

PB# 04-24

**Plum Point
(Parking Layout)**

81-4-4→24

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 8/8/05

01-27

708-06

Map Number 708-06 City New Windsor
Section 81 Block 1 Lot 4 Town New Windsor
Village New Windsor

Title: Plum Point - On - Hudson
Condominium VI

Dated: 7/17/2006 Filed: 8/3/2006

Approved by: N/A

on _____
Record Owner: Summit - On - Hudson Assoc,
Limited Partnership DONNA L. BENSON
Orange County Clerk

Condo

13 sheets = \$130 total

RECORDED/FILED
08/03/2006/ 16:03:34
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

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PLUM POINT CONDOMINIUMS (04-24)

MR. PETRO: Application proposes construction of the additional parking to serve the mansion building units, the application was previously reviewed at the 8 September, 2004 planning board meeting. I think it was here after that, wasn't it? All right, who wrote this up?

MS. MASON: Mark.

MR. PETRO: Okay, the building mansion includes total of 12 units by code a minimum of 24 parking spaces are required, the plan is intended to develop the necessary parking spaces which will meet the requirements of the fire inspector's office, it's my understanding that the latest plan has been found acceptable by the fire inspector's office. The plan is generally acceptable, although I have the following comments, some further information that should be added to the final plan. With regard to the cleanouts along the west side of the building, the contractor must verify proper cover on the existing piping, provide insulation if needed, that's not a problem.

Mr. Dennis Walden and Mr. Izzie Halberthal appeared before the board for this proposal.

MR. PETRO: Additional details are necessary for proposed mailboxes now shown between spaces 9 and 10 as previously requested to provide additional detail for the area for the parking spaces. Board should discuss the manner in which the existing handicapped planter walls are being modified along Sand Piper reportedly in disrepair, I went down at, looked at it myself, there's some, the 6 x 6s that are beginning to rot if you want to use that word but it's not falling down either so it's somewhere in between I guess disrepair is a moderate word I believe the plans do not adequately address this issue. The board should discuss the

aspect and advise an acceptable note required for this item, that's note number 2 on the plan, the extended planter in front of spaces 18 and 19 encroaches into Sand Piper Lane, the pavement edge on the opposite side must be adjusted. Do you have that?

MR. WALDEN: Yes.

MR. PETRO: There's insufficient detail with regard to proposed paving. The planning board has taken lead agency under SEQRA, the planning board may wish to make a determination, we'll do that later, okay. This goes back and forth, we've seen this on so many times, I happened to be at two workshops with this plan, I just happened to be walking through I guess and I don't know what happened, it's been difficult because I know all you people are here who are very unhappy with the proposed layouts 1, 2 and 3, I don't know how many you've done, this one has come back to where it's somewhat acceptable as long as the landscaping is put into their hands and I guess Mr. Walden.

MR. WALDEN: That's what we agreed to.

MR. HALBERTHAL: What's that the note says?

MR. PETRO: That you agreed to do that. I'm bringing all the members up to par too because Mark and I have been back and forth with this quite a bit, I know that you've been at the meetings and who wants to speak on behalf of the people? Keep in mind this is not a public hearing but we need to resolve this tonight. I don't want to see this again, this has been here so many times and think, I think that we can hopefully--

MR. KELSON: I think so, Mr. Chairman. The board members have before them and Mr. Halberthal--I'm Todd Kelson.

MR. PETRO: Are you the chairman?

MR. KELSON: I'm the attorney for the board of managers. The board and its advisors have before it a landscape plan prepared by Karen Arent who's a landscape architect.

MR. BABCOCK: Can you give the Chairman--

MR. KELSON: Yes, everybody has one.

MR. BABCOCK: Excuse me, I'm sorry.

MR. KELSON: And this plan I think this plan addresses many of the issues that the, that I think Mark discussed in his comments. There are one or two things that are first of all let me just state for the record here the property owners acknowledge this is a very difficult plan, there are site limitations which none of us, if we all had our way would have done differently, I know Mr. Halberthal and we would have also but there's, so we're faced with this plan from a purely technical standpoint of the layout, the unit owners are agreeable that this is the best layout we're going to get. There are one or two things that are shown on this plan that I just want to point out that are slightly different, there's really only one substantive thing that I want to point out, it's a good suggestion, if you turn your attention to the upper right-hand corner of the map where the planter ends on Sand Piper Lane we're proposing to, we're suggesting that it might be--

MR. PETRO: What number?

MR. KELSON: Number 6 in red on the plan to move the planter back to cut the planter back a little bit to allow the road to remain 24 feet also, provide perhaps an emergency egress and ingress over there even though there's parking spaces it still could be used in an emergency, the grade is I believe level over there.

The other thing even though we'd like to have the road widened on the other side, it's a question as to whether that can be done because we have to deal again with condo 3 who has--

MR. PETRO: Mark, I want to go over each of these points if we can do them, I don't think we can do some of them but if we can, I want to mark them so no matter what we made progress like number 6 cutting back the planter, is that going to affect anything in the parking spots?

MR. EDSALL: I don't necessarily agree with it, only because it becomes an attractive nuisance. We're trying to say it's a parking space but we're leaving an option so it's going to become an access point, you're going to end up with conflicts between the proposed parking and the width is really not the full width that the fire department wanted if it was a drive-thru access.

MR. KELSON: Maybe just a curb would be fine.

MR. EDSALL: The indication was that it would be an emergency access, the point is it can't because they need it much wider.

MR. KELSON: Twenty-four feet is wide enough.

MR. EDSALL: No, 30 is needed for emergency.

MR. KELSON: We can use it, it's going to be difficult, it's a practical problem.

MR. PETRO: How about bumpers?

MR. EDSALL: But the concrete bumpers stop the plowing as well so the point being we've had this discussion, it's a dead-end parking lot, it's not the only one in the northeast, I think it's better to create this if

it's going to be a dead-end parking lot, establish it as a dead-end parking lot as the fire inspector had indicated he preferred. As far as road width goes, you can see on the opposite side of the road there's a for some reason an irregular jog in the pavement line, all you need to do is straighten that line out and the problem goes away.

MR. KELSON: Some of it's on his, some of it's on condo 3.

MR. EDSALL: I hope condo 3 won't have a problem with it.

MR. KELSON: I'm only pointing out condo 3 didn't want to allow the other plan.

MR. EDSALL: That would probably be the first alternative I would suggest.

MR. KELSON: That's really the only substantive but let me just that's really the only substantive.

MR. PETRO: We're going to go right down the list, number 6 we can't do so you're going to have to go along with some of the stuff and we'll try to work with some of it.

MR. EDSALL: Jim, I had taken, had an opportunity to talk to Karen today on some of her minor adjustments, if you want me to share with you one is really just I believe a landscaping feature enlarging that to line up with the building face and I believe that's not an issue, we can make sure that that alignment isn't a problem with the fire inspector.

MR. PETRO: One second, also as we do them if you have an objection say it now if I don't hear from you you have no objection.

MR. HALBERTHAL: I have, I'm seeing it for the first time.

MR. PETRO: So am I, so we're both going to read it at the same time.

MR. EDSALL: So one is a slight angle in the front wall so we would just need to verify with the fire inspector they have no objection, I don't believe it's a problem but I can verify that with John. Two I think is a great suggestion, it turns the stair access from that one unit runs it parallel to the back face of the mansion building and turns it to a set of stairs, parking space number one is then shifted over, I think that's a great improvement, it looks much more appropriate and allows the corner to be fully landscaped so I think that's a great suggestion.

MR. PETRO: Any problem?

MR. HALBERTHAL: I don't know if there's room to make a turn and go inside there, see number 4.

MR. PETRO: Number 2.

MR. HALBERTHAL: Yeah but there's a little 4 there where the walk is there, it's only a few feet, you have to make a turn and go like this, there's a unit right here, there's not much room here to make the turn here, there's only a few feet here, he wants him to go like this.

MR. WALDEN: If they agree to it.

MR. EDSALL: There's plenty of room for the landing, the plan appears and it appears to be as equally as accurate is the base plan and it has five or six feet that's plenty to meet code so there's not a problem there.

MR. PETRO: Okay.

MR. EDSALL: Ready team? Number 3 was another very good suggestion that was made as part of the landscape plan rather than have that difficult grading in the corner of the end of the truncated planter, now there's a triangular planter put in, doesn't obstruct access but it gives you the opportunity to not have the parking spaces end at the transition point for the paving, you know, grading out to the road so I think 3 is a good improvement as well.

MR. PETRO: You don't object?

MR. WALDEN: No.

MR. HALBERTHAL: I don't.

MR. EDSALL: Item number 4 they're calling that as a new planter, you should open that up, they're proposing a masonry wall unit.

MR. KELSON: It's in disrepair, it was constructed without the approval of this planning board without an approved site plan.

MR. WALDEN: No.

MR. HALBERTHAL: There was a planter there on the original site plan, there was also a planter there we're not building a house over there, there's nothing wrong, we paid money for it, there's nothing, I will check it again, there's nothing rotten over there, I'm sorry, there's a few pieces, cars hit it and it got shifted.

MR. KELSON: Then it's starting to deteriorate.

MR. HALBERTHAL: No, it's a few timbers have to be nailed back to the wall, nothing in disrepair.

MR. PETRO: Let's skip over 4 for a moment, go to 5.

MR. EDSALL: Five is one of the areas I asked if there could be something to dress that up, that's where they're proposing mailboxes and they're proposing a small planter I assume still with the--

MR. HALBERTHAL: Not much room there, why do I need a planter? There's nothing to plant.

MR. PETRO: We can't do 5 if we don't do 4, that's the same one.

MR. HALBERTHAL: I want to go back to number 3, the planter, there's no, okay number 3 is just a planter without any--

MR. EDSALL: Five I asked for more detail because they're proposing to put up mailboxes, I wasn't sure physically how they'd fit, I wouldn't want them projecting out.

MR. HALBERTHAL: Number 5, it's, can I just ask a question, go back, what's number 3, the planter with grass around it, number 3?

MR. KELSON: Belgian block.

MR. HALBERTHAL: There's no reason.

MR. KELSON: Sure it is, it's for aesthetics.

MR. HALBERTHAL: Fine, you'll like a lot of things, just you can't--

MR. PETRO: What would you build it out of?

MR. HALBERTHAL: Don't build anything, number 3 and number 5 it's right flush, it's level with the ground,

I will put a planter like any planter and plant anything you want there, planter doesn't need blocks around it, I mean, I have no problem to plant anything there and make it--

MR. PETRO: Aren't we putting something new along the mansion that's going to be Belgian block?

MR. HALBERTHAL: Yes, a retaining wall, something different.

MR. PETRO: So keep the same.

MR. HALBERTHAL: Something that's flush with the ground, there's no reason. Number 3 and number 5 level to the ground.

MR. EDSALL: Number 3 is to the surface but it's not a level area.

MR. HALBERTHAL: There's no reason for planter.

MR. EDSALL: Number 3 is approximately 9 to 10 percent slope so this is an appropriate area to put something in so you're not at the corner of a parking space.

MR. HALBERTHAL: Could be an asphalt curb.

MR. KELSON: Asphalt curbs in the complex have all failed because of the way they were constructed.

MR. PETRO: Go to 7.

MR. EDSALL: I guess 7 is proposing just to upgrade what's there, I think is there not a sidewalk in that area now?

MR. KELSON: There's a sidewalk through there but what Karen pointed out she made a good point if you look at the plan and I don't think, it's a very, very narrow

area, I don't know, maybe it's a foot or two feet between the concrete walk, there's a little bit of grassy area then a parking spot and people are going to walk over it and stamp all over it so we're suggesting bring the concrete just out another couple feet.

MR. ARGENIO: That's petty and subjective just that item.

MR. KELSON: Just a suggestion, it's not a, I don't think it's a major item of work anyway.

MR. ARGENIO: I agree, that's why I said what I said.

MR. KELSON: But it would just be a more practical thing, people are going to walk all over it.

MR. PETRO: Yes or no?

MR. HALBERTHAL: But extend concrete, concrete, concrete is fine.

MR. PETRO: Number 7 you're putting concrete?

MR. HALBERTHAL: Concrete.

MR. PETRO: Okay, let's finish this up before I run out of--number 8, paver entrance to building pavers should be flush with asphalt.

MR. HALBERTHAL: We don't have pavers in the whole development where the concrete walk is there it's there to stay.

MR. PETRO: It's concrete now?

MR. HALBERTHAL: There's concrete now, it says concrete walk, walk is right there.

MR. PETRO: All right, forget that number 8 then.

MR. EDSALL: Just let me ask a question. The concrete walk out in front is that flush with the existing pavement or is that stepped up?

MR. HALBERTHAL: No, it's flush.

MR. WALDEN: And it will remain.

MR. EDSALL: Because you're paving on both sides.

MR. HALBERTHAL: No, somebody broke the paving, it was the final coat is not there, once the final paving is there it's going to be flush.

MR. WALDEN: Right now there's grass.

MR. EDSALL: Right but when you go to pave--

MR. HALBERTHAL: There's a railing.

MR. EDSALL: Can't be railings if it's in the middle of a paved area.

MR. HALBERTHAL: Concrete has a railing on the side and where it comes to the paving somebody hit the paving there.

MR. PETRO: Hold on, is it flush or not?

MR. KELSON: No.

MR. WALDEN: It's a ramp up to the building so you have handicapped accessibility.

MR. KELSON: It's an 8 inch step.

MR. HALBERTHAL: This was paved and knocked off when it's finished, the paving will be flush with the concrete.

MR. MINUTA: Is it an ADA compliant ramp or not?

MR. KELSON: No.

MR. MINUTA: It's not a ramp, it's a step?

MR. ARGENIO: Please don't say that again, you said it three times, we're not deaf, it's not ADA compliant and it's in its current state, that's it. Next.

MR. PETRO: So you need to make it flush then is what we're doing.

MR. HALBERTHAL: Yes but no pavers.

MR. PETRO: Number 9 new planting area outlined with Belgian block, that goes along with number 3 and also goes along with 4 and 5.

MR. PETRO: Number 9 and number 5.

MR. HALBERTHAL: Number 10.

MR. PETRO: Belgian block curve along edge of pavement that you're doing?

MR. HALBERTHAL: No, I'm not doing it.

MR. PETRO: You have to match it up, you can't have one side Belgian block--

MR. HALBERTHAL: Number 1 is a retaining wall, number 10 there's no retaining wall, just landscaped area.

