drainage provisions, drainage pipes and inadequate slopes and lack of notation regarding sub grades stabilization required by the town specifications. These items have not been addressed as part of the plan as such the roadway is unacceptable in its current form. This must be resolved. Mark, I'm a little perplexed because on 8/11/99 I have an approval from the highway department so where do we stand with this?

MR. EDSALL: Well, I'm sure that if I point out to Mr. Pullar in four specific cases the plan does not comply with the Town Law, I'm sure he will change his opinion.

MR. PETRO: That is simple enough. Are you aware of the four cases?

MR. CLEARWATER: Yeah.

MR. EDSALL: They are not in benefit to the applicant, they are issues that can be resolved, would not, I believe, affect your ability to go through the preliminary review, but they need to be straightened out. I want to make sure before it goes to the health department.

MR. CLEARWATER: I wanted to speak to Mr. Edsall, I put ~~in a phone call, we never did get together.~~ One of the items was change the slope of the road from point 7 to a 1 percent, it's a very minor slope on the grade. He wanted the catch basin moved as I recall.

MR. EDSALL: I think we need more catch basins.

MR. CLEARWATER: Fine.

MR. PETRO: It's not going to hinder preliminary approval process.

MR. EDSALL: I just wanted to bring it up, those are the kinds of things that are a problem before you go to the health department but I don't believe it will affect your ability to go through preliminary.

MR. PETRO: We've seen this, I think this is the third time, gentlemen, I think at this time, it would be good to open it up to the public and get an idea of what they have to say. On August 10, 1999, 27 addressed envelopes containing the attached notice of public hearing were mailed on the 10th day of August, 1999, Deborah Green, notary public. So we have notice of public hearing has gone out. At this time, I'm going to open it up to the public for any comment. If someone would like to speak on behalf of the application, please raise your hand, be recognized by the board and come forward and state your name and address, yes?

MS. ELIZABETH PRUZ: I have one, yes. Elizabeth Pruz (phonetic), 27 Weather Oak Hill. Our back yard borders the property, maybe not where he's looking, you know, to build, but I have a question, do you plan on rerouting the stream in any way?

MR. CLEARWATER: No, not at all.

MS. PRUZ: I don't mean right now, whenever you're planning here trying to seek approval?

MR. CLEARWATER: No.

MS. PRUZ: You're not going to?

---

MR. CLEARWATER: No, the DEC and Army Corps, they won't let us do that, even if we wanted to.

MS. PRUZ: The road you're talking about a thousand that should come out like between our house somewhere, I guess?

MR. CLEARWATER: This is Weather Oak up here, this is Weather Oak and these are the lots that, lots that front on Weather Oak, Moores Hill Road here and 208 out here and your road turning off Moores Hill and terminate in a little cul-de-sac, the stream runs through here this way, this is the stream here.

MS. PRUZ: I was just curious, I didn't know if you were allowed to do it.

MR. CLEARWATER: No, we couldn't do it if we wanted.

MS. PRUZ: Because you can put it on my side if you wanted to.

MR. PETRO: Okay, anybody else like to speak? No other questions?

MS. ANDRY: I'm Cora Andry (phonetic) from 80 Moores Hill Road and I bought a house from Moores Hill Estates, I'd like to know where is my lot now, where is the road going to be?

MR. CLEARWATER: Over here.

MS. ANDRY: The one opposite the correct.

MR. CLEARWATER: Yes, here's a little bridge here.

MS. ANDRY: That's going to be the entrance?

MR. CLEARWATER: Yes.

MS. ANDRY: These are all the houses you're planning to build?

MR. CLEARWATER: One here, one here and balance here.

---

MS. ANDRY: The two lots beside me are still going to be empty?

MR. CLEARWATER: At the moment they are.

MS. ANDRY: Thank you.

---

August 25, 1999

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MR. PETRO: Any other questions?

MS. PRUZ: That other property that cannot be developed?

MR. CLEARWATER: This here?

MR. PRUZ: Yes.

MR. CLEARWATER: Because of the wetlands and stream, steep slope, you have to put a slope, they can't do anything with that, you may recall several years ago, this actually the same owner had a multi-lot subdivision, I think 30 or 40 lots on here, he was proposing at that time, and that got scaled back for a variety of reasons, wetlands, for one, and the economy for the other, but it's at--

MR. PRUZ: You're not bringing a road in where the other right-of-way is on Weather Oak Hill?

MR. CLEARWATER: Over here, no.

MR. PRUZ: That's my house right next to it on the left. Thank you.

MR. CLEARWATER: You're welcome.

MR. PETRO: Let the minutes reflect that the Chair doesn't recognize any other people looking to be recognized, so I'll entertain a motion to close the public hearing.

MR. STENT: Motion to close.

MR. ARGENIO: Second it.

~~MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing on the Moores Hill Estates subdivision. Is there any further discussion from the board members? If not, roll call.~~

ROLL CALL

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

MR. PETRO: I will reopen the application for the board's review. Do any of the members have any outstanding comments?

MR. STENT: The lot 13 you show a house on there?

MR. CLEARWATER: That's correct.

MR. STENT: That's going to be all the wetland area is all going to go with the house?

MR. CLEARWATER: The wetlands is on each side of the stream, lot 13 accesses or has access directly to Moores Hill with a long driveway that snakes into the house site in the back here and they are impinging on the wetlands for 2,200 square feet here.

MR. STENT: I'm concerned who is going to care for the wetlands and what lot it's going to go with?

MR. CLEARWATER: It's a part of each lot that--lot 13 is a big lot.

MR. PETRO: Obviously, we have municipal sewer here is disapproved, that's because the sewer extension is not approved. After preliminary, you'll make your application and second that approval but we don't need it for the preliminary, Mark, do you have any other outstanding comments at the time? We can't proceed.

MR. EDSALL: One other issue which I don't know that the highway superintendent was fully aware of, but I ~~just wanted to make sure that he's aware that driveways~~ for lots 1 and 2 do go directly to Moores Hill Road which I'm sure that the explanation on record relative to the wet lands disturbance would help him in accepting it, but I think when I point out the other issues to him, I'm going to make sure he's fully aware of that. I know when he went out and looked at the site distance, the original roadway was back generally

in the area where the driveways come out and he found that location unacceptable.

MR. CLEARWATER: I met with him with this plan and showed him that, I had these sight distances on the map at that time and the original location for the road was further to the east, not quite over as far as those two driveways, but it was over further, you're right.

MR. EDSALL: Was the SEQRA taken care of?

MR. CLEARWATER: I don't recall.

MS. MASON: You had authorized to send out a lead agency letter, that was done on February 6 of '98.

MR. EDSALL: Yes, there was never any action taken to acknowledge.

MR. PETRO: Maybe we were waiting for the public hearing.

MR. EDSALL: I would suggest since no other agency has expressed any interest in being lead agency that you for the record assume that position.

MR. PETRO: Even though DEC's involved with the crossing and the encroachment?

MR. EDSALL: They were included in a circulation as involved agency, apparently, they would rather not take the job, they'd rather have you do it, so I suggest that you, for the record, take the position of lead agency.

MR. PETRO: We need a motion to declare negative dec.

MR. EDSALL: Lead agency.

MR. PETRO: Lead agency for the Moores Hill Estates subdivision.

MR. LANDER: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Moores Hill Estates subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Let's have a motion. After that, I'm sure we'll be done. Is there anything else, Mark?

MR. EDSALL: Try to help out here.

MR. PETRO: Motion for negative dec on the SEQRA process.

MR. ARGENIO: Make that motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Moores Hill Estates subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
<del>MR. PETRO</del>	<del>AYE</del>

MR. PETRO: Can I entertain a motion for preliminary approval for the Moores Hill Estates?

MR. STENT: Make a motion we grant preliminary approval to the Moores Hill Estates subdivision.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant preliminary approval to the Moores Hill Estates major subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. EDSALL: Other issue if you are so inclined you have reviewed this on several occasions and you're aware because of the job that Jim is doing with the other involved agencies in adjusting the preliminary plan to comply with the regulations for both disturbance of the wetlands and water quality, they have taken steps at this point to demonstrate that they are minimizing environmental impacts, obviously, they still need permits from the other agencies, but you can consider negative dec based on what's been presented to you. If for any reason some new information comes about or the other agencies find some concern that we're all not aware of, you can always reopen it.

MR. PETRO: Well, he has minor encroachment on the entire wet lands, is that the only one?

MR. CLEARWATER: That's right, the combination of the roadway encroachment and the one drive on lot 13 as well as the utility crossing for the water and sewer for lots 1 and 2 as well as the outfall drainage at the end of the cul-de-sac, those, the combination of that, ~~we need the permit for, actually, it totals less than a~~ third of an acre, which is threshold. Does that answer your question?

MR. PETRO: Yes, that's fine. Anything else from anybody? Anything else?

MR. CLEARWATER: No.

August 25, 1999

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MR. PETRO: Thank you.

- (iii) Notice of re-establishment of lead agency must be given by the new lead agency to the project sponsor within 10 days of its establishment.

#### 617.7 DETERMINING SIGNIFICANCE.

- (a) The lead agency must determine the significance of any Type I or Unlisted action in writing in accordance with this section.
  - (1) To require an EIS for a proposed action, the lead agency must determine that the action may include the potential for at least one significant adverse environmental impact.
  - (2) To determine that an EIS will not be required for an action, the lead agency must determine either that there will be no adverse environmental impacts or that the identified adverse environmental impacts will not be significant.
- (b) For all Type I and Unlisted actions the lead agency making a determination of significance must:
  - (1) consider the action as defined in subdivisions 617.2(b) and 617.3(g) of this Part;
  - (2) review the EAF, the criteria contained in subdivision (c) of this section and any other supporting information to identify the relevant areas of environmental concern;
  - (3) thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment; and
  - (4) set forth its determination of significance in a written form containing a reasoned elaboration and providing reference to any supporting documentation.
- (c) Criteria for determining significance.
  - (1) To determine whether a proposed Type I or Unlisted action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in this subdivision. The following list is illustrative, not exhaustive. These criteria are considered indicators of significant adverse impacts on the environment:
    - (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
    - (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;

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July 7, 2003

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

RE: Moores Hill Estate  
Our Project #2770

Dear Board Members:

We request on behalf of our client, that the Moores Hill Estate project be placed on your July Planning Board agenda for an extension of the preliminary approval. In addition to the request for extension of the preliminary approval, we would like to also try to resolve the SEQR issue as we had outlined in our correspondence of May 7, 2003 (copy attached). As I had indicated in the correspondence, the NYSDEC presently has put a hold on their review of the project pending this amended resolution for SEQR.

We had hoped for a spring construction start for the project, however, based upon this issue that still needs to be resolved, we are not able to finalize our approvals with the DEC and subsequently with the County Health Department.

If you require any further information with regard to these items, please do not hesitate to contact our office. I appreciate all the efforts and consideration that the board has provided with regard to this application. I hope that we can bring it to a close in the very near future.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence Torro, P.E.

LET:kj

cc: Mr. Jacob Deutsch  
Mr. Mark Edsall

PROJECTS 2003 - 2770 - MOORES HILL - CORRES - 7 7-03

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May 7, 2003

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553  
Attention: Mr. James Petro, Chairman

RE: Moores Hill  
Our Project N<sup>o</sup> 2770

Dear Board Members:

Please find enclosed correspondence received from the New York State Department of Environmental Conservation (NYSDEC), New Paltz office, related to the Moores Hill Project. As indicated in the correspondence, the department is looking for an "expansion" of the negative declaration referenced in the minutes of the meeting dated August 25, 1999. At that time the project was granted preliminary approval (copy of minutes attached). I have contacted Mr. Biegel of the department with regard to this matter. Mr. Biegel indicated that the negative declaration form, provided by the NYSDEC needs to be completed. I have taken the liberty in preparing a form and I have enclosed a copy for your review. The form was completed utilizing the minutes from the original meeting as a guide, as well as reviews and/or approval received from the Army Corps of Engineers, relating to wetlands and the Department of Parks & Historic Preservation relating to any archeological significance.

I would request, on behalf of the applicant, if the board would consider adopting the attached negative declaration form or one similar to it. Once this is complete, we can provide this documentation to the NYSDEC so that they can complete their file. At such time that they have this information they will continue their review of the application presently before them for the project.

**Engineering Technology for the 21st Century**E-mail (Monroe) [afreng@frontiernet.net](mailto:afreng@frontiernet.net)(Paramus) [afrgroup@bellatlantic.net](mailto:afrgroup@bellatlantic.net)

May 7, 2003  
Moore's Hill

Mr. James Petru, Chairman  
Cur Project # 2175

Once you have had a chance to review the enclosed, if you require any further information, and/or further explanation as it relates to this material, please do not hesitate to contact our office.

Thank you for your time regarding this matter.

Very truly yours,



AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torto, P.E.

LET.lj

Enc.

cc: Mr. Jacob Deutsch, w/enc.  
Mr. Mark Edsall, w/enc.

MOORES HILL ESTATES - DISCUSSION

MR. EDSALL: I received a phone call this afternoon from the engineer, Larry Toro from AFR who's working on the Moores Hill subdivision, it's been around since '99 and they're the ones that had quite a bit of issues with wetlands and been working with DEC and Health Department and Army Corps of Engineers, they're on the home stretch, they're getting final comments addressed and their client is seeking approval to just start some clearing of the road and start some grading. He did fax me a letter, I forgot it tonight, but it seems pertinent they have been working on this subdivision for four years and it seems like they're very close and they just want to get started on the road so I'll pass on the request, just wants to start clearing and prepping maybe some grading of the road area, they did offer in the letter pay any fees to make sure that the proper inspections would occur, so they do want to follow the normal course.

MR. PETRO: It's not a problem, I don't have a problem with it, you're going to handle it, make sure it doesn't escalate.

MR. EDSALL: Correct.

MR. PETRO: Any members have a problem with it?

MR. LANDER: No.

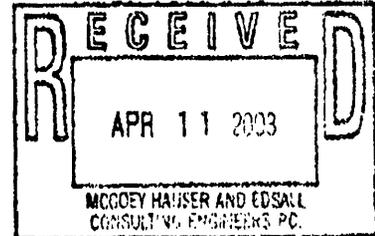
MR. PETRO: You have direction then.