MR. PETRO: But you have to put Belgian block to match it up, aren't you doing number 1 with the retaining wall with blocks?

MR. HALBERTHAL: Yes.

MR. PETRO: How are you building the retaining wall?

MR. HALBERTHAL: With Belgian blocks.

MR. PETRO: You should do the blocks there, number 10 with the Belgian 3, 4 and 5 and match it up with number 7 and you'll be all done, that's what they want there. Number 4 you're not going to do and number 6 you can't do but all the other things I think are fine.

MR. HALBERTHAL: Let me go through quickly again number 1, what shifts the space 3 feet, move it over here.

MR. PETRO: It's very unusual, we can close the meeting or sit here and finish it.

MR. HALBERTHAL: I'm here to finish it. You want it shifted to the right, okay.

MR. WALDEN: You still get the spaces.

MR. HALBERTHAL: Okay.

MR. WALDEN: You're going to build a wall here with steps over here, these steps are going to come out.

MR. HALBERTHAL: Right. This is 6 foot wide.

MR. KELSON: Yes.

MR. KELSON: According to the plan that you have.

MR. HALBERTHAL: Fine, that's okay if it's there, it's there, okay, fine.

MR. PETRO: Number 2.

MR. HALBERTHAL: Number 2 goes together with 1.

MR. BABCOCK: Mr. Chairman, looking at the plan myself and Mark we like this plan, the whole thing except for number 6.

MR. MINUTA: I'm in agreement with that.

MR. BABCOCK: The discussion they're having there I don't know what's going on anymore.

MR. PETRO: Well, he's trying to convince himself. I'm going to do it in about three minutes, you've got about three minutes to finish up, then I'm going to tell you what it's going to be and we're going to hit the gavel.

MR. BABCOCK: The agreement, Mr. Chairman, was is that we get this company to design this landscaping plan.

MR. EDSALL: The only discussion Mike and I agree with that we have to make sure we comply with the fire department, such as the number 6 where we can't open that open and the other one would be the new planter outside, I think it's number 4, I think it's just taking it one step too far but everything else I think they have good points.

MR. HALBERTHAL: One is fine, I'm going fast, 1 is fine, 2 is fine, 3 is fine, 4 we took out, 5 is fine, 6 we took out.

MR. PETRO: Seven we just said concrete.

MR. HALBERTHAL: Exactly, 8, what's 8?

MR. PETRO: It's got to be flush.

MR. HALBERTHAL: Stays concrete, not pavers.

MR. PETRO: Concrete but it's got to be flush either change to concrete bring up the blacktop.

MR. HALBERTHAL: Yes, yes but not paver.

MR. ARGENIO: Not pavers.

MR. HALBERTHAL: Correct.

MR. WALDEN: Designation is for pavers we'd rather put concrete.

MR. EDSALL: Fine.

MR. PETRO: Nine the new planting outline with Belgian block curb and Belgian block curb along the other edge, that's it.

MR. HALBERTHAL: Yes.

MR. PETRO: I have my copy.

MR. KELSON: Mr. Chairman, I just want to be heard just on this one item I think everything else we're where we're going to be. I'm just going to urge to the board again the wall that's there is not there that long showing I'm talking I'm going back to number 4, it's a real sticking point for the homeowners, that wall is not a good wall, it never was a good wall, it's an unattractive wall, had this board had an opportunity to pass on that wall before it was built it never would have approved that wall, I'm confident the owners built something that just is, I don't want to say an eyesore because that's too strong but it's not a whole lot too strong and given the compromises that are being made I don't think it's out of line.

MR. HALBERTHAL: I compromised everything, everything we took out.

MR. KELSON: May I finish speaking, sir?

MR. HALBERTHAL: I think it's my, I'm on the agenda, I

don't see your name on the agenda.

MR. KELSON: I'll wait for the chairman to recognize me please.

MR. PETRO: Please, go ahead.

MR. KELSON: Thank you, Mr. Petro. The aesthetics you know we're trying to take something that's not, that's just not attractive and try to bring something just sort of bring this to a conclusion, the requests that are made are not inconsistent with whatever the original plan called for, the property was, this mansion was supposed to be landscaped on a par equal to the balance of the project, landscaping was supposed to be provided proportionate, it has not been, this makes it we believe makes it proportionate to the balance of the project, for that reason we believe that it is appropriate to do it and we ask you that you just give that some consideration.

MR. HALBERTHAL: May I just say something?

MR. PETRO: No, listen, I don't disagree with what you're saying, I really don't, I think it's a fine line here what we're doing with the planning board and what you should be doing in a court, frankly, I think it's, we're right on the edge here of what's going on with this application, you know, he has a right for certain things and obviously the people here have rights also. So we're trying to get this solved here and tonight in my opinion and probably the board's I think to finalize this that you're building the upper wall out of the concrete blocks. Correct?

MR. HALBERTHAL: Yes.

MR. PETRO: You're now going to put Belgian block on the other side because you're matching up, it's going to look nice.

MR. HALBERTHAL: Yes.

MR. PETRO: I was never for one thing he said that absolutely makes sense if you had ever come in here and putting a plan saying you're putting pressure treated 6 x 6s in the front of the mansion I would have just had you escorted out of here because you belong somewhere. So why don't you just agree to whatever you're building the upper wall with the upper wall, it's not a big wall that you're building on the bottom, just take it down, build it and match the upper wall. You're doing Belgian block, you're doing everything else a hundred percent for them, I know.

MR. HALBERTHAL: It's up, I spoke, I just want to say the offering plan says clearly the landscaping is done to the discretion of the sponsor.

MR. PETRO: It's immaterial, just look at the mansion and look at the pressure treated wall, I wouldn't have that around one of my apartment buildings, I would put something better than that.

MR. HALBERTHAL: It's part of the road.

MR. PETRO: I recognize it's there and if it was something that had nothing to do with anything I would say the heck with it, it's there, it's not, I did go down and look at it, it's not falling down but it's not conducive to the beauty of that mansion, it really isn't, I mean, I'm not sticking up for them because there's 20 of them and you're by yourself with your daughter.

MR. HALBERTHAL: There's only three people that live in the mansion which are here, all the rest are people in other phases.

MR. PETRO: If they live in New Windsor I listen to

what they say, all you have to do is go down and look at it, they're not wrong, if I'm doing the block up on the top, you heard me say that we usually make garbage enclosures out of the same material because it matches the building, so that should be the same material as you're doing in front of the mansion, it should be the block. What are you putting in the front, block stackers?

MR. HALBERTHAL: Modular blocks.

MR. PETRO: How high is the wall by the road, 3 feet?

MR. EDSALL: Yeah, it's not that high.

MR. PETRO: You wouldn't need to have any geogrid, it would be a very simple wall, it would not be a big deal, I think you should just agree to it, get it done, you get the C.O.s for them, these people are happy forever and you're all done and number 1 and number 6 is still out, we can't do that anyway, Izzy, just agree it's a few thousand bucks you're making everybody happy.

MR. HALBERTHAL: What do they want?

MR. PETRO: I'm going to pay for it myself so I can go home and see my boys.

MR. HALBERTHAL: Still a concrete wall, what is it made of what?

MR. PETRO: Just do it out of the same blocks you're doing the upper wall.

MR. HALBERTHAL: She wants on one side she wants the blocks and the other side she wants the blocks, correct?

MR. WALDEN: Correct.

MR. HALBERTHAL: She wants a concrete wall.

MR. PETRO: I'm reading it myself, it's already a planter, correct?

MR. WALDEN: Yes.

MR. PETRO: So you want to put a planter back made out of the blocks for a retaining wall then you're looking for a planter, is that correct?

MR. BABCOCK: Well, it's a retaining wall, planter.

MR. ARGENIO: Are you Karen?

MS. ARENT: Yes.

MR. PETRO: Why don't you tell us?

MS. ARENT: The front of the wall should be the wall units and because the width is so narrow that the units are one foot wide, if we put them on the back as well it would make the planter very thick and I don't think that the planter needs to be as wide as it was built out there, I think it should just be flush with the height of the pavement or a little lower so that you could put curbing in on the other side.

MR. ARGENIO: So you're recommending Belgian block on the other side?

MS. ARENT: On other side the only spot you might see it is on the corner this way the planter's a little wider and it's then you also don't have that type of material next to where the cars are parking like there's no need to have the wall on the upper end.

MR. EDSALL: It's good design.

MR. ARGENIO: She just saved you some money.

MR. HALBERTHAL: On one side, how can you do that because of the parking spaces?

MR. KELSON: He's raising a point on number 4, just take a look at little triangles, does the board have a problem with those?

MR. BABCOCK: Jim, they're designed to be low enough.

MR. EDSALL: They're a curb elevation.

MR. ARGENIO: The tire will hit it.

MR. EDSALL: That's not a problem.

MS. ARENT: Not where it's located it's right at the stripe of the parking, a lot of towns are allowing that in order to get--

MR. KELSON: It gives it a little more room.

MR. HALBERTHAL: The planter is much wider than what I have here you're proposing a much narrower planter, the bed will be the same size.

MS. ARENT: I took this right off the plan you provided.

MR. WALDEN: It's the same width of the planter that we have.

MS. ARENT: If your plan is not correct, I can't speak about that.

MR. HALBERTHAL: I understand. Why does this have to be done now, I mean, this is something that's in already?

MR. PETRO: We're asking you to do it.

MR. HALBERTHAL: You're asking everything, I'm giving some way, that is compromise.

MR. PETRO: It's what we agreed to, if we want to go forward, if not, I'm going to hit the gavel and you can go to court and do what you want to do.

MR. HALBERTHAL: No, I understand.

MR. PETRO: You have number 4, 6, 6 we took out, the next we made some concrete flush.

MR. ARGENIO: Took the pavers out.

MR. PETRO: This other one is indicating it's a beautiful mansion, it's a nice place and it should match the other side, okay.

MR. HALBERTHAL: I didn't look at the actual landscaping itself, you took care of the air conditioning units, it won't run into the plants that go in there, I don't want something after six months the air conditioner or the heat will ruin it.

MS. ARENT: There's two spots that it's very tight so put plants that tolerate that abuse.

MR. PETRO: I'm sure you can work that out.

MR. KELSON: The board will be flexible on something like that.

MR. WALDEN: We can work it out.

MS. ARENT: I thought it would be better to try to use plants rather than screen fencing that would be off the--

MR. PETRO: Listen, this is the way it is, you have 1 through 10, we're going to eliminate number 6, number 8 is going to be concrete flush entrance to the building, 7 is going to be concrete not pavers and that's it, everything else is as written, 4 is as written. All right, gentlemen, do you agree?

MR. HALBERTHAL: If we're getting my approval right away probably.

MR. PETRO: You're going to get approval right now if you agree.

MR. HALBERTHAL: Okay, what happens here, we just extend?

MR. EDSALL: Yes, whatever's on this plan you extend it.

MR. HALBERTHAL: As a matter of fact, for the 24 feet maybe we can go back, there's no reason.

MR. EDSALL: We'll work out the alignment with them.

MR. HALBERTHAL: There's no fire things just for those to be able to move in and out.

MR. EDSALL: We can do that as a field change if everybody is agreeable to that.

MR. EDSALL: We'll work that out.

MR. HALBERTHAL: The fire department there's no reason for them to come in the back here so we can just shift this all a little bit to bend it a little bit.

MR. EDSALL: We'll work that out and I do hope that the board of managers can work on just taking that little dogleg out of the pavement on the opposite side, it's probably only a two or three feet.

June 22, 2005

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MR. PETRO: Okay, we want to talk about President Bush or anything else?

MR. HALBERTHAL: No, no, okay, fine. We need more notes attached.

MR. PETRO: No, I have it right here as written except for 3 changes, number 6 eliminated.

MR. EDSALL: What I will do on the plans that are stamped we'll modify note number 2 so that it records your decisions.

MR. PETRO: Okay, let's see this is a regular item, did we take lead agency?

MR. EDSALL: You've taken lead agency, you need to make a negative dec then a conditional approval.

MR. ARGENIO: Motion we take a negative dec for Plum Point.

MR. SCHLESINGER: Second it.

MR. HALBERTHAL: Just took the most expensive shrubs that's available.

MR. PETRO: It's peanuts in the whole scheme of things, get it done so we can give you an approval. You're stopping me from giving you an approval.

MR. ARGENIO: Do you want to do that?

MR. HALBERTHAL: No.

MR. PETRO: Motion.

MR. ARGENIO: I made the motion for negative dec.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded for negative dec for the Plum Point Section 4 site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: Motion for conditional final approval.

MR. EDSALL: That will include the normal site improvement, bond estimate.

MR. PETRO: Yes, is there a motion?

MR. SCHLESINGER: I'll make the motion for the approval pending the notice of the mansion at Plum Point with the exception of the changes that are noted on Mr. Petro's sheet.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant conditional final approval to the Plum Point Section 4 site plan amendment with the subject-tos as written in or mentioned by Mr. Schlesinger. And just to make it clear on the 10 page item list it will be eliminating number 6, number 7 will not be pavers, it will be concrete, number 8 it will be a concrete flush entrance to the building and remove the word pavers, concrete shall be flush with the asphalt or as Mr. Minuta said it should be ADA accessible and that's it. Number 9

and 10 stay as they are. Any further discussion from the board members?

MR. SCHLESINGER: I just hope that everybody in the audience has witnessed what we went through and I hope everybody is going to be happy.

MR. PETRO: Yes, this is very unusual. Roll call.

ROLL CALL

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

MR. PETRO: Motion to adjourn?

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

ROLL CALL

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

Respectfully Submitted By:



Frances Roth
Stenographer

7/1/05



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PLUM POINT SECTION IV SITE PLAN AMENDMENT
(REVISION TO MANSION PARKING LOT)
PROJECT LOCATION: PLUM POINT CONDO SITE – OFF OLD ROUTE 9W
SECTION 81 – BLOCK 4 – LOTS 4-13 thru 24
PROJECT NUMBER: 04-24
DATE: 8 JUNE 2005
DESCRIPTION: THE APPLICATION PROPOSES CONSTRUCTION OF ADDITIONAL
PARKING TO SERVE THE MANSION BUILDING UNITS. THE
APPLICATION WAS PREVIOUSLY REVIEWED AT THE
8 SEPTEMBER 2004 PLANNING BOARD MEETING.

1. The Mansion Building includes a total of 12 units. By code, a minimum of 24 parking spaces are required. This plan is intended to develop the necessary parking spaces, while meeting the requirements of the Fire Inspector's office. It is my understanding that this latest plan has been found acceptable by the Fire Inspector's Office. The plan is generally acceptable, although I have the following comments for some further information that should be added to the final plan:

- With regard to the cleanouts along the west side of the building, the contractor must verify proper cover on the exterior piping, and provide supplemental insulation if needed.
- The "detail" for the steps between parking spaces 1 & 2 does not provide actual elevation information and detail to support proper construction. Further detail and improvements are appropriate in front of this area, to prevent vehicles parking in this area and obstructing the exit. As well, pedestrian to vehicle conflict should be avoided.
- Additional details are necessary for the "proposed mailboxes" now shown between spaces 9 & 10. As previously requested, provide additional detail for this area between the parking spaces.

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- The board should discuss the manner in which the existing landscape planter/wall is being modified along Sandpiper Lane. It is reportedly in disrepair. I believe the plans do not adequately address this issue.
 - Reference plan note #2. It is not adequately affirmative. The board should discuss this aspect and advise of an acceptable note requirement for this item.
 - The extended planter in front of spaces 18 & 19 encroaches into Sandpiper Lane. The pavement edge on the opposite side must be adjusted to maintain a uniform road width.
 - There is insufficient detail with regard to the proposed paving.
2. The Planning Board has taken Lead Agency under SEQRA. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



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

MJE/st
NW04-24-22June05.doc

PLUM POINT CONDOMINIUMS (04-24)

Mr. Dennis Walden and Mr. Izzie Halberthal appeared before the board for this proposal.

MR. PETRO: Plum Point, proposed parking and revisions, this is something new and different. Plum Point Section 4 site plan amendment revisions to the mansion parking lot. The application proposes construction of additional parking to serve the mansion building units. The application was previously reviewed at the 8 September 2004 planning board meetings. The mansion building includes total of 12 units. By code a minimum of 24 parking spaces are required. The plan is intended to develop the necessary parking spaces while meeting the requirements of the fire inspector's office. Okay, I have reviewed the latest plans submitted and have the following comments. I guess what we'll do instead of me going through them why don't you bring us up to date.

MR. WALDEN: This is again another reworking of the plan to try to accommodate 24 spaces that we need for the mansion that has been reconstructed with 12 units, after meeting with the, with Mark and the fire inspector and various other Town officials, we came up with a plan that I believe will make everybody maybe not happy but at least resolve the situation of how the fire truck can get in, how we can provide the 24 spaces, we're going to take this existing island out, these planters and grade this all, take this whole parking lot out, regrade this whole thing, build a landscaping retaining wall here, this will be all graded out here and reseeded with landscaping, this existing planter will be continued and closed off so we'll have a large space here for the fire truck to get in and out for the flow of traffic to back and forth.

MR. PETRO: Okay, it's my understanding that this has gone to the fire department and I have talked to him

personally and he says that conceptually the plan is feasible. The problem however is the grading between Sandpiper Lane and your parking lot.

MR. WALDEN: We've got to get that.

MR. PETRO: It's here and then?

MR. WALDEN: Steps up real quick but we have to regrade it to get it to work, we can get it to work.

MR. PETRO: How are you going to regrade it? You can't regrade in the road so you have to take it all out.

MR. WALDEN: We're going to hold the grade here, going to hold the grade back here and excavate this out to meet the grade, try to maintain.

MR. PETRO: Five percent?

MR. WALDEN: Yes.

MR. PETRO: You think that five percent is attainable inside the parking lot?

MR. EDSALL: I asked Dennis for some additional topo along Sandpiper so we can look how it ties in but it's, I believe it can work, they're going to have to get some more data but the layout works now just a matter of minimizing the grades.

MR. ARGENIO: Mark, fixed point on one side, fixed point on the other, it's 22 degrees, you believe they can get it to 5 degrees or is it 5 percent?

MR. EDSALL: Five percent.

MR. EDSALL: May not necessarily have to be a fixed point because spaces 1 through 7 there's nothing that keeps them from mildly dropping them, that means

reconstruction over that part of the parking lot and transition slope from space 7 up toward 8 and 9, in other words, 1 through 7 don't necessarily have to be the same elevation as 8 through 13.

MR. WALDEN: They won't be, there will be a slope.

MR. EDSALL: That's what we need to have them give us final grading on to show us that it can work.

MR. PETRO: Okay, let's see, the planning board should verify the status of SEQRA, I don't think that this is going to affect the SEQRA that was already done, you want to re-do it, Mark, for some reason because this is an amendment?

MR. EDSALL: Any action that you take has to have a SEQRA determination so--

MR. PETRO: So it is minor in nature as far as the parking is concerned, so I think what we'll do is just, well, I don't want to do it yet unless--

MR. EDSALL: I want to know whether or not you've taken lead agency, I wasn't sure.

MR. PETRO: I don't think we've taken lead agency on this. Motion for lead agency.

MR. ARGENIO: I'll make a motion that the planning board take lead agency for Plum Point Section 4 site plan amendment.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Plum Point Section 4 site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

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

MR. PETRO: The board should discuss whether their application is subject to review at the Orange County Planning Department as per New York State General Municipal Law, Mark, I'm going to have to refer to you on this.

MR. EDSALL: It goes back to if you consider an amendment something that has to go to the Planning Department since it already has an approval I'm not quite sure whether or not it has to.

MR. PETRO: Again, this is a parking lot, I think that's ridiculous to send it there.

MR. EDSALL: I just wanted to have a conscious decision on the record that it was already approved and was not subject to planning at that point and this is a minor amendment.

MR. SCHLESINGER: I agree.

MR. MASON: I agree.

MR. KARNAVEZOS: Same.

MR. PETRO: So it's not going to go there, we don't need it in the form of a motion. Planning board should determine for the record if a public hearing will be required with this site plan amendment per its discretionary judgment under paragraph 386 under Town Zoning Local Law. I would assume all these people are

here for Plum Point, somebody want to say something and why you don't want this parking lot or you think it's going to work and you think it's going to be okay? I know it's not a public hearing.

AUDIENCE MEMBER: We really haven't seen this new plan so this is new to us right now.

MR. PETRO: Well, here's what's going to happen, I can't approve it tonight because we don't have the grading so you'll have a chance if you want to meet with someone from your office or--

MR. EDSALL: They can look at a plan at our office.

MR. PETRO: I can tell you I did show it to the fire inspector, I mean, it does work as far as getting the trucks in, that's not the problem, it's strictly grading, they're taking the planter down, is that correct in the front that big planter?

MR. EDSALL: Part of it.

MR. PETRO: Which will allow free access to the entire site, we know it's a major problem, I don't have to tell you people, you live in the area so we're trying every possible way to make it good for the owners and for yourself living there and it hasn't been easy as you know. I would suggest that you do that, take a look at it, if you want to come to the Town we're not taking action, I cannot take action tonight because I don't know the grades, you follow me, how am I going to take action if we don't know the grades can be met?

MR. WALDEN: I'd like to get it subject to and meet with Mark.

MR. PETRO: I want to see it, it's only two weeks away, I can put you on the next meeting, gives them a chance to look at it, no sense in doing something and having

every single person down there screaming. Let's get it done two weeks from tonight. I don't think they're going to be unreasonable, they can take a look at it, if it works, it works, that's basically it. If it works, it works. You'll want to take a look at it, so I think that's what we'll do, Mark, make sure they're on the next workshop so you can review it. I talked with Mark in private, he thinks it can be accomplished, so talk to the fire inspector, if they already said that they don't have a problem with it, if you can meet that so kind of sounds like we're kind of getting to the end which is very happy for everybody.

MR. EDSALL: I would suggest if you're going to not have a formal public hearing that you have the board vote not to have a public hearing. Obviously, the public is aware, just accept public comments at the next meeting, I think there should be something or have a public hearing, but you need to, I think we need to decide if it's going to be a formal public hearing or just accept comment at a public meeting.

MR. PETRO: I always kind of listen to what they say anyway so to actually set up a public hearing and have them go through it, I don't know that that's absolutely necessary and I hate polling the audience.

MR. EDSALL: You should have something on record.

MR. PETRO: I don't think it's necessary, they're going to look at the plan, they'll be here, if there's a major objection we'll hear it. Do you understand what I'm saying? If you look at this and say listen, this is absolutely horrible and I frankly, you know, we're all sitting here collectively for many years, it would be very difficult to see why you would say this is horrible, there may be something you're aware of we can add to the plan and fix and that we can understand but I think he's really done a fairly good job.

MR. BABCOCK: Everybody has worked on this plan to try and make it work and this is what--

MR. PETRO: Fire department, we're working on it, everybody, matter of fact I don't know if anybody--Greg, are you working on this plan? There you go. So we've got him working on it.

MR. BABCOCK: And we all, Mr. Chairman, think that it will work but we need to make sure the grades work.

MR. ARGENIO: And Mark they should clean up the other bullets here too, this is a two week window and there's five bullets and six comments total so there should be less than half next time, I mean substantially less.

MR. EDSALL: Should be gone.

MR. WALDEN: Three through six we handled right now.

MR. ARGENIO: There's five bullets under item 2, it should be taken care of.

MR. EDSALL: Can we just so the record is complete have the board vote not to hold a formal public hearing, waive the public hearing,

MR. SCHLESINGER: It's not required anyway, is it?

MR. PETRO: It's discretionary. Mark, let's not vote, just leave it and do it next time.

MR. EDSALL: Well, I think you always take action to decide if you want or don't want a public hearing, you should do the same for this application as all others unless you want to make a decision if you want to have a public hearing at the next meeting.

MR. PETRO: I may do that.

MR. EDSALL: That's the reason, leaves it wide open.

MR. PETRO: They can come in and have some legitimate reason, they being the public, listen, we're here to listen to the 12 families that are going to live there and I know that you have been patient and working very hard to get this done, and I think we're very close, I really do, but for me to say no public hearing at this point, I just don't see any reason for it. We can do it next time, vote no public hearing and give final approval, that's what I think is going to happen and it could be in two weeks but very important you need to be ready to come to the planning board which means workshop plan has to be ready and you have to have the slopes figured out, some signoff on it and don't do it Tuesday before Wednesday meeting, in other words, when is the next workshop?

MR. BABCOCK: Next Wednesday. Are you going to have it done by then?

MR. WALDEN: Well--

MR. PETRO: You'll be on the next meeting, they have a chance to look at it and we should be done.

MR. SCHLESEINGER: Any drainage issues?

MR. PETRO: I don't think so, it all sheet flows down to the side.

MR. BABCOCK: There's catch basins at the lower end.

MR. PETRO: Anything else you want to add?

MR. WALDEN: No.

MR. PETRO: Two weeks is not a long time to get slopes, if you had the slopes we can look at it and everybody can look at it, but without it, no sense continuing.

MR. EDSALL: Just procedurally so we don't have another problem on comment 6, can we get them to waive, this has obviously gone on for quite a long time, I don't want to run afoul of the zoning code that requires that the board act within 62 days of submission of a complete plan, God knows when it was complete, but just have them waive the time deadlines which will allow us to get a revised plan and have the next meeting.

MR. WALDEN: Yes.

MR. PETRO: You should waive it and come back in two weeks. If you say no, I'm not going to waive it, there will be a big problem. So you're waiving it?

MR. WALDEN: Yes.

MR. PETRO: Can I hear you? Are you waiving it?

MR. HALBERTHAL: Yes, if that's what you want, I think it's our sixth revision or seventh revision that we have.

MR. PETRO: We know, listen, I spent more time down there than I've seen my kids, so I know what's going on down there, you've got to be in by next Wednesday so this gets on the next board.

MR. WALDEN: Just call Mark.

MR. EDSALL: Myra.

MS. MASON: Call me tomorrow.

MR. PETRO: Thank you.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PLUM POINT SECTION IV SITE PLAN AMENDMENT
(REVISION TO MANSION PARKING LOT)
PROJECT LOCATION: PLUM POINT CONDO SITE – OFF OLD ROUTE 9W
SECTION 81 – BLOCK 4 – LOTS 4-13 thru 24
PROJECT NUMBER: 04-24
DATE: 8 JUNE 2005
DESCRIPTION: THE APPLICATION PROPOSES CONSTRUCTION OF ADDITIONAL
PARKING TO SERVE THE MANSION BUILDING UNITS. THE
APPLICATION WAS PREVIOUSLY REVIEWED AT THE
8 SEPTEMBER 2004 PLANNING BOARD MEETING.

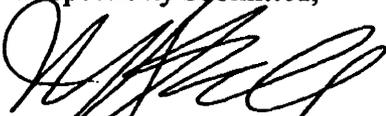
1. The Mansion Building includes a total of 12 units. By code, a minimum of 24 parking spaces are required. This plan is intended to develop the necessary parking spaces, while meeting the requirements of the Fire Inspector's office.
2. I have reviewed the latest plan submitted and have the following comments:
 - Further clarification should be given to the "c.o." elements shown in the area of parking spaces 1-7.
 - Further detail should be given to the "conc. Walk" between spaces 1 & 2.
 - Is a curb island (landscaped with tree) proposed for the space between parking 9 & 10?
 - The slope resultant from the shift in contour 112 to the location shown, is a 22+ % slope at the beginning of parking spaces 1 – 7 . This is unacceptable.
 - No countours or elevations are shown crossing Sandpiper Lane, to tie in the proposed grading.

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3. The Planning Board should verify the status of SEQRA, and if not already done, assume the position of Lead Agency under the SEQRA review process.
4. The board should discuss whether this application is not subject to review of the Orange County Planning Department, as per New York State General Municipal Law (GML 239).
5. If not already determined, the Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.
6. The Board should require that the Applicant or their authorized representative waive the deadline for Board action.

Respectfully Submitted,



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

MJE/st
NW04-24-08June05.doc

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October 10, 2005

Mark Edsall, P.E.
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553

Re: Plum Point IV Condominium w/ Town of New Windsor adv. Summit on Hudson et al.

Dear Mark:

As you know, there seems to be some divergence of thought with respect to Mr. Halberthal's completion of the site plan for the Plum Point Mansion parking. I direct your attention to page 85 of the minutes of the June 22, 2005 Planning Board meeting. At that time, it was agreed that Mr. Halberthal was going to do all items on Karen Arent's plan, with the exception of those changes referenced in Mr. Halberthal's comments. It appears to my client that in fact all of the items have not been completed as set forth in the plan.

Mr. Babcock advises that you have stated to him that Halberthal is in "substantial compliance" with the plan. I am not familiar with that standard as it relates to site plan compliance. It was always my understanding that items had to be completed precisely as set forth, unless a field change out of necessity was approved by the building department.