MR. EDSALL: Thank you.

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April 9, 2003



Town of New Windsor  
Planning Board Engineer  
c/o McGoe, Hauser & Edsall  
Consulting Engineers, P.C.  
33 Airport Center Drive, Suite 202  
New Windsor, New York 12553  
Attention: Mr. Mark Edsall, P.E.

RE: Moores Hill  
Our Project N° 2770

Dear Mr. Edsall:

I am writing to you on behalf of my client for the Moores Hill Estates Project located off of Moores Hill Road. We are presently in the process of addressing final comments regarding technical issues on the plan relating to sanitary sewer main extension and realty subdivision, as raised by the respective outside agencies. The project has received approval from the Orange County Department of Health regarding the watermain extension. We have received a sign-off from the Army Corps of Engineers as it relates to the federal wetlands associated with the site. Plans are being reviewed by the New York State Department of Environmental Conservation for storm water management issues. Based upon the status of the reviews with the respective agencies, we would anticipate obtaining approvals from the outside agencies and submitting to the town for final approval in order to have a summer construction start for the project.

In order to get a start on the project, the applicant would like to request if some of the preliminary clearing and grading associated with the road construction can be started. Based upon present plans and reviews by outside agencies, the road pattern as approved during the preliminary, and as currently shown on the plans, will not change. I would appreciate it if you could provide some guidance with regard to this issue and if this is an acceptable practice with the Town of New Windsor. If so, we will coordinate with you with regard to any required posting of fees and bonds that may be associated with this work.

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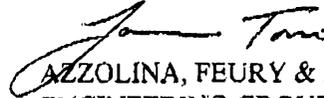
(Paramus) [afrgroup@bellatlantic.net](mailto:afrgroup@bellatlantic.net)

April 9, 2003  
Moore's Hill

Mr. Mark Edsall, P.E.  
Our Project No 2770

Thank you for your assistance with regard to this matter.

Very truly yours,

  
AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence E. Torro, P.E.

LET:kj

cc: Town of New Windsor Planning Board  
Mr. Jacob Deutsch

PROJECT FILES 2003/MOORE'S HILL #2770/CORRESPONDENCE/EDSALL 4-9-03

CORRESPONDENCE

MOORES HILL ESTATES SUBDIVISION (98-4)

MR. PETRO: Moores Hill Estates request for 6 month extension of the preliminary approval.

MR. EDSALL: This application has been dragging significantly but I don't believe it's at the fault of the applicant or their engineer. It appears from my discussions with them that this might be the last extension they ask for. They have finally gotten reviews back from Historic Preservation, Army Corps, so they're on the home stretch from what they're telling me.

MR. PETRO: This is for six months.

MR. EDSALL: Six months, hopefully they'll be in for final.

MR. PETRO: Take care of the dates and you'll check the dates?

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month extension to the Moores Hill Estates subdivision. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS            AYE  
MR. LANDER                AYE  
MR. PETRO                 AYE

MR. PETRO: Motion to adjourn?

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

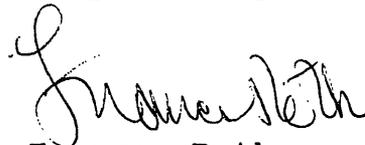
February 26, 2003

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ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth  
Stenographer

3/10/03



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98-4

January 30, 2003

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

RE: Moores Hill Estate  
Our Project #2770

Dear Board Members:

Attached please find correspondence, from the New York State Office Of Parks, Recreation and Historic Preservation dated January 7, 2003, in regard to the above referenced project. As noted in the correspondence, the applicant has completed his field work as required for data retrieval on site and the results are satisfactory to the Park's Department. Therefore, they will allow for the project to finally be able to proceed forward with review from the other outside agencies specifically, the New York State Department of Environmental Conservation (NYSDEC).

The project has presently received an "intent to sign-off" from the Army Corps of Engineers as it relates to the wetlands on site. We are presently in the process of finalizing review of the water main extension with the Orange County Department of Health (OCDOH), and will be submitting an application, for Realty Subdivision Approval, to the County. The application as it relates to Sanitary Sewer Main Extension has been pending review at the NYSDEC Tarrytown office, and will now be in a position to proceed forward since we have obtained the sign-off referenced above.

We would anticipate at this juncture that the project would be in a position to go to construction late spring/early summer 2003.

As you are aware, the project has a preliminary approval from the Planning Board which expires in February 2003. Therefore, We would request on behalf of the applicant, that project be placed on your February agenda for consideration of extension of preliminary approval so that we can finalize the remaining approvals required from the outside agencies.

*2/26/03 Granted 6-month extension*

cc: M.E.

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(Paramus) [afrgroup@bellatlantic.net](mailto:afrgroup@bellatlantic.net)



New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

January 7, 2003

Steve Oberon  
Columbia Heritage, Ltd.  
56 North Plank Road, Suite 287  
Newburgh, New York 12550

Dear Mr. Oberon:

RE: SEQRA  
Moore's Hill Estates Subdivision  
Town of New Windsor, Orange Co.  
02PR5903 (98PR0415)

The Office of Parks, Recreation and Historic Preservation (OPRHP) has reviewed the information submitted for this project. Our review has been in accordance with Section 14.09 of the New York Parks, Recreation and Historic Preservation Law and relevant implementing regulations.

The OPRHP have received the End-of-Field letter for the completion of the field work for the Moore's Hill Site, as set forth in the Data Retrieval Plan approved by our office. It is the opinion of the OPRHP that the project can precede in the vicinity of the site.

The Phase III report will need to be submitted to our office for review, within 1 year of the End-of-Field letter. It is the opinion of the OPRHP that the project will have No Adverse Impact on historic properties in or eligible for inclusion in the State and National Registers of Historic Places with the condition that the Data Retrieval Plan is completed.

If you have any questions, please call me at (518) 237-8643, extension 3288.

Sincerely,

Cynthia Blakemore  
Historic Preservation Program Analyst

CC: M.E.

Moore's Hill Estate  
January 30, 2003

Ms. Myra Mason, Secretary  
Our Project #2770

Thank you for your time and consideration in this matter. If you have any questions, or need additional information, please do not hesitate to contact our office.

Very truly yours,



AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence Torro, P.E.

LET:kj

Enc.

cc: Mr. Jacob Deutsch

DISCUSSION

MOORES HILL ESTATES SUBDIVISION

Mr. Larry Torro appeared before the board for this proposal.

MR. TORRO: Good evening, my name is Larry Torro with AFR Engineering. This application obviously has been before the planning board for quite some time. I have some maps I can give you, basically the same layout it has been the application, the original preliminary approval goes back to I believe August of 1999. At that point, we had proceeded to New York State DEC for sewer main extension and water main to the Orange County Department of Health. At that point, it was also issued to the Parks Department on the SHPO and again, I'm not quite sure who's here or not because Mr. Clearwater from our office originally handled it so bear with me a little bit here, please. There was issues as far as archeological significance on the site, through a Phase 1 and Phase 2 studies there was some findings related to a foundation and our archeologist, Mr. Steve Oberon (phonetic) with Columbia Heritage went back and forth with the State Department of Parks and came to the conclusion that it had required what's called a Phase 3 study. Basically, what that is is somewhat of an archeological dig where they have to go in actually with a trowel and shovel and inventory what's there.

MR. PETRO: What are they looking for there?

MR. TORRO: I guess at the February meeting, apparently, we had requested an extension again preliminary approval and it was granted but--

MR. PETRO: February 27.

MR. TORRO: Right and I had received a copy of the minutes in May and in reading through them, I noticed it seemed that it was indicated that this, this may be the last extension granted by the board. So what I was trying do do before that's up in August is come before you. There's no way I know I'll have it done by

August, the archeologist is going to start, if he should of started by now his dig, he needs through the summer to complete that. DEC will not entertain a sewer main or storm water management, any of the issues until SHPO Parks Department signs off on the project.

MR. PETRO: Let me ask you this, if you don't get the extension, is this preliminary?

MR. TORRO: Yes.

MR. PETRO: If you don't get another extension, then what's the size of the lots? They're not the two acre lots, correct, you're going to lose your grandfather if you don't get another preliminary?

MR. BABCOCK: They're one half acre.

MR. PETRO: Cut to the chase, you're going to lose your grandfather clause if you don't get another extension so how can we or do we want to or is it proper to give another extension?

MR. EDSALL: Well, I think Larry's--

MR. PETRO: How many preliminary? Can it go on and on?

MR. EDSALL: Larry's made a good case, the applicant has spent a lot of time and money trying to get outside agency approvals. My real concern and I think I have a sense the board's concern, if someone has an application that they're really not making a diligent effort to get through, sounds to me like you're to the point of almost being tortured here and in trying to get through, do you have any idea when you believe you'll have these approvals back?

MR. TORRO: It's all contingent, yes, I would hope by the year's end that we'll wrap up most of the approvals and the beginning of the year we can be back and wrap the whole application up.

MR. EDSALL: When does the six months expire now?

MR. TORRO: In August.

MR. EDSALL: So end of February someplace there, in there it would carry through?

MR. TORRO: Yes.

MR. ARGENIO: What did they find that prompted the Phase 3 study?

MR. TORRO: Apparently, it was the remains of an old farm foundation, here's an outline.

MR. PETRO: Mark, I'm reading the February 27 minutes and obviously, I'm answering my own question, we can grant another 6 month extension, what happened is at that meeting, we felt that they were not pursuing, I'm reading here or actively pursuing the site plan, the subdivision site plan but obviously he is.

MR. EDSALL: We might not have had all the information that Larry just gave us.

MR. PETRO: It's not really his fault, especially with now a Phase 3, you have to do that, and with other parts of the government their tomorrows are in months.

MR. TORRO: I'm painfully aware of it.

MR. ARGENIO: Not like the New Windsor Planning Board.

MR. PETRO: No, so let's not go any further, I don't see a problem with going with another preliminary when he has to come back.

MS. MASON: It was in August.

MR. PETRO: You'll be notified, you come in.

MR. EDSALL: Why don't we put a date specific in the minutes so it's clear, why don't you say that it expires.

MR. PETRO: It was February 27 when he was here, so make it the 27th of August, whatever that meeting is.

MR. EDSALL: Well, do you want to have him come back or just give them on the record until February 27 next year, that's when you're going to look to wrap the whole thing up.

MR. PETRO: Can we go that far?

MR. EDSALL: The board has latitude to do it.

MR. PETRO: Let's do that, that's a lot easier, just make it coincide with this date here one year later which will be February 27 of 2003 instead of going through it.

MR. EDSALL: Larry, all the applications have gone into the health department and DEC just can't act yet?

MR. TORRO: Exactly.

MR. EDSALL: So there's nothing else we can do to help it?

MR. TORRO: Water main extension they have acted on.

MR. PETRO: Thank you. We should make a note of this, you can put this in the minutes, too, that here's a case here if anyone ever accuses us of trying to get rid of active applications to make the lots bigger, this is a case where we're actually working with an applicant to, you know, what's right is right and he has smaller lots, we understand that, but he's diligently trying to comply and he's doing the best that he can. So I think we'll have to work with him.



MOORES HILL ESTATES SUBDIVISION (98-4)

MR. PETRO: Request for extension of preliminary approval. We have a letter from them, I'm not going to read the whole letter. Mark, have you seen it?

MR. EDSALL: I haven't seen it, but my only concern on Moores Hill Estates, this has been before the board and I think they vigorously pursued the application for six months, then for the last four years, all we have done is gotten letters every six months asking for preliminary extension. If you do grant it, I don't know why you shouldn't, we should advise them if they don't pursue an approval, that you may not care to extend it and that you may deny it and then tell them to come back under the new zoning because it's, the problem is the zoning has changed and this just leaves the application in limbo and they really, as far as I know, are not pursuing or actively pursuing.

MR. PETRO: Preliminary extensions are forever unless we deem we don't have to give it?

MR. EDSALL: Normally, you ask what activity is going on, why are you not making progress.

MR. PETRO: They do have a letter that's extensive, if you want me to read it, but I think--

MR. ARGENIO: What's the spirit of the letter?

MR. PETRO: They had to give all the reasons why they are still working on it.

MR. ARGENIO: Is there validity to their reasons?

MR. PETRO: In their viewpoint there is.

MR. BABCOCK: They're waiting for agency approvals, some of the approvals from different agencies.

MR. PETRO: Let's give, what is it, 6 month?

MR. EDSALL: Six month.

MR. PETRO: And if it comes back again, Mark, then we're going to do what you said, this is enough here.

MR. ARGENIO: I think you're right, we should be cleaning things up behind us after the zoning change.

MR. PETRO: Unless you want to send it.

MR. EDSALL: Give them the six months and then I'll, Myra will remind me to contact them.

MR. PETRO: Give them the summer to work on it.

MR. EDSALL: Yes.

MR. PETRO: Motion for 6 month extension.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month extension for the Moores Hill Estates subdivision. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

CORRESPONDENCE:

MOORES HILL ESTATES SUBDIVISION (98-4)

MR. EDSALL: I'd suggest That you give them a 6 month extension but you have the planning board secretary convey to them this application is getting mighty dusty, it's from back in 1998, and I believe that was a reapplication in itself, wasn't it, Mike?

MR. PETRO: We'll do exactly that.

MR. EDSALL: They'd need to pursue the approvals and come in.

MR. PETRO: We need a motion for 6 month extension for Moores Hill Estates subdivision which expires 7/26/01.

MR. ARGENIO: This is a 6 month extension, I'll make that motion.

MR. EDSALL: Of preliminary, yes.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month preliminary extension to the Moores Hill Estates subdivision on Moores Hill Road. Also, we were going to instruct the secretary to the planning board to inform Moores Hill Estates subdivision owners that this application is getting mighty dusty. That's what the engineer told me to say so with that, roll call.

ROLL CALL

MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



110 Stage Road, Monroe, NY 10950 • (845) 782-8681 • Fax (845) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

July 2, 2001

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attention: Ms. Myra Mason, Secretary

RE: Moores Hill Estate  
Our Project #2770

Dear Ms. Mason:

The thirteen (13) lot Moores Hill Estate Extension Subdivision received an extension of preliminary approval which expires July 26, 2001. We request, on behalf of the applicant, that this application be placed on the Planning Board's agenda for consideration of an extension of the preliminary approval.