My I ask that you contact me at your earliest opportunity to review the plan and determine what items remain open. I enclose another copy of Karen's comments summarizing the open items. My client will be happy to meet with you or a representative of your firm or the Building Department to discuss the deficiencies.

I look forward to hearing from you.

Very truly yours,

Todd A. Kelson

TAK:mh
Enclosures

cc: Board of Managers, Plum Point IV Condominium
Hon. James Petro ✓
Mr. Michael Babcock



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MEMORANDUM
28 September 2005

TO: PLANNING BOARD MEMBERS

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

**SUBJECT: PLUM POINT MANSION SITE PLAN – COMPLETION ISSUES
NEW WINDSOR P.B. APP. NO. 04-24**

I received the attached letter dated 9/6/05 from Karen Arent, RLA, who is the landscape architect for the Plum Point association. You may recall Ms. Arent from the public meeting concerning the Plum Point mansion parking lot.

The developer and his contractor have proceeded to construct the work in connection with the approved site plan. Questions arose as the contractor attempted to install all the improvements, and subsequently we received the attached letter. We provide the following commentary, in order of the KALA letter:

1. Acknowledge that inaccuracies on plan caused minor revision to the planter on the south side of the main entrance. This was necessary to maintain Fire Department compliance with the provision of the 30 ft. access lane. This change is insignificant.
2. The concrete walkway for the main entrance is existing and is shown as 7 ft. wide on the approved site plan, and 13 ft. wide on the landscaping plan. The landscaping plan calls for entire replacement with pavers or concrete pavement; however, the Planning Board required that the walk be a concrete flush entrance and did not specify it be widened as requested on the landscape plan. To deal with a grade issue not addressed on the plans, the developer provided additional landscape walls on each side of the entrance. Entrance as constructed is, in my opinion, in substantial conformance with the requirements set forth by the Board.

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3. The handrails at the main entrance were removed and a shorter rail installed on each side. The required 30 ft. aisle is provided.
4. See #2 above. Appropriate grade adjustments have been made in the field.
5. Acknowledged that landscaping is required adjacent to waste area. Contractor has been reminded.
6. Developer was concerned regarding the significant encroachment of the triangular tree planting areas into the parking spaces. Based on same they reduced the encroachment dimension. It should be noted that the developer has already had at least one property damage claim made, based on a vehicle wheel being damaged by the irregular encroachment of the curb. Regarding the striping, the striping will match the installed location, both of which match the approved site plan, which provides the first space as a 10 ft. space. (incidentally, the second tree planter is at 46', not 46.5').
7. The Planning Board did not require the steps and entrance be constructed of other than concrete.
8. The walkway in front of the last unit (to the south) has been constructed.
9. The contractor advised that topsoil was utilized in the planters.
10. The contractor reconstructed the entire planter between Sandpiper Lane and the mansion parking area, with the electrical enclosure area wall remaining (which was in good shape). A review of the minutes indicates that the requirement to replace the planter was eliminated as part of the meeting deliberations; however, the developer did it anyway. It is our opinion that the minor encroachment in the width of the planter is insignificant in relation to the overall improvement constructed.

We trust the above will assist the Board in their understanding of the issues involved with the construction of the site improvements, and the matters outlined in the aforementioned KALA letter.

I will continue to work with the Building Inspector in effecting the completion of the work needed to support Certificate of Occupancies for the mansion building.

KALA

KAREN ARENT
LANDSCAPE ARCHITECT

September 6, 2005

Mrs. Barbara Shapiro
Plum Point on Hudson
288 Tamerisk Lane
New Windsor, NY 12553

Dear Mrs. Shapiro:

You asked me to check the work that was performed at the Mansion Site and compare it to the plans as submitted on June 22, 2005. I found the following:

1. The drawing shows a large planter by the front door with a 30' driveway between this planter and a planter between the driveway and the street. It appears that the landscape tie box with the electrical units, between parking spaces 9 and 10, is closer to the front door than shown on the survey. Since parking spaces 8 and 9 are closer than shown, the large planter by the front door was made smaller in order to fit a 30' wide right of way between spaces and the planter.
2. On the plan, the concrete walk in front of the main doors to the building extends the width of the entrance, approximately 13', with Belgium Block curbing on the planting sides of the walk and flush asphalt pavement on other sides. The planting area that was built has curbing in the area where the concrete walk is shown on the plan, indicating that the concrete entrance shown on the plan may not be installed in accordance with the approved plan. Please note that the approved plan shows concrete the entire length of the entrance, highlighting the fluted concrete columns and other beautiful, architectural details. To create an attractive entrance, it is necessary to rebuild the above planter to enable construction of the concrete walk pavement as shown on the plan. Curbing alongside the walk area also needs to be built according to plan and curb heights must be 6" above the walkway (as specified on the plan). Concrete must extend out as shown on the plan, but with the revised planter, the concrete should extend to meet the planter so a triangle of asphalt will not be needed between the concrete walk pavement and the Belgium Block curbing of the planter.
3. Handrails still exist on the concrete walk that leads into the building. These handrails must be removed to provide the 30' right-of-way as approved by the planning board.
4. Curbing by the front entrance was installed at a grade that will be buried once concrete is installed in front of the main entrance to the building and asphalt is installed flush with the concrete pavement. When asphalt is installed, a significant portion of the curbing will be buried, creating an unattractive front entrance. The curbing should be reset high enough so once the concrete walk pavement is installed, it will not be buried by either concrete or asphalt.

-Page 1 of 2 Pages-

5. At this point, it does not seem as if provision for planting in front of garbage area will be installed. Base for asphalt is in this area. It is imperative that a planter be installed in this area and it may be possible to install a larger planter due to inaccuracies in the survey as mentioned above. If a larger planter is possible, it should be installed.
6. The tree planting pits do not correspond to the drawing. In the field they measure 2' from corner to corner. On the plan they measure 5'. The installed tree planting pits do not allow adequate room for a root ball for proposed trees. They are also installed 19' from the pit and 46'6" from the pit which does not correspond to parking stripes. It is imperative that the points of these planting areas align with parking stripes and that the center of the pit measures 5' as shown on the drawing.
7. The steps and entrance to the last unit are made with concrete. They should be made with pavers and steps should be the same material as the walls, Roman Pisa.
8. It appears that there is no provision to build the walk in front of the last unit as shown on the drawing. This walk is important since if a car is parked in the last parking space, it will be difficult or impossible to carry large items into this unit. The walk should be installed at the end of the steps and should be pavers as shown on the plan.
9. Topsoil was not installed in planting boxes. There is no evidence of organic matter in the soil and the soil appears to be fill. Soil that was installed should be removed to the depth of 2' as specified on the plan and topsoil compost mix should be installed as specified on the plan.
10. The planter width between the landscape tie retaining wall (around the electrical units) and the Roman Pisa wall should be 4' in width. The landscape tie wall must be moved to enable the 4' wide planter.

Please do not hesitate to call if you have any questions.

Regards,



Karen Arent, Landscape Architect

Cc: Mr. Jim Petro
Mr. Mark Edsall
Mr. Tom Kelson, Esq.
Mr. Isere Haberthal

-Page 2 of 2 Pages-

KALA

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

RECEIPT
#758-2005

08/16/2005

Summit On Hudson Assn. *P.B. 04-24*

Received \$ 125.00 for Planning Board Fees, on 08/16/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/12/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-24

NAME: PLUM POINT SECTION IV (PA2004-0941)

APPLICANT: ISERE HALBERTHAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/31/2004	REC. CK. #5116	PAID		750.00	
06/08/2005	P.B. ATTY. FEE	CHG	35.00		
06/08/2005	P.B. MINUTES	CHG	49.50		
07/29/2005	P.B. ENGINEER FEE	CHG	1159.20		
08/08/2005	REC. CK. #3560	PAID		493.70	
		TOTAL:	1243.70	1243.70	0.00

[Handwritten Signature]
8/16/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/12/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-24
NAME: PLUM POINT SECTION IV (PA2004-0941)
APPLICANT: ISERE HALBERTHAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/29/2005	2% OF 42,500.00 INSPEC FE	CHG	850.00		
08/08/2005	REC. CK. #3561	PAID		850.00	
		TOTAL:	850.00	850.00	0.00

Mi
8/16/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 5-15

NAME: WAL-MART FILLING STATION PA2005 285
APPLICANT: APD ENGINEERING, PLLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/18/2005	PLANS STAMPED	APPROVED
05/25/2005	P.B. APPEARANCE . PUBLIC HEARING WAS HELD ON THE OVERALL PLAN FOR THE . EXPANSION 03-33 & 03-34	WVE PH APPROVED
05/18/2005	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

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

FOR PROJECT NUMBER: 4-24

NAME: PLUM POINT SECTION IV (PA2004-0941)

APPLICANT: ISERE HALBERTHAL

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/08/2005	PLANS STAMED	APPROVED
06/08/2004	P.B. APPEARANCE	REVISE & RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-24

NAME: PLUM POINT SECTION IV (PA2004-0941)

APPLICANT: ISERE HALBERTHAL

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/31/2004	EAF SUBMITTED	08/31/2004	WITH APPLIC
ORIG	08/31/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/31/2004	LEAD AGENCY DECLARED	/ /	
ORIG	08/31/2004	DECLARATION (POS/NEG)	/ /	
ORIG	08/31/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/31/2004	PUBLIC HEARING HELD	/ /	
ORIG	08/31/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	08/31/2004	PRELIMINARY APPROVAL	/ /	
ORIG	08/31/2004		/ /	
ORIG	08/31/2004	LEAD AGENCY LETTER SENT	/ /	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

July 29, 2005

Plum Point
New Windsor, NY

ATTN: MR. HALBERTHAL

SUBJECT: FEES DUE P.B. #04-24

Dear Mr. Halberthal:

Please find attached printouts of fees due for subject project.

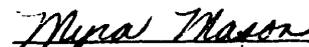
Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	125.00
Check #2 – amount over escrow posted.....	\$	493.70
Check #3 – Inspection fee (2% of \$42,500. cost estimate)	\$	850.00

Upon receipt of these checks and six (6) sets of plans, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,


Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/29/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-24

NAME: PLUM POINT SECTION IV (PA2004-0941)

APPLICANT: ISERE HALBERTHAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/31/2004	REC. CK. #5116	PAID		750.00	
06/08/2005	P.B. ATTY. FEE	CHG	35.00		
06/08/2005	P.B. MINUTES	CHG	49.50		
07/29/2005	P.B. ENGINEER FEE	CHG	1159.20		
		TOTAL:	1243.70	750.00	493.70

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/29/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-24

NAME: PLUM POINT SECTION IV (PA2004-0941)

APPLICANT: ISERE HALBERTHAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/29/2005	2% OF 42,500.00 INSPEC FE	CHG	850.00		
			-----	-----	-----
		TOTAL:	850.00	0.00	850.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/29/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 4-24
NAME: PLUM POINT SECTION IV (PA2004-0941)
APPLICANT: ISERE HALBERTHAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/29/2005	P.B. APPROVAL	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

COST ESTIMATE FOR PARKING MODIFICATION
FOR MANSION BUILDING - PLUM POINT CONDOMINIUMS

1. Remove asphalt and rough grade section of parking area to be removed and regraded as per site plan	\$6,000
2. Remove existing planter	\$3,000
3. Construct retaining wall in front of building and build concrete platform with steps for unit 5A	\$4,500
4. Install gravel sub-base and asphalt binder in section of parking area to be regraded as per site plan	\$3,000
5. Construct new planter Sandpiper Lane as per site plan	\$5,000
6. Install Belgium block curb as per site plan	\$2,500
7. Install final asphalt wearing course	\$9,500
8. Striping of 24 parking spaces	\$1,500
9. Install all trees and shrubs in planting areas	\$7,500

\$42,500.00

2% \$ 850.00 *Inspect. fee*

Myra Mason

From: mje [mje@mhepc.com]
Sent: Tuesday, July 19, 2005 12:10 PM
To: NW - Myra Mason
Subject: SPAM-LOW: Plum Point Site Plan 04-24 Cost Estimate

Myra

Please be advised that we have reviewed the estimate and it is acceptable.

The total improvement amount is \$42,500 and, as such, the inspection fee would be 850 based on 2%.

We will fax out our time printout.

mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100

CHRONOLOGICAL JOB STATUS REPORT

JOB: 67-56

NEW WINDSOR FLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 24

FOR WORK DONE PRIOR TO: 07/21/2005

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	-----DOLLARS-----		
										BILLED	BALANCE	
4-24	281806	06/22/05			BILL 05-933						-138.60	
											-138.60	
4-24	285108	07/15/05	TIME	MJE	MC PLUM FT S/P W/MC	89.00	0.20	19.80				
4-24	285383	07/19/05	TIME	MJE	MC rev & closeout	99.00	0.60	59.40				
4-24	285384	07/19/05	TIME	CWH	MC cost est rev	45.00	2.00	90.00				
4-24	285385	07/21/05	TIME	MJE	MC final p/o's	89.00	0.20	19.80				
								TASK TOTAL	1159.20		-762.30	396.90
										0.00		
								GRAND TOTAL	1159.20		-762.30	396.90
										0.00		

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 24

FOR WORK DONE PRIOR TO: 07/21/2005

TASK-NO	REC	DATE	TRAN	EMPL	ACT	DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
4-24	239561	06/16/04	TIME	MJE	MC	WC/KELSON RE PLUM PT	99.00	0.30	29.70			
4-24	242936	07/21/04	TIME	MJE	WS	SUBMIT HUDSON MANSIN	99.00	0.40	39.60			
4-24	247353	09/08/04	TIME	MJE	MC	PLUM PT MANSION S/P	99.00	0.80	79.20			
4-24	247355	09/09/04	TIME	MJE	MC	TC/KELSON:ISSUES	99.00	0.30	29.70			
4-24	248013	09/15/04	TIME	MJE	MC	FIELD EVAL W/JP/MS	99.00	1.50	148.50			
4-24	248014	09/15/04	TIME	MJE	MC	PLUM PT FILE HISTORY	99.00	1.00	99.00			
4-24	252135	10/28/04	TIME	MJE	MC	PLUM PT MANSION	99.00	0.90	29.70			
									455.40			
4-24	249934	10/08/04				BILL 04-1148						-386.10
												-386.10
4-24	256858	12/06/04	TIME	MJE	MC	TC/IZZY RE:PLUM PT	99.00	0.20	19.80			
4-24	262185	02/02/05	TIME	MJE	WS	PLUM PT CONDO C/P	99.00	0.40	39.60			
4-24	264055	02/16/05	TIME	MJE	WS	PLUM PT MANSION S/P	99.00	0.40	39.60			
4-24	264105	02/17/05	TIME	MJE	MC	PLUM PT MANSION MEMO	99.00	0.30	29.70			
									128.70			
4-24	268024	03/18/05				BILL 05-423						-158.40
												-158.40
4-24	270667	04/06/05	TIME	MJE	WS	PLUM POINT	99.00	0.40	39.60			
4-24	276717	05/18/05	TIME	MJE	WS	PLUM PT MANSION S/P	99.00	0.40	39.60			
									79.20			
4-24	277198	06/25/05				BILL 05-746						-79.20
												-79.20
4-24	279595	06/08/05	TIME	MJE	MR	PLUM PT PEG S/P RVW	99.00	0.60	59.40			
4-24	281164	06/15/05	TIME	MJE	WS	PLUM PT MANSION S/P	99.00	0.40	39.60			
4-24	282038	06/21/05	TIME	MJE	MR	PLUM PT	99.00	0.60	59.40			
4-24	282040	06/21/05	TIME	MJE	MC	TC/TODD K:PLUM PT	99.00	0.40	39.60			
4-24	282041	06/21/05	TIME	MJE	MC	TC/LM KA:PLUM PT	99.00	0.20	19.80			
4-24	282044	06/22/05	TIME	MJE	MR	PLUM PT	99.00	0.40	39.60			
4-24	282046	06/22/05	TIME	MJE	MC	TC/ARENT LA:PLUM PT	99.00	0.40	39.60			
4-24	284456	06/22/05	TIME	MJE	MR	PLUM PT S/P AS C/A	99.00	0.10	9.90			
									306.90			

ATT
MY RA



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4603
Fax: (845) 563-4695

Fire Inspectors Office

6/2/05

To: Mark Edsall Town Engineer
From: Kenneth Schermerhorn Assistant Fire Inspector
Subject: Plum Point Mansion Parking

An evaluation of the revised parking plan for the Plum Point Mansion was conducted. This office questions whether the re-grading of the parking lot would be sufficient to allow fire apparatus to enter the lot without bottoming out or getting caught on the rise. The existing grade rises from 109.8 to 114. Plans call for regrading and repaving to a level of 112.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Ken Schermerhorn".

Kenneth Schermerhorn

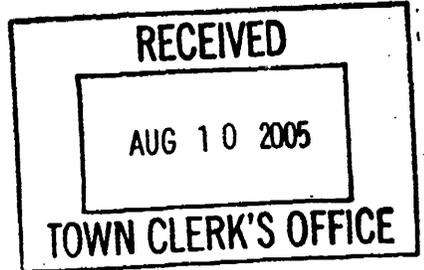
Cc: jmd



1763

TOWN OF NEW WINDSOR

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



REQUEST FOR PUBLIC RECORDS

Date: August 10, 2005
Name: Ronnie Honigsbaum
Address: 785 Hewitt Lane
New Windsor, NY 12553
Phone: (845) 561-8713
Representing: Plum Point Phase IV

Please specify:

- **Property location (street address or section, block and lot number)**
- **Department you are requesting records from**
- **Describe information requested as fully as possible**

Minutes of the June 22nd
Planning Board Meeting.

Documents may not be taken from this office.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

June 23, 2005

Summit-on-Hudson
26 Concord Drive
Monsey, NY 10952

ATTENTION: ISERE HALBERTHAL
SUBJECT: P.B. #04-24 SITE PLAN AMENDMENT
PLUM POINT CONDOMINIUMS

Dear Mr. Halberthal:

This letter is to confirm that your project #04-24 before the Planning Board of the Town of New Windsor for a revised Parking Layout at the Plum Point Condominiums has been approved at the regular meeting of June 22, 2005.

If you have any questions, please contact my office.

Very truly yours,

A handwritten signature in cursive script that reads "Myra Mason".

Myra Mason, Secretary to the
TOWN OF NEW WINDSOR PLANNING BOARD

MLM

cc: Michael Babcock, Building Inspector

THE MANSION at PLUM POINT
Recommended Site Plan Changes

Date: June 22, 2005

The following changes are recommended to site plan prepared by Denis E. Walden, latest revision dated June 14, 2005. Recommended changes are shown and materials are specified on plan prepared by Karen Arent dated June 22, 2005.

- OK 1. Enlarge area in front of building as shown. Shift spaces approximately 3' to the south to enable 30' driveway between planters and large sized planter as shown. Increase space between building and parking spaces 1 and 2 to 7' to enable 1' wide wall with railing and 6' wide walkway. Angle the edge of pavement to meet planter as shown.
- OK 2. Steps and raised platform with walkway as shown. Enlarge green space as shown.
- OK 3. New planter, as large as possible while allowing 30' right of way between parking space number 7 and planter.
- OK 4. New planter. Install concrete wall units as outlined on plan. Install so that parking spaces are level with or below top of wall. Install topsoil/compost mix, from bottom of planter to top. Install Belgium block curb on parking lot side of planter. Install diagonal tree planting pits as shown.
- OK 5. New planter outlined with Belgium block curb. Install minimum 2' topsoil/compost mix.
- X Eliminate planter in this area to maintain 24' road width. This enables an additional access for snow plowing. Width of opening is 24' to be in accordance with town standards.
- OK 7. ~~Install pavers or concrete so~~ walk is flush with new asphalt pavement. If necessary, remove and reinstall walk to create flush intersection.
- Concrete OK X
Flush
OK 8. ~~Entrance~~ entrance to building: Pavers shall be flush with asphalt. Two rowlock courses should outline building and edge of pavers. Inside shall be random pattern.
- OK 9. New planting area outlined with Belgium block curb.
- OK 10. Belgium block curb along edge of pavement.



**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
e-mail: mheny@mhepc.com

Regional Office
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@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.: 04-24
WORK SESSION DATE: 15 June 2005 PROJECT: NEW OLD
REAPPEARANCE AT W/S REQUESTED: RESUB. REQ'D: new plans
PROJECT NAME: Plm Point Mansion Pkg Lot
REPRESENTATIVES PRESENT: _____

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

ITEMS DISCUSSED:

Disc Plan
landscaping, - Karen
Arend

STND CHECKLIST: PROJECT TYPE
DRAINAGE _____ SITE PLAN
DUMPSTER _____ SPEC PERMIT
SCREENING _____ L L CHG.
LIGHTING _____ SUBDIVISION
(Streetlights) OTHER
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

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)
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
e-mail: mhenry@mhepc.com

□ 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.: 04-24

WORK SESSION DATE: 5-18-05 PROJECT: NEW OLD X

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

PROJECT NAME: Plum Pt.

REPRESENTATIVES PRESENT: Ken Schenck (for John McD) (P/E); Walden Izzy; daughter

MUNICIPAL REPS PRESENT: BLDG INSP. FIRE INSP.
ENGINEER X PLANNER
P/B CHMN X OTHER 2 Hoagerty

ITEMS DISCUSSED:

P/I office still objects to sp
#1-7 5-8 snow will obstruct
#19 will likely obstruct
- #9 impossible space.

- JP says too many serious sp
problems - plan doesn't work

- They are to redesign

STND CHECKLIST: PROJECT TYPE

DRAINAGE SITE PLAN
DUMPSTER SPEC PERMIT
SCREENING L L CHG.
LIGHTING SUBDIVISION
(Streetlights)
LANDSCAPING OTHER

BLACKTOP
ROADWAYS

APPROVAL BOX

PROJECT STATUS: 7
ZBA Referral: Y N

Ready For Meeting Y X N

Recommended Mtg Date No

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-24
NAME: PLUM POINT SECTION IV (PA2004-0941)
APPLICANT: ISERE HALBERTHAL

DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG 08/31/2004	EAF SUBMITTED	08/31/2004	WITH APPLIC
ORIG 08/31/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG 08/31/2004	LEAD AGENCY DECLARED	10/8/05	TOOK LA
ORIG 08/31/2004	DECLARATION (POS/NEG)	/ /	
ORIG 08/31/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG 08/31/2004	PUBLIC HEARING HELD	/ /	
ORIG 08/31/2004	WAIVE PUBLIC HEARING	/ /	
ORIG 08/31/2004	PRELIMINARY APPROVAL	/ /	
ORIG 08/31/2004		/ /	
ORIG 08/31/2004	LEAD AGENCY LETTER SENT	/ /	

INTEROFFICE MEMORANDUM

TO: MARK J. EDSALL, P.E., ENGINEER FOR THE TOWN
FROM: JOHN H. MCDONALD, ESQ., ADMINISTRATIVE DIRECTOR
SUBJECT: PLUMB PT.MANSION SITE PLAN NWPB APP. NO. 04-24
DATE: FEBRUARY 21, 2005

I concur with you the concern you expressed on the above referenced new plan for parking. The proposed parking layout will likely impede fire department ingress into the front areas of the building.

The turning radius from Sandpiper lane appears to be insufficient to permit a fire vehicle including aerial truck to make the turn from Sandpiper Lane into the parking area without considerable maneuvering of the vehicle(s).

As the site plan parking area is laid out, site access could potentially be limited in the winter by inadequate snow removal, additional parking required by guests, inadequate number of parking spaces for residents and unregulated haphazard parking.

Since this building is in excess of 30 feet in height, I would recommend that the parking areas be redesigned to facilitate easy access for fire department apparatus and fire department tower ladder. Furthermore, as per Town of New Windsor Code Section 280-13 that a 30 foot fire lane be established and appropriate signage posted for the front access to the building. The 30 foot fire lane would permit adequate access for the a fire department tower ladder to quickly setup and initiate rescue and firefighting operations to the upper level floors and roof.



**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)

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507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@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.: 04 - 24

WORK SESSION DATE: 16 Feb 2004 PROJECT: NEW OLD X

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

PROJECT NAME: Plu Rt. Marion

REPRESENTATIVES PRESENT: Dennis W. / Fry / [Signature] for Dennis W office

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

ITEMS DISCUSSED:

- P/I for fire vehicle mount.
- ck spans 23 + 24
- ck land repair around depth ent.
- show light tower mount -
- add signs for one-way.
- 3 copies left -
 - ← MJE (book)
 - ← F.I.
 - ← Petro

STND CHECKLIST:

DRAINAGE _____	<u>PROJECT TYPE</u>
DUMPSTER _____	<u>SITE PLAN</u>
SCREENING _____	SPEC PERMIT
<u>LIGHTING</u> <u>show add</u>	L L CHG.
(Streetlights)	SUBDIVISION
<u>LANDSCAPING</u>	OTHER
<u>BLACKTOP</u> <u>detail</u>	
ROADWAYS _____	
<u>APPROVAL BOX</u>	

PROJECT STATUS:
ZBA Referral: Y N
Ready For Meeting NOT NRW
Recommended Mtg Date TBD

FIELD EVAL REQ'D



**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)
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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 04-24

WORK SESSION DATE: 6 April 2005 PROJECT: NEW OLD X

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

PROJECT NAME: Plan Pt. (Marion)

REPRESENTATIVES PRESENT: Fry / Penny Weldon

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

ITEMS DISCUSSED:

reviser new plan
Wife give copy of plan
to John McDonald @
TH this AM.
MVRA - please give
the plan attached
plan

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 _____



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Writer's E-mail Address:
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**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 04-24
WORK SESSION DATE: 2 Feb 2005 PROJECT: NEW OLD X
REAPPEARANCE AT W/S REQUESTED: Yes RESUB. REQ'D: new plan later
PROJECT NAME: Plan Pt Mansion
REPRESENTATIVES PRESENT: Irry; ~~Female~~ Dennis Waldon's office; John Cagulla
MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED:

- no progress w/ adjoining plan
- ck fire truck movements.
- new layout plan.
- need topo to verify space work.

BRING TRUCK OVERLAYS
TO NEXT W/S.
(20 scale)

STND CHECKLIST:

DRAINAGE _____	<u>PROJECT TYPE</u>
DUMPSTER _____	<u>SITE PLAN</u>
SCREENING _____	SPEC PERMIT
LIGHTING _____	L L CHG.
(Streetlights)	SUBDIVISION
LANDSCAPING _____	OTHER
BLACKTOP _____	
ROADWAYS _____	
APPROVAL BOX _____	

PROJECT STATUS:
ZBA Referral: _____ Y _____ N
Ready For Meeting _____ Y _____ N
Recommended Mtg Date _____

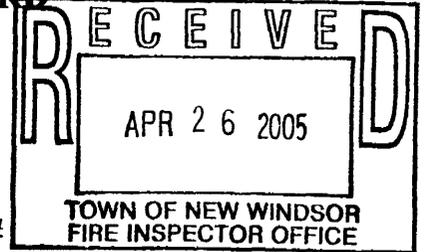


Town of New Windsor

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: FIRE INSPECTOR

P.B. FILE # 04-24 DATE RECEIVED: _____ TAX MAP # _____

PLEASE RETURN COMPLETED FORM TO MYRA
BY: _____ TO BE ON AGENDA FOR THE _____ PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

Plum Pt.
Applicant or Project Name

SITE PLAN , SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

APPROVED:

Notes: _____

DISAPPROVED:

Notes: Insufficient layout for Fire Department
Accessibility + Access to building.

Signature: AmDonald 4/27/05
Reviewed by _____ date



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WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

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

PROJECT NAME: PLUM POINT SECTION IV SITE PLAN AMENDMENT
(REVISION TO MANSION PARKING LOT)
PROJECT LOCATION: PLUM POINT CONDO SITE – OFF OLD ROUTE 9W
SECTION 81 – BLOCK 4 – LOTS 4-13 thru 24
PROJECT NUMBER: 04-24
DATE: 8 SEPTEMBER 2004
DESCRIPTION: THE APPLICATION PROPOSES CONSTRUCTION OF ADDITIONAL
PARKING TO SERVE THE MANSION BUILDING UNITS.