The applicant is presently at various outside agencies to obtain their approvals as it relates to sewer and water to service the project. Additionally, a considerable amount of time & effort is being expended resolving issues raised by the NYS Parks Department regarding any potential archeological significance.

We would appreciate once this matter has been set on an agenda that you notify our office with regard to the day and time.

If you have any questions, or need additional information, please contact our office. Thank you for your time in this matter.

7/25/01  
*Granted  
180 day extension*

Very truly yours,

  
AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
Lawrence Torro, P.E.

JCC:at  
cc: Mr. Jacob Deutsch

WP8\Projects 2001Moores Hill #2770-Report\Planning Bd 1-9-01

New York State Department of Environmental Conservation

Division of Environmental Quality, Region 3

200 White Plains Road - 5th Floor, Tarrytown, New York 10591-5805

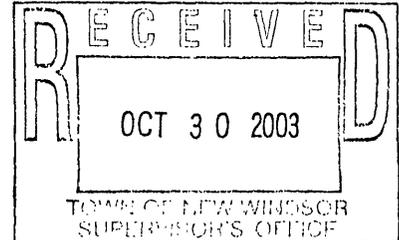
Phone: (914) 332-1835 • FAX: (914) 332-4670

Website: www.dec.state.ny.us



Erin M. Crotty  
Commissioner

October 28, 2003



Mr. Lawrence E. Torro, P.E.  
AFR Engineering Group  
110 Stage Road  
Monroe, NY 10950

Re: Approval of Plans and Specifications for  
Sanitary Sewer Main Extension to Serve  
Moores Hill Subdivision  
Town of New Windsor, Orange County

cc: Myra  
J. B. + Dick

Dear Mr. Torro:

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of 13 single family residential lots approximately 1000 linear feet of 8 inch PVC sanitary sewer connecting to the existing municipal sewers through 7 sanitary manholes as shown in the plans dated 10/29/97, prepared by Azzolina, Feury, Raimondi Engineering Group consisting of 2 sheets, last revised 09/29/03.

By initiating the construction of the said project covered by the approval of plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

- 1) This approval is issued pursuant to SPDES Permit No. NY-0022446 (Town of New Windsor STP)
- 2) That this approval letter shall be maintained on file by the applicant.
- 3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- 4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- 5) That the facilities shall be fully constructed and completed in compliance with Plans as approved on October 28, 2003.
- 6) That this office is to be notified when construction commences.

Myra - for P.B. + Dick

Page 2

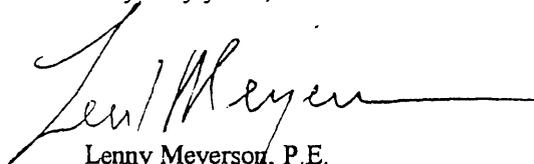
Mr. John Lehman, P.E.

April 22, 2003

- 7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- 8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- 9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of the pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- 10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,



Lenny Meyerson, P.E.  
Regional Water Engineer  
Region 3

LM:MG:dc

Enclosure

cc: Orange County Department of Health  
Town Supervisor, Town of New Windsor



New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

April 3, 2001

Lawrence E. Torro, P.E.  
Azzolina, Feury & Raimondi Engineering Group  
110 State Road  
Monroe, New York 10950

Dear Mr. Torro:

Re: CORPS  
Moores Hill Estates Major Subdivision  
New Windsor, Orange County  
98PR0415

The State Historic Preservation Office (SHPO) has reviewed the information submitted for this project. Our review has been in accordance with Section 106 of the National Historic Preservation Act and relevant implementing regulations.

Based on this submission, the SHPO is unable to evaluate the level of archeological survey that has been completed. The SHPO will need to receive a final Phase I report that includes all the aspects of the assessment and testing as well as the completed Phase II report. Both reports should meet the Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State. We are enclosing a copy of the Standards for your information. Until we have the reports to review, we are unable to provide comments on the potential for historic resources to be impacted as a result of the project.

Additionally, the photographs requested in our letter dated March 12, 1998, have not been submitted for our review (enclosure).

If you have any questions, please contact Cynthia Blakemore at (518) 237-8643, extension 3288.

Sincerely,

Ruth L. Pierpont  
Director

RLP:bsd  
Enclosures

cc: Steve Oberon  
Town of New Windsor

REQUEST FOR ADDITIONAL INFORMATION  
TO EVALUATE  
BUILDINGS/STRUCTURES/DISTRICTS

98 PR0415

\*\*\*\*\*

In order for us to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area we will need the following additional information:

- Full project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older within or immediately adjacent to the project area, keyed to a site plan.
- Clear, original photographs of the surroundings looking out from the project site in all directions, keyed to a site map.
- Date of construction.
- Brief history of property.
- Clear, original photographs of the following:  
(See attached map for locations)
- Other:

Please provide only the additional information checked above. If you have any questions concerning this request for additional information, please call John A. Bonafide at (518) 237-8643 ext.263 .

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

CORRESPONDENCE

MOORES HILL ESTATES SUBDIVISION (98-4)

MR. PETRO: Moores Hills, 13 lot Moores Hill Estate subdivision received extension of preliminary approval which expires January, 2001. Request on behalf of the applicant, this application be placed on the Planning Board's agenda for extension. I mean it's, anyway, it's for 90 day extension, is that correct?

MR. EDSALL: This is preliminary approval extension.

MR. PETRO: So it's two 90's so we can do 180?

MR. EDSALL: Two 90's are for final, preliminary usually is a six month deal, they're usually getting agency approvals, so you usually give them six month blocks.

MR. PETRO: Says preliminary, okay, 6 month preliminary approval, gentlemen?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the Town of New Windsor Planning Board grant 6 month extension to the preliminary approval which expires January, 2001 to Moores Hill Estates. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



Joseph G. Rampe  
County Executive

## DEPARTMENT OF HEALTH

Maxcy J. Smith, M.D.  
Commissioner of Health

124 Main Street  
Goshen, New York 10924-2199

Environmental Health

(845) 291-2331  
Fax: (845) 291-4078

February 7, 2001

Lawrence Torro, P.E.  
AFR Eng. Group, Inc.  
110 Stage Road  
Monroe, NY 10950

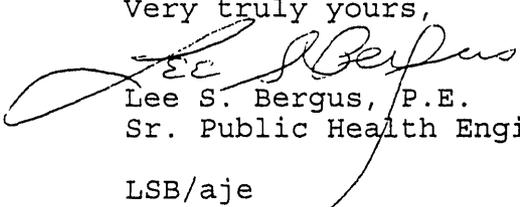
Re:  
Moores Hill Estates  
Watermain Extension  
T. New Windsor

Dear Mr. Torro:

This department is in receipt of your correspondence dated February 1, 2001 in which the request was made for a ninety (90) day extension for review of the above referenced project. Your request is granted and the new date for resubmission of engineering materials May 6, 2001. The request must be made in writing.

Thanking you in advance.

Very truly yours,

  
Lee S. Bergus, P.E.  
Sr. Public Health Engineer

LSB/aje

cc: Supervisor & Town Board ✓  
File



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## REQUEST FOR PUBLIC RECORDS

DATE:

(Please specify or describe items(s) requested)

pages 1 & 2 of Moores Hills  
Estates proposed division

Name: K. Phillips  
Address: 11 Wacker OAK Hill  
New Windsor  
Phone: 443-2551  
Representing: Self

Documents MUST NOT be taken from the office and MUST be returned intact.

Time Out: 2:45  
Time Returned: 3:20



110 Stage Road, Monroe, NY 10950 • (914) 782-8681 • Fax (914) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

98-4

February 3, 2000

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attention: Ms. Myra Mason, Secretary

RE: Moores Hill Estate  
Our Project #2770

Dear Ms. Mason:

The thirteen lot Moores Hill Estate Subdivision received preliminary approval on August 25, 1999. The 6 month preliminary approval will lapse this month. Please place this application on the Planning Board's agenda for an extension of the preliminary approval.

If you have any questions, or need additional information, please contact the undersigned.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
James C. Clearwater, P.L.S.

JCC:nd

cc: Mr. Jacob Deutsch

*Handwritten notes:*  
①  
②  
7/11/99  
1/12/00

WP8\Projects 2000\Report\Planning Bd 2-2-00

**Engineering Technology for the 21st Century**

E Mail (Monroe) [afreng@frontiernet.net](mailto:afreng@frontiernet.net). (Paramus) [afrgroup@bellatlantic.net](mailto:afrgroup@bellatlantic.net)

MOORES HILL ESTATES SUBDIVISION (98-4)

MR. PETRO: This is a request for extension to preliminary approval. "Dear Ms. Mason: The 13 lot Moores Hill Estates Subdivision received preliminary approval on August 25, 1999. The six month preliminary approval will lapse this month. Please place this application on the Planning Board's agenda for extension of the preliminary approval." And this is the attorneys for the Moores Hill Estates Subdivision.

MR. EDSALL: Used to be Raimondi Engineers. Normally, we'd like to have on record that they are pursuing the application. They have been working on getting revisions done, so that it can get all its necessary approvals for sewer and water, so they are actively working on it.

MR. PETRO: So we're going to do another 180 days?

MR. EDSALL: Being that it's preliminary, do six month extension.

MR. PETRO: Motion for six month extension.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant six month extension to the Moores Hill Estates subdivision on Moores Hill Road. Is there any further discussion? If not, roll call.

ROLL CALL

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

PUBLIC HEARING:

MOORES HILL ESTATES SUBDIVISION (98-4)

Mr. James Clearwater appeared before the board for this proposal.

MR. PETRO: This is a 13 single family residential building lots. This application proposes the subdivision of 22 acre parcel into 13 single family residential lots. The plan was previously reviewed at the 28 January 1998, and the 14 July, 1999 planning board meetings. The application is before the board for a public hearing at this meeting. Obviously, I see some people here. What we do is we review this first as a board and at some time during that review, I will call upon the public for their input and open it up for a public hearing then when you're done, the board would review it again. So right now, the board is going to review it.

MR. CLEARWATER: Good evening. For the record, my name is James Clearwater. I am a land surveyor. We have been working with this project for several years now and with the neighbors, may recall this application couple years ago was probably was subject of an application to divide off three residential lots on that fronted on Moores Hill Road. There's one completed dwelling on one of those lots now. Now, this application is for the balance of the property, it's 2 two acres, it develops 13 residential lots, all 13 lots or are on water and sewer, no wells, no septic. It proposes a new public street about 1100 feet long and all lots will front on that street with the exception of lot 13, lot 1 and lot 2. Actually, lot 1 and 2 actually front on the new road but have their access to Moores Hill. At this time, we're in the process of working with the Army Corps of Engineers for the wetlands approvals, wetlands delineation has been approved and because of the minor disturbance that we're making for the road and driveways and the drainage, we need to get approvals from them for that. They have asked us to do a couple other little things which we got a letter a week ago.

MR. PETRO: They being?

MR. CLEARWATER: The Army Corps show some minor grading on the lots and they want one bigger item, they want us to apply to the DEC for storm water certification Section 404 of the code which we will do but we can't do until we get preliminary, we cannot apply to the DEC until we have preliminary approval. That applies also for the water main extension with the health department as well as the sewer main extension for the DEC.

MR. PETRO: You do not have the sewer main extension at this time?

MR. CLEARWATER: No, no, we need that from the DEC and we can't apply until we have preliminary approval.

MR. PETRO: New York State Office of Parks, Recreation and Historic Preservation, why are they involved?

MR. CLEARWATER: They were, that was triggered initially because of the historic house which is adjoining the property on 207, old 1776 house out there the, sign place is there now. In any case, they got involved with that, we ended up doing Phase 1 and Phase 2 archeological study and they found a small what they called a small residential remains of a small residential site, it was, I should, actually it's right in the middle of where the road is planned to be and they claimed it to be 18th century or early 19th century home site which was occupied for 40 or 50 years. There's nothing left with the exception of some stones and a square that they claim to be an old foundation, stones and they have found some bent nails and some bricks and some ceramic pottery chards, that sort of thing.

MR. PETRO: No skeletons?

MR. CLEARWATER: No, and at this point, we're working with SHIPPO, Office of Historic Preservation people in Albany to develop a, what they call a data recovery plan, in other words, they'll go in there, our guys will pull out all the stuff, bent nails and bricks and that stuff and after that has been taken out, then

they'll give it their blessing and we can build a road to there. What happens to that stuff is the property owner has first refusal and if the town wants it, they can have it. That's about where we sit at this point, we have made some minor changes since the last meeting in response to Mr. Edsall's letter.

MR. PETRO: I'm reading number 4 here and he's saying that some of the changes were not made as far as proposed roadway relative to town street specifications, these include insufficient drainage provisions, drainage pipes and inadequate slopes and lack of notation regarding sub grades stabilization required by the town specifications. These items have not been addressed as part of the plan as such the roadway is unacceptable in its current form. This must be resolved. Mark, I'm a little perplexed because on 8/11/99 I have an approval from the highway department so where do we stand with this?

MR. EDSALL: Well, I'm sure that if I point out to Mr. Pullar in four specific cases the plan does not comply with the Town Law, I'm sure he will change his opinion.

MR. PETRO: That is simple enough. Are you aware of the four cases?

MR. CLEARWATER: Yeah.

MR. EDSALL: They are not in benefit to the applicant, they are issues that can be resolved, would not, I believe, affect your ability to go through the preliminary review, but they need to be straightened out. I want to make sure before it goes to the health department.

MR. CLEARWATER: I wanted to speak to Mr. Edsall, I put in a phone call, we never did get together. One of the items was change the slope of the road from point 7 to a 1 percent, it's a very minor slope on the grade. He wanted the catch basin moved as I recall.

MR. EDSALL: I think we need more catch basins.

MR. CLEARWATER: Fine.

MR. PETRO: It's not going to hinder preliminary approval process.

MR. EDSALL: I just wanted to bring it up, those are the kinds of things that are a problem before you go to the health department but I don't believe it will affect your ability to go through preliminary.