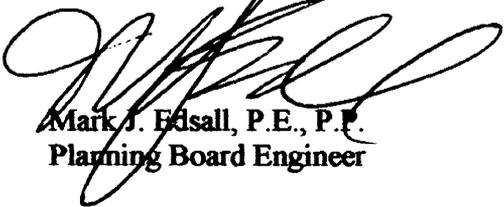
1. The Mansion Building includes a total of 12 units. By code, a minimum of 24 parking spaces are required. The current development plan does not include 24 delineated spaces. This plan proposes revision of the parking on the west side of the building to provide the necessary spaces.
2. I have reviewed the plan submitted and have the following comments:
 - The 45-degree angled spaces require 19.8 ft. (not 19' as shown), unless the Board permits overhang.
 - Recommended minimum backout aisle is 13 feet; the plan shows 14', which should be acceptable.
 - The plans do not define the angle for the parking spaces numbered 19 & 20. These should also be 45-degree or 60-degree or the aisle will be insufficient. (based on minimum 18 ft in that area).
 - Dimensions are not provided for depth of spaces 19 & 20. Do they conflict with the utility boxes?
 - One way signage is recommended for the two drives.
 - The plan does not clearly define the difference between existing and proposed pavement, nor does it locate existing landscape areas or other improvements. The plan could stand some improvement in detail.

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

3. **The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.**
4. **The applicant should submit verification that this application is not subject to review of the Orange County Planning Department, as per New York State General Municipal Law (GML 239).**
5. **The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.**

Respectfully Submitted,



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

MJE/st
NW04-24-08Sept04.doc

PLUM PONT CONDOMINIUMS AMENDED PARKING LOT SITE PLAN
(04-24)

MR. PETRO: Proposed change in parking layout. Application proposes construction of an additional parking to serve the mansion building units. The mansion building units include a total of 12 units. Building includes 12 units by code, a minimum of 24 parking spaces are required. The current development plan does not include 24 delineated spaces. My first question would be why not? This plan proposes revision of the parking on the west side of the building to provide necessary spaces. Let me read down this a little bit before we start. Mark, let me ask you why isn't there 24 spaces if that's what's required? Is there any particular reason?

MR. EDSALL: I'm not quite sure what the original site plan says.

MR. PETRO: Are the owners here? Your name?

MR. HALBERTHAL: Isere Halberthal.

MR. PETRO: Why don't you have 24 spaces if that's what was there when you built the condos?

MR. HALBERTHAL: There was no room for 24 spaces so we had to put the spaces over here to make it work.

MR. PETRO: How many spaces were provided for the building?

MR. HALBERTHAL: Twenty-four.

MR. PETRO: They were provided?

MR. HALBERTHAL: Yes.

MR. PETRO: You just said they're not provided.

MR. HALBERTHAL: There was parking spaces there.

MR. EDSALL: Don't look at me.

MR. HALBERTHAL: On the old plan there was parking spaces, there were definitely just, there's no room between the building, just doesn't work so we provided the 24 spaces here.

MR. PETRO: You mean an engineer came to the board, we went through the whole process and there was 24 spaces provided, they were on the map, we looked at it, our engineer reviewed it, the attorney and myself all looked at it and said fine, approved it and now it doesn't work?

MR. HALBERTHAL: Right.

MR. EDSALL: I'm not sure what the original plan showed but I know physically out there they don't have enough spaces to serve that building and that's why they're here.

MR. BABCOCK: That's holding your, we told him to increase the parking in this area for the amount of units, if you remember the mansion used to, when it was approved it had the recreation facilities in the mansion.

MR. PETRO: Did you build more condos in the mansion than on the original plan?

MR. BABCOCK: That's correct, yes.

MR. HALBERTHAL: No.

MR. PETRO: No and yes, which one? On the original plan?

MR. HALBERTHAL: On the original plan it was a recreation facility.

MR. PETRO: That's no longer there and you built condos in the space of the recreation, there's got to be a reason there's not enough spaces.

MR. HALBERTHAL: There was always 12 units in this area, yes.

MR. LANDER: With the recreational facility?

MR. HALBERTHAL: Talking 20 years ago, I think so, yes.

MR. ARGENIO: What's the deal Mike?

MR. BABCOCK: Well, I know that there was recreational facilities in this building, that's what the first plan, proposal was. They have now since moved into a different building, I don't know whether the number of units increased or not. All I know is that they're required to have two parking spaces per unit, they don't have 24, they have 12 units, I can't give them a C.O. on anymore until he creates more parking. There's no parking for the units, where are they going to park? So I'm telling him he has to increase the parking there to come up to 24 so he has two per unit.

MR. LANDER: He has 15 now?

MR. BABCOCK: That's correct.

MR. PETRO: He has to go to 24?

MR. BABCOCK: That's correct.

MR. LANDER: The 18th space looks like a driveway, is that correct?

MR. HALBERTHAL: This will be a space too.

MR. PETRO: You're trying to create the pink spaces is what you want to do?

MR. HALBERTHAL: Yes, well, I went over with Mark at the workshop and it's--

MR. PETRO: The other ones are all existing?

MR. HALBERTHAL: The black but this is basically room for the 24.

MR. ARGENIO: One through 14 existing, 15, 16 and 17 exist, is that correct?

MR. HALBERTHAL: Seventeen is right here.

MR. PETRO: Way up on the end. So I want to know like what's the problem? So what I'm going to do, you know what, it's very unusual, there's 50 people here, they've got a problem.

MR. HALBERTHAL: I was surprised.

MR. PETRO: Is there one person there that can speak? Can you come up here? Please keep in mind this is not a public hearing but I want to know what's going on because it's very unusual that you have so many people coming in when there's extra spaces but only with the spaces I don't want to know about roof gutters or anything like that, just this subject please.

MS. SHAPIRO: Barbara Shapiro.

MR. ARGENIO: You're the one who wrote the letter?

MS. SHAPIRO: That's correct and chairman did you read the letter?

MR. PETRO: We read it earlier.

MS. SHAPIRO: Do you understand what our contention is?

MR. PETRO: Well, no, explain it to me better.

MS. SHAPIRO: Okay, it's true Mr. Halberthal needs 24 spaces, what we object to is we're owners that purchased there under a current site plan. After we purchased and we lived there now Mr. Halberthal comes to the board and wants to change what we purchased and you might say to us well, so what, what does it bother you? It bothers us because Mr. Halberthal is taking away green space in front of the mansion. The mansion, if this were the mansion, there's a tiny bit of grass, tiny bit which we have hired a landscape architect.

MR. PETRO: Is there anywhere else you can put these spaces?

MS. SHAPIRO: Yes.

MR. HALBERTHAL: No.

MR. PETRO: Yes and no again.

MR. HALBERTHAL: Just three spaces going on the grass.

MR. PETRO: I understand that on that entire Plum Point there's no other place you can put three spaces to satisfy the building inspector?

MR. HALBERTHAL: For this building, no. Well, again, its Phase 4, I can't go into the other phase.

MR. PETRO: A lot of times technically it's different than reality, do you really need the spaces there? I mean, every day when you go home, is there a problem with parking?

MS. SHAPIRO: Yes, well, Chairman Petro, not all the people have moved into the mansion yet and there isn't adequate parking now.

MR. PETRO: So it is a reality, that's what I'm asking you if it's a reality, not just technical that we're reading.

MS. SHAPIRO: May I just move over to the map and say there's land on the side of the mansion which we don't object to if Mr. Halberthal wants to put parking here.

MR. PETRO: Does he own the property?

MS. SHAPIRO: Yes, well, actually, Mr. Halberthal doesn't own the property at all, that's a misnomer because that's common property and common property belongs to the people that live in the condominiums.

MR. PETRO: You were pointing on the other side of the line?

MR. HALBERTHAL: Same common property.

MS. SHAPIRO: There's common property but there's a side that we would not object to and the reason we wouldn't object to because it would be on the side of the mansion. It wouldn't change the integrity of the front, what it would require is a little bit of excavation by Mr. Halberthal and that's why we feel Mr. Halberthal doesn't want to do it because he doesn't want to do a little excavation.

MR. PETRO: Why don't you want to do it?

MR. HALBERTHAL: If I brought you the plan with that she would still be standing over here telling the same story, that's number 1. Number 2, in the offering plan it says clearly that the mansion will have 24 spaces. When they bought the units, they knew there were going

to be 24 spaces there, it goes in the back over here, the people in the mansion here will probably object to it so what difference does it make if I would have a new plan over here showing her what she wants me just to spend money so they can go through here. I don't see having room to go with the car back here, there's a big slope in the back here, so she wants me to raise the whole thing and then she'll say oh, we don't want it there, we want it here.

MR. ARGENIO: Can I say something? I object to your speculation as to what she wants you to do, as I would object to her speculation speculating on what she wants you to do. So please don't do that, please focus on the reality of what the chairman asked you, please do that for me.

MR. HALBERTHAL: Okay, now, the reality is that when this is blacktopped, we try to do minimum blacktop as possible, if we have to go to the back over here which is not even possible we'll have to add more blacktop and you couldn't get right in and out and when I went to the workshop meeting this basically works fine, there's ingress, there's egress, everything is working fine there.

MR. SCHLESINGER: This plan was approved with 24 parking spots, is that correct? I'd like to see where the 24 parking spots were.

MR. PETRO: That's what I'm asking.

MR. EDSALL: We'd have to go back into the old file.

MR. SCHLESINGER: If it was approved for 24, two per unit and there's 12 units, let's see where they are, that's what was approved?

MR. PETRO: What he's saying do you have the plan, original plan that when you purchased it it showed the

spots?

MS. SHAPIRO: The original plan was I believe from 1985 the Town has.

MR. PETRO: We still have the plan?

MR. BABCOCK: Yeah, we do.

MS. SHAPIRO: It's very difficult for the Town, we have asked the Town for several months and we have come here, actually, you could see all our Freedom of Information Acts that we filed asking for the original plan, nobody seems to truly be able to produce the original plan.

MR. BABCOCK: We have that, Mr. Chairman, it's in the Plum Point general file.

MS. SHAPIRO: Well, we haven't been able to find it and we've gone through it.

MR. BABCOCK: Didn't ask me, they didn't ask me. I have it. I mean, I've showed it to some of the people already.

MS. SHAPIRO: Okay.

MR. PETRO: All the people here are all in mind with this lady here, I mean you're, basically, nobody objects to what she's saying, right? Okay, I don't know, we have to take a look at the plan, the original plan, unfortunately, we don't have it here because it would make things a lot easier. Once we look at that,

MS. SCHROEDER: I'm actually in the mansion and I question, my husband was an engineer too, why are there not 24 spaces now when there were before?

MR. PETRO: Your name?

MS. SCHROEDER: Hinde Schroeder (phonetic).

MR. PETRO: You don't have a plan with you?

MS. SCHROEDER: No. I still don't understand what the objection is to the present plan, what's everyone's objection to that?

MR. PETRO: Well, there's a little bit of green area in the front of the building that they're trying to preserve it and she feels there's other adequate spots to put that. Now, again, I don't disagree with what you're saying but if the plan shows where they go and that's where you purchased it, one, we have that site plan that's where they go, he's not obligated to put it anywhere else, if they're not there, he's trying to add them and stick these in here then we have a valid concern.

MS. SHAPIRO: Good, okay.

MR. PETRO: And I agree if I lived there, I don't want the two spots in the front, you've got to admit that's kind of a lousy place to put two spots. I don't necessarily know that they would be on the site plan, the original site plan, they look like they're just drawn in there.

MR. HALBERTHAL: But they have ingress egress on the other plan.

MR. PETRO: You may or may not be correct. I want to see the other plan. We're going to look at it and see how it stands, that plan is binding, there's nothing that you have to change, you have to build what's on that plan and that's it. If it's not that way, I think we can make some other configuration than this. I don't really see where the four on the side don't bother me so much as those two in the front look like

they're just floating. Why don't we put one in the parking lot over here, they can drive up here and sit around. That's just ridiculous the two in the front.

MR. SCHLESINGER: If we get to second base, I think first base is the original plan, if we have to go to second base, I'd like to see it designed with some numbers here, make sure that this is within the right specs.

MR. ARGENIO: Dimensions and stuff.

MR. SCHLESINGER: Absolutely.

MR. HALBERTHAL: The numbers are there.

MR. PETRO: Size of the spots, there's a lot of things.

MR. SCHLESINGER: The difference, the back-out, everything, I mean.

MR. PETRO: The parking aisles, flow of traffic, okay, let me recap it. First of all, we're not doing anything tonight. I'm not taking any action. We're going to take out, Mike, you're going to take out the plan or Myra can get the plan out, I want to see it, we'll schedule you here I guess next meeting. I don't see any reason why we can't find it.

MR. BABCOCK: I have it.

MR. PETRO: You can give it to this gentleman here to see what you can do, you might like exactly what it is, maybe you can get together with these people and find a spot that works. I can't believe the original plan is going to have those spots.

MR. HALBERTHAL: The original plan didn't have the planter which is in already, that was completed, didn't have this whole ingress egress here and was coming from

the road.

MR. PETRO: Why then is it built like that? If it's on the original plan differently, you may have to take that out and build it correctly. And I don't know that, I'm just saying I can't imagine why you would build that configuration if it wasn't on the original plan. Why?

MR. HALBERTHAL: Why because that's why we can decide to make an amendment to the site plan and do it this way because we think it looks better this way.

MR. PETRO: But it's already built. It may not be.

MR. HALBERTHAL: So we can get to a site plan amendment.

MR. PETRO: We're going in circles now because we're just basically talking and it doesn't mean anything. We're going to get out the site plan, see what it is you have to either adhere to that site plan or come here with an amended site plan.

MR. HALBERTHAL: That's what it is, an amended site plan.

MR. PETRO: It's not acceptable at this time, I want to see what the full plan is, we're going to look at it so I want him on the next agenda. The only thing I might make differently is I don't really think, you know, I know you people want a public hearing, it states it there, obviously if you're coming up and talking any way it's the same as having a public hearing, if I do a public hearing, it's a mailing and it may not be necessary.

MS. SHAPIRO: That's okay with us.

MR. PETRO: If you come up and speak your piece we're

going to listen to you. We do it here on occasion, it's very unusual but we hear what you're saying and we're not going against you either, I want to see the original plan and we'll make a determination at the next meeting and you're welcome to come back and take a look at it.

MS. SHAPIRO: Thank you.

MR. PETRO: In the meantime, come up and look at the original plan because if it's built like that you really don't have much to stand on.

MS. SHAPIRO: We wouldn't.

MR. PETRO: If it's not built on that then he's going to have to, he might have to take that out and rebuild something.

MS. SHAPIRO: Because this whole egress wasn't on the original plan.

MR. HALBERTHAL: It's prohibitive to take it out today, it's through here and it works basically better.

MR. PETRO: I would suggest to you very strongly that you get ahold of the original plan, you must have a site plan on the job. Are you working there presently?

MR. HALBERTHAL: I'm not doing anything there now because I stopped to do this.