MR. PETRO: We've seen this, I think this is the third time, gentlemen, I think at this time, it would be good to open it up to the public and get an idea of what they have to say. On August 10, 1999, 27 addressed envelopes containing the attached notice of public hearing were mailed on the 10th day of August, 1999, Deborah Green, notary public. So we have notice of public hearing has gone out. At this time, I'm going to open it up to the public for any comment. If someone would like to speak on behalf of the application, please raise your hand, be recognized by the board and come forward and state your name and address, yes?

MS. ELIZABETH PRUZ: I have one, yes. Elizabeth Pruz (phonetic), 27 Weather Oak Hill. Our back yard borders the property, maybe not where he's looking, you know, to build, but I have a question, do you plan on rerouting the stream in any way?

MR. CLEARWATER: No, not at all.

MS. PRUZ: I don't mean right now, whenever you're planning here trying to seek approval?

MR. CLEARWATER: No.

MS. PRUZ: You're not going to?

MR. CLEARWATER: No, the DEC and Army Corps, they won't let us do that, even if we wanted to.

MS. PRUZ: The road you're talking about a thousand that should come out like between our house somewhere, I guess?

MR. CLEARWATER: This is Weather Oak up here, this is Weather Oak and these are the lots that, lots that front on Weather Oak, Moores Hill Road here and 208 out here and your road turning off Moores Hill and terminate in a little cul-de-sac, the stream runs through here this way, this is the stream here.

MS. PRUZ: I was just curious, I didn't know if you were allowed to do it.

MR. CLEARWATER: No, we couldn't do it if we wanted.

MS. PRUZ: Because you can put it on my side if you wanted to.

MR. PETRO: Okay, anybody else like to speak? No other questions?

MS. ANDRY: I'm Cora Andry (phonetic) from 80 Moores Hill Road and I bought a house from Moores Hill Estates, I'd like to know where is my lot now, where is the road going to be?

MR. CLEARWATER: Over here.

MS. ANDRY: The one opposite the correct.

MR. CLEARWATER: Yes, here's a little bridge here.

MS. ANDRY: That's going to be the entrance?

MR. CLEARWATER: Yes.

MS. ANDRY: These are all the houses you're planning to build?

MR. CLEARWATER: One here, one here and balance here.

MS. ANDRY: The two lots beside me are still going to be empty?

MR. CLEARWATER: At the moment they are.

MS. ANDRY: Thank you.

MR. PETRO: Any other questions?

MS. PRUZ: That other property that cannot be developed?

MR. CLEARWATER: This here?

MR. PRUZ: Yes.

MR. CLEARWATER: Because of the wetlands and stream, steep slope, you have to put a slope, they can't do anything with that, you may recall several years ago, this actually the same owner had a multi-lot subdivision, I think 30 or 40 lots on here, he was proposing at that time, and that got scaled back for a variety of reasons, wetlands, for one, and the economy for the other, but it's at--

MR. PRUZ: You're not bringing a road in where the other right-of-way is on Weather Oak Hill?

MR. CLEARWATER: Over here, no.

MR. PRUZ: That's my house right next to it on the left. Thank you.

MR. CLEARWATER: You're welcome.

MR. PETRO: Let the minutes reflect that the Chair doesn't recognize any other people looking to be recognized, so I'll entertain a motion to close the public hearing.

MR. STENT: Motion to close.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing on the Moores Hill Estates subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: I will reopen the application for the board's review. Do any of the members have any outstanding comments?

MR. STENT: The lot 13 you show a house on there?

MR. CLEARWATER: That's correct.

MR. STENT: That's going to be all the wetland area is all going to go with the house?

MR. CLEARWATER: The wetlands is on each side of the stream, lot 13 accesses or has access directly to Moores Hill with a long driveway that snakes into the house site in the back here and they are impinging on the wetlands for 2,200 square feet here.

MR. STENT: I'm concerned who is going to care for the wetlands and what lot it's going to go with?

MR. CLEARWATER: It's a part of each lot that--lot 13 is a big lot.

MR. PETRO: Obviously, we have municipal sewer here is disapproved, that's because the sewer extension is not approved. After preliminary, you'll make your application and second that approval but we don't need it for the preliminary, Mark, do you have any other outstanding comments at the time? We can't proceed.

MR. EDSALL: One other issue which I don't know that the highway superintendent was fully aware of, but I just wanted to make sure that he's aware that driveways for lots 1 and 2 do go directly to Moores Hill Road which I'm sure that the explanation on record relative to the wet lands disturbance would help him in accepting it, but I think when I point out the other issues to him, I'm going to make sure he's fully aware of that. I know when he went out and looked at the site distance, the original roadway was back generally

in the area where the driveways come out and he found that location unacceptable.

MR. CLEARWATER: I met with him with this plan and showed him that, I had these sight distances on the map at that time and the original location for the road was further to the east, not quite over as far as those two driveways, but it was over further, you're right.

MR. EDSALL: Was the SEQRA taken care of?

MR. CLEARWATER: I don't recall.

MS. MASON: You had authorized to send out a lead agency letter, that was done on February 6 of '98.

MR. EDSALL: Yes, there was never any action taken to acknowledge.

MR. PETRO: Maybe we were waiting for the public hearing.

MR. EDSALL: I would suggest since no other agency has expressed any interest in being lead agency that you for the record assume that position.

MR. PETRO: Even though DEC's involved with the crossing and the encroachment?

MR. EDSALL: They were included in a circulation as involved agency, apparently, they would rather not take the job, they'd rather have you do it, so I suggest that you, for the record, take the position of lead agency.

MR. PETRO: We need a motion to declare negative dec.

MR. EDSALL: Lead agency.

MR. PETRO: Lead agency for the Moores Hill Estates subdivision.

MR. LANDER: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Moores Hill Estates subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Let's have a motion. After that, I'm sure we'll be done. Is there anything else, Mark?

MR. EDSALL: Try to help out here.

MR. PETRO: Motion for negative dec on the SEQRA process.

MR. ARGENIO: Make that motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Moores Hill Estates subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Can I entertain a motion for preliminary approval for the Moores Hill Estates?

MR. STENT: Make a motion we grant preliminary approval to the Moores Hill Estates subdivision.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant preliminary approval to the Moores Hill Estates major subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. EDSALL: Other issue if you are so inclined you have reviewed this on several occasions and you're aware because of the job that Jim is doing with the other involved agencies in adjusting the preliminary plan to comply with the regulations for both disturbance of the wetlands and water quality, they have taken steps at this point to demonstrate that they are minimizing environmental impacts, obviously, they still need permits from the other agencies, but you can consider negative dec based on what's been presented to you. If for any reason some new information comes about or the other agencies find some concern that we're all not aware of, you can always reopen it.

MR. PETRO: Well, he has minor encroachment on the entire wet lands, is that the only one?

MR. CLEARWATER: That's right, the combination of the roadway encroachment and the one drive on lot 13 as well as the utility crossing for the water and sewer for lots 1 and 2 as well as the outfall drainage at the end of the cul-de-sac, those, the combination of that, we need the permit for, actually, it totals less than a third of an acre, which is threshold. Does that answer your question?

MR. PETRO: Yes, that's fine. Anything else from anybody? Anything else?

MR. CLEARWATER: No.

August 25, 1999

14

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 6 OCT 99 APPLICANT RESUB. REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No new plans

PROJECT NAME: Moore Hill

PROJECT STATUS: NEW      OLD     

REPRESENTATIVE PRESENT: Jim Clearwater

MUNIC REPS PRESENT:

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- can't get 10% for all roads & storm pipes
- needs waiver from Jim Pullan
- review comments from 7/99
- he will revise plans

CLOSING STATUS

- Set for agenda
- possible agenda item
- Discussion item for agenda
- ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

**REVIEW NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34-BLOCK 2-LOT 17.4  
**PROJECT NUMBER:** 98-4  
**DATE:** 25 AUGUST 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE 22.2 +/- ACRE PARCEL INTO THIRTEEN (13) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 JANUARY 1998 AND 14 JULY 1999 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. As part of the Public Hearing presentation, I would suggest that the Planning Board require the Applicant to update the Board and the public on the status of various approvals from State and Federal agencies. Status with regard to the New York State Department of Environmental Conservation, Army Corp of Engineers, and New York State Office of Parks, Recreation and Historic Preservation should be discussed.
2. In my 14 July 1999 comments, I inquired as to the approval from the Town Highway Superintendent regarding the individual driveways for Lots 1 and 2, directly to Moores Hill Road. I am not aware of any response regarding this specific item.
3. In my 14 July 1999 comments I requested that the Applicant provide a complete bulk table to verify compliance of each lot for the various bulk requirements. This bulk table has been provided on Sheet 2 of the drawings and compliance is indicated.

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

**REVIEW NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34-BLOCK 2-LOT 17.4  
**PROJECT NUMBER:** 98-4  
**DATE:** 25 AUGUST 1999

4. My 14 July 1999 comments noted four (4) deficiencies in the proposed roadway, relative to the Town Street Specifications. These included an unacceptable slope for the first portion of the proposed roadway, insufficient drainage provisions, drainage pipes with inadequate slopes and lack of a notation regarding subgrade stabilization as required by the Town Specifications. These items have not been addressed as part of this plan resubmittal. As such, the roadway is unacceptable in its current form. This must be resolved.
5. After the Planning Board has had the opportunity to receive comments from the public at this hearing, I will be pleased to perform additional reviews, as deemed appropriate by the Planning Board.

Respectfully submitted,



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

MJEmk

A:MOORES.mk



## DEPARTMENT OF HEALTH

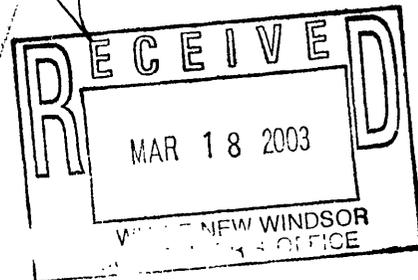
Edward A. Diana  
County Executive

Maxcy J. Smith, M.D.  
Commissioner of Health

124 Main Street  
Goshen, New York 10924-2199  
Environmental Health (845)291-2331  
Fax (845) 291-4078

March 14, 2003

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



**Re:**  
**Approval of plans and**  
**Specifications for:**  
**W.M. Extension to serve**  
**Moore's Hill Subdivision**  
**T. New Windsor**

Dear Supervisor & Town Board:

We have this day approved the plans and specifications submitted by Azzolina, Feury, Raimondi Engineering Group, for the above mentioned project.

Application for this project was duly made by you and received in this office on August 4, 2000.

We are enclosing a Certificate of Approval. A copy of the approved plans and specifications is being retained in our files and the remaining set is being returned to your engineer.

Very truly yours,

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

MJS:dlb

Cc: Engineer  
File

# Approval of Plans for Public Water Supply Improvement

This approval is issued under the provisions of 10 NYCRR, Part 5:

<b>1. Applicant</b> Town of New Windsor	<b>2. Location of Works (C, V, T)</b> T. New Windsor	<b>3. County</b> Orange	<b>4. Water District (Specific Area Served)</b> Moore's Hill Subdivision
<b>5. Type of Project</b>			
<input type="checkbox"/> 1 Source	<input type="checkbox"/> 3 Pumping Units	<input type="checkbox"/> 5 Fluoridation	<input checked="" type="checkbox"/> 7 Distribution
<input type="checkbox"/> 2 Transmission	<input type="checkbox"/> 4 Chlorination	<input type="checkbox"/> 6 Other Treatment	<input type="checkbox"/> 8 Storage
<input type="checkbox"/> 9 Other			
<b>Remarks:</b> Proposed construction of approximately 1,500 L.F. of 8" watermain, hydrants and related appurtenances to serve 13 residential homes in the Moore's Hill Subdivision.			

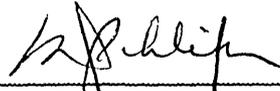
By initiating improvement of the approved supply, the applicant accepts and agrees to abide by and conform with the following:

- a. THAT the proposed works be constructed in complete conformity with the plans and specifications approved this day or approved amendments thereto.

ISSUED FOR THE STATE COMMISSIONER OF HEALTH

March 14, 2003

Date



, P.E.

Designated Representative  
 M. J. Schleifer, P.E., Assistant Commissioner  
 O. C. Department of Health  
 124 Main Street, Goshen, NY 10924

Name and Title (print)

**General**

6. Type of Ownership			<input type="checkbox"/> 68 Private - Other	<input type="checkbox"/> 1 Authority	<input type="checkbox"/> 30 Interstate
<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Commercial	<input type="checkbox"/> Private - Institutional	<input type="checkbox"/> 19 Federal	<input type="checkbox"/> 40 International	
<input type="checkbox"/> Industrial	<input type="checkbox"/> 9 Water Works Corp.	<input type="checkbox"/> 26 Board of Education	<input type="checkbox"/> 20 State	<input type="checkbox"/> 18 Indian Reservation	
7. Estimated Total Cost		8. Population Served		9. Drainage Basin	
Unknown		±18,000		Moodna Creek	
10. Federal Aid Involved?			11. WSA Project?		
<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No			<input type="checkbox"/> 1 Yes <input checked="" type="checkbox"/> 2 No		

**Source N/A**

12. <input type="checkbox"/> Surface Name _____ Class _____		13. Est. Source Development Cost
<input type="checkbox"/> Ground Name _____ Class _____		
14. Safe yield	15. Description	
GPD		

**Treatment N/A**

16. Type of Treatment			
<input type="checkbox"/> 1 Aeration	<input type="checkbox"/> 4 Sedimentation	<input type="checkbox"/> 7 Iron Removal	<input type="checkbox"/> 10 Softening
<input type="checkbox"/> 2 Microstrainers	<input type="checkbox"/> 5 Clarifiers	<input type="checkbox"/> 8 Chlorination	<input type="checkbox"/> 11 Corrosion Control
<input type="checkbox"/> 3 Mixing	<input type="checkbox"/> 6 Filtration	<input type="checkbox"/> 9 Fluoridation	<input type="checkbox"/> 12 Other
17. Name of Treatment Works	18. Max. Treatment Capacity	19. Grade of Plant Operator Req.	20. Est. Cost
	GPD		
21. Description			

**Distribution**

22. Type of Project		23. Type of Storage N/A		24. Est. Distribution Cost	
<input type="checkbox"/> 1 Cross Connection	<input type="checkbox"/> 3 Transmission	Elevated _____ Gals.		Unknown	
<input type="checkbox"/> 2 Interconnection	<input type="checkbox"/> 4 Fire Pump C1 <sub>2</sub>	Underground _____ Gals.			
25. Anticipated Distribution				26. Designed for fire flow?	
System Demand: Avg. _____ GPD Max. _____ GPD				<input checked="" type="checkbox"/> 1 Yes <input type="checkbox"/> 2 No	
27. Description					
Proposed construction of approximately 1,500 L.F. of 8" watermain, hydrants and related appurtenances to serve 13 residential homes in the Moore's Hill Subdivision.					



## DEPARTMENT OF HEALTH

Maxcy J. Smith, M.D.  
Commissioner of Health

Edward A. Diana  
County Executive

124 Main Street  
Goshen, New York 10924-2199  
Environmental Health (845)291-2331  
Fax (845) 291-4078

January 27, 2003

RECEIVED

29 2003

AFR Eng. Group, Inc.  
110 Stage Road  
Monroe, NY 10950

Town of New Windsor Bldg. Dept.

**Re:**  
**Moore's Hill Subdivision**  
**(WME)**  
**T. New Windsor**

Gentlemen:

Our files indicate that the referenced project has been inactive for more than 90 days. It is this department's policy to disapprove inactive projects unless an extension is granted. If we do not receive a new submission or request for extension by February 10, 2003 the project will be disapproved and require a new application, including fees, to continue.

Very truly yours,

  
Edwin L. Sims, P.E.  
Director, Bureau of  
Sanitary Engineering

ELS/aje

cc: Applicant  
File

# New York State Department of Environmental Conservation

## Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, New York 12561-1696

Phone: (914) 256-3000 • FAX: (914) 255-3042

Website: www.dec.state.ny.us



August 28, 2000

MOORES HILL ESTATES/JACOB DEUTSCH  
ONE KENNEDY COURT  
MONROE NY 10950

RE: MOORES HILL ESTATES  
TOWN OF NEW WINDSOR, ORANGE COUNTY  
DEC #3-3348-00187/00001  
SEWER EXTENSION PLAN REVIEW

### NOTICE OF PERMIT JURISDICTION

I have completed a review of the project plans and SEQR documents regarding the connection of the above subdivision to the Town of New Windsor municipal sewer system. I have also reviewed the previously circulated documents from the Town of New Windsor Planning Board on February 9, 1998. It appears that the project will require the following permits and/or approvals from the New York State Department of Environmental Conservation (ECL):

- Article 15 (Protection of Waters) of the NYS ECL for the physical disturbance to a tributary to Lake Washington, a Class A(t) waterbody, in order to construct a sanitary sewer line for the above subdivision. Enclosed is an application package for your use in obtaining this permit.
- NYS Department of Environmental Conservation SPDES General permit for Storm Water Discharges from Construction Activities. In order to determine coverage under this permit, you must provide erosion control and storm water management plans for the entire development consistent with the enclosed information. Please consult with Mr. Patrick Ferracane, DEC Division of Water (914-332-1835m ext 357) during the preparation of these plans to help ensure compatibility. The protection of the streams on the site should be appropriately considered during preparation of these plans.
- Provide the status of this project with the US Army Corps of Engineers (ACOE). Is this project eligible for a ACOE Nationwide permit or is an individual ACOE permit required. If an individual ACOE permit is required, a Water Quality Certification is required from the DEC under Section 401 of the Clean Water Act.



Mr. Jacob Deutsch

August 28, 2000

Page 2

- The potential impact to cultural resources must be provided in order to comply with the State Historic Preservation Act (SHPA). Therefore, please complete Part I of the enclosed Structural Archeological Assessment Form (SAAF). Upon receipt of this information, it will be determined if a State I archeological survey should be conducted. Enclosed is information on this Act.

Therefore, by copy of this letter, I am informing Mr. Leonard Myerson that he may not proceed with the sewer plan review of the above project until the above requirements have been complied with. If you have any questions regarding these matters, please do not hesitate to call me at (914)256-3040

Sincerely,



Ruth D. Bean

Division of Environmental Permits

Enclosures

cc: J Marcogliese/L Meyerson  
Orange County Health Dept.  
Town of New Windsor Planning Board  
L. Toro, AFR Engineering Group

CORRESPONDENCE

MOORES HILL ESTATES SUBDIVISION (98-4)

MR. PETRO: Request for 6 month extension of preliminary approval which expires 8/25/2000.

MR. LANDER: What's the holdup?

MR. PETRO: "Dear Miss Mason: The 13 lot Moores Hill subdivision received preliminary approval on August 25, 1999 and the six month preliminary approval will lapse this month. Please place this application on the Planning Board's agenda for extension of the preliminary approval." James C. Clearwater, PLS. Mark, any problems with this?

MR. EDSALL: No, they are in the process of getting DEC and health department approvals so they just need more time, I guess.

MR. PETRO: Any other questions? Motion?

MR. LUCAS: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant 6 month extension to the Moores Hill Estates subdivision preliminary approval. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



110 Stage Road, Monroe, NY 10950 • (914) 782-8681 • Fax (914) 782-4212  
30 Madison Avenue, Paramus, NJ 07652 • (201) 845-8500 • Fax (201) 845-3825  
120 Woodland Avenue, Westwood, NJ 07675 • (201) 666-0534 • Fax (201) 666-5248

July 14, 2000

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attention: Ms. Myra Mason, Secretary

RE: Moores Hill Estate  
Our Project #2770

Dear Ms. Mason:

The thirteen lot Moores Hill Estate Subdivision received preliminary approval on August 25, 1999. The six month preliminary approval will lapse this month. Please place this application on the Planning Board's agenda for an extension of the preliminary approval.

If you have any questions, or need additional information, please contact the undersigned.

Very truly yours,

AZZOLINA, FEURY & RAIMONDI  
ENGINEERING GROUP  
James C. Clearwater, P.L.S.

JCC:nd  
cc: Mr. Jacob Deutsch

*Jim,*  
*Granted 6 month ext. (180 days)*  
*of Preliminary approval*  
*at 7/26/00 P.B. Meeting*

WP8\Projects 2000\Report\Planning Bd 2-2-00

*myra*

Engineering Technology for the 21st Century

E Mail (Monroe) afreng@frontiernet.net (Paramus) afrgroup@bellatlantic.net

Public Hearing  
RESULTS OF P.B. MEETING OF: August 5, 1999

PROJECT: Moores Hill Estates

P.B.# 98-4

LEAD AGENCY:

NEGATIVE DEC:

1. ~~AUTHORIZE COORD LETTER~~: Y\_\_ N\_\_  
2. TAKE LEAD AGENCY: Y N N S

M) A S) S VOTE: A 4 N 0  
CARRIED: YES ✓ NO    

M) S S) S VOTE: A 4 N 0  
CARRIED: YES ✓ NO    

WAIVE PUBLIC HEARING: M)     S)     VOTE: A     N     WAIVED: Y     N    

SCHEDULE P.H. Y     N    

SEND TO O.C. PLANNING: Y    

SEND TO DEPT. OF TRANSPORTATION: Y    

REFER TO Z.B.A.: M)     S)     VOTE: A     N    

RETURN TO WORK SHOP: YES     NO    

Preliminary  
APPROVAL:

M) S S) N VOTE: A 4 N 0 APPROVED: PRELIM 8-25-99  
M)     S)     VOTE: A     N     APPROVED CONDITIONALLY:    

NEED NEW PLANS: Y     N    

DISCUSSION/APPROVAL CONDITIONS:

Public Hearing:
No Sewer Ext. approval yet.
Check mark's comments + Pullar's approval

MOORES HILL ESTATES SUBDIVISION (98-4)

Mr. James Clearwater appeared before the board for this proposal.

MR. PETRO: This is a 13 lot residential subdivision for single family homes.

MR. CLEARWATER: Good evening, for the record, my name is James Clearwater, I'm a land surveyor. Now, it's been several months since this project has been before the board and there are two issues that have kept us away.

MR. PETRO: One second, before you start, Mr. Ross, make sure you get a copy of Mark's comments.

MR. BABCOCK: He did, his representative did.

MR. PETRO: I'm sorry for interrupting you.

MR. CLEARWATER: The first issue revolves around the Army Corps of Engineers. There's 7.4 acres of Federally protected fresh water wetlands on site. When the Army Corps approved our delineation last year, they told us that this wetlands was what they said what they called below the headwaters, which means that nation wide permits in this particular case the most important being nation wide permit number 26 regarding disturbance of wetlands does not apply, any disturbance we make would have to apply for an individual permit. Now, then they came back and said we'll let you side slide on that, we'll give you a permit, if you move and revise your layout to reduce the amount of wetlands disturbance, which we did. In order do that, we had to move the road the entrance of the road from where it was the last time we were before the board to the location shown on this plan, which, in effect, moved the road to the southwest about 150 feet, which reduced the amount of wetlands and satisfied the Army corps. With the exception that when we did move the road, it increased the disturbance that was necessary for the driveway for lot number 2. So, they came back a second time and said we don't like that increase in disturbance for the driveway on lot number 2, go back

to the Town and find out whether you can bring two driveways for lots number 1 and lot number 2 directly out onto Moores Hill Road, rather than the new road you're creating. So, make a long story short, I met with Mr. Pullar at the site and he was agreeable to allowing the driveways for lot 1 and 2 to come out onto Moores Hill Road in the location shown here.

MR. LANDER: They are going to be a common driveway, one driveway?

MR. CLEARWATER: That's correct, the driveway for lot number 2 will actually come through lot number 1 on a 20 foot wide easement. The legal frontage for lot number 2 will still be along the new road.

MR. ARGENIO: I don't think I understand the common driveway, they are not shown as common.

MR. CLEARWATER: Well, they come out together, that's correct, they are separate driveways at the same point, that's correct, that's why Mr. Pullar suggested that we do it.

MR. PETRO: You have received preliminary approval for the whole 104 family units?

MR. CLEARWATER: No.

MR. BABCOCK: You're on Shannon acres.

MR. PETRO: I thought you were phasing it cause it mentioned phasing.

MR. LANDER: Could you tell me what's the name, do you know the residence right here?

MR. CLEARWATER: Owner's name I can find that out.

MR. LANDER: I'm trying to visualize where on Moores Hill Road, I know about where it is cause we have been over this thing before, now that you moved the road.

MR. CLEARWATER: Right, the crest of the hill is right here, this house sits on top of the hill and road comes

up the hill and back down and the stream with a little cul-de-sac here, it shows, actually, in any case, met with Mr. Pullar, he's agreeable to the two driveways coming out on Moores Hill. We went back to the Army Corps and they said okay, we're happy enough and we'll be issuing you your letter, which I don't have yet, but we expect to get in the near future, meaning into the, in the next month or so. Now, the second issue which has delayed us kept us away has been the archeological work now because adjacent to our site is the Jacob Mills House, 1770 house over on 207, stone house over here, that house is built around 1770, that triggered the Office of Parks, Recreation and Historic Preservation people to get involved. In any case, that triggered Phase 1 and Phase 2, archeological study and make a long story short, there's an area on the site right here, right where the road is which the archeologist says used to be a small residence there between about 1790 to 1840 in that time period. Now, I mean, we're talking about 20 feet square, this house, and they did some test pits out there and dug some holes and found a few things, they found some bricks and some nails, some pottery chards, great stuff. In any case, I personally think it's real interesting, but the client is less than enthused and the archeologist is continuing work out there, he's working with the State through the Office of Parks and they are going to do what they call Phase 3 and what they call mitigating, they are going to go in there, dig some more holes and pull out all the stuff that has value. And which minus the bricks will probably fill a shoe box, we're talking little stuff here. In any case, after that's done, then we can proceed with the road in that location. Now, the artifacts themselves, client or the old land owners has first dibs. If he doesn't want it, the Town can have it or the State museum, if you want some pottery chards and bent nails. Those positions, the wetlands and the archeological study will not change this layout in its present form. What I would like to do is set up for a public hearing for next month, if the board is so inclined.

MR. PETRO: We have highway approval on 7/9/1999 and fire approval on 7/14/99, the fire department doesn't, fire hydrants shall not exceed 500 feet and he says of

course this is from, it's an old one, I don't know if it's been corrected.

MR. CLEARWATER: I moved the one hydrant 25 feet.

MR. PETRO: So he's all set. Mark has a few comments, I'm not going to go through them all now, few odds and ends, some of the slopes.

MR. EDSALL: I don't believe any of those are such that they couldn't easily revise the plans and be ready for a public hearing.

MR. PETRO: Okay. This is required public hearing, so we don't need it in the form of a motion. So we'll set you up at the next meeting, you can contact Myra for a date once you have all your papers in place, we'll have you at the next available meeting, which will be probably be the next one when you're ready for a public hearing. Any outstanding comments from the board members, conceptually or any other way on this plan? Mark, do you have anything that we should note before a public hearing is set up?

MR. EDSALL: No, as I said, there's some minor things I believe should be corrected on the plan before they submit for a public hearing but that should easily be accomplished.

MR. PETRO: Why don't we get you set up for the public hearing, get their input, I don't think myself or any of the board members have any comment at this time, so we'll see you at the public hearing.

MR. CLEARWATER: Very good, thank you.

MR. PETRO: Here's a copy of Mark's notes.

MR. CLEARWATER: I brought with me two page summary on the archeological stuff, we can, there's several copies here, you can read that at your leisure.



**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.

Licensed in NEW YORK, NEW JERSEY  
 and PENNSYLVANIA

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 Milford, Pennsylvania 18337  
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 e-mail: mhpa@ptd.net

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

**REVIEW NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
 SECTION 34-BLOCK 2-LOT 17.4  
**PROJECT NUMBER:** 98-4  
**DATE:** 14 JULY 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE  
 22.2 +/- ACRE PARCEL INTO THIRTEEN (13) SINGLE-  
 FAMILY RESIDENTIAL LOTS. THE PLAN WAS  
 PREVIOUSLY REVIEWED AT THE 28 JANUARY 1998  
 PLANNING BOARD MEETING.