MR. PETRO: But you must have a site plan in your possession somewhere. I would suggest that you look at it and this has to coincide with your site plan, if it doesn't, you're going to have a problem.

MR. HALBERTHAL: That's why it doesn't and I'm going for the, for a site plan amendment.

MR. PETRO: If you come in for a full site plan amendment, not just this as Mr. Schlesinger said we want to see a real plan with dimensions, this plan doesn't even have a stamp on it.

MR. HALBERTHAL: It does.

MR. PETRO: Look, well, this is not, you need a full plan and I'm going to have, it's going to be a full application, all right, which then I'll have a public hearing, but we need to have something that's more definitive than that, that is if you were sitting here and I showed you that plan, you probably would ask me to leave. Any other town would ask you to take it down and go home. Look at that, look, I don't know that it's right or wrong, no sense of talking about it anymore. I'm sorry that you came in, we can't do anything, be on the next agenda, we'll have a site plan, I would suggest that you take a look at it and see what you can do.

MR. HALBERTHAL: When is the next agenda?

MR. PETRO: Two weeks or second--

MS. MASON: 22nd of September.

PLUM POINT CONDOMINIUMS

MR. ARGENIO: Relative to Plum Point Condominiums mansion we're going to see those folks again at some point in time? Somebody do some site visits?

MR. PETRO: I did two site visits and I did a site visit with Mark and Mike and they're working up a new plan, the plan they had was just not going to work.

MR. ARGENIO: So they'll be back?

MR. PETRO: They'll be back.

Todd A. Kelson
Attorney & Counsellor-at-Law
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fax 845-561-2128*
e-mail TAKELSON@aol.com*

*not for service of process

October 5, 2004

Gary Connor, Esq.
New York State Department of Law
120 Broadway
New York, NY 10271-0332

RE: Plum Point IV Condominium
Our File No. 1797

Dear Mr. Connor:

This office represents Plum Point-on-Hudson Condominium IV, located in New Windsor, New York. Control of the Condominium Board of Managers was turned over to the homeowners in December, 2003. Since that time, inspection of the premises has disclosed many deficiencies, defects, and discrepancies, all of which the sponsor has declined to repair. In addition, the sponsor continues to make changes to the property out of compliance with its site plan. The Town of New Windsor Planning Board is currently withholding site plan approval for amendments, and it is my understanding that the Town Building Department is withholding Certificates of Occupancy for further buildings on the property until that matter is resolved.

My client respectfully requests that the Office of the Attorney General investigate the deficiencies in this complex, and, commence appropriate litigation against the sponsor under the provisions of the Martin Act.

With respect to these matters, you will wish to know that Oliver Rosengart, Esq., of your office, has previously been involved with disputes with this sponsor, which were resolved in 1995. In addition, it is my understanding that Lisa Wallace, Esq., has received correspondence from an adjoining phase of this condominium, although I do not represent that phase.

A summary of defects and issues with the sponsor is enclosed for your review, as is a copy of correspondence forwarded to Ms. Wallace by Condominium V. Kindly advise this office when the matter is assigned to an attorney in your office. Thereafter, I will arrange to have a copy of the offering plan forwarded to that attorney, and we can discuss the terms upon which this prosecution will proceed.

Thank you in advance for your courtesies extended in this matter. I look forward to hearing from your office.

Very truly yours,



TODD A. KELSON

TAK:cp
Enclosures
cc: Board of Managers, Plum Point IV Condominium
c/o Mid Valley Property Management
Hon. George Meyers, Supervisor Town of New Windsor
Hon. James Petro, Chairman, Town of New Windsor Planning Board

*cc: Supervision
M. Edsall*

Plum Point Phase IV Condominium Association
114 Rt. 17K
Newburgh, NY 12550

October 7, 2004

Chairman Petro
Town of New Windsor Planning Board
Town Hall Union Avenue
New Windsor, NY 12553

Dear Chairman Petro:

Thank you for taking an interest in our community's problem with the parking, or lack thereof, in front of the mansion. We appreciate you personally coming to the site to see the situation first hand.

Ronnie Honigsbaum and myself met with Mr. Babcock to look at the site plan for the mansion and to speak further about where to create more parking. We liked your idea of building a stone retaining wall on the side of the mansion. We know there are obstacles to overcome but feel certain they can be worked out to the satisfaction of all parties. Mr. Babcock told us we would be invited to a working session where the plans will be formulated.

We do have some concerns. First the site plan for the mansion did not call for the elevation to be raised and a retaining wall to be constructed out front on Sandpiper Lane. We were told the Town had no objection to this, yet we were unable to find stamped approval by the Town for such a deviation in the plan. You may wonder why this is an issue to us. The elevation causes headlights from autos parking to shine into the homes across the street from the mansion. Homeowners had purchased units previous to changing of the plan by Mr. Haberthal. This is not only an annoyance but could affect the value of these properties in a negative way. Also the retaining wall was done in railroad ties not brick or stone, which would have visually tied into the look of the mansion and would not have required maintenance, which was not, anticipated when we purchased our units. Already the wood on the railroad ties has split and some ties have twisted out of place. The wall seems to have been constructed with no thought to its longevity. Also it is uneven. Parts of it being two ties lower than other parts.

Knowing we may be forced to live with this wall we (Phase IV Homeowners' Association) hired a landscape architect, Karen Arent. The Town of Newburgh uses

Ms. Arent to check on new construction to make sure landscaping is both architecturally appropriate and visually sound. Her suggestion is to build up the wall and have it even all around. The wall is filled with gravel and then a small amount of dirt. She suggests some of the gravel be removed and topsoil be put in its place. This could be done at minimal cost to Mr. Haberthal. Ms. Arent has drawn a plan to plant bushes and a couple of trees that would cure the headlights in the window problem and make the railroad retaining wall more pleasing visually. Again at minimal cost to Mr. Haberthal and a solution for the homeowners.

We were told the Town also requested Mr. Haberthal put bushes around the garbage house. This could be done in a cost effective way by removing bushes Mr. Haberthal had planted in front of the mansion and replanting them around the garbage room. This was also Karen Arent's suggestion as she has drawn plans (at the expense of the Phase IV Homeowners Association) to landscape the front of the mansion to be presented to Mr. Haberthal so that he may do the landscaping promised to the homeowners in our offering plan.

We hope you will consider our suggestions and have Mr. Haberthal implement them. We the homeowners of Phase IV are not asking for anything except that which is due us.

Respectfully,



Barbara Shapiro
President of Phase IV Homeowners Association
845-569-2258 or 845-562-8400

Cc: Supervisor Meyers, Mr. Babcock

**BOARD OF MANAGERS
PLUM POINT ON HUDSON CONDOMINIUM IV
c/o Mid Valley Property Management
114 Route 17 K
Newburgh, NY 12550**

September 8, 2004

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

RE Application of Summit-on-Hudson Associates
Plum Point IV Site Plan Amendments

Dear Chairman Petro:

It is the understanding of the Board of Managers of Plum Point -on - Hudson Condominium IV that an application has been submitted to the Planning Board for an amendment to the site plan for this project, the purpose of which is to add additional parking space. I am writing this letter on behalf of the Condominium Board of Managers to formally object to such amendment, and to respectfully request that the application be rejected and /or denied by the Planning Board, for the reasons set forth in this letter.

Under New York State law, the common elements of a condominium are owned fractionally by all of the unit owners of that condominium. These common elements, of which the areas in question form a part, are controlled exclusively by the Condominium Board for the use and benefit of the unit owners as a whole. The Sponsor is not the record owner of this property, and with limited exception has no authority to make application to the Planning Board for amendments with respect thereto, without the consent of the Board of Managers. The offering plan does provide for the Sponsor to seek amendments without the consent of the Condominium Board, but only if "such changes do not change or adversely affect the value ...of any unit to which title has closed ...". It is the view of the Condominium Board that these changes, cumulatively with other changes to the common elements illegally made by the Sponsor without site plan approval, including the "selling" of private parking areas to individual owners, adversely affects the value of all units in the condominium. For this reason, the Condominium Board believes that the Sponsor does not have the authority or standing to seek these changes without its consent.

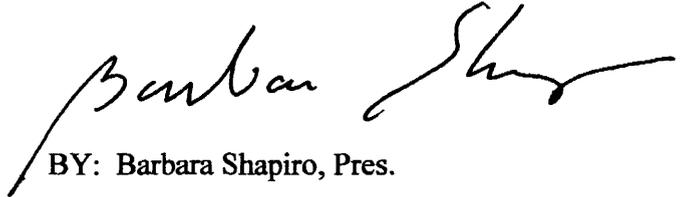
Hon. James Petro
September 8, 2004
page 2

As of this writing, the Condominium Board has not adopted a resolution requesting or authorizing the Sponsor to make any amendments to the site plan. Currently the Sponsor holds one seat on the Board of Managers, and could make a motion at any regular or special meeting to obtain the Condominium Board's consent, but as of this date no such motion has been made by the Sponsor or anyone else.

In addition, the Sponsor has not, to the Condominium Board's knowledge, disclosed in any amendment to the offering plan any changes or proposed changes to the site plan, in denigration of Section XIV (5) of the offering plan. Since the Sponsor has implemented changes with neither the approval of the Planning Board nor proper disclosure to unit owners, it is respectfully submitted that the Sponsor has not complied with either Town Law or New York State law with respect to these "improvements." If the Planning Board elects to consider the Sponsor's application without the express consent of the Board of Managers, we urge that the Planning Board decline to do so unless and until all improvements made without site plan approval are removed. If the Board elects to proceed, we request that a public hearing be held at which time unit owners may address the Planning Board.

On behalf of the unit owners of Plum Point-on-Hudson Condominium IV, I thank you for your consideration of these comments.

Board of Managers
Plum Point -on - Hudson Condominium IV



BY: Barbara Shapiro, Pres.

cc: Hon. George Meyers

We, the residents and board members of Phase IV of Plum Point on Hudson, ask that there be a public meeting concerning the construction of the parking lot by I. Halberthal of Summit on Hudson at Phase IV of Plum Point.

RECEIVED
TOWN OF NEW WINNDSOR
SEP - 7 2004
ENGINEER & PLANNING

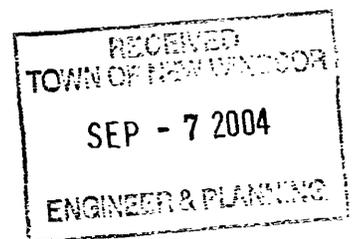
Thank you for your consideration in this matter.

Name	Address
Barbara Shygi	288 TAMERISK
Bruce D Shygi	" "
Lloyd Weber	286 Tamerisk
Eleanor Malvey	261 Tamerisk Dr
James P Malvey	261 Tamerisk Lane
Elsie Parry	116 Sandpiper Lane
Andrew Parry	785 Hewitt
Dorrie Meghera	771 Hewitt Lane LN
Willy Fattor	108 SANDPIPER LN
Bridget HEGINS	
Ralph L. Bullock	117 Sandpiper Lane
Yolanda Bullock	117 Sandpiper Lane
Rob Santilli	117 SANDPIPER LANE, UNIT 3A
Janet Kesi	777 Hewitt Lane
Harry F. Brewster	" " " " "
Larry Reichwald	773 Hewitt Lane
Patricia Hrusendani	" " "
Patricia C. Demott	776 Hewitt

We, the residents and board members of Phase IV of Plum Point on Hudson, ask that there be a public meeting concerning the construction of the parking lot by I. Halberthal of Summit on Hudson at Phase IV of Plum Point.

Thank you for your consideration in this matter.

Name	Address
Bonbonna Nottloch	771 Hewitt Avenue
Regina Spreitzer	756 Hewitt Ln
_____	290 Tamarick Ln
Janet Lipman	758 Hewitt Lane
Chia Durin	104 Sandpaper Ln



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

RECEIPT
#923-2004

09/07/2004

Summit On Hudson Assn.

Received \$ 125.00 for Planning Board Fees, on 09/07/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB± 04.24 application fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/07/2004

PAGE: 1

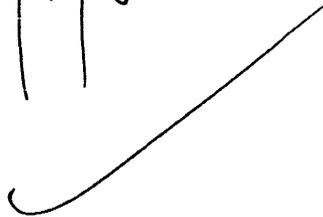
LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-24
NAME: PLUM POINT SECTION IV (PA2004-0941)
APPLICANT: ISERE HALBERTHAL

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/31/2004	REC. CK. #5116	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00



9/7/09





**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
e-mail: mhenry@mhepc.com

□ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@mhepc.com

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

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-3

TOWN/VILLAGE OF: New Windsor **P/B APP. NO.:** _____

WORK SESSION DATE: 21 July 2004 **PROJECT:** NEW _____ OLD X

REAPPEARANCE AT W/S REQUESTED: NO **RESUB. REQ'D:** Full App

PROJECT NAME: Plum H. Condo Marrio-

REPRESENTATIVES PRESENT: Fry

MUNICIPAL REPS PRESENT:

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

ITEMS DISCUSSED:

- need plg calc 12x2=24
- need dimensioned layout
- Need 9x19
- need & show and x+y dim
- show exit front edge
- need better scale
- show proposed print

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT TYPE

SITE PLAN Am

SPEC PERMIT _____

L L CHG. _____

SUBDIVISION _____

OTHER _____

PROJECT STATUS:

ZBA Referral: X Y X N

Ready For Meeting X Y _____ N

Recommended Mtg Date next
await after
app.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan Special Permit _____

Tax Map Designation: Sec. 81 Block 4 Lot 4-13 thru 24

BUILDING DEPARTMENT PERMIT NUMBER PA 2004-0941

1. Name of Project PLUM POINT SECTION IV

2. Owner of Record SUMMIT-ON-HUDSON ASS. Phone 845 356 4408

Address: 26 CONCORD DRIVE MONKEY NY 10952
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant ISERE HALBERTHAL Phone 845 356 4408

Address: 26 CONCORD DRIVE MONKEY NY 10952
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DENNIS E. WALDEN Phone 845 821 8196

Address: 380 MAIN STREET BEAcon NY 12508
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney FRANK ROBB Phone 845 623 0883

Address: 404 E. ROUTE 59 MONVET NY 10954
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

ISERE HALBERTHAL 845 356 4408 845 356 4938
(Name) (Phone) (fax)

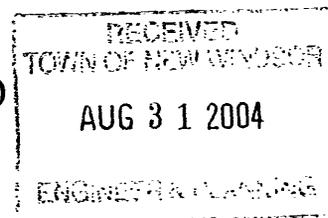
7. Project Location: On the EAST side of SANDPIPER LANE
(Direction) (Street)

8. Project Data: Acreage _____ Zone _____ School Dist. _____

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-24



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. Detailed description of Project: (Use, Size, Number of Lots, etc.)
REVISION LAY-OUT PARKING LOT

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

IF THIS APPLICATION IS SIGNED 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:

[Signature]
(OWNER'S SIGNATURE)

31 DAY OF August 2004

(AGENT'S SIGNATURE)

Eileen R. Lina
NOTARY PUBLIC

Please Print Agent's Name as Signed
EILEEN R. LINA
NOTARY PUBLIC, State of New York
No. 0114889341
Qualified in Rockland County
Commission Expires April 20, 2007

TOWN USE ONLY

AUG 31 2004

DATE APPLICATION RECEIVED

04-24
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR <u>ISERIE HALBERTHAL /</u> <u>SUMMIT-ON-HUDSON ASSOC.</u>	2. PROJECT NAME <u>PLUM POINT SECTION IV</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>117 SANDRIPER LANE</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>REVISION PARKING LAY-OUT</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1</u> acres Ultimately <u>1</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ISERIE HALBERTHAL for SUMMIT-ON-HUDSON</u> Date: <u>8/31/04</u>	
Signature: 	

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

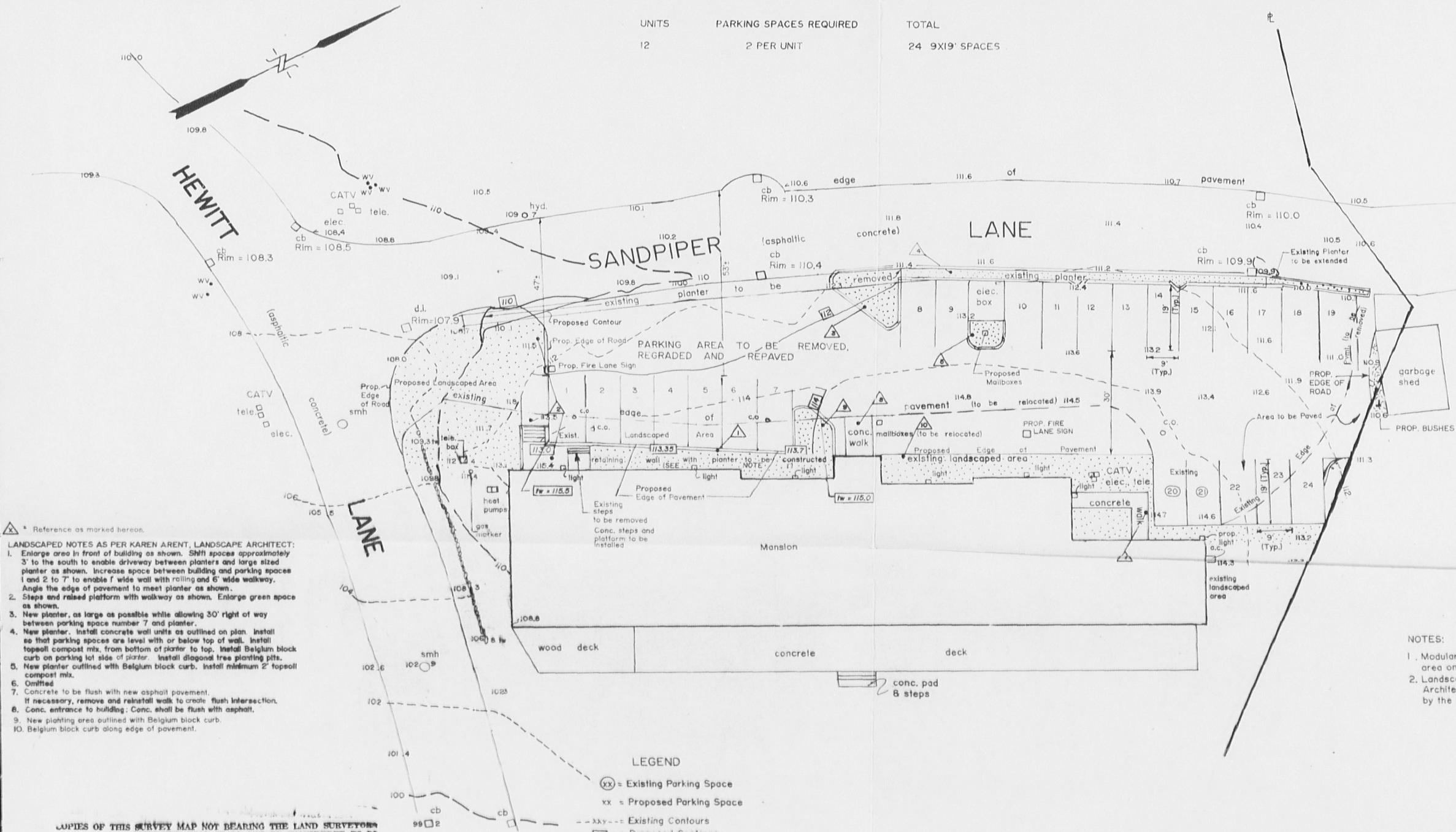
AUG 31 2004

OVER
1

04-24

ENGINEERING

UNITS	PARKING SPACES REQUIRED	TOTAL
12	2 PER UNIT	24 9X19' SPACES



* Reference as marked hereon.

- LANDSCAPED NOTES AS PER KAREN ARENT, LANDSCAPE ARCHITECT:
1. Enlarge area in front of building as shown. Shift spaces approximately 3' to the south to enable driveway between planters and large sized planter as shown. Increase space between building and parking spaces 1 and 2 to 7' to enable 7' wide walk with rolling and 6' wide walkway. Angle the edge of pavement to meet planter as shown.
 2. Steps and raised platform with walkway as shown. Enlarge green space as shown.
 3. New planter, as large as possible while allowing 30' right of way between parking space number 7 and planter.
 4. New planter. Install concrete wall units as outlined on plan. Install topsoil compost mix, from bottom of planter to top. Install Belgium block curb on parking lot side of planter. Install diagonal tree planting pits.
 5. New planter outlined with Belgium block curb. Install minimum 2" topsoil compost mix.
 6. Omitted
 7. Concrete to be flush with new asphalt pavement. If necessary, remove and reinstall walk to create flush intersection.
 8. Conc. entrance to building: Conc. shall be flush with asphalt.
 9. New planting area outlined with Belgium block curb.
 10. Belgium block curb along edge of pavement.

- NOTES:
1. Modular landscape block wall to be installed in this area only.
 2. Landscaping to be designed by Karen Arant, Landscape Architect or any other Landscape Architect approved by the Planning Board.

- LEGEND
- xx = Existing Parking Space
 - xx = Proposed Parking Space
 - - xxy - - Existing Contours
 - xxx = Proposed Contours
 - c. o. = clean out (to be adjusted to meet new grades)
 - = areas to be landscaped (See Note 2).

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

WARRANTIES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND HIS HEIR, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. WARRANTIES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

The location of any subsurface easements, rights of way, encroachments and/or improvements, if any exist, are not certified or shown hereon.

Any alterations or additions to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209 Sub-division 2.

All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

Dennis E. Walden, Land Surveyor
380 Main St Beacon, N.Y. (845) 831-8196



William E. James, P.E. N.Y. State Lic. No. 080227

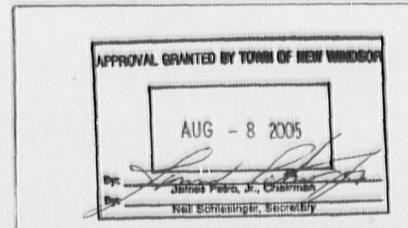
I hereby certify that the survey shown hereon is based on an actual field survey completed on JUNE 14, 2004 and that this map was completed on AUGUST 30, 2004

Certified only to:
By: *Dennis E. Walden*
Dennis E. Walden N.Y. State Lic. No. 49555

SITE PLAN AMENDMENT
PLUM POINT ON HUDSON CONDOMINIUMS
PROPOSED PARKING MODIFICATION
FOR MANSION BUILDING
SITUATE IN THE
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

SCALE: 1 INCH = 20 FEET
AUGUST 30, 2004
REVISED: SEPTEMBER 14, 2004
REVISED: SEPTEMBER 27, 2004
REVISED: JANUARY 5, 2005
REVISED: FEBRUARY 11, 2005
REVISED: APRIL 4, 2005
REVISED: MAY 24, 2005 PARKING PLAN OPTION 1

REVISED: JUNE 14, 2005
REVISED: JUNE 17, 2005
REVISED: JUNE 27, 2005



PLANT LIST

SYM		BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
Ac	5	<i>Amelanchier canadensis</i>	Shadblow	8-10'	Clump
Aru	1	<i>Acer rubrum</i> October Glory	October Glory Maple	2-2½"	
BnH	3	<i>Betula nigra</i> Heritage	Heritage River Birch	8-10'	Clump
CK	1	<i>Cornus Kousa</i>	Kousa Dogwood	8-10'	Clump
GtS	1	<i>Gleditsia triacanthos</i> Sunburst	Sunburst Honeylocust	2-2½"	
Zse	5	<i>Zelkova serrata</i>	Japanese Zelkova	3-3.5"	
SHRUBS					
BmG	13	<i>Buxus sempervirens</i> Green Velvet	Green Velvet Boxwood	18-24"	
BtC	6	<i>Berberis thunbergii</i> Crimson Pigmy	Crimson Pigmy Barberry	#3 can	
BtR	3	<i>Berberis thunbergii</i> Rosey Glow	Rosey Glow Barberry	#5 can	
HfS	17	<i>Hypericum frondosum</i> Sunburst	Sunburst St. John'swort	#3 can	
IgS	23	<i>Ilex glabra</i> Shamrock	Inkberry Holly	24-30"	
ImB	23	<i>Ilex meserveae</i> Blue Princess	Blue Princess Holly	30-36"	
JhB	19	<i>Juniperus horizontalis</i> Blue Chip	Blue Chip Juniper	#2 can	
RKO	7	<i>Rosa Knock Out</i>	Knock Out Rose	#3 can	
Rru	11	<i>Rosa rugosa</i>	Rugosa Rose	#5 can	
SbA	7	<i>Spiraea bumalda</i> Anthony Waterer	Anthony Waterer Spirea	#3 can	
Smp	7	<i>Syringa meyeri</i> Pabliniana	Pablin Meyer Lilac	30-36"	
StM	9	<i>Spiraea thunbergii</i> Mellow Yellow	Mellow Yellow Spirea	#3 can	
Tbr	8	<i>Taxus baccata</i> repandens	Spreading English Yew	30-36"	
Tmd	5	<i>Taxus x media densiformis</i>	Dense Yew	24-30"	
TmH	14	<i>Taxus x media</i> Hatfieldii	Hatfield Yew	30-36"	
YBu	3	<i>Viburnum burkwoodi</i>	Burkwoodi Viburnum	3-4'	
Yca	3	<i>Viburnum carlesii</i>	Koreanspice Viburnum	30-36"	
TRANSPLANTS					
JVT	5	<i>Juniperus spp.</i> Transplant	Upright Juniper	3-4'	
TOT	3	<i>Thuja occidentalis</i> Transplant	Arborvitae	3-4'	
PERENNIALS AND ORNAMENTAL GRASSES					
AfM	15	<i>Achillea filipendulina</i> Moonshine	Moonshine Yarrow	#2 can	
Hsd	30	<i>Heemerocallis Stella d'Oro</i>	Stella d'Oro Daylily	#2 can	
NfW	18	<i>Nepeta faassenii</i> Walker's Low	Walker's Low Catnip	#2 can	
PaH	16	<i>Pennisetum alopecuroides</i> Hamlin	Hamlin Fountain Grass	#2 can	

GENERAL LANDSCAPING NOTES

1. Double-dig all planting areas. Install 6" topsoil-compost mix minimum.
2. Plant Daffodill bulbs with Ornamental Grasses and Daylily. Plant Crocus bulbs with Catnip.
3. Install 3" bark mulch on all landscape beds and tree pits. Edge all beds by digging trench around outside edges.
4. Remove existing plants if new plants are shown in the same location. Transplant plants as noted.
5. All plants shall conform to the latest issue of American Nurseryman Standards for Nursery Stock.
6. This drawing shall be used for landscaping purposes only.

WORK ITEM LEGEND

1. UNILOCK OR ROMAN PISA WALL: Where wall is adjacent to road, extend into paved area to create as wide as a planting bed as possible while maintaining 24' road width. Install wall and wall cap in accordance with manufacturer's specifications. Top of wall shall be level with or lower than elevation of parking pavement.
2. PLANTING BED: Create planting bed with topsoil compost mix. Minimum depth of planting soil shall be 2'.
3. BELGIUM BLOCK CURB: Install belgium block curb in concrete base. Height of curb shall be 6".
4. PAVERS: Excavate as necessary. Compact subgrade. Install 4" item #4 under walkway and 12" item #4 under driveway. Install 1/2-1" sand. Install pavers. Sweep with sand. Install pave-tech along outside edges except where walls or asphalt meet edge. Paver Type: Brussels Block by Unilock. Pavers shall meet drive flush.
5. STEPS: Roman Pisa Steps by Unilock or approved equal. Build steps in accordance with manufacturer's specifications. Install handrail along outside edges. Handrail shall match railing, work item #6.
6. RAILING: Install steel railing, design as approved by landscape architect and in accordance with NYS codes for deck railings. Install in accordance with manufacturer's specifications.
7. Mailbox
8. Install concrete pavement or pavers so concrete walk meets asphalt. Junction shall be flush with both concrete walk and pavement. If junction is not flush, concrete walk must be removed and installed again to create flush junction.
9. RIVER JAX GRAVEL on LANDSCAPE FABRIC: Dig trench, 6" deep, 1' wide, along edge of pavement to keep river jax off road pavement. Install landscape fabric. Install 2-3" river jax on fabric, 3" deep.

K A L A

KAREN ARENT
LANDSCAPE ARCHITECT

12 OLD MINISINK TRAIL GOSHEN NEW YORK 10924
845 294 9958 phone • 845 294 6545 fax

LANDSCAPE and SITE PLAN

"THE MANSION" at
PLUM POINT
Town of New Windsor, New York

Submittal Date

June 22, 2005

Scale: 1"=20'0"

REVISIONS

Date	Description

L2

Sheet 2 of 2