1. It would be worthwhile that the Board request the Applicant to update everyone on the status of the project and the various approvals from State and Federal Agencies. Status with regard to the NYS Department of Environmental Conservation, Army Corp of Engineers and New York State Office of Parks, Recreation and Historic Preservation should be discussed.

Following preliminary approval, it is understood that the Applicant will be required to submit to the NYSDEC and Orange County Health Department for water and sewer extension approvals, respectively. With regard to the sewer extension, a Sewer Reallocation Agreement must be executed between the Towns of New Windsor and Cornwall and the Majestic property owner, to make this extension possible.

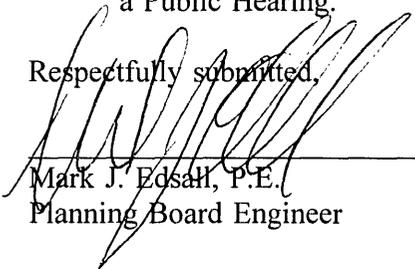
2. This application proposes that Lots 1 and 2 will have driveways to Moores Hill Road, rather than access the proposed Town Road. This will require approval from the Town Highway Superintendent. His comments regarding this access point should be obtained.
3. The plan does not include a complete bulk table which verifies compliance of each lot with the various bulk requirements. Notwithstanding same, each lot would appear to comply with the minimum bulk requirements for the zone and use group.

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

**REVIEW NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34-BLOCK 2-LOT 17.4  
**PROJECT NUMBER:** 98-4  
**DATE:** 14 JULY 1999

4. I have reviewed the plans relative to the Town Street Specifications and have the following comments:
  - a. The first portion of the proposed roadway would appear to have a slope less than 1%, which is a minimum requirement of the Street Specifications. The road slope should be revised.
  - b. The drainage pipe between Stations 4 + 30 and 5 + 75 has less than a 1% slope, which is not permitted by the Town Street Specifications. This should be revised.
  - c. Catch basin spacing should be a minimum of 400', per the Street Specifications. This may require a slight adjustment in catch basin locations.
  - d. The roadway half section detail on Drawing 3 should include notes to reference the possible need for stabilization fabric and additional subbase should the subgrade conditions be unstable or soft, in the opinion of the Town Superintendent of Highways and Town Engineer (see Street Specification Section A60-14.1(E)).
  
5. I believe the plans include adequate information for purposes of scheduling a preliminary Public Hearing, if so desired by the Board. I recommend that the above referenced corrections be included on these plans and the Board consider authorizing scheduling of a Public Hearing.

Respectfully submitted,

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

MJEmk

A:MOORES.mk





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

July 20, 1999

Jacob Deutsch  
Moores Hill Estates  
1 Kennedy Court  
Monroe, NY 10950

Re: Tax Map Parcel #34-2-17.4

Dear Mr. Deutsch:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$45.00. Please remit the balance of \$45.00 to the Town Clerks Office at the above address.

Sincerely,

*L. Cook* (ev)

LESLIE COOK  
Sole Assessor

/lc  
Attachments  
CC: Myra Mason

ANTHONY J CHRISTIE ✓  
987 LITTLE BRITIAN ROAD  
NEW WINDSOR, NY 12553

SCOTT T HUGHES ✓  
JAMES R PETRO ✓  
18 ELLISON DRIVE  
NEW WINDSOR, NY 12553

PERRY ROTWEIN ✓  
FRAUKE ROTWEIN ✓  
279 BAILEY ROAD  
MONTGOMERY, NY 12549

BRUCE S & LILLIAN ARMITAGE ✓  
30 BROWNS DRIVE ✓  
NEW WINDSOR, NY 12553

DONALD & GEORGENE GLADSTONE ✓  
28 BROWNS DRIVE ✓  
NEW WINDSOR, NY 12553

ANNA C LOEVEN ✓  
26 BROWNS DRIVE ✓  
NEW WINDSOR, NY 12553

JOSEPH LAPASTA ✓  
24 BROWNS DRIVE ✓  
NEW WINDSOR, NY 12553

ERHART & MARIE KUTSCHE ✓  
88-11 63<sup>RD</sup> DRIVE ✓  
APT 501  
REGO PARK, NY 11374

BRIAN & ANN MARIE BUTLER ✓  
42 MOORES HILL ROAD ✓  
NEW WINDSOR, NY 12553

MOORES HILL ESTATES INC ✓  
C/O JACOB DEUTSCH ✓  
1 KENNEDY COURT  
MONROE, NY 10950

HAMIL & CORA ANN DAVA ✓  
80 MOORES HILL ROAD ✓  
NEW WINDSOR, NY 12553

FRANCIS E & CAROLYN SULLIVAN ✓  
31 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

WAI LIM & WAI YEE YUEN ✓  
33 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

LEONARD M. GOLDMAN ✓  
2208 HONEYSUCKLE DRIVE ✓  
RICHARDSON, TX 75082-3328

PASQUALE & JOHN VIGLIOTTI ✓  
21 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

THOMAS C KEYWORK & ✓  
RONNIE ZIMMERMAN ✓  
17 WEATHER OAK HILL ROAD  
NEW WINDSOR, NY 12553

JAMES C CRINIERI ✓  
19 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

HOWARD E PREUSS ✓  
27 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

QUINCY & ELAINE MAGWOOD ✓  
23 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

JAMES & MARY ANN WALKER ✓  
25 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

GEORGE J MEYERS, SUPERVISOR ✓  
TOWN OF NEW WINDSOR ✓  
555 UNION AVENUE  
NEW WINDSOR, NY 12553

GEORGE F & PATRICIA KENT ✓  
11 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

PAUL M & CECELIA MEHMED ✓  
5 WEATHER OAK HILL ROAD ✓  
NEW WINDSOR, NY 12553

JAMES R PETRO, CHAIRMAN ✓  
PLANNING BOARD ✓  
555 UNION AVENUE  
NEW WINDSOR, NY 12553

DOROTHY H HANSEN, ✓  
TOWN CLERK ✓  
555 UNION AVENUE  
NEW WINDSOR, NY 12553

ANDREW KRIEGER, ESQ ✓  
219 QUASSAICK AVENUE ✓  
NEW WINDSOR, NY 12553

MARK J EDSALL, P.E. ✓  
MCGOEY & HAUSER ✓  
45 QUASSAICK AVENUE  
NEW WINDSOR, NY 12553

27 Envelopes

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on AUGUST 25 1999 at 7:30 P.M. on the approval of the proposed SUBDIVISION (Subdivision of Lands)\* (~~Site Plan~~)\* OF MOORES HILL ESTATES located MOORES HILL RD. SECTION 34 BLOCK 2 LOT 17.4 Map of the (Subdivision of Lands)(Site Plan)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: Aug. 4, 1999

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

---

NOTES TO APPLICANT:

- 1). \*Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

7/19/99



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## REQUEST FOR NOTIFICATION LIST

DATE: 7/19/99

1763  
NAME: Moore's Hill Estates / Jacob Deutsch TELE: (914) 782-8681 (Jim Clearwater)

ADDRESS: 1 Kennedy Ct.  
Monroe, N.Y. 10950

TAX MAP NUMBER: SEC. 34, BLOCK 2, LOT 17.4 (22.2485 Acres)  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_  
SEC. \_\_\_\_\_, BLOCK \_\_\_\_\_, LOT \_\_\_\_\_

PUBLIC HEARING DATE (IF KNOWN): \_\_\_\_\_

### THIS PUBLIC HEARING IS BEING REQUESTED BY:

#### NEW WINDSOR PLANNING BOARD:

##### SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING PROPERTY OWNERS AND ACROSS ANY STREET)

YES ✓

##### SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS WITHIN 500 FEET)

YES

##### AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS WITHIN THE AG DIST. WHICH IS WITHIN 500' OF SITE PLAN OR SUBDIVISION PROJECT)

YES

\*\*\*\*\*

#### NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS WITHIN 500 FEET)

YES

\*\*\*\*\*

AMOUNT OF DEPOSIT \$ \_\_\_\_\_ TOTAL CHARGE \$ \_\_\_\_\_



## **THE MOORES HILL ARCHAEOLOGICAL SITE: SUMMARY AND PROSPECT**

A Phase IA site assessment carried out during the summer of 1998 identified portions of the project parcel as having an above average potential for containing archaeological remains relating to the Native American occupation of the area, based on what is known about the types of settings indigenous groups selected as camping sites. The potential for remains of European-American era occupation was also recognized due to the fact that Little Britain Road (which then ran along what is now Brown Road) is known to have been settled prior to the American Revolution and houses along what is now Moores Hill Road were standing by at least the first half of the 19th century.

Based on this Phase IA assessment, Phase IB field sampling was carried out for these subareas of the project parcel. In the portion designated Sector B, in the south-central part of the development area, a concentration of late 18th and early 19th century domestic material was encountered, along with traces of Native American occupation. In order to establish the spatial extent of these cultural deposits and collect sufficient information for state reviewers to determine the significance of the site, more intensive archaeological investigation was carried out as part of a Phase II site evaluation study.

Additional shovel tests were dug along with five excavation units were placed in locations where cultural material appeared to be most concentrated and where possible wall remains were identified. Based on the Phase II investigation, it appears this was the site of a small house occupied between roughly 1790 and 1840. The house site had been superimposed on a spot where a small Native American camp had been located at some earlier time. The remains of the two occupations were recovered from the same soil stratum. No clues were found as to the age of the indigenous occupation.

The Native American component of this site is likely not to be considered significant. Since the deposit is mixed with later material, any cultural features likely to contain important cultural information, such as fire pits and house remains, would probably have been obliterated by later settlement of the site.

Because the Euro-American era occupation dates from the early period of settlement and the fact that the site appears to have been abandoned by 1850, state reviewers are likely to consider this cultural deposit as having the potential for yielding significant cultural information. As a result, the site is likely to meet National Register of Historic Places eligibility criteria as an archaeological site and a program of impact mitigation through archaeological data recovery is likely to be required.

This would involve developing a data recovery plan in consultation with the State Historic Preservation Office (SHPO) and carrying out additional excavation on the site to recover what is considered a representative sample of the material present. Once the field component of the data recovery is completed, SHPO will be informed and a letter will be issued by that agency enabling construction to proceed. Development of the remainder of the Moores Hill Estates parcel should not be affected by the fact that data retrieval is being carried out on the roughly  $\frac{1}{2}$ -acre archaeological site. Permits to allow other aspects of the development to proceed are issued under the condition that the data recovery is to be completed prior to commencement of ground-disturbing activity in that portion of the parcel, which would be protected by a fence until archaeological work is completed.

RESULTS OF P. MEETING OF: July 1999

PROJECT: Moore Hill Estates P.B.# 98-4

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_  
2. TAKE LEAD AGENCY: Y\_\_ N\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_N\_\_  
CARRIED: YES\_\_NO\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_N\_\_  
CARRIED: YES\_\_NO\_\_

WAIVE PUBLIC HEARING: M)\_\_\_S)\_\_\_ VOTE: A\_\_N\_\_ WAIVED: Y\_\_N\_\_

SCHEDULE P.H. Y\_\_N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_\_S)\_\_\_ VOTE: A\_\_N\_\_

RETURN TO WORK SHOP: YES\_\_NO\_\_

**APPROVAL:**

M)\_\_\_S)\_\_\_ VOTE: A\_\_N\_\_ APPROVED: \_\_\_\_\_

M)\_\_\_S)\_\_\_ VOTE: A\_\_N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_N\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

<i>Tell Glen Marshall about Artifacts</i>
<i>Mark's Comments</i>
<i>Need new plans prior to Sched P.H.</i>

RESULTS OF P.E. MEETING

DATE: January 25, 1978

PROJECT NAME: Monroe Hill Estate PROJECT NUMBER 954

\*\*\*\*\*

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) LN S) LN VOTE: A 5 N 0 - Schedule

WAIVED: YES \_\_\_ NO  \_\_\_\_\_ PH.

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: \_\_\_\_\_

Need Site Distance calculations

Correct hydrant location

Old barn location to be removed.

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

MOORES HILL ESTATES SUBDIVISION (98-4) MOORES HILL ROAD

Mr. James Clearwater appeared before the board for this proposal.

MR. CLEARWATER: My name is James Clearwater, I'm a land surveyor with the firm of Raimondi and Associates in Monroe. You may remember this piece of property from an application before the board last fall, this is a four lot subdivision which was approved and filed in County Clerk's Office in November. At that time, I said that the applicant had no intention of subdividing the property further, which was the truth. But since then, the town built this water line along the front of his property, solved the water problems and he has decided to proceed now to subdivide the balance of the property. So, this application is 22 acre parcel and the applicant desires to divide it into 13 residential lots, 12 of which will have frontage on a new publicly dedicated street and one lot, lot 13, will front on or have access directly to Moores Hill Road. Each of these lots meets the code. The areas that are shown on the plan are the gross areas, they do not take into consideration the wetlands and easements and whatnot, however, even subtracting those out they do meet the minimum lot size.

MR. LANDER: Do you have to cross the wetlands with this road?

MR. CLEARWATER: It's a federal wetlands, by the way, and the wetlands disturbance is within the 1/3 acre allowable with the permit.

MR. PETRO: I see you're leaving 60 foot up on the northwest side, does the 60 foot strip go all the way to the top of the map, what's that?

MR. CLEARWATER: That belongs to an adjoiner, he must of picked that piece of property up years ago, guy by the name of Kent, he must of bought that years ago. That is not ours.

MR. PETRO: So your only access is going to be off the access here?

MR. CLEARWATER: With the exception of lot 13 driveway on lot 13 accesses Moores Hill.

MR. PETRO: Why aren't you developing lot 13, if you have the water at this time?

MR. CLEARWATER: Because that is mostly wetlands. The new street is just shy of 900 feet long, its right-of-way is 50 feet wide, pavement is 30 feet.

MR. PETRO: This is going to be a town road obviously?

MR. CLEARWATER: That is correct. Wetlands as I stated a minute ago are federal wetlands, the delineation of which has been approved by the Army Corps but we're waiting a letter to that effect and when we get it, I will pass it along to the board. Now, the original three lots that were subdivided, three residential lots that were subdivided off last fall given the fact that it's less than three years, it was three, those three lots together with these 13 will have to be reviewed and approved by the Orange County Health Department.

MR. LANDER: What's the sight distance where you are coming out onto Moores Hill Road going to the east cause that hill's right there, isn't it?

MR. CLEARWATER: Yes, that is the same location as the driveway that was proposed on the original application last fall and I neglected to bring the numbers with me.

MR. LANDER: Now we're talking about a road, not just one driveway.

MR. PETRO: Ron, on 1/26/98, we have highway approval, so evidently Mr. Pullar has been there and if you take number 2A from Mark's comments, I guess we have the information he's been there and approved it.

MR. LANDER: I would still like to have the--

MR. EDSALL: I'm still going to want to see the sight distance.

MR. CLEARWATER: We'll provide that, of course that was for a driveway at the time and Mr. Lander's correct, this is a public street.

MR. LANDER: That road's bad enough as it is. What's the speed limit, is it 40? They do 50 or 60 on that road. I travel it quite a bit.

MR. CLEARWATER: Second sheet shows the topo and wetlands and the house locations.

MR. PETRO: Mark, I think the board would like to authorize lead agency coordination letter for this project. Can you see to that please?

MR. EDSALL: I sure will.

MR. CLEARWATER: We provide a long form EAF presuming that that would be required.

MR. PETRO: There is a number of comments, you're here basically for preliminary conception.

MR. CLEARWATER: This is the first time we have been before the board.

MR. PETRO: Do any members see anything outstandingly wrong with the concept of the plan?

MR. LANDER: Well, only the proximity to the hill, Mr. Chairman, that is the only thing that concerns me.

MR. PETRO: We need more information.

MR. LANDER: Sure and road detail we're going to need.

MR. LUCAS: We had a public hearing on the other one didn't we?

MR. LANDER: Four lot.

MR. PETRO: We're required to have one here, we're only looking at this on a conceptual basis tonight. I'd like him to go back and go over the comments that Mark has to clarify it further, put some contour lines on,

put the hydrants where they belong and clean the map up so we can give it further review. Conceptually, does anybody have any problem with it the way it stands?

MR. CLEARWATER: We're in receipt of a fax that Myra sent us from the fire deputy.

MR. PETRO: Yeah, I have it here, I'm sure you have it.

MR. CLEARWATER: We need another hydrant which we'll add, it's no problem.

MR. PETRO: On lot number 7 remains of old barn, is that going to be removed?

MR. CLEARWATER: All it is is a foundation but it will be removed.

MR. PETRO: I think it should say that on the plan to be removed.

MR. LUCAS: It is on there.

MR. ARGENIO: It's on the second page.

MR. CLEARWATER: I will add it to the first sheet.

MR. PETRO: I don't want to go over all the little notes. Does anybody have any conceptual problem with the plan?

MR. LUCAS: No.

MR. LANDER: Only the hill.

MR. PETRO: Take what you have here, take Mark's comments and we'll review it at the next meeting when you're prepared to come back and we can go further from that. In the meantime, we did authorize to have the coordination letter sent out so we can take lead agency under the SEQRA process if we need to.

MR. EDSALL: Jim, there is not a lot of things that they have to change, would there be any problem authorizing you to schedule the public hearing once

they get the plan straightened away, I don't know that there is that much for you to look at, other than the sight distance.

MR. PETRO: We'll do it in the form of a motion to require public hearing and when the time comes and Myra can just do it, we don't need him to come back to the board and do it in the form of a motion then.

MR. EDSALL: That will save a meeting.

MR. PETRO: Is there a motion for public hearing?

MR. LUCAS: I will make it.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Moores Hill Estates subdivision on Moores Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Okay, what we'll do is not set that date now but we have authorized to have one when you're prepared, get together with Myra and she can schedule it. I will initial it on here and that saves a stop, we're doing lead agency coordination letter, correct?

MR. EDSALL: Yes.

MR. PETRO: We're not doing negative dec until the public hearing, okay, we're done. Thank you.

MR. CLEARWATER: Thank you.



## DEPARTMENT OF HEALTH

Maxcy J. Smith, M.D.  
Commissioner of Health

124 Main Street  
Goshen, New York 10924-2199

Joseph G. Rampe  
County Executive

Commissioner/Administration (914) 291-2332  
Nursing (914) 291-2330  
Environmental Health (914) 291-2331  
Early Intervention (914) 291-2333  
Fax (914) 291-2341

February 10, 1998

Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

Attention: Mark J. Edsall, P.E.

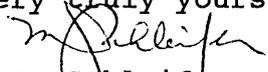
Re:  
Moores Hills Estates  
T. New Windsor

Gentlemen:

The Orange County Health Department has no objection to your Board assuming Lead Agency position for this project.

It is noted that there was a three lot subdivision cut from this parcel recently. In accordance with Public Health Law regulations it is requested that the design for these lots be incorporated with the 13 lots in the proposed major subdivision so that all lots will have the needed Health Department approval.

Very truly yours,

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

MJS/aje

cc: File

cc: M. E.



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:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34-BLOCK 2-LOT 17.4  
**PROJECT NUMBER:** 98-4  
**DATE:** 28 JANUARY 1998  
**DESCRIPTION:** THE APPLICATION PROPOSES THE RESUBDIVISION OF THE BALANCE PARCEL OF THE PREVIOUS SUBDIVISION INTO THIRTEEN (13) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

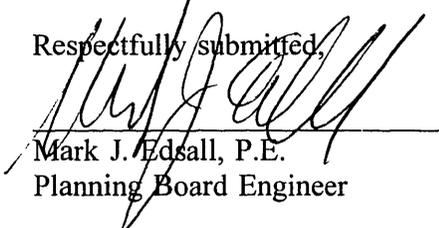
1. The property is located within the R-3 Zoning District of the Town. The "required" bulk information shown on the plan is correct for the zone and use group (assuming availability of municipal water and sewer). On the preliminary plan submitted for review, a complete bulk table should be submitted indicating the "provided" value for each of the proposed lots. The Applicant is also reminded that "net" area values must be provided for each lot.
2. I have performed my initial review of the plans and have the following comments:
  - a. Sight distance information should be provided with regard to the project road intersection with Moores Hill Road, such that further review can be made with the Town Highway Superintendent.
  - b. The plan should include an additional hydrant at the intersection of the project road with Moores Hill Road.
  - c. The plan should indicate the watermain within Moores Hill Road as an existing 8" watermain (not proposed).

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

**REVIEW NAME:** MOORES HILL ESTATES MAJOR SUBDIVISION  
**PROJECT LOCATION:** MOORES HILL ROAD  
SECTION 34-BLOCK 2-LOT 17.4  
**PROJECT NUMBER:** 98-4  
**DATE:** 28 JANUARY 1998

- d. The typical roadway detail on Sheet 3 does not comply with the current Street Specifications. This plan should depict the requirements of a rural street.
  - e. The construction of the project roadway will include areas of fairly significant cut and fill. The project plan should include proposed grading contours and verify if grading easements will be required outside the right-of-way.
3. This application will require the review and approval of the New York State Department of Environmental Conservation, Orange County Department of Health and (possibly) Army Corp of Engineers. These applications can be made following preliminary approval.
- With regard to the sanitary sewer approval, same could only occur if a sewer reallocation agreement is executed relative to the required collection system extension. This will require approval of the Town Board.
4. I believe we have received a Full Environmental Assessment Form for this project. Since other agencies are involved, it is my recommendation that the Board authorize a Lead Agency Coordination Letter for this project, to begin the SEQRA review process.
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:MOORES4.mk



**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.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA  
20 February 1998

Raimondi Associates  
110 Stage Road  
Monroe, New York 10950

**ATTENTION:** JAMES CLEARWATER, L.S.

**SUBJECT:** MOORES HILL ESTATES MAJOR SUBDIVISION  
NEW WINDSOR PLANNING BOARD NO. 98-4

Dear Mr. Clearwater:

Please be advised that I met with Town Highway Superintendent James Pullar on the morning of 19 February 1998 and reviewed the subject application. At that time, we discussed the proposed roadway access to Moores Hill Road and the issue of sight distance from the proposed intersection.

Resultant from our meeting, please consider this letter a request that your office "stake-out" the centerline location of the proposed roadway intersection, such that a field review can be made.

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

Very truly yours,

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

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

cc: James Pullar, Town Highway Superintendent  
James Petro, Planning Board Chairman  
A: CLEARWA.mk

- Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhepa@ptd.net





DEPARTMENT OF THE ARMY  
NEW YORK DISTRICT, CORPS OF ENGINEERS  
JACOB K. JAVITS FEDERAL BUILDING  
NEW YORK, N.Y. 10278-0090

FEB 26 1998

REPLY TO  
ATTENTION OF

Regulatory Branch

SUBJECT: Permit Application Number 97-15260-YS  
by Jacob Deutsch

MAK

Robert G. Torgersen  
Landscape Architecture and  
Environmental Sciences  
Three Main Drive  
Nanuet, New York 10954

Dear Mr. Torgersen:

On November 14, 1997, the New York District Corps of Engineers received a request for a Department of the Army jurisdictional determination for the above referenced project. This request was made by Robert G. Torgersen, as consultant for Jacob Deutsch. The site consists of approximately 25.58 acres, in the Hudson River basin, located on Moores Hill Road in the Town of New Windsor, Orange County, New York. The proposed project would involve the construction of a residential subdivision.

In the letter received on November 14, 1997, your office submitted a proposed delineation of the extent of waters of the United States within the subject property. A site inspection was conducted by a representative of this office on December 4, 1997, in which it was agreed that changes would be made to the delineation and that the modified delineation would be submitted to this office. On February 9, 1998, this office received the modified delineation.

Based on the material submitted and the observations of the representative of this office during the site visit, it has been determined that the drawing entitled "U.S. Army Corps Wetlands Limits Moores Hill Estates Town of New Windsor-Orange County-New York", prepared by Raimondi Associates P.C., dated October 29, 1997, and last revised January 30, 1998, appears to be an accurate depiction of the extent of the waters of the United States on the subject site. This drawing indicates that there is one (1) principal wetland area on the project site.

The wetland is located throughout the central portion of the site and is approximately 7.34 acres within the subject property. These wetlands are considered to be below the headwaters. This determination regarding the delineation shall be considered valid for a period of five years from the date of this letter.

It is strongly recommended that the development of the site be carried out in such a manner as to avoid as much as possible the discharge of dredged or fill material into the delineated waters of the United States. If the activities proposed for the site involve such discharges, authorization from this office may be necessary prior to the initiation of the proposed work. The extent of such discharge of fill will determine the level of authorization that would be required.

If any questions should arise concerning this matter, please contact Brian A. Orzel, of my staff, at (212) 264-0183.

Sincerely,

George Nieves  
Chief, Western Permits Section

cf: NYSDEC - Region 3  
Town of New Windsor



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

176 April 1998

## MEMORANDUM

TO: Town of New Windsor Planning Board  
Attn: James Petro, Chairman

FROM: James Pullar, Town Highway Superintendent  
Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: MOORES HILL ESTATES MAJOR SUBDIVISION  
SITE FIELD REVIEW - 3/30/98  
PLANNING BOARD PROJECT NO. 98-4

On the afternoon of 30 March 1998 the undersigned performed a joint field review of the subject subdivision, with special attention to the proposed roadway intersection with Moores Hill Road. The location of the proposed roadway intersection is near the bottom of an existing down grade of Moores Hill Road where sight distances are limited by the existing "hill" on Moores Hill Road. Based on field observations, the sight distance in a northerly direction appears to be limited to approximately 275 feet. This available sight distance would appear to be deficient based on both ITE guidelines and AASHTO guidelines. The condition is further aggravated since the intersection would be at the bottom of a vertical curve within the existing roadway.

Based on the above, it is our joint recommendation that the proposed roadway intersection for the subdivision be relocated a minimum of 100 feet to the south, preferably 150' to the south.

A copy of this memorandum is being forwarded to the Applicant for their review and consideration.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mark J. Edsall". The signature is written in black ink and is positioned above a horizontal line.

Mark J. Edsall, P.E.  
Town Consulting Engineer  
MJEJPsh

A handwritten signature in cursive script, appearing to read "James Pullar". The signature is written in black ink and is positioned above a horizontal line.

James Pullar  
Highway Superintendent

cc: Raimondi Engineers Attn: James Clearwater, L.S.  
a:moores.sh



**New York State Office of Parks, Recreation and Historic Preservation**  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro  
Commissioner

March 12, 1998

Mark J. Edsall, P.E.  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

Dear Mr. Edsall:

RE: SEQRA  
Moore's Hill Estates Major Subd  
New Windsor, Orange County  
98PR0415

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. The documentation which you provided on your project has been reviewed by our staff. Preliminary comments and/or requests for additional information are noted on separate attachments accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any attachments have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each attachment.

In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Director, Historic Preservation  
Field Services Bureau

RLP:cm

attachments: [\*] Archeology Comments  
[\*] Building/Structure/District Evaluation Comments

3/17/98  
cc: M.E.

ARCHEOLOGY COMMENTS

98PR0415

Based on reported resources, there is an archeological site in or adjacent to your project area. Therefore the Office of Parks, Recreation and Historic Preservation (OPRHP) recommends that a Phase 1 archeological survey is warranted unless substantial ground disturbance can be documented.

A Phase 1 survey is designed to determine the presence or absence of archeological sites or other cultural resources in the project's area of potential effect. The Phase 1 survey is divided into two progressive units of study including a Phase 1A sensitivity assessment and initial project area field inspection, and a Phase 1B subsurface testing program for the project area. The OPRHP can provide standards for conducting cultural resource investigations upon request. Cultural resource surveys and survey reports that meet these standards will be accepted and approved by the OPRHP.

Our office does not conduct cultural resources surveys. A 36 CFR 61 qualified archeologist should be retained to conduct the Phase 1 survey. Many archeological consulting firms advertise their availability in the yellow pages. The services of qualified archeologists can also be obtained by contacting local, regional, or statewide professional archeological organizations. Phase 1 surveys can be expected to vary in cost per mile of right-of-way or by the number of acres impacted. We encourage you to contact a number of consulting firms and compare examples of each firm's work to obtain the best and most cost-effective product.

Documentation of ground disturbance should include a description of the disturbance with confirming evidence. Confirmation can include current photographs and/or older photographs of the project area which illustrate the disturbance (approximately keyed to a project area map), past maps or site plans that accurately record previous disturbances, or current soil borings that verify past disruptions to the land. Agricultural activity is not considered to be substantial ground disturbance and many sites have been identified in previously cultivated land.

If you have any questions concerning archeology, please call Ellen Cesarski at (518) 237-8643 ext. 281.

REQUEST FOR ADDITIONAL INFORMATION  
TO EVALUATE  
BUILDINGS/STRUCTURES/DISTRICTS

98 PR 0415

\*\*\*\*\*

In order for us to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area we will need the following additional information:

- Full project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older within or immediately adjacent to the project area, keyed to a site plan.
- Clear, original photographs of the surroundings looking out from the project site in all directions, keyed to a site map.
- Date of construction.
- Brief history of property.
- Clear, original photographs of the following:  
(See attached map for locations)
- Other:

Please provide only the additional information checked above. If you have any questions concerning this request for additional information, please call John A. Bonafide at (518) 237-8643 ext.263 .

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN RESPONDING TO THIS REQUEST

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/10/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 98-4

NAME: MOORES HILL ESTATES

APPLICANT: DEUTSCH, JACOB (MOORES HILL ESTATES)

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG 01/22/1998	EAF SUBMITTED	01/22/1998	WITH APPLICATIONA
ORIG 01/22/1998	CIRCULATE TO INVOLVED AGENCIES . BOARD AUTHORIZED ENGINEER TO	01/28/1998	AUTH.COORD. LETTER SEND L.A. COORDINATION LETTER
ORIG 01/22/1998	LEAD AGENCY DECLARED	08/25/1999	TOOK L.A.
ORIG 01/22/1998	DECLARATION (POS/NEG)	08/25/1999	DECL. NEG DEC
ORIG 01/22/1998	PUBLIC HEARING . PUBLIC HEARING HELD 8-25-99	07/14/1999	SCHEDULE P.H.
ORIG 01/22/1998	AGRICULTURAL NOTICES	/ /	
ORIG 07/10/2002	PRELIMINARY APPROVAL . TO EXPIRE <del>2/27/2003</del>	07/10/2002	<del>GRANTED EXT</del>

*Town Board Approved bond:*

*\$271,210.00*

*\$ 10,848.40 Inspect. fee*

*on 11/5/03*



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #98-4

DATE RECEIVED: 11-12-03

PLEASE RETURN COMPLETED FORM TO MYRA

BY: \_\_\_\_\_ TO BE ON AGENDA FOR THE \_\_\_\_\_ PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

#### MOORES HILL ESTATES

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XXX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

~~APPROVED:~~ comment

Notes: THIS PROJECT PREDATES MY TERM AS HIGHWAY  
SUPERINTENDENT AND I FEEL A SIGHT DISTANCE STUDY SHOULD BE  
SUPPLIED BEFORE GIVING MY APPROVAL

DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature] 11-12-03  
Reviewed by \_\_\_\_\_ 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: 98-4

DATE PLAN RECEIVED: RECEIVED AUG - 9 1999

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

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

RAIMONDI for the building or subdivision of  
MOORES HILLS ESTATES has been

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

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

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

SEWER PIPE (TYPE) MUST CONFORM WITH  
TOWN SEWER USE CODE.

IS SEWER MAIN EXTENSION APPROVED

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

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

[Signature]      8/17/99  
\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

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: 98-4

DATE PLAN RECEIVED: RECEIVED AUG - 9 1999

RECEIVED

AUG 11 1999

N.W. HIGHWAY DEPT.

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 Diller* 8/11/99  
HIGHWAY SUPERINTENDENT DATE

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

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



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1765

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: 98-4

DATE PLAN RECEIVED: RECEIVED AUG - 9 1999

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

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

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

Moore's Hill Estates has been

reviewed by me and is approved

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

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

Water is available on Rt. 207 and on  
Moore's Hill rd. Will talk to builder on type  
of hydrants.

HIGHWAY SUPERINTENDENT DATE

Jane D. D. 8-11-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

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: 98-4

DATE PLAN RECEIVED: RECEIVED JUL - 8 1999

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

Subdivision ✓ as submitted by

Rainondi Assoc. for the building or subdivision of

Moore Hill Estates has been

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

disapproved ✓.

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

Type of pipe used for sewer laterals must conform with Town Sewer Use Code.

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

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

[Signature]      7/27/99  
SANITARY SUPERINTENDENT      DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: August 11, 1999**

**SUBJECT: Moores Hill Estates**

Planning Board Reference Number: PB-98-4

Dated: 9 August 1999

Fire Prevention Reference Number: FPS-99-031

A review of the above referenced subject subdivision plan was completed on 11 August 1999.

Please have the developer contact my office with a road name for the proposed street.

This plan is acceptable.

Plans Dated: 5 August 1999 Revision 3



Robert F. Rodgers; C.C.A.  
Fire Inspector

RFR/dh

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: July 14, 1999**

**SUBJECT: Moores Hill Estates**

Planning Board Reference Number: PB-98-4

Dated: 8 July 1999

Fire Prevention Reference Number: FPS-99-028

A review of the above referenced subject subdivision plan was conducted on 14 July 1999.

This subdivision plan is acceptable.

Plans Dated: 8 July 1999 Revision 2.

  
Robert F. Rodgers;  
Fire Inspector

RFR/dh



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1765

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: 98-4

DATE PLAN RECEIVED: RECEIVED JUL - 8 1999

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

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

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

Moore Hill Estates has been

reviewed by me and is approved

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

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

Water is available

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

Steve J. [Signature]      7-12-99  
WATER SUPERINTENDENT      DATE

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



1765

# 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

**RECEIVED**

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

**N.W. HIGHWAY DEPT.**

PLANNING BOARD FILE NUMBER: 98-4

DATE PLAN RECEIVED: RECEIVED JUL - 8 1999

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 Peller 7/9/99  
HIGHWAY SUPERINTENDENT DATE

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

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



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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98-4  
WORK SESSION DATE: 16 JUNE 1999 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Not now REQUIRED: new plan  
PROJECT NAME: Moores Hill sub.  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Jin Clearwater  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. Engl  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- wetland issue resolved - 2 driveways moved
- sewer - reallocation
- water off Moores Hill - dead end
- needs P/B authorized
- next available agenda after plan.

CLOSING STATUS

- \_\_\_\_\_ Set for agenda
- \_\_\_\_\_ possible agenda item
- \_\_\_\_\_ Discussion item for agenda
- \_\_\_\_\_ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF \_\_\_\_\_ P/B # 98 - 4

WORK SESSION DATE: 4-8-89 APPLICANT RESUB. REQUIRED: \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: YES

PROJECT NAME: MOORES HILL ESTATES 13 LOTS

PROJECT STATUS: NEW \_\_\_\_\_ OLD ✓

REPRESENTATIVE PRESENT: YES

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

NEEDS TO TALK TO JIM ABOUT DRIVEWAYS  
TO MOORES HILL ROAD

2" X 4" BOX ON PLAN

NAME ROAD

4MJ91 pbwsform



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: 98-4

DATE PLAN RECEIVED: RECEIVED JAN 22 1998

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

If disapproved, please list reason THIS PROJECT INCLUDES

A SEWER MAIN EXTENSION, FOR WHICH A DEC.

MORATORIUM EXISTS

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

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

[Signature] 1/29/98  
\_\_\_\_\_  
SANITARY SUPERINTENDENT      DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

*MOORE HILL*

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

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # 98-4

WORK SESSION DATE: 6 May 1997

APPLICANT RESUB.  
REQUIRED: New plans later

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Moore Hill

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

REPRESENTATIVE PRESENT: Jin Clearwater

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- move road
- Needs Plans IA + IB per DPR HP
- need indiv permit from Army Corp re wetlands.
- will get plan for review by Sullivan

4MJ91 pbwsform



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

RECEIVED

JAN 26 1998

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 4

DATE PLAN RECEIVED: RECEIVED JAN 22 1998

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 Sullivan 1/26/98  
HIGHWAY SUPERINTENDENT DATE

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

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

# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Moores Hill Estates

Date: 27 January 1998

Planning Board Reference Number: PB-98-4

Dated: 22 January 1998

Fire Prevention Reference Number: FPS-98-006

A review of the above referenced subject subdivision plan was conducted on 26 January 1998. The following items are noted:

- 1) The maximum distance between fire hydrants shall be 500 feet. It appears that the hydrant spacing exceeds that distance. Section 21-12C, page 2113 Code of the Town of New Windsor.
- 2) Please have the developer contact this office with the name of the proposed street Section 8-5 A page 804 Code of the Town of New Windsor.

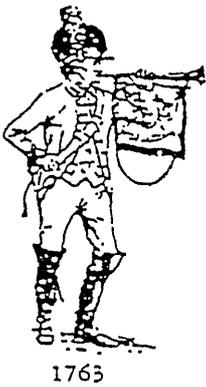
This subdivision plan is acceptable provided item 1 above is agreed to at the Planning Board meeting.

Plans Dated: 29 October 1997.



Robert F. Rodgers, C.C.A.

CC: M.E.  
J. C.



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

1763

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: 98-4

DATE PLAN RECEIVED: RECEIVED JAN 22 1998

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

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

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

Raimondi Assoc \_\_\_\_\_ has been

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

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

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

Water is available in this area -

notify water dept -

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

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

Steve  
WATER SUPERINTENDENT      DATE

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



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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

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

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 98 - 4

WORK SESSION DATE: 21 JAN 98 APPLICANT RESUB. REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Not now Full App

PROJECT NAME: Moore's Hill

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

REPRESENTATIVE PRESENT: Jin Cleanwater

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

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

13 lot resubdiv

- \* sight distance - Jin's letter review
- expand table for area? full build all lots
- wetlands disturbance 1/2 A or less (Army (w/already) @ site)
- sewer realloc agent.
- ck code re 49, right off road
- add hydrant @ Moore's Hill + proposed road.
- verify size of new W.M.
- stream disturbance permit for W.M.?
- owe \$450

OK for next



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision  Lot Line Change  Site Plan  Special Permit

Tax Map Designation: Sec. 34 Block 2 Lot 17.4

1. Name of Project MOORES HILL ESTATES

2. Owner of Record MOORES HILL ESTATES  
JACOB DEUTSCH Phone 914-783-9375

Address: 1 KENNEDY COURT MONROE NY 10950  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone 914-783-9375

Address: "  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan RAIMONDI ASSOCIATES PC Phone 914-782-8681

Address: 110 STAGE ROAD MONROE NY 10950  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney BERNARD E. DAVIS, ESQ Phone 914-469-8402

Address 301 CHESTER PLAZA CHESTER, N.Y. 10918  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:  
JAMES CLEARWATER 914-782-8681  
(Name) (Phone)

7. Project Location:  
On the NORTH side of MOORES HILL RD 750'± feet  
(Direction) (Street) (No.)  
EAST of WEATHER OAK HILL RD.  
(Direction) (Street)

8. Project Data: Acreage 22.2485 Zone R-3 School Dist. NEWBURGH S.D.

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? Yes \_\_\_\_\_ No

\*This information can be verified in the Assessor's Office.

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

10. Description of Project: (Use, Size, Number of Lots, etc.) 13 Lots

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19 DAY OF JANUARY 19 98

Jacob Deutsch  
APPLICANT'S SIGNATURE

Robert J. Marshall  
NOTARY PUBLIC

JACOB DEUTSCH  
Please Print Applicant's Name as Signed

ROBERT J. MARSHALL  
Notary Public, State of New York  
No. 4800610  
in Orange County

\*\*\*\*\* APR 30, 1998 \*\*\*\*\*

TOWN USE ONLY:  
RECEIVED JAN 22 1998

DATE APPLICATION RECEIVED

98 - 4  
APPLICATION NUMBER

3 4

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- \* 2. SAME Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section, Block & Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North arrow.
10. \_\_\_\_\_ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. ✓ Surveyor's certificate.
12. ✓ Surveyor's seal and signature.
13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 15. NA Flood land boundaries.
16. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

- 19. ✓ \_\_\_\_\_ Include existing or proposed easements.
- 20. ✓ \_\_\_\_\_ Right-of-way widths.
- 21. ✓ \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
- 22. ✓ \_\_\_\_\_ Lot area (in square feet for each lot less than 2 acres).
- 23. ✓ \_\_\_\_\_ Number the lots including residual lot.
- 24. ✓ \_\_\_\_\_ Show any existing waterways.
- \*25. — \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
- 26. \_\_\_\_\_ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
- 27. ✓ \_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
- 28. ✓ \_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
- 29. — NA \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 30. — N.A. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
- 31. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 32. \_\_\_\_\_ Indicate percentage and direction of grade.
- 33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 34. \_\_\_\_\_ Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
- 35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

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:

- 36. N.A. Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
- 37. N.A. A disclosure Statement, in the form set below, must be inscribed on all subdivision 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 leaser 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 New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: James P. Chausse, Jr. 1.21.98  
 Licensed Professional Date

98 - 4  
REC 1854  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*The parcel in question - subject of this application,  
is not located in zone A or B flood zone.*

*James P. Clewster II*  
1.21.98

APPLICANT/OWNER PROXY STATEMENT  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

MOORES HILL ESTATES / JACOB DEUTSCH PRES. deposes and says that he resides  
(OWNER)

at 1 KENNEDY COURT MONROE NY 10950 in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)  
designation number (Sec. 34 Block 2 Lot 17.4) which is the premises described in

the foregoing application and that he authorizes:

SAME  
(Applicant Name & Address, if different from owner)

JAMES C. CLEARWATER LS / RAIMONDI ASSOC. PC, 110 STAGE RD. MONROE, NY 10950  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: Jan 19, 1998

Jacob Deutsch PRES.  
Owner's Signature

Robert J. Marshall  
Witness' Signature

Applicant's Signature if different than owner

James P. Clearwater LS  
Representative's 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.**